



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Meeting Date: November 11, 2013

Common Council Public Hearing Meeting Date: December 18, 2013
(Public Hearing on Rezoning and Adoption of Ordinance)

Item: Rezoning #12-13

Case Manager: Don Harp

GENERAL INFORMATION

Owner/Applicant: Jared Bailin, Owner
Marissa Downs, Commonwealth Development Corp., Applicant

Address/Parcel #: 903 North Union Street (Tax Parcel 31-1-0117-00)
414 East Winnebago Street (Tax Parcel 31-1-0103-00)

Petitioner's Request: The applicant is requesting a Rezoning to change the current Zoning Map from the M-2 General Industrial District to R-3 Multi-Family District for 903 North Union Street (Tax Id. 31-1-0117-00) and from the R-1B Single-Family District and M-2 General Industrial District to R-3 Multi-Family District for 414 East Winnebago Street (Tax Id. 31-1-0103-00), as shown on the attached map.

The applicant is requesting Rezoning #12-13 so that, in the future, the existing vacant manufacturing facility could be demolished to allow for the construction of a multi-family housing development.

BACKGROUND

A Comprehensive Future Land Use Map amendment to change the future Land Use Map designation on the subject site from Industrial designation to One and Two-Family Residential designation was approved by Plan Commission on September 10, 2007 and by the Common Council on September 19, 2007.

The majority of the subject site has been zoned Industrial since approximately 1922, except for the small portion of land on the southwest corner of the subject site which is zoned Single-family residential.

The applicant's site consists of a .96 acre lot and a 1.98 acre lot for a total land area of 2.94 acres that is located on the south side of Commercial Street, north side of Winnebago Street, west side of Union Street and adjacent to the Canadian National Rail Road tracks. The site is currently developed with a vacant 53,529 square foot manufacturing building (formally occupied by Eagle Supply and Plastics, Inc.) and a 2,168 square foot storage building. The remainder of the site consists of pavement, gravel and some green space.

STAFF ANALYSIS

Proposed Zoning Classification: The purpose of the R-3 Multi-Family Residential 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.

Surrounding Zoning Classification and Land Uses:

North: R-1C Central City Residential District and R-2 Two-Family District, the adjacent land uses to the north are currently a mix of single and two-family residential.

South: R-1C Central City Residential District and M-2 General Industrial District, the adjacent land uses to the south are currently rail road tracks, electrical utility substation, office building, storage building and single-family residential.

East: R-1C Central City Residential District and M-2 General Industrial District, the adjacent land uses to the east are light manufacturing and single-family residential.

West: R-1C Central City Residential District and R-2 Two-Family District, the adjacent land uses to the west are currently a mix of single and two-family residential.

General Information: This general area of the City is identified for future one and two-family residential uses with the exception of some areas identified as Industrial Uses. As with the great majority of those older industrial areas in older cities, industrial uses like the Eagle Supply and Plastics manufacturing facility were originally placed in or around residential areas where industrial workers routinely lived and could easily walk or ride a bicycle to work. As result of Eagle Supply and Plastics, Inc. relocating their manufacturing business, a redevelopment opportunity of a larger tract of land within an established residential, light manufacturing and commercial neighborhood came about. The most logical and practical reuse of this older industrial land surrounded by existing residential uses with some light manufacturing and commercial uses, for the most part is residential.

Appleton Comprehensive Plan 2010-2030:

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.

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Findings: The proposed multi-family zoning classification supports this goal. The proposed zoning classification will allow the construction of residential housing units on an underutilized site, while the current designation will not allow multi-family residential development on the subject site.

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.

Findings: The proposed multi-family zoning classification supports this goal. The proposed zoning classification will allow the construction of residential housing units on an underutilized site, while the current designation will not allow multi-family residential development on the subject site. Maintaining an adequate supply of housing units, will help to address affordability for Appleton residents and ensures an adequate supply of housing styles to all income levels.

Appleton Comprehensive Plan 2010-2030 (continued):

OBJECTIVE 5.1 Housing and Neighborhoods.

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

Policy 5.2.5 Housing and Neighborhoods.

Encourage and facilitate renovation and redevelopment that preserves and enhances the viability of existing housing and neighborhoods.

OBJECTIVE 5.3 Housing and Neighborhoods.

Provide a range of housing styles that meet the needs and appeal to all segments of the community.

Findings: The request is consistent with these objectives and policies because the multifamily zoning classification will allow the subject site to be redeveloped and maximized with multi-family residential housing units. Maintaining an adequate supply of housing units, will help to address affordability for Appleton residents and ensures an adequate supply of housing styles to all income levels.

OBJECTIVE 6.3 Transportation:

Create an environment that is safe and conducive to walking and bicycling throughout the entire city.

Policy 6.3.1 Prioritize bicycle and pedestrian improvement projects that enhance connectivity between important destinations within the community, and to regional bicycle and pedestrian networks.

Policy 6.3.2 Maintain existing sidewalks and implement plans to install new sidewalks in targeted areas where they do not exist. Continue the City's policies to require sidewalks in new neighborhoods

Findings: The subject site is located within an atypical lot-block pattern. Nonetheless, the existing sidewalks and bike lanes in this area of the City will provide opportunities for walking and biking to

shopping and services, schools and parks, employment and transit. These objectives and policies appear to be met.

OBJECTIVE 7.1 Utilities and Community Facilities:

Provide a pattern of development that minimizes impacts to municipal services and utilities.

Policy 7.1.1 Prioritize development and redevelopment that minimizes the need for additional public and private infrastructure such as water storage facilities and sewage lift stations.

Findings: The anticipated redevelopment project is consistent with this objective and policy, as adequate public infrastructure exists in this area of the City.

OBJECTIVE 10.2 Land Use.

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

Findings: The request is consistent with this objective because the multifamily zoning classification will allow the subject site to be redeveloped and maximized with multi-family residential housing units which should enhance and complement the existing single and two-family residential uses by providing a land use transition between the rail road tracks, light manufacturing and commercial uses in this area of the City.

Review Criteria: Based upon the above analysis it would appear the criteria established by Section 23-65(d) (3) Zoning Amendments has been satisfied. It is important to note, if Future Land Use Map Amendment #14-13 was approved, it would result in the rezoning request being compliant with Future Land Use Map. However, until Future Land Use Map Amendment #14-13 is approved, the proposed R-3 Multi-Family zoning classification would not be consistent with the Future Land Use Map, which, in its current form, identifies the subject site as One and Two-Family Residential.

Technical Review Group Report (TRG): This item was discussed at the October 29, 2013 Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

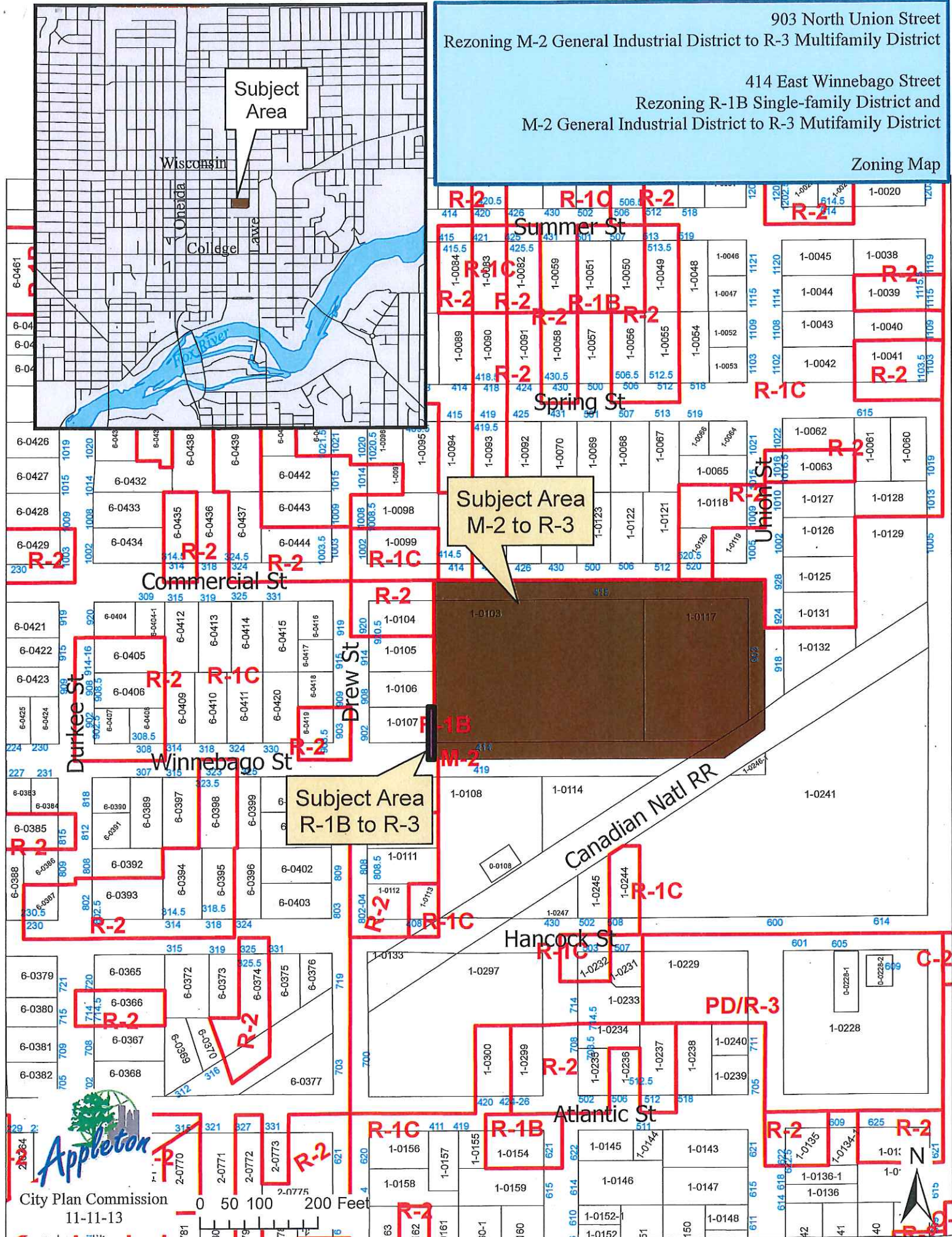
Staff recommends based upon the standards for zoning map amendments as required by Section 23-65(d)(3) of the Zoning Ordinance, Rezoning Application #12-13 to rezone the subject site located at 903 North Union Street (Tax Id. 31-1-0117-00) from M-2 General Industrial District to R-3 Multi-Family District and 414 East Winnebago Street (Tax Id. 31-1-0103-00) from the R-1B Single-Family District and M-2 General Industrial District to R-3 Multi-Family District including the adjacent right-of-way as shown on the map, **BE APPROVED**.

NOTE: If approved, Rezoning #12-13 will be reported out at the same Common Council meeting as the proposed Comprehensive Plan Amendment #14-13 to accurately reflect the change in future land use from One and Two-Family Residential designation to Multi-Family Residential designation.

903 North Union Street
Rezoning M-2 General Industrial District to R-3 Multifamily District

414 East Winnebago Street
Rezoning R-1B Single-family District and
M-2 General Industrial District to R-3 Multifamily District

Zoning Map



Subject Area

Subject Area
M-2 to R-3

Subject Area
R-1B to R-3



11-11-13
0 50 100 200 Feet

