



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, October 23, 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

[18-1502](#) City Plan Minutes from 10-9-18

Attachments: [City Plan Minutes 10-9-18.pdf](#)

4. Public Hearings/Appealances

5. Action Items

[18-1503](#) Request to approve the Randal Leeman, Et al Annexation, located at 5500 North Meade Street currently in the Town of Grand Chute, as shown on the attached maps, subject to the stipulation in the attached staff report

Attachments: [StaffReport_Leeman_Annexation_For10-23-18.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

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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, October 9, 2018

4:00 PM

Council Chambers, 6th Floor

1. Call meeting to order

Meeting called to order at 4:00 p.m.

2. Roll call of membership

Present: 5 - Mayor Hanna, Buetow, Uslabar, Rabec and Lobner

Excused: 1 - Palm

Others present:

Mark Boehlke, Hoffman Planning, Design & Construction Inc.

Andrew Lauer, Riverview Gardens

Jerry & Mary Weyenberg, M & J Weyenberg Properties

Randall Stadtmueller, Atlas Mill, LLC

3. Approval of minutes from previous meeting

[18-1428](#)

City Plan Minutes from 9-11-18

Attachments: [City Plan Minutes 9-11-18.pdf](#)

Lobner moved, seconded by Rabec, that the Minutes be approved. Roll Call.

Motion carried by the following vote:

Aye: 5 - Mayor Hanna, Buetow, Uslabar, Rabec and Lobner

Excused: 1 - Palm

4. Public Hearings/Appearances

[18-1429](#)

Rezoning #10-18 for a parcel on W. Water Street (Tax Id #31-3-1482-00), including the adjacent Fox River, as shown on the attached maps, from M-2 General Industrial District to C-2 General Commercial District (Associated with Action Item #18-1430)

Attachments: [InformalPublicHearingNotice_WaterStreet_Rezoning.pdf](#)

This public hearing was held, and Randy Stadtmueller spoke on the item.

5. Action Items

[18-1431](#)

Request to approve the Apple Ridge Final Plat as shown on the attached maps and subject to the attached conditions

Attachments: [StaffReport_FinalPlat_AppleRidge_10-9-18.pdf](#)

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

Aye: 5 - Mayor Hanna, Buetow, Uslabar, Rabec and Lobner

Excused: 1 - Palm

6. Information Items

[18-1430](#)

Request to approve Rezoning #10-18 for a parcel on W. Water Street (Tax Id #31-3-1482-00), including the adjacent Fox River, as shown on the attached maps, from M-2 General Industrial District to C-2 General Commercial District

Attachments: [StaffReport_AtlasMill_Rezoning_10-9-18.pdf](#)

Proceeds to Council on November 7, 2018.

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

Aye: 5 - Mayor Hanna, Buetow, Uslabar, Rabec and Lobner

Excused: 1 - Palm

[18-1432](#)

Request to approve Minor Amendment to Special Use Permit #5-12 for an urban farm and recreation facility located at 1101 S. Oneida Street (Tax Id #31-4-0922-00 and #31-4-0534-00) as shown on the attached maps and per attached urban farm management plan, to run with the land subject to the conditions in the attached staff report (No Council action required)

Attachments: [StaffReport_RiverviewGardens_SUPMinorAmendment_For10-09-18.pdf](#)

No Council action required.

Lobner moved, seconded by Rabec, that the Report Action Item be approved. Roll Call. Motion carried by the following vote:

Aye: 5 - Mayor Hanna, Buetow, Uslabar, Rabec and Lobner

Excused: 1 - Palm

[18-1448](#)

Neighborhood Program Fall Meeting

Attachments: [NeighborhoodProgramFallMeeting2018_Flyer.pdf](#)

This item was presented.

7. Adjournment

Uslabar moved, seconded by Rabec, that the meeting be adjourned at 4:10 p.m. Roll Call. Motion carried by the following vote:

Aye: 5 - Mayor Hanna, Buetow, Uslabar, Rabec and Lobner

Excused: 1 - Palm



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: October 23, 2018

Common Council Meeting Date: November 7, 2018

Anticipated Date When Annexation is Effective: November 13, 2018
at 12:01 a.m.

Item: 5500 North Meade Street Randal Leeman, Et al Annexation

Prepared By: Don Harp

GENERAL INFORMATION

Owners/Applicants: Joseph Leeman, Sandra Green, Rusel Leeman, Scot Leeman, Jean M. Balck and Randal R. Leeman

Address/Parcel: 5500 North Meade Street (Town of Grand Chute Tax Id. 101002900)

Petitioners' Request: Owners are requesting direct annexation by unanimous approval pursuant to Section 66.0217(2), Wisconsin State Statutes of land currently located in the Town of Grand Chute, Outagamie County.

Purpose for Annexation: To allow the existing single-family residence to be connected to the City water system.

Population of Such Territory: 0

Annexation Area: 0.424 acres m/l

BACKGROUND

On March 16, 1992, the City of Appleton and the Town of Grand Chute agreed to and entered into an Intermunicipal Boundary Agreement pursuant to Section 66.027 and 66.30 of the Wisconsin State Statutes for the purpose of defining and expanding the provision of governmental services, including water and sewer services, by establishing the City's growth area and establishing provisions for annexation of land within the Town of Grand Chute to the City of Appleton.

Before the Common Council approves the annexation ordinance, the City must allow a 20-day statutory review period, which starts on the date when the State Department of Administration receives the annexation application materials and fee from the City. On October 11, 2018, the State Department of Administration received the annexation application materials and fee from the City. This requirement will be satisfied prior to Council taking action on this annexation request at their November 7, 2018 meeting.

STAFF ANALYSIS

The Community and Economic Development Department staff has reviewed the annexation petition and identifies the following:

- The area proposed for annexation is contiguous to the existing City boundary to the south and west.
- Annexation of the site in question is consistent with the Intermunicipal Boundary Agreement with the Town of Grand Chute.
- City water infrastructure to serve the subject property is already installed within the Meade Street right-of-way. Annexation to the City of Appleton would be required before the subject property could connect to the City water.
- Sanitary sewer service is not currently available by the City of Appleton.
- Currently, there is an existing single-family residence located on the subject property.
- The owners are requesting that Plan Commission initiate a rezoning for the subject property from temporary AG Agricultural District to a permanent zoning classification of R-1B Single-Family District. A rezoning initiated directly by Plan Commission will be processed in accordance with Section 23-65(d), Zoning Map Amendments, which includes review and action by the Common Council.
- The City acquired the west 40 feet of the subject property from the property owners by quit claim deed for public right-of-way purposes.

Surrounding Zoning Classification and Current Land Uses:

North: Zoning: AGD, Agricultural District (Town of Grand Chute)
Current Land Use – Plamann Park

South: Zoning: P-I, Public Institutional District
Current Land Use – Fox Valley Lutheran High School

East: Zoning: AGD, Agricultural District (Town of Grand Chute)
Current Land Use – Plamann Park

West: Zoning: AGD, Agricultural District (Town of Grand Chute)
Current Land Use – Residential

Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies this parcel for future one and two-family residential land uses. The proposed R-1B Single-Family District zoning classification is consistent with the *Comprehensive Plan 2010-2030* Future Land Use Map.

Goal 1 – Community Growth (Chapter 10)

Appleton will continue to provide opportunities for residential, commercial, and industrial growth, including appropriate redevelopment sites within the downtown and existing neighborhoods, and greenfield development sites at the City's edge.

Goal 3 – Housing Quality, Variety, and Affordability (Chapter 5)

Appleton will provide a variety of rental and ownership housing choices in a range of prices affordable to community residents, and ensure that existing housing is adequately maintained in terms of physical quality and market viability.

5.1 OBJECTIVE: Continue efforts to ensure an adequate supply of housing affordable to all income levels in the community.

5.3 OBJECTIVE: Provide a range of housing options that meet the needs and appeal to all segments of the community and allows residents to age in place.

Technical Review Group (TRG) Report: This item was discussed at the October 2, 2018 Technical Review Group meeting. No negative comments were received from participating departments.

FUTURE ACTIONS

- Per Section 23-65(e) of the Municipal Code, a temporary zoning classification of AG Agricultural District is assigned to newly annexed territory, with the permanent rezoning process taking place after the subject site has been annexed to the City. 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.

- The owners are requesting that Plan Commission initiate a rezoning for the subject property from temporary AG Agricultural District to a permanent zoning classification of R-1B Single-Family District. A rezoning initiated directly by Plan Commission will be processed in accordance with Section 23-65(d), Zoning Map Amendments, which includes review and action by the Common Council.

RECOMMENDATION

Staff recommends that the 5500 North Meade Street Randal Leeman, Et al Annexation, as shown on the attached maps, **BE APPROVED** with the following stipulation:

1. The Plan Commission initiating the rezoning for the subject property from temporary AG Agricultural District to a permanent zoning classification of R-1B Single-Family District pursuant to Section 23-65(d)(1) of the Zoning Ordinance.



**PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL
PURSUANT TO SECTION 66.0217(2), WISCONSIN STATUTES
WHERE NO ELECTORS RESIDE IN TERRITORY**

I/We, the undersigned, constituting all of the owners of the real property in which no electors reside in the following territory of the Town of Grand Chute, Outagamie County, Wisconsin, lying contiguous to the City of Appleton, petition the Common Council of the City of Appleton to annex the territory described below and shown on the attached scaled map to the City of Appleton, Outagamie County, Wisconsin.

The South 100 feet of the West 217.7 feet of the North one-half (N ½) of the Southwest Quarter (SW ¼) of Section 1, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin, containing 18,470 square feet of land, less the West 33 feet thereof.

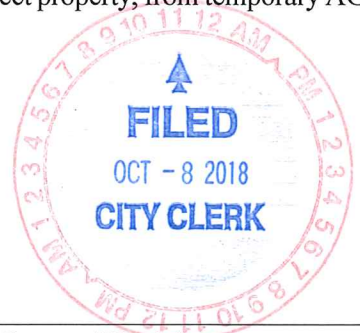
I/We, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation, or consolidation proceedings, if any.


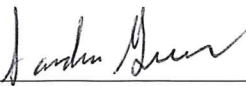

I/We further respectfully request that the City Plan Commission initiate a rezoning for the subject property, from temporary AG Agricultural District to a permanent zoning classification of R-1B Single-family district.


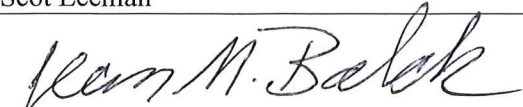
Area of lands to be annexed contains 0.424 acres m/l.



Tax Parcel numbers of lands to be annexed: 020-101002900.

The current population of such territory is 0.



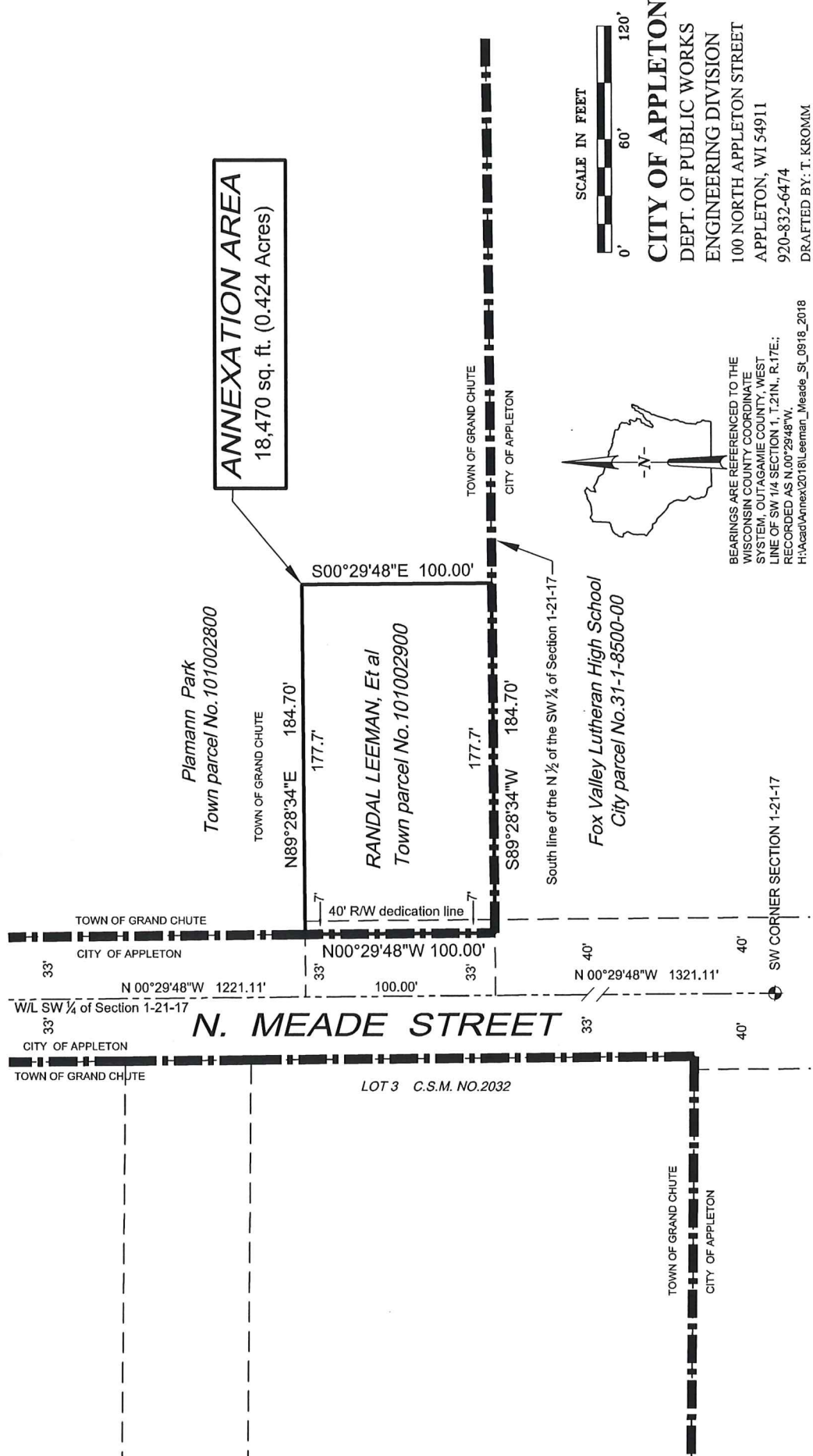
Signature of Petitioner	Owner	Date of Signing	Address of Petitioner
 Joseph Leeman	Joseph Leeman	10-3-18	561 Lemongrass Way, Kaukauna, WI 54130
 Sandra Green	Sandra Green	10-3-18	N3485 Cty Rd N, Freedom, WI 54913
 Rusel Leeman	Rusel Leeman	10-3-18	1201 Seneca Drive, Appleton, WI 54914

Signature of Petitioner	Owner	Date of Signing	Address of Petitioner
	Scot Leeman	10-3-18	N2651 Meade Street, Appleton, WI 54913
Scot Leeman			
	Jean M. Balck	10-3-18	N3497 Cty Rd N, Freedom, WI 54913
Jean M. Balck			

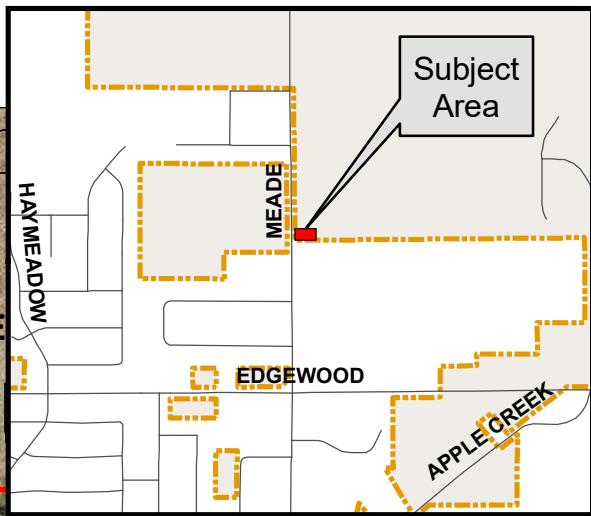


10-3-18 { W 5186 Thompson rd
Sh.pton WI 54170

ANNEXATION EXHIBIT

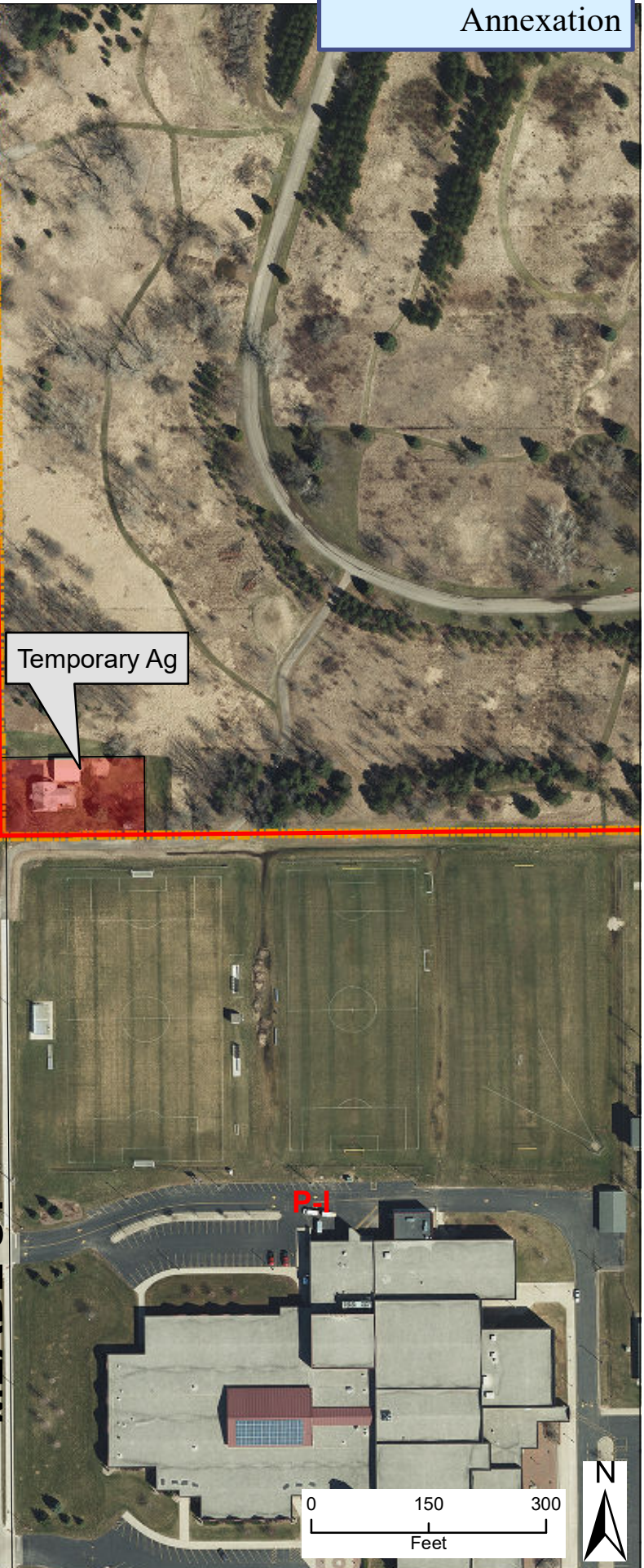
Part of the North 1/2 of the Southwest 1/4 of Section 1, Township 21 North, Range 17 East,
Town of Grand Chute, Outagamie County, Wisconsin.



5500 N Meade St
Randal Leeman, Etal
Annexation



MEADE ST



City Plan Commission
10-23-18

5500 N Meade St
Randal Leeman, Etal
Annexation Zoning Map

Subject
Area

Temporary AG

R-1A

P-I

E EDGEWOOD DR

PD/R-1B



City Plan Commission
10-23-18

A number line is shown with tick marks at 0, 300, and 600. The word "Feet" is written below the tick mark at 300. A red arrow points to the tick mark at 300. A yellow dashed line extends from the tick mark at 300 to the tick mark at 600.

