



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.*

Wednesday, October 13, 2021

3:30 PM

Council Chambers, 6th Floor

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

[21-1314](#) City Plan Minutes from 9-8-21

Attachments: [City Plan Minutes 9-8-21.pdf](#)

4. Public Hearings/Apearances

5. Action Items

[21-1315](#) Request to approve the Extraterritorial Preliminary Plat for Auburn Estates located in the Town of Grand Chute as shown on the attached maps

Attachments: [StaffReport_AuburnEstates_PrePlat_For10-13-21.pdf](#)

[21-1350](#) Request to approve the North Edgewood Estates 3 Final Plat as shown on the attached maps and subject to the conditions in the attached staff report

Attachments: [StaffReport_NorthEdgewoodEstates3_FinalPlat_For10-13-21.pdf](#)

[21-1348](#) Request to approve the Ziegler Mackville Road & EE Annexation consisting of approximately 1.4407 acres located at N2883 County Road EE, the southwest corner of North Ballard Road and East Mackville Road, currently in the Town of Center, as shown on the attached maps, subject to the stipulation in the attached staff report

Attachments: [StaffReport_ZieglerMackvilleRd_EE_Annexation_For10-13-21.pdf](#)

[21-1349](#) Request to approve the Lightning Drive/C.T.H. JJ (Right-of-Way) Annexation consisting of approximately 12.6622 acres generally located east of North Ballard Road and north of East Edgewood Drive, currently in the Town of Grand Chute, as shown on the attached maps, subject to the stipulation in the attached staff report

Attachments: [StaffReport_LightningDr_JJ_Annexation_For10-13-21.pdf](#)

6. Information Items

[21-1388](#)

Neighborhood Program Fall Meeting on Thursday, October 28, 2021 from 6:00 - 7:30 p.m. to be held virtually via Zoom

Attachments: <https://www.appleton.org/residents/neighborhood-program>

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.*

Wednesday, September 8, 2021

3:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

Meeting called to order by Chair Mayor Woodford at 3:30 p.m.

2. Roll call of membership

Present: 6 - Palm, Robins, Mayor Woodford, Fenton, Buetow and Dane

Excused: 1 - Uitenbroek

*Others present:
Dean Kroening, KKREW Properties*

3. Approval of minutes from previous meeting

[21-1246](#)

City Plan Minutes from 8-25-21

Attachments: [City Plan Minutes 8-25-21.pdf](#)

**Buetow moved, seconded by Palm, that the Minutes be approved. Roll Call.
Motion carried by the following vote:**

Aye: 6 - Palm, Robins, Mayor Woodford, Fenton, Buetow and Dane

Excused: 1 - Uitenbroek

4. Public Hearings/Appearances

[21-1247](#)

PD Rezoning #10-21 for the subject parcel located at 2121 South Schaefer Street (Tax Id #31-9-1114-01), including the adjacent one-half (1/2) right-of-way, as shown on the attached maps, from PD/C-2 Calumet Street Planned Development General Commercial District #34-84 to PD/C-2 Planned Development General Commercial District #10-21, along with the attached Implementation Plan Document and Development Plan (Associated with Action Item #21-1248)

Attachments: [InformalPublicHearingNotice_2121SSchaeferSt_Rezoning#10-21.pdf](#)

This public hearing was held, and Dean Kroening spoke on the item.

5. Action Items

[21-1248](#)

Request to approve PD Rezoning #10-21 for the subject parcel located at 2121 South Schaefer Street (Tax Id #31-9-1114-01), including the adjacent one-half (1/2) right-of-way, as shown on the attached maps, from PD/C-2 Calumet Street Planned Development General Commercial District #34-84 to PD/C-2 Planned Development General Commercial District #10-21, along with the attached Implementation Plan Document and Development Plan

Attachments: [StaffReport_SchaeferStreet_Rezoning_For09-08-21.pdf](#)

Proceeds to Council on October 6, 2021.

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

Aye: 6 - Palm, Robins, Mayor Woodford, Fenton, Buetow and Dane

Excused: 1 - Uitenbroek

[21-0856](#)

Request to approve the Apple Fields Final Plat as shown on the attached maps and subject to the conditions in the attached staff report

Attachments: [StaffReport_AppleFields_FinalPlat_For9-8-21.pdf](#)

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

Aye: 6 - Palm, Robins, Mayor Woodford, Fenton, Buetow and Dane

Excused: 1 - Uitenbroek

6. Information Items

7. Adjournment

Palm moved, seconded by Buetow, that the meeting be adjourned at 3:39 p.m. Roll Call. Motion carried by the following vote:

Aye: 6 - Palm, Robins, Mayor Woodford, Fenton, Buetow and Dane

Excused: 1 - Uitenbroek



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: October 13, 2021

Common Council Meeting Date: October 20, 2021

Item: Extraterritorial Preliminary Plat – Auburn Estates – Town of Grand Chute

Case Manager: David Kress, Principal Planner

GENERAL INFORMATION

Owner: M & E Investments Fox Valley, LLC and Geraldine A. Schroeder Irrevocable Trust

Applicant: Cypress Homes, Inc. c/o Mike Blank

Address/Parcel #: Generally located east of McCarthy Road and north of Capitol Drive in the Town of Grand Chute – Tax Id # 101026000, #101026001, #101026100, and #101026101

Petitioner's Request: The applicant is proposing to subdivide property under the Town's RSF Single-Family Residential District. The area is 38.09 acres in size and would be divided into 29 lots and one outlot.

BACKGROUND

The subject area is within the City's extraterritorial plat approval jurisdiction, which includes the unincorporated area within three miles of the City, as described in the Subdivision Ordinance. The Preliminary Plat must also be reviewed and approved by the Town of Grand Chute and Outagamie County. This item is on track to go to the Town Board on October 19, 2021, and it has not yet appeared before the County Zoning Committee.

STAFF ANALYSIS

Existing Conditions: Parcels #101026000, #101026100, and #101026101 are currently developed with houses, barns, and other accessory buildings. However, the majority of the property consists of undeveloped land located in the Town of Grand Chute, east of McCarthy Road. According to the preliminary plat map, delineated wetlands exist on the south end of the site. Access to the development would be obtained from McCarthy Road and extensions of Rose Meadow Lane and Cobble Creek Drive.

Surrounding Zoning and Land Uses: The surrounding area is under the jurisdiction of the Town of Grand Chute, and the nearby uses are generally residential and agricultural in nature. The surrounding zoning is the Town's RSF Single-Family Residential District and AGD General Agricultural District.

Comprehensive Plan 2010-2030: Community and Economic Development staff has reviewed the City of Appleton's *Comprehensive Plan 2010-2030* and determined this proposed subdivision is outside the City's future growth area.

Review Criteria: Community and Economic Development staff has reviewed the Extraterritorial Preliminary Plat in accordance with the City of Appleton Subdivision Ordinance, as well as Zoning

Extraterritorial Preliminary Plat – Auburn Estates – Town of Grand Chute

October 13, 2021

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Ordinance requirements for single-family residential developments. The proposed lots range in size from 43,560 square feet to 65,995 square feet. Typical lot dimensions are 168 feet by 260 feet. The lot sizes and lot widths for the proposed lots in this Town of Grand Chute subdivision exceed minimum City of Appleton Zoning Ordinance requirements.

Additional Comments: Several issues do not impact the City, but may warrant consideration from the Town of Grand Chute and/or Outagamie County:

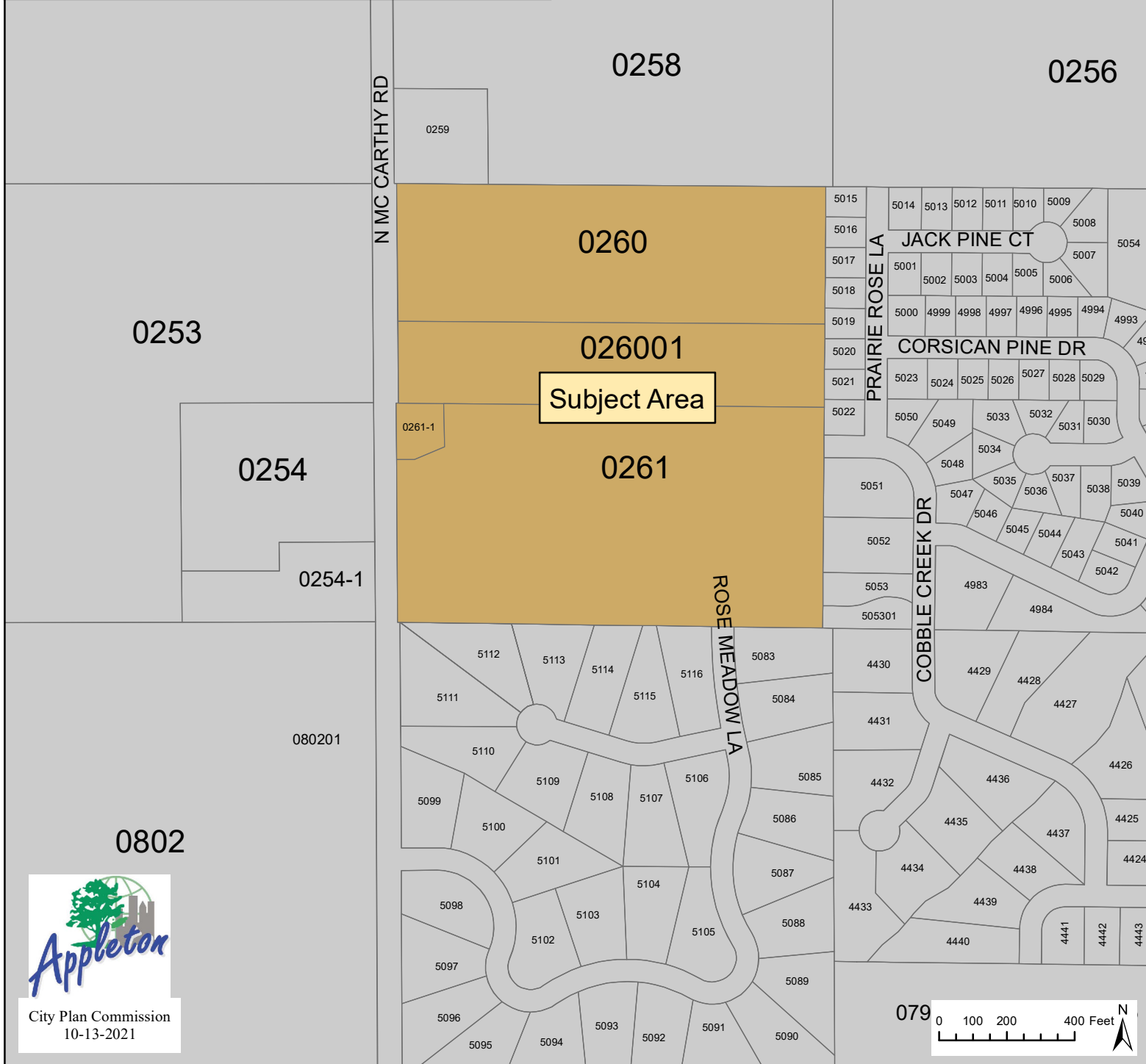
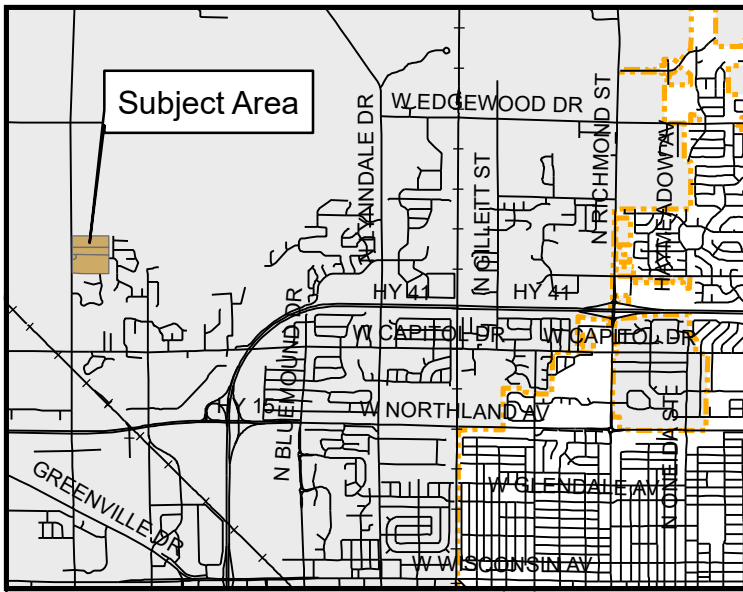
- It appears that some existing structures would be impacted by the proposed lot configuration. If these structures are to remain, this could create setback issues and/or result in buildings split between two proposed lots.
- It appears that proposed Outlot 1 is intended to be used for stormwater purposes. Consider including a note on the plat to identify ownership, use, and maintenance of the outlot.
- North end of subject area, road called Rose Meadow Ln, this dead-end should contain a turn-around feature for emergency vehicles that is shaped in accordance with State Fire Code, NFPA-1 because the dead-end roadway is greater than 150 feet. Examples are cul-de-sac, T-shape or other similar.
- Rose Meadow Lane and Cobble Creek Drive are extensions of existing roadways. The street name Pebble Creek Court does not meet the City's one-word street name standard and exceeds 10 characters in length.
- There appears to be two errors in the Parcel Description. "... Southeast 1/4 of said Section 12 ..." refers to the wrong section number. "... N. McCarthy Drive ..." includes the wrong street suffix.

Technical Review Group (TRG) Report: This item appeared on the August 31, 2021 TRG agenda. Comments were received from participating departments and captured in the Additional Comments section found above.

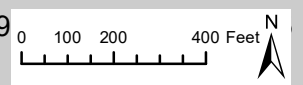
RECOMMENDATION

Based on the above, staff recommends that the Extraterritorial Preliminary Plat – Auburn Estates located in the Town of Grand Chute, as shown on the attached maps, **BE APPROVED**.

Extraterritorial Preliminary Plat Auburn Estates Town of Grand Chute Zoning Map



City Plan Commission
10-13-2021



Extraterritorial Preliminary Plat
Auburn Estates
Town of Grand Chute
Aerial Map

N MC CARTHY RD

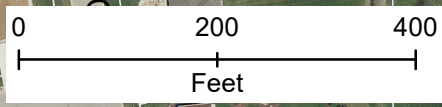
Subject Area

ROSE MEADOW

RED BARN CT



City Plan Commission
10-13-2021



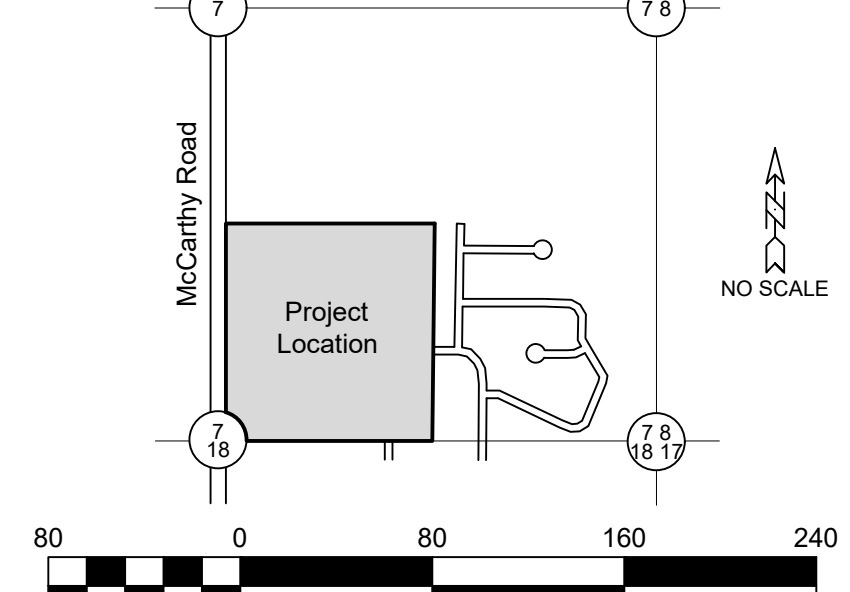
Preliminary Plat of

Auburn Estates

Lot 1 and Lot 2 of Certified Survey Map 5575 and Unplatted land all being part of the Southeast 1/4 of the Southeast 1/4 of Section 07, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin

LOCATION MAP

SE 1/4 SEC 7, T 21 N, R 17 E,
TOWN OF GRAND CHUTE,
OUTAGAMIE COUNTY, WI



Bearings are referenced to the South line of the Southeast 1/4, Section 07, T21N, R17E, assumed to bear N89°10'47"W, base on the Outagamie County Coordinate System.

LEGEND

- CATV - CATV
- FO - FO
- OH - OH
- San - San
- Sto - Sto
- E - E
- G - G
- T - T
- W - W
- 800 - 800
- 799 - 799
- Delineated Wetlands
- Asphalt Pavement
- Concrete Pavement
- Gravel
- Sanitary MH / Tank / Base
- Clean Out / Curb Stop / Pull Box
- Storm Manhole
- Inlet
- Catch Basin / Yard Drain
- Water MH / Well
- Hydrant
- Utility Valve
- Utility Meter
- Utility Pole
- Light Pole / Signal
- Guy Wire
- Electric Pedestal
- Electric Transformer
- Telephone Pedestal
- Telephone Manhole
- CATV Pedestal
- Gas Regulator
- Flag Pole
- Benchmark
- 1" Rebar Found
- 3" Rebar Found
- Government Corner
- Recorded As

SUPPLEMENTARY DATA

Total Area = 1,658,997 SF 38.0853 acres
 R/W Area = 238,172 SF 5.4676 acres
 Net Area = 1,420,825 SF 32.6177 acres
 Number of Lots = 29
 Average lot size = 43,560 SF
 Typical lot dimension = 168'x 260'
 Lineal feet of street = 3,241 LF
 Existing zoning = AGD - General Ag
 Proposed zoning = RSF - Residential Single Family
 Approving Authorities
 Town of Grand Chute
 City of Appleton (extraterritorial)
 Outagamie County Zoning Committee
 Objecting Authorities
 Department of Administration

NOTES

- Utility and Drainage Easements will be shown on Final Plat
- All lots with in the plat fall within Airport Height Restriction Zone. Any buildings or equipment exceeding elevation of 1009 feet will require a permit from the Outagamie County Zoning Department.

Sanitary Structures

Structure	#	Rim	Inv	Size	Material	Direction
MH	1	819.30	806.24	8"	PVC	E
MH	2	818.63	811.60	8"	PVC	N
			805.51	8"	PVC	W
			805.31	8"	PVC	SE
MH	3	827.76	818.80	8"	PVC	N
			818.80	8"	PVC	S

Parcel Description

Lot 1 and Lot 2 of Certified Survey Map 5575 and Unplatted land all being part of the Southeast 1/4 of the Southeast 1/4 of Section 07, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin, containing 1,658,997 Square Feet (38.0853 Acres) of land described as follows:

Beginning South 1/4 corner of Section 07; thence along the West line of the Southeast 1/4 of said Section 12, N00°26'49"W, 647.37 feet to the South line of Certified Survey map 5575; thence, along said South line, S89°23'45"E, 40.01 feet to the East right of way line of N. McCarthy Drive; thence, along said East right of way line, N00°26'49"W, 647.52 feet to the North line of the Southeast 1/4 of the Southeast 1/4; thence, along said North line, S89°36'43"E, 1266.52 feet to the West line of 1st Addition to Whispering Groves; thence, along said West line, S00°25'34"W, 1304.31 feet to the North line of Century Farms Estates; thence along said North line, N89°10'47"W, 1286.82 feet to the point of beginning, subject to all easements, and restrictions of record.

SURVEYOR'S CERTIFICATE

I, James R. Sehloff, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the **Town of Grand Chute and Outagamie County.**

James R. Sehloff, P.L.S. No. S-2692 Date

Owner
 PN 101026000
 M&E Investments Fox Valley, LLC
 107 Jean Street
 Combined Locks, WI 54113

PN 101026001 & PN 101026100
 Geraldine A Schroeder Irrevocable Trust
 4105 N McCarthy Road
 Appleton WI 54913

Developer
 Cypress Homes, Inc
 1230 W College Ave., Suite D
 Appleton, WI 54914

BENCHMARKS (NAVD88)

BM 0	NGS PID DF6092 ±900' S of Site, E R/W N. McCarthy Drive Elev	819.20
BM 1	Fire Hydrant, Tag Bolt Southwest Corner of Outlot 1 Elev	826.02
BM 2	Fire Hydrant, Tag Bolt ±125' E of Lot 14 Elev	820.46
BM 3	Fire Hydrant, Tag Bolt SE Corner Lot 11 Elev	828.36

LINE TABLE

Line	Bearing	Length
L1	S 89°23'45" E	40.01'

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1164 Province Terrace, Menasha, WI 54952
 Ph: 920-991-1866 Fax: 920-441-0804
 www.davel.pro



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: October 13, 2021

Common Council Meeting Date: October 20, 2021

Item: Final Plat – North Edgewood Estates 3

Case Manager: David Kress, Principal Planner

GENERAL INFORMATION

Owners/Applicants: North Edgewood Estates Development, LLC c/o Kurt Coenen

Address/Parcel #: Generally located east of French Road and north of Edgewood Drive (Tax Id #31-1-7610-00)

Petitioner's Request: The applicant is proposing to subdivide the property into 65 lots for single-family residential development.

BACKGROUND

On January 17, 2018, Common Council approved the North Edgewood Estates Development Agreement to set forth the City and developer duties and responsibilities with respect to development of the subject land. An amended development agreement was approved by Common Council on April 22, 2020. An amendment was also approved by Common Council on September 1, 2021.

On March 21, 2018, Common Council adopted Ordinance 32-18, to annex the subject area from the Town of Grand Chute to the City of Appleton. During review of the North Edgewood Estates Annexation, the Plan Commission initiated a rezoning for the subject property, from temporary AG Agricultural District and P-I Public Institutional District to a permanent zoning classification of R-1B Single-Family District. Rezoning #2-18 was approved by Common Council on April 18, 2018.

The Final Plat for North Edgewood Estates, consisting of 45 lots and two outlots, was approved by Common Council on September 19, 2018 for land located immediately west of the subject area (first phase of subdivision).

The North Edgewood Estates 2 Preliminary Plat, to subdivide all of parcel #31-1-7610-00, was approved by Common Council on April 22, 2020. This preliminary plat covers the subject area.

The Final Plat for North Edgewood Estates 2, consisting of 24 lots and three outlots, was approved by Common Council on June 17, 2020 for land located immediately south of the subject area (second phase of subdivision). Rezoning #3-20, to rezone the second phase area from R-1B Single-Family District to R-2 Two-Family District, was approved at the same Common Council meeting.

STAFF ANALYSIS

Existing Conditions: The subject property consists of vacant, undeveloped land. The area to be platted for single-family residential development totals 30.9957 acres, which will be divided into 65 lots.

Final Plat – North Edgewood Estates 3

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Comparison between Final Plat and Preliminary Plat: The Preliminary Plat covered a larger area (47.4931 acres), whereas the Final Plat is for the remainder of Tax Id #31-1-7610-00 (30.9957 acres). However, the Final Plat is generally consistent with the Preliminary Plat layout in terms of the shape, size, and location of the lots. This is the third phase of lots for the broader subdivision development area.

Zoning Ordinance Review Criteria: The current lot development standards for the R-1B Single-Family District (Section 23-93 of the Municipal Code) are as follows.

- Minimum lot area: 6,000 square feet.
 - *The proposed lots range in size from 11,701 square feet to approximately 58,507 square feet. All lots exceed this requirement.*
- Minimum lot width: 50 feet.
 - *The proposed lots range in width from approximately 56 feet to approximately 163 feet. All lots exceed this requirement.*
- Minimum front, side, and rear yard setbacks: 20 feet front yard (25 feet on arterial street), 6 feet side yard, and 25 feet rear yard.
 - *Required front yard setback is shown on the Final Plat. Setbacks will be reviewed through the building permit review process.*
- Maximum building height: 35 feet.
 - *This will be reviewed through the building permit review process.*
- Maximum lot coverage: 50%.
 - *This will be reviewed through the building permit review process.*

Compliance with the Appleton Subdivision Regulations: This subdivision complies with the Appleton subdivision regulations, and no modification of regulations has been requested.

Access and Traffic: Vehicular access to the subject lots is provided by extensions of existing Yosemite Lane, Acadia Drive, and Sequoia Drive. In accordance with the development agreement, future access to Broadway Drive is also anticipated with a planned extension of Sequoia Drive north of the plat boundary. The street right-of-way for Yosemite Lane, Acadia Drive, Sequoia Drive, Teton Lane, and Zion Lane/Court will be dedicated to the public with the Final Plat. All streets are shown as 60-foot-wide right-of-way, except for Sequoia Drive, which is shown as 70-foot-wide right-of-way. The proposed street names were reviewed and approved with the Preliminary Plat, and the street names have not changed for the Final Plat.

Surrounding Zoning Classification and Land Uses:

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

South: R-2 Two-Family District. A previous phase of the subdivision, North Edgewood Estates 2, is located to the south and being developed with two-family residential.

Final Plat – North Edgewood Estates 3

Page 3

October 13, 2021

East: Town of Vandebroek. The adjacent land uses to the east are currently agricultural.

West: R-1B Single-Family District. A previous phase of the subdivision, North Edgewood Estates, is located to the west and being developed with single-family residential.

Appleton Comprehensive Plan 2010-2030: Community and Economic Development staff has reviewed this proposal and determined it is compatible with the One and Two-Family Residential designation shown on the City's *Comprehensive Plan 2010-2030* Future Land Use Map. Listed below are related excerpts from the City's *Comprehensive Plan 2010-2030*.

Goal 1 – Community Growth

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

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.

OBJECTIVE 5.3 Housing and Neighborhoods:

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.

Policy 5.3.3 Plan for a supply of developable land suitable for residential development.

OBJECTIVE 10.1 Land Use:

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

OBJECTIVE 10.4 Land Use:

Plan for compact, efficient, and fiscally responsible growth of residential, commercial, and industrial development in new neighborhoods in order to implement the principles of smart growth.

Policy 10.4.1 Continue to guide residential growth to locations either contiguous to or within presently urbanized areas. As peripheral development occurs, it should be at a compact, urban density to ensure new neighborhoods can be efficiently served by public infrastructure.

Parks and Open Space: Section 17-29 of the Municipal Code requires parkland dedication or fee in lieu of dedication for residential subdivisions. Since no parkland will be dedicated on the subject property, park fees will be due prior to the City signing the Final Plat, which is consistent with the North Edgewood Estates Development Agreement. For lots zoned R-1B Single-Family District, park fees are \$300 per lot.

Technical Review Group (TRG) Report: This item appeared on the September 21, 2021 TRG agenda. Comments were received from participating departments and captured in the stipulations found below.

RECOMMENDATION

The North Edgewood Estates 3 Final Plat, as shown on the attached maps, **BE APPROVED** subject to the following conditions:

1. The Final Plat shall be recorded within 12 months from the approval date of the last approving authority and within 36 months from the approval date of the first approving authority. Failure to do so requires the subdivider to recommence the entire procedure for Final Plat approval.
2. For lots zoned R-1B Single-Family District, park fees are \$300 per lot. Park fees of \$19,500 shall be paid to the City of Appleton Finance Department prior to City signatures being affixed to the Final Plat.
3. When CSM 7488 was recorded, the total land area for Lot 3 was listed as 2,069,133 square feet. Combined, the total land area for the North Edgewood Estates 2 and North Edgewood Estates 3 plats is 2,068,795 square feet. Provide an explanation for the difference.
4. Correct the spelling of “Yosemite” Lane on the Plat (not Yosmite) to match the previous phase of the subdivision.
5. There is a typo in the Treasurer’s Certificate. It should read, “... on any of the land included in this plat.”
6. There are several instances where the combined dimension listed does not match the interval dimensions:
 - a. At the north end of Lots 80-82, the interval dimensions listed add up to 355.02’.
 - b. At the north end of Lots 83-90, the interval dimensions listed add up to 1148’±.
 - c. At the south end of Lots 117 and 124, the interval dimensions listed add up to 487.98’.
7. There are several errors in the Surveyor’s Certificate:
 - a. “... 107.65 feet to the East right of way line of Acadia Drive; thence, along said East right of way line ...” refers to an area of land that is not yet dedicated as right-of-way.
 - b. “... feet more or less for the centerline of said centerline of a tributary of Apple Creek ...” includes duplication of words.
 - c. “... N88°35’21”W, 63 feet more or less of said centerline ...” is missing the word ‘from.’
8. Revise 1 ¼” x 24” rebar to 1 ¼” x 30” rebar in the legend.
9. On sheet 3 of 3 remove the word Watermain from the Drainage Maintenance and Storm Sewer Easement Provisions, item #3 text.

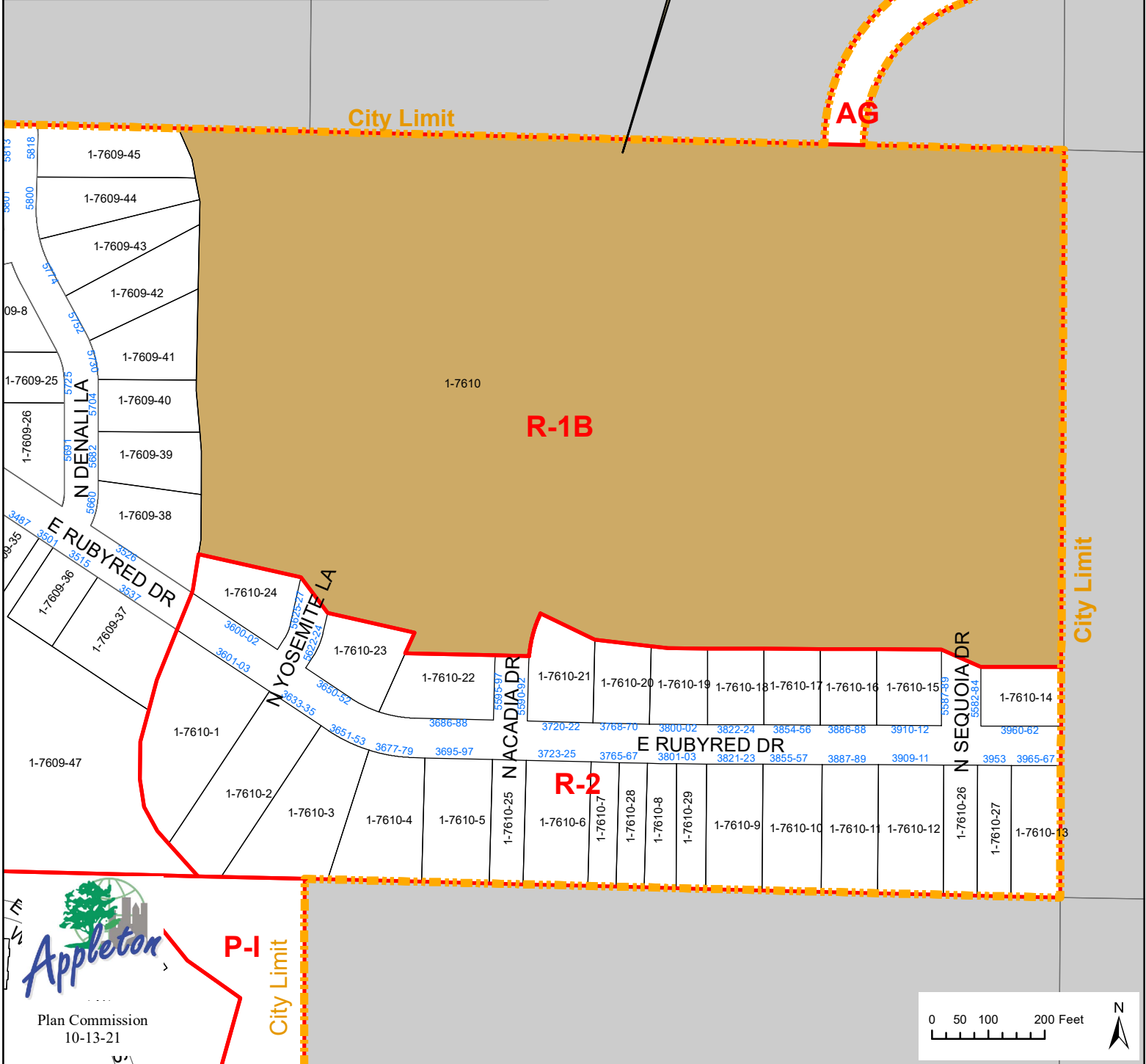
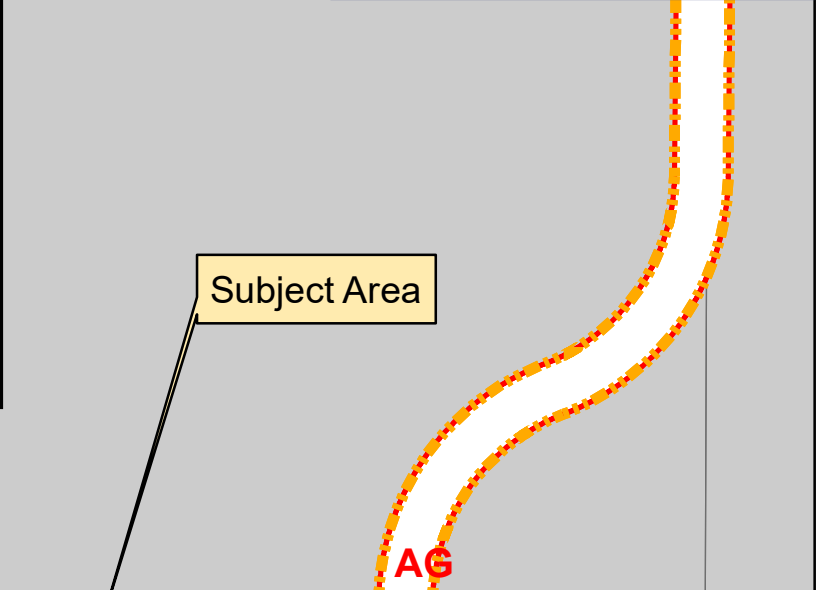
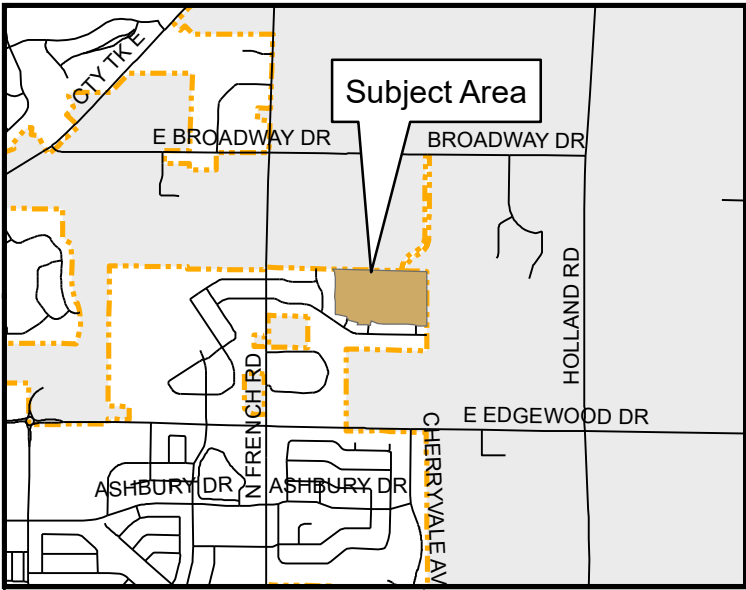
Final Plat – North Edgewood Estates 3

Page 5

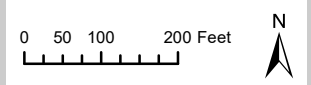
October 13, 2021

10. Change S88°35'21"W 2690.22' to S88°35'21"E 2690.22' on sheet 1.
11. Curve 13 data is a duplicate of curve 15 data, when it should be the total of all the curve segments. Curve 48 data is a duplicate of curve 50 data, when it should be the total of all the curve segments. The curve data needs to be corrected.
12. Per Section 17-26(i)(1) of the Municipal Code, subdivided lots shall have at least 50% of the minimum required lot area, based upon the respective zoning district, at least two feet above the elevation of the 100-year reoccurrence interval flood. Identify which lots, if any, require earthwork or fill to satisfy this requirement.
13. As attested by Davel Engineering, there are no changes to the Final Plat or other proposed changes that require updates to the approved Stormwater Management Plan or Construction Drawings. Provide an updated Erosion Control plan for City review and approval.
14. On the Preliminary Plat, wetlands were shown on multiple lots in between Yosemite Lane and Acadia Drive. They are not shown on the Final Plat. What is the status of these wetlands? If wetland permitting is involved, please provide a copy of such permit(s).
15. The following streets within the Final Plat are to be classified as follows:
 - a. Yosemite Lane: Local Street
 - b. Acadia Drive: Local Street
 - c. Sequoia Drive: Collector Street
 - d. Teton Lane: Local Street
 - e. Zion Lane: Local Street
 - f. Zion Court: Local Street
16. Development is subject to conditions of the Development Agreement between North Edgewood Estates Development, LLC and the City of Appleton that was originally approved by Common Council on January 17, 2018, with amendments approved by Common Council on April 22, 2020 and September 1, 2021.
17. All requirements from the City of Appleton Department of Public Works, Engineering Division shall be met to the satisfaction of the City Engineer prior to the City affixing signatures on the Final Plat.

North Edgewood Estates 3 Final Plat Zoning Map



Plan Commission
10-13-21



North Edgewood Estates 3
Final Plat
Zoning Map

Subject Area

City Limit

City Limit

City Limit

N DENALI LA

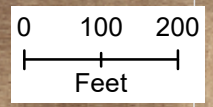
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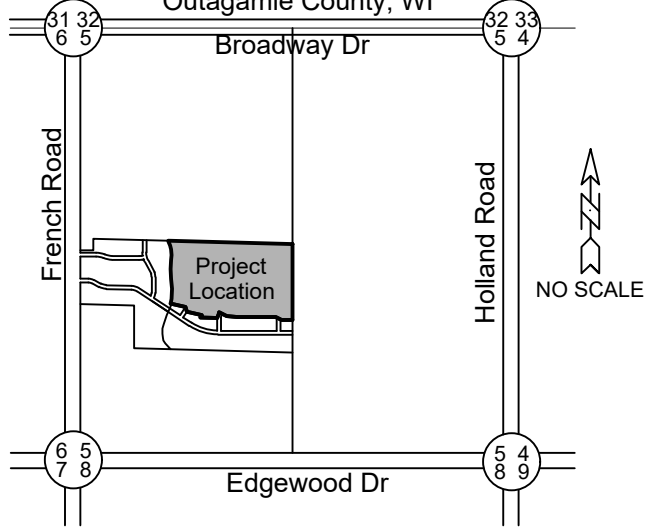


Plan Commission
10-13-21



LOCATION MAP

SEC 5, T 21 N, R 18 E,
City of Appleton
Outagamie County, WI



NO SCALE

North Edgewood Estates 3

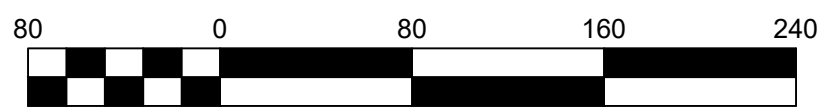
Part of Lot 3, Certified Survey Map 7488, being part of the Northwest 1/4 of the Southwest 1/4 and part of the Northeast 1/4 of the Southwest 1/4 all located in of Section 05, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration



Bearings are referenced to the North line of the Southwest 1/4, Section 05, T21N, R18E, bearing S88°35'21"E, base on the Outagamie County Coordinate System.

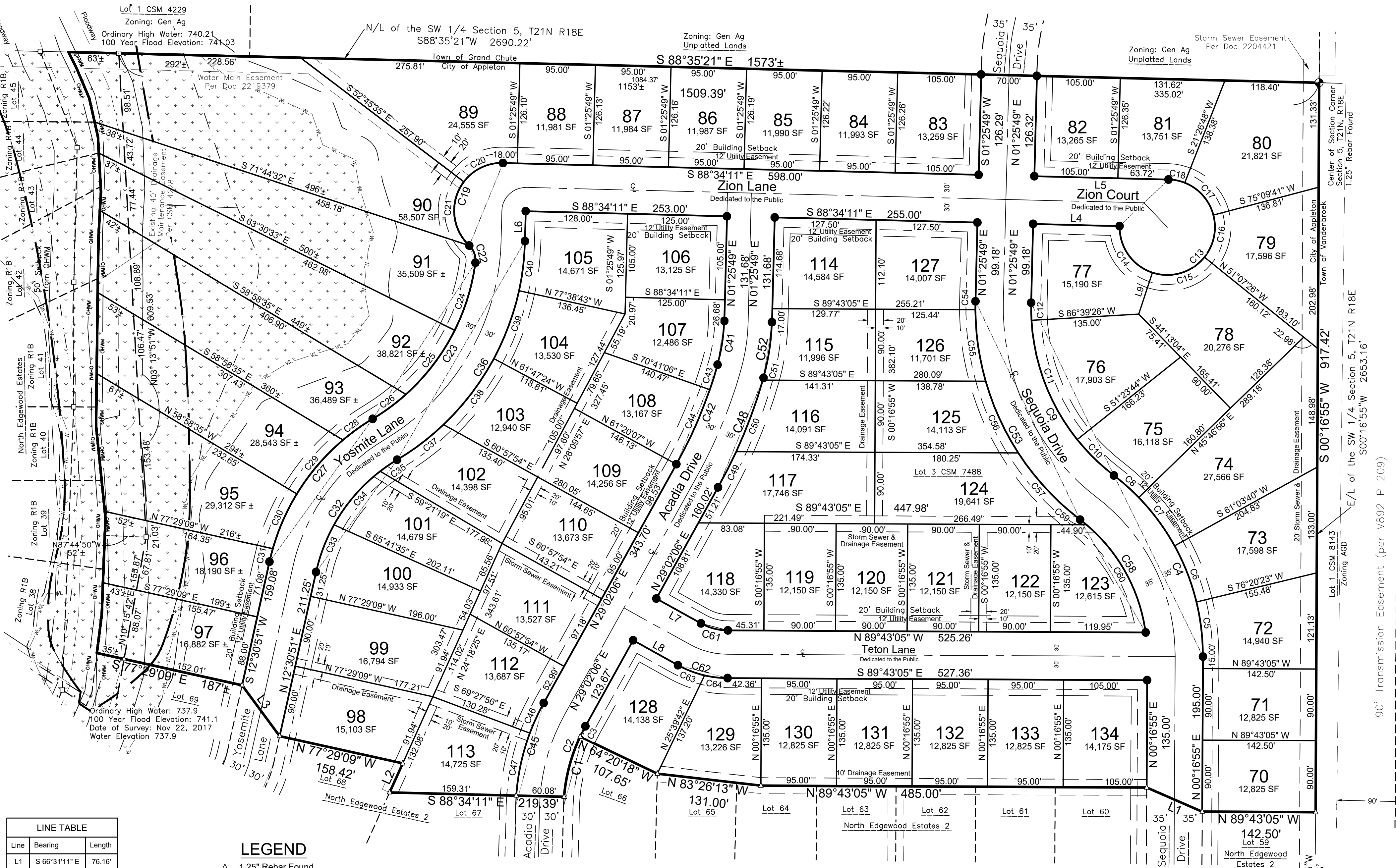
Notes:

- All linear measurements have been made to the nearest one hundredth of a foot.
- All bearings are computed and measured to the nearest second.
- Lots 90-97 are subject to additional restrictions related to floodplain and wetlands. The wetland setback line as shown is the most restrictive setback. Impervious surfaces, including, but not limited to: buildings, patios, and sidewalks, are not allowed within the wetland protective setback area. Impervious surfaces may be allowed within the wetland protective setback area and outside the wetlands and floodway under the following conditions:
 - Runoff from the impervious surface is made to drain away from the wetland so that it enters the City storm sewer.
 - Written approval has been granted by Wisconsin Department of Natural Resources and submitted to City of Appleton Department of Public Works for concurrence, to allow a lesser specified setback to the wetland, according to Maximum Extent Practicable (MEP) consideration.
- All elevation shown on map are per City of Appleton Datum based on NGVD 88.
- Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution
- Ordinary High Water Mark (OWHM) was determined at the time of the initial survey of the property by Steve Swanson of Outagamie County Development and Land Services Department.
- The 20' Drainage and Maintenance Easement along the Navigable Stream is granted to the City of Appleton.
- Maintenance of all Drainage Easements within the land division or serving this Subdivision are the sole responsibility of the lot owners for the purpose of conveying and managing stormwater through the plat.
- Upon failure of the property owners to perform maintenance of the drainage ways, the City of Appleton retains the right to perform maintenance and/or repairs. The payment of the maintenance and repairs shall be assessed among the property owners of this subdivision in an equal amount or where the cause can be specifically identified then the payment shall be assessed to the specific property owner(s).

Line	Bearing	Length
L1	S 66°31'11" E	76.16'
L2	N 24°18'25" E	40.14'
L3	S 36°28'44" E	79.51'
L4	S 88°34'11" E	108.72'
L5	S 88°34'11" E	168.72'
L6	N 01°25'49" E	37.57'
L7	N 60°57'54" W	64.39'
L8	S 60°57'54" E	64.39'
L9	N 18°15'30" E	54.92'

LEGEND

- 1.25" Rebar Found
- 1.3" O.D. Iron Pipe Found
- 1/2" x 24" Steel Rebar @ 4.30lbs/LF SET
- All other corners
- 3/4" x 24" Steel Rebar @ 1.50lbs/LF SET
- SF Lot areas in square feet
- Floodway Limits
- Floodplain Limits



South 1/4 Corner
Section 5, T21N, R18E
0.75" Iron Rod Found

James R. Sehloff PLS 2692 Date _____

File: 5641Final3.dwg
Date: 09/09/2021
Drafted By: Jim
Sheet: 1 of 3

Revision Date: Sep 09, 2021

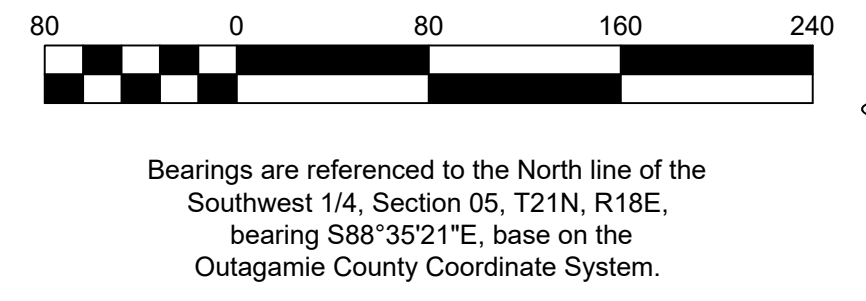


DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davelpro

North Edgewood Estates 3

These exhibits are a representation of current conditions and regulations, at the time of platting. Per the City's current interpretation of City of Appleton code 17.12(b)(2) dimensioned location of these lines is required. Due to changing nature of environmental conditions and regulatory nature of wetlands, flood plain and ordinary high water mark these dimensions should only act as a guide and actual field conditions and/or legislative regulations are held over dimensions shown on this map.

Part of Lot 3, Certified Survey Map 7488, being part of the Northwest 1/4 of the Southwest 1/4 and part of the Northeast 1/4 of the Southwest 1/4 all located in of Section 05, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin



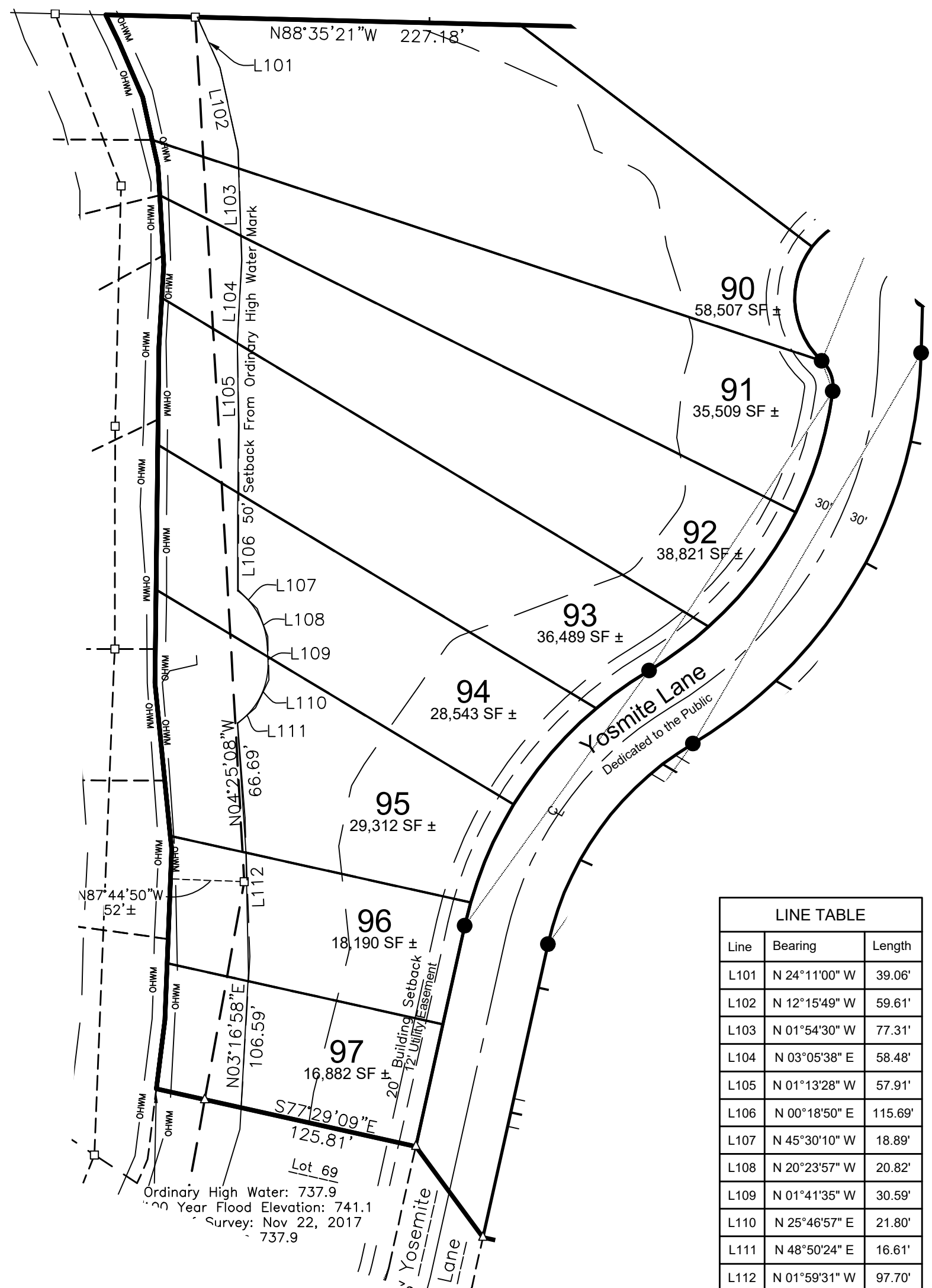
James R. Sehloff PLS 2692 Date _____

Shoreland Zoning Setback Exhibit:

Construction or placement of structures is prohibited within the shoreland setback area.

The following requirements apply as excerpted from Appleton Municipal Cod Sec. 23-754:

- (a) There shall be established a shoreland setback area of at least fifty (50) feet from the ordinary high water mark.
- (c) A person who owns shoreland property that contains vegetation, shall maintain that vegetation in a vegetative buffer zone along the entire shoreline of the property and extending thirty-five (35) inland from the ordinary high water mark of a navigable water.
- (d) If the vegetation in a vegetative buffer zone contains invasive species or dead or diseased vegetation the owner of the shoreland property may remove the vegetation, except that if the owner removes all of the vegetation in the vegetative buffer zone, the owner shall establish a vegetative buffer zone with new vegetation.
- (e) The person who is required to maintain or establish a vegetative buffer zone under paragraph (c) above, may remove all of the vegetation in a part of that zone in order to establish a viewing or access corridor that is no more than thirty (30) feet wide for every one hundred (100) feet of shoreland frontage and that extends no more than thirty-five (35) feet inland from the ordinary high water mark.



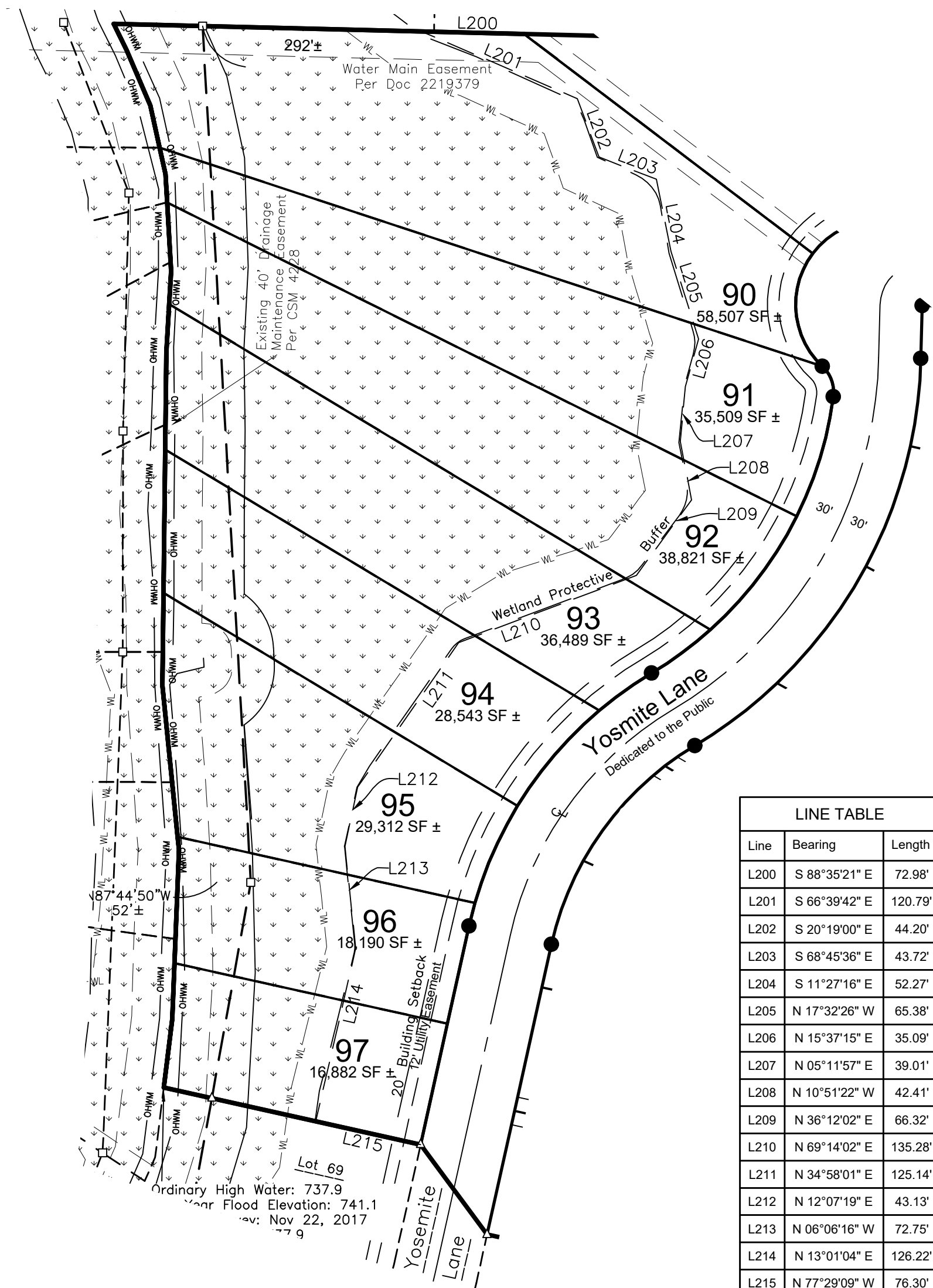
Wetland Protected Area Setback Exhibit:

Setback shown is per City of Appleton protective area in City of Appleton Code 20-312(f)

Wetland Protected Area Exhibit:

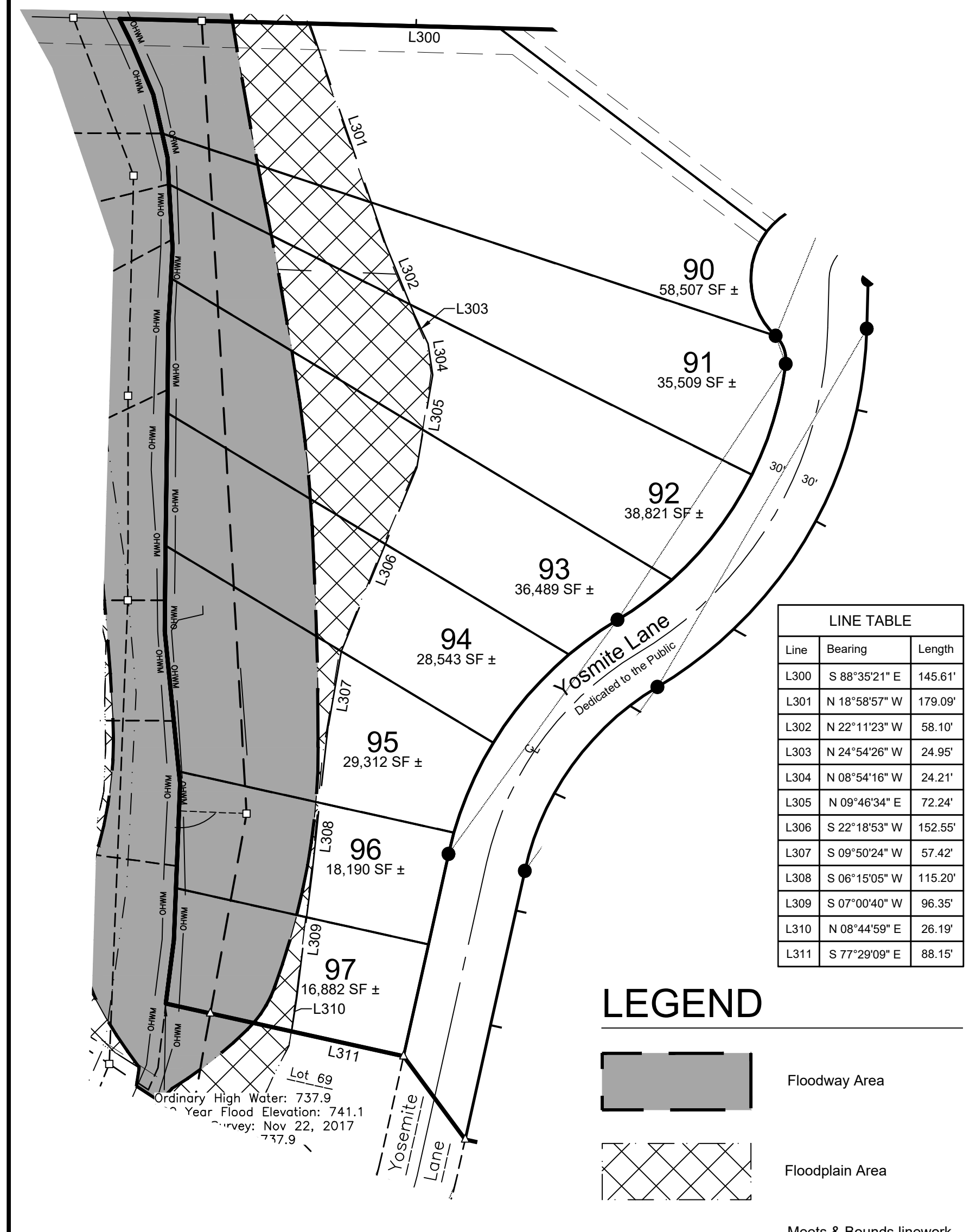
The following requirements apply as excerpted from City of Appleton Municipal Code 20-312(f):

- (3) The following requirements shall be met:
 - a. Impervious surfaces shall be kept out of the protective area entirely or [as may be approved by the City of Appleton] to the maximum extent practicable.
 - b. Where land disturbing construction activity occurs within a protective area, and where no impervious surface is present, adequate sod or self-sustaining native vegetative cover of seventy percent (70%) or greater shall be established and maintained. The self-sustaining vegetative cover shall be sufficient to provide for bank stability, maintenance of fish habitat and filtering of pollutants from upslope overland flow areas under sheet flow conditions. [Subject to the issuance of all applicable permit], nonvegetative materials, such as rock riprap, may be employed on the bank as necessary to prevent erosion, such as on steep slopes or where high velocity flows occur.
 - c. Best management practices such as filter strips, treatment swales, or wet detention basins, that are designed to control pollutants from nonpoint sources may be located in the protective area.
- (5) Protective areas do not apply to:
 - d. Post-construction sites from which runoff does not enter the surface water, including wetlands, without first being treated by a [Stormwater Management Practice that has been approved by the City of Appleton], except to the extent that vegetative ground cover is necessary to maintain bank stability.



Flood Plain Area Exhibit:

Floodplain is shown per FEMA Conditional Letter of Map Revision (LOMR) 19-05-0161R, dated May 23, 2019, and is subject to change based on the pending FEMA Letter of Map Revision (LOMR) after FEMA-approved proposed fill placement by developer is complete. The floodplain is regulated by City of Appleton Municipal Code Chapter 23 Article X (Floodplain Zoning). A City of Appleton floodplain zoning official map revision is pending, dependent upon issuance of a FEMA LOMR. The following activities are prohibited within the floodplain unless a City of Appleton Floodplain Permit has been issued authorizing the activity: grading, placement of fill material, and/or the placement or construction of any structures that occupy volume above the existing ground surface.



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

File: 5641Final3.dwg
Date: 09/09/2021
Drafted By: Jim
Sheet: 2 of 3

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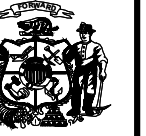
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North Edgewood Estates 3

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Certified _____, 20____



Department of Administration

Surveyor's Certificate

I, James R. Sehloff, Professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Appleton, and under the direction of North Edgewood Estates Development, LLC., owner of said land, I have surveyed divided and mapped North Edgewood Estates 3; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is part of Lot 3 of CSM 7488, being part of the Northwest 1/4 of the Southwest 1/4 and part of Northeast 1/4 of the Southwest 1/4, Section 5, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin, containing 1,350,180 Square Feet (30,9957 Acres) of land more or less, including all lands between the meander line and the centerline of a tributary of Apple Creek, described as follows:

Commencing at the South 1/4 Corner of Section 5; thence, along said East line of the Southwest 1/4, N00°16'55"E, 1735.73 feet to the Northeast Corner of North Edgewood Estates 2 said point being the point of beginning; thence, along the North line of said North Edgewood Estates 2, N89°43'05"W, 142.50 feet to the East right of way line of Sequoia Drive; thence, continuing along said North line, N66°31'11"W, 76.16 feet to the West right of way line of said Sequoia Drive; thence, continuing along said North line, N89°43'05"W, 485.00 feet; thence, continuing along said North line, N83°26'13"W, 131.00 feet; thence, continuing along said North line, N64°20'18"W, 107.65 feet to the East right of way line of Acadia Drive; thence, along said East right of way line, 78.70 feet along the arc of a curve to the left with a radius of 220.00 feet and a chord of 78.29 feet which bears S14°57'35"W; thence, continuing along said North line, N88°34'11"W, 219.39 feet; thence, continuing along said North line, N24°18'25"E, 40.14 feet; thence, continuing along said North line, N77°29'09"W, 158.42 feet to the East right of way of Yosemite Lane; thence, continuing along said North line, N36°28'44"W, 79.51 feet to the West right of way line of said Yosemite Lane; thence, continuing along said North line, N77°29'09"W, 152.01 feet to a meander point being S77°29'09"E, 35 feet more or less from the centerline of a tributary of Apple Creek; thence, along a meander line N10°15'42"E, 155.87 feet to a meander point being N87°44'50"W, 52 feet more or less for the centerline of said centerline of a tributary of Apple Creek; thence along said meander line, N03°13'51"W 609.53 feet to a meander point on the North line of the Southwest 1/4 being N88°35'21"W, 63 feet more or less of said centerline of a tributary of Apple Creek; thence, along said North line S88°35'21"E, 1509.39 feet to the Center of said Section 5; thence, along said East line of the Southwest 1/4, S00°16'55"W, 917.42 feet to the point of beginning, subject to all easements, and restrictions of record.

Owner's Certificate

North Edgewood Estates Development, LLC., a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as the property owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

North Edgewood Estates Development, LLC., does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Appleton
Department of Administration

Dated this _____ day of _____, 20_____.

In the presence of: North Edgewood Estates Development, LLC.

Kurt Coenen

State of Wisconsin)

_____ County) ss

Personally came before me this _____ day of _____, 20____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, Wisconsin My Commission Expires _____

Drainage Maintenance and Storm Sewer Easement Provisions

An easement for Drainage and Storm Sewer is hereby granted by:

North Edgewood Estates Development, LLC., Grantor, to:

THE CITY OF APPLETON, Grantee,

- Purpose:** The purpose of this easement is for the Grantee to access, install, regrade, replace, relocate, operate, maintain, resize and repair storm sewer, and associated appurtenances. Grantee does hereby agree to compensate Grantor fully for any damage caused directly or indirectly from said maintenance, repair, replacement or relocation of said storm sewer, and associated appurtenances that occur outside of the easement area. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with grantee's use of the easement area.
- Access:** Grantee or its agents shall have the right to enter the grantor's land for the purpose of exercising its rights in the easement area.
- Buildings or Other Structures:** Buildings or any other type of structure shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Drainage, Storm Sewer or Watermain Easement".
- Elevation:** The grantor agrees that the elevation of the existing ground surface within the easement area will not be altered without the written consent of grantee.
- Restoration:** Grantee agrees that it will restore subsurface materials on grantor's land, as nearly as is reasonably possible, to the prior existing condition when conducting all future maintenance, resizing or repair activities. Grantor shall be responsible for all surface restoration. Grantee shall not be required to restore or compensate for any improvements or improved surfaces such as, but not limited to, curb and gutter, hard pavements, sidewalks, structures, trees, shrubs and landscaping, disturbed as a result of the maintenance activities described herein.
- Notification:** Grantee agrees that it shall give timely notice to the Grantor of routine maintenance work. Grantee and Grantor agree to cooperate in good faith to minimize interference or disruption to the normal facility operations. Grantee shall provide advance notice to Grantor (except in emergency situations, in which event notice shall be provided as soon as is practical) of any activity with a reasonable likelihood of interfering or disrupting the operation Grantor's facility, and to conduct such activities at mutually agreeable times.
- This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

North Edgewood Estates Development, LLC.

Kurt Coenen, Managing Member

This Final Plat is contained wholly within the property described in the following recorded instruments:

The property owner of record: Recording Information: Parcel Number(s):

North Edgewood Estates Development, LLC. Doc No. 2186456 part of 31-1-7610-00

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	220.00'	N 14°57'35" E	78.29'	78.70'	20°29'50"	N 04°42'39" E	N 25°12'30" E
C2	220.00'	N 16°52'22" E	92.70'	93.40'	24°19'26"	N 04°42'39" E	N 29°02'06" E
C3	220.00'	N 27°07'18" E	14.69'	14.69'	3°49'36"	N 25°12'30" E	N 29°02'06" E
C4	285.00'	N 26°10'04" W	253.88'	263.13'	52°53'56"	N 00°16'55" E	N 52°37'02" W
C5	285.00'	N 06°41'21" W	69.18'	69.35'	13°56'31"	N 00°16'55" E	N 13°39'37" W
C6	285.00'	N 21°17'59" W	75.78'	76.00'	15°16'44"	N 13°39'37" W	N 28°56'20" W
C7	285.00'	N 36°34'42" W	75.78'	76.00'	15°16'44"	N 28°56'20" W	N 44°13'04" W
C8	285.00'	N 48°25'03" W	41.74'	41.78'	8°23'57"	N 44°13'04" W	N 52°37'02" W
C9	265.00'	N 25°35'36" W	240.81'	249.98'	54°02'51"	N 52°37'02" W	N 01°25'49" E
C10	265.00'	N 45°36'39" W	64.65'	64.81'	14°00'46"	N 52°37'02" W	N 38°36'16" W
C11	265.00'	N 20°58'25" W	160.53'	163.09'	35°15'42"	N 38°36'16" W	N 03°20'34" W
C12	265.00'	N 00°57'23" W	22.07'	22.08'	4°46'23"	N 03°20'34" W	N 01°25'49" E
C13	60.00'	S 73°34'02" W	68.30'	72.66'	69°22'56"	S 38°52'34" W	N 71°44'30" W
C14	60.00'	S 35°09'21" E	71.52'	76.63'	73°10'19"	S 71°44'30" E	S 01°25'49" W
C15	60.00'	N 73°34'02" E	68.30'	72.66'	69°22'56"	N 38°52'34" E	S 71°44'30" E
C16	60.00'	N 12°01'07" E	54.21'	56.25'	53°42'53"	N 14°50'19" W	N 38°52'34" E
C17	60.00'	N 41°41'46" W	54.21'	56.25'	53°42'53"	N 68°33'12" W	N 14°50'19" W
C18	60.00'	N 76°33'42" W	20.85'	20.96'	20°00'59"	N 88°34'12" W	N 68°33'12" W
C19	60.00'	N 22°12'33" E	112.19'	144.98'	138°26'32"	N 47°00'43" W	S 88°34'11" E
C20	60.00'	N 64°20'07" E	54.66'	56.75'	54°11'24"	N 37°14'25" E	S 88°34'11" E
C21	60.00'	N 04°53'09" W	80.49'	88.23'	84°15'07"	N 47°00'43" W	N 37°14'25" E
C22	25.00'	N 19°44'28" W	22.91'	23.80'	54°32'30"	N 07°31'47" E	N 47°00'43" W
C23	270.00'	N 33°20'17" E	235.10'	243.24'	51°37'01"	N 59°08'48" E	N 07°31'47" E
C24	270.00'	N 17°00'37" E	88.95'	89.35'	18°57'40"	N 26°29'27" E	N 07°31'47" E
C25	270.00'	N 37°17'30" E	101.19'	101.80'	21°36'06"	N 48°05'33" E	N 26°29'27" E
C26	270.00'	N 53°37'11" E	52.01'	52.09'	11°03'15"	N 59°08'48" E	N 48°05'33" E
C27	280.00'	N 35°49'49" E	221.65'	227.89'	46°37'57"	N 12°30'51" E	N 59°08'48" E
C28	280.00'	N 54°27'35" E	45.76'	45.81'	9°22'25"	N 49°46'23" E	N 59°08'48" E
C29	280.00'	N 40°36'11" E	89.24'	89.63'	18°20'24"	N 31°25'59" E	N 49°46'23" E
C30	280.00'	N 23°42'21" E	75.30'	75.52'	15°27'16"	N 15°58'43" E	N 31°25'59" E
C31	280.00'	N 14°14'47" E	16.93'	16.93'	3°27'52"	N 12°30'51" E	N 15°58'43" E
C32	220.00'	N 35°49'49" E	174.15'	179.06'	46°37'57"	N 12°30'51" E	N 59°08'48" E
C33	220.00'	N 20°49'37" E	63.61'	63.84'	16°37'33"	N 12°30'51" E	N 29°08'24" E
C34	220.00'	N 40°47'29" E	88.86'	89.48'	23°18'11"	N 29°08'24" E	N 52°26'35" E
C35	220.00'	N 55°47'41" E	25.73'	25.74'	6°42'13"	N 52°26'35" E	N 59°08'48" E
C36	330.00'	N 30°17'18" E	318.54'	332.42'	57°42'59"	N 59°08'48" E	N 01°25'49" E
C37	330.00'	N 52°46'35" E	73.23'	73.38'	12°44'25"	N 59°08'48" E	N 46°24'23" E
C38	330.00'	N 37°18'30" E	104.36'	104.80'	18°11'47"	N 46°24'23" E	N 28°12'36" E
C39	330.00'	N 20°16'57" E	91.03'	91.32'	15°51'19"	N 28°12'36" E	N 12°21'17" E
C40	330.00'	N 06°53'33" E	62.83'	62.92'	10°55'29"	N 12°21'17" E	N 01°25'49" E
C41	220.00'	N 08°41'50" E	55.66'	55.81'	14°32'01"	N 15°57'50" E	N 01°25'49" E
C42	595.00'	S 22°29'58" W	135.44'	135.74'	13°04'15"	S 15°57'50" W	S 29°02'06" W
C43	595.00'	S 17°32'37" W	32.81'	32.81'	3°09'34"	S 15°57'50" W	S 19°07'25" W
C44	595.00'	S 24°04'45" W	102.80'	102.93'	9°54'41"	S 19°07'25" W	S 29°02'06" W
C45	280.00'	N 16°31'16" E	121.34'	122.31'	25°01'39"	N 04°00'27" E	N 29°02'06" E
C46	280.00'	S 24°47'05" W	41.50'	41.54'	8°30'01"	S 20°32'04" W	S 29°02'06" W
C47	280.00'	N 12°16'15" E	80.49'	80.77'	16°31'38"	N 04°00'27" E	N 20°32'04" E
C48	655.00'	N 20°25'37" E	95.86'	95.95'	8°23'36"	N 24°37'24" E	N 16°13'49" E
C49	655.00'	N 26°49'45" E	50.42'	50.43'	4°24'41"	N 29°02'06" E	N 24°37'24" E
C50	655.00'	N 20°25'37" E	95.86'	95.95'	8°23'36"	N 24°37'24" E	N 16°13'49" E
C51	655.00'	N 16°05'50" E	3.04'	3.04'	0°15'59"	N 16°13'49" E	N 15°57'50" E
C52	280.00'	N 08°41'50" E	70.84'	71.03'	14°32'01"	N 15°57'50" E	N 01°25'49" E
C53	335.00'	N 25°35'36" W	304.42'	316.01'	54°02'51"	N 52°37'02" W	N 01°25'49" E
C54	335.00'	N 00°32'33" E	10.38'	10.38'	1°46'31"	N 00°20'42" W	N 01°25'49" E
C55	335.00'	N 08°08'59" W	90.98'	91.27'	15°36'34"	N 15°57'16" W	N 00°20'42" W
C56	335.00'	N 24°27'36" W	99.10'	99.46'	17°00'40"	N 32°57'56" W	N 15°57'16" W
C57	335.00'	N 42°47'29" W	114.34'	114.90'	19°39'06"	N 52°37'02" W	N 32°57'56" W
C58	215.00'	N 30°10'41" W	164.13'	168.40'	44°52'41"	N 07°44'21" W	N 52°37'02" W
C59	215.00'	N 51°13'48" W	10.41'	10.41'	2°46'27"	N 49°50'34" W	N 52°37'02" W
C60	215.00'	N 28°47'28" W	154.46'	157.99'	42°08'14"	N 07°44'21" W	N 49°50'34" W
C61	70.00'	S 75°20'30" E	34.76'	35.13'	28°45'11"	S 60°57'54" E	S 89°43'05" E
C62	130.00'	S 75°20'30" E	64.56'	65.24'	28°45'17"	S 60°57'51" E	S 89°43'05" E
C63	130.00'	S 68°53'11" E	35.83'	35.95'	15°50'33"	S 60°57'54" E	S 76°48'27" E
C64	130.00'	S 83°15'46" E	29.23'	29.29'	12°54'38"	S 76°48'27" E	S 89°43'05" E

File: 5641Final3.dwg
Date: 09/09/2021
Drafted By: Jim
Sheet: 3 of 3

Revision Date: Sep 09, 2021



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: October 13, 2021

Common Council Meeting Date: November 3, 2021

Anticipated Date Annexation Effective: November 9, 2021 at 12:01 a.m.

Item: Petition for Direct Annexation by Unanimous Approval Where Owners/Electors Reside – Ziegler Mackville Road & EE Annexation

Case Manager: Don Harp, Principal Planner

GENERAL INFORMATION

Owner(s)/Elector(s): Philip C. and Beverly M. Ziegler

Address/Town Where Property is Located: N2883 County Road EE - Town of Center

Parcel Number: 040097800 - Town of Center

Petitioner's Request: The Owner(s)/Elector(s) are requesting direct annexation by unanimous approval where they reside pursuant to Section 66.0217(2), Wisconsin State Statutes of land currently located in the Town of Center, Outagamie County.

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

Population of Such Territory: 2

Annexation Area: 1.4407 acres m/l

BACKGROUND

The annexation petition for direct annexation by unanimous approval where owners and electors reside was filed with the City Clerk's office on September 15, 2021. State Statutes does require that the Department of Administration (DOA) review all annexation petitions within a county having a population of 50,000 or more to determine if the petition is in the public interest. 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 17, 2021, so this requirement will be satisfied prior to Common Council taking action at their November 3, 2021 meeting.

STAFF ANALYSIS

City staff completed the Annexation Feasibility Study for this annexation request and identified the following:

- The City of Appleton does not have a boundary agreement with the Town of Center.
- In the absence of a boundary agreement, property tax payment to the Town of Center is required. In accordance with Wisconsin State Statute Section 66.0217(14), the City of Appleton is required to pay annually to the town, for 5 years, an amount equal to the amount of property taxes that the town levied on the annexed territory, as shown by the tax roll under Wisconsin State Statute Section 70.65, in the year in which the annexation is final.
- The subject property is developed with the single-family residence.
- The subject property is located within City's Growth Area Boundary.
- The City can provide necessary City services, including but not limited to water, police, fire, garbage/recycling to the subject property. However, City sanitary sewer and storm sewer main extensions would be required to serve this property. The City currently does not have these utility extensions included in the 5-year plan or budget. The subject property will continue to use its on-site private septic system (in-ground gravity system).
- The City has a 16-inch water main already installed along the west side of Ballard Road. Approval of the annexation is required before the subject property could connect to the City water.
- The area proposed for annexation is contiguous to the existing City boundary located to the east of the annexation area. The subject property connects to the City of Appleton at the Ballard Road right-of-way.
- The owner is requesting the City Plan Commission initiate a rezoning application for the annexation area from temporary AG Agricultural District to a zoning classification of R-1B Single-Family District.

Surrounding Zoning Classification and Land Uses:

North: Town of Center. General Agricultural District, the adjacent land use to the north is currently agricultural land.

South: Town of Center. General Agricultural District, the adjacent land use to the south is currently developed as single-family residential.

Ziegler Mackville Road & EE Annexation
October 13, 2021
Page 3

West: Town of Center. General Agricultural District, the adjacent land use to the west is currently developed as single-family residential.

East: City of Appleton. R-1B Single-family District, the adjacent land use to the east is currently undeveloped but subdivided for single-family residential.

Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area as future One/Two-Family residential. The proposed annexation is consistent with the following goals and objectives of the *Comprehensive Plan 2010-2030*.

Goal 1 – Community Growth

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.

OBJECTIVE 5.3 Housing and Neighborhoods:

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.

Policy 5.3.3 Plan for a supply of developable land suitable for residential development.

OBJECTIVE 10.1 Land Use:

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

Technical Review Group (TRG) Report: This item appeared on the September 21, 2021 TRG Agenda. No negative comments were received from participating departments.

Fire Department Comments: Projected response capability to this address will become similar with adjacent development, across Ballard Road, sometimes referred to as Apple Hill Farms. Also, note that Appleton and Grand Chute have a mutual aid agreement, so if this property comes into Appleton, Grand Chute might also respond, depending on circumstances. Appleton Fire recommends to this property owner, because of potential for long emergency response times (due to travel distance), either a monitored smoke alarm system or residential fire sprinklers, similar as with Apple Hill Farms. Appleton Fire will not require that.

City Clerk Comments: Under the advice of the Legislative Technology Services Bureau, it is advised to wait on this annexation until after the redistricting process is complete and a new ward plan is in place. Therefore, the annexation ordinance will appear on the November 3, 2021 Common Council meeting agenda.

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 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 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. This request is anticipated to be scheduled for an informal public hearing at the October 27, 2021 Plan Commission meeting.

RECOMMENDATION

Staff recommends that the Ziegler Mackville Road & EE Annexation, as shown on the attached maps, **BE APPROVED** with the following stipulation:

1. The Plan Commission initiate the rezoning for the subject property from temporary AG Agricultural District to the zoning classification of R-1B Single-Family District, pursuant to Section 23-65(d)(1) of the Municipal Code.



TONY EVERS

GOVERNOR

JOEL BRENNAN

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

Web: <http://doa.wi.gov/municipalboundaryreview>

October 04, 2021

PETITION FILE NO. 14442

KAMI LYNCH, CLERK
CITY OF APPLETON
100 N APPLETON ST
APPLETON, WI 54911-4702

AMY L OLSON, CLERK
TOWN OF CENTER
N3990 STATE ROAD47
APPLETON, WI 54913-8484

Subject: ZIEGLER MACKVILLE ROAD & EE ANNEXATION

The proposed annexation submitted to our office on September 17, 2021, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city...." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the **CITY OF APPLETON**, which is able to provide needed municipal services.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14442 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2516>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

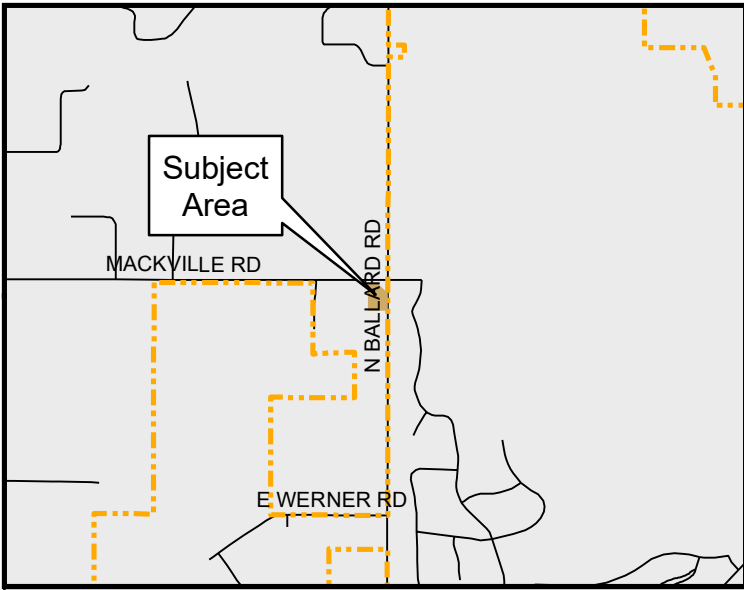
Sincerely,

A handwritten signature in black ink, appearing to read "Erich Schmidtke". The signature is fluid and cursive.

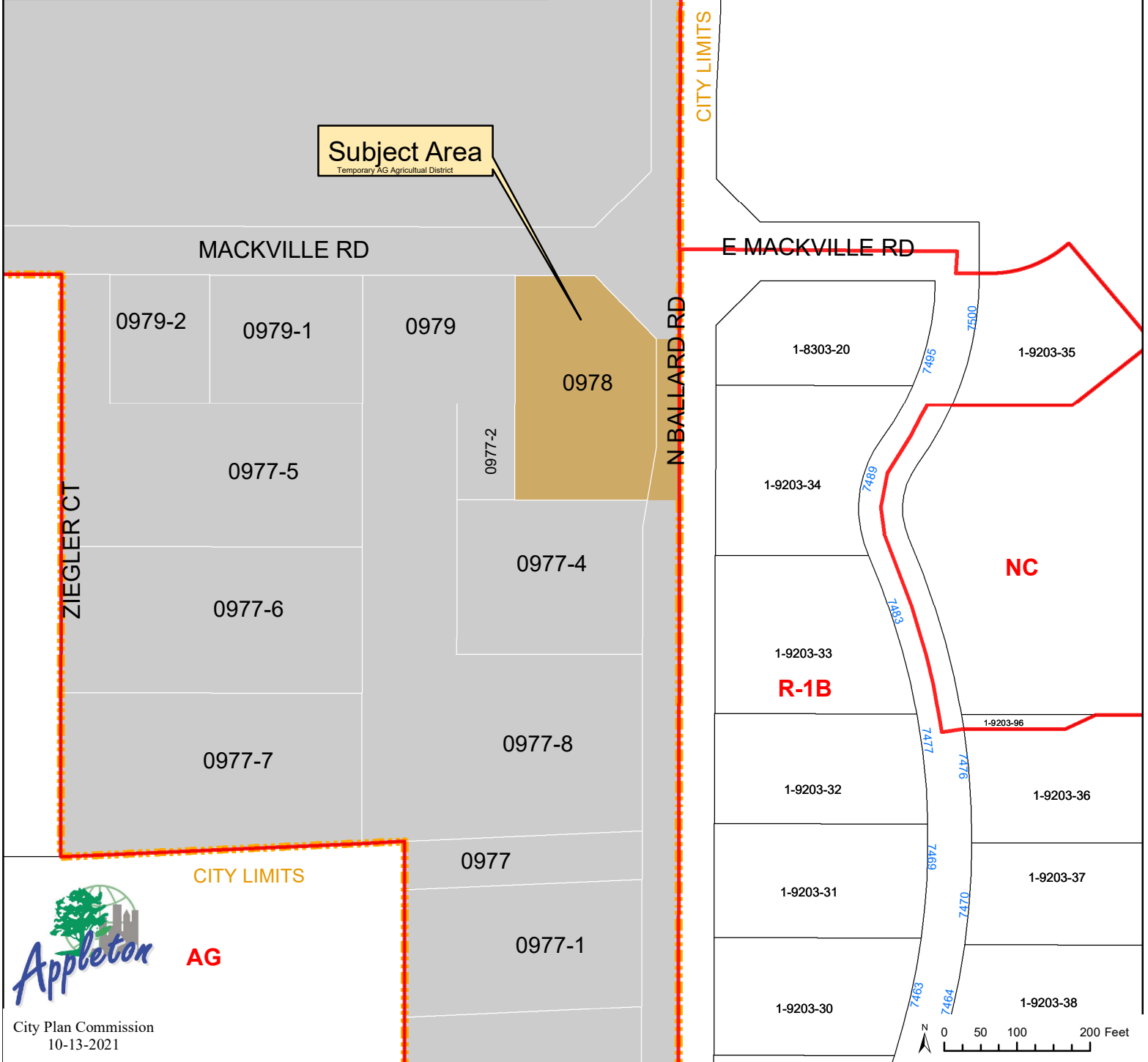
Erich Schmidtke, Municipal Boundary Review

cc: petitioner

Annexation
Ziegler Mackville Road & EE
Town of Center
Zoning Map
Temporary AG Agricultural



Subject Area
Temporary AG Agricultural District



Annexation
Ziegler Mackville Road & EE
Town of Center
Aerial Map

MACKVILLE RD

E MACKVILLE RD

CITY LIMITS

0979

Subject Area

0978

0977-2

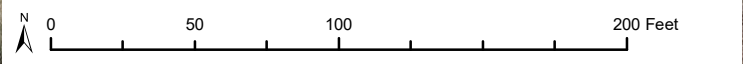
N BALLARD RD

1-920

0977-4



City Plan Commission
10-13-2021





**PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL
PURSUANT TO SECTION 66.0217(2), WISCONSIN STATUTES
WHERE ELECTORS RESIDE IN TERRITORY**

We, the undersigned, constituting all of the owners of the real property and all of the electors that reside in the following territory of the Town of Center, 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.

A part of the Northeast ¼ of the Northeast ¼ of Section 36, Township 22 North, Range 17 East, Town of Center, Outagamie County, Wisconsin, containing 62,759 Square Feet 1.4407 acres of land and being further described as follows:

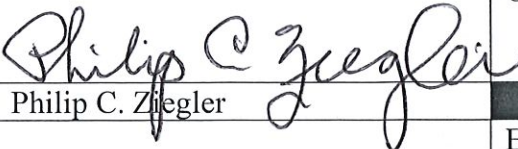
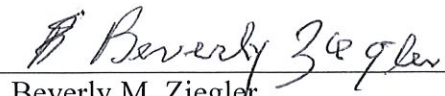
Commencing at the Northeast corner of said Section 36;
 Thence South 00°06'21" West 117.18 feet coincident with the East line of the Northeast ¼ of said Section 36 to the point of beginning;
 Thence continue South 00°06'21" West 222.82 feet coincident with the East line of the Northeast ¼ of said Section 36 to the South line of lands described in Warranty Deed Document No.679131 of the Outagamie County Register of Deeds Office;
 Thence North 89°51'03" West 225.00 feet coincident with the South line of lands described in Warranty Deed Document No.679131 of the Outagamie County Register of Deeds Office;
 Thence North 00°06'21" East 307.00 feet coincident with the West line of lands described in Warranty Deed Document No.679131 and then the West line of lands described in Warranty Deed Document No.544576 to the South line of Mackville Road.
 Thence South 89°51'03" East 107.95 feet coincident with the South line of Mackville Road to a highway vision corner;
 Thence South 44°49'45" East 119.00 feet coincident with said highway vision corner to the West line of Ballard Road (aka C.T.H. "EE");
 Thence South 89°51'03" East 33.00 feet to the point of beginning.

Town of Center Tax Parcel to be annexed: 040097800.

The current population of such territory is 2. The number of electors that reside on the land to be annexed is 2.

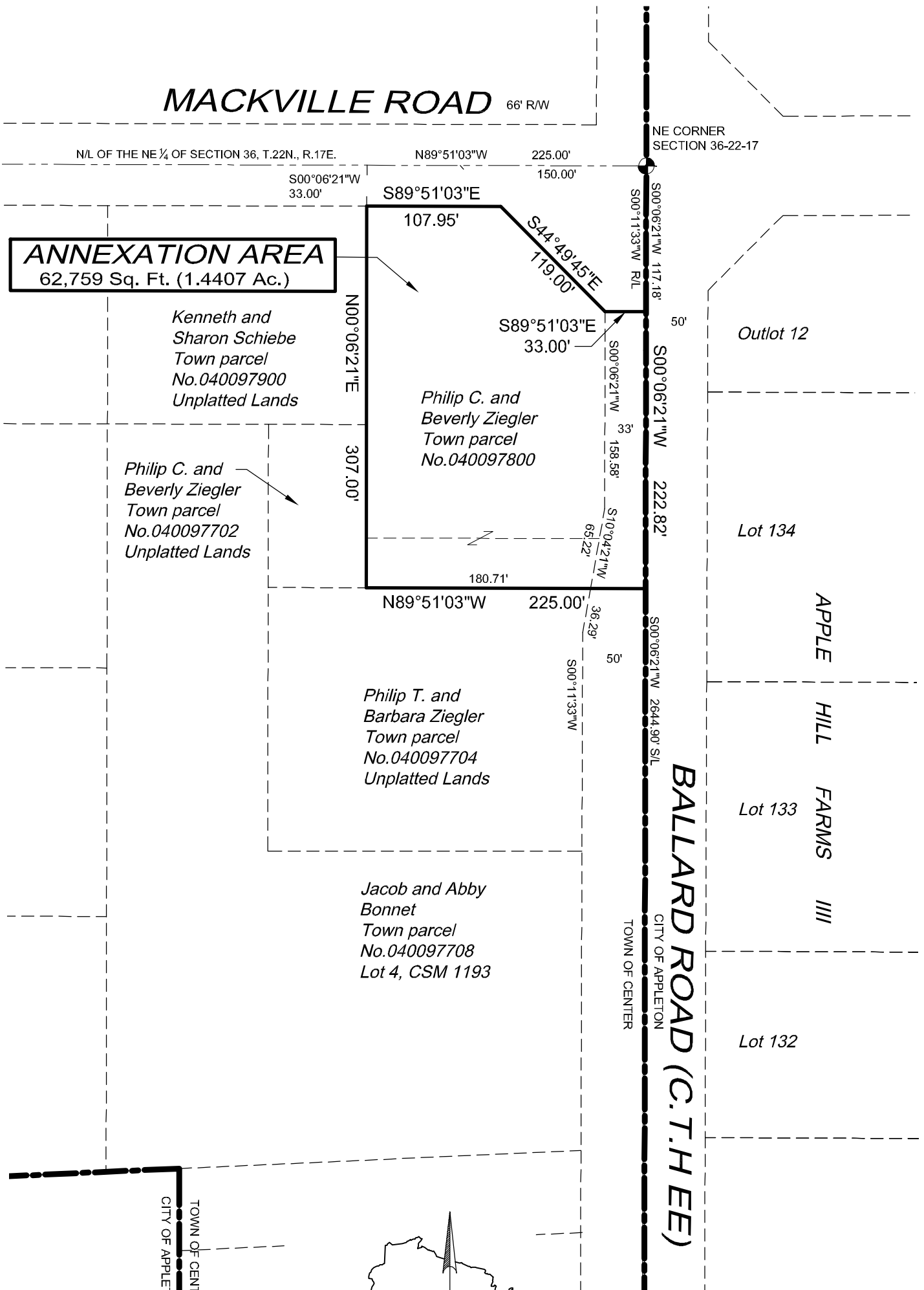
We, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation, or consolidation proceedings, if any.

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

Signature of Petitioner	Owner/Elector	Date of Signing	Address of Petitioner (Include Zip Code)
 Philip C. Ziegler	Owner/Elector	9/14/21	N2883 County Rd EE Appleton, WI 54913
 Beverly M. Ziegler	Elector	9/14/21	N2883 County Rd EE Appleton, WI 54913

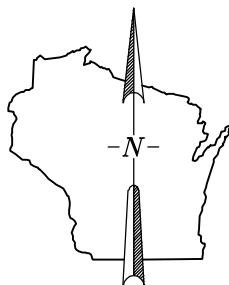
ANNEXATION EXHIBIT

A part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36, Township 22 North, Range 17 East, Town of Center, Outagamie County, Wisconsin.

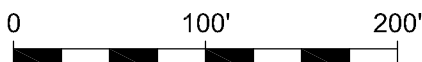


BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY, NORTH LINE OF NE $\frac{1}{4}$ SECTION 36, T.22N., R.17E.; recorded to bear N89°51'03"W

H:\Acad\Annex\2021\Ziegler_Mackville_EE_0830_2021



SCALE IN FEET



CITY OF APPLETON

DEPT. OF PUBLIC WORKS
ENGINEERING DIVISION

100 NORTH APPLETON STREET
APPLETON, WI 54911

920-832-6474

DRAFTED BY: T. KROMM



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: October 13, 2021

Common Council Meeting Date: November 3, 2021

Anticipated Date Annexation Effective: November 9, 2021 at 12:01 a.m.

Item: Petition for Direct Annexation by Unanimous Approval Where No Electors Reside – Lightning Drive & C.T.H JJ (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

Parcel Numbers: Part of 101157000 and 101158200 - Town of Grand Chute

Petitioner's Request: The Owner is requesting direct annexation by unanimous approval where no electors reside 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 City of Appleton to extend a public street, utilities and construct a stormwater pond within the territory proposed for annexation.

Population of Such Territory: 0

Annexation Area: 12.6622 acres m/l

BACKGROUND

Officially mapped Lightning Drive from East Edgewood Drive to Broadway Drive went into effect on October 23, 2001.

The annexation petition for direct annexation by unanimous approval where no electors reside was filed with the City Clerk's office on September 17, 2021. State Statutes does require that the Department of Administration (DOA) review all annexation petitions within a county having a population of 50,000 or more to determine if the petition is in the public interest. The City must allow a 20-day statutory review

Lightning Drive & C.T.H JJ (Right-of-Way) Annexation
October 13, 2021
Page 2

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 21, 2021, so this requirement will be satisfied prior to Common Council taking action at their November 3, 2021 meeting.

STAFF ANALYSIS

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

- The City of Appleton does have a boundary agreement with the Town of Grand Chute.
- The subject property is undeveloped agricultural land and developed with a stormwater pond, public roads, and underground utilities.
- The subject property is located within the City's Growth Area Boundary.
- The City is planning to install sanitary sewer, storm sewer, and water infrastructure, extend Lightning Drive to the north, and construct a stormwater pond within the annexation area. This will be a multiyear project starting in 2022.
- The area proposed for annexation is contiguous to the existing City boundary on all sides of the annexation area.
- Future Lightning Drive is classified as a collector street on the City's Arterial/Collector Plan.
- The owner is requesting the City Plan Commission initiate a rezoning application for the annexation area from temporary AG Agricultural District to a zoning classification of P-I Public Institutional District.

Surrounding Zoning Classification and Land Uses:

North: Town of Grand Chute. AGD – General Agricultural District, the adjacent land use to the north is currently agricultural land.

South: City of Appleton. P-I Public Institutional District, the adjacent land use to the south is currently developed as single-family residential, agricultural buildings, and undeveloped land.

West: City of Appleton. C-2 General Commercial District and R-1B Single-family District, the adjacent land use to the west is currently undeveloped commercial and single-family residential land.

Lightning Drive & C.T.H JJ (Right-of-Way) Annexation
October 13, 2021
Page 3

West: Town of Grand Chute. AGD – General Agricultural District, the adjacent land use to the west is currently agricultural land.

East: Town of Grand Chute. AGD – General Agricultural District, the adjacent land use to the east is currently agricultural land.

Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies the annexation area as Officially Mapped Lightning Drive, Ponds/Water, Public Institutional, One/Two Family Residential and Agricultural/Private Open Space. The proposed annexation is consistent with the following goals and objectives of the *Comprehensive Plan 2010-2030*. The next time staff initiates amendments to the future land use map, the City limit line will be amended to reflect the exterior boundary line of this annexation.

Goal 1 – Community Growth

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 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.

OBJECTIVE 7.5 Utilities and Community Facilities:

Implement effective stormwater management practices.

Technical Review Group (TRG) Report: This item appeared on the August 31, 2021 TRG Agenda. No negative comments were received from participating departments.

City Clerk Comments: Under the advice of the Legislative Technology Services Bureau, it is advised to wait on this annexation until after the redistricting process is complete and a new ward plan is in place. Therefore, the annexation ordinance will appear on the November 3, 2021 Common Council meeting agenda.

Lightning Drive & C.T.H JJ (Right-of-Way) Annexation

October 13, 2021

Page 4

FUTURE ACTIONS

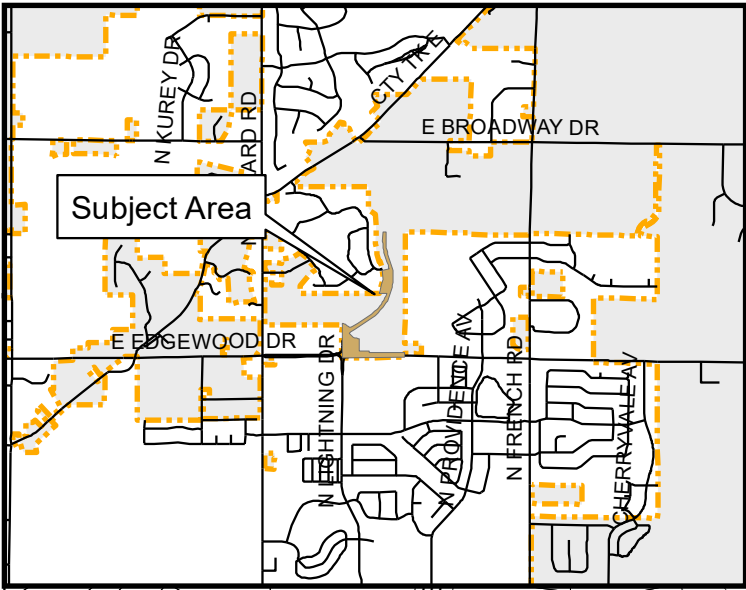
- Per Section 23-65(e) of the Municipal Code, a temporary zoning classification of AG Agricultural District is assigned to newly annexed territory, with the rezoning process taking place after the subject site has been annexed to the City. All territory annexed to the City is assigned a zoning classification 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 owner is requesting that Plan Commission initiate a rezoning for the subject property from temporary AG Agricultural District to the zoning classification of P-I Public Institutional 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. This request is anticipated to be scheduled for an informal public hearing at the October 27, 2021 Plan Commission meeting.

RECOMMENDATION

Staff recommends that the Lightning Drive & C.T.H JJ (Right-of-Way) Annexation, as shown on the attached maps, **BE APPROVED** with the following stipulation:

1. The Plan Commission initiate the rezoning for the subject property from temporary AG Agricultural District to the zoning classification of P-I Public Institutional District, pursuant to Section 23-65(d)(1) of the Municipal Code.

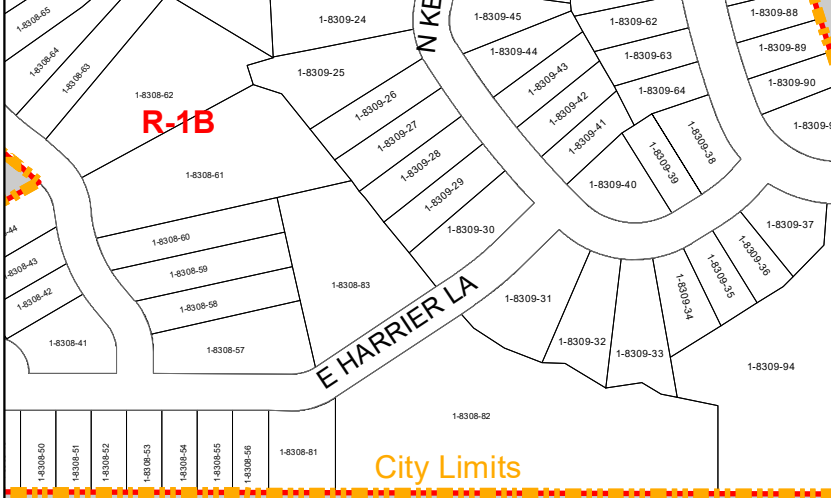
Annexation Lightning Drive & C.T.H. JJ (Right-of-Way) Town of Grand Chute Zoning Map



Temporary AG Agricultural District

City Limits

AG



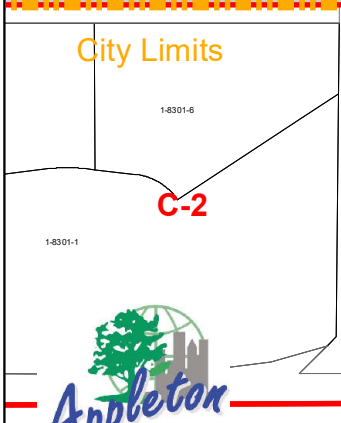
City Limits

Subject Area
Temporary AG Agricultural District

R-1B

P-I

City Limit



City Limits

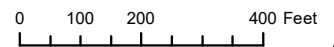
C-2

E EDGEWOOD DR

City Limits



City Plan Commission
10-13-2021



Annexation
Lightning Drive & C.T.H. JJ (Right-of-Way)
Town of Grand Chute
Aerial Map



N KESTREL CIR

E BALDEAGLE DR

City Limits

Subject Area

E HARRIER LN

City Limits

E EDGEWOOD DR



City Plan Commission
10-13-2021



**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 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.

A part of the Fractional Southwest $\frac{1}{4}$ of Section 6, Township 21 North, Range 18 East, Town of Grand Chute, Outagamie County, Wisconsin, containing 551,568 Square Feet 12.6622 acres of land and being further described as follows:

Commencing at the South $\frac{1}{4}$ corner of said Section 6;

Thence South $00^{\circ}15'22''$ West 41.25 feet coincident with the current City of Appleton corporate limits;

Thence South $89^{\circ}44'38''$ West 1,312.94 feet coincident with the current City of Appleton corporate limits;

Thence North $00^{\circ}09'19''$ West 695.75 feet coincident with the current City of Appleton corporate limits to the Westerly boundary of Transportation Project Plat No: 0000-0G-17-4.02;;

Thence North $00^{\circ}27'27''$ East 27.61 feet coincident with said Westerly boundary of Transportation Project Plat No: 0000-0G-17-4.02 to a North line thereof;

Thence Southeasterly 162.67 feet along the arc of a curve to the right having a radius of 230.00 feet and the chord of which bears South $61^{\circ}16'46''$ East 159.30 feet coincident with the boundary of Transportation Project Plat

No: 0000-0G-17-4.02;

Thence South $79^{\circ}18'14''$ East 46.36 feet coincident with the boundary of Transportation Project Plat No: 0000-0G-17-4.02;

Thence North $56^{\circ}36'28''$ East 28.01 feet coincident with the boundary of Transportation Project Plat No: 0000-0G-17-4.02;

Thence North $58^{\circ}51'13''$ East 127.60 feet;

Thence North $56^{\circ}36'28''$ East 300.63 feet;

Thence Northeasterly 602.86 feet along the arc of curve to the left having a radius of 965.00 feet and the chord of which bears North $38^{\circ}42'38''$ East 593.11 feet;

Thence North $89^{\circ}51'14''$ West 156.83 feet to the Southeast corner of Outlot 10 of Apple Ridge 2;

Thence North $13^{\circ}52'54''$ East 307.18 feet coincident with the East line of Outlot 10 of Apple Ridge 2;

Thence North $03^{\circ}30'35''$ West 188.39 feet coincident with the East line of Outlot 10 of Apple Ridge 2 to the Southerly line of Baldeagle Drive;

Thence North $76^{\circ}55'16''$ East 145.11 feet;

Thence Northwesterly 201.39 feet along the arc of curve to the left having a radius of 965.00 feet and the chord of which bears North $16^{\circ}31'22''$ West 201.02 feet;

Thence Northerly 408.87 feet along the arc of a curve to the right having a radius of 1,035.00 feet and the chord of which bears North $11^{\circ}11'03''$ West 406.21 feet;

Thence North $00^{\circ}07'58''$ East 192.71 feet to the North line of the Fractional SW $\frac{1}{4}$ of said Section 6;

Thence South $89^{\circ}27'19''$ East 70.00 feet coincident with the North line of the Fractional SW $\frac{1}{4}$ of said Section 6;

Thence South 00°07'58" West 192.20 feet;
 Thence Southerly 381.21 feet along the arc of curve to the left having a radius of 965.00 feet and the chord of which bears South 11°11'03" East 378.74 feet;
 Thence Southerly 1,429.04 feet along the arc of a curve to the right having a radius of 1,035.00 feet and the chord of which bears South 17°03'12" West 1,318.20 feet;
 Thence South 56°36'28" West 300.63 feet;
 Thence South 54°21'43" West 127.60 feet;
 Thence South 56°36'28" West 85.86 feet coincident with the boundary of Transportation Project Plat No: 0000-0G-17-4.02;
 Thence Southwesterly 41.28 feet along the arc of a curve to the left having a radius of 310.00 feet and the chord of which bears South 52°49'13" West 41.25 feet coincident with the boundary of Transportation Project Plat No: 0000-0G-17-4.02;
 Thence Southeasterly 241.12 feet along the arc of a curve to the left having a radius of 238.50 feet and the chord of which bears South 61°43'30" East 230.98 feet coincident with the boundary of Transportation Project Plat No: 0000-0G-17-4.02;
 Thence South 00°28'26" West 266.19 feet coincident with the boundary of Transportation Project Plat No: 0000-0G-17-4.02;
 Thence North 89°44'38" East 214.97 feet coincident with the boundary of Transportation Project Plat No: 0000-0G-17-4.02;
 Thence South 00°28'26" West 35.00 feet coincident with the boundary of Transportation Project Plat No: 0000-0G-17-4.02;
 Thence North 89°44'38" East 751.25 feet coincident with the boundary of Transportation Project Plat No: 0000-0G-17-4.02 to the East line of the Fractional SW ¼ of said Section 6;
 Thence South 00°27'14" West 61.25 feet coincident with the East line of the Fractional SW ¼ of said Section 6 to the point of beginning.


Part of Tax Parcel numbers of lands to be annexed: #101157000 and #101158200.

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 respectfully request that the City Plan Commission initiate a rezoning for the subject property from temporary AG Agricultural District to the zoning classification of P-I Public Institutional District.

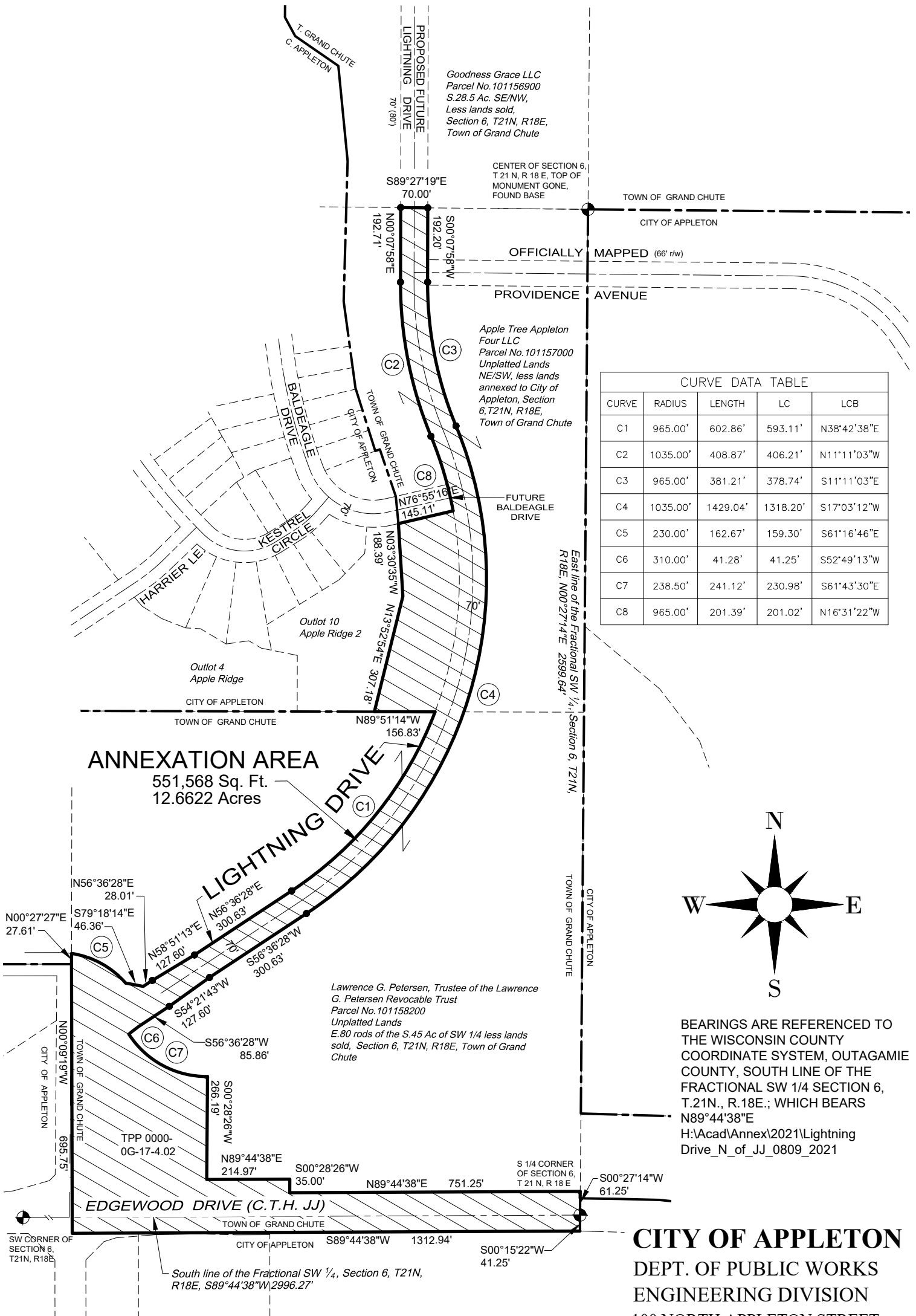
Area of lands to be annexed contains 12.6622 acres.

The current population of such territory is 0.

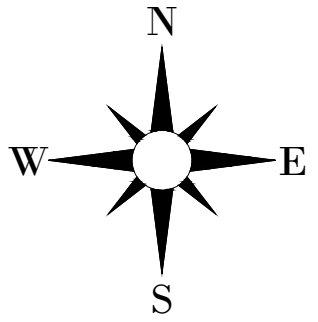
Signature of Petitioner	Owner	Date of Signing	Address of Petitioner (Include Zip Code)
	City of Appleton	9.9.2021	100 N. Appleton Street Appleton, WI 54911
Jacob A. Woodford, Mayor City of Appleton			

ANNEXATION EXHIBIT

Part of the Fractional Southwest 1/4 of Section 6, Township 21 North,
Range 18 East, Town of Grand Chute, Outagamie County, Wisconsin.



CURVE DATA TABLE				
CURVE	RADIUS	LENGTH	LC	LCB
C1	965.00'	602.86'	593.11'	N38°42'38"E
C2	1035.00'	408.87'	406.21'	N11°11'03"W
C3	965.00'	381.21'	378.74'	S11°11'03"E
C4	1035.00'	1429.04'	1318.20'	S17°03'12"W
C5	230.00'	162.67'	159.30'	S61°16'46"E
C6	310.00'	41.28'	41.25'	S52°49'13"W
C7	238.50'	241.12'	230.98'	S61°43'30"E
C8	965.00'	201.39'	201.02'	N16°31'22"W



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY, SOUTH LINE OF THE FRACTIONAL SW 1/4 SECTION 6, T.21N., R.18E.; WHICH BEARS N89°44'38"E
 H:\Acad\Annex\2021\Lightning Drive_N_of_JJ_0809_2021

CITY OF APPLETON
 DEPT. OF PUBLIC WORKS
 ENGINEERING DIVISION
 100 NORTH APPLETON STREET
 APPLETON, WI 54911
 920-832-6474
 DRAFTED BY: T. KROMM