



## REPORT TO CITY PLAN COMMISSION

**Plan Commission Public Hearing Meeting Date:** May 9, 2016

**Common Council Public Hearing Meeting Date:** June 15, 2016 (Public Hearing on Comprehensive Plan Amendment and Rezoning)

**Items:** City of Appleton *Comprehensive Plan 2010-2030* Future Land Use Map Amendment #2-16 and Rezoning #4-16

**Case Manager:** Jeff Towne

### GENERAL INFORMATION

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**Owner/Applicant:** Primrose Retirement Communities, owner  
Corey Sauerwein, applicant

**Lot/Parcel:** 5715 North Meade Street (Tax Id #31-6-6100-50)

**Petitioner's Request:** The applicant is requesting to amend the City's *Comprehensive Plan 2010-2030* Future Land Use Map from the One and Two-Family Residential designation to the Multi-Family Residential designation for the subject parcel. In conjunction with this request, the applicant is also proposing to rezone the subject parcel from R-1A Single-Family District to R-3 Multi-Family District. The requests are being made to accommodate the proposed development of a senior residential care apartment complex, a memory care CLA, and villa housing units on the site.

### BACKGROUND

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The subject area was annexed to the City in 2004, as part of the Paltzer/Jacob Annexation with an AG Agricultural District zoning. The subject area was rezoned to R-1A Single-Family Residential District in 2013.

### STAFF ANALYSIS

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**Procedural Findings:** When a *Comprehensive Plan 2010-2030* Future Land Use Map Amendment and Rezoning application are required for the same development project, the respective staff reports are consolidated together as one.

**Existing Site Conditions:** The subject site is approximately 20 acres in size and has a single-family home on it. The property fronts North Meade Street on the east, which is classified as an arterial street on the City's Arterial/Collector Plan, and Officially Mapped Spartan Drive to the north, which will be a collector street.

**Surrounding Zoning Classification, Future Land Use Designation, and Current Land Uses:**

North:	Town of Grand Chute;	Single-family residence
South:	Town of Grand Chute;	Single-family residence
West:	AG Agricultural District;	Agricultural uses
	R-1A Single-Family District;	Single-family residences
	P-I Public Institutional District;	Stormwater pond
East:	Town of Grand Chute;	Plamann Park

**Proposed Future Land Use Designation:** Amendments to the Comprehensive Plan are sometimes triggered by technical corrections to omissions or errors, specific development proposals, or changing circumstances in the City. In this case, a specific development proposal for the subject site is necessitating the change to Multi-Family Residential designation.

**Comprehensive Plan 2010-2030 Goals and Objectives:** The *Comprehensive Plan 2010-2030* and Future Land Use Map are intended to guide City growth and development in an organized, efficient manner. The Plan addresses a range of topics related to land use, housing and neighborhoods, economic development, transportation, utilities and community facilities, and more. Evaluating the proposed amendment for consistency with relevant goals, objectives, and policies is necessary in determining if changes to the Future Land Use Map are appropriate. The proposed amendment appears to be consistent with the following 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 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 styles that meet the needs and appeal to all segments of the community.*

**OBJECTIVE 10.1 Land Use:**

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

*Policy 10.1.1 Adopt, and as necessary, amend the Future Land Use Map in the Comprehensive Plan.*

**Proposed Zoning Classification:** The purpose of the R-3 Multi-Family District is to provide for and maintain residential areas characterized by multiple family dwellings, while maintaining the basic qualities of a dense residential neighborhood, which may include other housing types and institutional and limited non-residential uses. The development standards for the R-3 District are listed below:

- 1) **Minimum lot area:**
  - a. 6,000 square feet for single-family dwelling.
  - b. 7,000 square feet for two story two-family dwellings.
  - c. 9,000 square feet for single story two-family dwelling.
  - d. 3,000 square feet per dwelling unit for multi-family dwellings.
  - e. 7,000 square feet for all other uses.
- 2) **Maximum lot coverage:** 70%.
- 3) **Minimum lot width:**
  - a. 50 feet for single-family dwellings.
  - b. 70 feet for two-family dwellings.
  - c. 80 feet for all other uses.
- 4) **Minimum front yard:**
  - a. 20 feet.
  - b. 25 feet if located on an arterial street.
- 5) **Minimum rear yard:** 35 feet.
- 6) **Minimum side yard:**
  - a. 6 feet for single and two-family dwellings.
  - b. 20 feet all other uses.
- 7) **Minimum setback from single or two-family lot line:** 30 feet.
- 8) **Maximum building height:**
  - a. 35 feet for single and two-family dwellings.
  - b. 45 feet or all other uses.
- 9) **Minimum distance between multi-family buildings:** 12 feet.

**Zoning Ordinance Review Criteria:** The requests are being made to accommodate the proposed development on the site, which consists of permitted uses and a special use in the R-3 Multi-Family District. Per Section 23-40(a)(4) of the Municipal Code, no more than one principal building shall occupy a single lot, except where a lot is in a PD district or used for multi-family, educational, institutional, motel, hotel, commercial, or industrial purposes. Rezoning to the R-3 District would allow for the establishment of all of the proposed uses on the subject lot. A CLA with a capacity greater than 16 persons in the R-3 District is listed as a Special Use Permit under 23-96(e). A separate request for a Special Use Permit has been filed and is also being presented at the May 9, 2016 Plan Commission meeting.

**Review Criteria:** Based upon the above analysis, it would appear the criteria established by Section 23-65(d) (3) Zoning Amendments has been satisfied, provided Comprehensive Plan Future Land Use Map Amendment #2-16 is approved.

**Technical Review Group (TRG) Report:** These items were discussed at the April 19, 2016 Technical Review Group meeting. No negative comments were received from participating departments.

## **RECOMMENDATION**

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Based upon the above analysis, staff recommends the proposed City of Appleton *Comprehensive Plan 2010-2030* Future Land Use Map Amendment #2-16 from One and Two-Family Residential designation to Multi-Family Residential designation and resolution, **BE APPROVED**; and

Staff recommends, based upon the standards for zoning map amendments as required by Section 23-65(d)(3) of the Zoning Ordinance, that Rezoning Application #4-16 to rezone the subject parcel located at 5715 North Meade Street, north of the intersection of Edgewood Drive (JJ) and Meade Street (Tax Id #31-6-6100-50) from R-1A Single-Family District to R-3 Multi-Family District, including to the centerline of the adjacent right-of-way and as shown on the attached map, **BE APPROVED**.

**NOTE:** If approved, Rezoning #4-16 will be reported out at the same Common Council meeting as the proposed Comprehensive Plan Amendment #2-16 to accurately reflect the change in future land use from One and Two-Family Residential designation to Multi-Family Residential designation.

**RESOLUTION  
CITY OF APPLETON**

**ADOPTION OF THE RECOMMENDED AMENDMENT TO THE COMPREHENSIVE  
PLAN AS PREPARED BY THE CITY OF APPLETON PLAN COMMISSION**

**WHEREAS**, the Common Council of the City of Appleton pursuant to Section 62.23 of the Wisconsin Statutes, has established a City Plan Commission; and

**WHEREAS**, on March 3, 2010, the Common Council adopted the City of Appleton Comprehensive Plan to promote public health, safety and welfare of the City by effectively guiding long-range growth and development within the city and its statutory extraterritorial planning jurisdiction; and

**WHEREAS**, Chapter 12: Implementation, Comprehensive Plan Update Procedures, of the Comprehensive Plan was created in the City of Appleton Code of Ordinances to provide procedures and criteria for amending and updating the City of Appleton Comprehensive Plan; and

**WHEREAS**, members of the public were invited to make comments at a meeting held on May 9, 2016, by the City Plan Commission, wherein the following Comprehensive Plan amendment (Amendment #2-16) herein adopted were reviewed and commented upon by members of the public; and

**WHEREAS**, the City of Appleton Plan Commission has reviewed the recommended amendment to the Comprehensive Plan Future Land Use Map at a meeting held on May 9, 2016; and

**WHEREAS**, the City of Appleton Plan Commission reviewed the following Comprehensive Plan Amendments, found these amendments to meet the criteria outlined in Chapter 12: Implementation, Comprehensive Plan Update Procedures, warranting inclusion in this resolution

1. Having been filed with the City Clerk by the City of Appleton Community and Economic Development Department requesting a Comprehensive Plan Future Land Use Map Amendment to change future land use designations for specified property on the Future Land Use Map from (One and Two-Family Residential Use) to (Multi-Family Residential Use).

**WHEREAS**, members of the public, adjacent and nearby local governmental units will be given a 30-day review and comment period prior to the public hearing, which will be conducted by the Common Council for the Comprehensive Plan proposed amendment; and

**WHEREAS**, after said public hearing, the Common Council will decide whether to adopt by ordinance the proposed amendments to the Comprehensive Plan; and

**WHEREAS**, the Comprehensive Plan may be used as the basis for, among other things, updating the zoning ordinance, accomplishing extra-territorial zoning and as a guide for approving or disapproving actions affecting growth and development within the jurisdiction of the City of Appleton; and

**WHEREAS**, this Comprehensive Plan may from time to time be amended, extended, or added to in greater detail; and

**NOW, THEREFORE, BE IT RESOLVED**, by the City of Appleton Plan Commission that the recommended Comprehensive Plan amendments are hereby adopted as a part of the City of Appleton Comprehensive Plan 2010-2030 pursuant to §66.1001(4), Wis. Stats. and that the Plan Commission recommends said Comprehensive Plan amendments to the City of Appleton Common Council for adoption by ordinance, after a 30-day public review and comment period and public hearing.

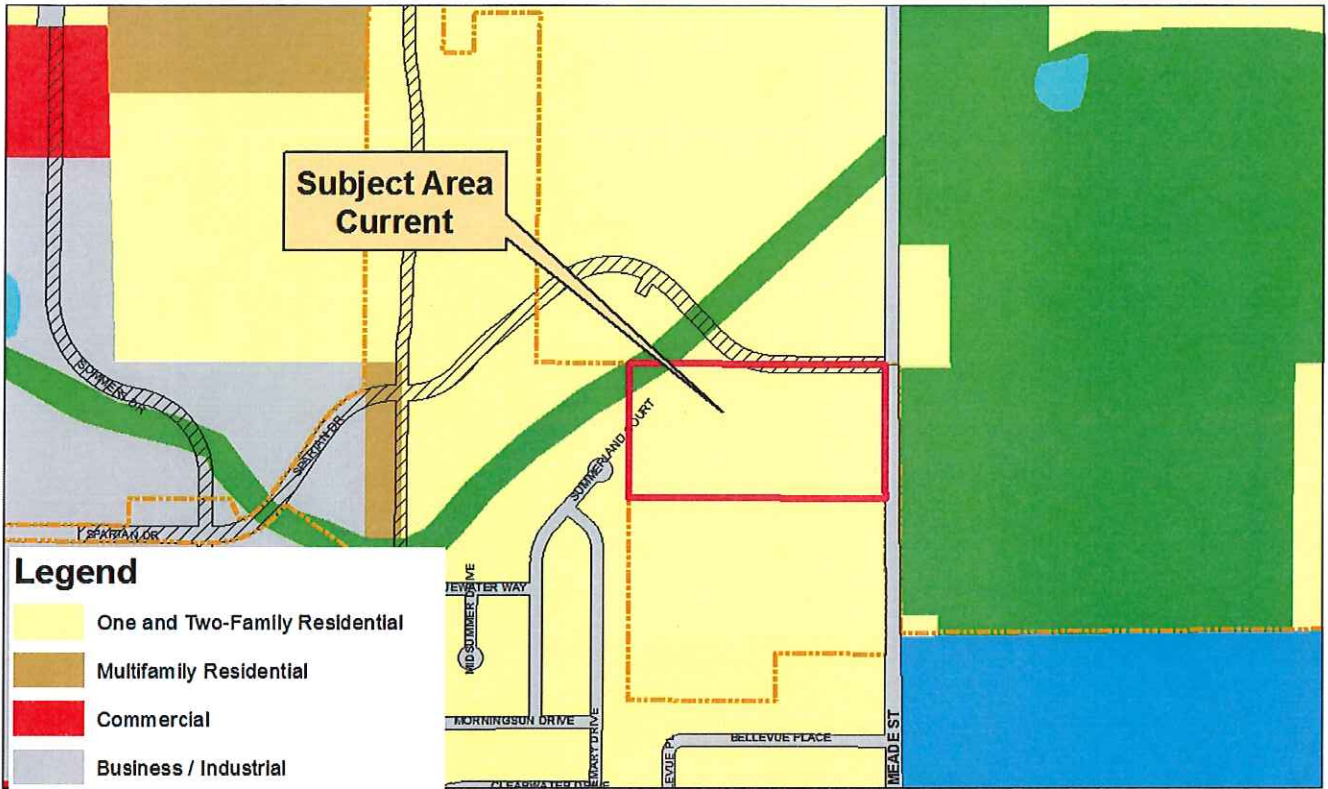
Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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Timothy M. Hanna, Mayor

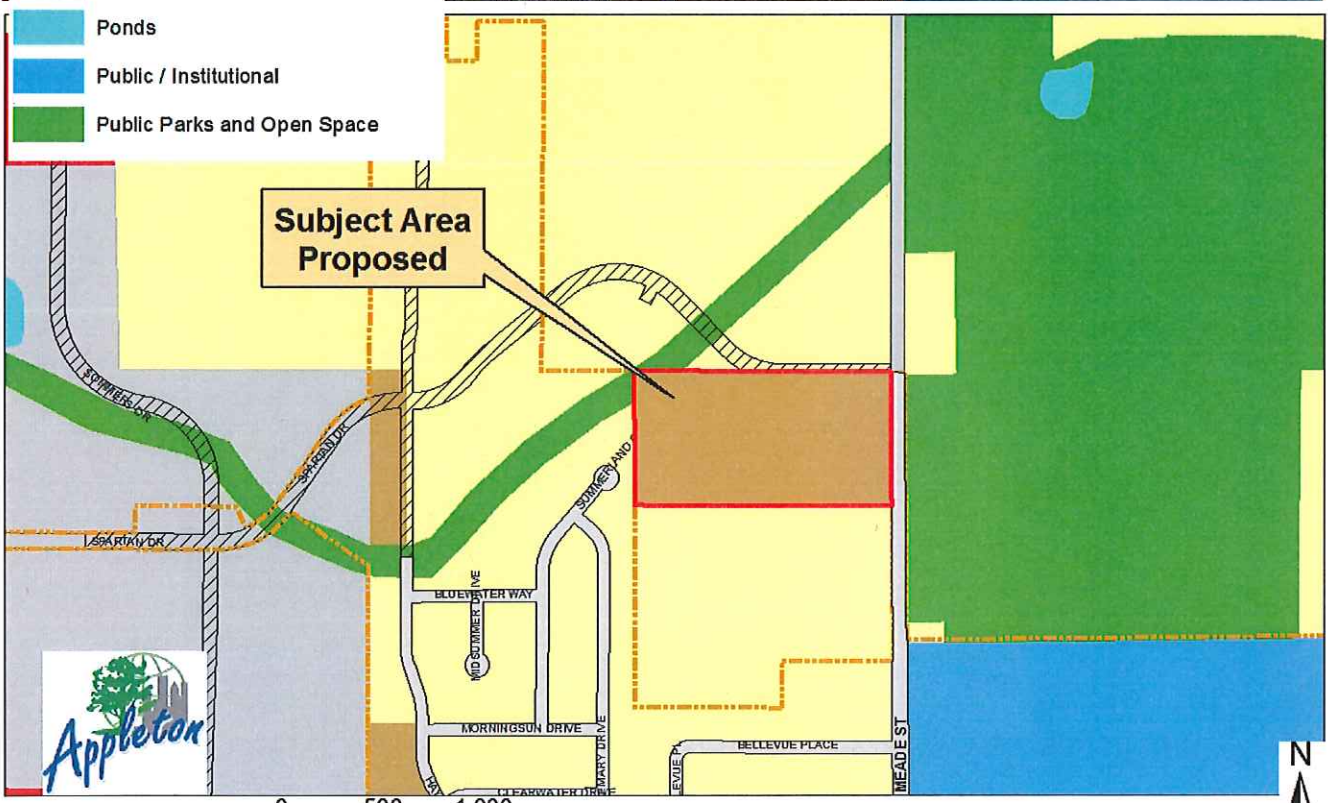
ATTEST:

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Kami Lynch, City Clerk

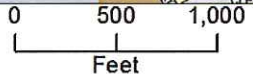
N Meade St  
 Future Land Use Map Amendment  
 One and Two-Family Residential to Multi-Family Residential



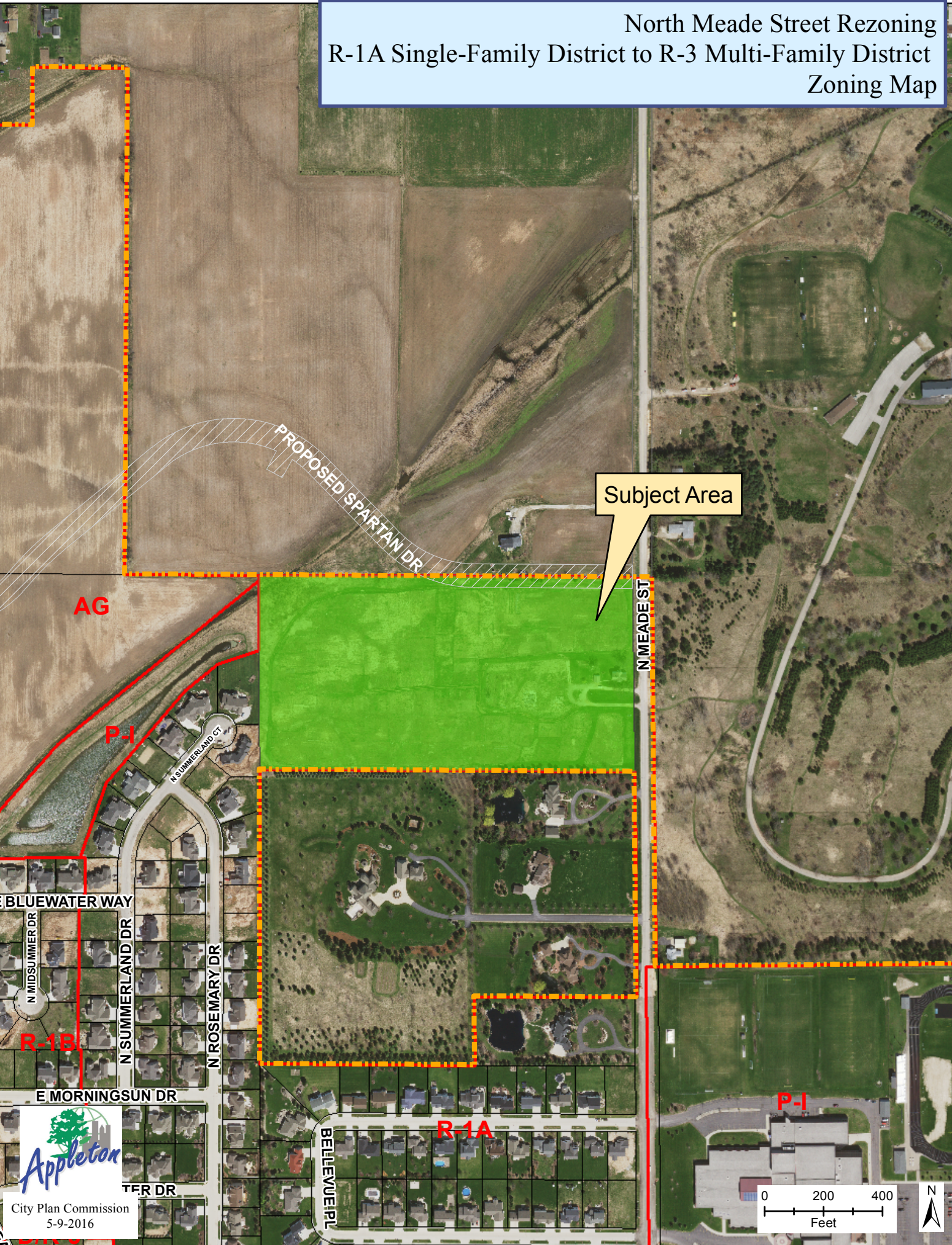
- Legend**
- One and Two-Family Residential
  - Multifamily Residential
  - Commercial
  - Business / Industrial
  - Ponds
  - Public / Institutional
  - Public Parks and Open Space



City Plan Commission  
 5-9-16



North Meade Street Rezoning  
R-1A Single-Family District to R-3 Multi-Family District  
Zoning Map



Subject Area

AG

P-1

R-1B

R-1A

P-1



City Plan Commission  
5-9-2016

