

**Annexation Feasibility Study**  
**For property in the City of Appleton Growth Area**

**What is an Annexation Feasibility Study?**

Property may be annexed to the City of Appleton if it meets a variety of location criteria established by state law, Municipal Code of Ordinances, Appleton Comprehensive Plan policies and intermunicipal boundary agreements. If the location makes a property eligible for annexation, the Appleton Comprehensive Plan specifies the type of land use that may be established upon annexation. The zoning ordinance determines how the property may be used.

An Annexation Feasibility Study is intended to serve as a preliminary analysis of the annexation potential for a specific property. It provides an opportunity for the City and property owner/agent to discuss future plans, general considerations and likely next steps without undertaking the complete annexation process.

Please type or print complete answers to the items listed below.

**Property Owner:**

Name: TBGSI (Gary Feller, Member)

Mailing Address: N2421 Vandebroek Rd, Kaukauna WI 54130

Phone: 920-470-2254

E-mail: fellerdg@yahoo.com (prefers phone correspondence)

**Agent:**

Name: Jen Dittmann/Keller Williams

Mailing Address: 1674 Eisenhower Rd, De Pere WI 54115

Phone: 920-904-6807

E-mail: JENDITTMANNREALTY@GMAIL.com

**Property Information:**

Location: Town of Grand Chute

Tax Parcel Number(s): 020 101172300

Property Address: 3236 E Northland Ave

Area (square feet and acres): 2.88 AC

Total Assessed Value: Land: \$334,300 Improvements: \$6,600

Current Zoning Classification: Commercial

Number of person(s) who reside on the property that are the age of 18 years or older: 0

Present land use of the property (complete applicable categories):

- a) Acres Industrial -- type of use: 0
- b) Acres Commercial -- type of use: Vacant land - 2.88 AC
- c) Acres Residential and Number of Dwelling Units: 0
- d) Acres Agricultural or Vacant 0
- e) Acres Recreational - 0

Anticipated future land use of the property:

- a) Acres Industrial -- type of use:
- b) Acres Commercial -- type of use: Not yet determined - 2.88 AC
- c) Acres Residential and Number of Dwelling Units:
  - One and Two-Family Residential:                      Multi-Family Residential:
- d) Acres Recreational

Please state the reasons for considering annexation:                      We are considering annexation due to the inability to get water/sewer service to the property through the Town of Grand Chute.

**PLEASE SUBMIT THE COMPLETED COPY TO:**  
Principal Planner  
Community and Economic Development Department  
100 North Appleton Street  
Appleton, WI 54911

City staff will review the information provided and fill in the following pages accordingly. This information will then be provided to the owner/agent with the understanding that it is for discussion purposes only and subject to change.

City Staff Use Only

**Land Use/Zoning**

Is the property located within the City's Growth Area per Inter-Municipal Boundary Agreement? Yes  No

Future Land Use per Comprehensive Plan Map: **Commercial**

Is the anticipated land use consistent with the future land use map? Yes  No

If no, a Comprehensive Plan Map amendment from \_\_\_\_\_ land use to \_\_\_\_\_ will be required.

**How will the property be zoned if annexed? Per Section 23-65(e) of the Municipal Code, a temporary zoning classification shall be assigned to newly annexed territory, with permanent zoning taking place following the annexation process. All territory annexed to the City is assigned zoning classifications as recommended by Plan Commission. Plan Commission considers the following criteria: existing land uses within the territory, land uses that exist on adjacent properties, the Comprehensive Plan. The temporary zoning classification must be made permanent in accordance with Section 23-65(d), Zoning Map Amendments, within 90 days, or the zoning will revert to AG Agricultural District.**

**Given the anticipated land use (commercial), the C-2 General Commercial District may be the most appropriate zoning classification. The current applicable City of Appleton zoning district regulations for the C-2 District are attached. The entire City of Appleton Zoning Ordinance is available at [www.appleton.org](http://www.appleton.org).**

**Utilities**

Are there city water mains adjacent to the property? Yes  No  Other

If yes, what are the connection fees? If other, please specify. **N/A**

Are there city sanitary sewer mains adjacent to the property? Yes  No  Other

If yes, what are the connection fees? If other, please specify. **Sanitary Area Assessment = \$16.74 per 1,000 Sq. Ft. of lot area.**

Are there city storm sewer mains adjacent to the property? Yes  No  Other

If yes, what are the connection fees? If other, please specify. **N/A**

Will the provision of water supply, storm sewers and/or sanitary sewers to the property require capital expenditures (i.e. new lift stations, force mains, treatment plant expansions)? Yes  No

If yes, identify the nature of the anticipated improvements, time table and their probable cost: **To serve this area with City of Appleton sewer would require a sanitary lift station and in excess of 1,000 feet of force main. Similarly, in excess of 1,000 feet of new water main would be required to serve the site with Appleton water. At this time we are unable to estimate the scope or cost of these potential facilities due to the uncertain nature of the development and complicated nature of the needed utility extensions.**

Name any utility districts that currently serve the property: **This is a Town of Grand Chute property, but it falls within the Village of Little Chute's Sewer Service Area and Planning Area Boundaries.**

Is it necessary to amend the current Appleton Sewer Service Area Map? Yes  No

### Streets

Does adjacent street right-of-way(s) (partial or full width) need to be annexed? Yes No

If yes, identify street name(s):

Name of agency that controls access to the public street(s) adjacent to the property: **Town of Grand Chute / Outagamie County**

Are there any potential access restrictions to the public street(s) adjacent to the property: **Possibly. That would be up to the Town/County.**

Are there any Officially Mapped Streets to consider? **No**

### Environmental

City data shows portions of the property in a flood plain: **Yes - Per FEMA DFIRM 55087C0336D, effective July 22, 2010, this property is not located within a Special Flood Hazard Area. Area is identified as "Zone X" (outside the mapped 0.2% annual chance floodplain). The DFIRM represents best available regulatory floodplain information and may not identify all areas subject to flooding. The intermittent stream identified on the SWDV may involve significant flood risk. A qualified consulting engineer could estimate the level of flood risk to the subject property associated with the stream.**

No

City data shows presence of wetlands on the property: **Yes - A map generated using the Wisconsin Department of Natural Resources Surface Water Data Viewer (SWDV) is attached. The SWDV does not show wetland indicators on the property, but it does show an intermittent stream crossing the property from west to east. Wetlands commonly occur along intermittent streams. The SWDV is one tool for the initial steps of investigating wetlands. However, wetlands might be located outside areas the SWDV identifies as having wetland indicators, just as wetlands might not be located in areas the SWDV identifies as having wetland indicators. A determination by a qualified consultant and subsequent concurrence by WDNR would be needed to identify the extents of any wetlands on the property. DNR staff are able to determine if the stream in question is navigable upon request. Navigable streams are subject to Chapter 30 regulations by WDNR and may also involve US Army Corps of Engineers permitting.**

No

### Public Protection Services

Is the property currently being served by Appleton Public Protection Services?

Fire: **Yes - This parcel is already afforded our emergency fire response resources through an automatic aid agreement with Grand chute. Under that agreement, Outagamie 9-1-1 uses an automatic vehicle location technology (AVL) to dispatch the closest available fire unit to that address, whether Grand Chute or Appleton.**

**If this parcel moves closer to annexation, the Fire Chief makes a deterministic evaluation of our emergency response capabilities, based on travel distance to respond and the time it takes to achieve effective water on the structure involved.**

**It is possible, if this parcel is annexed and a development ensues of a residential nature, the Fire Chief MAY require electronically monitored smoke detection, or automatic fire sprinklers, as part of the agreement to permit building.**

**So it's recommended you please consult with the Fire Chief for a determination before making a final annexation decision.**

**Police: While APD doesn't currently serve the specific property in question, we currently serve the immediate area surrounding the proposed annexation property and our response to that address would be the same for the other addresses in our jurisdiction in that area.**

**Wisconsin Department of Administration Required Annexation Review Fee**

**\$950**

**City of Appleton Required Annexation Review Fee**

**\$0**

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