



REPORT TO CITY PLAN COMMISSION

Plan Commission Informal Hearing Meeting: March 27, 2018

Common Council Public Hearing Meeting: April 18, 2018

Item: Rezoning #3-18 - 1712 E. Edgewood Drive

Case Manager: Don Harp

GENERAL INFORMATION

Owner/Applicant: Applewood Properties, LLC / Ronald Viaene / City of Appleton Plan Commission

Address/Parcel: 1712 E. Edgewood Drive (Town of Grand Chute Tax Id. 101006406)

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.

BACKGROUND

The subject property was included in the 1712 E. Edgewood Drive Annexation which was approved by the Plan Commission on February 13, 2018 and was annexed to the City on March 27, 2018 after Common Council action. 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 February 13, 2018 meeting.

The property was officially annexed to the City on March 27, 2018 at 12:01 a.m.

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.

Surrounding Zoning Classification and Current Land Uses (Town of Grand Chute):

North: Zoning: RSF, Single-Family Residential District
Current Land Use – Outdoor Storage

South: Zoning: RSF, Single-Family Residential District
Current Land Use – Residential

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East: Zoning: RSF, Single-Family Residential District
Current Land Use – Residential

West: Zoning: RSF, Single-Family Residential District
Current Land Use – Residential

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. 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:

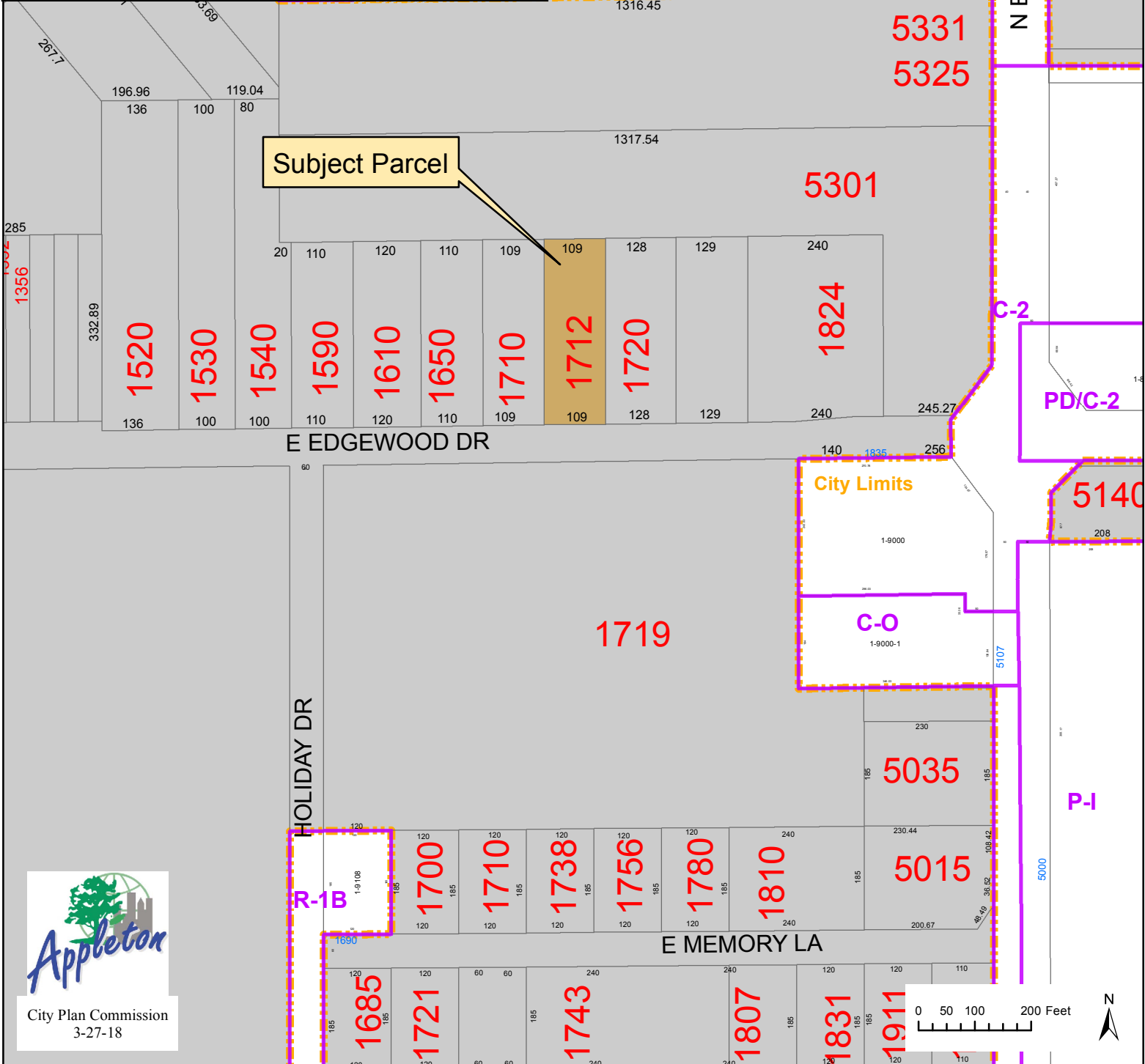
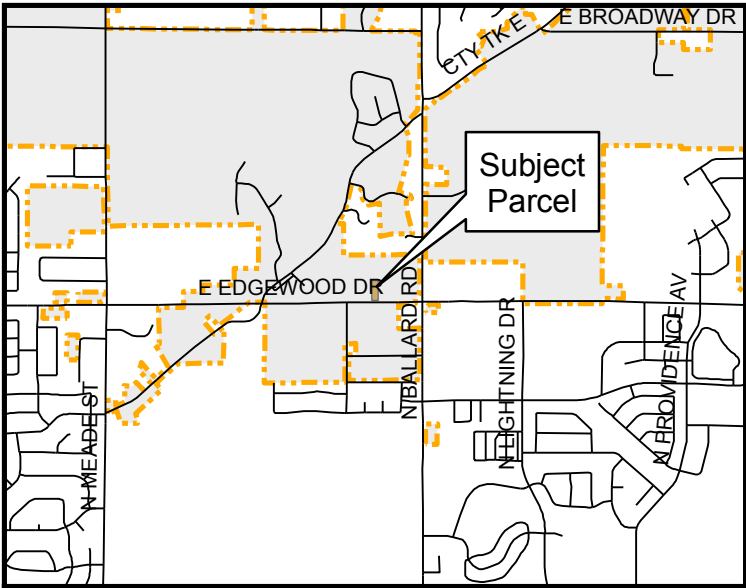
Provide an adequate supply of suitable land meeting the demand for development of various land uses.

Technical Review Group (TRG) Report: This item was discussed at the January 23, 2018 Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

Staff recommends, based upon the standards for map amendments as required by Section 23-65(d)(3) of the Zoning Ordinance, that Rezoning #3-18 to rezone the subject property from Temporary AG Agricultural District to R-1B Single-Family District as shown on the attached maps, **BE APPROVED**.

1712 E. Edgewood Dr
Annexation Rezoning
Temporary AG-Agricultural District to
R-1B Single-family District



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1712 E. Edgewood Dr
Annexation Rezoning
Temporary AG-Agricultural District to
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City Limits

Subject Parcel

E EDGEWOOD DR

HOLIDAY DR

City Limits



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