



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Meeting Date: November 10, 2014

Common Council Public Hearing Meeting Date: December 17, 2014
(Public Hearing on Comprehensive Plan Amendment, Resolution for Approval, and Adoption of Ordinance)

Item: *Comprehensive Plan 2010-2030* Future Land Use Map Amendment #3-14 – 802 East John Street

Case Manager: David Kress

GENERAL INFORMATION

Owner/Applicant: Oscar C. Boldt f/b/o Memorial Presbyterian Church

Address/Parcel #: 802 East John Street (Tax Id #31-1-0534-00)

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 Public / Institutional designation for the subject site. The request is being made to accommodate a future surface parking lot to be utilized by Memorial Presbyterian Church.

BACKGROUND

Rezoning #9-14 is being requested in conjunction with this Future Land Use Map Amendment. In Rezoning #9-14, the applicant is requesting to rezone the subject parcel from R-3 Multi-Family District to P Parking District.

The *Comprehensive Plan 2010-2030*, adopted by Common Council on March 3, 2010, establishes a vision for future land use, physical development, and quality of life in the City and provides a comprehensive set of goals, policies, and initiatives to achieve that vision. The *Comprehensive Plan* document and the accompanying Future Land Use Map also serve as a guide for future growth and development in the City. Periodically, development proposals or changing circumstances within the City may trigger consideration of an amendment to the *Comprehensive Plan 2010-2030*. That is the case for this request.

STAFF ANALYSIS

Current Conditions: The applicant's site consists of a 0.33 acre lot that is located on the northeast corner of the South Meade Street and East John Street intersection. The site is currently developed with a 2,432 square foot, two-family dwelling that was built in 1895. The remainder of the site includes a shed, paved driveway, and fenced yard.

Surrounding Land Uses:

North: The adjacent land uses to the north are currently a mix of single-family residential and institutional uses, including a place of worship.

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South: The adjacent land uses to the south are currently a mix of single and two-family residential, multi-family residential, and institutional uses, including group housing.

East: The adjacent land uses to the east are currently a mix of single and two-family residential.

West: The adjacent land uses to the west are currently a mix of institutional uses, including group housing and educational buildings.

General Information: This general area of the City is identified for future one and two-family residential uses, as well as public / institutional uses mostly associated with Lawrence University. Amendments to the Comprehensive Plan are sometimes triggered by development proposals or changing circumstances in the City. In this case, the demand for additional parking in this area prompted the applicant to request a change to the Future Land Use designation. The “Sundays Only” parking restrictions on East College Avenue and opening of the Warch Campus Center have affected the availability of parking in the neighborhood. In an effort to better accommodate their congregation, Memorial Presbyterian Church (803 East College Avenue) has been pursuing various options to increase parking near their facility. Given its proximity to other similar uses, amending the Future Land Use Map from the One and Two-Family Residential designation to the Public / Institutional designation is a reasonable request and would be consistent with the following goals, objectives and policies of the *Appleton Comprehensive Plan 2010-2030*.

Appleton Comprehensive Plan 2010-2030:

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.

Comprehensive Plan Amendment Factors: The *Comprehensive Plan 2010-2030* does not identify specific locations for future public / institutional uses. However, on page 144 it states that while public or institutional uses may be located on land designated for any use, certain criteria should guide site selection. At a minimum, the City should consider:

- Compatibility with existing or planned land uses in the area. *Public / institutional uses are already located to the north, south, and west of the subject area.*
- Traffic or other impacts and the need for utilities. *The subject area is served by existing infrastructure, and the proposed Public / Institutional designation should not have a significant impact on traffic.*
- Scale of the proposed use (buildings, etc.) in comparison to existing or planned neighboring uses. *The Future Land Use Map Amendment request is being made to accommodate a future surface parking lot. Parking lots of a similar size are already located near the intersection of South Meade Street and East Alton Street.*
- Whether the proposed location may be better suited to other uses (such as commercial or employment-related) that may be needed to serve the neighborhood or provide a proportionally greater benefit to the community as a whole. *The Future Land Use Map Amendment request is being made to serve the needs of a neighborhood institution, Memorial Presbyterian Church.*

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

Public Comments: Staff has received one (1) letter from Memorial Presbyterian Church (see attached). No other questions, concerns, or comments have been received from the surrounding neighborhood.

RECOMMENDATION

Based upon the above analysis, Staff recommends the proposed *Comprehensive Plan 2010-2030 Future Land Use Map Amendment #3-14* from One and Two-Family Residential designation to Public / Institutional designation and resolution, **BE APPROVED.**

**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 November 10, 2014, by the City Plan Commission, wherein the following Comprehensive Plan amendments (Amendment #3-14) 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 November 10, 2014; 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 properties on the Future Land Use Map from One and Two-Family Residential use to Public / Institutional 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 _____, 2014.

Timothy M. Hanna, Mayor

ATTEST:

Dawn Collins, City Clerk

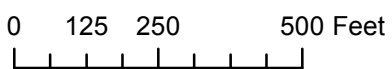
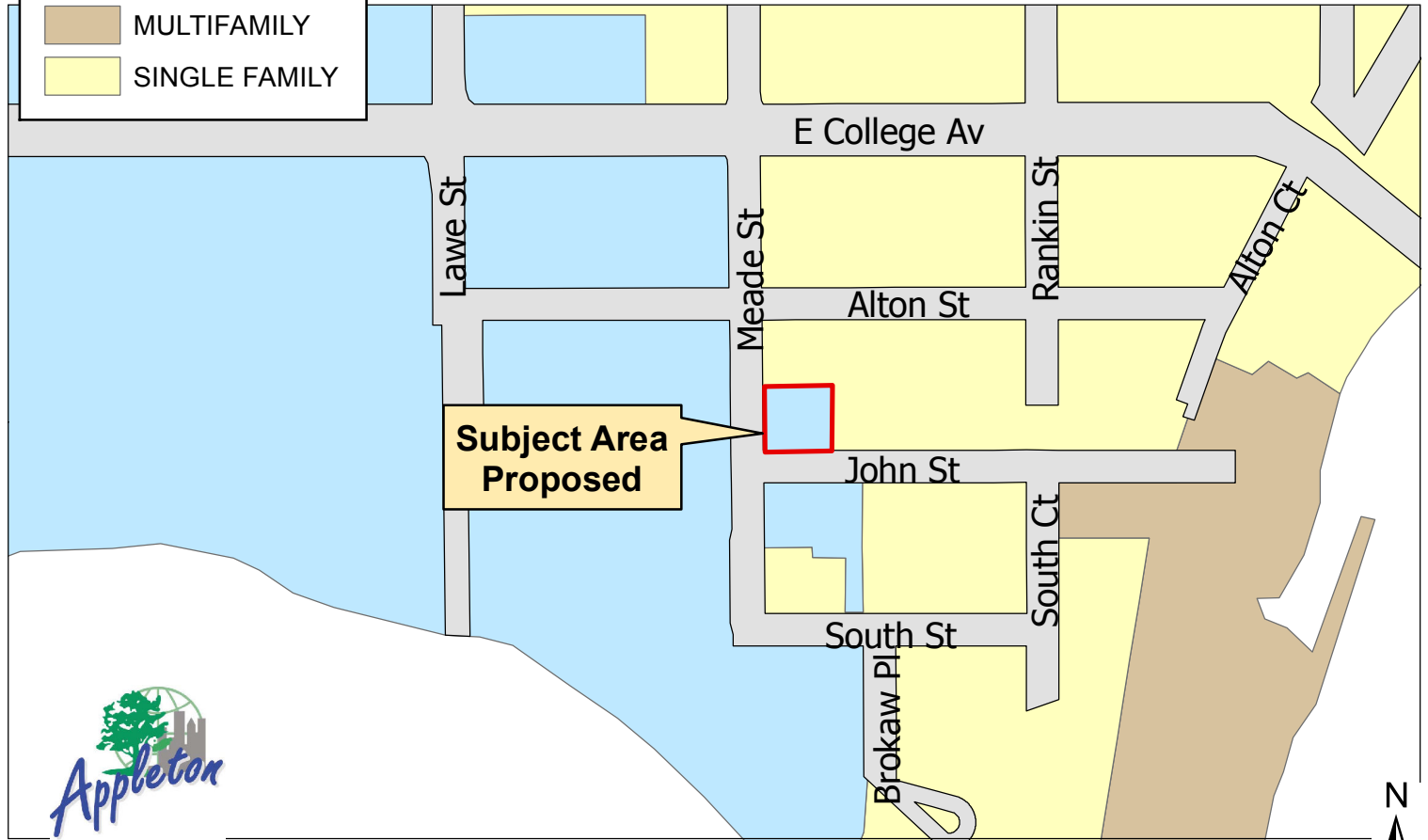
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802 East John Street
Future Land Use Map Amendment
One and Two-Family Residential to Public/Institutional

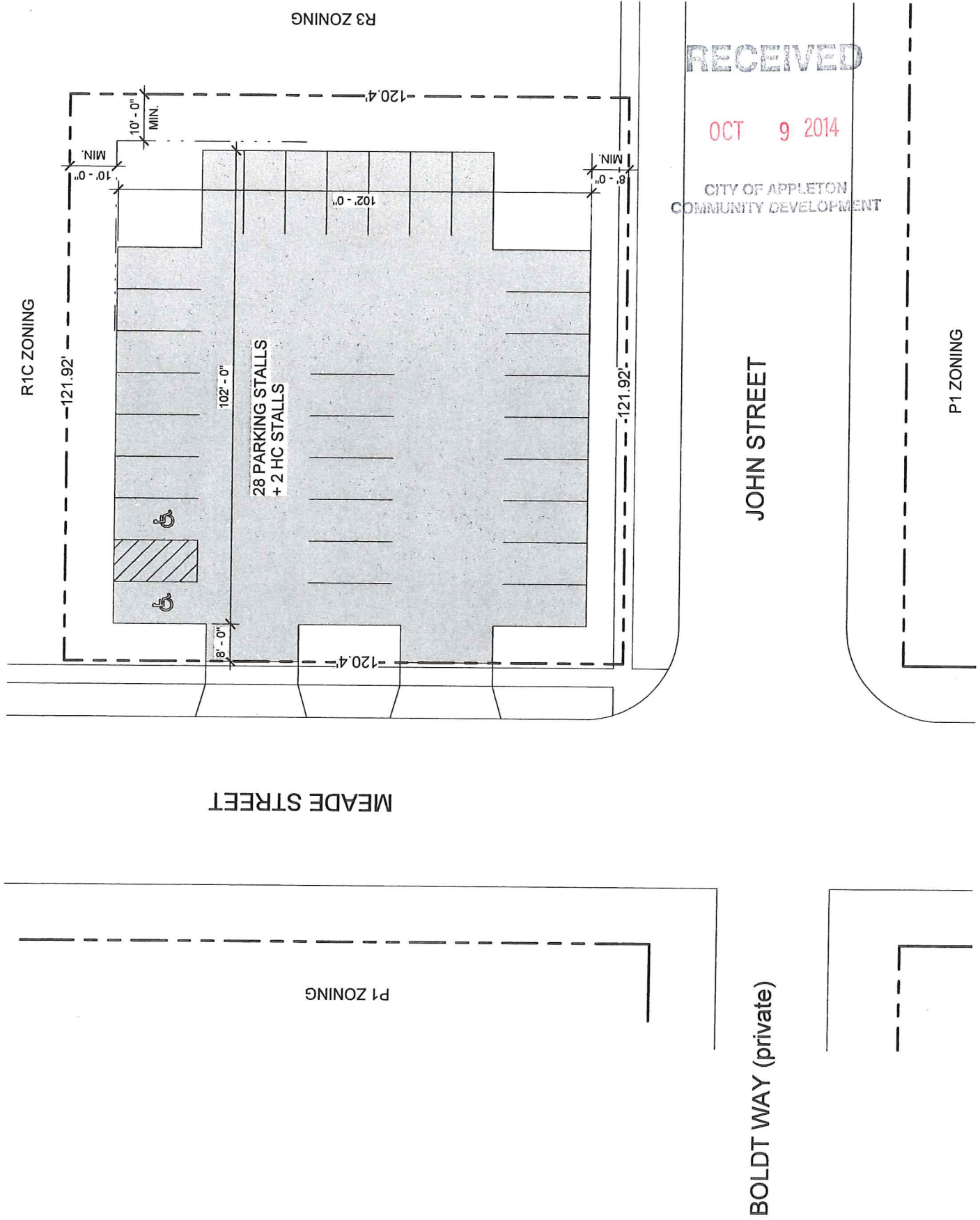


Legend

- INSTITUTIONAL
- MULTIFAMILY
- SINGLE FAMILY



LOT IS CURRENTLY HAS A R3 ZONING.
 WILL NEED TO RE-ZONE THIS PROPERTY TO A C-2
 (GENERAL COMMERCIAL) OR P (PARKING DISTRICT)
 AREA OF PROPERTY: 14,679 sqft
 AREA OF ASPHALT: 9,905 sqft (67% COVERAGE)



RECEIVED

OCT 9 2014

CITY OF APPLETON
 COMMUNITY DEVELOPMENT

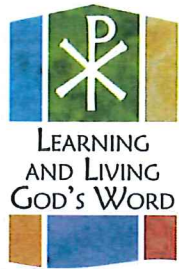
JOHN STREET

P1 ZONING

MEADE STREET

P1 ZONING

BOLDT WAY (private)



MEMORIAL PRESBYTERIAN CHURCH

Presbyterian Church (U.S.A.)

803 E. College Avenue • Appleton, WI 54911 • (920) 734-1787 tel • (920) 734-5686 fax
mpc@athenet.net • www.memorialpresbyterianappleton.org

RECEIVED

October 8, 2014
Mayor and Common Council
100 N. Appleton Street
Appleton, WI 54911

OCT 9 2014

CITY OF APPLETON
COMMUNITY DEVELOPMENT

Dear Mayor Hanna and Members of Common Council:

Please allow me to introduce myself. My name is Mike Goodwin, and I am the pastor of Memorial Presbyterian Church at 803 E. College Avenue and South Meade Street. Much has changed since our congregation anchored its new building in the area. Appleton families which once had one car now have two, even three. Lawrence University continues to grow, highlighted particularly by the construction of the Warch Campus Center in 2009. If one were to observe the streets in the immediate area of Memorial, such as Alton, John, South River, and Brokaw there is not a single vacant space for parking during the day. On days when our church has a need for additional parking for funerals, weddings, and Presbytery meetings as well as other church or community gatherings, adequate parking is often not available. Occasionally, some church members have returned home on Sunday without attending worship because they are unable to find parking.

While I have heard rumors of two parking studies, one by the City of Appleton and the other by Lawrence University, neither surveyor has been in contact with me, but I understand they did visit with Oscar Boldt. Therefore I bring our concerns directly to you, hoping that you would help solve not only our parking needs, but also continue to ensure that Lawrence and Memorial continue to grow and thrive in this part of Appleton.

In 2009, the City reduced, then eliminated parking on College Avenue near the church. Then it was temporarily restored. It remains unclear how long the "Sundays Only" parking permission will remain and this is a concern.

Over the years since our church was built we have tried to acquire additional parking through the acquisition of property adjacent to our present parking lot. Under no circumstances has this been possible. The owners of one property, although approached many, many times have chosen not to sell their family home. The owner of the other property is very determined to maintain her residence there indefinitely.

In July of this year, Memorial completed a successful capital campaign to upgrade our building. During the needs study leading up to the campaign, church members identified parking as the number one challenge for keeping our congregation's membership healthy and growing.

Then recently, in the block immediately south of the church, one of our members discovered a property, which became available for purchase at 803 E. John Street. It was in fact purchased and is in close proximity to the church. It would provide 30 parking spaces. I am writing in the hope that you will approve zoning of that property for parking and await your decision.

Sincerely,

Pastor Mike Goodwin

Rev. Dr. Michael J. Goodwin
Memorial Presbyterian Church