



CITY OF APPLETON

MEMORANDUM

Date: October 8, 2025
To: City Plan Commission
From: Don Harp, Principal Planner
Subject: Rezoning #8-25 – Bowman and Alksnis Annexation – 1624 and 1720 East Melody Lane

GENERAL INFORMATION

Owners/Applicant: Richard A. Alksnis & Tamara J. Alksnis, Owner; Richard Phillip Bowman II & Hilde Ann Bowman, Owner and City of Appleton Plan Commission, Applicant

Address/Parcel Numbers: 1624 and 1720 East Melody Lane / Tax ID #31-1-9110-00 and 31-1-9111-00

Applicant's Request: To assign a zoning classification following the Bowman and Alksnis Annexation pursuant to the annexation petition. The proposed R-1B Single-family District zoning classification is consistent with the *Comprehensive Plan 2010-2030* Future Land Use Map which identifies the subject parcels as future one/two family land use.

Plan Commission Public Hearing Meeting Date: October 8, 2025

Common Council Meeting Date: October 15, 2025

BACKGROUND

September 10, 2025 – The Plan Commission recommended approval of the Bowman and Alksnis Annexation and initiated the zoning map amendment (rezoning) for the subject parcels from AG Agricultural District to the zoning classification of R-1B Single-family District, pursuant to Section 23-65(h) of the Municipal Code.

September 17, 2025 – The Common Council approved the Bowman and Alksnis Annexation.

September 25, 2025 – The subject parcels were officially annexed to the City at 12:01 a.m.

STAFF ANALYSIS

Existing Site Conditions: The subject parcels combined are approximately 2.038 acres. Currently, the subject properties are actively used as single-family residential.

Surrounding Zoning and Land Uses: The surrounding zoning and uses (north, south, east, and west) are as follows:

North: Town of Grand Chute. The adjacent land uses to the north are residential.

South: City of Appleton. R-1B Single-family District. The adjacent land uses to the south are residential.

East: Town of Grand Chute. The adjacent land uses to the east are residential.

West: City of Appleton. R-1B Single-family District. The adjacent land use to the west is North Holiday Drive.

Town of Grand Chute. The adjacent land use to the west is undeveloped land.

Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area as future one/two family residential development. The proposed rezoning is consistent with the following goals and objectives of the *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.

OBJECTIVE 5.3 Housing and Neighborhoods:

Provide a range of housing options that meet the needs and appeal to all segments of the community and allows residents to age in place.

Policy 5.3.3 Plan for a supply of developable land suitable for residential development.

OBJECTIVE 10.1 Land Use:

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

Proposed Zoning Classification: 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 uses. Per Section 23-93(g) of the Municipal Code, the development standards for single-family detached dwellings in the R-1B District are listed below:

(1) **Minimum lot area:** 6,000 square feet.

(2) **Maximum lot coverage:** 50%.

(3) **Minimum lot width:** 50 feet.

(4) **Minimum front yard:**

a. 20 feet.

b. 25 feet on an arterial street.

(5) **Minimum rear yard:** 25 feet.

(6) **Minimum side yard:** 6 feet.

(7) **Maximum building height:** 35 feet.

Standards for zoning map amendments. Per Section 23-65(e), all recommendations for zoning amendments shall be consistent with the adopted plans, goals and policies of the City and with the purpose and intent of this zoning ordinance. It would appear the criteria established has been satisfied. Related excerpts are listed below.

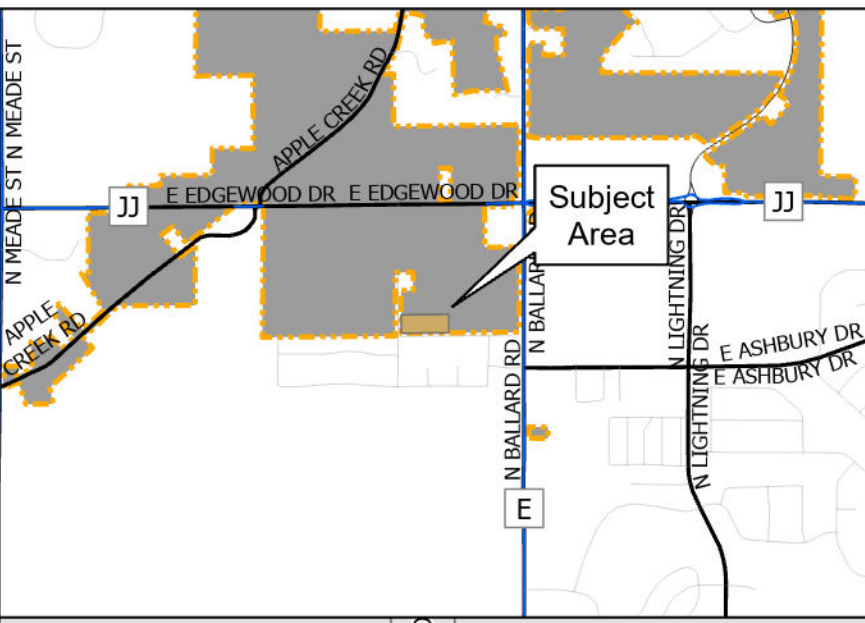
- (1) Prior to making a recommendation on a proposed zoning amendment, the Plan Commission shall make a finding to determine if the following conditions exist. No zoning amendment shall be approved prior to finding at least one (1) of the following:
 - a. The request for a zoning amendment is consistent with the Comprehensive Plan for the City of Appleton. *The rezoning request is in conformance with the Comprehensive Plan 2010-2030 goals and objectives stated above and the Future Land Use Map, which identifies the subject parcels as future one- and two-family residential designation.*
 - b. Factors have changed such as availability to new data, growth patterns and rates, the presence of new road or other infrastructure, additional development, annexation, or other zoning changes, making the subject property more appropriate for a different district.
 - c. There is an error in the zoning ordinance text or zoning map as enacted.

Development Review Team (DRT) Report: This item appeared on the August 19, 2025 Development Review Team agenda. No negative comments were received from participating departments.

RECOMMENDATION

Based upon the above analysis and the standards for zoning map amendments as required by Section 23-65(e)(1)a. of the Zoning Ordinance, staff recommends to rezone the subject parcels from AG Agricultural District to R-1B Single-family District as shown on the attached map, **BE APPROVED.**

Rezoning
Bowman & Alksnis Annexation
1624 & 1720 E. Melody Lane
AG Agricultural District to R-1B
Single-family District



C-O

Grand Chute

CITY LIMITS

E MEMORY LA

Subject Area

CITY LIMITS

E MELODY LA

E KEYSTONE LA

N HOLIDAY DR

N CHADWICKE CT

R-1B

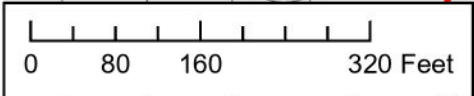
N MORNINGVIEW CT

N DEVONSHIRE DR

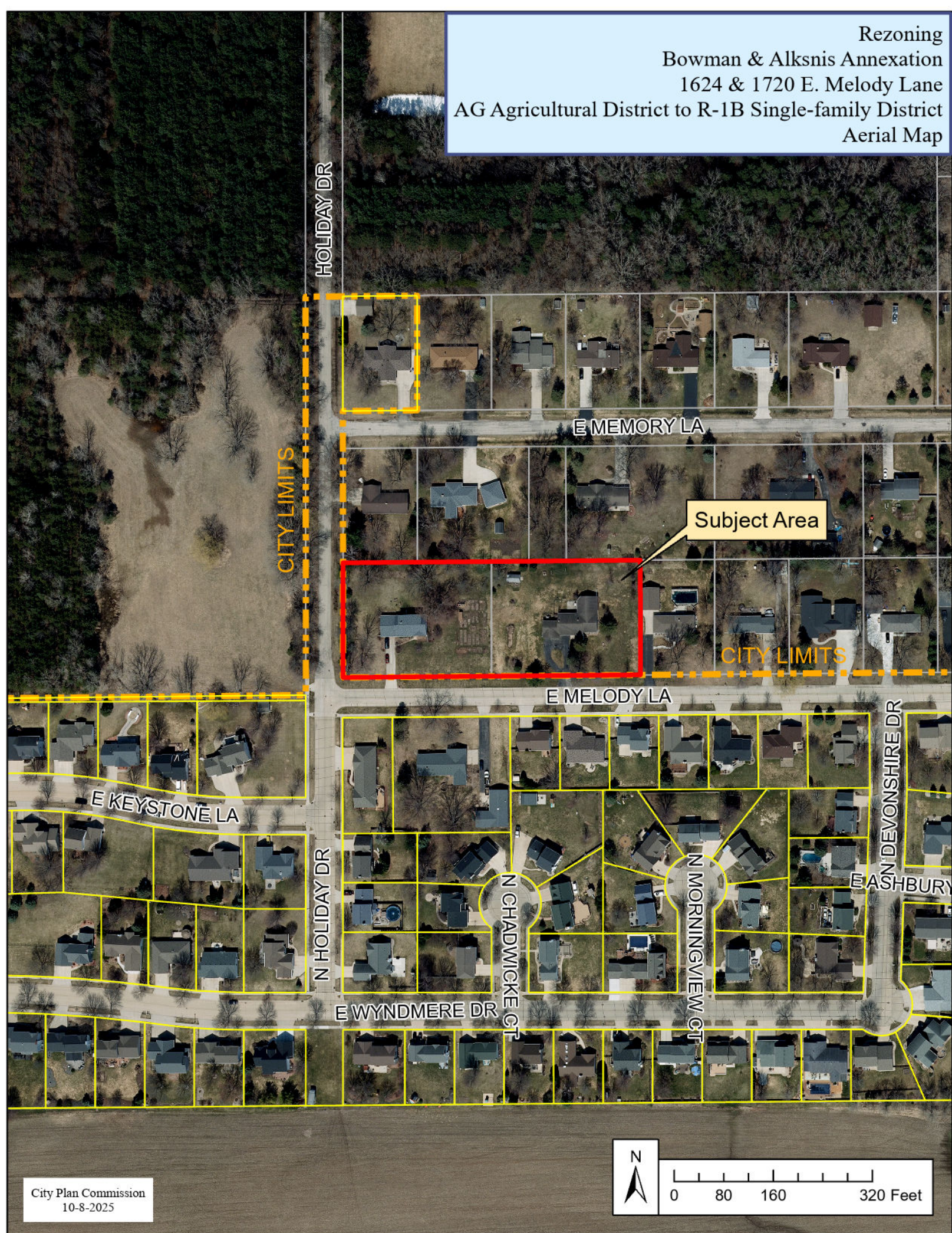
E ASHBURY DR

R-2

E WYNDMERE DR



Rezoning
Bowman & Alksnis Annexation
1624 & 1720 E. Melody Lane
AG Agricultural District to R-1B Single-family District
Aerial Map



Legal description(s) of proposed territory to be Rezoned from AG to R-1B

Parcel A - 1624 East Melody Lane

LOT 1 IN BLOCK 1 OF EDGEWOOD SUBDIVISION, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN
CONTAINING: 44,400 SQUARE FEET OR ACRES: 1.019 M/L

Parcel B - 1720 East Melody Lane

LOT 2 IN BLOCK 1 OF EDGEWOOD SUBDIVISION, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.
CONTAINING: 44,400 SQUARE FEET OR ACRES: 1.019 M/L