



REPORT TO PLAN COMMISSION

Plan Commission Informal Public Hearing Date: February 23, 2021

Common Council Public Hearing & Meeting Date: March 17, 2021

Item: Rezoning #2-21 - 2501 North Meade Street

Case Manager: Don Harp, Principal Planner

GENERAL INFORMATION

Owner: Wisconsin Electric Power Company, Nathaniel Sheahan and Tonya Peters

Applicant: Greater Fox Cities Area Habitat for Humanity, Roger Roth

Address/Parcel#: 2501 North Meade Street / Parcel #31-6-1808-00

Petitioner's Request: Owner/Applicant is requesting a zoning change from C-2 General Commercial District to R-1B Single-family District. Greater Fox Cities Area Habitat for Humanity would like to construct a single-family house on this lot.

BACKGROUND

Since 1966, a power substation occupied the subject site. Recently, the power substation has been removed, and the lot is for sale.

STAFF ANALYSIS

Proposed Zoning Classification: The purpose of the R-1B Single-Family District is 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.

Zoning Ordinance Review Criteria: Lot development standards (Section 23-93 – R-1B Single-Family District) are as follows:

- Minimum lot area: Six thousand (6,000) square feet.
 - *The subject site (6,930 square feet) satisfies this standard.*
- Minimum lot width: Fifty (50) feet.
 - *The subject site (63 feet) satisfies this standard.*

Surrounding zoning and land uses:

North: R-2 Two-Family District – Two-family residential
South: R-1B Single-Family District – Single-family residential
East: R-1B Single-Family District – Single-family residential
West: R-1B Single-Family District – Single-family residential

Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area as future Single-Family/Two-Family residential land uses.

Overall Community Goals

Goal 1 – Community Growth (Chapter 10 – Land Use)

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 5.1 Continue efforts to ensure an adequate supply of housing affordable to all income levels in the community.

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.

Standards for Zoning Map Amendments: Per Section 23-65(d)(3) of the Municipal Code, all recommendations for Official Zoning Map amendments shall be consistent with the adopted plans, goals, and policies of the City and with the intent of the Zoning Ordinance. It would appear the criteria established by Section 23-65(d)(3) Zoning Amendments has been satisfied.

Related excerpts are listed below.

- a. Prior to making a recommendation on a proposed rezoning, the Plan Commission shall make a finding to determine if the following conditions exist. No rezoning of land shall be approved prior to finding at least one of the following:
 1. The request for a zone change is in conformance 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 for future one and two family residential land uses.*
 2. A study submitted by the applicant that indicates that there has been an increase in the demand for land in the requested zoning district, and as a result, the supply of land within the City mapped as such on the Official Zoning Map is inadequate to meet the demands for such development.
 3. Proposed amendments cannot be accommodated by sites already zoned in the City due to lack of transportation, utilities or other development constraints, or the market to be served by the proposed use cannot be effectively served by the location of the existing zoning district(s).
 4. There is an error in the code text or zoning map as enacted.
- b. In addition to the findings required to be made by subsection (a), findings shall be made by the Plan Commission on each of the following matters based on the evidence presented:
 1. The adequacy of public facilities such as transportation, utilities and other required public services to serve the proposed site. *The subject area is served by existing infrastructure, and the transportation network should be able to accommodate the future use of subject site.*
 2. The effect of the proposed rezoning on surrounding uses. *Single-family and two-family uses are already present adjacent to the subject site. Therefore, the proposed rezoning request is unlikely to create adverse impacts in the surrounding neighborhood.*

Technical Review Group (TRG) Report: This item appeared on the February 2, 2021 TRG Agenda. No negative comments were received from participating departments.

RECOMMENDATION

Staff recommends, based upon the standards for map amendments as required by Section 23-65(d)(3) of the Zoning Ordinance, that Rezoning Application #2-21 to rezone the subject parcel (Tax Id #31-6-1808-00) from C-2 General Commercial District to R-1B Single-family District, including to the centerline of North Meade Street and East Pershing Street right-of-way, as shown on the attached maps, **BE APPROVED**.

Rezoning
2501 N. Meade Street
C-2 General Commercial District to
R-1B Single-family District
Aerial Map

E MC ARTHUR ST

E PERSHING ST

N MEADE ST

Subject Area



City Plan Commission
2-23-2021

