



MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Plan Commission
From: Lily Paul, Associate Planner
Date: October 3, 2022
Re: Petition for Unanimous Annexation

David Evers, owner of parcel 030067904, has submitted a petition for annexation of his property into the City of Kaukauna. This property is a ~1 acre, vacant lot located on the North East corner at the intersection of County Road CE and County Road HH. Mr. Evers is proposing to build a multifamily home at this site.

The property does have a curb cut for a drive way, and the distance is ~160 feet from the entrance/exit of the roundabout. Staff feels that is a poor location for a drive way and can foresee problems with traffic through the roundabout and the short distance to turn into the driveway.

The north east part of the property is situated in the Flood Plain of Garner's Creek. Due to 75 foot stream setbacks, 0.61 acres of the parcel is unbuildable creating a difficult building footprint. Due to this property being situated on a corner, the side yard must adhere to front yard setbacks. The current site layout that was submitted does not adhere to those setbacks. To be in compliance with those setbacks, the building size will be reduced. The City will also enforce any setbacks the County Highway suggests since the property is situated on the corner of two county highways. Sec. 54-350 of the Outagamie Co. code has front yard setback off of county highway as 55 feet. This would make the whole site plan out of compliance and unbuildable.

There is no water or sewer serviced to the parcel and no plans to extend sewer to that area. Running sewer and water is the responsibility of the owner. Sewer and water would have to come from the main on Ann Street and come down DeBruin Rd/CTH HH. That is not advised.

Staff Recommendation:

Staff recommends to **DENY** the Petition for Unanimous Annexation for David Evers and parcel 030067904.