



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: October 13, 2020

Common Council Meeting Date: October 21, 2020

Anticipated Date Annexation Effective: October 27, 2020 at 12:01 a.m.

Item: Sequoia Drive (Right-of-Way) Annexation

Case Manager: Don Harp, Principal Planner

GENERAL INFORMATION

Owner: City of Appleton

Initiated by: Department of Public Works - Engineering Division

Town Where Property is Located: Town of Grand Chute and Town of Vandenberg

Parcel Numbers: Part of Id.'s 101153201, 101153500, 200012500 and 200012700

Petitioner's Request: The City of Appleton is requesting direct annexation by unanimous approval pursuant to Section 66.0217(2), Wisconsin State Statutes.

Purpose for Annexation: To allow the City of Appleton to construct a public street and extend utilities within the territory proposed for annexation.

Population of Such Territory: 0

Annexation Area: 3.3251 acres m/l

BACKGROUND

The City is fulfilling a condition identified in a Development Agreement with the developer of North Edgewood Estates Subdivision (residential development directly south of the annexation area) to acquire land and fund the costs associated with installing a second access point (public street) from Phase II of the North Edgewood Estates subdivision to Broadway Drive. Also, this public street will provide opportunities to buildout a street network and extend utilities in the City's future growth area.

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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.

On January 17, 2019 the City of Appleton and the Village of Little Chute executed an amendment their Intermunicipal Boundary Agreement pursuant to 66.30 of the Wisconsin State Statutes for the purpose of revising the future common municipal boundary line within the towns of Grand Chute and Vandenberg in order for the City to annex the subject site and extend Sequoia Drive north from the North Edgewood Estates Phase II subdivision to Broadway Drive.

Before Common Council approves the annexation ordinance, the City must allow a 20-day statutory review period, which starts when the Wisconsin Department of Administration (DOA) receives the annexation application materials and fee. The DOA received the annexation application materials and fee on September 23, 2020, so this requirement will be satisfied prior to Common Council taking action at their October 21, 2020 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 located to the south of the annexation area.
- Annexation of the site in question is consistent with the Intermunicipal Cooperation Agreement with the Town of Grand Chute and the Village of Little Chute
- City has the capacity to install sanitary sewer and water infrastructure within the annexation area.
- In the spring of 2021, the City is planning to install the sanitary sewer and water infrastructure within the annexation area.
- Currently, the subject property is agricultural land.
- 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. In this case, the owner is not requesting a rezoning for the subject property, so the temporary AG Agricultural District will be assigned. If a rezoning request is not made within 90 days of annexation, the zoning of the property will revert to AG Agricultural District.

Surrounding Municipal Zoning Classification and Land Uses:

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

South: City of Appleton. R-1B Single-Family District. The adjacent land use to the south is currently agricultural land.

East: Town of Town of Vandebroek. The adjacent land use to the north is currently agricultural land.

West: Town of Grand Chute. The adjacent land use to the north is currently agricultural land.

Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies the western portion of the subject site as future Single-Family/Two-Family residential land uses. The next time staff initiates amendments to the future land use map, the subject site will be identified as a road and the City limit line will be shifted to east to reflect the exterior boundary line of this annexation.

Goal 4 – Transportation

Appleton will support a comprehensive transportation network that provides viable options for pedestrian, bicycle, highway, rail, and air transportation, both locally and within the region.

OBJECTIVE 6.1 Transportation:

Plan for the safe and efficient movement of vehicles on local and regional roads.

OBJECTIVE 6.8 Transportation:

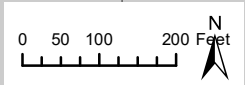
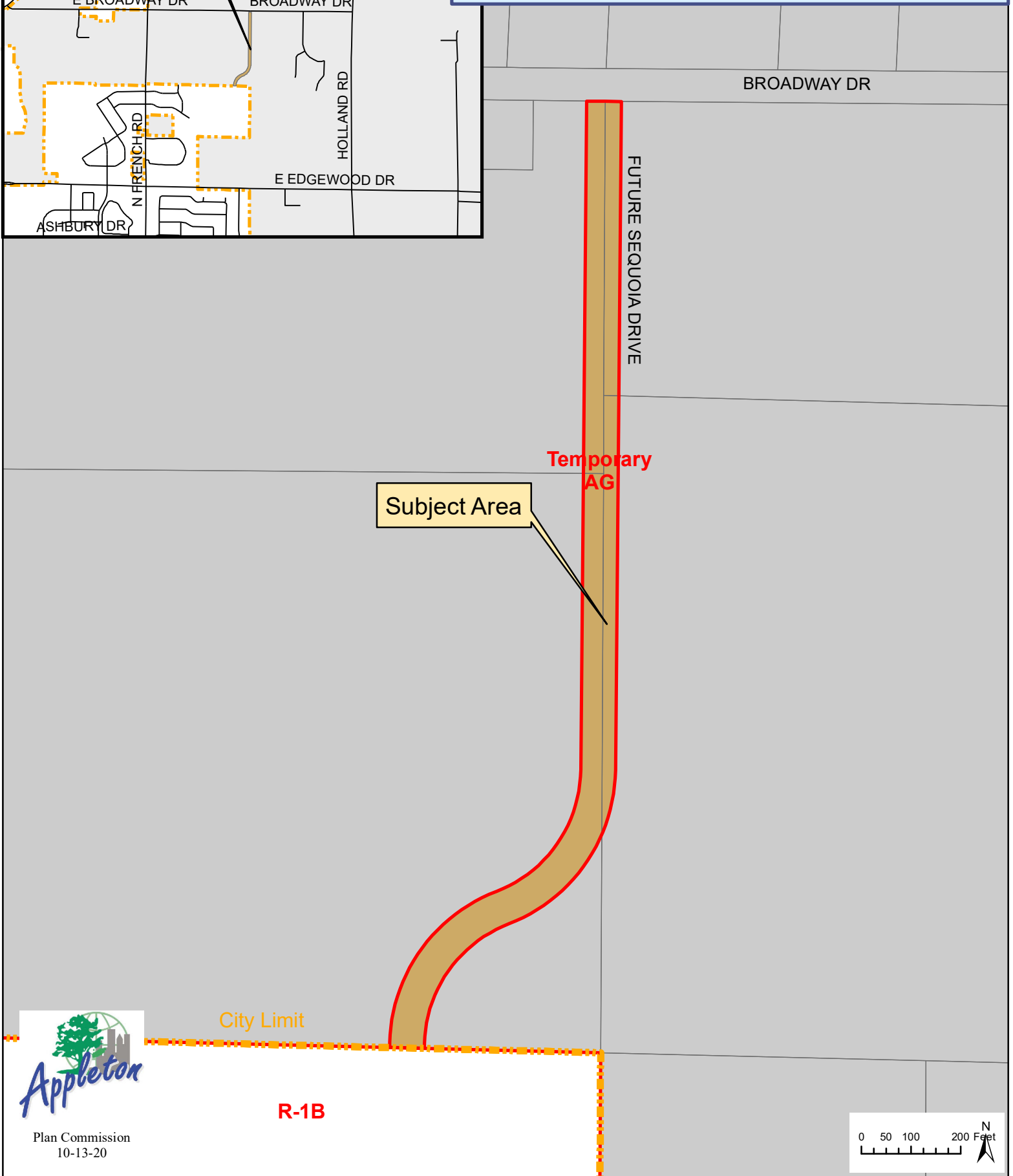
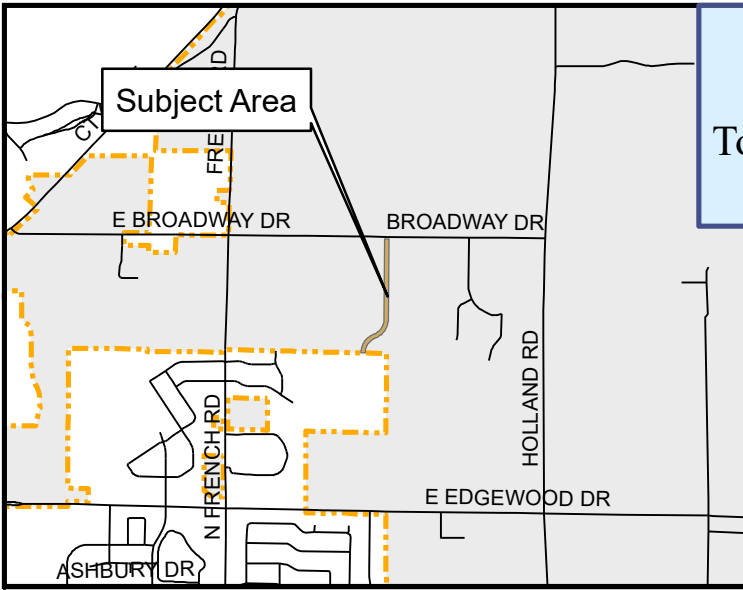
Implement transportation improvements which also support the City's desired land use, housing and neighborhood goals, objectives, and policies.

Technical Review Group (TRG) Report: This item appeared on the September 22, 2020 TRG Agenda. No negative comments were received from participating departments.

RECOMMENDATION

Staff recommends that the Sequoia Drive (Right-of-Way) Annexation and establishing a temporary zoning classification of AG Agricultural District pursuant to Section 23-65(e) of the Municipal Code, as shown on the attached maps, **BE APPROVED**.

Annexation
Sequoia Drive (Right-of-Way)
Town of Grand Chute and Town of Vandebroek
Zoning Map



Annexation
Sequoia Drive (Right-of-Way)
Town of Grand Chute and Town of Vandenberg
Aerial Map

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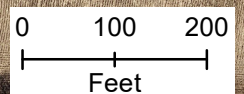
FUTURE SEQUOIA DRIVE

Subject Area



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City Limit



Annexation
Sequoia Drive (Right-of-Way)
Town of Grand Chute and Town of Vandenberg
Aerial Map





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

I, the undersigned, constituting all of the owners of the real property in which no electors reside in the following territory of the Towns of Grand Chute and Vandebroek, 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 scale map to the City of Appleton, Outagamie County, Wisconsin.

A part of Lot 2 of Certified Survey Map No. 5163 filed in Volume 29 of Certified Survey Maps on Page 5163 as Document No. 1676059, a part of the East $\frac{1}{2}$ of the Fractional Northwest $\frac{1}{4}$ and a part of the West $\frac{1}{2}$ of the Fractional Northeast $\frac{1}{4}$ of Section 5, Township 21 North, Range 18 East, Town of Grand Chute and the Town of Vandebroek, Outagamie County, Wisconsin, containing 3.3251 Acres (144,841 sq. ft.) of land and being more fully described by:

Commencing at the N $\frac{1}{4}$ corner of said Section 5;

Thence South $00^{\circ}16'59''$ West 33.00 feet along the West line of the Fractional NE $\frac{1}{4}$ of said Section 5 to the Point of Beginning;

Thence South $89^{\circ}33'00''$ East 33.02 feet along the South line of Broadway Drive;

Thence South $00^{\circ}31'45''$ West 1,347.02 feet;

Thence Southwesterly 400.24 feet along the arc of curve to the right having a radius of 335.00 feet and the chord of which bears South $34^{\circ}45'22''$ West 376.86 feet;

Thence Southwesterly 312.44 feet along the arc of a curve to the left having a radius of 265.00 feet and the chord of which bears South $35^{\circ}12'24''$ West 294.66 feet;

Thence South $01^{\circ}25'49''$ West 9.99 feet;

Thence North $88^{\circ}35'21''$ West 70.00 feet;

Thence North $01^{\circ}25'49''$ East 10.01 feet;

Thence Northeasterly 394.97 feet along the arc of curve to the right having a radius of 335.00 feet and the chord of which bears North $35^{\circ}12'24''$ East 372.49 feet;

Thence Northeasterly 316.61 feet along the arc of a curve to the left having a radius of 265.00 feet and the chord of which bears North $34^{\circ}45'22''$ East 298.11 feet;

Thence North $00^{\circ}31'45''$ East 1,347.07 feet;

Thence South $89^{\circ}18'26''$ East 36.81 feet;

Thence South $89^{\circ}33'00''$ East 0.17 feet to the point of beginning.


I, 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 further understand a temporary zoning classification of AG Agricultural zoning classification is assigned to newly annexed territory with no public hearing required.

Area of lands to be annexed contains 3.3251 acres m/l.

Tax Parcel numbers of lands to be annexed: Part of Tax Key #101153201, 101153500, 200012500 and 200012700

The current population of such territory is 0.

Signature of Petitioner	Owner	Date of Signing	Address of Petitioner (Include Zip Code)
	City of Appleton	9/8/20	100 N. Appleton Street Appleton, WI 54911
Jacob A. Woodford, Mayor City of Appleton			

ANNEXATION EXHIBIT

Part of Lot 2 of Certified Survey Map No.5163, part of the East One-half (E ½) of the Fractional Northwest Quarter (NW ¼) and part of the West 40 Acres of the Fractional Northeast Quarter (NE ¼) of Section 5, Township 21 North, Range 18 East, Town of Grand Chute and Town of Vandenbroek, Outagamie County, Wisconsin.

