



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Meeting Date: November 11, 2013

Common Council Public Hearing Meeting Date: December 18, 2013
(Public Hearing on Amendment, Resolution for Approval and Adoption of Ordinance)

Item: #14-13 Comprehensive Plan 2010-2030 Future Land Use Map Amendment and Resolution

Case Manager: Don Harp

GENERAL INFORMATION

Owner/Applicant: Jared Bailin, Owner
Marissa Downs, Commonwealth Development Corp., Applicant

Address/Parcel #: 903 North Union Street (Tax Parcel 31-1-0117-00)
414 East Winnebago Street (Tax Parcel 31-1-0103-00)

Petitioner's Request: The applicant is requesting a Future Land Use Map Amendment to change the current future Land Use Map designation on the subject site from One and Two-Family Residential designation to Multi-Family Residential designation, as shown on the attached map.

The applicant is requesting the Future Land Use Map change so that, in the future, the existing vacant manufacturing facility could be demolished to allow for the construction of a multifamily development.

BACKGROUND

Rezoning #12-13 is being requested in conjunction with this Future Land Use Map Amendment.

The *Comprehensive Plan 2010-2030* 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 2010-2030* was adopted by City Council in March 2010 and subsequently, amended on September 4, 2013.

The *Comprehensive Plan* document and the accompanying Future Land Use Map 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 .96 acre lot and a 1.98 acre lot for a total land area of 2.94 acres that is located on the south side of Commercial Street, north side of Winnebago Street, west side of Union Street and adjacent to the Canadian National Rail Road tracks. The site is currently

Item – Future Land Use Map Amendment #14-13

November 11, 2013

Page 2

Current Conditions (continued):

developed with a vacant 53,529 square foot manufacturing building and a 2,168 square foot storage building (previously occupied by Eagle Supply and Plastics, Inc.). The remainder of the site consists of pavement, gravel and some green space.

Surrounding Land Uses:

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

South: The adjacent land uses to the south are currently rail road tracks, electrical utility substation, office building, storage building and single-family residential.

East: The adjacent land uses to the east are light manufacturing and single-family residential.

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

General Information: This general area of the City is identified for future one and two-family residential uses with the exception of some areas identified as Industrial Uses. As with the great majority of those older industrial areas in older cities, industrial uses like the Eagle Supply and Plastics manufacturing facility were originally placed in or around residential areas where industrial workers routinely lived and could easily walk or ride a bicycle to work. With Eagle Supply and Plastics, Inc. relocating their manufacturing business resulted in a redevelopment opportunity of a larger tract of land within an established residential, light manufacturing and commercial neighborhood. The most logical and practical reuse of this older industrial land surrounded by existing residential uses with some light manufacturing and commercial uses, for the most part is residential. Consequently, amending the Future Land Use Map from One and Two-Family Residential designation to Multi-Family Residential 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:

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 multi-family designation supports this goal. The proposed designation will allow the construction of residential housing units on an underutilized site, while the current designation will not allow multi-family residential development on the subject site.

Future Land Use Map Amendment #14-13

November 11, 2013

Page 3

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 multi-family designation supports this goal. The proposed designation will allow the construction of residential housing units on an underutilized site, while the current designation will not allow multi-family residential development on the subject site. 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.

Policy 5.2.5 Housing and Neighborhoods.

Encourage and facilitate renovation and redevelopment that preserves and enhances the viability of existing housing and neighborhoods.

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 multifamily designation will allow the subject site to be redeveloped and maximized with multi-family 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.

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 within an atypical lot-block pattern. Nonetheless, the existing sidewalks and bike lanes in this area of the City will provide opportunities for walking and biking to shopping and services, schools and parks, employment and transit. These objectives and policies appear to be met.

Future Land Use Map Amendment #14-13

November 11, 2013

Page 4

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 redevelopment project is consistent with this objective and policy, as adequate public infrastructure exists in this area of the City.

OBJECTIVE 10.2 Land Use.

Encourage redevelopment to meet the demand for a significant share of future growth, and to enhance the quality of existing neighborhoods.

Findings: The request is consistent with this objective because the multifamily designation will allow the subject site to be redeveloped and maximized with multi-family residential housing units which should enhance and complement the existing single and two-family residential uses by providing a land use transition between the rail road tracks, light manufacturing and commercial uses in this area of the City.

Technical Review Group Report (TRG): This item was discussed at the October 29, 2013 Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

1. Based upon the above analysis, Staff recommends the proposed *Comprehensive Plan 2010-2030* Future Land Use Map amendment #14-13 from One and Two-Family Residential designation to Multi-Family Residential 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 11, 2013, by the City Plan Commission, wherein the following Comprehensive Plan amendments (Amendment #14-13) 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 11, 2013; 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 Multifamily residential 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 _____, 2013.

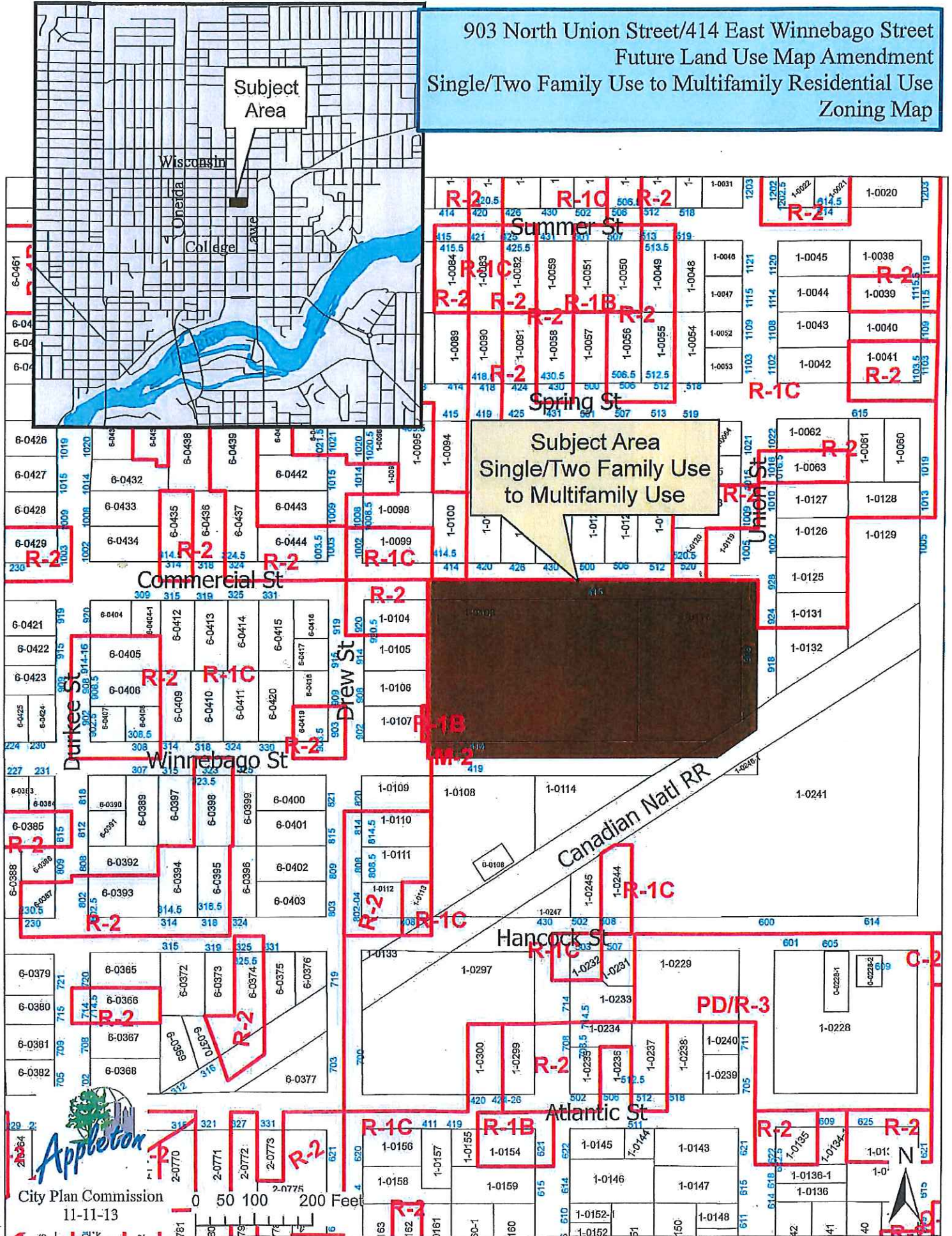
Timothy M. Hanna, Mayor

ATTEST:

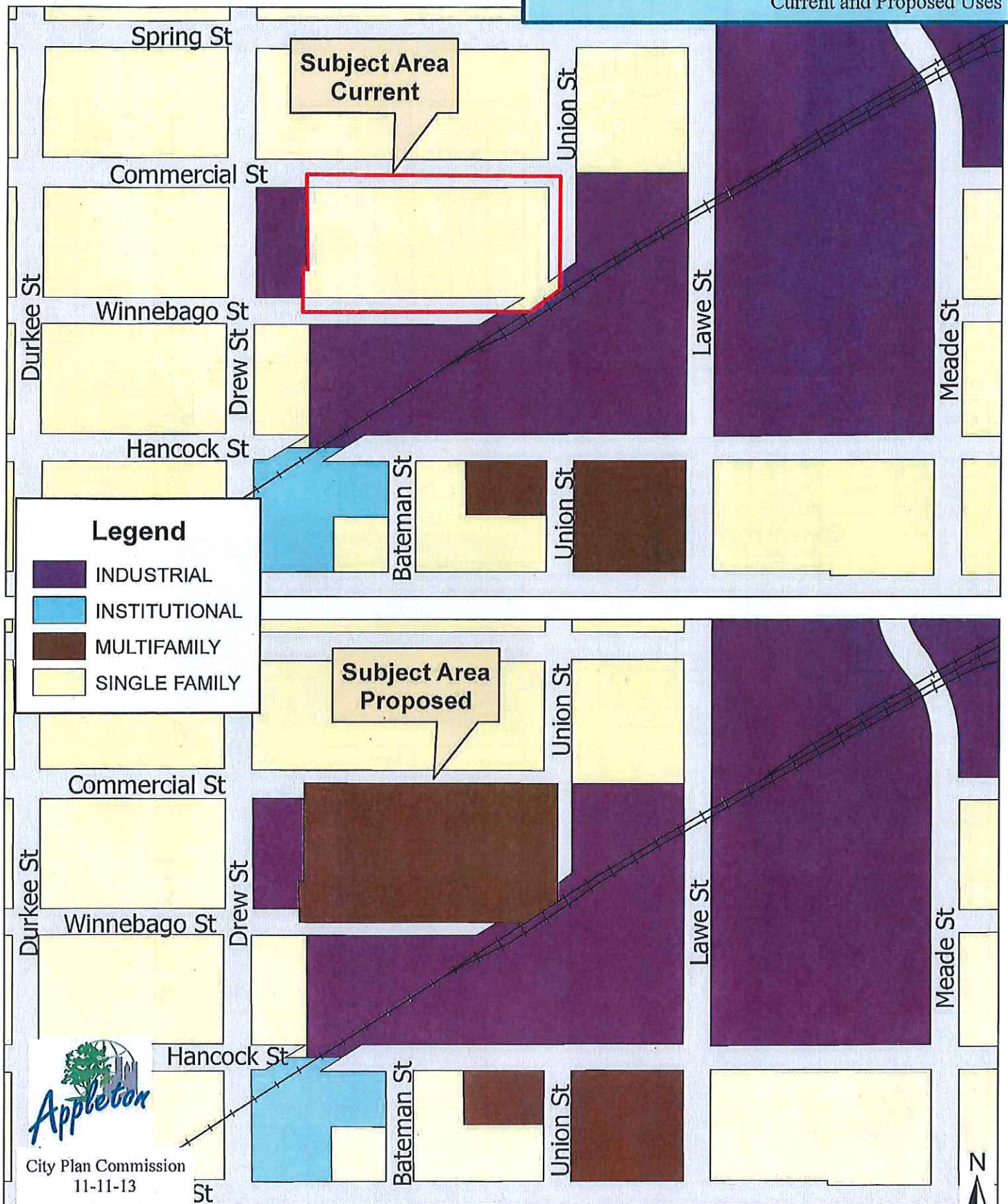
Charlene Peterson, City Clerk

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903 North Union Street/414 East Winnebago Street
 Future Land Use Map Amendment
 Single/Two Family Use to Multifamily Residential Use
 Zoning Map



903 North Union Street/414 East Winnebago Street
 Future Land Use Map Amendment
 Single/Two Family Use to Multifamily Residential Use
 Current and Proposed Uses

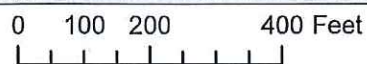


Legend

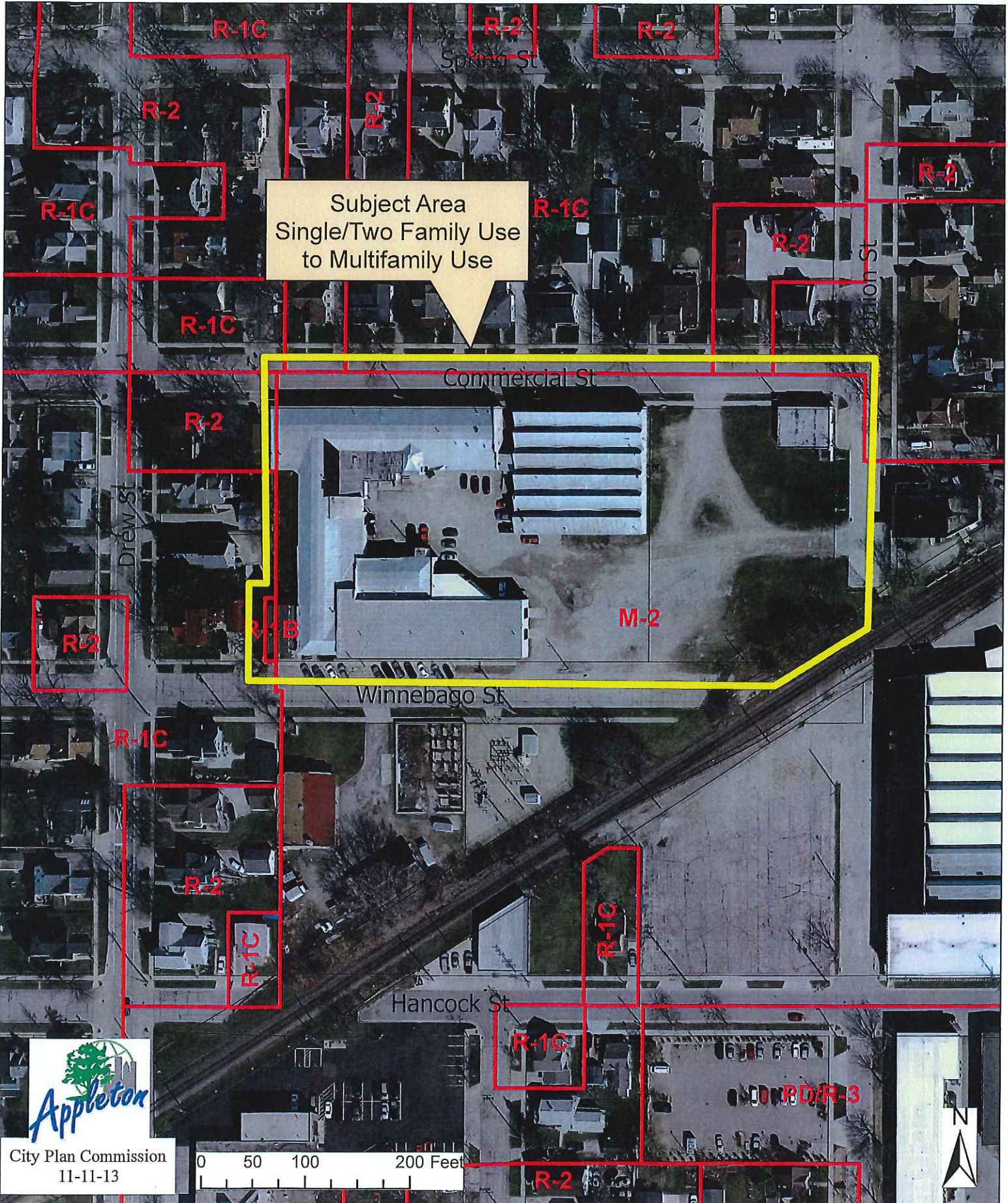
- INDUSTRIAL
- INSTITUTIONAL
- MULTIFAMILY
- SINGLE FAMILY



City Plan Commission
 11-11-13



903 North Union Street/414 East Winnebago Street
Future Land Use Map Amendment
Single/Two Family Use to Multifamily Residential Use



Subject Area
Single/Two Family Use
to Multifamily Use



City Plan Commission
11-11-13

0 50 100 200 Feet

