



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appletonwi.gov

Meeting Agenda - Final City Plan Commission

Wednesday, May 14, 2025

3:30 PM

Council Chambers, 6th Floor

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

[25-0454](#) City Plan Minutes from 4-9-25

Attachments: [City Plan Minutes 4-9-25.pdf](#)

5. Public Hearing/Appealances

[25-0455](#) Rezoning #2-25 for the Dorn Annexation, formerly in the Town of Grand Chute, consisting of approximately 95.940 acres located at 4700 N. Richmond Street (Tax Id #31-6-5710-00, 31-6-5710-01, 31-6-5710-02, and 31-6-5710-03), including to the centerline of the adjacent right-of-way, as shown on the attached maps, from AG Agricultural District to R-1B Single-family District (Associated with Action Item #25-0456)

Attachments: [PublicHearingClass2NoticeNewspaper_DornAnnexation_Rezoning2-25.pdf](#)
[PublicHearingNoticeNeighborhood_DornAnnexation_Rezoning2-25.pdf](#)

6. Action Items

[25-0456](#) Request to approve Rezoning #2-25 for the Dorn Annexation, formerly in the Town of Grand Chute, consisting of approximately 95.940 acres located at 4700 N. Richmond Street (Tax Id #31-6-5710-00, 31-6-5710-01, 31-6-5710-02, and 31-6-5710-03), including to the centerline of the adjacent right-of-way, as shown on the attached maps, from AG Agricultural District to R-1B Single-family District

Attachments: [StaffMemo_DornAnnexation_Rezoning_For05-14-25.pdf](#)

- [25-0457](#) Request to approve the Dewitt Development Partners, LLC Annexation consisting of approximately 72.2948 acres located in the 6000 block of North French Road, currently in the Town of Grand Chute, as shown on the attached maps, subject to the stipulation in the attached staff memo

Attachments: [StaffMemo_DewittAnnexation_For05-14-25.pdf](#)

- [25-0458](#) Elect Vice Chair

- [25-0459](#) Set Meeting Date and Time

- [25-0460](#) Designate Contact Person

7. Information Items

8. 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.

Any questions about items on this meeting are to be directed to Kara Homan, Director, Community Development Department at 920-832-6468.

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.appletonwi.gov

Meeting Minutes - Final City Plan Commission

Wednesday, April 9, 2025

3:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

Meeting called to order by Chair Mayor Woodford at 3:32 p.m.

2. Pledge of Allegiance

3. Roll call of membership

Present: 7 - Palm, Robins, Mayor Woodford, Uitenbroek, Neuberger, Fenton and Carpenter

Others present:

Debra Lalko, 815 W. Weiland Avenue

Jack Lalko, 815 W. Weiland Avenue

David Witt, 727 W. Weiland Avenue

Anna Burns, Brookwater Group

Gabriel Goodell, W9429 Lucy Lane, Hortonville

Ethan Arndt, N8166 Big Lake Lane, Sherwood

Dave Yatz, W3189 Center Valley Road, Freedom

Steve Wieckert, Wieckert Real Estate

Robert Dorn, N3415 State Road 47, Appleton

4. Approval of minutes from previous meeting

[25-0323](#)

City Plan Minutes from 3-26-25

Attachments: [City Plan Minutes 3-26-25.pdf](#)

Robins moved, seconded by Fenton, that the Minutes be approved. Roll Call.

Motion carried by the following vote:

Aye: 7 - Palm, Robins, Mayor Woodford, Uitenbroek, Neuberger, Fenton and Carpenter

5. Public Hearing/Appearances

[25-0324](#)

Special Use Permit #3-25 for a landscape business located at 727 West Weiland Avenue and neighboring lot (Tax Id #31-5-4311-00 and 31-5-4312-00), as shown on the attached development plan and per attached plan of operation, to run with the land subject to the conditions in the attached staff memo and approve attached Resolution (Associated with Action Item #25-0325)

Attachments: [PublicHearingClass2NoticeNewspaper_727WWeilandAve_SUP3-25.pdf](#)
[PublicHearingNoticeNeighborhood_727WWeilandAve_SUP3-25.pdf](#)

This public hearing was held and no one spoke.

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

[25-0326](#)

Rezoning #1-25 for the subject parcels located at 1930 West College Avenue (Tax Id #31-7-0004-00 and 31-7-0004-02), 1932 West College Avenue (Tax Id #31-7-0006-00) and 120 North Woods Edge Drive (Tax Id #31-7-0004-01), including to the centerline of the adjacent street right-of-way, as shown on the attached maps, from M-2 General Industrial District to C-2 General Commercial District (Associated with Action Item #25-0327)

Attachments: [PublicHearingClass2NoticeNewspaper_Rezoning1-25.pdf](#)
[PublicHearingNoticeNeighborhood_Rezoning1-25.pdf](#)

This public hearing was held and no one spoke.

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

6. Action Items

[25-0325](#)

Request to approve Special Use Permit #3-25 for a landscape business located at 727 West Weiland Avenue and neighboring lot (Tax Id #31-5-4311-00 and 31-5-4312-00), as shown on the attached development plan and per attached plan of operation, to run with the land subject to the conditions in the attached staff memo and approve attached Resolution (2/3 vote of Common Council required for approval)

Attachments: [StaffMemo_727WWeilandAve_SUP 3-25_For 04-09-25.pdf](#)

Palm moved, seconded by Carpenter, that Special Use Permit #3-25 be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 7 - Palm, Robins, Mayor Woodford, Uitenbroek, Neuberger, Fenton and Carpenter

[25-0327](#)

Request to approve Rezoning #1-25 for the subject parcels located at 1930 West College Avenue (Tax Id #31-7-0004-00 and 31-7-0004-02), 1932 West College Avenue (Tax Id #31-7-0006-00) and 120 North Woods Edge Drive (Tax Id #31-7-0004-01), including to the centerline of the adjacent street right-of-way, as shown on the attached maps, from M-2 General Industrial District to C-2 General Commercial District

Attachments: [StaffMemo_1930WCollegeAv_Rezoning_For04-09-25.pdf](#)

Fenton moved, seconded by Palm, that Rezoning #1-25 be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 7 - Palm, Robins, Mayor Woodford, Uitenbroek, Neuberger, Fenton and Carpenter

[25-0328](#)

Request to approve the Dorn Annexation consisting of approximately 95.949 acres located at 4700 North Richmond Street, currently in the Town of Grand Chute, as shown on the attached maps, subject to the stipulation in the attached staff memo

Attachments: [StaffMemo_DornAnnexation_For04-09-25.pdf](#)

Fenton moved, seconded by Carpenter, that the Dorn Annexation be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 7 - Palm, Robins, Mayor Woodford, Uitenbroek, Neuberger, Fenton and Carpenter

[25-0329](#)

Request to approve the location and architectural design of the proposed pavilion in Lundgaard Park located at 4900 N. Lightning Drive (Tax Id #31-1-7250-02) as shown on the attached site plan materials, in accordance with Wis. Stat. §62.23(5) pertaining to the location and architectural design of any public building

Attachments: [Memo_PlanCommission_SP#5-25_Lundgaard Park Phase II_For4-9-25.pdf](#)

Carpenter moved, seconded by Fenton, that the location and architectural design of the proposed pavilion in Lundgaard Park be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 7 - Palm, Robins, Mayor Woodford, Uitenbroek, Neuberger, Fenton and Carpenter

7. Information Items

8. Adjournment

Fenton moved, seconded by Palm, that the meeting be adjourned at 3:51 p.m. Roll Call. Motion carried by the following vote:

Aye: 7 - Palm, Robins, Mayor Woodford, Uitenbroek, Neuberger, Fenton and Carpenter

CITY OF APPLETON
NOTICE OF PUBLIC HEARING
PROPOSED REZONING

NOTICE IS HEREBY GIVEN of a Public Hearing to be held before the City Plan Commission on Wednesday, May 14, 2025, at 3:30 P.M., in Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, or as soon thereafter as can be heard, for the purpose of considering a zone change.

Common Description: Dorn Annexation - 4700 North Richmond Street

Zoning Map Amendment (Rezoning) Request: The City Plan Commission recommended approval of the Dorn Annexation and initiated the zoning map amendment (rezoning) for the subject property from AG Agricultural District to the zoning classification of R-1B Single-family District, pursuant Section 23-65(h) of the Municipal Code. The R-1B district is intended to provide for and maintain residential areas characterized predominately by single-family, detached dwellings on medium sized lots while protecting residential neighborhoods from the intrusion of incompatible non-residential uses.

Legal Description:

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8713, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND ALL OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 11, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 11; THENCE NORTH 01 DEGREES 12 MINUTE 23 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 292.48 FEET; THENCE SOUTH 89 DEGREES 51 MINUTE 01 SECONDS EAST, ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8713, A DISTANCE OF 433.31 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 59 SECONDS EAST, ALONG THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8713, A DISTANCE OF 187.95 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 01 SECONDS WEST, ALONG THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8713, A DISTANCE OF 429.85 FEET; THENCE NORTH 01 DEGREES 12 MINUTE 23 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 849.60 FEET; THENCE SOUTH 89 DEGREES 26 MINUTE 21 SECONDS EAST, ALONG THE NORTH LINE OF SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 2560.33 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF NORTHWEST 1/4 OF

SAID SECTION, A DISTANCE OF 1311.48 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SOUTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 331.47 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 24 SECONDS WEST, ALONG THE NORTH LINE OF MARSHALL HEIGHTS II AND MARSHALL HEIGHTS III, A DISTANCE OF 2595.85 FEET; THENCE NORTH 01 DEGREES 04 MINUTES 11 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 331.80 FEET TO THE POINT OF BEGINNING. CONTAINING 4,179,159 SQUARE FEET [95.940 ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD

All persons interested are invited to attend this meeting and will be given an opportunity to be heard. Feedback can also be shared with Plan Commission members via written letter, email, or phone call. Any questions regarding this matter should be directed to Don Harp, Principal Planner, in the Community Development Department at (920) 832-6466 or by email at don.harp@appletonwi.gov.

CITY PLAN COMMISSION
APPLETON, WISCONSIN

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

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

RUN: April 29, 2025
May 6, 2025

**NOTICE OF PUBLIC HEARING
OF THE
APPLETON CITY PLAN COMMISSION**

Dear property owner(s):

The City of Appleton Plan Commission will conduct a Public Hearing on Wednesday, May 14, 2025, at 3:30 P.M., or as soon thereafter as can be heard, in Common Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, for the following proposed rezoning request.

Common Description: Dorn Annexation - 4700 North Richmond Street

Zoning Map Amendment (Rezoning) Request: The City Plan Commission recommended approval of the Dorn Annexation and initiated the zoning map amendment (rezoning) for the subject property from AG Agricultural District to the zoning classification of R-1B Single-family District, pursuant Section 23-65(h) of the Municipal Code. The R-1B district is intended to provide for and maintain residential areas characterized predominately by single-family, detached dwellings on medium sized lots while protecting residential neighborhoods from the intrusion of incompatible non-residential uses. The proposed R-1B Single-family District zoning classification is consistent with the current *Comprehensive Plan 2010-2030* Future Land Use Map which identifies this property as future one/two family land use.

Purpose of the Zoning Map Amendment (Rezoning): Facilitate the anticipated construction of a residential subdivision utilizing the R-1B Single-family District standards, Chapter 23 of the Municipal Code.

Aldermanic District: 7 – Alderperson Patrick Hayden

All persons interested are invited to attend this meeting and will be given an opportunity to be heard. Feedback can also be shared with Plan Commission members via written letter or email. The Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

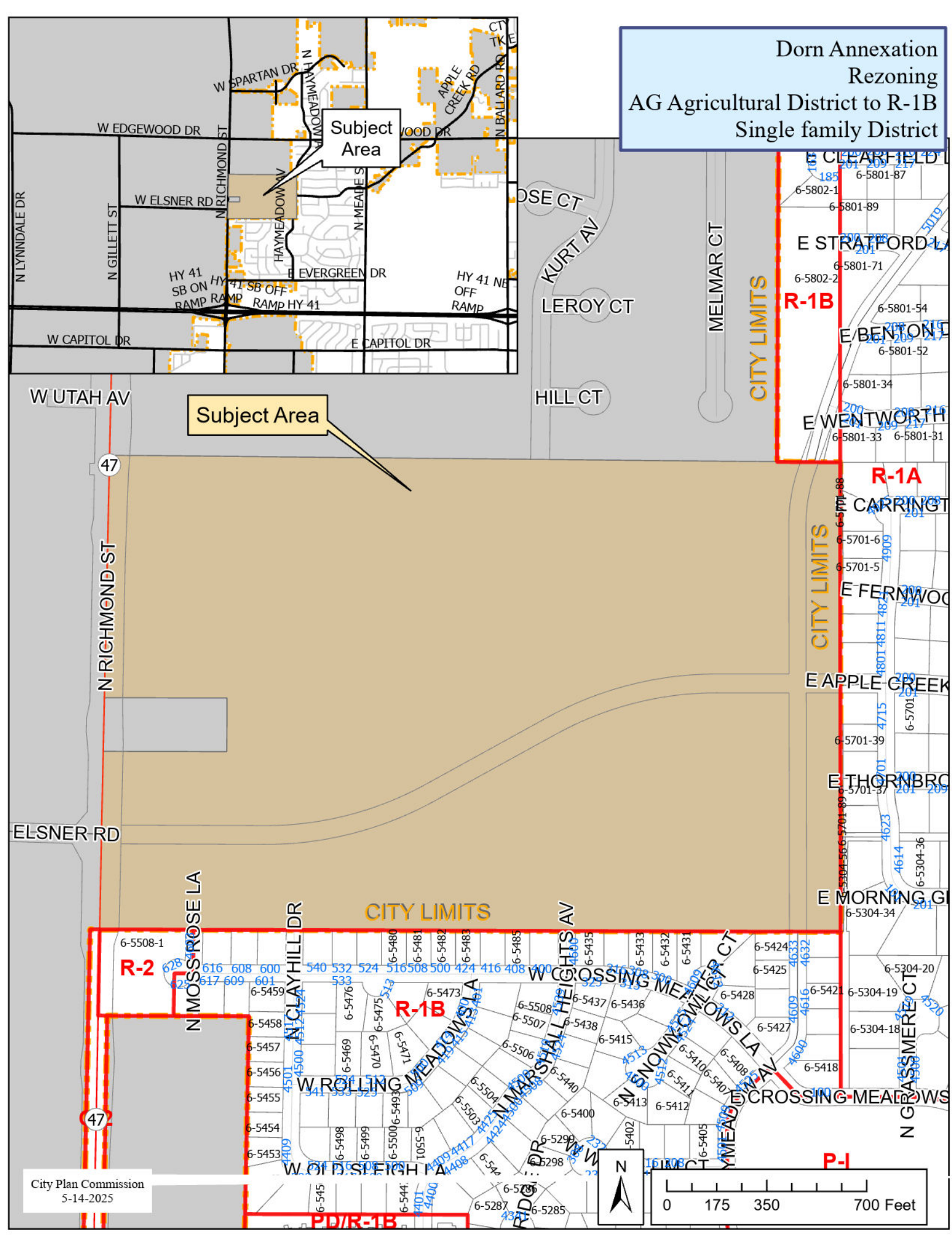
Any questions regarding this matter should be directed to Don Harp, Principal Planner, in the Community Development Department at 920-832-6466 or by email at don.harp@appletonwi.gov.

CITY PLAN COMMISSION
APPLETON, WISCONSIN

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

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

Dorn Annexation
Rezoning
AG Agricultural District to R-1B
Single family District



Dorn Annexation
Rezoning
Ag Agricultural District to R1-B
Single family District
Aerial Map





CITY OF APPLETON

MEMORANDUM

Date: May 14, 2025
To: City Plan Commission
From: Don Harp, Principal Planner
Subject: Rezoning #2-25 – Dorn Annexation – 4700 N. Richmond Street

GENERAL INFORMATION

Owner/Applicant: David L. Dorn, Trustee for Jane E. Dorn Revocable Trust, owner and City of Appleton Plan Commission, applicant

Address/Parcel Numbers: 4700 N. Richmond Street/ 31-6-5710-00, 31-6-5710-01, 31-6-5710-02, and 31-6-5710-03

Applicant's Request: To assign a zoning classification following the Dorn Annexation pursuant to the annexation petition. The proposed R-1B Single-family District zoning classification is consistent with the current *Comprehensive Plan 2010-2030* Future Land Use Map which identifies this property as future one/two family land use.

Plan Commission Public Hearing Meeting Date: May 14, 2025

Common Council Meeting Date: May 21, 2025

BACKGROUND

April 9, 2025 – The Plan Commission recommended approval of the Dorn Annexation and initiated the zoning map amendment (rezoning) for the subject property from AG Agricultural District to the zoning classification of R-1B Single-family District, pursuant to Section 23-65(h) of the Municipal Code.

April 16, 2025 – The Common Council approved the Dorn Annexation.

April 22, 2025 – The subject parcels were officially annexed to the City at 12:01 a.m.

STAFF ANALYSIS

Existing Site Conditions: The subject parcel, including to the centerline of the adjacent right-of-way, is approximately 95.940 acres m/l. Currently, the subject property is actively used for agricultural purposes.

Surrounding Zoning and Land Uses: The surrounding zoning and uses (north, south, east, and west) are generally residential in nature with a small portion being commercial.

North: City of Appleton. R-1B Single-family District. The adjacent land use to the north is undeveloped land. Town of Grand Chute. The adjacent land uses to the north are residential and undeveloped land.

South: City of Appleton. R-1B Single-family and R-2 Two-family District. The adjacent land uses to the south are residential, stormwater detention pond and lift station.

East: City of Appleton. R-1B Single-family District. The adjacent land uses to the east are residential and public trail.

West: Town of Grand Chute. The adjacent land uses to the west are residential and commercial.

Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area as future one/two family residential development. 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.

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.

Proposed Zoning Classification: The R-1B district is intended to provide for and maintain residential areas characterized predominately by single-family, detached dwellings on medium sized lots while protecting residential neighborhoods from the intrusion of incompatible non-residential uses. Per Section 23-93(g) of the Municipal Code, the development standards for single-family detached dwellings in the R-1B District are listed below:

(1) **Minimum lot area:** 6,000 square feet.

(2) **Maximum lot coverage:** 50%.

(3) **Minimum lot width:** 50 feet.

(4) **Minimum front yard:**

a. 20 feet.

b. 25 feet on an arterial street.

(5) **Minimum rear yard:** 25 feet.

(6) **Minimum side yard:** 6 feet.

(7) **Maximum building height:** 35 feet.

Standards for zoning map amendments. Per Section 23-65(e), all recommendations for zoning amendments shall be consistent with the adopted plans, goals and policies of the City and with the purpose and intent of this zoning ordinance. It would appear the criteria established has been satisfied. Related excerpts are listed below.

(1) Prior to making a recommendation on a proposed zoning amendment, the Plan Commission shall make a finding to determine if the following conditions exist. No zoning amendment shall be approved prior to finding at least one (1) of the following:

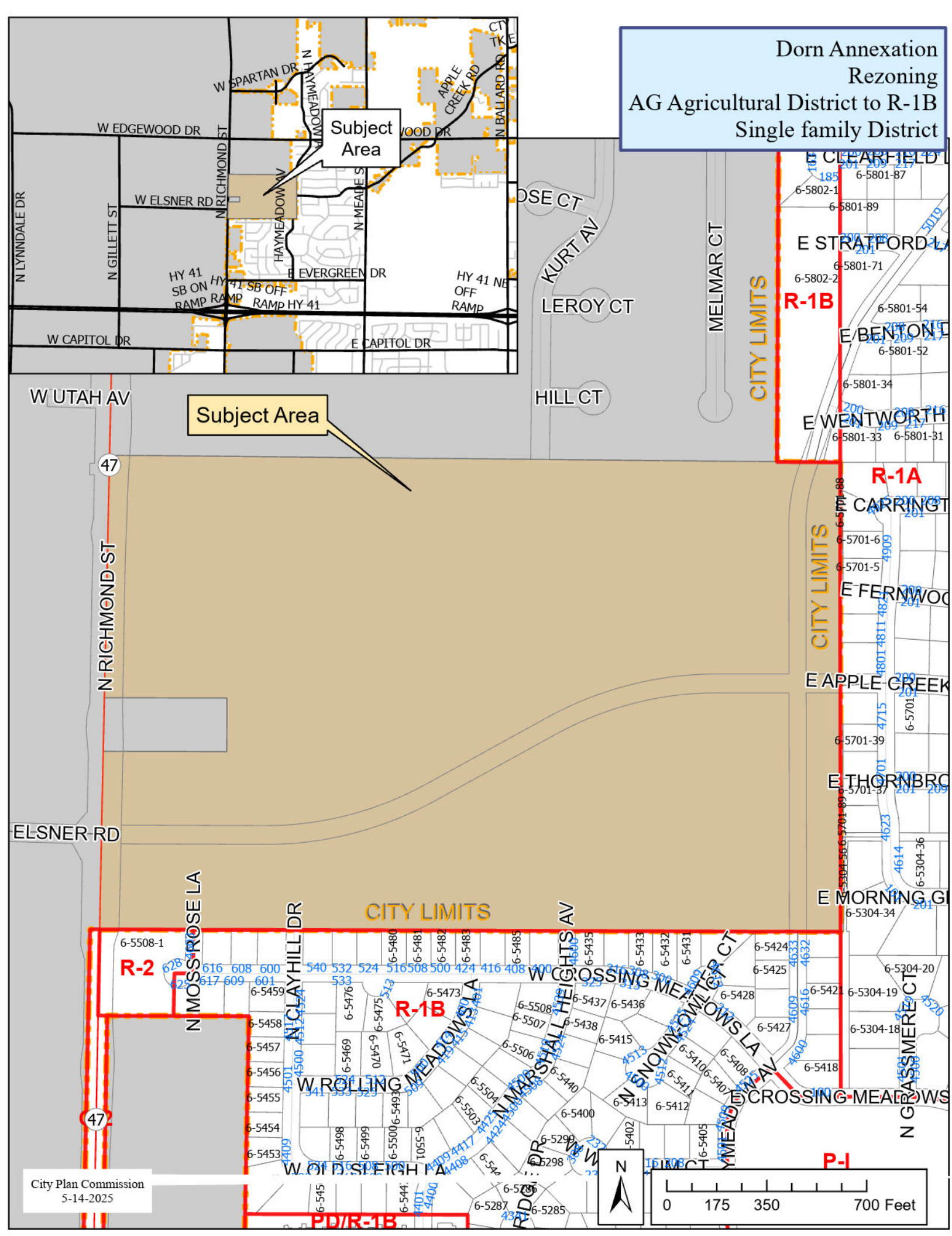
- a. The request for a zoning amendment is consistent with the Comprehensive Plan for the City of Appleton. *The rezoning request is in conformance with the Comprehensive Plan 2010-2030 goals and objectives stated above and the Future Land Use Map, which identifies this area with a future one- and two-family residential designation.*
- b. Factors have changed such as availability to new data, growth patterns and rates, the presence of new road or other infrastructure, additional development, annexation, or other zoning changes, making the subject property more appropriate for a different district.
- c. There is an error in the zoning ordinance text or zoning map as enacted.

Development Review Team (DRT) Report: This item appeared on the March 5, 2025 DRT agenda. No negative comments were received from participating departments.

RECOMMENDATION

Based upon the above analysis and the standards for zoning map amendments as required by Section 23-65(e)(1)a. of the Zoning Ordinance, staff recommends Rezoning #2-25 to rezone the subject property from AG Agricultural District to R-1B Single-family District, including to the centerline of the adjacent right-of-way(s) as shown on the attached map, **BE APPROVED**.

Dorn Annexation
Rezoning
AG Agricultural District to R-1B
Single family District



Dorn Annexation
Rezoning
Ag Agricultural District to R1-B
Single family District
Aerial Map



REVISED

Received March 19, 2025
Appleton Community Development Dept.

LEGAL DESCRIPTION REZONING

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8713, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND ALL OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 11, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 11; THENCE NORTH 01 DEGREES 12 MINUTE 23 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 292.48 FEET; THENCE SOUTH 89 DEGREES 51 MINUTE 01 SECONDS EAST, ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8713, A DISTANCE OF 433.31 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 59 SECONDS EAST, ALONG THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8713, A DISTANCE OF 187.95 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 01 SECONDS WEST, ALONG THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8713, A DISTANCE OF 429.85 FEET; THENCE NORTH 01 DEGREES 12 MINUTE 23 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 849.60 FEET; THENCE SOUTH 89 DEGREES 26 MINUTE 21 SECONDS EAST, ALONG THE NORTH LINE OF SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 2560.33 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF NORTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 1311.48 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SOUTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 331.47 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 24 SECONDS WEST, ALONG THE NORTH LINE OF MARSHALL HEIGHTS II AND MARSHALL HEIGHTS III, A DISTANCE OF 2595.85 FEET; THENCE NORTH 01 DEGREES 04 MINUTES 11 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 331.80 FEET TO THE POINT OF BEGINNING. CONTAINING 4,179,159 SQUARE FEET [95.940 ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PROJECT NO.: 1-1306-002
DATE: March 19, 2025
FILE: Q:\1-1306-002 N Appleton Prop - Dorn Property\Legal



Martenson & Eisele, Inc.

professionals dedicated to serving people committed to improving their communities

Planning
Environmental
Surveying
Engineering
Architecture

L. Lucht



CITY OF APPLETON

MEMORANDUM

Date: May 14, 2025
To: Plan Commission
From: Lindsey Smith, Principal Planner
Subject: Petition for Direct Annexation by Unanimous Approval Where No Owners/Electors Reside – Dewitt Development Partners, LLC Annexation

GENERAL INFORMATION

Owner/Petitioner: Scott Dewitt, Representative for Dewitt Development Partners, LLC

Address/Parcel Numbers: 6000 Blk of N. French Road / 101156900, 101154800, and 101154900 – Town of Grand Chute

Petitioner's Request: The owner/petitioner is requesting direct annexation by unanimous approval where no owners/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 property to be developed utilizing City services for anticipated residential subdivision.

Population of Such Territory: 0

Annexation Area: 72.2948 acres m/l

Plan Commission Meeting Date: May 14, 2025

Common Council Meeting Date: May 21, 2025

BACKGROUND

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

On October 9, 2024, City staff reviewed and provided initial comments back to the prospective developer of subject site for a conceptual subdivision layout. Staff will continue to work with the developer of the property to review and provide feedback on future conceptual subdivision layout submittals. This ongoing collaboration is intended to ensure that all municipal requirements are met, and that the development aligns with City goals and policies.

Before the 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 May 1, 2025.

STAFF ANALYSIS

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

- Currently, the subject property is undeveloped and farmed. No electors reside in the annexation area.
- The area proposed for annexation is contiguous to the existing City boundary located to the south and west of the annexation area.
- Annexation of the site in question is consistent with the Intermunicipal Boundary Agreement with the Town of Grand Chute.
- City water infrastructure is already installed along French Road. Annexation to the City of Appleton is required before the subject property could connect to the City's public utilities.
- The subject properties are adjacent to North French Road and future North Lightning Drive right-of-way.
- The City can provide Police and Fire services to the subject property.
- The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area as future One/Two family residential.
- The owner is requesting the City Plan Commission initiate a zoning map amendment (rezoning) for the annexation area from AG Agricultural District to a zoning classification of R-2 Two-family residential District. This request is consistent with the City of Appleton 2010-2030 Comprehensive Plan Map.

Surrounding Zoning and Land Uses: The surrounding zoning and uses (north, south, east, and west) are generally residential in nature with a small portion being commercial.

North: Town of Grand Chute. The adjacent land uses to the north are residential and undeveloped land.

South: City of Appleton. R-1B Single-family, AG Agricultural District, and P-I Public Institutional. The adjacent land uses to the south are residential, undeveloped, and future North Lightning Drive right-of-way.

Town of Grand Chute. The adjacent land use to the south is undeveloped land.

East: Town of Grand Chute. The adjacent land use to the east is undeveloped land.

West: City of Appleton. R-1B Single-family. The adjacent land use to the west is 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 development. 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.

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.

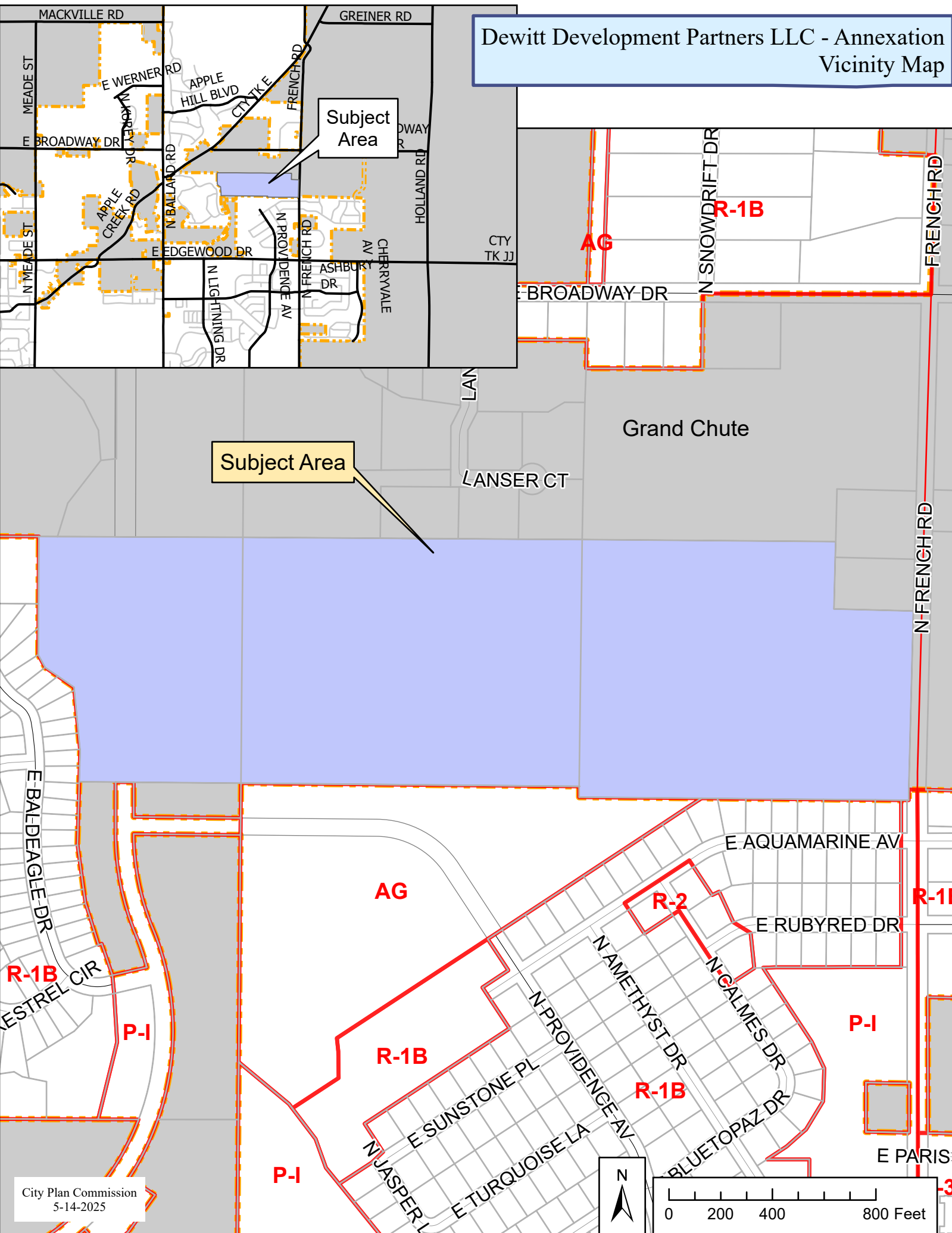
Development Review Team (DRT) Report: This item appeared on the April 1, 2025 Development Review Team agenda. No negative comments were received from participating departments.

RECOMMENDATION

Staff recommends that the Dewitt Development Partners, LLC Annexation, as shown on the attached maps, **BE APPROVED** with the following stipulation:

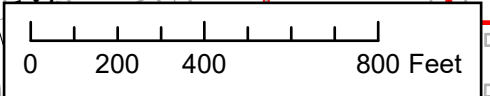
1. The Plan Commission initiates the zoning map amendment (rezoning) for the subject property from AG Agricultural District to the zoning classification of R-2 Two Family District, pursuant to Section 23-65(h) which is consistent with the *Comprehensive Plan 2010-2030*, pursuant to Section 23-65(e)(1)a. of the Municipal Code.

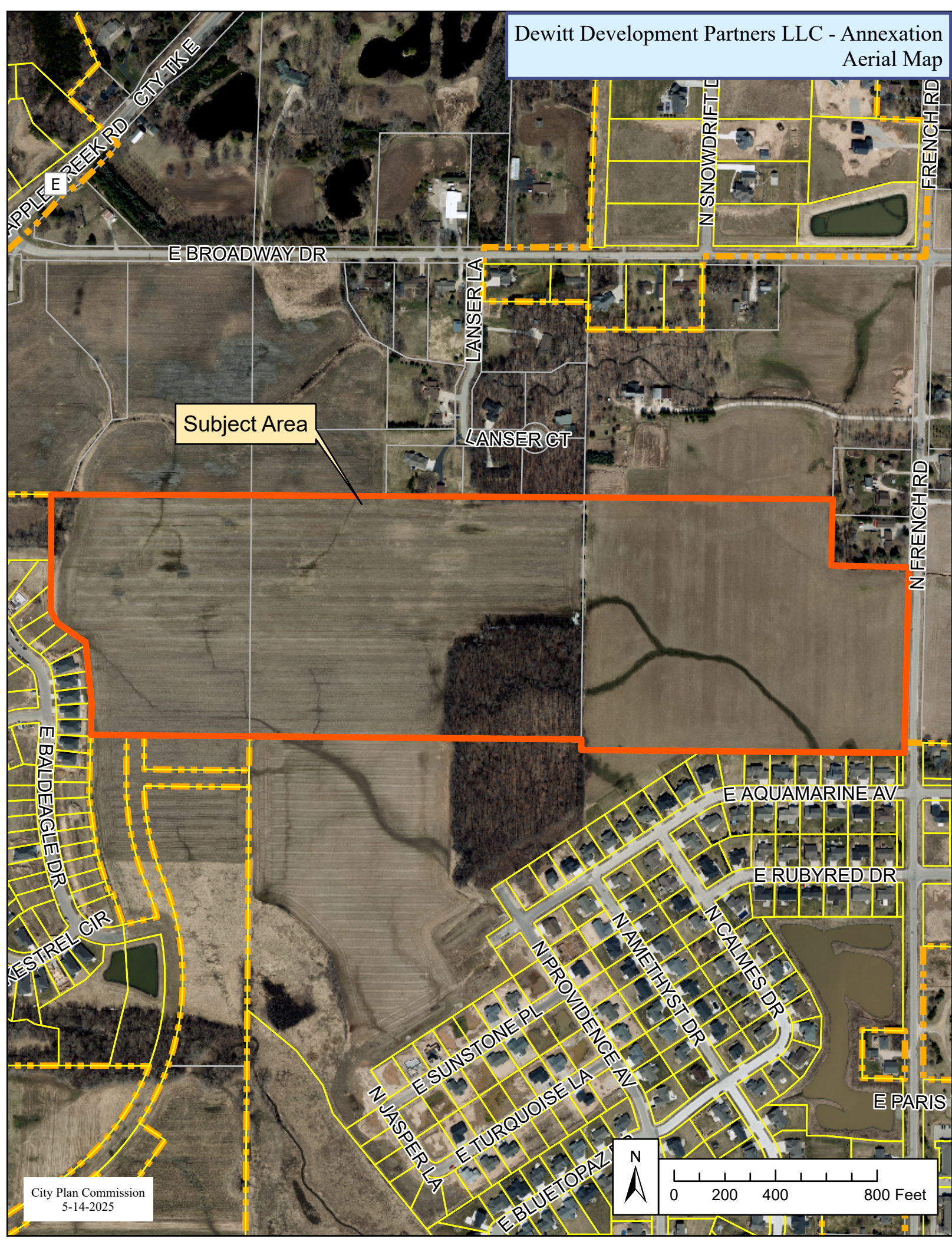
Dewitt Development Partners LLC - Annexation
Vicinity Map



Subject Area

Subject Area





Subject Area



CITY OF APPLETON

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

I/We, the undersigned, constituting all of the owners of the real property in which no electors reside in the following territory of the town(s) 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.

Part of the Southeast 1/4 of the Fractional Northeast 1/4 and All of the Southwest 1/4 of the Fractional Northeast 1/4 and part of the Southeast 1/4 of the Fractional Northwest 1/4 and part of the Northeast 1/4 of the Southeast 1/4, ALL of Section 6, Township 21 North, Range 18 East, Town of Grand Chute, Outagamie County, Wisconsin, containing 3,149,161 Square Feet (72.2948 Acres) of land described as follows:

Beginning at the East 1/4 Corner of Section 06, Township 21 North, Range 18 East; thence S00°02'25"E along the east line of the Southeast 1/4 of said Section 06, 41.27 feet to the intersection of said east line with the east extension of the north line of Emerald Valley; thence N89°27'33"W along said extension line and along said north line, 1307.67 feet to the west line of the Northeast 1/4 of the Southeast 1/4 of said Section 06; thence N00°12'16"E along said west line, 41.27 feet to the south line of the Fractional Northeast 1/4 of said Section 06; thence N89°27'33"W along said south line, 1307.49 feet to the Center of said Section 06 as monumented; thence N89°27'19"W along the south line of the Fractional Northwest 1/4 of said Section 06, 625.06 feet to the east line of Apple Ridge 2; thence N01°36'33"E along said east line, 119.15 feet; thence N05°33'54"W along said east line, 247.09 feet; thence N55°27'06"W along said east line, 135.41 feet; thence N28°25'33"W along said east line, 55.45 feet; thence N00°20'17"E along said east line, 456.72 feet to the south line of Lot 1, Certified Survey Map No. 8359 and to the north line of the Southeast 1/4 of the Fractional Northwest 1/4 of said Section 06; thence S89°39'43"E along said south line of said Lot 1 and along said north line of said 1/4-1/4 and along the south line of Certified Survey Map No. 7511, 788.41 feet to the southeast corner of said Map No. 7511 and to the west line of the Southwest 1/4 of the Fractional Northeast 1/4 of said Section 06; thence N00°27'15"E along said east line of said Map No. 7511 and along said west line, 1.45 feet to the north line of the Southwest 1/4 of the Fractional Northeast 1/4 of said Section 06 as monumented and to the south line of Certified Survey Map No. 8122; thence S89°37'46"E along said north line as monumented and the south line of said Map No. 8122 and the south line of Certified Survey Map No. 6740 and the south line of Certified Survey Map No. 4280 and along the north line of the Southeast 1/4 of the Fractional Northeast 1/4 said Section 06 as monumented, 2291.51 feet to the west line of lands described in Doc. 1763227; thence S01°26'43"W along said west line and the west line of Lands Described in Doc. 799879, 259.41 feet to the south line of said Doc. 799879; thence S88°09'17"E along said south line, 340.00 feet to the east line of the Fractional Northeast 1/4 of said Section 06; thence S01°26'43"W along said east line, 689.84 feet to the Point Of Beginning. Described Lands are subject to easements and restrictions of record.


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

I/We further respectfully request that the City Plan Commission initiate a rezoning for the subject property, from AG Agricultural District to a zoning classification of R-2 Two-Family District.

Area of lands to be annexed contains 72.2948 acres m/l.

Tax Parcel number of lands to be annexed: 101156900, 101154800, 101154900.

The current population of such territory is 0.

Signature of Petitioner/Owner	Date of Signing	Address of Petitioner (Include Zip Code)
<div><div>DocuSigned by:</div><div></div></div>	4/9/2025	3405 Commerce Ct., Suite C Appleton, WI 54911
<div><div>C-085CF70B7A824E7...</div><div>Scott Dewitt, Representative Dewitt Development Partners, LLC</div></div>		

Annexation Map

Currently Town of Grand Chute, Outagamie County, WI

For: DeWitt Development Partners LLC

