

13681

North Meadow Investment/Evergreen
Drive

13681	Date Sent	Reply	Status
Town Quest	5/16	6/5	
Muni Quest	INCLUDED		
Prop. Lister	5/16	5/17	

Town of GRAND CHUTE
City of APPLETON
06/05/2013

OK 6/5/13

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison WI 53703
608-264-6102 Fax: 608-267-6917
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview/>

Petitioner Information

Name:

1. **PETER J. ROHE, VICE PRESIDENT OF NORTH MEADOWS INVESTMENT LTD.**
2. **TIMOTHY M. HANNA, MAYOR – CITY OF APPLETON**

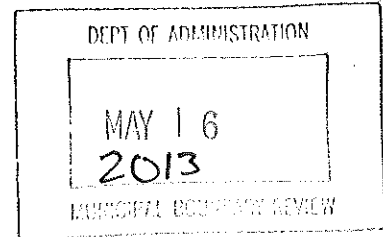
Address: 1. **4321 N. BALLARD ROAD, APPLETON, WI 54919-0001**

2. **100 N. APPLETON STREET, APPLETON, WI 54911-4799**

Email:

1. **pete.rohe@thrivent.com**
2. **tim.hanna@appleton.org**

Office use only:



13681

1. Town where property is located: **TOWN OF GRAND CHUTE**

2. Petitioned City or Village: **CITY OF APPLETON**

3. County where property is located: **OUTAGAMIE COUNTY**

4. Population of the territory to be annexed: **0**

5. Area (in acres) of the territory to be annexed: **9.45 ARCES M/L TOTAL**

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **101161200,
101162400, 101162600, AND 101162402**

Petitioners phone:

1. **920-628-4168**
2. **920-832-6400**

Town clerk's phone:

920-832-1573

City/Village clerk's phone:

920-832-6443

Contact Information if different than petitioner:

Representative's Name and Address:

N/A

Phone: **N/A**

E-mail: **N/A**

Surveyor or Engineering Firm's Name & Address:

TOM KROMM, CITY SURVEYOR

100 N. APPLETON STREET

APPLETON, WI 54911-4799

Phone: **920-832-6480**

E-mail: **TOM.KROMM@APPLETON.ORG**

Required Items to be provided with submission (to be completed by petitioner):



"...meeting community needs...enhancing quality of life."

13681

LEGAL SERVICES DEPARTMENT

Office of the City Attorney

100 North Appleton Street

Appleton, WI 54911-4799

Phone: 920/832-6423

Fax: 920/832-5962

May 14, 2013

WI Department of Administration
Municipal Boundary Review
101 East Wilson Street, 10th Floor
Madison, WI 53702-0001

**Certified Mail –
Return Receipt Requested**

Re: Annexation

To Whom It May Concern:

Enclosed please find a copy of the *Petition for Direct Annexation by Unanimous Approval* to the City of Appleton, along with a scale map of the same. This is being referred to as the North Meadow Investment/Evergreen Drive Annexation.

Also enclosed please find a completed Request for Annexation Review form along with a draft in the appropriate amount, as well as an Annexation Review Questionnaire.

If you have any questions or concerns, please do not hesitate to contact me. Thank you for your assistance in this matter.

Sincerely,

James P. Walsh
City Attorney

Enclosure

JPW:jls

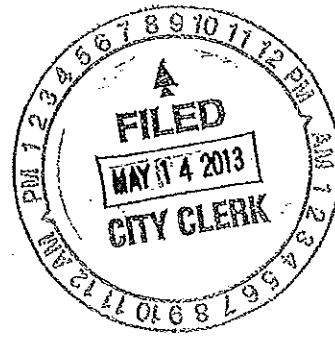
James P. Walsh
City Attorney

Ellen Totzke
Deputy City Attorney

Christopher R. Behrens
Assistant City Attorney

Stacy Doucette
Assistant City Attorney

13681



(Form #4)

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

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

LEGAL DESCRIPTION

Part of Lot 1 of Certified Survey Map No.1284 recorded in Volume 7 of Certified Survey Maps on Page 1282 as Document No.1040543 and a part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) and a part of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section 7, T.21N., R.18E., Town of Grand Chute, Outagamie County, Wisconsin, containing 9.45 Acres of land M/L and being described as follows:

Commencing at the South ¼ corner of said Section 7;

OK

Thence N.00°15'21"E. 33.02 feet, along the East line of the SW ¼ of said Section 7, to the point of beginning;

Thence N.87°31'44"W. 193.17 feet, parallel to the South line of the SW ¼ of said Section 7 to a West line of Lot 1 of said Certified Survey Map No.1282;

Thence N.00°05'51"E. 166.97 feet, along the West line of said Lot 1;

Thence N.87°31'44"W. 90.01 feet, along a South line of said Lot 1 to the most West line thereof;

Thence N.00°05'16"E. 1327.72 feet m/l, along the West of said Lot 1 and continuing along the West line of lands described in a Warranty Deed recorded as Document No.1769953 and then the West line of lands described in a Warranty Deed recorded as Document No.1769938 to the Northwest corner thereof;

Thence S.88°30'12"E. 287.39 feet, along the North line of lands described in said Warranty Deed recorded as Document No.1769938 to the East line of the SW ¼ of said Section 7;

Thence S.00°15'21"W. 1499.41 feet, along the East line of the SW ¼ of said Section 7, to the point of beginning.

All of tax parcel 10-1-1612-00, 10-1-1624-00, 10-1-1626-00, 10-1-1624-02 and part of the Applecreek Corridor.

The current population of such territory is 0.

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 subject property be zoned Temporary AG Agricultural District for North Meadow Investment, Ltd owned land and public right-of-way (Evergreen Drive) and NC Nature Conservancy District for City of Appleton owned land (Existing drainage corridor/recreational trail).

Signature of
Petitioner

Date of
Signing

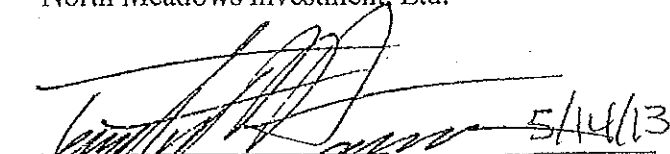
Address of Petitioner
(Include Zip Code)



Peter J. Rohe, Vice President
North Meadows Investment, Ltd.

5/14/13

4321 N. Ballard Road, Appleton, WI 54919-0001


Timothy M. Hanna, Mayor
City of Appleton

5/14/13

100 N. Appleton Street, Appleton, WI 54911-4799



**WISCONSIN DEPARTMENT OF
ADMINISTRATION**

SCOTT WALKER
GOVERNOR
MIKE HUEBSCH
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/>

May 16, 2013

PETITION FILE NO. 13681

CHAR M PETERSON, CLERK
CITY OF APPLETON
100 N APPLETON ST
APPLETON, WI 54911

KAREN WEINSCHROTT, CLERK
TOWN OF GRAND CHUTE
1900 GRAND CHUTE BLVD
GRAND CHUTE, WI 54913

Subject: NORTH MEADOW INVESTMENT/EVERGREEN DRIVE ANNEXATION

Section 66.0217 (6), Wis. Stats., provides that the annexation of lands to cities and villages within a county having a population of 50,000 or more shall be reviewed by the Department of Administration in order to determine if the proposed annexation is in the public interest or against the public interest. The proposed annexation from the Town of GRAND CHUTE to the City of APPLETON (see attached description) must be reviewed pursuant to the statute.

To assist us in making this determination, we urge that you promptly supply the data requested on the enclosed questionnaire (where possible) and return the questionnaire to the department.

The purpose of this questionnaire is to assist the department in determining "Whether the governmental services, including zoning, to be supplied to the territory could clearly be better supplied by the town...." The statute further stipulates that the department shall study the "shape of the proposed annexation and the homogeneity of the territory with the annexing municipality." In addition, we would appreciate receiving from you any comments or information bearing on governmental services or shape and homogeneity that would indicate whether the annexation is in or against the public interest.

Please return the questionnaire as soon as possible so that the information can be reviewed prior to the department's statutory deadline of June 5, 2013. Direct any questions and comments to Erich Schmidtke at (608) 264-6102. Thank you for your cooperation.

For additional information on annexation or other land use issues, visit our web site at <http://doa.wi.gov/municipalboundaryreview/>.

Sincerely,

Erich Schmidtke

Enclosures

PETITION # _____

ANNEXATION REVIEW QUESTIONNAIRE**MUNICIPAL BOUNDARY REVIEW**

1. Territory to be annexed: North Meadow Investment/Evergreen Drive	From Town of: Grand Chute	To City/Village of: Appleton
--	---------------------------	------------------------------

2. Area (Acres): 9.45 acres Approx. Equalized (full) value: Land: \$124,800 Improvements: \$ 0

3. Property Tax Payments **OR** Boundary Agreement (circle one)

- | | |
|--|---|
| a. Annual town property tax on territory to be annexed: _____
b. Total that will be paid to Town (annual tax multiplied by 5 years): <u>0</u>
c. Paid by: Petitioner
City/Village (circle one)
Other: <u>N/A</u> | a. Title of boundary agreement: Intermunicipal Agreement
b. Year adopted 1992
c. Participating jurisdictions City of Appleton and the Town of Grand Chute
d. Statutory authority (circle one)
66.0307 66.0225 66.0301 |
|--|---|

4. Approximate present land use of territory:	Resident Population:
Undeveloped: <u>94.5</u> % Residential <u> </u> % Electors: <u>0</u> Commercial: <u> </u> % Recreational <u>1% (Existing recreational trail)</u> Total: <u>0</u> Industrial: <u> </u> % Other <u>4 % (Existing drainage corridor) and .5% (Existing public right-of-way)</u>	

5. If territory is undeveloped, what is the anticipated use?

Commercial: <u>40</u> %	Residential <u>55</u> %	Other: <u>4%</u>
Industrial: <u> </u> %	Recreational <u>1</u> %	

Comments: It's anticipated the land owned by North Meadow Investment, Ltd will be combined with land to the west and be developed as commercial and multi-family residential. City of Appleton land remains part of the drainage corridor, public right-of-way and recreational trail.

6. Has a preliminary ____ or final ____ plat been submitted to the Plan Commission: ____ Yes X No

7. What is the nature of land use adjacent to this territory in the city or village?: Single-family, Public Institutional (Place of Worship), Commercial Office, undeveloped land, recreational trail and drainage corridor.

In the town?: N/A

8. What are the basic service needs that precipitated the request for annexation?

Sanitary sewer _____	Police/Fire protection _____
Water supply _____	EMS _____
Storm sewers _____	Zoning <u>X</u> _____
Other _____	

PETITION # _____

9. Is the city/village or town capable of providing needed utility services?

City/Village X Yes ___ No.

Town ___ Yes X No

If yes, approximate time table for providing service:

Sanitary Sewers immediately
or, write in number of years.

City/Village
Immediately

Town

Water Supply immediately,
or, write in number of years.

Immediately

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?
___ Yes X No. If yes, identify the nature of the anticipated improvements and their probable costs: _____

10. Parks and Recreation:

Total acreage: 609.81 acres

Annual park program appropriation: \$2,981,047

Describe proximity of parks from annexation territory: Community Park: USA Sports Complex (73.4 acres) which consists of soccer fields and baseball diamonds.

11. Schools:

What school district(s) serve the territory to be annexed? Appleton Area School District

12. Planning:

1. Do you have a comprehensive plan for the City/Village/Town? X Yes ___ No

If yes, when was it prepared? March 9, 2010 When Updated? April 24, 2012

Who prepared the plan? R.A. Smith Co.

2. Annual appropriation for planning? \$ 259,297

3. How is the annexation territory now zoned? AGD – General Agricultural District

4. How will the land be zoned and used if annexed? North Meadow Investment, Ltd Land and the City of Appleton public right-of-way (Evergreen Drive): Will be zoned Temporary AG Agricultural District, until such time the land is rezoned in conjunction with the land to west for an anticipated multifamily and commercial development. The City of Appleton Land: Will be zoned NC Nature Conservancy District which reflects existing drainage corridor and recreational trail.

14. Other relevant information and comments bearing upon the public interest in the annexation:

Prepared by: Don Harp
Title: Principal Planner II
Phone: 920-832-6466
Date: April 18, 2013

Please **RETURN PROMPTLY** to:
Municipal Boundary Review
101 E. Wilson Street, 10th Floor
Madison, WI 53702-0001
(608) 264-6102 (608) 267-6917 FAX
erich.schmidtke@wisconsin.gov EMAIL

PETITION # 13681

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: Outagamie County | From Town of: Grand Chute | To City/Village of: Appleton
2. Checklist: (Y) Yes; (N) No; (NA) Not applicable; (NC) Not checked

Location and Position

- Y (1) A clear, concise description by government lot, recorded private claim, $\frac{1}{4}$ - $\frac{1}{4}$ section, section, township, range and county.
Y (2) Alignment with orthophotography.
Y (3) Contiguous with existing village/city boundaries.
N (4) Creates an island area in Township (completely surrounded by city).
W (5) Creates an island area in City (completely surrounded by town).

Description Information

- N (1) New metes and bounds description.
____ (a) Closure within 1:3000.
____ (b) Commences with a corner of a $\frac{1}{4}$ section (not center of section).
____ (c) Bearing basis shown.
____ (d) Identifies surveyor including stamp and registration number
Y (2) Uses existing metes and bounds descriptions
____ (a) Located in an existing recorded plat or Certified Survey Map, by lot(s) and or block(s).
____ (b) Uses metes and bounds descriptions from existing surveys not on the same bearing basis

Map Information

- Y (1) Previously recorded bearings and distances if different and reference document.
Y (2) Section, $\frac{1}{4}$ and $\frac{1}{4}$ - $\frac{1}{4}$ section lines labeled.
Y (3) Identify owner(s) of annexed land.
Y (4) Identify PIN numbers included in annexation.
N (5) Identify PIN numbers being split by annexation
Y (6) North arrow.
Y (7) Scale
Y (8) Streets and road shown and identified.
Y (9) Legend
N/A (10) Curve data.

N/A (11) Meander line data.

4 (12) Total area/acreage of annexation.

4 (13) Annexation to centerline of all streets and highway

3. Other relevant information and comments bearing upon the public interest in the annexation:

Looks good

Prepared by:

Title:

Phone:

Date:

Mary L. Oudenhoven
Property Listing Specialist
608-264-6102
5-17-13

Please **RETURN PROMPTLY** to:

Municipal Boundary Review

101 E. Wilson Street, 10th Floor

Madison, WI 53702-0001

(608) 264-6102 (608) 267-6917 FAX

Annexation Review Questionnaire

FAKED
6/5/13
Klu

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison WI 53703
608-264-6102 Fax: 608-267-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview/>

Petitioner: **North Meadow Investment/Evergreen Drive** Petition Number: **13681**

1. Territory to be annexed: From Town of: **Town of GRAND CHUTE** To City/Village of: **City of APPLETON**

2. Area (Acres): **8.9 M/L**

3. Pick one: ☐ Property Tax Payments

OR

☒ Boundary Agreement **C-66**

a. Annual town property tax on territory to be annexed:
\$ _____

a. Title of boundary agreement **Inter-municipal Agreement**

b. Total that will be paid to Town
(annual tax multiplied by 5 years): _____

b. Year adopted **1992**

c. Paid by: ☐ Petitioner ☐ City ☐ Village
☐ Other:

c. Participating jurisdictions **Town of Grand Chute / City of Appleton**

d. Statutory authority (pick one)
☐ s. 66.0307 ☐ s. 66.0225 ☒ s. 66.0301

4. Resident Population: Electors: **0** Total: **0**

5. Approximate **present** land use of territory:

Residential: _____% Recreational: _____% Commercial: _____% Industrial: _____%
Undeveloped: **100%**

6. If territory is undeveloped, what is the **anticipated** use?

Residential: _____% Recreational: _____% Commercial: _____% Industrial: _____%
Other:

Comments:

7. Has a ☐ preliminary or ☐ final plat been submitted to the Plan Commission: ☐ Yes ☐ No
Plat Name: _____

8. What is the **nature of land use adjacent** to this territory in the city or village?

In the town?: **N/A No town lands adjacent**

9. What are the **basic service needs** that precipitated the request for annexation?

☐ Sanitary sewer ☐ Water supply ☐ Storm sewers
☐ Police/Fire protection ☐ EMS ☐ Zoning
Other

10. Is the city/village or town capable of providing needed utility services?

City/Village ☐ Yes ☐ No.

Town ☐ Yes ☒ No

If yes, approximate time table for providing service:

Sanitary Sewers immediately
or, write in number of years. _____

City/Village

☐

Town

☐

Water Supply immediately,
or, write in number of years. _____

☐☐

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

☐ Yes ☐ No.

If yes, identify the nature of the anticipated improvements and their probable costs:

11. Planning:

1. Do you have a comprehensive plan for the City/Village/Town?

☒ Yes ☐ No

Is this annexation consistent with your comprehensive plan?

☐ Yes ☐ No

Describe: _____

2. Annual appropriation for planning? \$ _____

3. How is the annexation territory now zoned? AGD General Agricultural

4. How will the land be zoned and used if annexed?

12. Other relevant information and comments bearing upon the public interest in the annexation:

Prepared by: ☒ Town ☐ City ☐ Village

Name: Cary J. Nate

Email: Cary.Nate@grandchute.net

Phone: 920-832-1599

Date: 6/4/13

(April 2013)

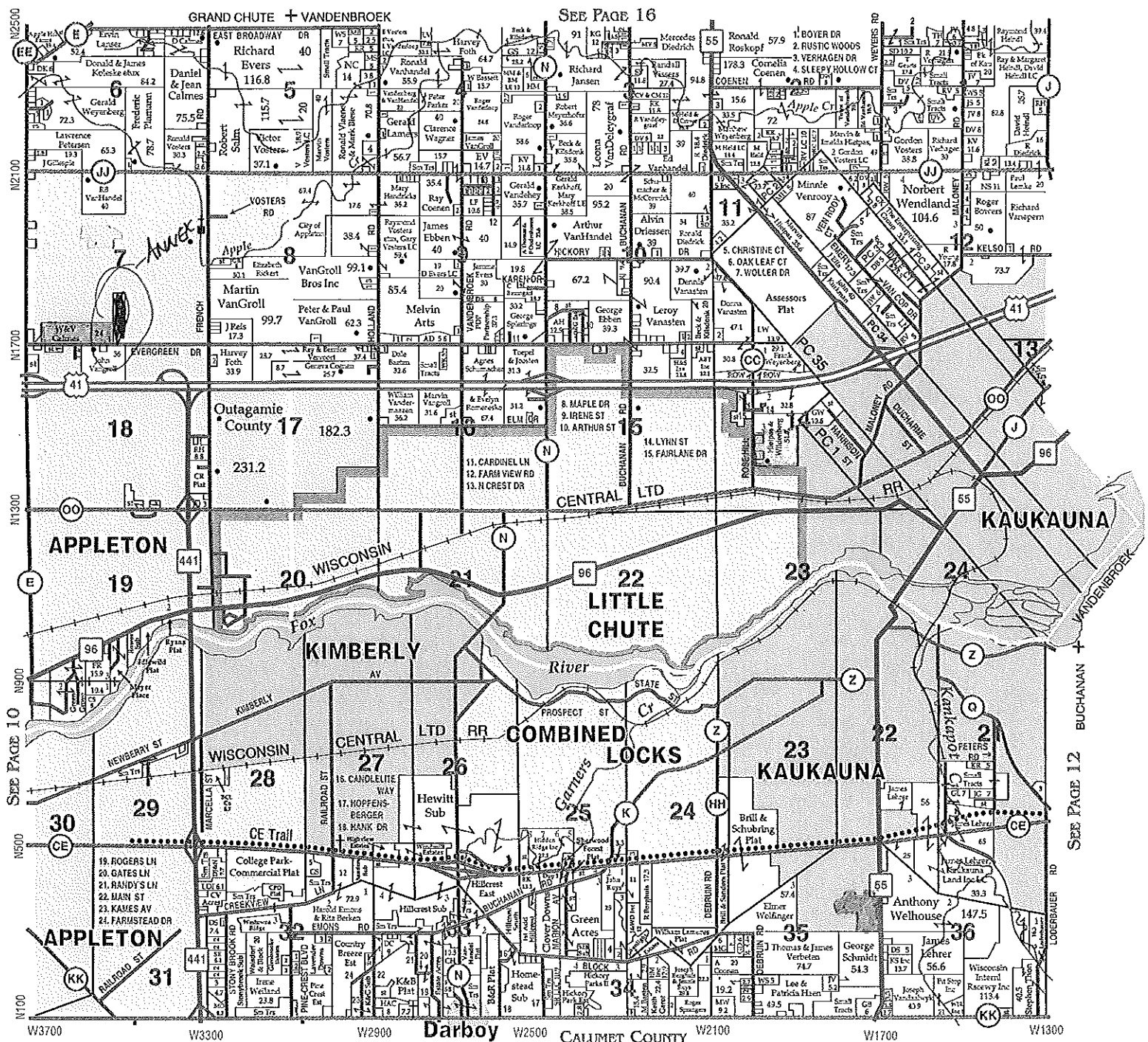
Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104



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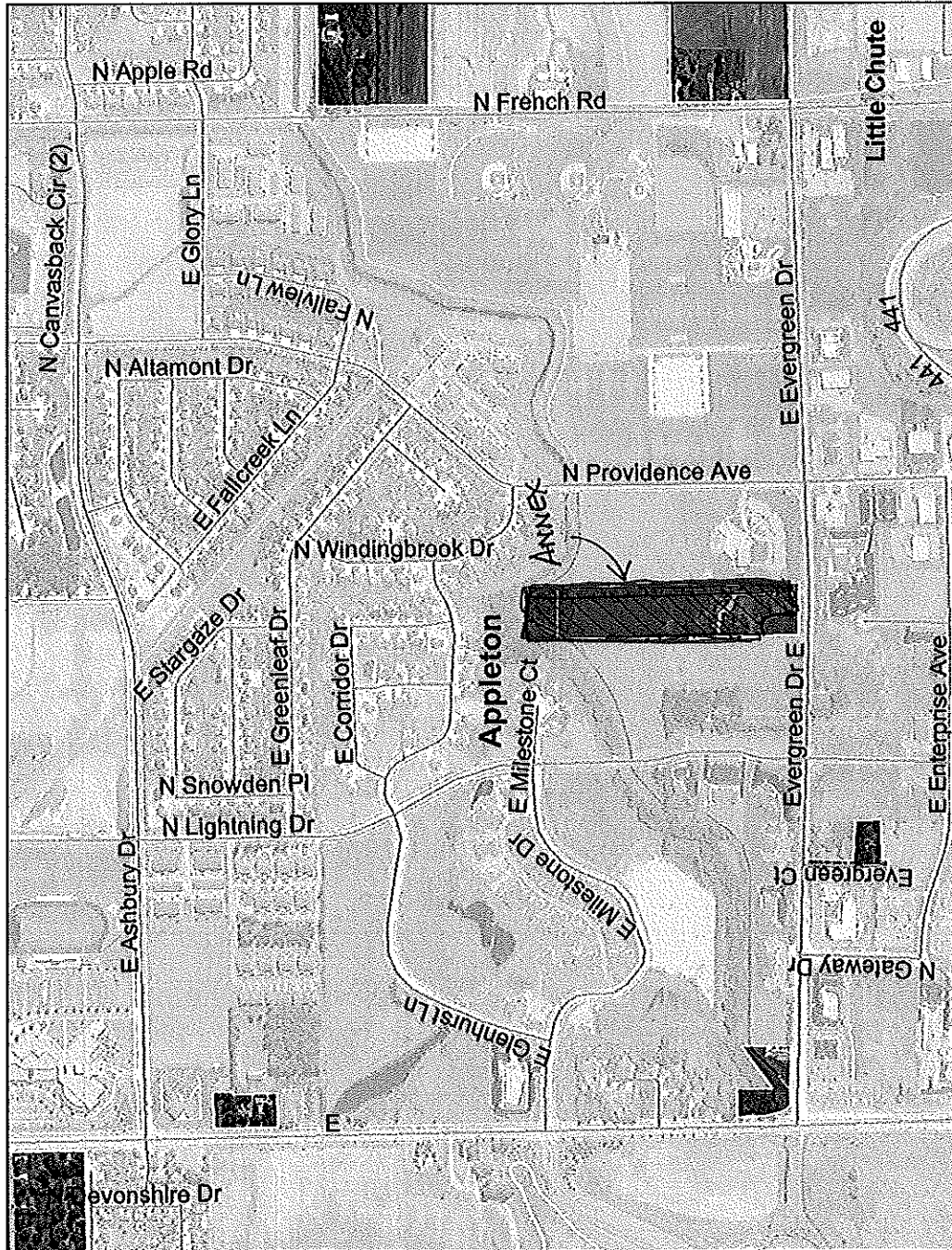
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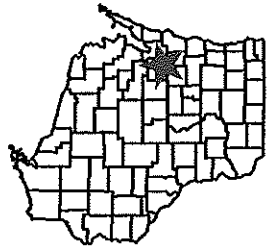
Township No 21 N, Range No 18 East



annex 13681



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

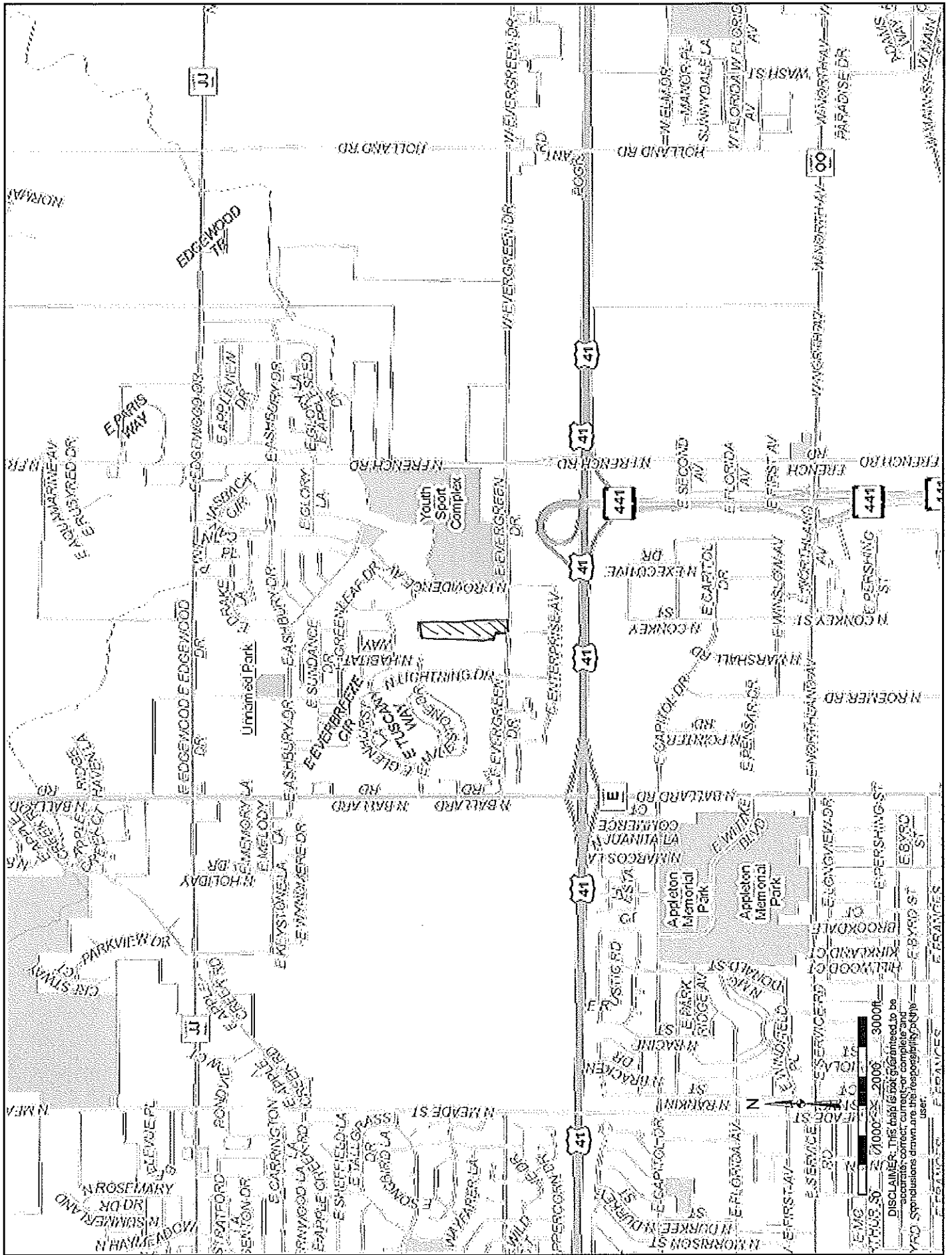


Legend

- County Boundaries
- PLSS Q-Q Sections
- Local Roads
- Civil Towns
- Civil Town
- 24K Open Water
- Cities and Villages
- Village
- City
- DNR Managed Lands
- Fee

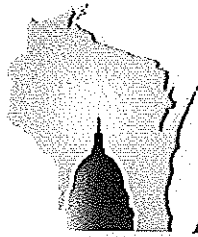


Scale: 1:11,334



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MILES
KILOMETERS

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WISCONSIN DEPARTMENT OF
ADMINISTRATION

SCOTT WALKER
GOVERNOR

MIKE HUEBSCH
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/>

June 5, 2013

PETITION FILE NO. 13681

CHAR M PETERSON, CLERK
CITY OF APPLETON
100 N APPLETON ST
APPLETON, WI 54911

KAREN WEINSCHROTT, CLERK
TOWN OF GRAND CHUTE
1900 GRAND CHUTE BLVD
GRAND CHUTE, WI 54913

Subject: NORTH MEADOW INVESTMENT/EVERGREEN DRIVE ANNEXATION

The proposed annexation submitted to our office on May 16, 2013, 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 and any other contiguous village or city...." so as unincorporated land transitions to city or village status, the resulting boundaries are rational and easy for jurisdictions and residents to follow. The subject petition is for territory that is reasonably shaped and contiguous to the **CITY OF APPLETON**.

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 state 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 Secretary of State. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please also include the MBR number with your ordinance as this assists with record keeping. Your MBR number is: 13681**

The address of the Office of the Secretary of State is:

Annexations and Railroads
Division of Government Records
Office of the Secretary of State
PO Box 7848
Madison WI 53707-7848

Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner