



REPORT TO CITY PLAN COMMISSION

Plan Commission Informal Public Hearing Date: September 23, 2013

Common Council Public Hearing Date: October 16, 2013

Item: Rezoning #11-13

Case Manager: Jeff Towne

GENERAL INFORMATION

Owner/Applicant: King Brokerage, LTD- Ben King, Owner
John Davel, Davel Engineering & Environmental, Inc., Applicant

Address/Parcel #: North Meade Street (31-6-6100-50)

Petitioner's Request: The owner/applicant is requesting to rezone the subject site from R-1A Single-family Residential District to R-1B Single-family Residential District to take advantage of reduced side yard setbacks to develop a single-family subdivision.

BACKGROUND

A rezoning from AG Agricultural District to R-1A Single-family Residential District was approved by Plan Commission on June 24, 2013 and by the Common Council on July 24, 2013. The preliminary plat of the Aspen Meadow Subdivision was approved by Plan Commission on June 24, 2013 and the Common Council on July 10, 2013. Since that time, a new subdivision layout has been proposed and will be reviewed upon submittal by the developer.

STAFF ANALYSIS

The purpose of the R-1B district is intended 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 land uses. The R-1 B district has a minimum side yard setback requirement of six (6) feet, while it is eight (8) feet in the R-1A district.

The 19.74 acre site will be divided into a single-family subdivision. A new plat will be reviewed by Plan Commission and the Common Council at a later date.

Access will be from a new street located toward the northern side of the property and an internal street layout will be shown on the plat. Public right-of-way location and dedication will be part of that process.

Surrounding zoning and 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 Residential District; | Single-family residences |
| P-I Public Institutional District; | Stormwater pond |
| East: Town of Grand Chute; | Plamann Park |

2010-2030 Comprehensive Plan: The 2010-2030 Future Land Use Map currently shows this area to be used for one and two-family residential uses. The proposed zoning classification is consistent with the future land use map and the following goals and objective of the 2010-2030 Comprehensive Plan:

Overall Community Goals

- **Goal 1 – Community Growth** (Chapter 11 – 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.

Review Criteria: Based upon the above analysis it would appear the criteria established by Section 23-65(d) (3) Zoning Amendments has been satisfied.

Technical Review Group Report (TRG): This item was discussed at the September 10, 2013 Technical Review Group meeting. 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, Rezoning Application #11-13 to rezone the subject site located on North Meade Street (Tax Id. 31-6-6100-50) from R-1A Single-family Residential District to R-1B Single-family Residential District including the adjacent North Meade Street right-of-way as shown on the map, **BE APPROVED.**

5715 N Meade Street
Rezoning - R-1A to R-1B District
Zoning Map

