



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Agenda - Final City Plan Commission

*Any questions about items on this meeting are to be directed to
the Community and Economic Development Department,
920-832-6468.*

Tuesday, April 10, 2018

4:00 PM

Council Chambers, 6th Floor

1. Call meeting to order
2. Roll call of membership
3. Approval of minutes from previous meeting

[18-0479](#) City Plan Minutes from 3-27-18

Attachments: [City Plan Minutes 3-27-18.pdf](#)

4. Public Hearings/Apearances

[18-0480](#) Special Use Permit #1-18 for a personal storage facility located at 2400 W. College Avenue (Tax Id #31-7-0026-00), as shown on the attached maps and per attached plan of operation, to run with the land subject to the conditions in the attached staff report and approve attached Resolution (Associated with Action Item #18-0481)

Attachments: [ClassIIPublicHearingNoticeNewspaper_PrimeStorageGroup_SUP.pdf](#)
[PublicHearingNoticeNeighborhood_PrimeStorageGroup_SUP.pdf](#)

[18-0482](#) Comprehensive Plan 2010-2030 Future Land Use Map Amendment #1-18 for the Leona Pond Annexation, formerly part of Town of Grand Chute, located at E. Richard Street (Tax Id #31-1-5244-00) from future Business/Industrial and One and Two-Family Residential land use designation to Public/Institutional land use designation as shown on the attached map and approve the attached Resolution (Associated with Action Item #18-0483)

Attachments: [ClassIIPublicHearingNoticeNewspaper_Leona Pond_CompPlanAmend.pdf](#)
[InformalPublicHearingNoticeNeighborhood_Leona Pond_CompPlan+Rezoning.](#)

- [18-0484](#) Rezoning #4-18 for the Leona Pond Annexation, formerly part of Town of Grand Chute, located at E. Richard Street (Tax Id #31-1-5244-00), including to the centerline of the adjacent right-of-way, as shown on the attached maps, from Temporary AG Agricultural District, C-2 General Commercial District, R-1A Single-Family District and R-2 Two-Family District to P-I Public Institutional District (Associated with Action Item #18-0485)

Attachments: [InformalPublicHearingNoticeNeighborhood Leona Pond CompPlan+Rezoning.](#)

5. Action Items

- [18-0481](#) Request to approve Special Use Permit #1-18 for a personal storage facility located at 2400 W. College Avenue (Tax Id #31-7-0026-00), as shown on the attached maps and per attached plan of operation, to run with the land subject to the conditions in the attached staff report and approve attached Resolution (2/3 vote required)

Attachments: [StaffReport_PrimeStorageGroup_SUP_For04-10-18.pdf](#)

- [18-0483](#) Request to approve Comprehensive Plan 2010-2030 Future Land Use Map Amendment #1-18 for the Leona Pond Annexation, formerly part of Town of Grand Chute, located at E. Richard Street (Tax Id #31-1-5244-00) from future Business/Industrial and One and Two-Family Residential land use designation to Public/Institutional land use designation as shown on the attached map and approve the attached Resolution

Attachments: [StaffReport_Leona Pond Rezoning+Comp Plan_4-10-18.pdf](#)

- [18-0485](#) Request to approve Rezoning #4-18 for the Leona Pond Annexation, formerly part of Town of Grand Chute, located at E. Richard Street (Tax Id #31-1-5244-00), including to the centerline of the adjacent right-of-way, as shown on the attached maps, from Temporary AG Agricultural District, C-2 General Commercial District, R-1A Single-Family District and R-2 Two-Family District to P-I Public Institutional District

Attachments: [StaffReport_Leona Pond Rezoning+Comp Plan_4-10-18.pdf](#)

6. Information Items

7. Adjournment

Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.

Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Minutes - Final City Plan Commission

*Any questions about items on this meeting are to be directed
to the Community and Economic Development Department,
920-832-6468.*

Tuesday, March 27, 2018

4:00 PM

Council Chambers, 6th Floor

1. Call meeting to order

Meeting called to order at 4:04 p.m.

2. Roll call of membership

City Attorney James Walsh acted in place of Commissioner Steve Uslabar.

Present: 4 - Mayor Hanna, Buetow, Uslabar and Martin

Excused: 2 - Rabec and Palm

Others present:

Jill Hendricks, Emerald Valley Estates LLC

Martin Laurin, 3240 E. Rubyred Drive

Teresa Laurin, 3240 E. Rubyred Drive

Steven Werner, 5800 N. French Road

Kurt Coenen, North Edgewood Estates Development

3. Approval of minutes from previous meeting

[18-0433](#)

City Plan Minutes from 3-13-18

Attachments: [City Plan Minutes 3-13-18.pdf](#)

Martin moved, seconded by Buetow, that the Minutes be approved. Roll Call.

Motion carried by the following vote:

Aye: 4 - Mayor Hanna, Buetow, Uslabar and Martin

Excused: 2 - Rabec and Palm

4. Public Hearings/Appearances

[18-0434](#)

Rezoning #2-18 for the North Edgewood Estates Annexation, formerly part of Town of Grand Chute, located east of N. French Road between E. Edgewood Drive and E. Broadway Drive, including to the centerline of the adjacent right-of-way, as shown on the attached maps, from Temporary AG Agricultural District and P-I Public Institutional District to R-1B Single-Family District (Associated with Action Item #18-0435)

Attachments: [InformalPublicHearingNotice_NorthEdgewoodEstates_Rezoning.pdf](#)

This public hearing was held, and three people spoke on the item.

[18-0436](#)

Rezoning #3-18 for the Applewood Properties, LLC/Ronald Viaene Annexation, formerly part of Town of Grand Chute, located at 1712 E. Edgewood Drive, as shown on the attached maps, from Temporary AG Agricultural District to R-1B Single-Family District (Associated with Action Item #18-0437)

Attachments: [InformalPublicHearingNotice_1712 E Edgewood Dr_Rezoning.pdf](#)

This public hearing was held, and no one spoke on the item.

5. Action Items

[18-0438](#)

Request to approve the Trail View Estates Final Plat as shown on the attached maps and subject to the attached conditions

Attachments: [StaffReport_FinalPlat_TrailViewEstates_3-27-18.pdf](#)

Buetow moved, seconded by Martin, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 4 - Mayor Hanna, Buetow, Uslabar and Martin

Excused: 2 - Rabec and Palm

[18-0440](#)

Request to approve the Fifth Addition to Emerald Valley Final Plat as shown on the attached maps and subject to the attached conditions

Attachments: [StaffReport_FinalPlat_5thAddEmeraldValley_3-27-18.pdf](#)

Martin moved, seconded by Buetow, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 4 - Mayor Hanna, Buetow, Uslabar and Martin

Excused: 2 - Rabec and Palm

6. Information Items

[18-0435](#)

Request to approve Rezoning #2-18 for the North Edgewood Estates Annexation, formerly part of Town of Grand Chute, located east of N. French Road between E. Edgewood Drive and E. Broadway Drive, including to the centerline of the adjacent right-of-way, as shown on the attached maps, from Temporary AG Agricultural District and P-I Public Institutional District to R-1B Single-Family District

Attachments: [StaffReport_NorthEdgewoodEstates_Rezoning_For03-27-18.pdf](#)

Proceeds to Council on April 18, 2018.

Martin moved, seconded by Buetow, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 4 - Mayor Hanna, Buetow, Uslabar and Martin

Excused: 2 - Rabec and Palm

[18-0439](#)

Request to approve the North Edgewood Estates Preliminary Plat as shown on the attached maps and subject to the attached conditions

Attachments: [StaffReport_NorthEdgewoodEstates_PrePlat_For03-27-18.pdf](#)

Proceeds to Council on April 18, 2018.

Martin moved, seconded by Buetow, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 4 - Mayor Hanna, Buetow, Uslabar and Martin

Excused: 2 - Rabec and Palm

[18-0437](#)

Request to approve Rezoning #3-18 for the Applewood Properties, LLC/Ronald Viaene Annexation, formerly part of Town of Grand Chute, located at 1712 E. Edgewood Drive, as shown on the attached maps, from Temporary AG Agricultural District to R-1B Single-Family District

Attachments: [StaffReport_Rezoning_ViaeneAnnexation_3-27-18.pdf](#)

Proceeds to Council on April 18, 2018.

Buetow moved, seconded by Martin, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 4 - Mayor Hanna, Buetow, Uslabar and Martin

Excused: 2 - Rabec and Palm

7. Adjournment

Martin moved, seconded by Buetow, that the meeting be adjourned at 4:26 p.m. Roll Call. Motion carried by the following vote:

Aye: 4 - Mayor Hanna, Buetow, Uslabar and Martin

Excused: 2 - Rabec and Palm

CITY OF APPLETON
NOTICE OF PUBLIC HEARING
PROPOSED SPECIAL USE PERMIT

NOTICE IS HEREBY GIVEN of a Public Hearing to be held before the City Plan Commission on Tuesday, April 10, 2018, at 4:00 P.M., in Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, or as soon thereafter as can be heard, for the purpose of considering a Special Use Permit.

Pursuant to Sections 23-66 and 23-113 of the Appleton Municipal Code, to consider a request by General Capital Group, applicant, and Value Mortgage Investors, Inc., owner, for property located at 2400 West College Avenue (Tax Id #31-7-0026-00) to obtain a Special Use Permit for a personal storage facility (self storage/mini-warehouse). In the C-2 General Commercial District, a Special Use Permit is required for a personal storage facility (self storage/mini-warehouse).

All persons interested are invited to attend this meeting and will be given an opportunity to be heard. Any questions regarding this matter should be directed to David Kress in the Community and Economic Development Department at (920) 832-6428.

CITY PLAN COMMISSION
APPLETON, WISCONSIN

COMMUNITY & ECONOMIC DEVELOPMENT
CITY HALL - 100 NORTH APPLETON STREET
APPLETON, WISCONSIN 54911-4799
(920) 832-6468

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

RUN: March 29, 2018
April 3, 2018

NOTICE OF PUBLIC HEARING
OF THE
APPLETON CITY PLAN COMMISSION

Dear property owner(s):

The City of Appleton Plan Commission will conduct a Public Hearing on Tuesday, April 10, 2018, at 4:00 P.M., or as soon thereafter as can be heard, in Common Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, for the purpose of considering the following proposed Special Use Permit:

- Pursuant to Sections 23-66 and 23-113 of the Appleton Municipal Code, to consider a request by General Capital Group, applicant, and Value Mortgage Investors, Inc., owner, for property located at 2400 West College Avenue (Tax Id #31-7-0026-00) to obtain a Special Use Permit for a personal storage facility (self storage/mini-warehouse). In the C-2 General Commercial District, a Special Use Permit is required for a personal storage facility (self storage/mini-warehouse).
- ALDERMANIC DISTRICT: 10 – Alderperson Christine Williams

You are being notified as a policy of the City of Appleton Community and Economic Development Department. This notification invites you to appear before the Appleton City Plan Commission, and you will be given an opportunity to express your views or concerns regarding the above-described request. You may also address the City Plan Commission by letter at the address below. The City Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

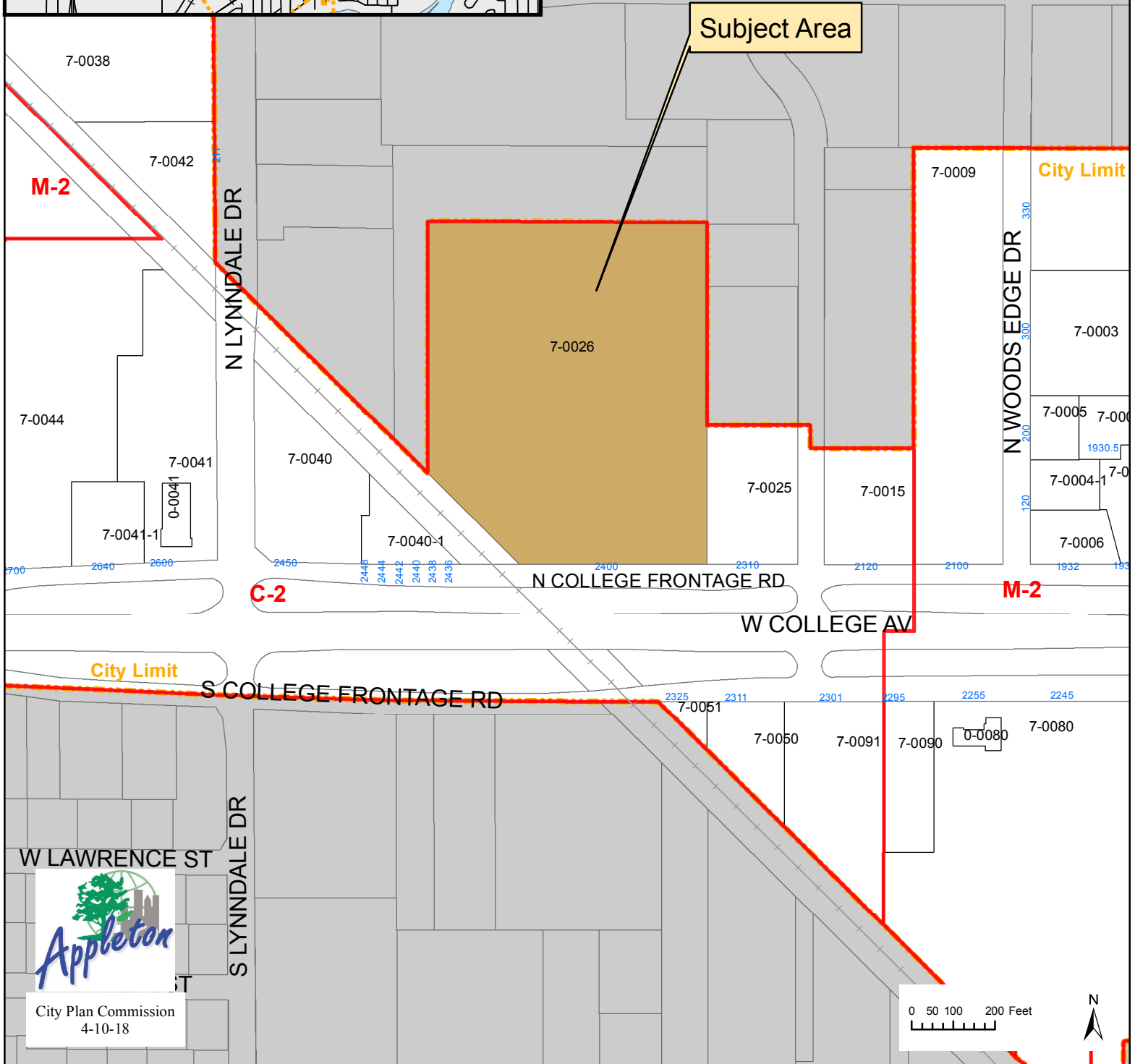
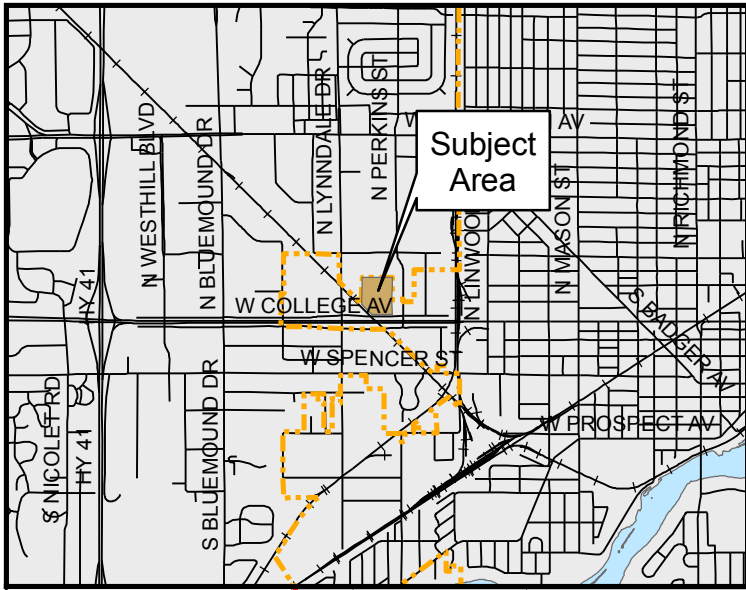
Any questions regarding this matter should be directed to David Kress, Principal Planner, in the Community and Economic Development Department at 920-832-6428.

CITY PLAN COMMISSION

COMMUNITY & ECONOMIC DEVELOPMENT
CITY HALL - 100 NORTH APPLETON STREET
APPLETON, WISCONSIN 54911-4799
920-832-6468

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

2400 West College Avenue
Special Use Permit
Personal Storage Facility
Zoning Map



City Plan Commission
4-10-18

2400 West College Avenue
Special Use Permit
Personal Storage Facility
Aerial Map

Subject Area



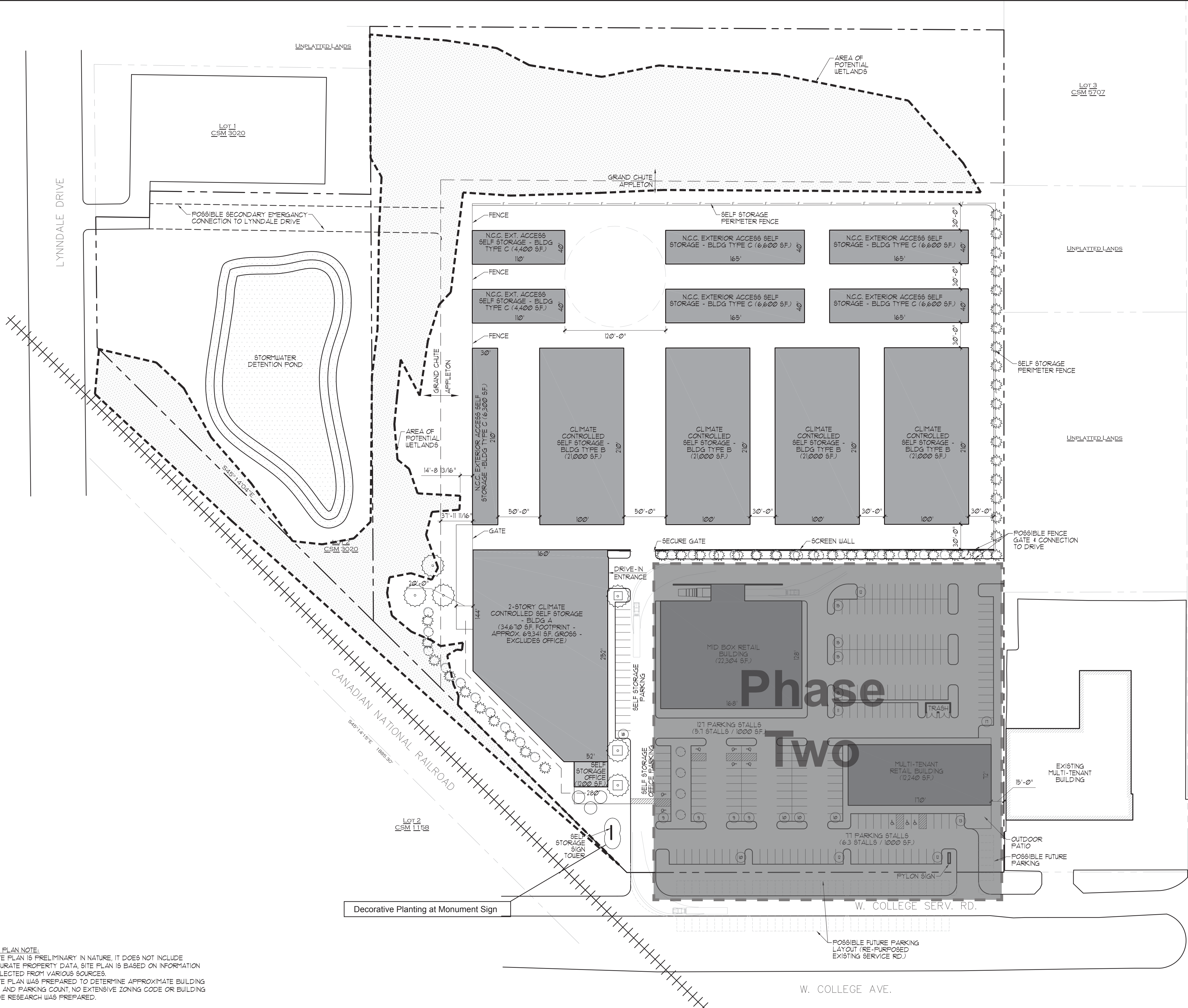
City Plan Commission
4-10-18

Preliminary Landscape Concept

FILE NAME: P:\PROJECTS\GENERALCAPITAL - APPLETON MINI-YR-SITE_APPLETON SELF STORAGE.DWG

PLOT DATE: 5/9/2017 4:02:17 PM

SITE PLAN NOTE:
- SITE PLAN IS PRELIMINARY IN NATURE, IT DOES NOT INCLUDE ACCURATE PROPERTY DATA, SITE PLAN IS BASED ON INFORMATION COLLECTED FROM VARIOUS SOURCES.
- SITE PLAN WAS PREPARED TO DETERMINE APPROXIMATE BUILDING SIZE AND PARKING COUNT, NO EXTENSIVE ZONING CODE OR BUILDING CODE RESEARCH WAS PREPARED.



Landscape Notes

Final plant list to be submitted with final plan review documents.

- Deciduous Tree TBD
- Screening Evergreen TBD
- Screening Shrub TBD

DO NOT SCALE THESE DRAWINGS

FULL SIZE PRINT - 24" x 36" SHEET

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Drawing Title:
PROPOSED
SITE PLAN

Date: 05/09/17
Scale: NOTED
Drawn: WHC
Job: 16-130
Sheet:

SP1.1F

PERSPECTIVE
DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

College Ave Self-Storage
& Outlot Redevelopment
2400 W. College Ave.
Appleton, WI

REV. #	REV. DATE	DESCRIPTION	REV. BY:

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION



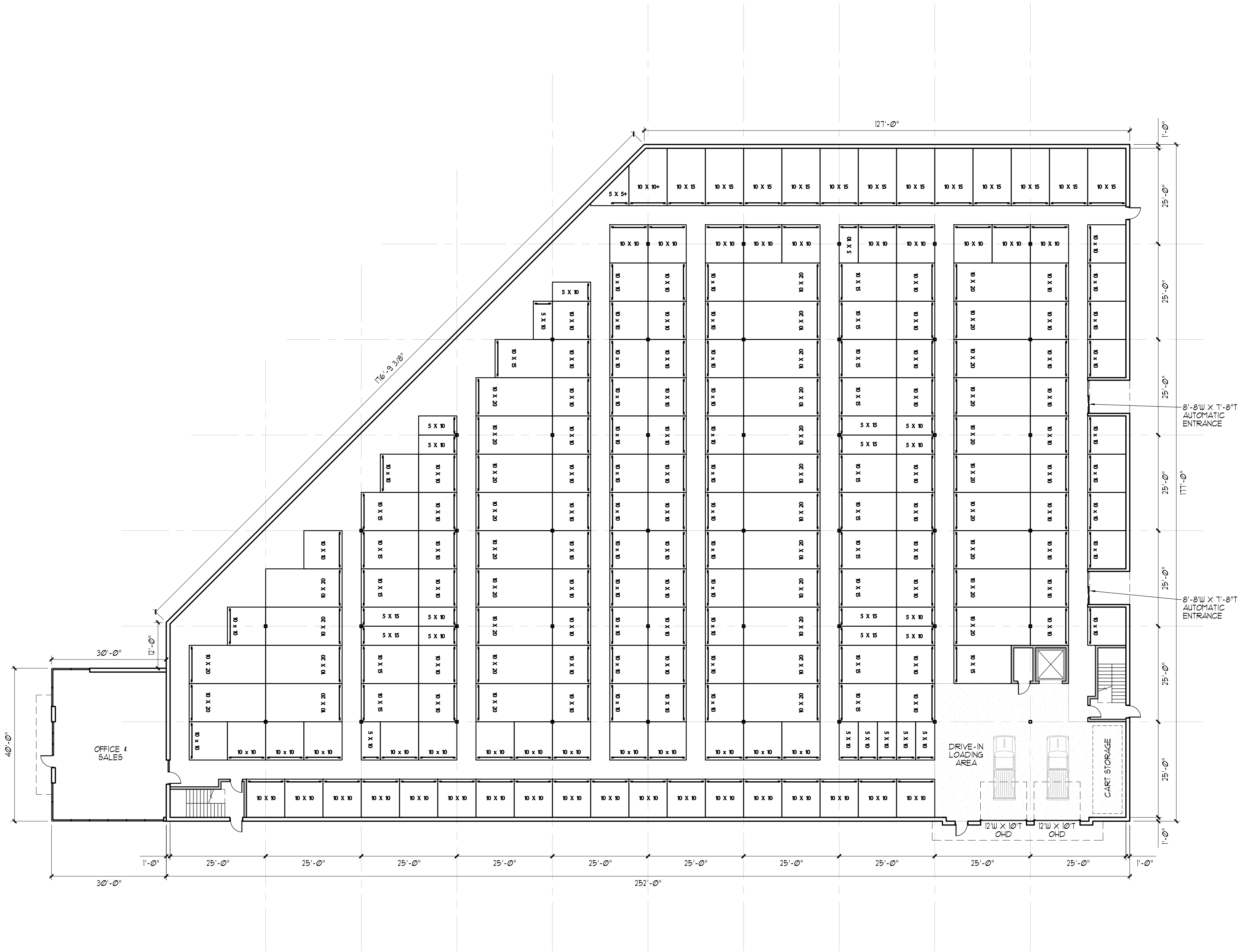
PROPOSED SITE PLAN (OPTION E)
SCALE: 1" = 60'

1

FLOOR PLAN NOTE:
- FLOOR PLAN IS PRELIMINARY IN NATURE. IT WAS PREPARED TO PORTRAY THE SCOPE OF WORK. NO EXTENSIVE BUILDING CODE RESEARCH WAS PREPARED.
- THE BUILDING CODE AND THE AMERICAN WITH DISABILITIES ACT (ADA) REQUIRE THAT BUILDINGS AND ALTERATIONS BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT THE FACILITY IS READILY ACCESSIBLE TO AND USABLE BY INDIVIDUALS WITH DISABILITIES.

NOTES
SCALE: N/A

2



PLAN NORTH
FLOOR PLAN
SCALE: 1/16" = 1'-0"
1

FULL SIZE PRINT = 24" x 36" SHEET

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Drawing Title:
FLOOR PLAN
(BLDG A)

THIS BOX IS 1/2" x 1/2"

Date: 0125.16
Scale: NOTED
Drawn: RTL
Job:
Sheet:

A1.1

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

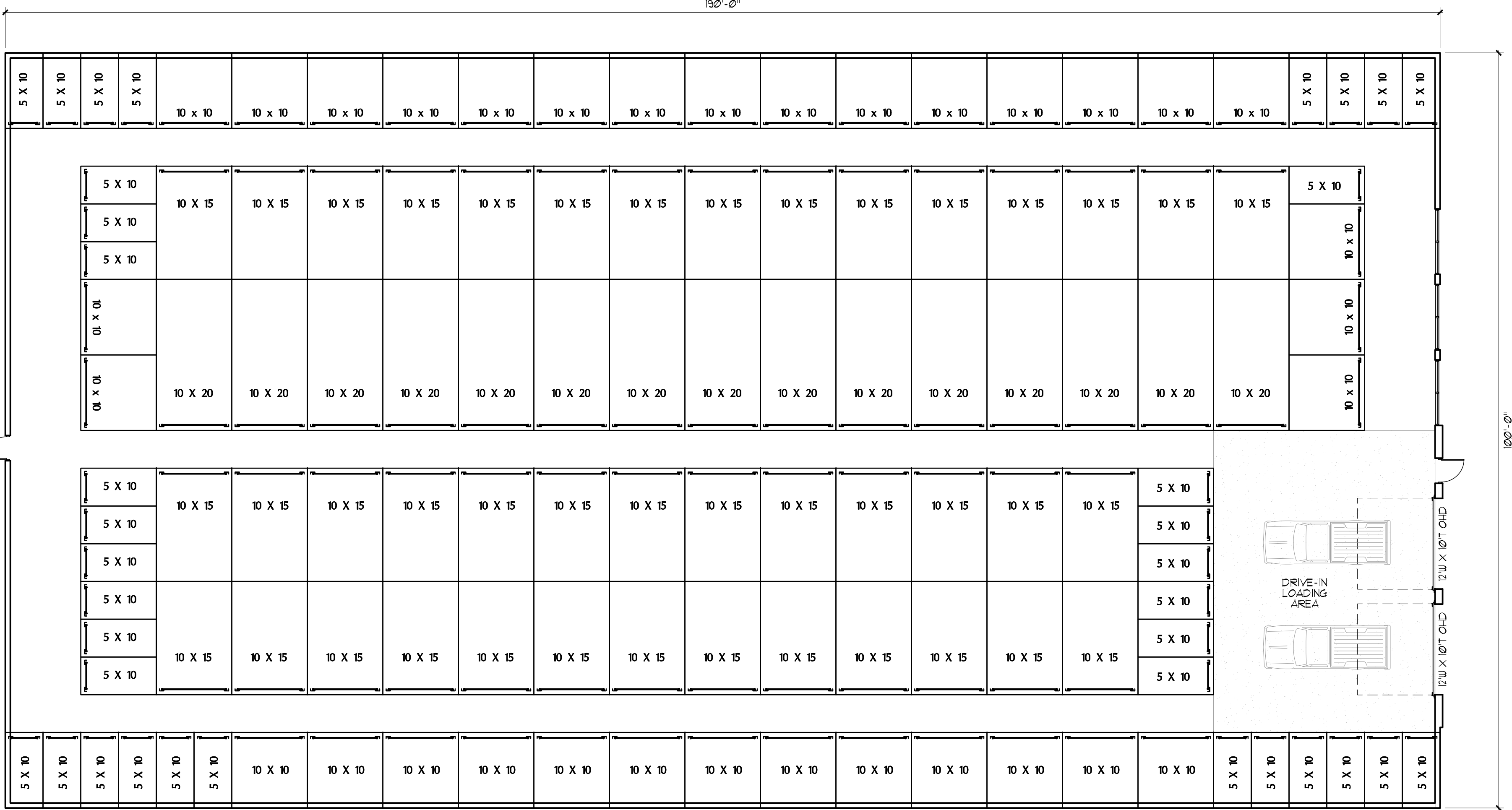
College Ave Self-Storage & Outlot Redevelopment
2400 W. College Ave.
Appleton, WI

REV. #	REV. DATE	DESCRIPTION	REV. BY:

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

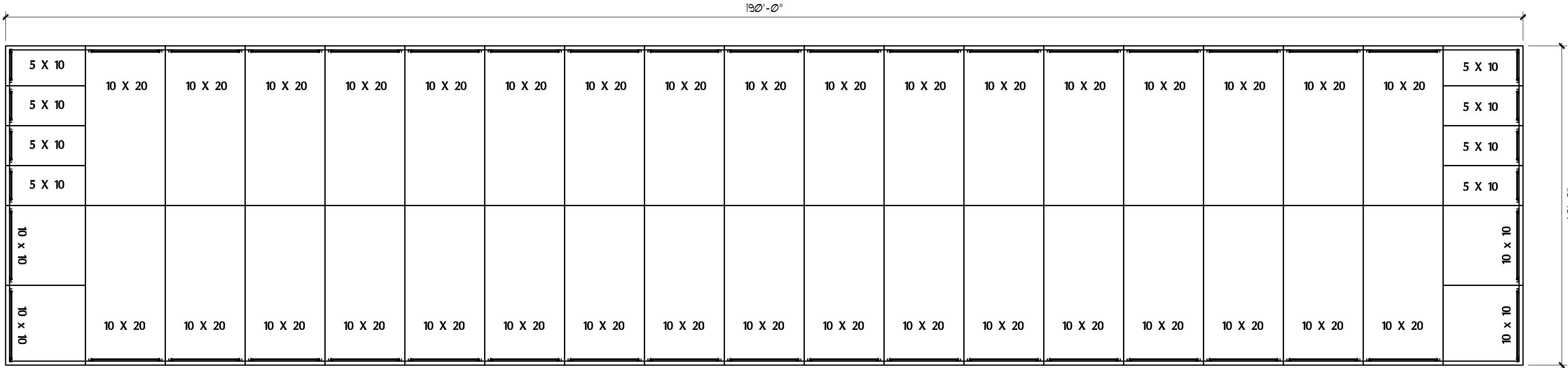
NOT FOR CONSTRUCTION

FLOOR PLAN NOTE:
- FLOOR PLAN IS PRELIMINARY IN NATURE, IT WAS PREPARED TO PORTRAY THE SCOPE OF WORK, NO EXTENSIVE BUILDING CODE RESEARCH WAS PREPARED.
- THE BUILDING CODE AND THE AMERICAN WITH DISABILITIES ACT (ADA) REQUIRE THAT BUILDINGS AND ALTERATIONS BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT THE FACILITY IS READILY ACCESSIBLE TO AND USABLE BY INDIVIDUALS WITH DISABILITIES.



FLOOR PLAN (BLDG TYPE B)
SCALE: 3/32" = 1'-0"

1



FLOOR PLAN (BLDG TYPE C)
SCALE: 3/32" = 1'-0"

2

FULL SIZE PRINT - 24" x 36" SHEET

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THIS BOX IS 1/2" x 1/2"

Date: 01.25.16

Scale: NOTED

Drawn: RTL

Job:

Sheet: A1.2



PERSPECTIVE
DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1751

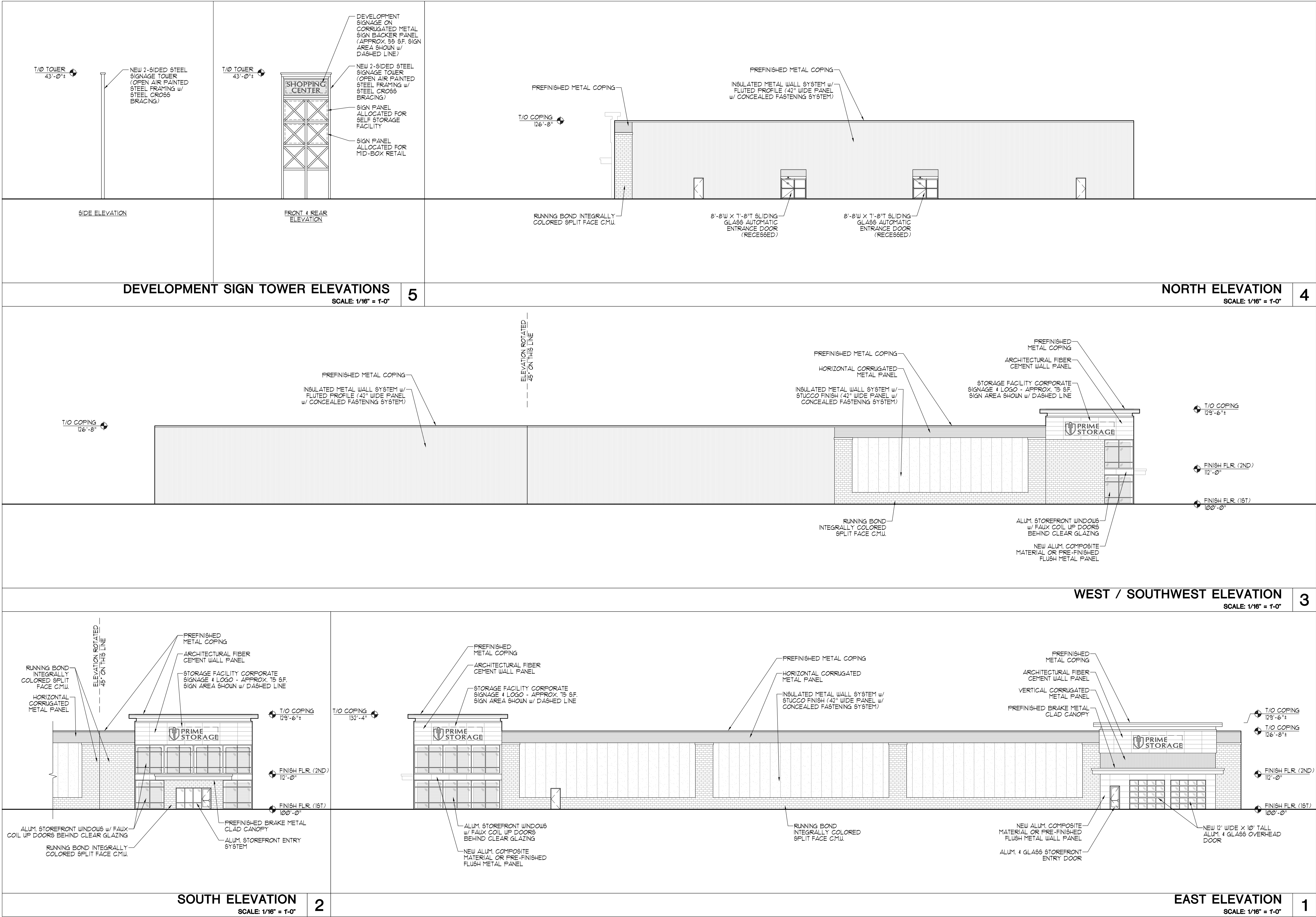
Drawing Title:
FLOOR PLAN
(BLDG TYPES
B & C)

College Ave Self-Storage
& Outlot Redevelopment
2400 W. College Ave.
Appleton, WI

REV. #	REV. DATE	DESCRIPTION	REV. BY:

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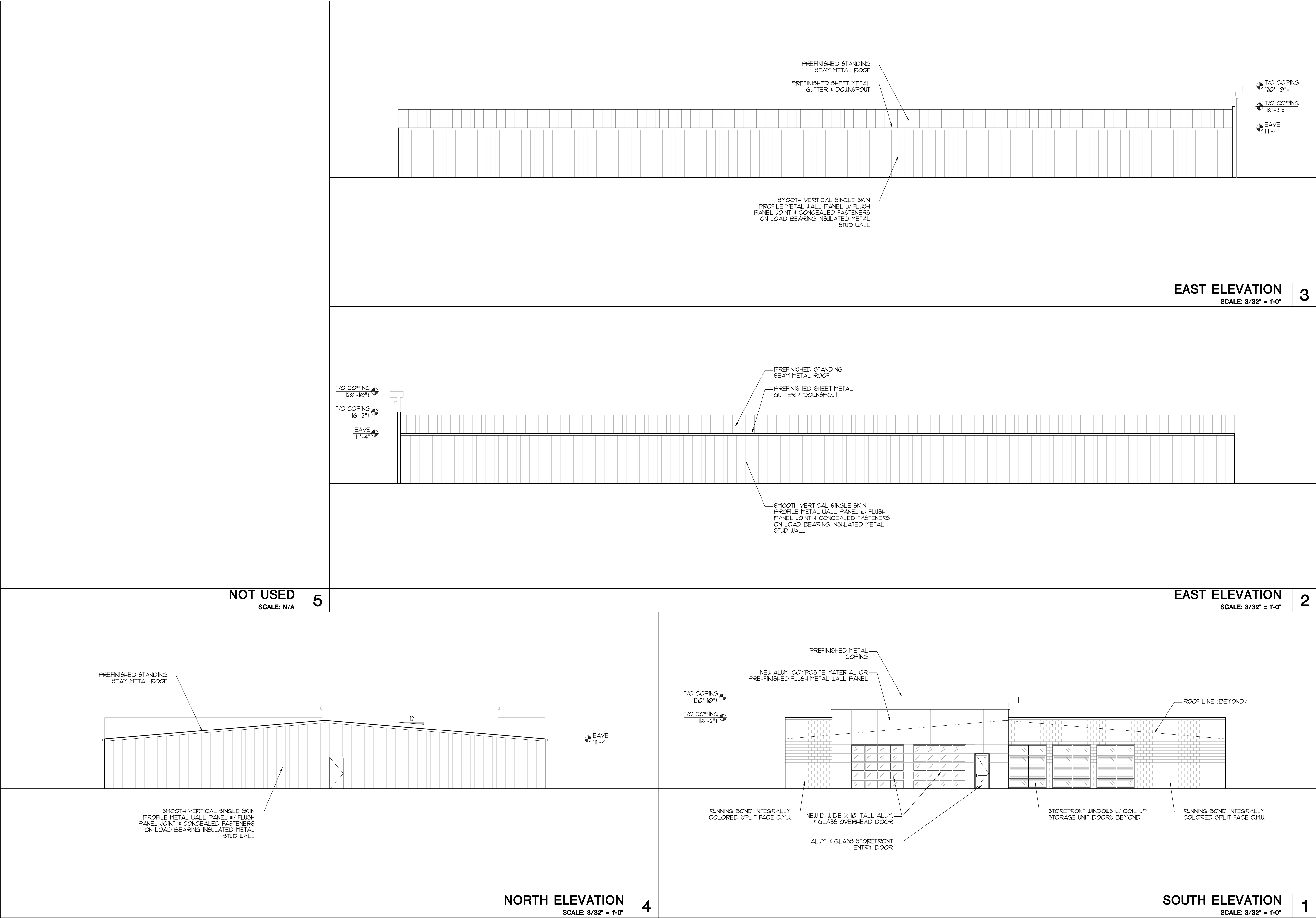
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REV. #	REV. DATE	DESCRIPTION	REV. BY:

College Ave Self-Storage & Outlot Redevelopment 2400 W. College Ave. Appleton, WI	PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1750 Fax (414) 302-1751
	Drawing Title: ELEVATIONS (BLDG A)
Date: 01.25.16	THIS BOX IS 1/2" x 1/2"
Scale: NOTED	
Drawn: RTL	
Job:	
Sheet: A2.1	

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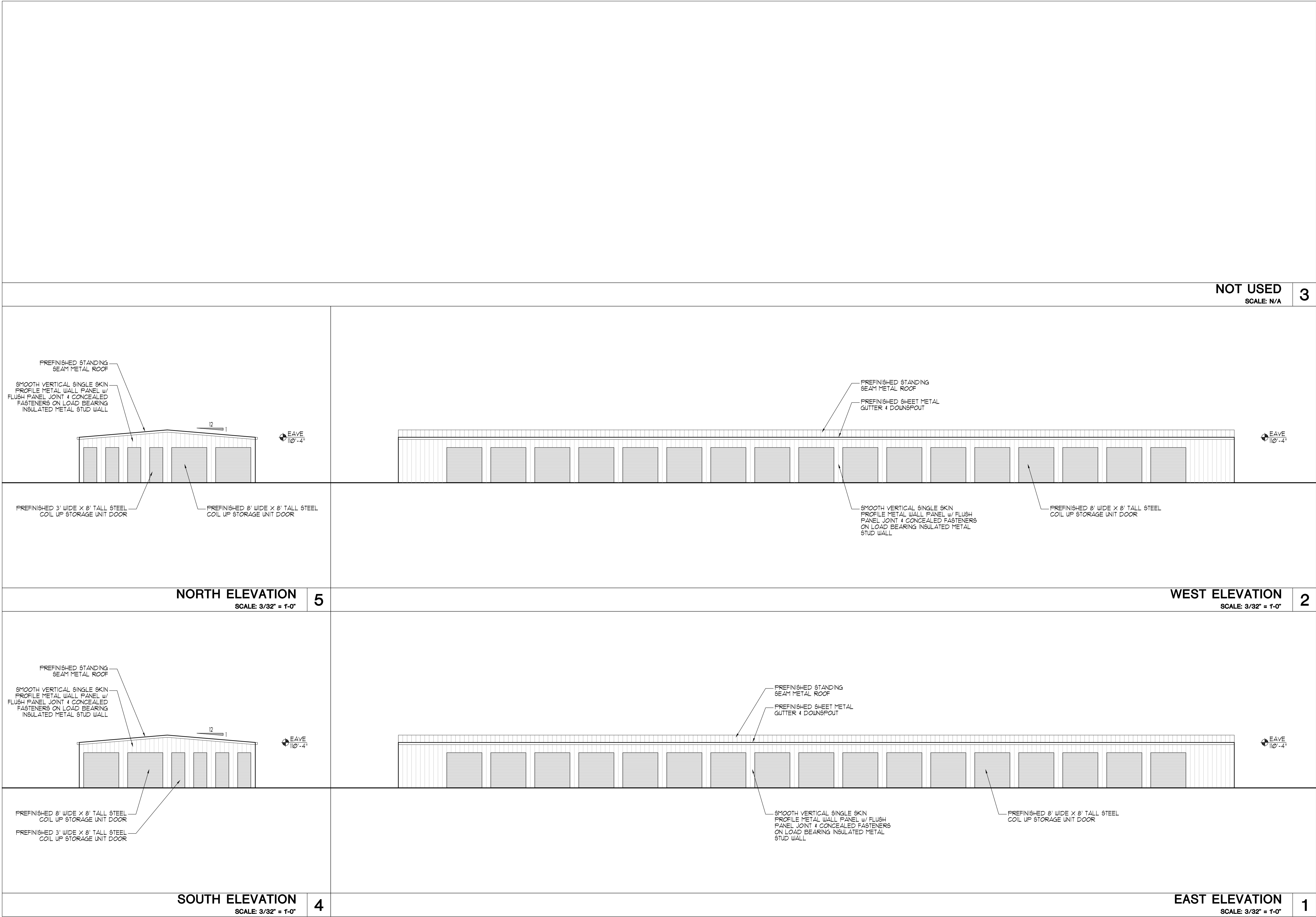
REV. #	REV. DATE	DESCRIPTION	REV. BY:

PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1750 Fax (414) 302-1751	College Ave Self-Storage & Outlot Redevelopment 2400 W. College Ave. Appleton, WI
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Drawing Title: ELEVATIONS (BLDG TYPE B)	THIS BOX IS 1/2" x 1/2"
Date: 01.25.16	
Scale: NOTED	
Drawn: RTL	
Job:	
Sheet: A2.2	

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Drawing Title:
ELEVATIONS (BLDG TYPE C)

Date: 01.25.16

Scale: NOTED

Drawn: RTL

Job:

Sheet:
A2.3

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1750 Fax (414) 302-1751

College Ave Self-Storage & Outlot Redevelopment
2400 W. College Ave.
Appleton, WI

REV. #	REV. DATE	DESCRIPTION	REV. BY:

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION

CITY OF APPLETON

NOTICE OF PUBLIC HEARING

PROPOSED COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT

NOTICE IS HEREBY GIVEN of a Public Hearing to be held before the City Plan Commission on Tuesday, April 10, 2018, at 4:00 P.M. in Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, or as soon thereafter as can be heard, for the purpose of considering a Comprehensive Plan Future Land Use Map Amendment request.

Pursuant to Chapter 12: Implementation of the City of Appleton Comprehensive Plan 2010-2030, to consider a request by the owner/applicant, the City of Appleton, for a portion of the parcel located at 2136 E. Wisconsin Avenue (Tax Id #102009900) to amend the Comprehensive Plan Future Land Use Map from future Business/Industrial and One and Two-Family Residential land use to Public/Institutional land use.

A copy of the proposed amendment to the Comprehensive Plan Future Land Use Map is available in the Appleton Community and Economic Development Department or the Office of the City Clerk from 8:00 a.m. until 4:30 p.m., Monday through Friday.

All persons interested are invited to attend this meeting and will be given an opportunity to be heard. Any questions regarding this matter should be directed to Jessica Titel in the Community and Economic Development Department at (920) 832-6476.

CITY PLAN COMMISSION
APPLETON, WISCONSIN

COMMUNITY & ECONOMIC DEVELOPMENT
CITY HALL - 100 NORTH APPLETON STREET
APPLETON, WISCONSIN 54911-4799
(920) 832-6468

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

RUN: March 27, 2018
April 3, 2018

NOTICE OF PUBLIC HEARING
OF THE
APPLETON CITY PLAN COMMISSION

Dear property owner(s):

The City of Appleton Plan Commission will conduct a Public Hearing on Tuesday, April 10, 2018, at 4:00 P.M., or as soon thereafter as can be heard, in Common Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, for the following proposed Comprehensive Plan Future Land Use Map Amendment and Rezoning requests.

LEGAL DESCRIPTION:

Tax Id: Portion of parcel 102009900

Part of Lot Nine (9), Lot Ten (10) and Lot Eleven (11) of **ROWE'S SUBDIVISION**, and part of Lot One (1) of **CERTIFIED SURVEY MAP NUMBER 6101** filed in Volume 36 of Certified Survey Maps on Page 6101 as Document Number 1866751 in the Outagamie County Register of Deeds Office, located in the Fractional Southwest Quarter (SW ¼) of Section 19, Township 21 North, Range 18 East, Town of Grand Chute, Outagamie County, Wisconsin, containing 11.3366 Acres of land m/l and being described by:

Commencing at the Southwest corner of said Section 19;

Thence North 00° 22' 42" East 1353.51 feet along the West line of the SW ¼ of said Section 19;

Thence North 76° 51' 35" East 33.94 feet to the Northwest corner of Lot 1 of said Certified Survey Map No.6101 and being coincident with the Southerly line of the Wisconsin Central Ltd. Railroad right of way and being the Point of Beginning;

Thence continue North 76° 51' 35" East 1321.82 feet along the Southerly line of the Wisconsin Central Ltd. Railroad right of way and being coincident with the Northerly line of Lot 1 of said Certified Survey Map No.6101;

Thence South 00° 44' 00" West 503.74 feet;

Thence South 66° 58' 00" West 829.60 feet;

Thence South 00° 47' 05" West 550.34 feet to the Northwesterly line of Wisconsin Avenue (a.k.a. S.T.H. 96);

Thence South 65° 57' 11" West 27.55 feet and being coincident to the Northwesterly line of Wisconsin Avenue to the East line of Bell Air Subdivision;

Thence North 00° 47' 05" East 1154.90 feet and being coincident to the East line of said Bell Air Subdivision to the Northerly line of Richard Street;

Thence South 76° 51' 35" West 514.22 feet and being coincident with the Northerly line of Richard Street to the East line of Ballard Road;

Thence North 00° 22' 42" East 51.42 feet and being coincident with the East line of Ballard Road to the Point of Beginning.

Including all of the adjacent one-half (1/2) right of way of North Ballard Road and East Richard Street.

ALDERMANIC DISTRICT: 2 – Alderperson Vered Meltzer

Comprehensive Plan Future Land Use Map Amendment Request:

A Comprehensive Plan Future Land Use Map amendment request has been initiated by the owner/applicant, City of Appleton, pursuant to Wisconsin State Statute 66.1001 and the City of Appleton Comprehensive Plan 2010-2030. The owner requests to amend the Comprehensive Plan Future Land Use Map for this property in the process of being annexed:

- A portion of the parcel located at 2136 E. Wisconsin Avenue (Tax Id #102009900) from future Business/Industrial and One and Two Family Residential to Public/Institutional land use.

Rezoning Request:

A rezoning request has been initiated by the owner/applicant, City of Appleton, in the matter of amending Chapter Twenty-three (Zoning Ordinance) of the Municipal Code of the City of Appleton for the following described real estate. The owner requests to rezone this property in the process of being annexed:

- A portion of the parcel located at 2136 E. Wisconsin Avenue (Tax Id #102009900), as legally described above, from temporary AG Agricultural District, C-2 General Commercial District, R-1A Single Family District and R-2 Two-Family District to a permanent zoning classification of P-I Public Institutional District.

This notification invites you to appear before the Appleton City Plan Commission, and you will be given an opportunity to express your views or concerns regarding the above-described request. You may also address the City Plan Commission by letter at the address below. The City Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

Any questions regarding this matter should be directed to Jessica Titel at (920) 832-6476 with the Community and Economic Development Department.

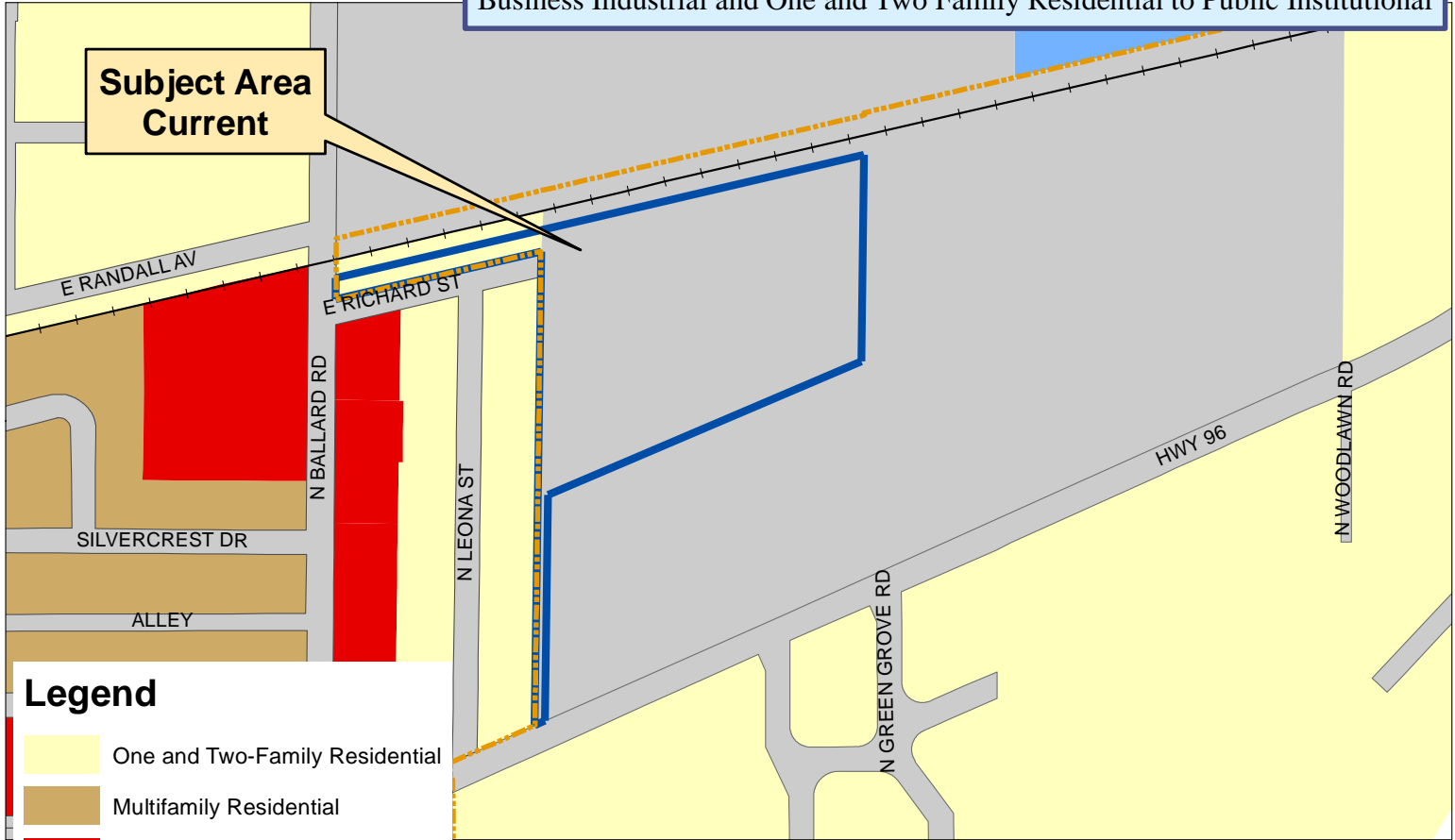
CITY PLAN COMMISSION
APPLETON, WISCONSIN

COMMUNITY & ECONOMIC DEVELOPMENT
CITY HALL – 100 NORTH APPLETON STREET
APPLETON, WISCONSIN 54911-4799
(920) 832-6468

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

Future Land Use Map Amendment
Leona Pond
Tax ID102009900
Business Industrial and One and Two Family Residential to Public Institutional

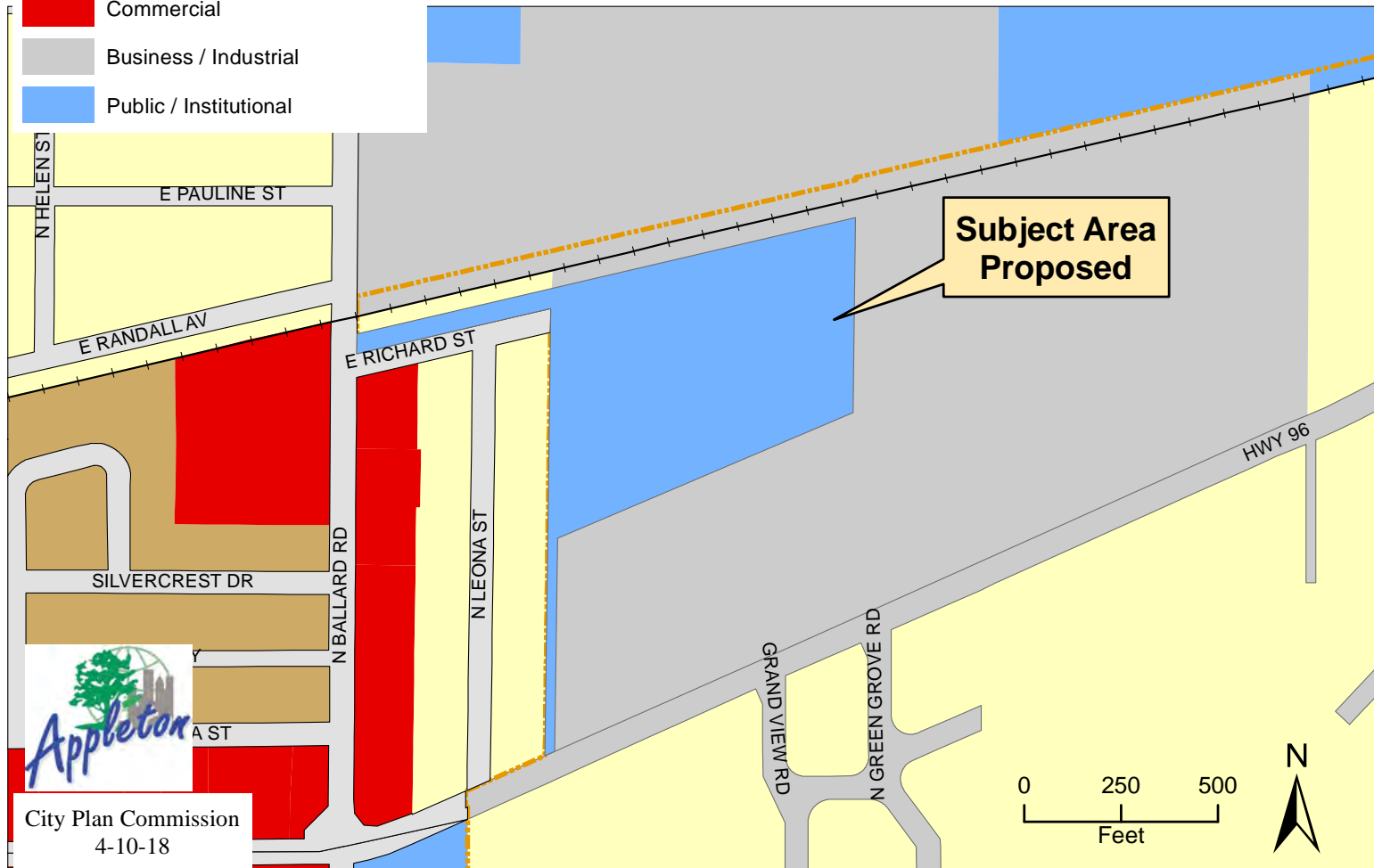
Subject Area
Current



Legend

- One and Two-Family Residential
- Multifamily Residential
- Commercial
- Business / Industrial
- Public / Institutional

Subject Area
Proposed

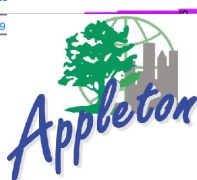
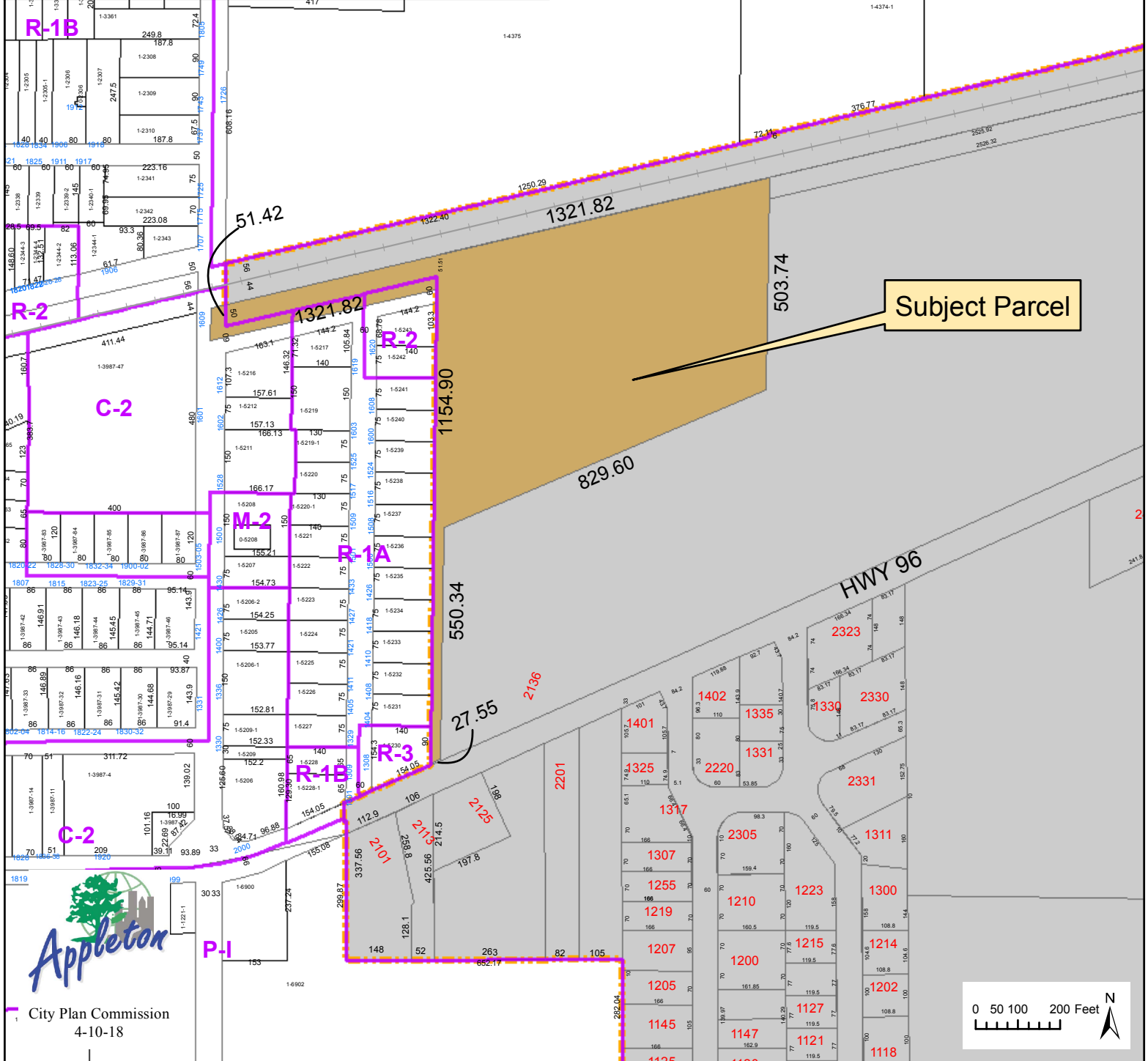
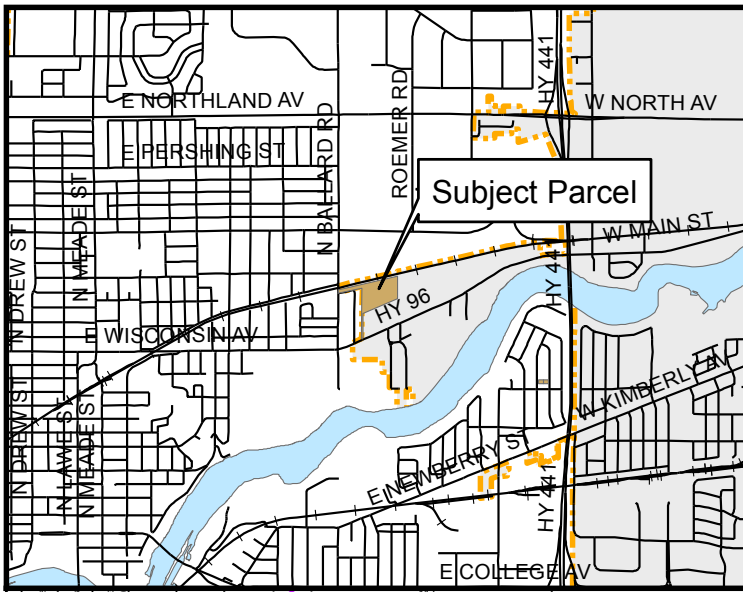


Leona Pond Annexation
Rezoning
Temporary AG Agricultural District, C-2 General Commercial District,
R-1A Single Family District and R-2 Two-Family District
to P-I Public Institutional District



City Plan Commission
4-10-18

Leona Pond Annexation
Rezoning
Temporary AG Agricultural District,
C-2 General Commercial District,
R-1A Single Family District and
R-2 Two-Family District
to P-I Public Institutional District



City Plan Commission
4-10-18



NOTICE OF PUBLIC HEARING
OF THE
APPLETON CITY PLAN COMMISSION

Dear property owner(s):

The City of Appleton Plan Commission will conduct a Public Hearing on Tuesday, April 10, 2018, at 4:00 P.M., or as soon thereafter as can be heard, in Common Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, for the following proposed Comprehensive Plan Future Land Use Map Amendment and Rezoning requests.

LEGAL DESCRIPTION:

Tax Id: Portion of parcel 102009900

Part of Lot Nine (9), Lot Ten (10) and Lot Eleven (11) of **ROWE'S SUBDIVISION**, and part of Lot One (1) of **CERTIFIED SURVEY MAP NUMBER 6101** filed in Volume 36 of Certified Survey Maps on Page 6101 as Document Number 1866751 in the Outagamie County Register of Deeds Office, located in the Fractional Southwest Quarter (SW ¼) of Section 19, Township 21 North, Range 18 East, Town of Grand Chute, Outagamie County, Wisconsin, containing 11.3366 Acres of land m/l and being described by:

Commencing at the Southwest corner of said Section 19;

Thence North 00° 22' 42" East 1353.51 feet along the West line of the SW ¼ of said Section 19;

Thence North 76° 51' 35" East 33.94 feet to the Northwest corner of Lot 1 of said Certified Survey Map No.6101 and being coincident with the Southerly line of the Wisconsin Central Ltd. Railroad right of way and being the Point of Beginning;

Thence continue North 76° 51' 35" East 1321.82 feet along the Southerly line of the Wisconsin Central Ltd. Railroad right of way and being coincident with the Northerly line of Lot 1 of said Certified Survey Map No.6101;

Thence South 00° 44' 00" West 503.74 feet;

Thence South 66° 58' 00" West 829.60 feet;

Thence South 00° 47' 05" West 550.34 feet to the Northwesterly line of Wisconsin Avenue (a.k.a. S.T.H. 96);

Thence South 65° 57' 11" West 27.55 feet and being coincident to the Northwesterly line of Wisconsin Avenue to the East line of Bell Air Subdivision;

Thence North 00° 47' 05" East 1154.90 feet and being coincident to the East line of said Bell Air Subdivision to the Northerly line of Richard Street;

Thence South 76° 51' 35" West 514.22 feet and being coincident with the Northerly line of Richard Street to the East line of Ballard Road;

Thence North 00° 22' 42" East 51.42 feet and being coincident with the East line of Ballard Road to the Point of Beginning.

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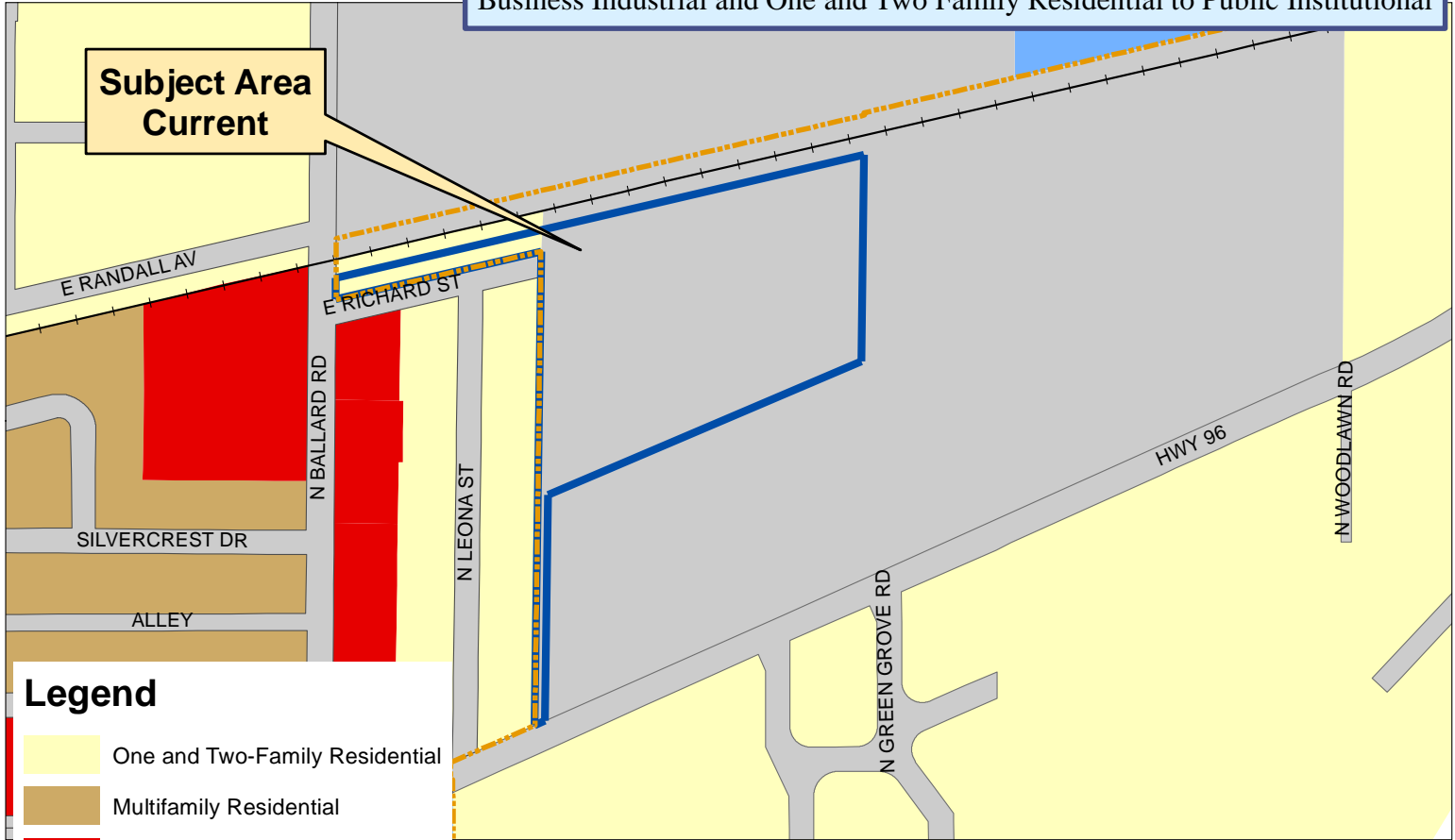
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Future Land Use Map Amendment
Leona Pond
Tax ID102009900
Business Industrial and One and Two Family Residential to Public Institutional

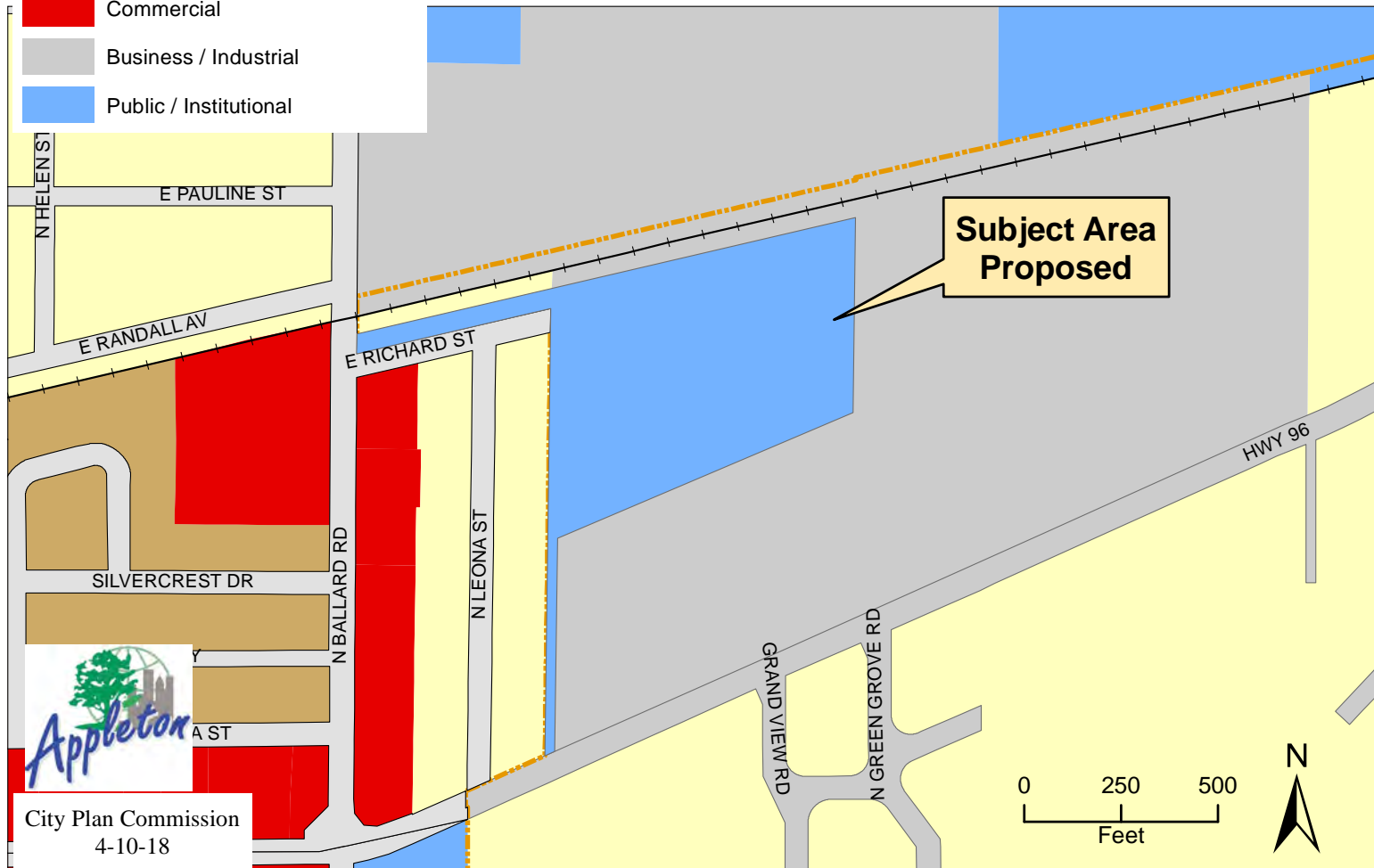
Subject Area
Current



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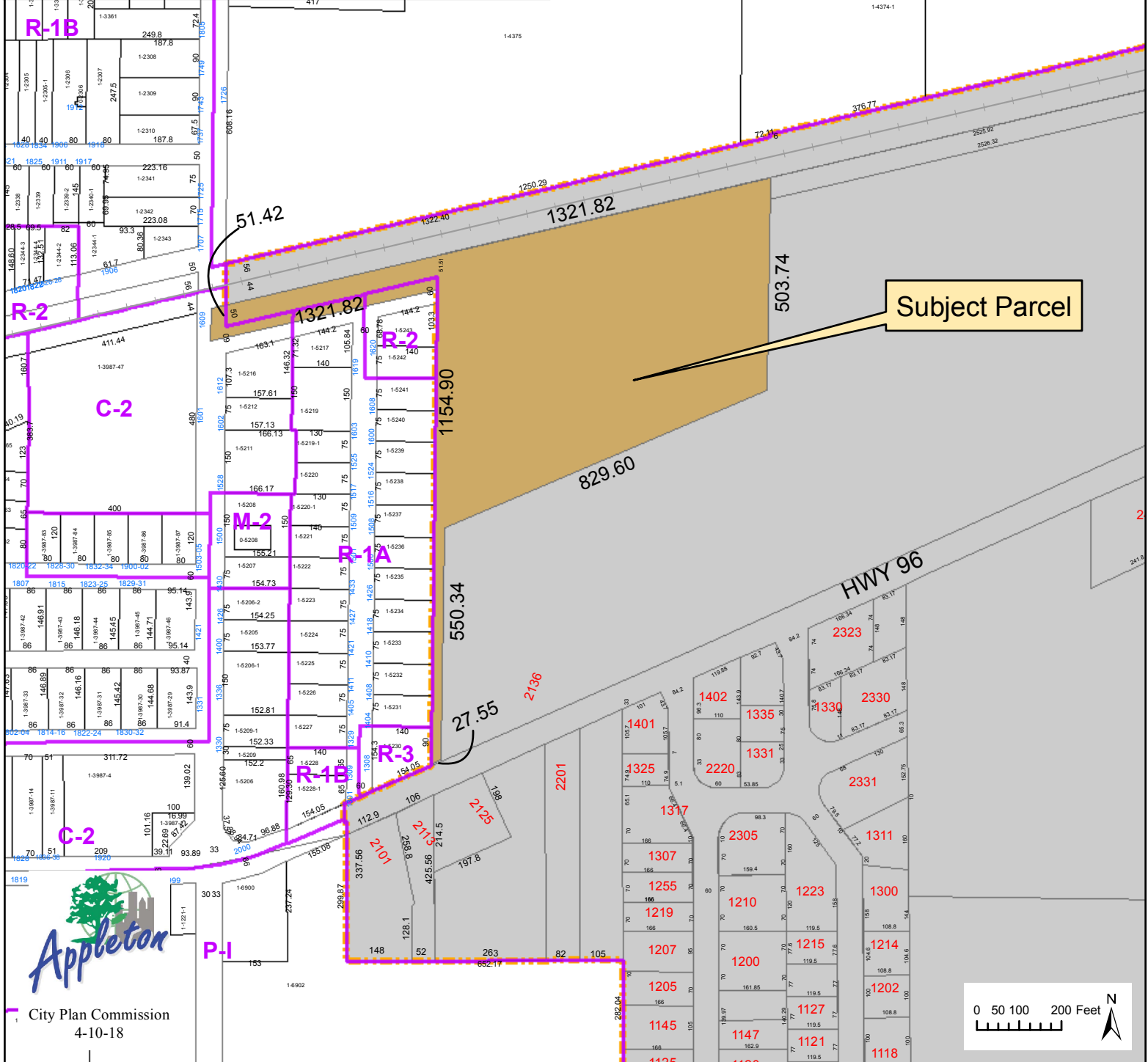
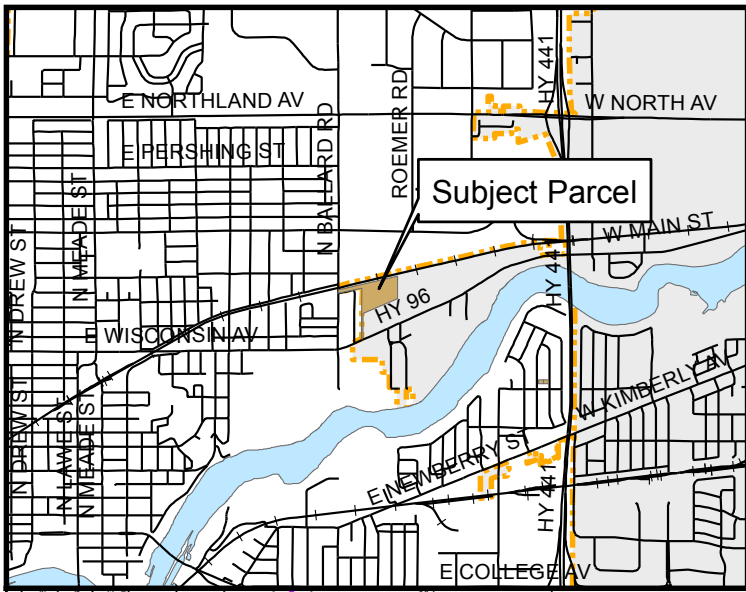


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City Plan Commission
4-10-18

Leona Pond Annexation
Rezoning
Temporary AG Agricultural District,
C-2 General Commercial District,
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R-2 Two-Family District
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City Plan Commission
4-10-18



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Date: April 10, 2018

Common Council Meeting Date: April 18, 2018

Item: Special Use Permit #1-18 for personal storage facility

Case Manager: David Kress

GENERAL INFORMATION

Owner: Value Mortgage Investors, Inc.

Applicant: General Capital Group c/o Sig Strautmanis

Address/Parcel #: 2400 West College Avenue (Tax Id #31-7-0026-00)

Petitioner's Request: The applicant is requesting a Special Use Permit for a personal storage facility.

BACKGROUND

The subject area, located along the West College Avenue frontage road between North Lynndale Drive and North Perkins Street, was annexed to the City of Appleton in 1983. At that time, newly annexed territory was assigned a zoning classification of R-1A One Family Residential District. On March 21, 1984, Common Council approved Rezoning #1-84, which was initiated by the City Plan Commission, to rezone the subject property from R-1A One Family Residential District to C-2 General Commercial District. At the time of annexation, a large commercial building (occupied by Kmart) and off-street parking lot were already present on the subject site. A razing permit was issued in November 2008, and demolition of the building was completed in January 2009. Pavement and outdoor lighting fixtures are all that remain from the previous development.

STAFF ANALYSIS

Project Summary: The applicant proposes to construct 12 personal storage facility buildings, totaling approximately 194,841 square feet, on the northwest portion of the subject site. As shown on the attached development plan, 3 different building types are proposed among the 12 buildings. "Type A" would consist of a two-story, climate-controlled building with a drive-in loading area. "Type B" would consist of a one-story, climate-controlled building with a drive-in loading area. For "Type C," individual storage units would be accessible from the exterior of the building. Initially, vehicular access to the site would be provided by a relocated driveway along the West College Avenue frontage road.

While not directly included in the Special Use Permit request, since retail business is a permitted use in the C-2 General Commercial District, the attached development plan also references a "Phase Two" area that is approximately 3.7 acres in size. On this part of the site, closest to West College Avenue, other future commercial development is anticipated.

Special Use Permit #1-18

April 10, 2018

Page 2

Existing Site Conditions: The site is currently vacant, as the previous building was demolished in 2009. Pavement and outdoor lighting fixtures are all that remain from the previous development. Access is provided by driveways on the West College Avenue frontage road. West College Avenue is classified as an arterial street. Also, some parcels included in the broader development plan are located in the Town of Grand Chute, so continued collaboration with Town staff will be needed for the proposed project.

Zoning Ordinance Requirements: The subject property has a zoning designation of C-2 General Commercial District. Per Section 23-113(e) of the Municipal Code, a personal storage facility requires a Special Use Permit in the C-2 District. The definition for personal storage facility (self storage/mini-warehouse), per the Zoning Ordinance, means the primary use of a building containing individual, compartmentalized and controlled access spaces, rooms or lockers that are leased, rented or owned by different individuals for the storage of individual possessions or personal property. In order to permit a personal storage facility, the Plan Commission makes a recommendation to the Common Council who will make the final decision on the Special Use Permit. A two-thirds (2/3) vote of the Common Council is required for approval.

Based on the attached development plan, the proposed buildings satisfy setback and building height standards specified in the C-2 District. A stipulation is also drafted related to landscaping and screening, as Section 23-601(f)(14) of the Municipal Code requires plant material to be placed intermittently against long expanses of building walls and fences. Ultimately, Site Plan review and approval is required, pursuant to Section 23-570 of the Municipal Code, prior to the issuance of a building permit by the Inspections Division.

Operational Information: A plan of operation is attached to the Staff Report.

Surrounding Zoning and Land Uses: The surrounding area is under the jurisdiction of the City of Appleton and Town of Grand Chute. The uses are generally commercial in nature.

North: Town of Grand Chute. The adjacent land use to the north is currently vacant, undeveloped land.

South: C-2 General Commercial District and Town of Grand Chute. The adjacent land uses to the south are currently commercial.

East: C-2 General Commercial District and Town of Grand Chute. The adjacent land uses to the east are currently a mix of vacant land and commercial uses, including a multi-tenant building.

West: C-2 General Commercial District and Town of Grand Chute. Railroad right-of-way and vacant land are immediately west of the subject property.

Appleton Comprehensive Plan 2010-2030: The City of Appleton *Comprehensive Plan 2010-2030* identifies this area for future commercial uses. According to Chapter 10: Land Use, the commercial land use category is made up of retail, office, and service uses.

Special Use Permit #1-18

April 10, 2018

Page 3

Tax Incremental Financing (TIF) District #10 Project Plan: The subject site is located within TIF District #10. The TIF #10 Project Plan identifies the subject site for future redevelopment and states that West College Avenue is a major commercial corridor for Appleton that provides key linkage to the City's vibrant Downtown and Interstate 41. According to Section 9: Orderly Development of the City of Appleton, the TIF District contributes to the redevelopment along this major corridor and continued growth in residential, office, and retail development.

Finding of Fact: This request was reviewed in accordance with the standards for granting a Special Use Permit under Sections 23-66(e)(1-6) of the Municipal Code, which were found in the affirmative, as long as all stipulations are satisfied.

Technical Review Group (TRG) Report: This item was discussed at the February 6, 2018 Technical Review Group meeting. Comments were received from participating departments and captured in the stipulations found below.

RECOMMENDATION

Staff recommends, based on the above, that Special Use Permit #1-18 for a personal storage facility at 2400 West College Avenue (Tax Id #31-7-0026-00), as shown on the attached maps and per attached plan of operation, along with the attached resolution, **BE APPROVED** to run with the land, subject to the following conditions:

1. All applicable codes, ordinances, and regulations, including but not limited to Fire and Building Codes, shall be complied with.
2. The personal storage facility use is limited to the part of parcel #31-7-0026-00 identified as "Lot 2" on the attached preliminary Certified Survey Map dated as received on March 27, 2018. Features being developed in connection with the personal storage facility use, including but not limited to stormwater facilities, parking spaces, and landscaping/screening, shall not be located within the area identified as "Lot 1" on the attached preliminary Certified Survey Map.
3. Any deviations from the approved development plan may require a major or minor amendment request to this Special Use Permit, pursuant to Section 23-66(g) of the Municipal Code.
4. Compliance with the plan of operation is required at all times. Changes to the plan of operation shall be submitted to the Community and Economic Development Department for review and approval.
5. Site Plan review and approval is required, pursuant to Section 23-570 of the Municipal Code, prior to the issuance of a building permit by the Inspections Division. Zoning Ordinance requirements, including the minimum off-street parking spaces required for a personal storage facility use, will be examined during the review of the Site Plan.

Special Use Permit #1-18

April 10, 2018

Page 4

6. Except at driveway openings, the outer boundary of the personal storage facility use shall be screened with a continuously maintained row of evergreen trees or shrubs, at least six (6) feet high at the time of planting, which are spaced not more than ten (10) feet apart. If found to provide appropriate visual screening, as determined by staff during Site Plan review, existing vegetation may be considered as an alternative.
7. On property controlled by the owner/applicant, land dedication for a future east/west connection between Perkins Street and Lynndale Drive is required as part of the development. The exact configuration, in a location that is deemed buildable, shall be identified in a Development Agreement between the City and Property Owner.
8. The Town of Grand Chute requires that wetland delineations be contracted for directly between the Town and the soils professional conducting this work. The project shall comply with Town of Grand Chute requirements, as applicable.
9. Necessary approvals shall be obtained from the Town of Grand Chute for any element of the project that is to be located outside City limits, such as a stormwater facility.
10. This Special Use Permit shall be deemed null and void if a building permit has not been obtained or the use has not been established within twelve (12) months after Common Council approval, pursuant to Section 23-66(f)(3) of the Municipal Code.
11. If no retail use, or other principal permitted use as listed in Section 23-113(b) of the Municipal Code, is established in the area identified as "Lot 1" on the attached preliminary Certified Survey Map dated as received on March 27, 2018 within three (3) years, the City of Appleton and/or the Appleton Redevelopment Authority (ARA) shall have the option to purchase the "Lot 1" area. The "Lot 1" purchase option shall be described in detail in a Development Agreement between the City and Property Owner, including timing to initiate the purchase, calculation of purchase price (if any), land division, transfer of property and the like.
12. All terms and conditions of a Development Agreement between the City and Property Owner, and any subsequent amendments thereto, shall be incorporated herein and considered a condition of this permit. A Development Agreement shall be approved by the Common Council and recorded with the Outagamie County Register of Deeds prior to issuance of a building permit for the proposed development.

RESOLUTION
CITY OF APPLETON
RESOLUTION APPROVING SPECIAL USE PERMIT #1-18

WHEREAS, General Capital Group has applied for a Special Use Permit for a personal storage facility (self-storage/mini-warehouse) located at 2400 West College Avenue, also identified as Parcel Number 31-7-0026-00; and

WHEREAS, the location for the proposed personal storage facility (self-storage/mini-warehouse) is located in the C-2 General Commercial District and the proposed use is permitted by special use within this zoning district; and

WHEREAS, the City of Appleton Plan Commission held a public hearing on April 10, 2018, on Special Use Permit #1-18 at which all those wishing to be heard were allowed to speak or present written comments, and other materials presented at the public hearing; and

WHEREAS, the City of Appleton Plan Commission has considered the application, the staff reports, oral and written, the Comprehensive Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the City of Appleton Plan Commission reviewed the standards for granting a Special Use Permit under Sections 23-66(e)(1-6) of the Municipal Code, and forwarded Special Use Permit #1-18 to the City of Appleton Common Council with a favorable or not favorable (CIRCLE ONE) recommendation; and

WHEREAS, the City of Appleton Common Council has reviewed the report and recommendation of the City of Appleton Plan Commission at their meeting on _____, 2018 and found it to be acceptable.

NOW, THEREFORE, BE IT RESOLVED, that the City of Appleton Common Council approves Special Use Permit #1-18 for a personal storage facility (self-storage/mini-warehouse) located at 2400 West College Avenue, also identified as Parcel Number 31-7-0026-00 and orders as follows:

CONDITIONS OF SPECIAL USE PERMIT #1-18

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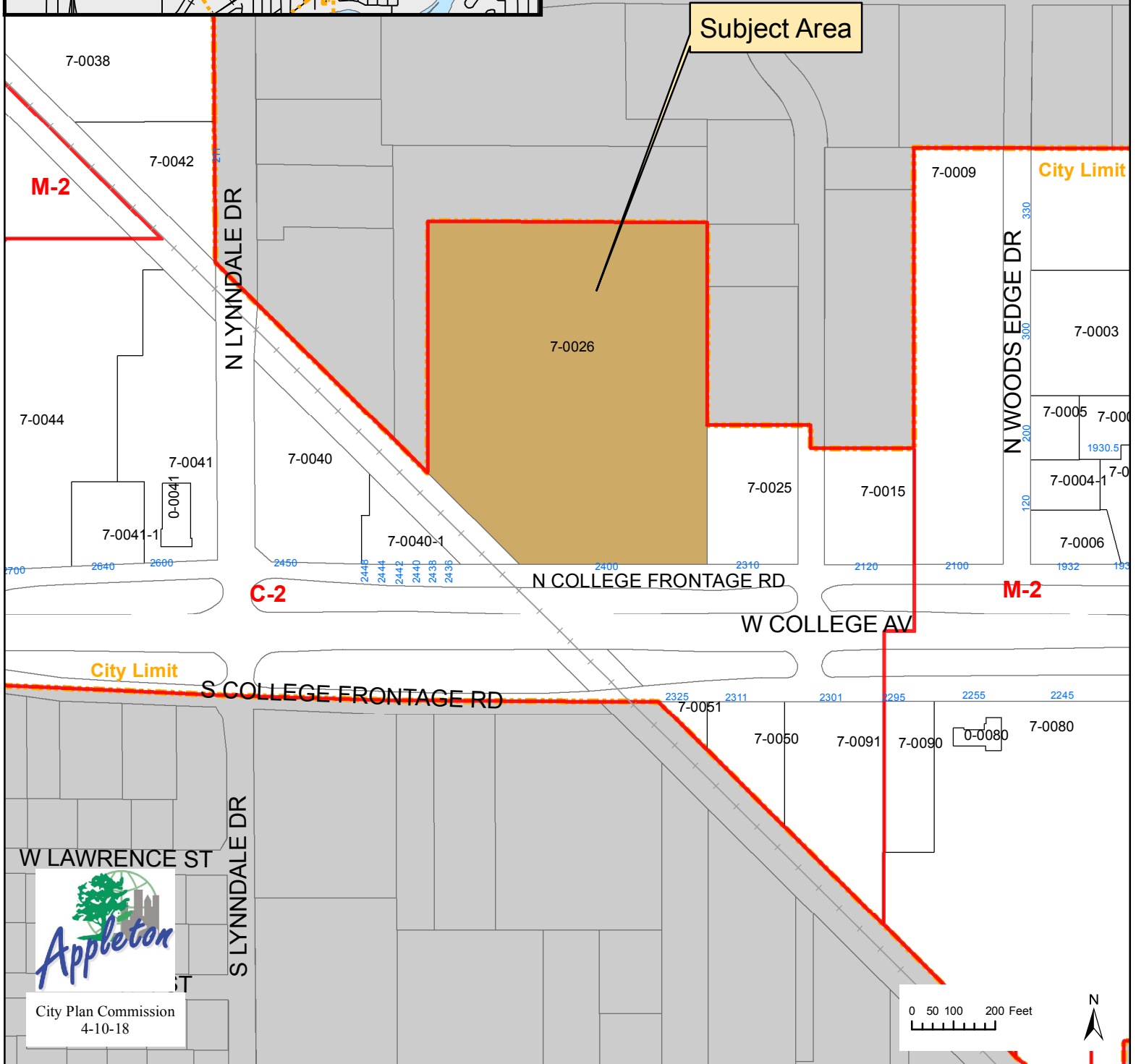
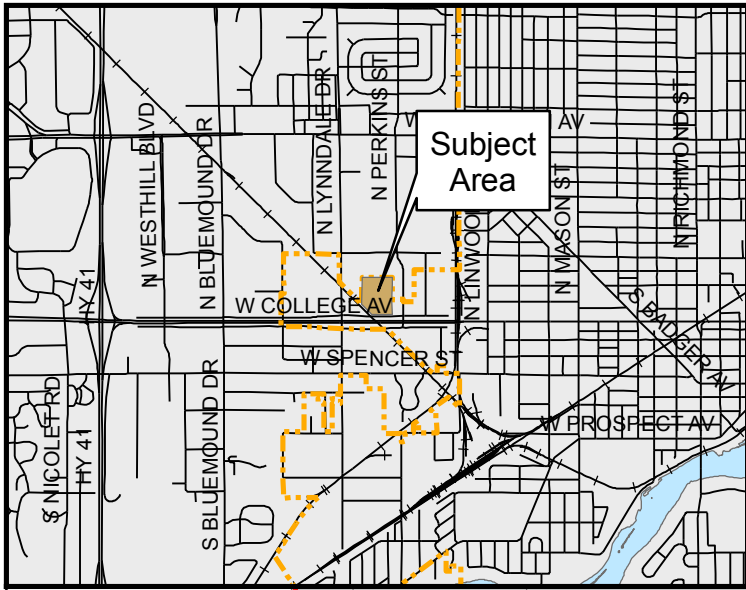
Adopted this _____ day of _____, 2018.

Timothy M. Hanna, Mayor

ATTEST:

Kami Lynch, City Clerk

2400 West College Avenue
Special Use Permit
Personal Storage Facility
Zoning Map



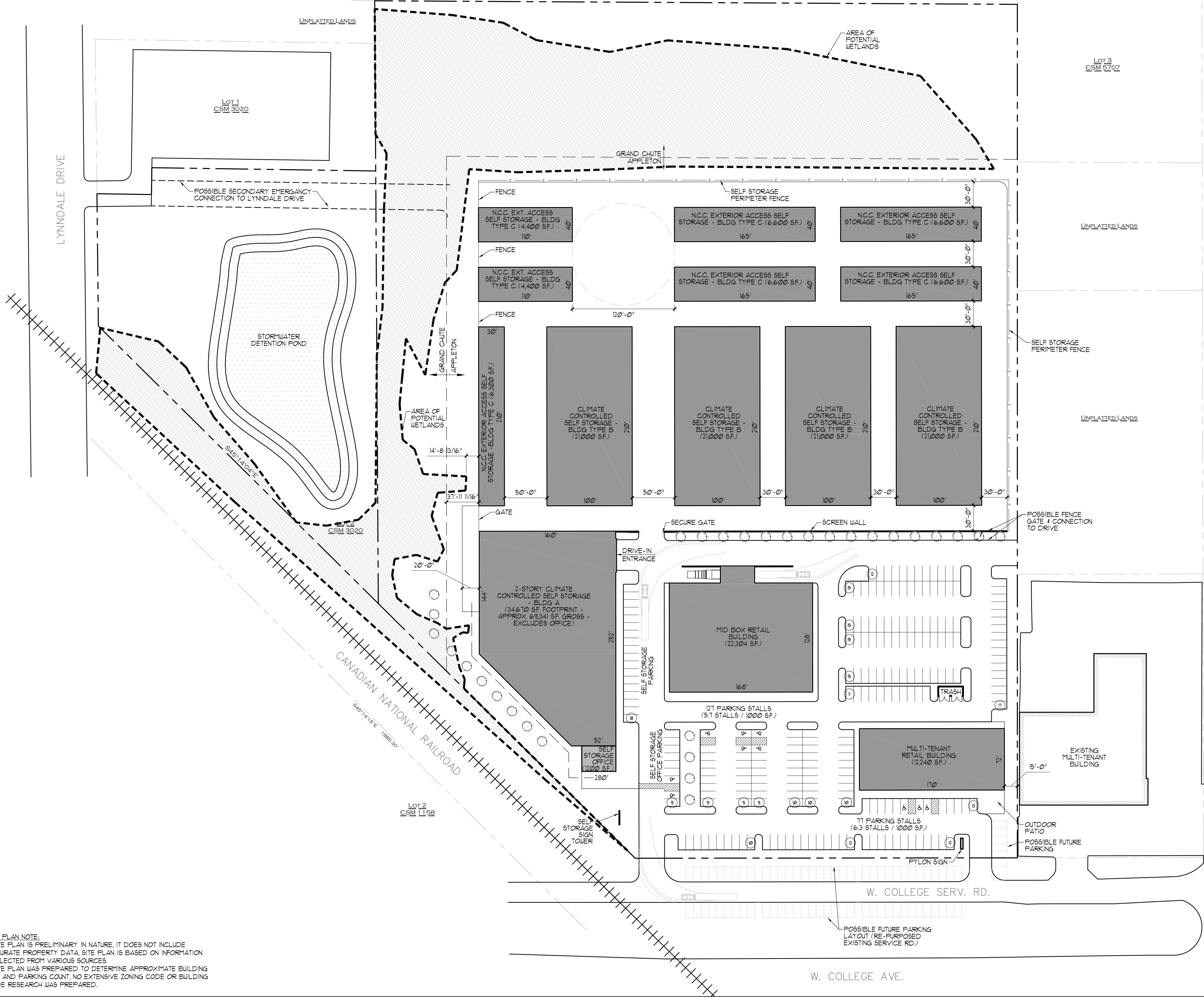
City Plan Commission
4-10-18

2400 West College Avenue
Special Use Permit
Personal Storage Facility
Aerial Map

Subject Area



SITE PLAN NOTE:
- SITE PLAN IS PRELIMINARY IN NATURE, IT DOES NOT INCLUDE ACCURATE PROPERTY DATA, SITE PLAN IS BASED ON INFORMATION COLLECTED FROM VARIOUS SOURCES.
- SITE PLAN WAS PREPARED TO DETERMINE APPROXIMATE BUILDING SIZE AND PARKING COUNT, NO EXTENSIVE ZONING CODE OR BUILDING CODE RESEARCH WAS PREPARED.



PROPOSED SITE PLAN (OPTION E)
SCALE: 1" = 60'

DO NOT SCALE THESE DRAWINGS

FULL SIZE PRINT - 24" x 36" SHEET

COPYRIGHT PERSPECTIVE DESIGN, INC. COPYRIGHT 2016. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF PERSPECTIVE DESIGN, INC. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

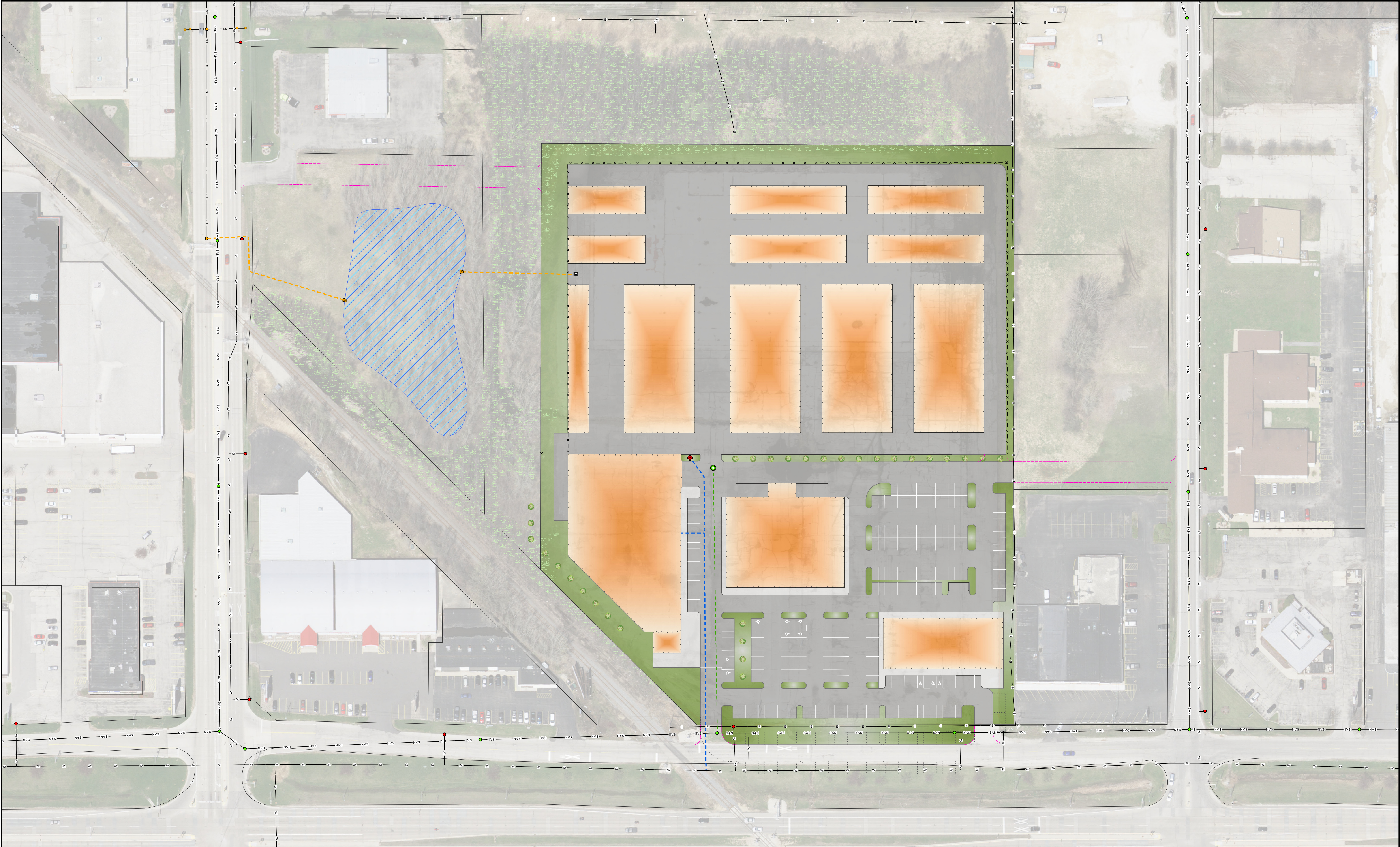
REV. #	REV. DATE	DESCRIPTION	REV. BY:

College Ave Self-Storage & Outlot Redevelopment 2400 W. College Ave. Appleton, WI	PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1780 Fax (414) 302-1781
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Drawing Title: PROPOSED SITE PLAN	THIS BOX IS 1/2" x 1/2"
Date: 05/09/17	
Scale: NOTED	
Drawn: WHC	
Job: 16-130	
Sheet: SP1.1F	

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION



Conceptual Utility Layout
College Ave Self-Storage & Outlot Redevelopment
2400 W. College Ave.
City of Appleton, Outagamie County, WI

DATE: 11/27/2017
JOB: 15712001
DRAWN: PFO

Legend

EX Water Hydrant	EX Storm Inlet	PR Storm Main	Area of Potential Wetlands
PR Water Hydrant	PR Storm Inlet	Parcels	PR Green Space
EX Sanitary Manhole	PR Storm Outfall	PR Fence	PR Building
PR Sanitary Manhole	PR Water Main	PR Tree	PR Concrete
EX Storm Manhole	PR Sanitary Main	PR Storm Pond	PR Asphalt

0 30 60 Feet
N

Source: Robert E. Lee & Associates, Inc.
ESRI, Outagamie County

Disclaimer: Robert E. Lee & Associates, Inc. makes every effort to ensure the map is free of errors but does not warrant the map or its contents are free of errors or its representation of the map or its contents are not warranted by the map or its contents. The map is provided as a reference only and is not intended to be used for any other purpose. Robert E. Lee & Associates, Inc. provides the map without any warranty of any kind whatsoever, either expressed or implied.

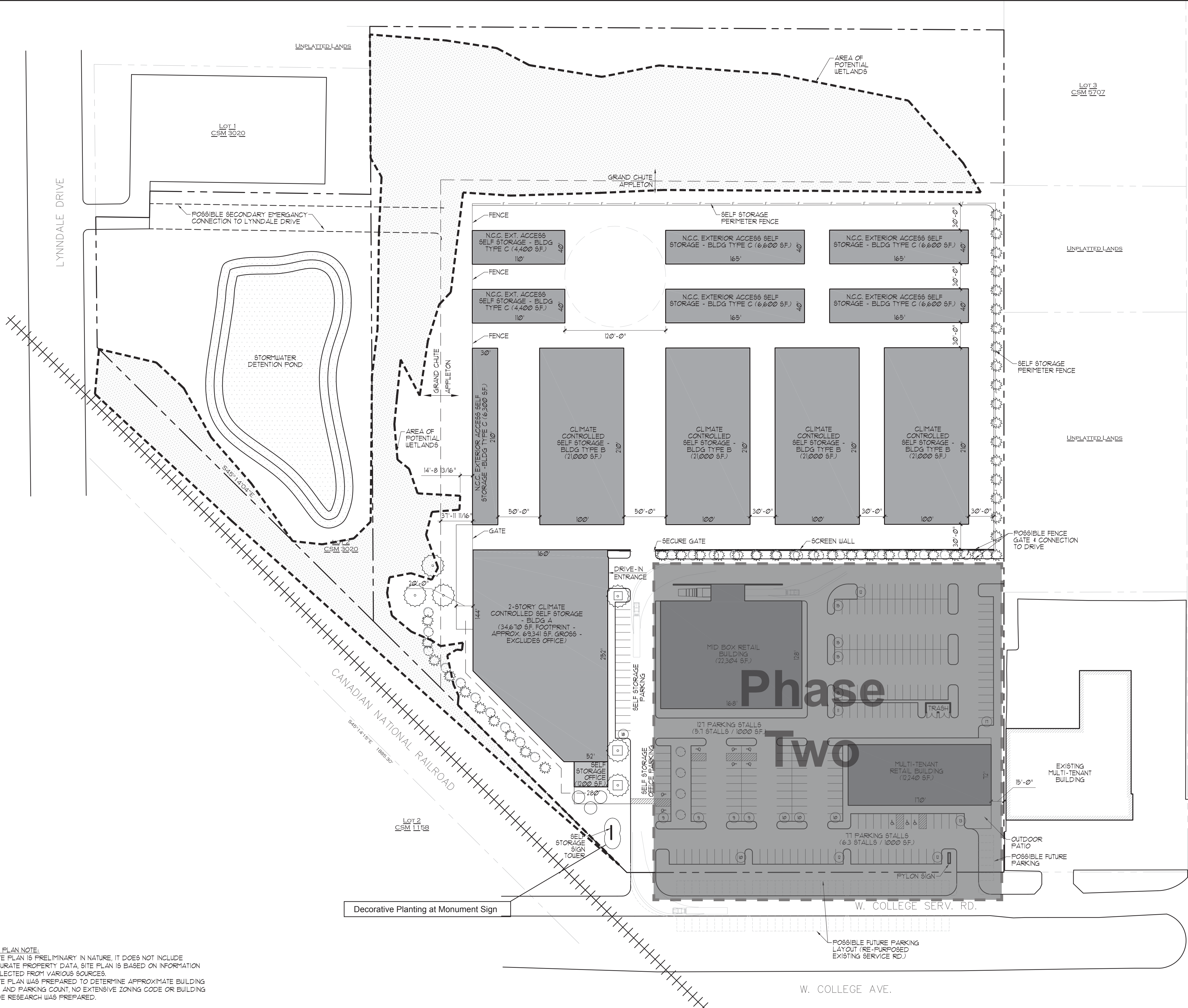
Robert E. Lee & Associates, Inc.
Engineering, Surveying and Environmental Services
1250 Centennial Centre Boulevard, Hobart, WI 54155
Phone: (920) 662-9641 FAX: (920) 662-9141
www.releinc.com

Preliminary Landscape Concept

FILE NAME: P:\PROJECTS\GENERALCAPITAL - APPLETON MINI-YR-SITE_APPLETON SELF STORAGE.DWG

PLOT DATE: 5/9/2017 4:02:17 PM

SITE PLAN NOTE:
- SITE PLAN IS PRELIMINARY IN NATURE, IT DOES NOT INCLUDE ACCURATE PROPERTY DATA, SITE PLAN IS BASED ON INFORMATION COLLECTED FROM VARIOUS SOURCES.
- SITE PLAN WAS PREPARED TO DETERMINE APPROXIMATE BUILDING SIZE AND PARKING COUNT, NO EXTENSIVE ZONING CODE OR BUILDING CODE RESEARCH WAS PREPARED.



Landscape Notes

Final plant list to be submitted with final plan review documents.

- Deciduous Tree TBD
- Screening Evergreen TBD
- Screening Shrub TBD

DO NOT SCALE THESE DRAWINGS

FULL SIZE PRINT - 24" x 36" SHEET

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Drawing Title:
PROPOSED SITE PLAN

Date: 05/09/17
Scale: NOTED
Drawn: WHC
Job: 16-130
Sheet:

THIS BOX IS 1/2" x 1/2"

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11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

College Ave Self-Storage & Outlot Redevelopment
2400 W. College Ave.
Appleton, WI

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PROPOSED SITE PLAN (OPTION E)
SCALE: 1" = 60'

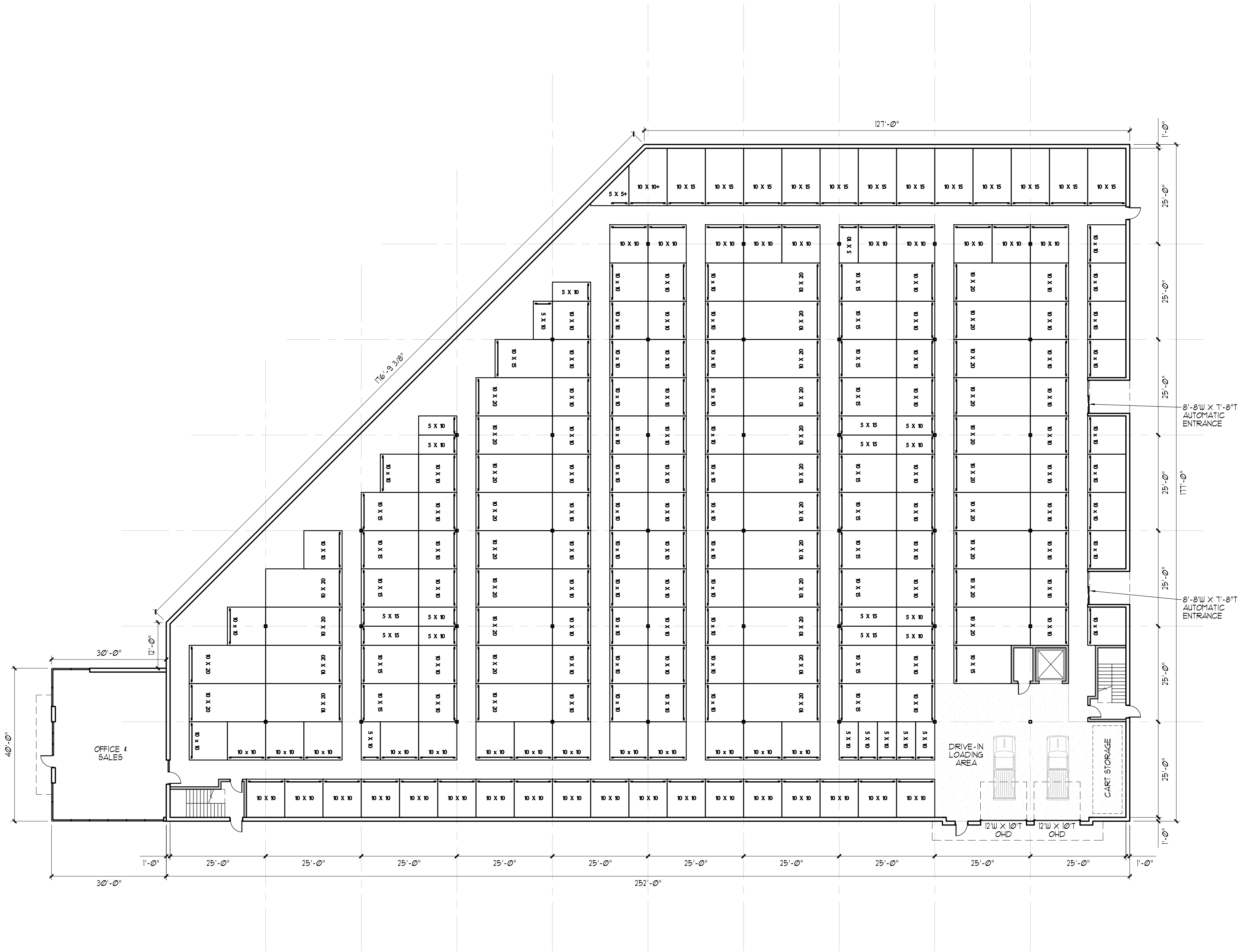


1

FLOOR PLAN NOTE:
- FLOOR PLAN IS PRELIMINARY IN NATURE. IT WAS PREPARED TO PORTRAY THE SCOPE OF WORK. NO EXTENSIVE BUILDING CODE RESEARCH WAS PREPARED.
- THE BUILDING CODE AND THE AMERICAN WITH DISABILITIES ACT (ADA) REQUIRE THAT BUILDINGS AND ALTERATIONS BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT THE FACILITY IS READILY ACCESSIBLE TO AND USABLE BY INDIVIDUALS WITH DISABILITIES.

NOTES
SCALE: N/A

2



FLOOR PLAN
SCALE: 1/16" = 1'-0"

1

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Drawing Title:
FLOOR PLAN
(BLDG A)

Date: 0125.16

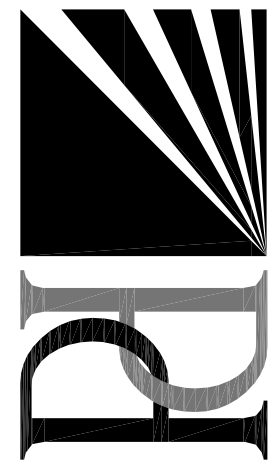
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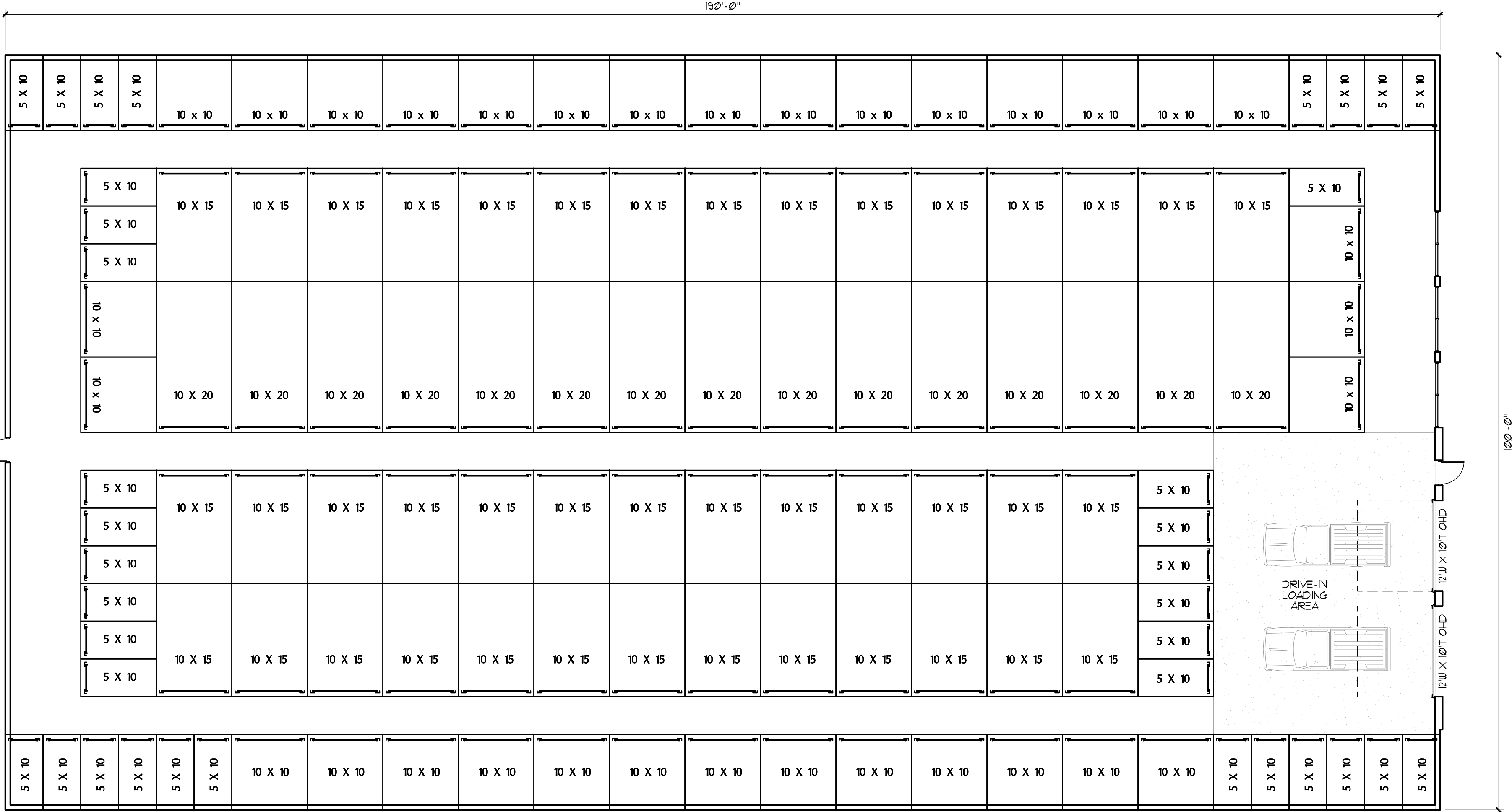


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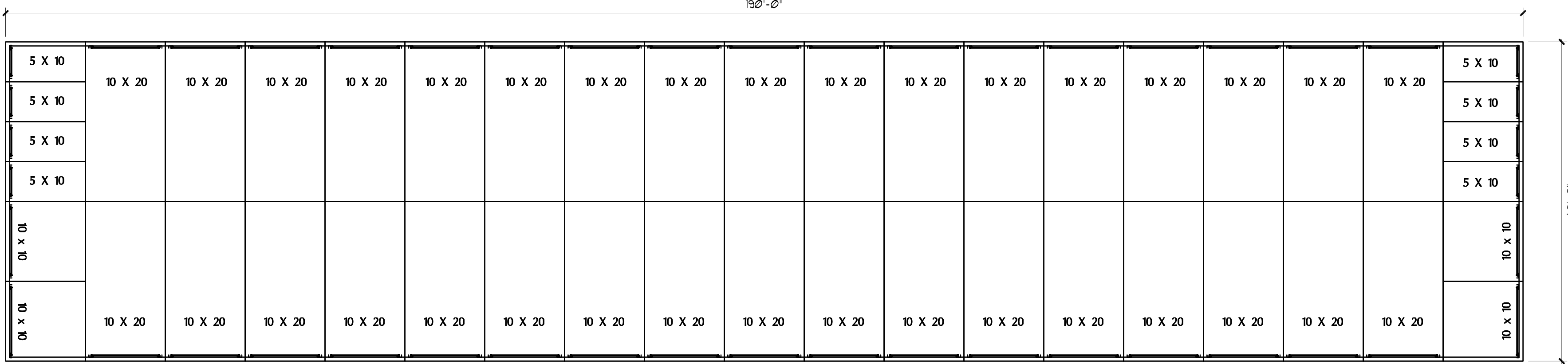
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- THE BUILDING CODE AND THE AMERICAN WITH DISABILITIES ACT (ADA) REQUIRE THAT BUILDINGS AND ALTERATIONS BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT THE FACILITY IS READILY ACCESSIBLE TO AND USABLE BY INDIVIDUALS WITH DISABILITIES.



FLOOR PLAN (BLDG TYPE B)
SCALE: 3/32" = 1'-0"

1



FLOOR PLAN (BLDG TYPE C)
SCALE: 3/32" = 1'-0"

2

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Date: 01.25.16

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Job:

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Drawing Title:

FLOOR PLAN (BLDG TYPES B & C)

PERSPECTIVE DESIGN, INC.

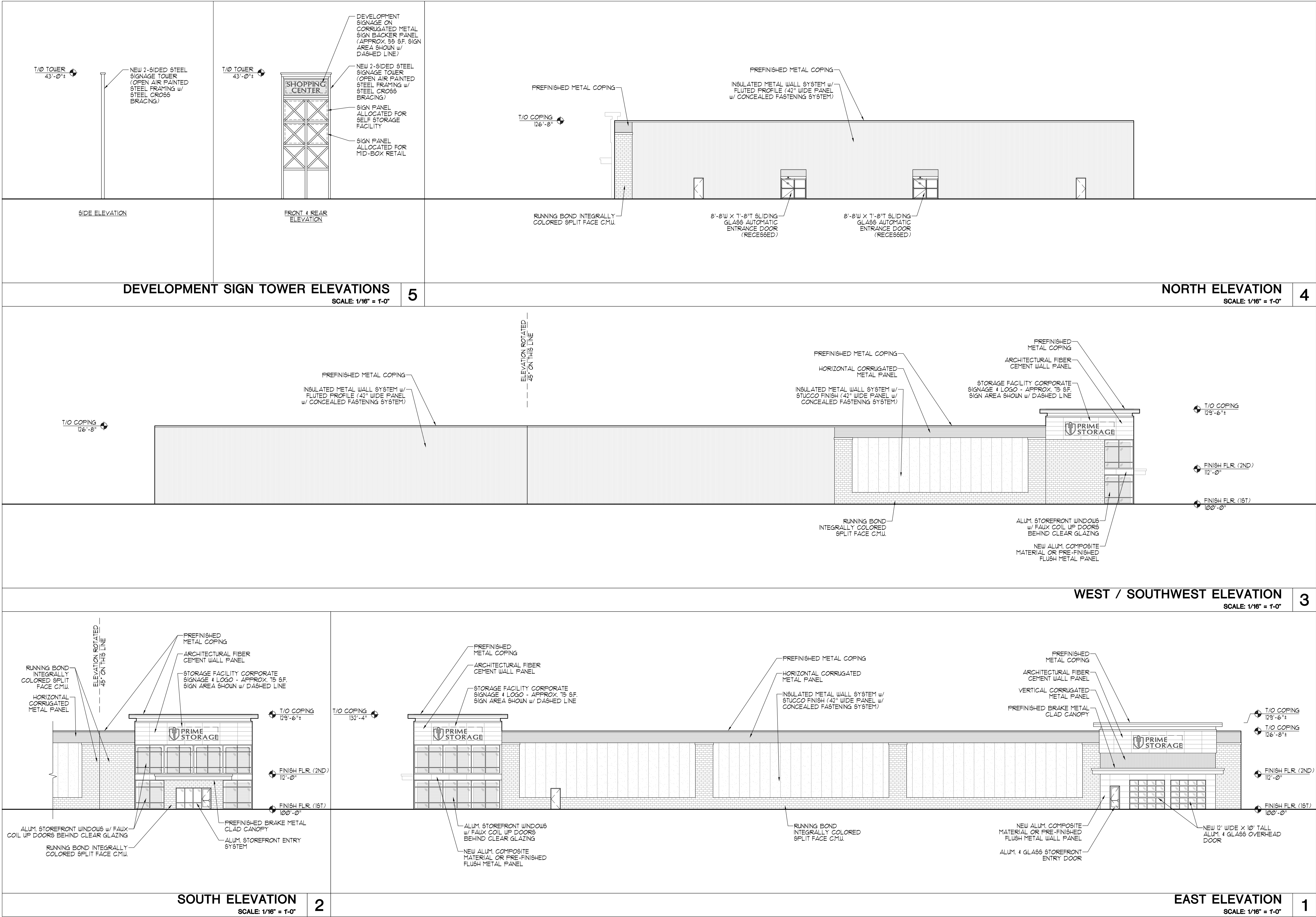
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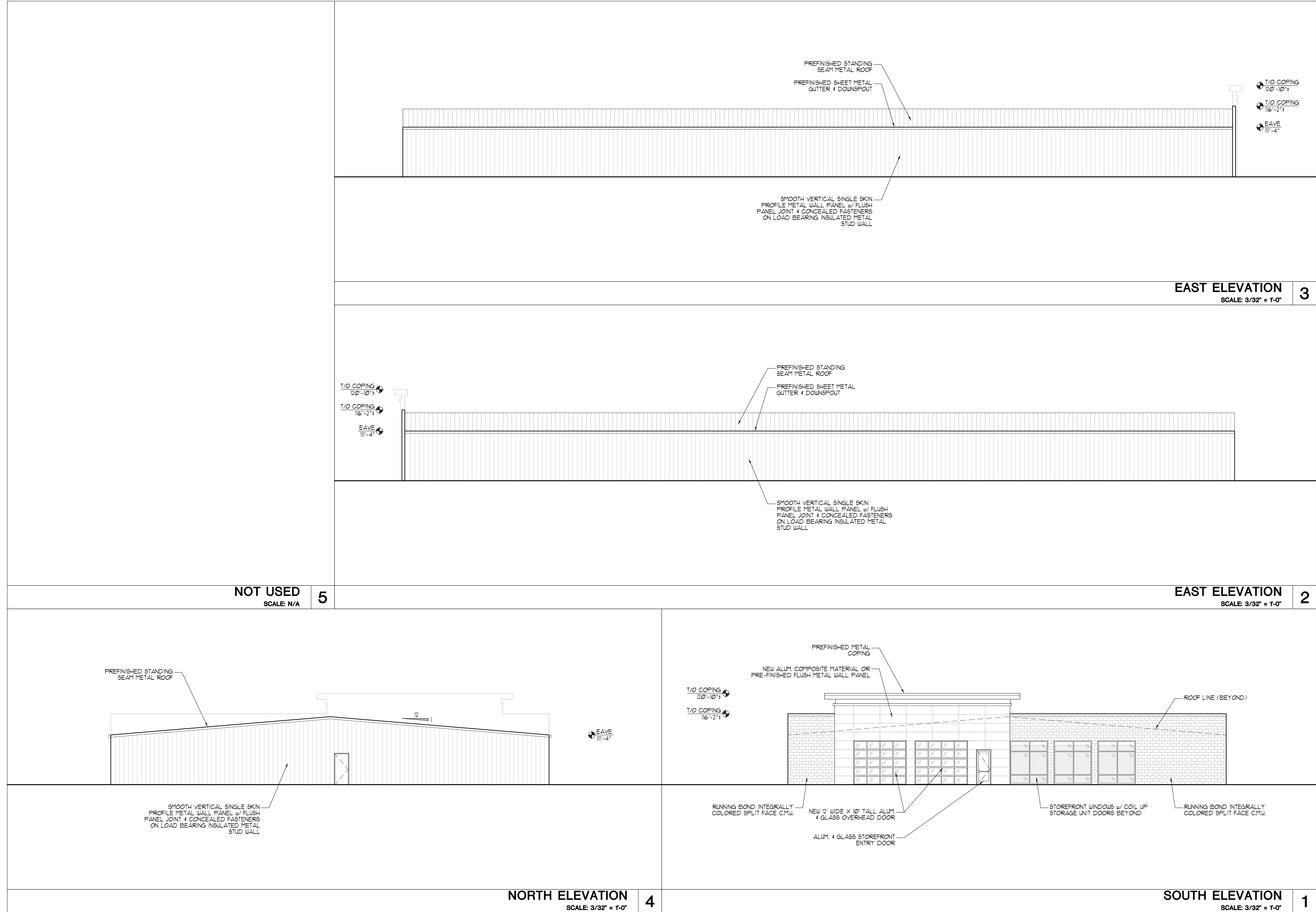
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College Ave Self-Storage & Outlot Redevelopment 2400 W. College Ave. Appleton, WI	PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1750 Fax (414) 302-1751
	Drawing Title: ELEVATIONS (BLDG A)
Date: 01.25.16	THIS BOX IS 1/2" x 1/2"
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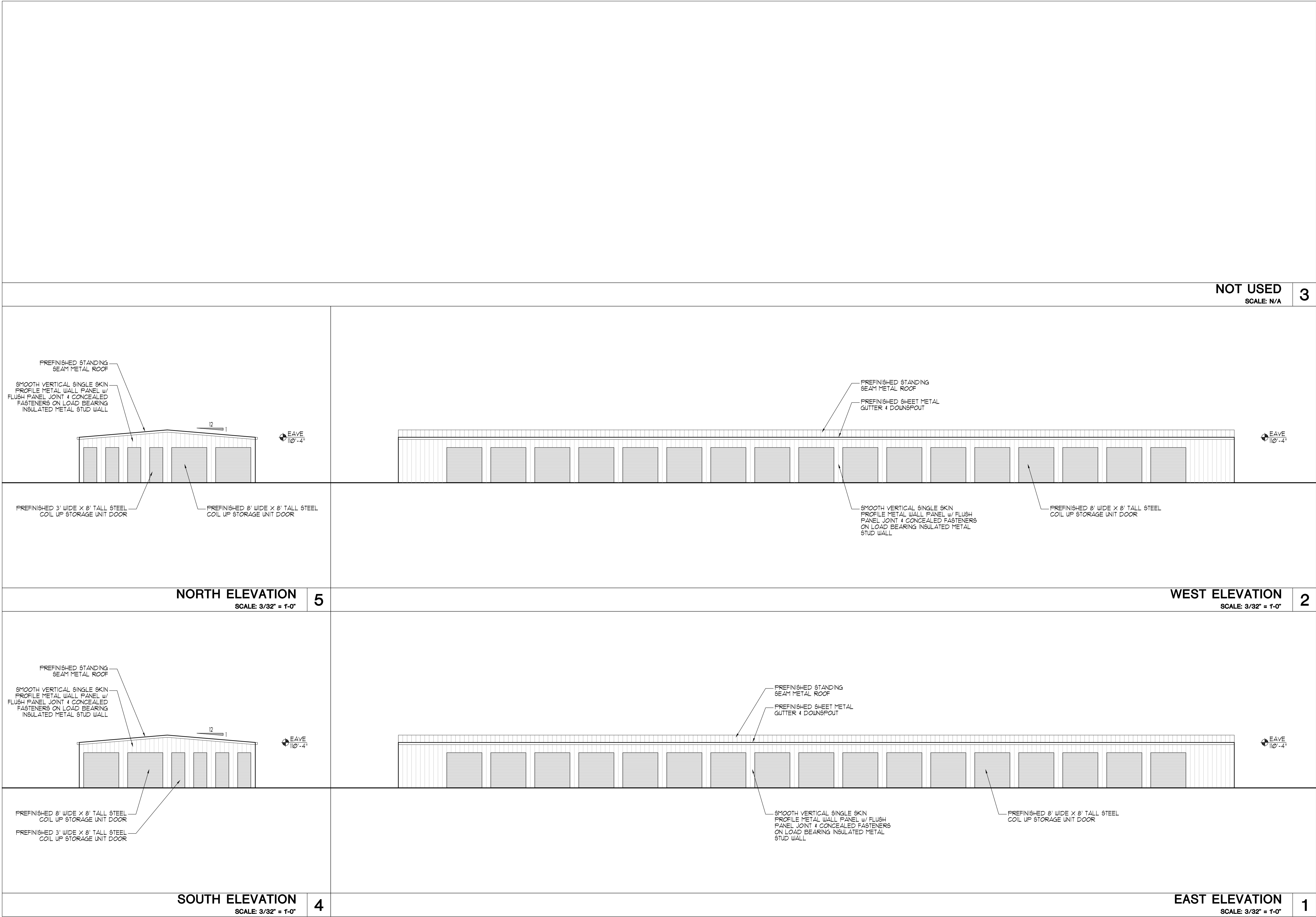
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 <p> PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1780 Fax (414) 302-1781 </p>	College Ave Self-Storage & Outlot Redevelopment 2400 W. College Ave. Appleton, WI	
	REV. #	REV. DATE
Drawing Title: ELEVATIONS (BLDG TYPE B)		<div style="border: 1px solid black; padding: 2px; width: fit-content;"> THIS BOX IS $1\frac{1}{2}'' \times 1\frac{1}{2}''$ </div>
Date:	01.25.16	
Scale:	NOTED	
Drawn:	RTL	
Job:		
Sheet:	<div style="font-size: 2em; font-weight: bold;">A2.2</div>	

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Job:

Sheet: A2.3



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Tel (414) 302-1750 Fax (414) 302-1751

Drawing Title:

ELEVATIONS (BLDG TYPE C)

College Ave Self-Storage & Outlot Redevelopment

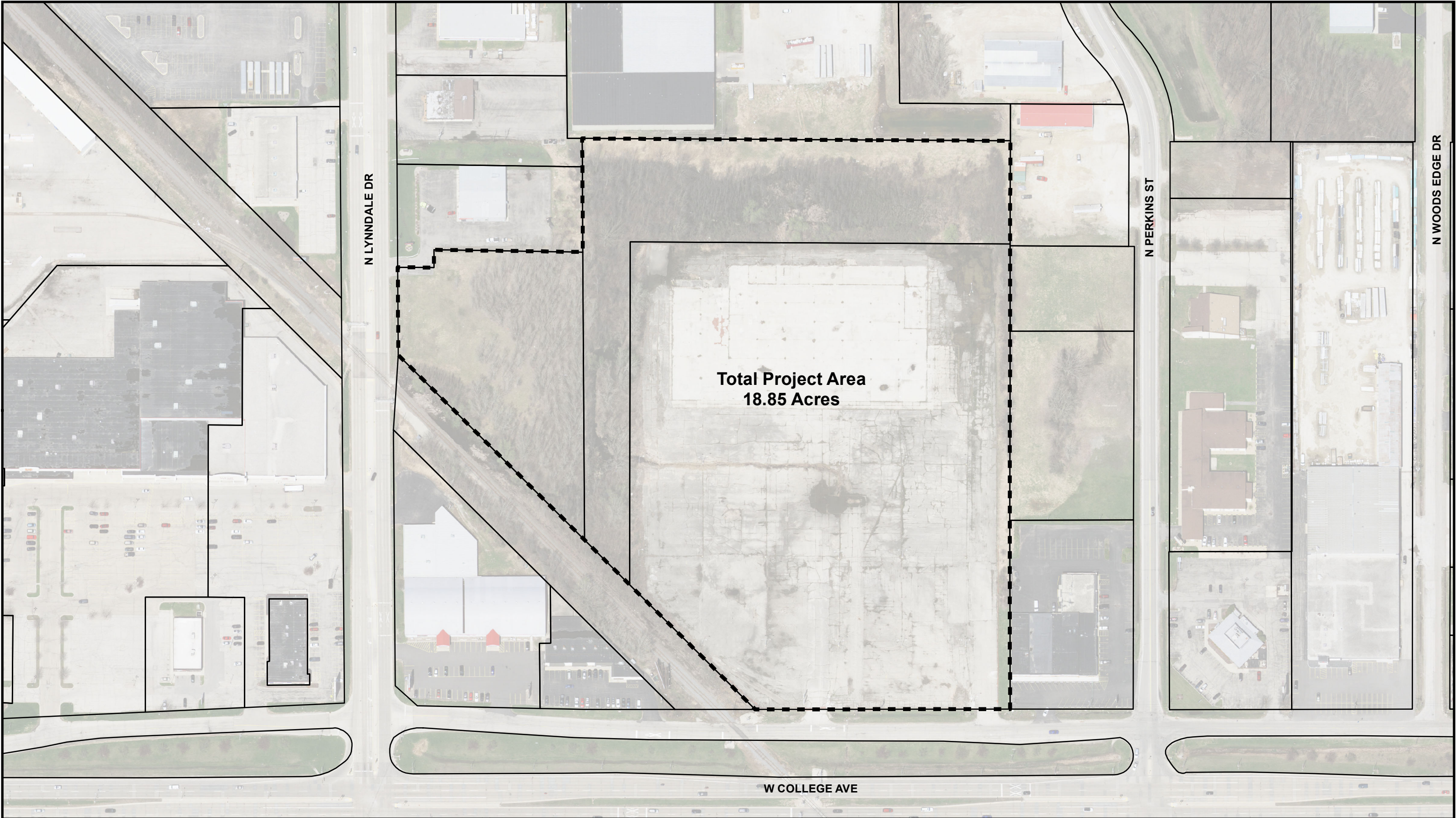
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Project Area - Exhibit 2 College Ave Self-Storage & Outlot Redevelopment 2400 W. College Ave City of Appleton, Outagamie County, WI	DATE: 3/23/2018	Legend Total Project Area (18.85 Acres) Parcels	 N 0 80 160 Feet	Source: Robert E. Lee & Associates, Inc. ESRI, Outagamie County <small>Disclaimer: Robert E. Lee & Associates, Inc. makes every effort to ensure this map is free of errors but does not warrant the map or its features are either spatially or temporally accurate or fit for a particular use. Robert E. Lee & Associates, Inc., provides this map without any warranty of any kind whatsoever, either expressed or implied.</small>	 Robert E. Lee & Associates, Inc. Engineering, Surveying and Environmental Services 1250 Centennial Centre Boulevard, Hobart, WI 54155 Phone: (920) 662-9641 FAX: (920) 662-9141 www.releeinc.com
	JOB: 15712003				
	DRAWN: PFO				

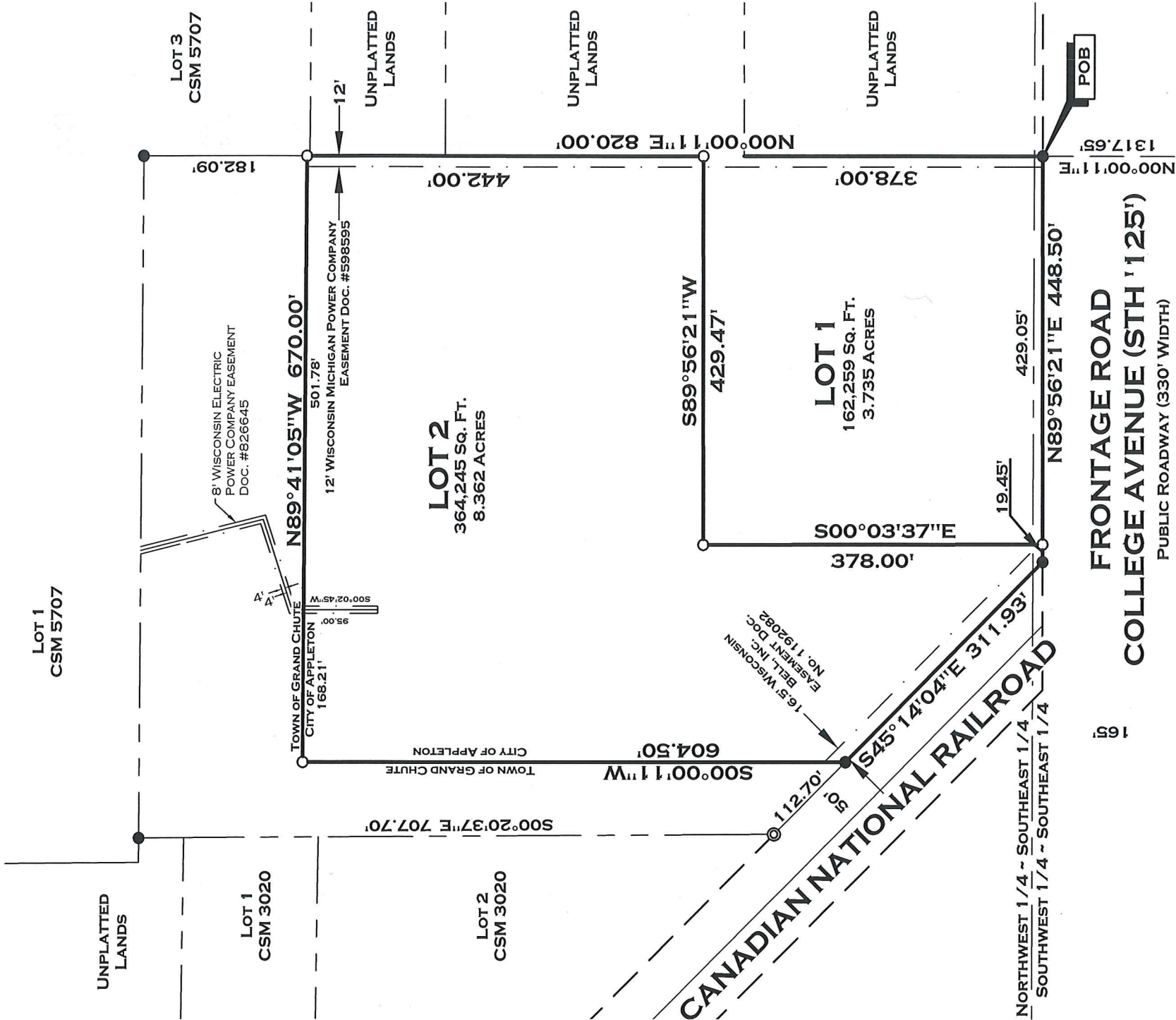
CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

RECEIVED

MAR 27 2018

CITY OF APPLETON
COMMUNITY/ECON DEVELOPMENT



SCALE: 1" = 150'

0' 75' 150' 300'
BEARINGS ARE REFERENCED TO THE
SOUTH LINE OF THE SOUTHEAST 1/4 OF
SECTION 28 WHICH BEARS N89°57'29"E.

LEGEND

- EXISTING 5/8" IRON ROD
- EXISTING 1" IRON PIPE
- SET 1" X 18" IRON PIPE WITH CAP
WEIGHING 1.38 LBS./LIN. FT.
- RECORDED COUNTY MONUMENT

1113.58' 1502.69'
N89°57'29"E 2616.27'

SOUTH 1/4 CORNER
SECTION 28
SURVEY MARKER NAIL

SOUTHWEST CORNER
SECTION 28
MAG NAIL



ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155
PHONE: (920) 662-9641
FAX: (920) 662-9141
INTERNET: WWW.RELEEINC.COM

PLAN OF OPERATION AND LOCATIONAL INFORMATION

Business Information:

Name of business: Prime Storage Group

Years in operation: 9+

Type of proposed establishment (detailed explanation of business):

Mixed commercial development with retail-oriented
business on front 3.8 acres and climate controlled
personal/business storage facility on rear

Proposed Hours of Operation: Gates secure 24/7. Tenants have card access to gates
24 hours

Day	From	To
Week Day	office 8:00 AM	6:00 PM
Friday	office 8:00 AM	6:00 PM
Saturday	office 8:00 AM	6:00 PM
Sunday	office 8:00 AM	6:00 PM

Building Capacity and Area:

Maximum number of persons permitted to occupy the building or tenant space as determined by the International Building Code (IBC) or the International Fire Code (IFC), whichever is more restrictive: 642 persons

Gross floor area of the existing building(s):

0

Gross floor area of the proposed building(s):

174,841 SF

Identify location, number, capacity and flammable liquid materials stored in storage tanks or containers:

Flammable liquid materials are prohibited.

Describe any potential smoke, odors emanating from the proposed use and plans to control them:

None

Describe Any Potential Noise Emanating From the Proposed Use:

Describe the noise levels anticipated from all mechanical equipment:

Minimal HVAC unit noise. No impact on neighboring properties.

How will the noise be controlled?

N/A

Outdoor Lighting:

Type: LED pole mounted heads and LED wall-packs. Full cut-off fixtures

Location: Per proposed plan. Final photometric plan to be submitted at final site plan review.

Off-Street Parking:

Number of spaces existing: 0

Number of spaces proposed: 10 for office + adequate parking in front of storage units for loading/unloading.

Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Existing street access is adequate for proposed use.

Outdoor Uses:

Type, location, size of outdoor storage area(s) of business property, goods, or merchandise not intended for customer viewing or immediate sale:

None

Type and height of screening of plantings/fencing/gating for outdoor storage area(s):

N/A

Type, location, size of outdoor display area(s) of merchandise for sale:

None

Number of Employees:

Number of existing employees: 0

Number of proposed employees: 3

Number of employees scheduled to work on the largest shift: 3

Prime Storage Facility
Special Use Permit

Findings of Fact

NARRATIVE FROM APPLICANT ONLY
ON THIS ENTIRE PAGE

1. **Zoning.** The proposed use conforms to the underlying zone district purpose and development standards and is in harmony with the general purpose and intent of the Appleton Zoning Ordinance.

The parcel is zoned C-2, General Commercial District. The proposed "personal storage facility" requires a Special Use Permit. The proposed development will comply with the bulk requirements of the underlying zoning district including minimum lot area, lot coverage, setbacks and height requirements. The final site design will comply with the City's detailed landscaping requirements.

The proposed use requires one parking space per 5 storage units. Based on this requirement, the proposed facility would require approximately 164 parking spaces. The intent of the design is to accommodate the required parking spaces in a combination of traditional perpendicular parking (e.g. 18 spaces in front of the 2-story building) as well as parallel parking along the perimeter of each storage building. Customers typically parking proximate to their storage unit, either in front of the unit door, or near an access door leading to an interior hallway. Based on the available frontages along building perimeters, the site accommodates approximately 220 parking spaces. These spaces will be striped and shown on the final site plan.

2. **Plans.** The proposed use conforms to the 2010-2030 Comprehensive Plan, any applicable urban design or other plan officially adopted by Common Council.

The proposed facility is consistent with the land use and economic development objectives of the 2016 Comprehensive Plan. The property is located on the far west end of the portion of College Avenue that is within the City of Appleton boundaries. The entire west end of College Avenue is planned for "Commercial" reflecting the predominant land use of the area.

The proposed plan for the property includes a mixed commercial development with approximately 3.8 acres of retail/commercial space fronting College Avenue and climate controlled business/personal storage on the remaining property. The personal storage most visible from College Avenue will be retail in character, with a front office/retail operation fronting College Avenue within a two-story fully enclosed climate controlled building with no exterior doors visible from the street. It is important to note that unlike a typical "mini storage" facility catering to personal storage only, the proposed facility will serve local businesses with "back of house" document and dry warehouse storage as well. This is a trend in the climate controlled storage market. Businesses seek out less expensive climate controlled storage that is close to their retail space, but not part of it (e.g. eliminating the use of high rent retail space for

*NARRATIVE FROM APPLICANT ONLY
ON THIS ENTIRE PAGE*

storing paper products, etc.). Thus, the proposed facility will play an important "service commercial" role in the College Avenue commercial corridor.

Further, an analysis of West College Avenue in Chapter 9: Economic Development (page 143), specifically identifies the "large number of vacancies" along the corridor and a "weak demand for commercial space," making it advisable to consider alternative uses along parts of the corridor that would enhance the corridor and entrance into the city. While the plan suggests high density residential and office as potential alternative uses, the nature of this particular site is not conducive to residential development given the industrial character of the surrounding land uses. There is also no market demand for speculative office space. Thus, a commercially-oriented storage facility is an appropriate "market logical" alternative use for this deep and poorly visible site.

Finally, the proposed facility is consistent with the **TIF #10 Project Plan**. The site is specifically identified as "Development Area #3," characterized as a blighted, vacant parcel that has "negatively impacted other properties, is not aesthetically pleasing and needs to be redeveloped to enhance the overall area and provide a positive impression for those traveling this corridor." The proposed project is consistent with the Project Plan's recommendations for development in the corridor, specifically:

1. **Support brownfield remediation to the highest possible clean up standard.** The proposal will include necessary remediation to bring the site to a commercial environmental clean-up standard.
2. **Improve public access to the redevelopment sites.** The proposed master plan for the parcel reflects the City's desire to eliminate the College Avenue frontage road over time. In addition, the proposal seeks to include cross parcel access with the neighboring property located at 2310 W. College Avenue.
3. **Eliminate and/or reduce the substandard conditions and underutilization factors that have inhibited investments in these properties.** The proposed storage use will stabilize the property and provide framework improvements (e.g. bringing the proposed retail portion of the property to a commercially "presentable" state with paved access, grading and basic landscaping). The intent is to leverage the investment in the proposed storage use to facilitate the desired retail frontage on the property. The developer has had numerous discussions with the City regarding the development alternatives for the front 3.8 acres of the property.
4. **Stimulate rehabilitation and redevelopment of the Development Areas through private investment.** The proposed storage use will add significant increment to the TID through the significant investment of private funds.
5. **Expand opportunities for new commercial development which will support and encourage major development activities.** The proposed storage use supports the larger College Avenue

*NARRATIVE FROM APPLICANT ONLY
ON THIS ENTIRE PAGE*

commercial corridor by providing climate controlled "back room" document and dry good storage. A significant target audience for the facility is local businesses needing climate controlled storage space.

A final note as it relates to the TID plan, the proposed development will not jeopardize the target retail use percentage per Section 66.1105(5)(b), currently projected at 57% (the reporting guideline minimum is 35%).

In conclusion, the proposed use conforms to the 2010-2030 Comprehensive Plan and supports the objectives of the TIF #10 Project Plan.

3. **Traffic.** Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets.

The proposed master development plan includes two means of access to the site: primary access provided via a consolidated access point to the College Avenue frontage road and secondary access via an access easement north of the 2310 W. College Avenue property. It should be noted that this easement has not been secured as of the date of this submittal. The proposed use will not have an appreciable traffic impact on the surrounding street network.

4. **Landscaping and Screening.** Appropriate landscaping and screening has been or will be provided to protect adjacent uses or properties from light, noise and other visual impacts that are associated with the proposed use as established in Section 23-172(g). Perimeter parking lot and loading landscaping and Section 23-601, Landscaping and Screening Standards.

Appropriate landscaping and visual buffering will be provided to adequately protect adjacent uses from the proposed storage use. A heavy landscape buffer and opaque wall will screen the proposed use from College Avenue. Final plans will conform the City's landscaping and screening standards.

5. **Neighborhood Compatibility.** The proposed use is compatible with the predominant or prevailing land use of the neighborhood surrounding the proposed development.

The surrounding neighborhood consists of a mix of small-scale, mixed commercial buildings of relatively poor visual character. The east and west sides of the property are vacant and/or wetlands. The neighborhood to the north (along W. Packard St.) is industrial in nature.

The site has been vacant for years and has been identified in the City's plans as "blighted." The proposed storage facility and future commercial uses will significantly improve the visual character of the property and provide a positive economic impact on surrounding property values. A new, high quality, well landscaped climate controlled storage facility and associated retail/office use will provide a catalyst for future commercial development on the 3.8 acre outlot and a positive stimulus to the College Avenue commercial corridor.

NARRATIVE FROM APPLICANT ONLY
ON THIS ENTIRE PAGE

6. **Services.** Adequate facilities, access roads, drainage and/or necessary services have been or will be provided.

The proposed master plan includes plans for adequate facilities, service roads and storm water management. The developer has secured a contract to buy the neighboring property on Lynndale Avenue (Tax Key: 101115901) to accommodate storm water for the proposed master development. It is the intention of the developer to construct adequate storm water facilities for the entire development during the first phase (construction of storage facility). The off site storm water concept was suggested by City officials to minimize the amount of commercial property used for this purpose. This allows the developer to maximize utilization of the City of Appleton property for commercial purposes. Full storm water calculations and grading plans will be submitted at the time of site plan review.



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Meeting Date: April 10, 2018

Common Council Public Hearing Meeting Date: May 16, 2018 (Public Hearing on Comprehensive Plan Amendment and Rezoning)

Items: City of Appleton *Comprehensive Plan 2010-2030* Future Land Use Map Amendment #1-18 and Rezoning #4-18

Case Manager: Jessica Titel

GENERAL INFORMATION

Owner: City of Appleton

Applicant: Appleton City Plan Commission

Address/Parcel: East Richard Street - Leona Pond (Tax Id #31-1-5244-00, formerly part of Town of Grand Chute Tax Id #102009900)

Petitioner's Request: To assign a permanent zoning classification to newly annexed property, pursuant to Section 23-65(e) of the Municipal Code, from temporary AG Agricultural District, C-2 General Commercial District, R-1A Single-Family District and R-2 Two-Family District to a permanent zoning classification of P-I Public/Institutional District. A portion of the adjacent Ballard Road and Richard Street right-of-way, currently zoned C-2 General Commercial District, R-1A Single-Family District and R-2 Two-Family District, is also included in this request. The request is being made to facilitate construction of a City-owned stormwater management facility.

In conjunction with this request, the applicant is also requesting to amend the City's *Comprehensive Plan 2010-2030* Future Land Use Map from Business/Industrial and One and Two-Family Residential designation to Public/Institutional designation for the subject parcel.

BACKGROUND

On April 4, 2018, Common Council adopted Ordinance 37-18, to annex the subject area from the Town of Grand Chute to the City of Appleton. The property was officially annexed to the City on April 10, 2018 at 12:01 a.m. During review of the Leona Pond Annexation, the Plan Commission initiated a rezoning for the subject property from Temporary AG Agricultural District, C-2 General Commercial District, R-1A Single-Family District and R-2 Two-Family District to a permanent zoning classification of P-I Public/Institutional District.

The Plan Commission also initiated an amendment to the City's *Comprehensive Plan 2010-2030* Future Land Use Map from Business/Industrial and One and Two-Family Residential designation to Public/Institutional designation for the subject parcel.

STAFF ANALYSIS

Procedural Findings: When a *Comprehensive Plan 2010-2030* Future Land Use Map Amendment and Rezoning application are required for the same development project, the respective staff reports are consolidated together as one.

Existing Site Conditions: The subject parcel is approximately 11.3366 acres in size and located east of North Leona Street and north of East Wisconsin Avenue. East Richard Street dead ends at the subject parcel. Currently, the parcel is undeveloped.

Surrounding Zoning Classification and Land Uses:

North: M-2 General Industrial District. The adjacent land uses to the north are currently industrial.

South: Town of Grand Chute. The adjacent land use to the south are currently undeveloped and single-family residential.

East: Town of Grand Chute. The adjacent land uses to the east are currently undeveloped.

West: R-1A Single-Family District and R-2 Two-Family District. The adjacent land uses to the west are single-family residential.

Proposed Future Land Use Designation: Amendments to the Comprehensive Plan are sometimes triggered by technical corrections to omissions or errors, specific development proposals, or changing circumstances in the City. In this case, a specific City construction project for a stormwater management facility on this parcel is necessitating the change to Public/Institutional designation. The proposed use of the property is consistent with the Public/Institutional Future Land Use designation.

The *Comprehensive Plan 2010-2030* does not identify specific locations for future public/institutional uses. However, Chapter 10 states that while public or institutional uses may be located on land designated for any use, certain criteria should guide site selection. At a minimum, the City should consider:

- Compatibility with existing or planned land uses in the area. *The proposed use of the property as a City-owned stormwater facility is consistent with the Public/Institutional Future Land Use designation.*
- Traffic or other impacts and the need for utilities. *The subject area is served by existing infrastructure, and the proposed Public/Institutional designation should not have a significant impact on traffic.*
- Scale of the proposed use (buildings, etc.) in comparison to existing or planned neighboring uses. *The Future Land Use Map Amendment request is being made to accommodate a stormwater management facility. No buildings or structures are proposed at this time.*
- Whether the proposed location may be better suited to other uses (such as commercial or employment-related) that may be needed to serve the neighborhood or provide a proportionally greater benefit to the community as a whole. *The Future Land Use Map Amendment request is being made to serve a stormwater management need for this area.*

Comprehensive Plan 2010-2030 Goals and Objectives: The *Comprehensive Plan 2010-2030* and Future Land Use Map are intended to guide City growth and development in an organized, efficient manner. The Plan addresses a range of topics related to land use, housing and neighborhoods, economic development, transportation, utilities and community facilities, and more. Evaluating the proposed amendment for consistency with relevant goals, objectives, and policies is necessary in determining if changes to the Future Land Use Map are appropriate. The proposed amendment appears to be consistent with the following excerpts from the City's *Comprehensive Plan 2010-2030*.

Goal 5 – Utilities and Community Services

Appleton will provide excellent public utility and community services at a reasonable cost, and will work with private utility companies to ensure quality service delivery.

OBJECTIVE 7.5: Implement effective stormwater management practices.

Policy 7.5.1 Continue to implement the City's Surface Water Management Plan and its WPDES Municipal Separate Storm Sewer System (MS-4) permit from the Wisconsin Department of Natural Resources.

OBJECTIVE 10.1 Land Use:

Provide an adequate supply of suitable land meeting the demand for development of various land uses.

Policy 10.1.1 Adopt, and as necessary, amend the Future Land Use Map in the Comprehensive Plan.

Proposed Zoning Classification: The P-I Public/Institutional District is intended to provide for public and institutional uses and buildings, utilized by the community, and to provide open space standards where necessary for the protection of adjacent residential properties. The development standards for the P-I District are listed below:

- 1) **Minimum lot area.** None.
- 2) **Maximum lot coverage.** Seventy percent (70%).
- 3) **Minimum lot width.** None.
- 4) **Minimum front yard.** Twenty (20) feet plus an additional one (1) foot for each two (2) feet that the building or structure exceeds thirty-five (35) feet in height.
- 5) **Minimum rear yard.** Twenty (20) feet plus an additional one (1) foot for each two (2) feet that the building or structure exceeds thirty-five (35) feet in height.
- 6) **Minimum side yard.** Twenty (20) feet plus an additional one (1) foot for each two (2) feet that the building or structure exceeds thirty-five (35) feet in height.
- 7) **Maximum building height.** Sixty (60) feet.

Zoning Ordinance Review Criteria: Per Section 23-65(e) of the Municipal Code, a temporary zoning classification is assigned to newly annexed territory, with permanent zoning taking place following the annexation process. All territory annexed to the City is assigned a zoning classification as recommended by Plan Commission. The Plan Commission shall consider the following criteria in selection of an appropriate zoning district for the annexed land:

- The existing land uses within the territory to be annexed;
- The surrounding land uses that exist on adjacent properties regardless of municipal boundary lines;
- The Comprehensive Plan of the City.

In this case, the Plan Commission initiated a rezoning for the subject property, from temporary AG Agricultural District, C-2 General Commercial District, R-1A Single-Family District and R-2 Two-Family District to a permanent zoning classification of P-I Public/Institutional District. A portion of the adjacent Ballard Road and Richard Street right-of-way, currently zoned C-2 General Commercial District, R-1A Single-Family District and R-2 Two-Family District, is also included this request. A rezoning initiated directly by Plan Commission is processed in accordance with Section 23-65(d), Zoning Map Amendments, which includes review and action by the Common Council. If approved, any future development would need to conform to the P-I District zoning regulations listed above and other sections of the Zoning Ordinance.

The Plan Commission also initiated an amendment to the City's *Comprehensive Plan 2010-2030* Future Land Use Map from Business/Industrial and One and Two-Family Residential designation to Public/Institutional designation for the subject parcel. This Future Land Use designation is consistent with the proposed P-I Zoning District.

Standards for Zoning Map Amendments: Per Section 23-65(d)(3) of the Municipal Code, all recommendations for Official Zoning Map amendments shall be consistent with the adopted plans, goals, and policies of the City and with the intent of the Zoning Ordinance. Related excerpts are listed below.

- a. Prior to making a recommendation on a proposed rezoning, the Plan Commission shall make a finding to determine if the following conditions exist. No rezoning of land shall be approved prior to finding at least one of the following:
 1. The request for a zone change is in conformance with the Comprehensive Plan for the City of Appleton. *If Future Land Use Map Amendment #1-18 is approved, to identify this area for future public/institutional uses, the rezoning request will be in conformance with the Comprehensive Plan 2010-2030.*
 2. A study submitted by the applicant that indicates that there has been an increase in the demand for land in the requested zoning district, and as a result, the supply of land within the City mapped as such on the Official Zoning Map, is inadequate to meet the demands for such development.
 3. Proposed amendments cannot be accommodated by sites already zoned in the City due to lack of transportation, utilities or other development constraints, or the market to be served by the proposed use cannot be effectively served by the location of the existing zoning district(s).

4. There is an error in the code text or zoning map as enacted.
- b. In addition to the findings required to be made by subsection (a), findings shall be made by the Plan Commission on each of the following matters based on the evidence presented:
 1. The adequacy of public facilities such as transportation, utilities and other required public services to serve the proposed site. *The subject area is served by existing infrastructure, and the transportation network should be able to accommodate the proposed rezoning. The land is being proposed to be used as a stormwater management facility.*
 2. The effect of the proposed rezoning on surrounding uses. *Single-family residential uses are located to the west of the subject site and business/industrial uses are located north of the site. Properties to the east and south of the subject area consist of vacant, undeveloped land. Therefore, the proposed rezoning request is unlikely to create adverse impacts in the surrounding neighborhood.*

Review Criteria: Based upon the above analysis, it would appear the criteria established by Section 23-65(d)(3) Zoning Amendments has been satisfied.

Technical Review Group (TRG) Report: This item was discussed at the January 23, 2018 Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

Based upon the above analysis, staff recommends the proposed City of Appleton *Comprehensive Plan 2010-2030* Future Land Use Map Amendment #1-18 from Business/Industrial and One and Two-Family Residential designation to Public/Institutional designation and attached resolution, **BE APPROVED**; and

Staff recommends, based upon the standards for zoning map amendments as required by Section 23-65(d)(3) of the Zoning Ordinance, that Rezoning Application #4-18 to rezone the subject parcel located at East Richard Street (Tax Id # 31-1-5244-00, formerly part of Town of Grand Chute Tax Id #102009900) from Temporary AG Agricultural District, C-2 General Commercial District, R-1A Single-Family District and R-2 Two-Family District to a permanent zoning classification of P-I Public/Institutional District, including to the centerline of the adjacent right-of-way and as shown on the attached map, **BE APPROVED**.

NOTE: If approved, Rezoning #4-18 will be reported out at the same Common Council meeting as the proposed Comprehensive Plan Amendment #1-18 to accurately reflect the change in future land use from Business/Industrial and One and Two-Family Residential designation to Public/Institutional designation.

**RESOLUTION
CITY OF APPLETON**

**ADOPTION OF THE RECOMMENDED AMENDMENT TO THE COMPREHENSIVE
PLAN AS PREPARED BY THE CITY OF APPLETON PLAN COMMISSION**

WHEREAS, the Common Council of the City of Appleton pursuant to Section 62.23 of the Wisconsin Statutes, has established a City Plan Commission; and

WHEREAS, on March 3, 2010, the Common Council adopted the City of Appleton Comprehensive Plan to promote public health, safety and welfare of the City by effectively guiding long-range growth and development within the city and its statutory extraterritorial planning jurisdiction; and

WHEREAS, Chapter 12: Implementation, Comprehensive Plan Update Procedures, of the Comprehensive Plan was created in the City of Appleton Code of Ordinances to provide procedures and criteria for amending and updating the City of Appleton Comprehensive Plan; and

WHEREAS, members of the public were invited to make comments at a meeting held on April 10, 2018, by the City Plan Commission, wherein the following Comprehensive Plan amendment (Amendment #1-18) herein adopted were reviewed and commented upon by members of the public; and

WHEREAS, the City of Appleton Plan Commission has reviewed the recommended amendment to the Comprehensive Plan Future Land Use Map at a meeting held on April 10, 2018; and

WHEREAS, the City of Appleton Plan Commission reviewed the following Comprehensive Plan Amendments, found these amendments to meet the criteria outlined in Chapter 12: Implementation, Comprehensive Plan Update Procedures, warranting inclusion in this resolution:

1. Having been filed with the City Clerk by the City of Appleton Community and Economic Development Department requesting a Comprehensive Plan Future Land Use Map Amendment to change future land use designations for specified property on the Future Land Use Map from (Business/Industrial and One and Two-Family Residential Use) to (Public/Institutional Use).

WHEREAS, members of the public, adjacent and nearby local governmental units will be given a 30-day review and comment period prior to the public hearing, which will be conducted by the Common Council for the Comprehensive Plan proposed amendment; and

WHEREAS, after said public hearing, the Common Council will decide whether to adopt by ordinance the proposed amendments to the Comprehensive Plan; and

WHEREAS, the Comprehensive Plan may be used as the basis for, among other things, updating the zoning ordinance, accomplishing extra-territorial zoning and as a guide for approving or disapproving actions affecting growth and development within the jurisdiction of the City of Appleton; and

WHEREAS, this Comprehensive Plan may from time to time be amended, extended, or added to in greater detail; and

NOW, THEREFORE, BE IT RESOLVED, by the City of Appleton Plan Commission that the recommended Comprehensive Plan amendments are hereby adopted as a part of the City of Appleton Comprehensive Plan 2010-2030 pursuant to §66.1001(4), Wis. Stats. and that the Plan Commission recommends said Comprehensive Plan amendments to the City of Appleton Common Council for adoption by ordinance, after a 30-day public review and comment period and public hearing.

Adopted this _____ day of _____, 2018.

Timothy M. Hanna, Mayor

ATTEST:

Kami Lynch, City Clerk

Leona Pond Annexation
Rezoning
Temporary AG Agricultural District, C-2 General Commercial District,
R-1A Single Family District and R-2 Two-Family District
to P-I Public Institutional District



City Plan Commission
4-10-18

The map displays a section of the City of Milwaukee, Wisconsin, with the Milwaukee River flowing through it. A specific parcel is highlighted in yellow and labeled "Subject Parcel" with a callout box. This parcel is situated on the east side of the river, between E Pershing St and E Wisconsin Ave, and is bounded by E Kimberly Ave to the east. The map includes a grid of streets, with major thoroughfares like E Wisconsin Ave and W Main St clearly marked. Other streets shown include E Northland Ave, E Pershing St, E Kimberly Ave, E College Ave, W Main St, W North Ave, and W Northland Ave. The Milwaukee River is depicted in blue, winding through the center of the map. A callout box labeled "Subject Parcel" points to the highlighted lot.

Subject Parcel

0 50 100 200 Feet

City Plan Commission
4-10-18

1819



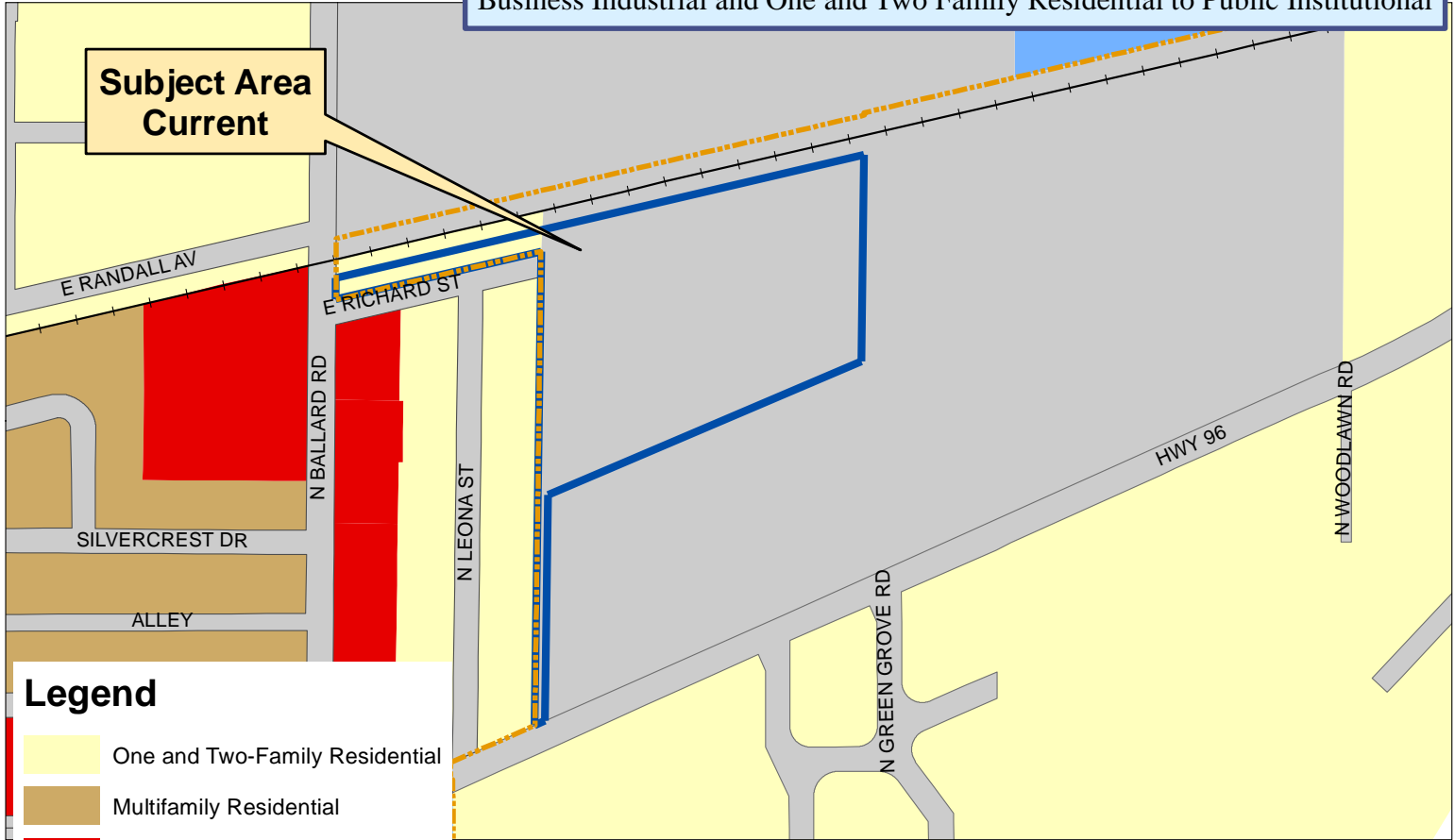
Appleton

0 50 100 200 Feet

N

Future Land Use Map Amendment
Leona Pond
Tax ID102009900
Business Industrial and One and Two Family Residential to Public Institutional

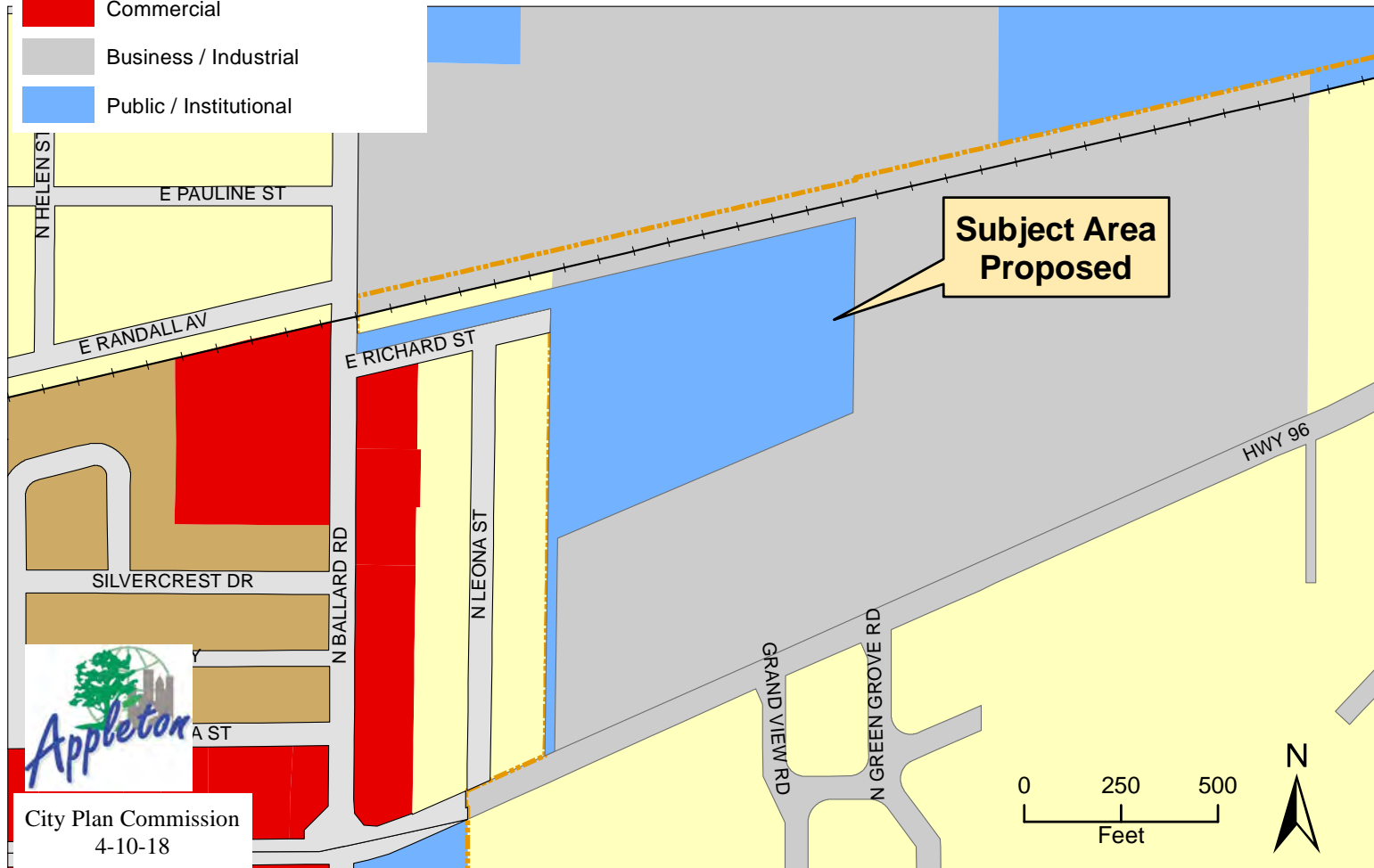
Subject Area
Current



Legend

- One and Two-Family Residential
- Multifamily Residential
- Commercial
- Business / Industrial
- Public / Institutional

Subject Area
Proposed





REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Meeting Date: April 10, 2018

Common Council Public Hearing Meeting Date: May 16, 2018 (Public Hearing on Comprehensive Plan Amendment and Rezoning)

Items: City of Appleton *Comprehensive Plan 2010-2030* Future Land Use Map Amendment #1-18 and Rezoning #4-18

Case Manager: Jessica Titel

GENERAL INFORMATION

Owner: City of Appleton

Applicant: Appleton City Plan Commission

Address/Parcel: East Richard Street - Leona Pond (Tax Id #31-1-5244-00, formerly part of Town of Grand Chute Tax Id #102009900)

Petitioner's Request: To assign a permanent zoning classification to newly annexed property, pursuant to Section 23-65(e) of the Municipal Code, from temporary AG Agricultural District, C-2 General Commercial District, R-1A Single-Family District and R-2 Two-Family District to a permanent zoning classification of P-I Public/Institutional District. A portion of the adjacent Ballard Road and Richard Street right-of-way, currently zoned C-2 General Commercial District, R-1A Single-Family District and R-2 Two-Family District, is also included in this request. The request is being made to facilitate construction of a City-owned stormwater management facility.

In conjunction with this request, the applicant is also requesting to amend the City's *Comprehensive Plan 2010-2030* Future Land Use Map from Business/Industrial and One and Two-Family Residential designation to Public/Institutional designation for the subject parcel.

BACKGROUND

On April 4, 2018, Common Council adopted Ordinance 37-18, to annex the subject area from the Town of Grand Chute to the City of Appleton. The property was officially annexed to the City on April 10, 2018 at 12:01 a.m. During review of the Leona Pond Annexation, the Plan Commission initiated a rezoning for the subject property from Temporary AG Agricultural District, C-2 General Commercial District, R-1A Single-Family District and R-2 Two-Family District to a permanent zoning classification of P-I Public/Institutional District.

The Plan Commission also initiated an amendment to the City's *Comprehensive Plan 2010-2030* Future Land Use Map from Business/Industrial and One and Two-Family Residential designation to Public/Institutional designation for the subject parcel.

STAFF ANALYSIS

Procedural Findings: When a *Comprehensive Plan 2010-2030* Future Land Use Map Amendment and Rezoning application are required for the same development project, the respective staff reports are consolidated together as one.

Existing Site Conditions: The subject parcel is approximately 11.3366 acres in size and located east of North Leona Street and north of East Wisconsin Avenue. East Richard Street dead ends at the subject parcel. Currently, the parcel is undeveloped.

Surrounding Zoning Classification and Land Uses:

North: M-2 General Industrial District. The adjacent land uses to the north are currently industrial.

South: Town of Grand Chute. The adjacent land use to the south are currently undeveloped and single-family residential.

East: Town of Grand Chute. The adjacent land uses to the east are currently undeveloped.

West: R-1A Single-Family District and R-2 Two-Family District. The adjacent land uses to the west are single-family residential.

Proposed Future Land Use Designation: Amendments to the Comprehensive Plan are sometimes triggered by technical corrections to omissions or errors, specific development proposals, or changing circumstances in the City. In this case, a specific City construction project for a stormwater management facility on this parcel is necessitating the change to Public/Institutional designation. The proposed use of the property is consistent with the Public/Institutional Future Land Use designation.

The *Comprehensive Plan 2010-2030* does not identify specific locations for future public/institutional uses. However, Chapter 10 states that while public or institutional uses may be located on land designated for any use, certain criteria should guide site selection. At a minimum, the City should consider:

- Compatibility with existing or planned land uses in the area. *The proposed use of the property as a City-owned stormwater facility is consistent with the Public/Institutional Future Land Use designation.*
- Traffic or other impacts and the need for utilities. *The subject area is served by existing infrastructure, and the proposed Public/Institutional designation should not have a significant impact on traffic.*
- Scale of the proposed use (buildings, etc.) in comparison to existing or planned neighboring uses. *The Future Land Use Map Amendment request is being made to accommodate a stormwater management facility. No buildings or structures are proposed at this time.*
- Whether the proposed location may be better suited to other uses (such as commercial or employment-related) that may be needed to serve the neighborhood or provide a proportionally greater benefit to the community as a whole. *The Future Land Use Map Amendment request is being made to serve a stormwater management need for this area.*

Comprehensive Plan 2010-2030 Goals and Objectives: The *Comprehensive Plan 2010-2030* and Future Land Use Map are intended to guide City growth and development in an organized, efficient manner. The Plan addresses a range of topics related to land use, housing and neighborhoods, economic development, transportation, utilities and community facilities, and more. Evaluating the proposed amendment for consistency with relevant goals, objectives, and policies is necessary in determining if changes to the Future Land Use Map are appropriate. The proposed amendment appears to be consistent with the following excerpts from the City's *Comprehensive Plan 2010-2030*.

Goal 5 – Utilities and Community Services

Appleton will provide excellent public utility and community services at a reasonable cost, and will work with private utility companies to ensure quality service delivery.

OBJECTIVE 7.5: Implement effective stormwater management practices.

Policy 7.5.1 Continue to implement the City's Surface Water Management Plan and its WPDES Municipal Separate Storm Sewer System (MS-4) permit from the Wisconsin Department of Natural Resources.

OBJECTIVE 10.1 Land Use:

Provide an adequate supply of suitable land meeting the demand for development of various land uses.

Policy 10.1.1 Adopt, and as necessary, amend the Future Land Use Map in the Comprehensive Plan.

Proposed Zoning Classification: The P-I Public/Institutional District is intended to provide for public and institutional uses and buildings, utilized by the community, and to provide open space standards where necessary for the protection of adjacent residential properties. The development standards for the P-I District are listed below:

- 1) **Minimum lot area.** None.
- 2) **Maximum lot coverage.** Seventy percent (70%).
- 3) **Minimum lot width.** None.
- 4) **Minimum front yard.** Twenty (20) feet plus an additional one (1) foot for each two (2) feet that the building or structure exceeds thirty-five (35) feet in height.
- 5) **Minimum rear yard.** Twenty (20) feet plus an additional one (1) foot for each two (2) feet that the building or structure exceeds thirty-five (35) feet in height.
- 6) **Minimum side yard.** Twenty (20) feet plus an additional one (1) foot for each two (2) feet that the building or structure exceeds thirty-five (35) feet in height.
- 7) **Maximum building height.** Sixty (60) feet.

Zoning Ordinance Review Criteria: Per Section 23-65(e) of the Municipal Code, a temporary zoning classification is assigned to newly annexed territory, with permanent zoning taking place following the annexation process. All territory annexed to the City is assigned a zoning classification as recommended by Plan Commission. The Plan Commission shall consider the following criteria in selection of an appropriate zoning district for the annexed land:

- The existing land uses within the territory to be annexed;
- The surrounding land uses that exist on adjacent properties regardless of municipal boundary lines;
- The Comprehensive Plan of the City.

In this case, the Plan Commission initiated a rezoning for the subject property, from temporary AG Agricultural District, C-2 General Commercial District, R-1A Single-Family District and R-2 Two-Family District to a permanent zoning classification of P-I Public/Institutional District. A portion of the adjacent Ballard Road and Richard Street right-of-way, currently zoned C-2 General Commercial District, R-1A Single-Family District and R-2 Two-Family District, is also included this request. A rezoning initiated directly by Plan Commission is processed in accordance with Section 23-65(d), Zoning Map Amendments, which includes review and action by the Common Council. If approved, any future development would need to conform to the P-I District zoning regulations listed above and other sections of the Zoning Ordinance.

The Plan Commission also initiated an amendment to the City's *Comprehensive Plan 2010-2030* Future Land Use Map from Business/Industrial and One and Two-Family Residential designation to Public/Institutional designation for the subject parcel. This Future Land Use designation is consistent with the proposed P-I Zoning District.

Standards for Zoning Map Amendments: Per Section 23-65(d)(3) of the Municipal Code, all recommendations for Official Zoning Map amendments shall be consistent with the adopted plans, goals, and policies of the City and with the intent of the Zoning Ordinance. Related excerpts are listed below.

- a. Prior to making a recommendation on a proposed rezoning, the Plan Commission shall make a finding to determine if the following conditions exist. No rezoning of land shall be approved prior to finding at least one of the following:
 1. The request for a zone change is in conformance with the Comprehensive Plan for the City of Appleton. *If Future Land Use Map Amendment #1-18 is approved, to identify this area for future public/institutional uses, the rezoning request will be in conformance with the Comprehensive Plan 2010-2030.*
 2. A study submitted by the applicant that indicates that there has been an increase in the demand for land in the requested zoning district, and as a result, the supply of land within the City mapped as such on the Official Zoning Map, is inadequate to meet the demands for such development.
 3. Proposed amendments cannot be accommodated by sites already zoned in the City due to lack of transportation, utilities or other development constraints, or the market to be served by the proposed use cannot be effectively served by the location of the existing zoning district(s).

Future Land Use Map Amendment #1-18 & Rezoning #4-18

April 10, 2018

Page 5

4. There is an error in the code text or zoning map as enacted.
- b. In addition to the findings required to be made by subsection (a), findings shall be made by the Plan Commission on each of the following matters based on the evidence presented:
 1. The adequacy of public facilities such as transportation, utilities and other required public services to serve the proposed site. *The subject area is served by existing infrastructure, and the transportation network should be able to accommodate the proposed rezoning. The land is being proposed to be used as a stormwater management facility.*
 2. The effect of the proposed rezoning on surrounding uses. *Single-family residential uses are located to the west of the subject site and business/industrial uses are located north of the site. Properties to the east and south of the subject area consist of vacant, undeveloped land. Therefore, the proposed rezoning request is unlikely to create adverse impacts in the surrounding neighborhood.*

Review Criteria: Based upon the above analysis, it would appear the criteria established by Section 23-65(d)(3) Zoning Amendments has been satisfied.

Technical Review Group (TRG) Report: This item was discussed at the January 23, 2018 Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

Based upon the above analysis, staff recommends the proposed City of Appleton *Comprehensive Plan 2010-2030* Future Land Use Map Amendment #1-18 from Business/Industrial and One and Two-Family Residential designation to Public/Institutional designation and attached resolution, **BE APPROVED**; and

Staff recommends, based upon the standards for zoning map amendments as required by Section 23-65(d)(3) of the Zoning Ordinance, that Rezoning Application #4-18 to rezone the subject parcel located at East Richard Street (Tax Id # 31-1-5244-00, formerly part of Town of Grand Chute Tax Id #102009900) from Temporary AG Agricultural District, C-2 General Commercial District, R-1A Single-Family District and R-2 Two-Family District to a permanent zoning classification of P-I Public/Institutional District, including to the centerline of the adjacent right-of-way and as shown on the attached map, **BE APPROVED**.

NOTE: If approved, Rezoning #4-18 will be reported out at the same Common Council meeting as the proposed Comprehensive Plan Amendment #1-18 to accurately reflect the change in future land use from Business/Industrial and One and Two-Family Residential designation to Public/Institutional designation.

**RESOLUTION
CITY OF APPLETON**

**ADOPTION OF THE RECOMMENDED AMENDMENT TO THE COMPREHENSIVE
PLAN AS PREPARED BY THE CITY OF APPLETON PLAN COMMISSION**

WHEREAS, the Common Council of the City of Appleton pursuant to Section 62.23 of the Wisconsin Statutes, has established a City Plan Commission; and

WHEREAS, on March 3, 2010, the Common Council adopted the City of Appleton Comprehensive Plan to promote public health, safety and welfare of the City by effectively guiding long-range growth and development within the city and its statutory extraterritorial planning jurisdiction; and

WHEREAS, Chapter 12: Implementation, Comprehensive Plan Update Procedures, of the Comprehensive Plan was created in the City of Appleton Code of Ordinances to provide procedures and criteria for amending and updating the City of Appleton Comprehensive Plan; and

WHEREAS, members of the public were invited to make comments at a meeting held on April 10, 2018, by the City Plan Commission, wherein the following Comprehensive Plan amendment (Amendment #1-18) herein adopted were reviewed and commented upon by members of the public; and

WHEREAS, the City of Appleton Plan Commission has reviewed the recommended amendment to the Comprehensive Plan Future Land Use Map at a meeting held on April 10, 2018; and

WHEREAS, the City of Appleton Plan Commission reviewed the following Comprehensive Plan Amendments, found these amendments to meet the criteria outlined in Chapter 12: Implementation, Comprehensive Plan Update Procedures, warranting inclusion in this resolution:

1. Having been filed with the City Clerk by the City of Appleton Community and Economic Development Department requesting a Comprehensive Plan Future Land Use Map Amendment to change future land use designations for specified property on the Future Land Use Map from (Business/Industrial and One and Two-Family Residential Use) to (Public/Institutional Use).

WHEREAS, members of the public, adjacent and nearby local governmental units will be given a 30-day review and comment period prior to the public hearing, which will be conducted by the Common Council for the Comprehensive Plan proposed amendment; and

WHEREAS, after said public hearing, the Common Council will decide whether to adopt by ordinance the proposed amendments to the Comprehensive Plan; and

WHEREAS, the Comprehensive Plan may be used as the basis for, among other things, updating the zoning ordinance, accomplishing extra-territorial zoning and as a guide for approving or disapproving actions affecting growth and development within the jurisdiction of the City of Appleton; and

WHEREAS, this Comprehensive Plan may from time to time be amended, extended, or added to in greater detail; and

NOW, THEREFORE, BE IT RESOLVED, by the City of Appleton Plan Commission that the recommended Comprehensive Plan amendments are hereby adopted as a part of the City of Appleton Comprehensive Plan 2010-2030 pursuant to §66.1001(4), Wis. Stats. and that the Plan Commission recommends said Comprehensive Plan amendments to the City of Appleton Common Council for adoption by ordinance, after a 30-day public review and comment period and public hearing.

Adopted this _____ day of _____, 2018.

Timothy M. Hanna, Mayor

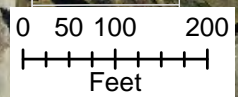
ATTEST:

Kami Lynch, City Clerk

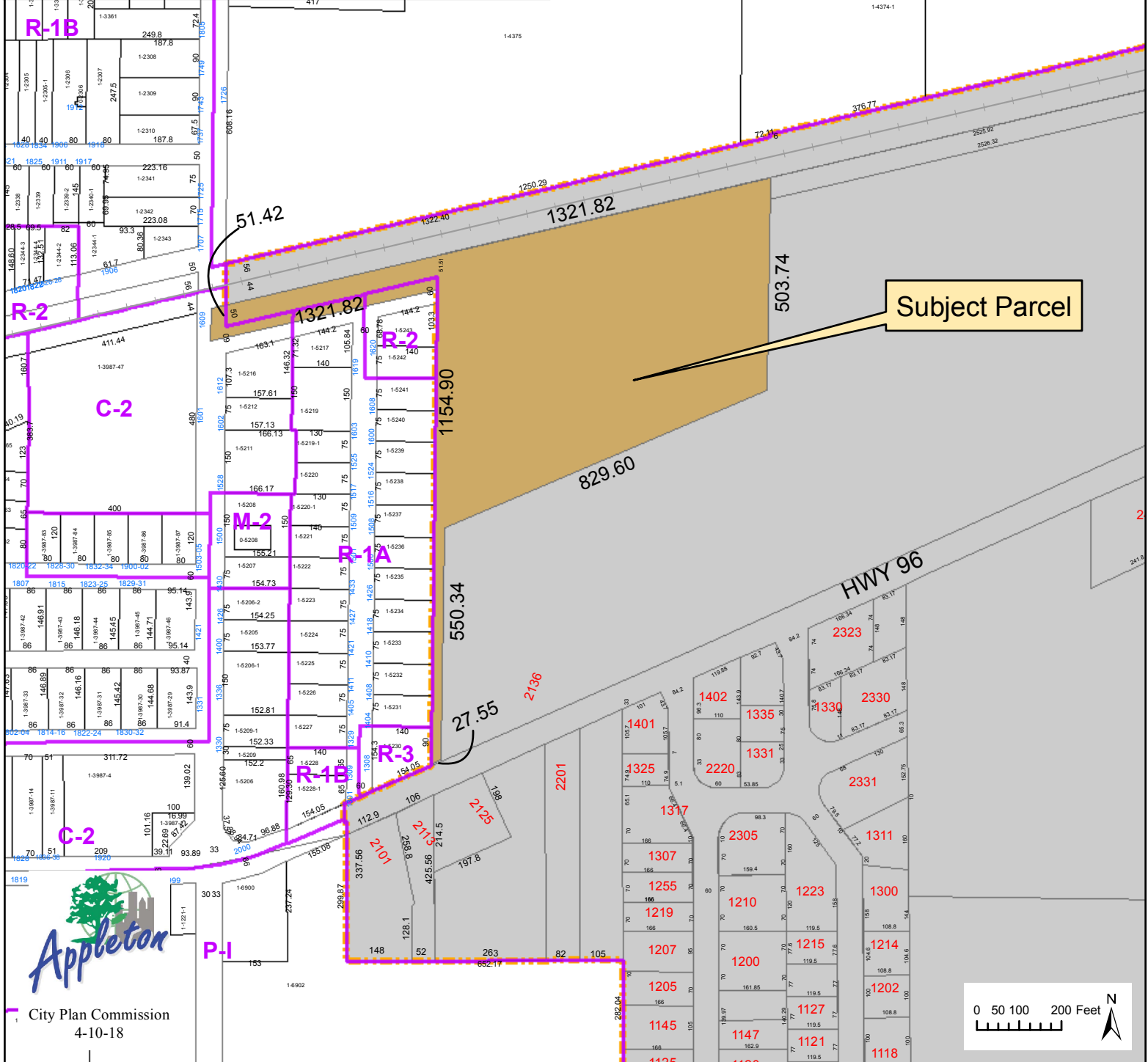
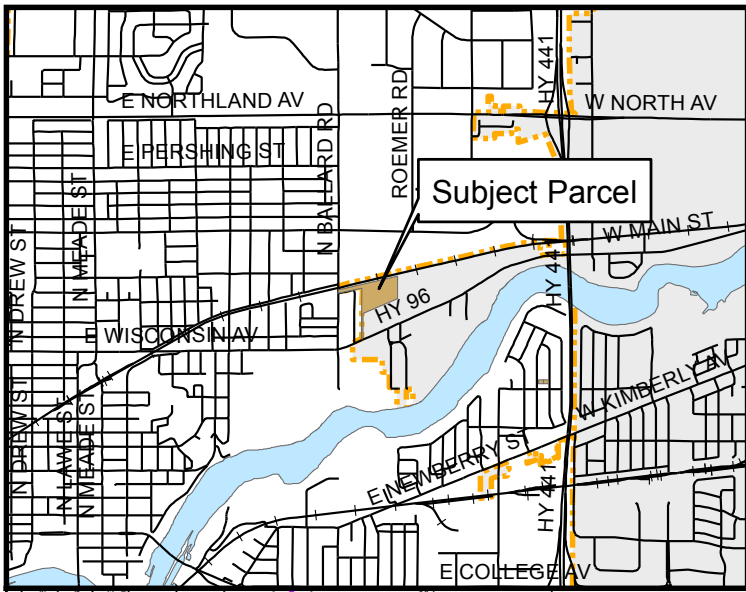
Leona Pond Annexation
Rezoning
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to P-I Public Institutional District



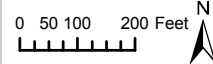
City Plan Commission
4-10-18



Leona Pond Annexation
Rezoning
Temporary AG Agricultural District,
C-2 General Commercial District,
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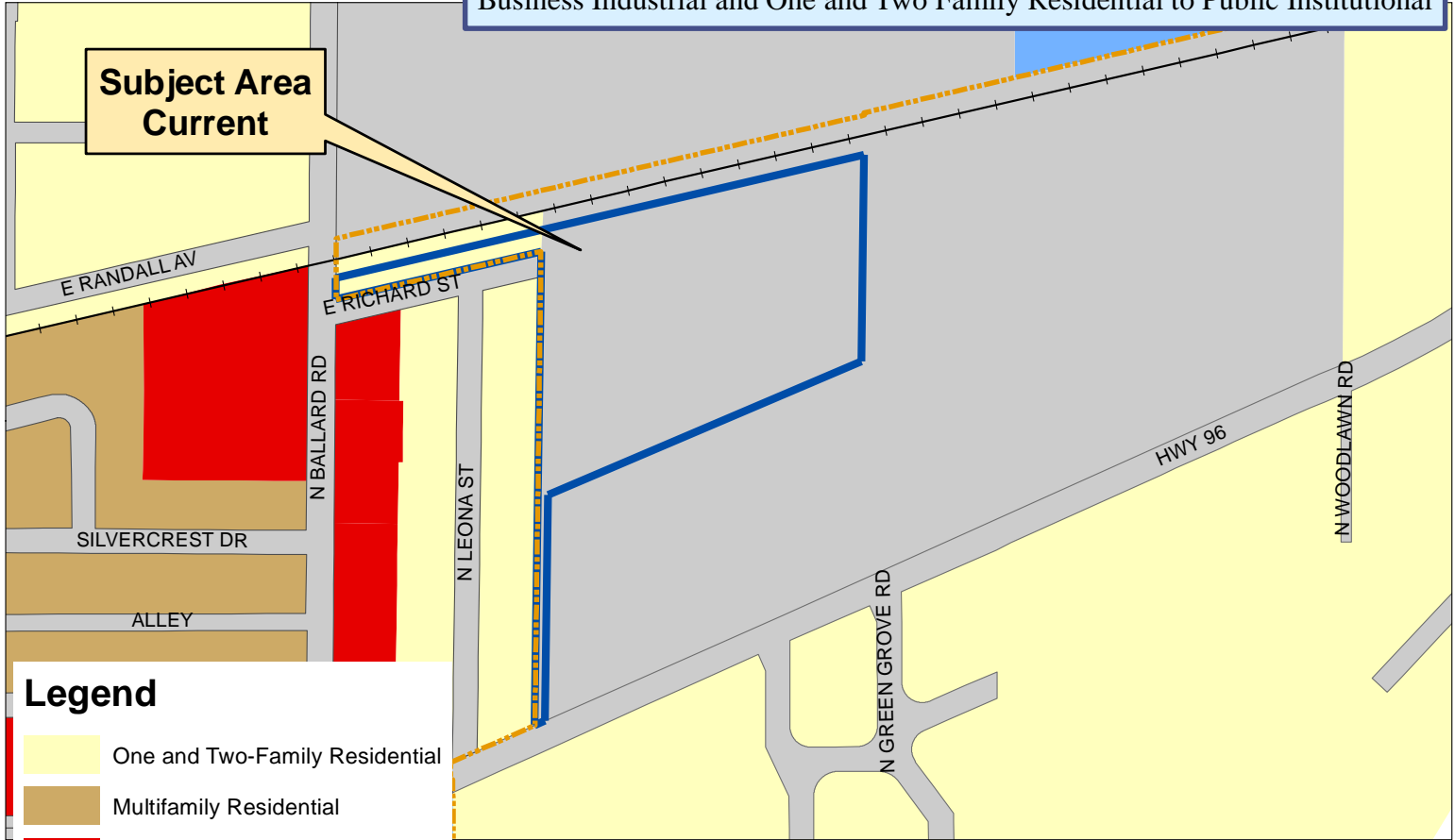


City Plan Commission
4-10-18



Future Land Use Map Amendment
Leona Pond
Tax ID102009900
Business Industrial and One and Two Family Residential to Public Institutional

Subject Area
Current



Legend

- One and Two-Family Residential
- Multifamily Residential
- Commercial
- Business / Industrial
- Public / Institutional

Subject Area
Proposed

