



## REPORT TO CITY PLAN COMMISSION

**Plan Commission Public Hearing Date:** February 10, 2014

**Common Council Meeting Date:** March 5, 2014 the SUP approval will be held to coincide with the action on Rezoning #1-14

**Item:** Special Use Permit #2-14 for a Light Manufacturing Use

**Case Manager:** Jeff Towne

### GENERAL INFORMATION

**Owners:** Norka Holdings, LLC and Edward Stanley

**Applicant/ Agent:** TJ Utschig

**Address/Parcel #:** 3001 East Newberry Street (31-4-5744-00) and 2905 East Newberry Street (31-4-5745-00)

**Petitioner's Request:** The owner/applicant is requesting a Special Use Permit with the intent of expanding an existing light manufacturing use in a C-2 General Commercial District.

### BACKGROUND

The subject properties contain a printing and converting business and a single-family residence. The 3001 East Newberry Street property was zoned PD/M-2 Planned Development/General Industrial District in 1998 when it was annexed to the City.

A request to rezone these properties from PD/M-2 Planned Development/General Industrial District and R-1A Single-Family Residential District to C-2 General Commercial District is also on the February 10, 2014 Plan Commission agenda.

### STAFF ANALYSIS

The existing industrial building is currently used for printing and light manufacturing purposes and will continue to be used in that manner. The Special Use Permit will conform the existing use and allow for the proposed expansion. The existing building contains approximately 76,500 square feet and the proposed expansion is approximately 27,000 square feet. The expansion will accommodate warehousing and assembly space. Printing is a permitted use and light manufacturing is a Special Use in the C-2 General Commercial District. A Certified Survey Map will be required to combine the properties and a Site Plan review will be required for the proposed building and parking lot expansions.

#### **Surrounding zoning and land uses:**

North: C-2 General Commercial District  
South: M-2 - General Industrial District – warehouse  
West: R-1A - Single-family Residential District  
East: Town of Buchanan - Single-family uses

**2010-2030 Comprehensive Plan:** The Community Development staff has reviewed the City's 2010-2030 Comprehensive Plan which indicates this area is appropriate for commercial uses. The proposed special use permit for the subject site is consistent the following goals and objectives of the 2010-2030 Comprehensive Plan.

### **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 8 – Economic Development** (Chapter 9)  
Appleton will pursue economic development that brings good jobs to the area and supports the vitality of its industrial areas, downtown and neighborhood business districts.

### **Chapter 9 Economic Development**

- **9.4 OBJECTIVE:** Encourage new development and redevelopment activities that create vital and attractive neighborhoods and business districts.

### **Chapter 10 Land Use**

- **10.2 OBJECTIVE:** Encourage redevelopment to meet the demand for a significant share of future growth, and to enhance the quality of existing neighborhoods.

**Finding of Fact:** This request was reviewed in accordance with the standards for granting a Special Use Permit under 23-66 (e) (1-6), which were found in the affirmative.

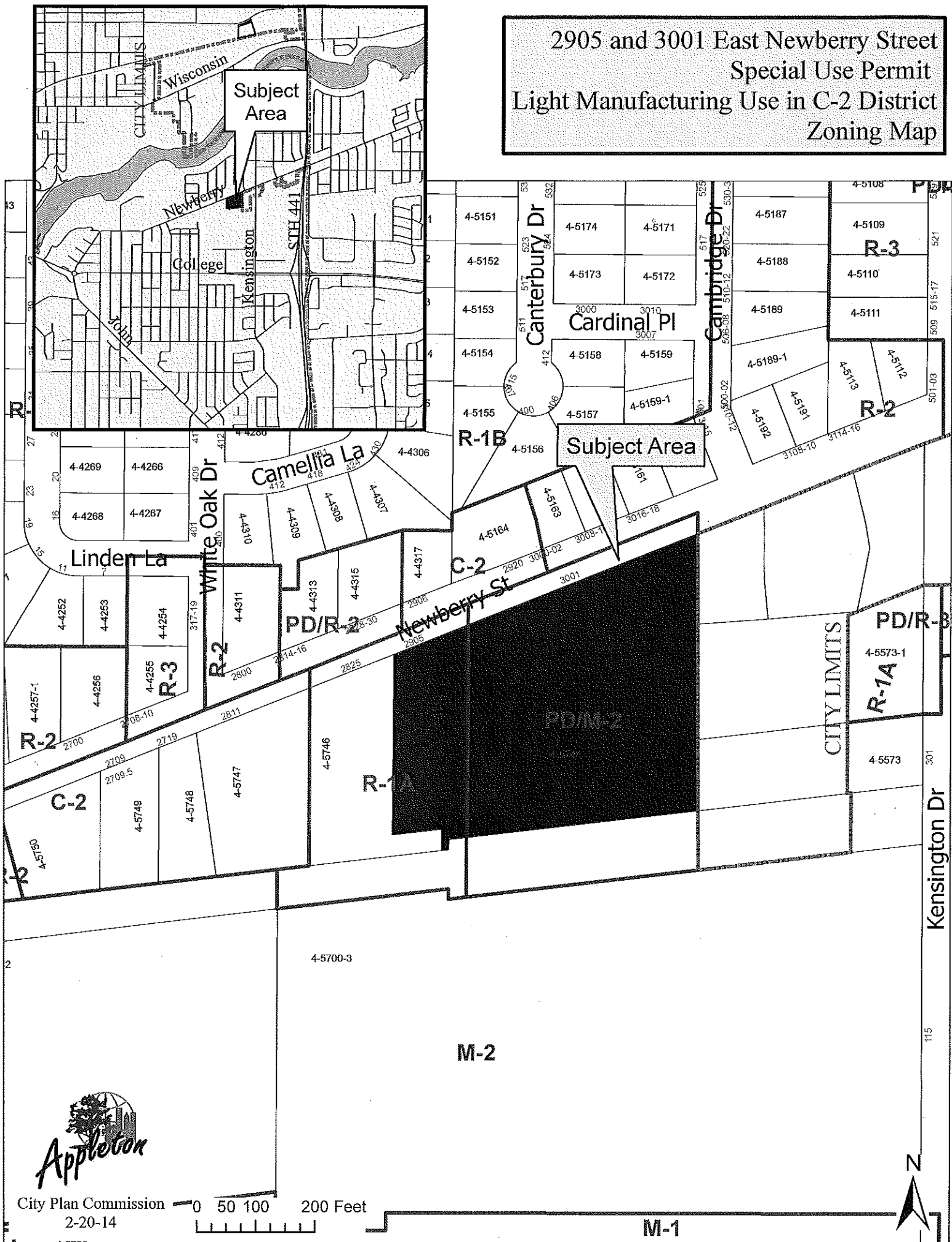
**Technical Review Group Report (TRG):** This item was discussed at the January 28, 2014 Technical Review Group meeting. No negative comments were received from participating departments.

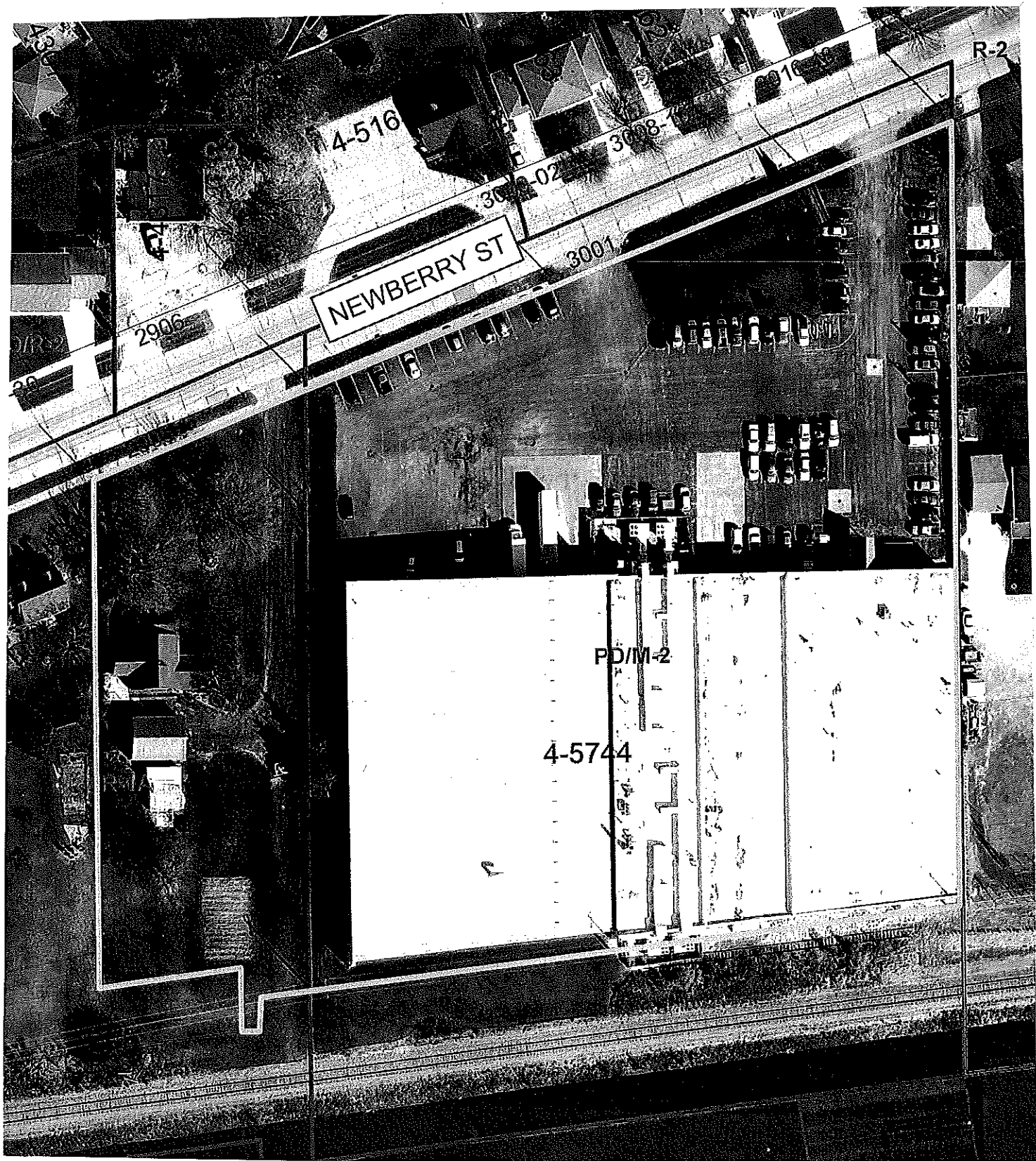
### **RECOMMENDATION**

Staff recommends, based on the above, that Special Use Permit #2-14 for a Light Manufacturing Use located at 3001 East Newberry Street (31-4-5744-00) and 2905 East Newberry Street (31-4-5745-00), to run with the land with the following conditions, **BE APPROVED:**

1. All applicable Codes, Ordinances and regulations, including but not limited to Fire and Building Codes, shall be complied with.
2. Prior to the Special Use Permit approval taking effect, the City of Appleton Common Council must approve Rezoning #1-14 from PD/M-2 Planned Development/General Industrial District and R-1A Single-Family Residential District to C-2 General Commercial District for the subject site.
3. The properties shall be combined with a Certified Survey Map.

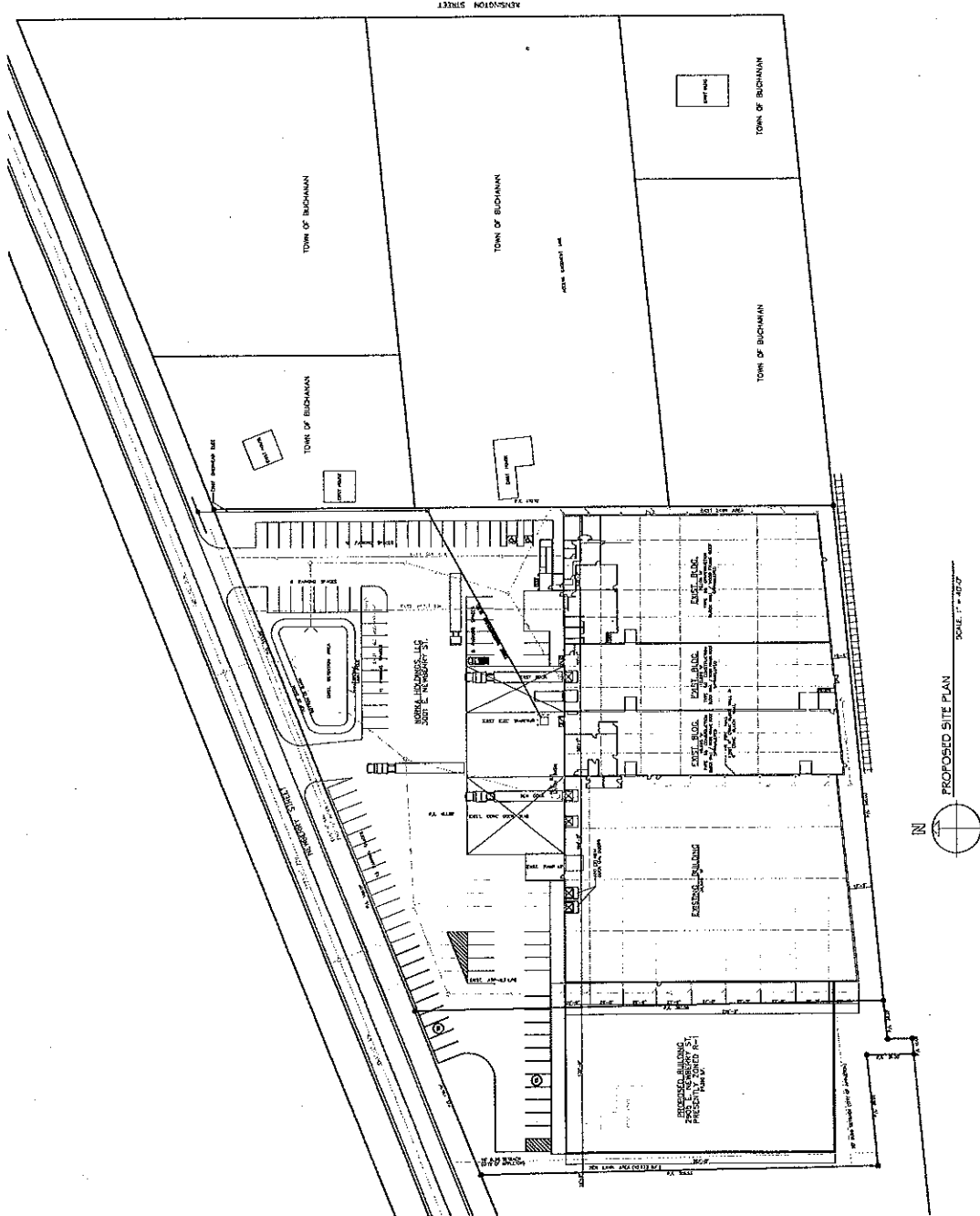
2905 and 3001 East Newberry Street  
 Special Use Permit  
 Light Manufacturing Use in C-2 District  
 Zoning Map





2905 and 3001 East Newberry Street  
Special Use Permit  
Light Manufacturing Use in C-2 District

TOTAL NEW LOT AREA  
42,428 S.F. (0.97 ACRES)  
TOTAL ASPHALT AREA  
8,028 S.F.  
TOTAL ADDED IMPROVEMENTS ON NEW LOT  
23,777 S.F.  
TOTAL IMPROVEMENTS SURFACE AREA ON NEW LOT  
31,405 S.F. (72%)  
TOTAL GREEN SPACE  
10,621 S.F. (24%)  
(22) NEW CAR SPACES (20x10)



PRELIMINARY

**2905 and 3001 East Newberry Street  
Special Use Permit  
Light Manufacturing Use in C-2 District**

