



Community and
Economic
Development

REPORT TO CITY PLAN COMMISSION

Plan Commission Informal Hearing Meeting Date: January 12, 2015

Common Council Public Hearing Meeting Date: February 4, 2015 (Public Hearing on Rezoning)

Item: Rezoning #11-14 – Second Addition to Emerald Valley

Case Manager: Don Harp

GENERAL INFORMATION

Owner/Applicant: Robert DeBruin, Emerald Valley Estates, LLC – owner/applicant

Address/Parcel #: South of Calmes Drive / Part of 31-1-7600-00

Petitioner's Request: The owner/applicant is requesting a zoning change from AG Agricultural District to R-1B Single-Family District.

BACKGROUND

The subject property was annexed to the City in 2004 as part of the French Road Annexation, and a zoning classification of AG Agricultural District was assigned at that time. In 2005, a preliminary plat had been submitted for the overall property, which called for the creation of a total of 252 residential lots.

STAFF ANALYSIS

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 portion of the lot to be rezoned is currently undeveloped and zoned AG Agricultural District.

Zoning Ordinance Review Criteria: Lot development standards (Section 23-93 – R-1B Single-Family Residential District) are as follows:

- Minimum lot area: Six thousand (6,000) square feet.
 - *The proposed lot area will be reviewed through the preliminary plat review process.*
- Minimum lot width: Fifty (50) feet.
 - *The proposed lot area will be reviewed through the preliminary plat review process.*

Subdivision Ordinance Review Criteria: The preliminary plat was not submitted together with Rezoning #11-14.

- *The land area contained within Rezoning #11-14 will be reviewed through the preliminary plat review process prior to the construction of any public improvements.*

Surrounding zoning and land uses:

North: AG Agricultural District – undeveloped land
R-1B Single-Family Residential District – residential uses
South: P-I Public Institutional District – drainage corridor
East: R-1B Single-Family Residential District – residential uses
P-I Public Institutional District – detention pond
Town of Grand Chute – residential uses
West: AG Agricultural District – undeveloped land

Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies this parcel for future Single-Family/Two-Family residential land uses.

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.

Findings: The proposed single-family zoning classification supports this goal. The proposed zoning classification will allow the construction of residential housing units on the subject site after the platting process has been completed.

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 single-family zoning classification supports this goal. The proposed zoning classification will allow the construction of residential housing units on subject site after the platting process has been completed. 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 5.1 Housing and Neighborhoods.

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

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 single-family zoning classification will allow the subject site to be developed with 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. The proposal is compatible with the existing single-family dwellings development on adjacent properties.

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 adjacent to an existing neighborhood with a lot-block pattern curved and straight street patterns. As new homes are built, new sidewalk segments will be installed in this area of the City. Once all sidewalk segments are connected together, opportunities for walking to services, schools, and parks and transit will exist in the area of the City. 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 development is consistent with this objective and policy, as adequate public infrastructure exists in this area of the City.

Review Criteria: It would appear the criteria established by Section 23-65(d)(3) Zoning Amendments has been satisfied.

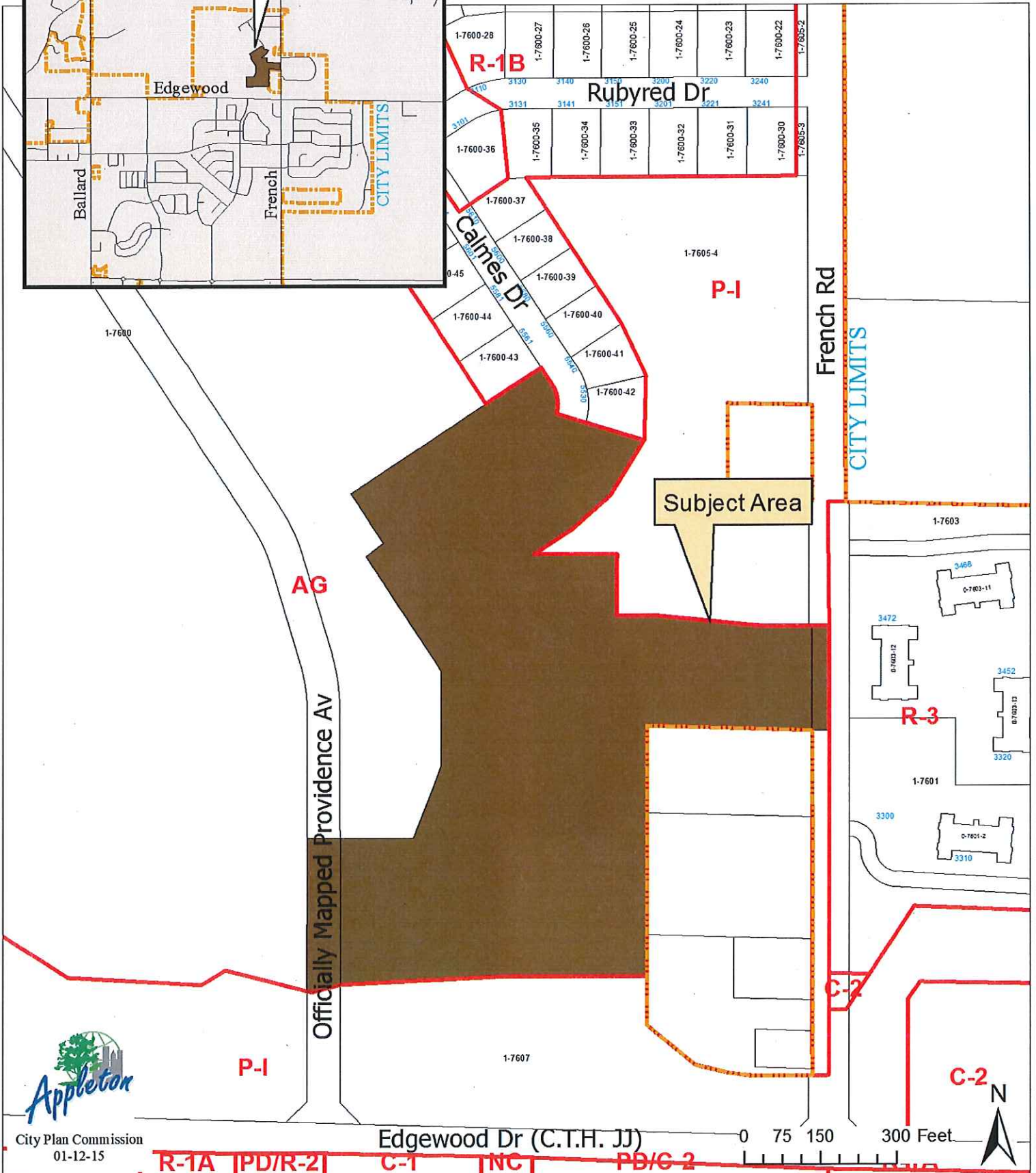
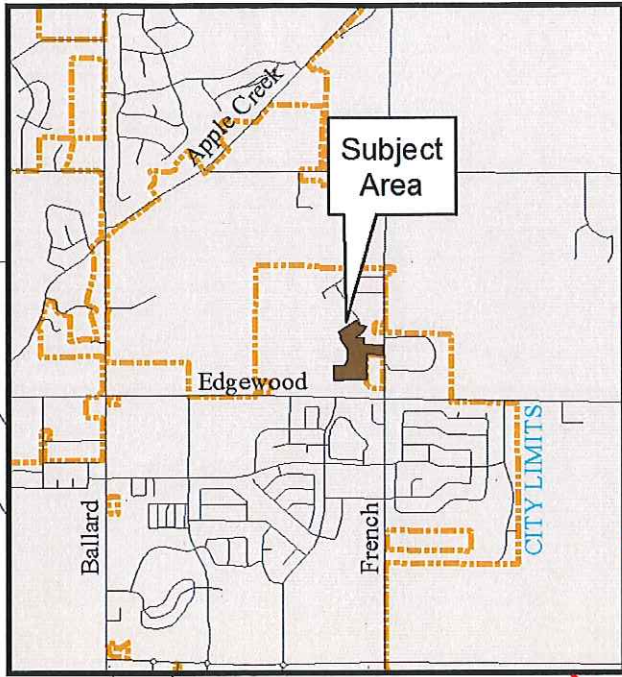
Technical Review Group Report (TRG): This item was submitted to Technical Review Group on December 3, 2014 for review and comment.

- Per the Fire Department, the proposed lot and road layout shown on the rezoning reference map prepared by Martenson & Eisele, Inc. (attached) appears to address the State Building Code allowance of no greater than 30 dwellings with one qualifying emergency access road.

RECOMMENDATION

Staff recommends, based upon the standards for map amendments as required by Section 23-65(d)(3) of the Zoning Ordinance, that Rezoning Application #11-14 to rezone the subject property from AG Agricultural District to R-1B Single-Family District and as shown on the attached maps, **BE APPROVED.**

Second Addition to Emerald Valley Estates
 Rezoning from AG Agricultural District to
 R-1B Single-Family District
 Zoning Map



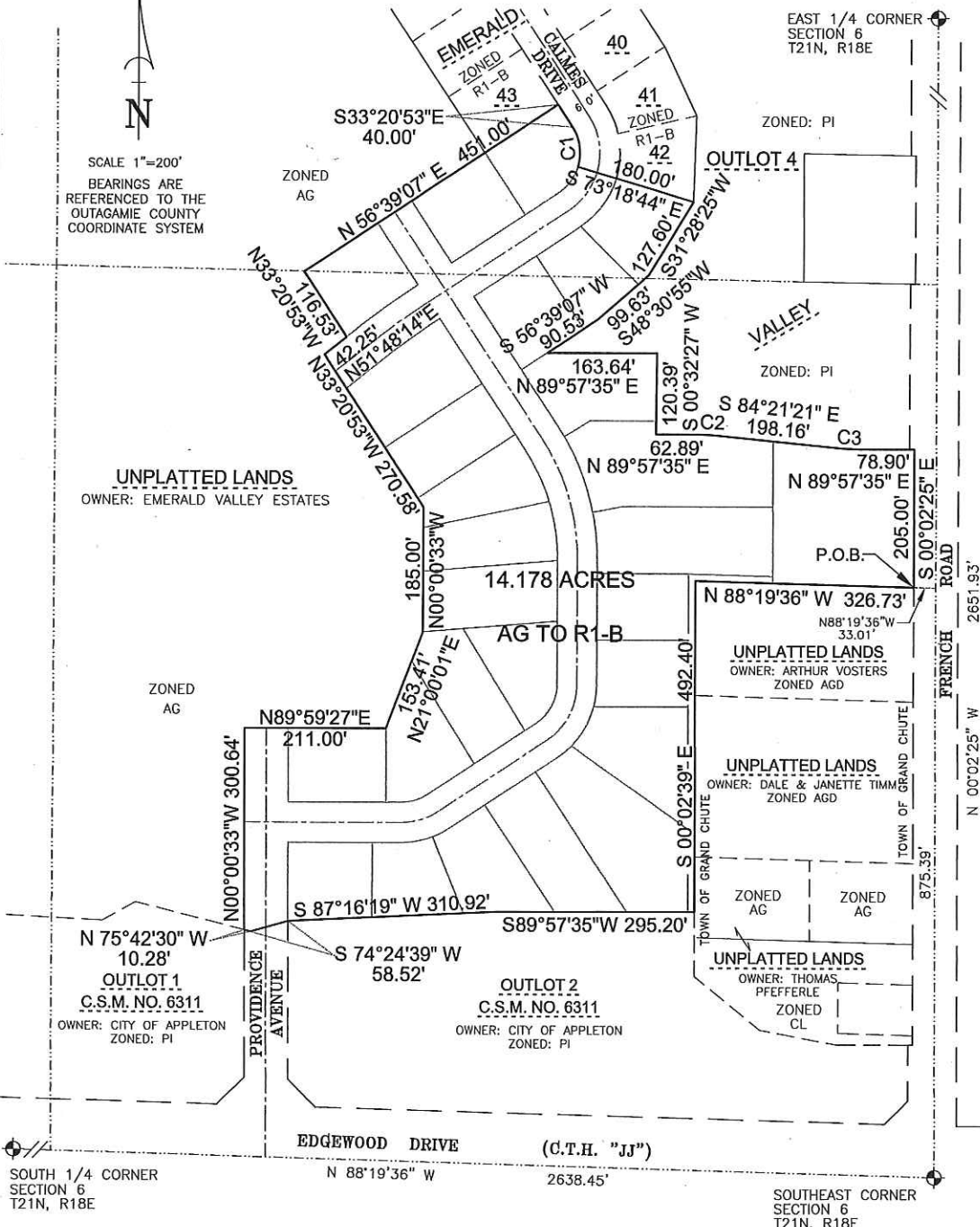
REZONING REFERENCE MAP

PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4,
SECTION 6, TOWNSHIP 21 NORTH, RANGE 18 EAST,
CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.



SCALE 1"=200'
BEARINGS ARE
REFERENCED TO THE
OUTAGAMIE COUNTY
COORDINATE SYSTEM

EAST 1/4 CORNER
SECTION 6
T21N, R18E



SOUTH 1/4 CORNER
SECTION 6
T21N, R18E

SOUTHEAST CORNER
SECTION 6
T21N, R18E

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
1	70.00'	050°02'09"	61.13'	S 08°19'48" E	59.21'
2	210.00'	005°41'04"	20.83'	S 87°11'53" E	20.83'
3	270.00'	005°41'04"	26.79'	S 87°11'53" E	26.78'

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