



## REPORT TO CITY PLAN COMMISSION

**Plan Commission Informal Hearing Meeting:** November 13, 2018

**Common Council Public Hearing Meeting:** December 5, 2018

**Item:** Rezoning #11-18 - 5500 North Meade Street Randal Leeman, Et al

**Prepared By:** Don Harp

### GENERAL INFORMATION

**Owners/Applicant:** Joseph Leeman, Sandra Green, Rusel Leeman, Scot Leeman, Jean M. Balck and Randal R. Leeman / City of Appleton Plan Commission

**Address/Parcel:** 5500 North Meade Street

**Petitioner's Request:** To assign zoning classification to newly annexed property pursuant to Section 23-65(e) from Temporary AG Agricultural District to R-1B Single-Family District, including to the centerline of the adjacent right-of-way from R-1A Single-Family District to R-1B Single-Family District.

### BACKGROUND

The subject property was included in the 5500 North Meade Street Randal Leeman, Et al Annexation that was approved by the Plan Commission on October 23, 2018 and by the Common Council on November 7, 2018. The subject property was officially annexed to the City on November 13, 2018 at 12:01 a.m.

The City acquired the west 40 feet of the subject property from the property owners by quit claim deed for public right-of-way purposes.

The subject property was annexed to the City with a Temporary AG Agricultural District zoning classification. The Plan Commission initiated the process to rezone the subject property from Temporary AG Agricultural District to R-1B Single-Family District at the October 23, 2018 meeting.

### STAFF ANALYSIS

**Standards for Zoning Map Amendments:** Per Section 23-65(d)(3) of the Municipal Code, all recommendations for Official Zoning Map amendments shall be consistent with the adopted plans, goals, and policies of the City and with the intent of the Zoning Ordinance. It would appear the criteria established by Section 23-65(d)(3) Zoning Amendments has been satisfied.

**Proposed Zoning Classification:** The purpose of the R-1B Single-Family Residential District is 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.

**Existing Conditions:** The subject site to be rezoned is currently developed with a single-family dwelling and zoned Temporary AG Agricultural District. The right-of-way is zoned R-1A Single-Family District.

**Surrounding Zoning Classification and Current Land Uses:**

**North:** Zoning: AGD, Agricultural District (Town of Grand Chute)  
Current Land Use – Plamann Park

**South:** Zoning: P-I, Public Institutional District  
Current Land Use – Fox Valley Lutheran High School

**East:** Zoning: AGD, Agricultural District (Town of Grand Chute)  
Current Land Use – Plamann Park

**West:** Zoning: AGD, Agricultural District (Town of Grand Chute)  
Current Land Use – Residential

**Appleton Comprehensive Plan 2010-2030:** The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject site for future Single-Family/Two-Family residential land uses. The proposed R-1B Single-Family District zoning classification is consistent with the *Comprehensive Plan 2010-2030* Future Land Use Map. Listed below are excerpt from the City’s Comprehensive Plan 2010-2030.

***Goal 1 – Community Growth (Chapter 10)***

*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 3 – Housing Quality, Variety, and Affordability (Chapter 5)***

*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.*

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

*5.3 OBJECTIVE: 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.*

*OBJECTIVE 10.1 Land Use:*

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

**Technical Review Group (TRG) Report:** This item was discussed at the October 2, 2018 Technical Review Group meeting. No negative comments were received from participating departments.

**RECOMMENDATION**

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Staff recommends, based upon the standards for map amendments as required by Section 23-65(d)(3) of the Zoning Ordinance, that Rezoning #11-18 to rezone 5500 North Meade Street from Temporary AG Agricultural District to R-1B Single-Family District, including to the centerline of the adjacent right-of-way from R-1A Single-Family District to R-1B Single-Family District as shown on the attached maps, **BE APPROVED.**



5500 N Meade St - Randal Leeman, Etal Rezoning  
Temporary Ag to R-1B Single Family District &  
R-1A Single Family District to R-1B Single Family District  
for Meade St ROW

