



CITY OF APPLETON

MEMORANDUM

Date: May 28, 2025
To: City Plan Commission
From: Colin Kafka, Principal Planner
Subject: Rezoning # 3-25 – 119 E. Harrison Street – C-2 General Commercial District to R-1C Central City Residential District

GENERAL INFORMATION

Owner/Applicant: Hausserman Revocable Trust (owner) and Ryan Roth (applicant)

Address/Parcel Number: 119 E. Harrison Street (Tax ID # 31-4-0518-00)

Applicant's Request: Applicant, with owner approval, proposes to rezone the subject parcels from C-2 General Commercial District to R-1C Central City Residential District. The request is being made to permit, by right, the use of the parcel for a single-family detached dwelling. The applicant intends to construct a single-family detached dwelling on the subject parcel.

Plan Commission Public Hearing Meeting Date: May 28, 2025

Common Council Meeting Date: June 4, 2025

BACKGROUND

2011 Demolition permit (Permit No. B-11-0350) issued to raze two-story mixed-use building. The building footprint was approximately 1,440 square feet and was situated on the 2,400 square foot parcel. The ground floor commercial space served as a laundromat for several decades. The second floor was a residential dwelling unit.

STAFF ANALYSIS

Existing Site Conditions: The 2,400 square foot parcel has remained vacant since 2011.

Existing Nonconforming Lot of Record: The subject parcel was created and recorded prior the adoption of the current C-2 District lot size requirements. The subject parcel does not conform with the minimum lot size requirement in the current C-2 District, nor will the subject parcel conform with the minimum lot size in the R-1C Central City Residential District, therefore the parcel is a legal nonconforming lot of record. However, the proposed residential use of this legal nonconforming lot of record may be permitted pursuant to the applicable current requirements and subsequent amendments to Chapter 23 Zoning.

Surrounding Zoning and Land Uses: The surrounding zoning and uses (north, south, east, and west) are generally commercial and residential in nature.

North: C-1 Mixed Use District and R-1B Single-Family District. The adjacent land uses to the north are mixed use and residential (restaurant and single-family detached).

South: R-1B Single-Family District. The adjacent land use to the south is residential (Single-family detached).

East: C-2 General Commercial District. The adjacent land use to the east is residential (Single-family detached in commercial district).

West: C-2 General Commercial District. The adjacent land use to the west is commercial (Gas station).

Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area as future commercial 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 10.5 Land Use:

Support the continued redevelopment and revitalization of land uses adjacent to Appleton's key transportation corridors and downtown.

OBJECTIVE 10.4.1 Land Use:

Continue to guide residential growth to locations either contiguous to or within presently urbanized areas. As peripheral development occurs, it should be at a compact, urban density to ensure new neighborhoods can be efficiently served by public infrastructure.

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

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.*

Proposed Zoning Classification: The R-1C district is intended to provide for the conservation and revitalization of residential areas located in the oldest parts of the City characterized predominately by single-family, detached dwellings on small sized lots of record while protecting residential neighborhoods from the intrusion of incompatible non-residential uses. Per Section 23-94(g) of the Municipal Code, the development standards in the R-1C Central City Residential District are listed below:

(1) Minimum lot area.

- a. Four thousand (4,000) square feet for single-family detached dwellings.
- b. Six thousand (6,000) square feet for all other uses.

(2) Maximum lot coverage. Seventy-five percent (75%).

(3) Minimum lot width.

- a. Forty (40) feet for single-family detached dwellings.
- b. Fifty (50) feet for all other uses.

(4) Minimum front yard.

- a. Ten (10) feet.
- b. Twenty (20) feet on an arterial street.

(5) Minimum rear yard. Twenty-five (25) feet.

(6) Minimum side yard.

- a. Five (5) feet for single-family dwellings.
- b. Six (6) feet for all other uses.

(7) Maximum building height. Thirty-five (35) feet.

Future Actions: If the rezoning request is approved, any future development would be reviewed against the R-1C District zoning regulations and other applicable sections of the Zoning Ordinance, including but not limited to; Section 23-42. Nonconforming buildings, structures, uses, and lots; Section 23-43 Accessory Uses, Buildings, and Structures; and Section 23-51 Zoning with Design Requirements. The construction of any new building(s) would require building permits from the Inspections Division.

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.

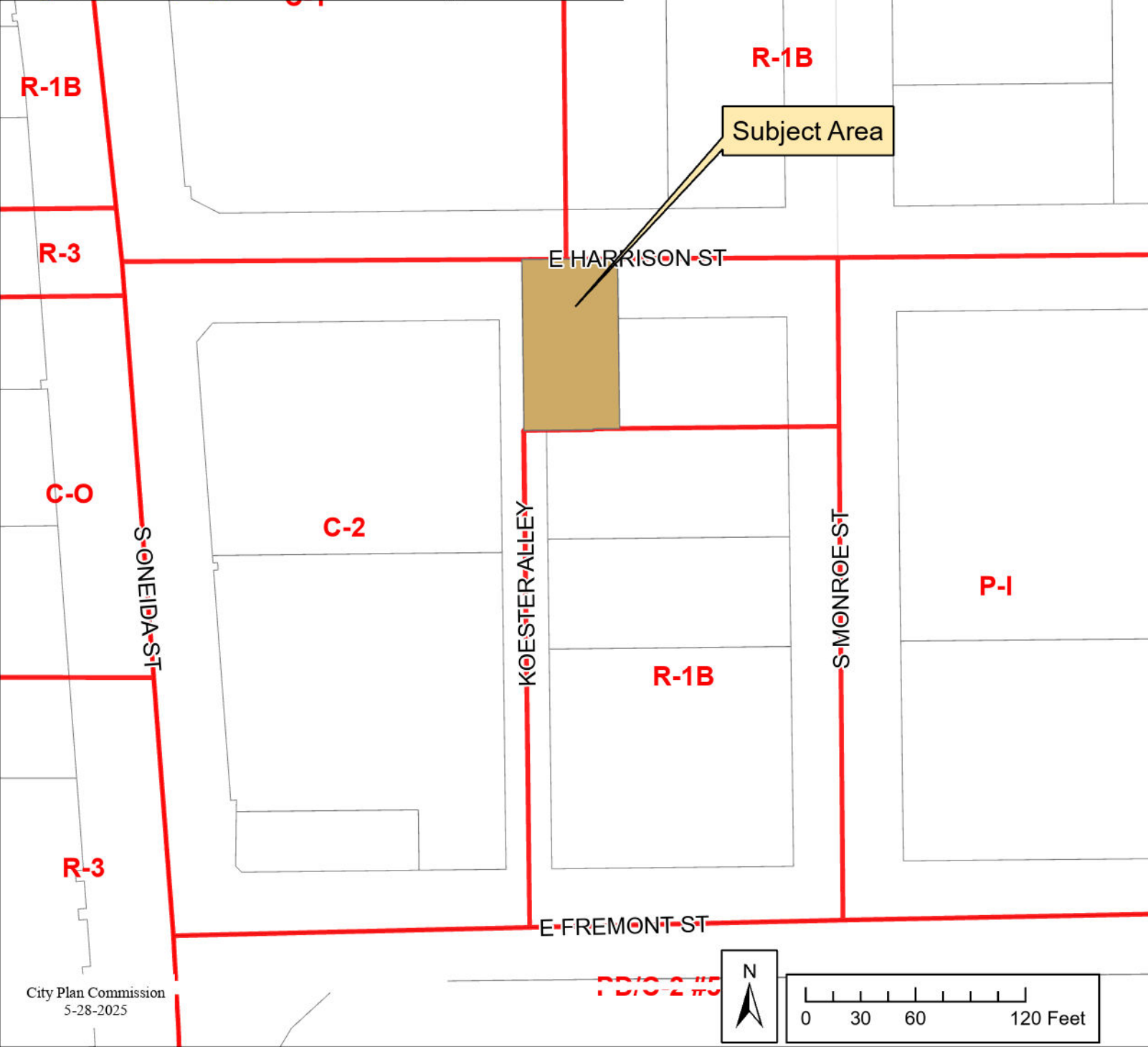
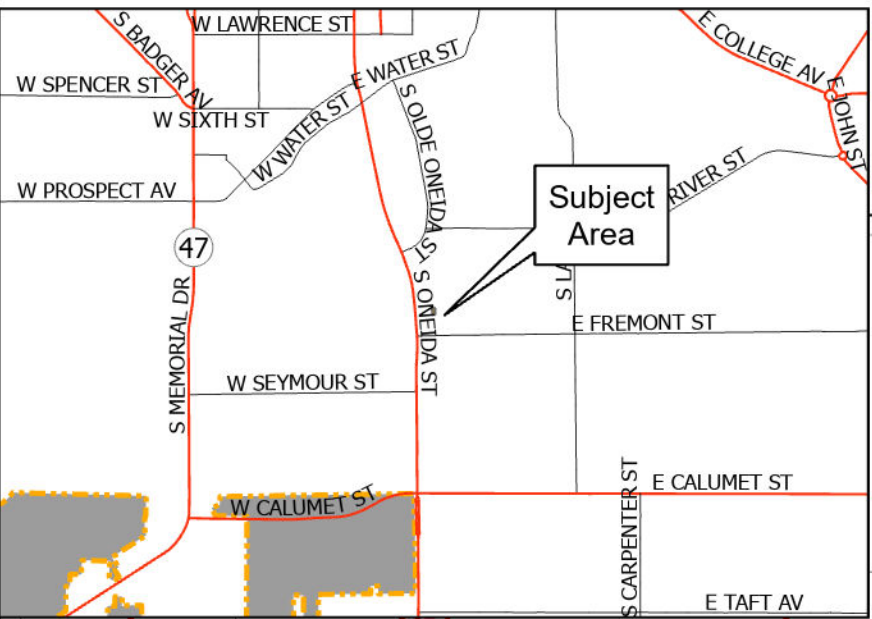
- (1) Prior to making a recommendation on a proposed zoning amendment, the Plan Commission shall make a finding to determine if the following conditions exist. No zoning amendment shall be approved prior to finding at least one (1) of the following:
 - a. The request for a zoning amendment is consistent 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 this area with a 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 May 6, 2025 DRT 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 Rezoning #3-25 to rezone the subject parcel from C-2 General Commercial District to R-1C Central City Residential District, including to the centerline of the adjacent right-of-way(s) as shown on the attached map, **BE APPROVED.**

Rezoning C-2 General Commercial District
to R-1C Central City Residential District
Zoning Map



Rezoning C-2 General Commercial District to R-1C Central City Residential District
Aerial Map

114

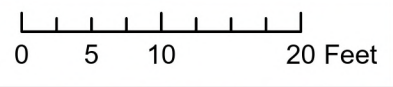
E HARRISON ST

119

Subject Area

KOESTER ALLEY

4-0518



EDW WESTS PLAT 4WD N6IN OF W25.5FT OF LOT 2 AND W40FT OF LOT 1 BLK 21, CITY OF
APPLETON, OUTAGAMIE COUNTY, WISCONSIN, INCLUDING TO THE CENTERLINE OF THE
ADJACENT STREET RIGHT-OF-WAY