



REPORT TO CITY PLAN COMMISSION

Plan Commission Informal Public Hearing Date: March 23, 2015

Common Council Public Hearing Meeting Date: May 20, 2015

Item: Rezoning #1-15 – North Douglas Street vacated right-of-way south of Badger Avenue and north of Winnebago Street

Case Manager: Don Harp

GENERAL INFORMATION

Owner/Applicant: City of Appleton / Tom Kromm, Department of Public Works

Street Name/Location: Portion of North Douglas Street, generally located between North Badger Avenue and West Winnebago Street

Owner/Applicant's Request: The owner/applicant is requesting a zoning change for the subject vacated right-of-way from R-1B Single Family District to P-I Public Institutional District.

BACKGROUND

In 2015, North Badger Avenue is scheduled for reconstruction. As part of the North Badger Avenue reconstruction project, it was determined the existing street improvements (street pavement, curb, and gutter) for this portion of North Douglas Street between North Badger Avenue and West Winnebago Street will be removed and replaced with grass.

The Street Discontinuance to vacate a portion of North Douglas Street between North Badger Avenue and West Commercial Street is also on this March 23, 2015 Plan Commission agenda.

STAFF ANALYSIS

Proposed Zoning Classification: The purpose the rezoning request is to ensure that the zoning classification of the subject vacated right-of way matches the zoning classification of the adjacent property located at 1620 West Winnebago Street (parcel number 31-5-0108-00). The P-I district is intended to provide for public and institutional uses and buildings, utilized by the community, and to provide open space standards where necessary for the protection of adjacent residential properties.

Surrounding Zoning and Land Uses:

North: R-1B, Single Family District – Single-family residential
South: R-1B, Single Family District – Single-family residential
East: R-1B, Single Family District – Single-family residential
West: P-I, Public Institutional District – Place of Worship

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Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies this parcel for future single/two family land uses. It important to note, the *Comprehensive Plan 2010-2030* does not identify specific locations for future public/institutional uses. The following goals set forth in the comprehensive plan are relevant to this rezoning.

OBJECTIVE 10.1 Land Use:

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

Policy 10.1.1 Adopt, and as necessary, amend the Future Land Use Map in the Comprehensive Plan.

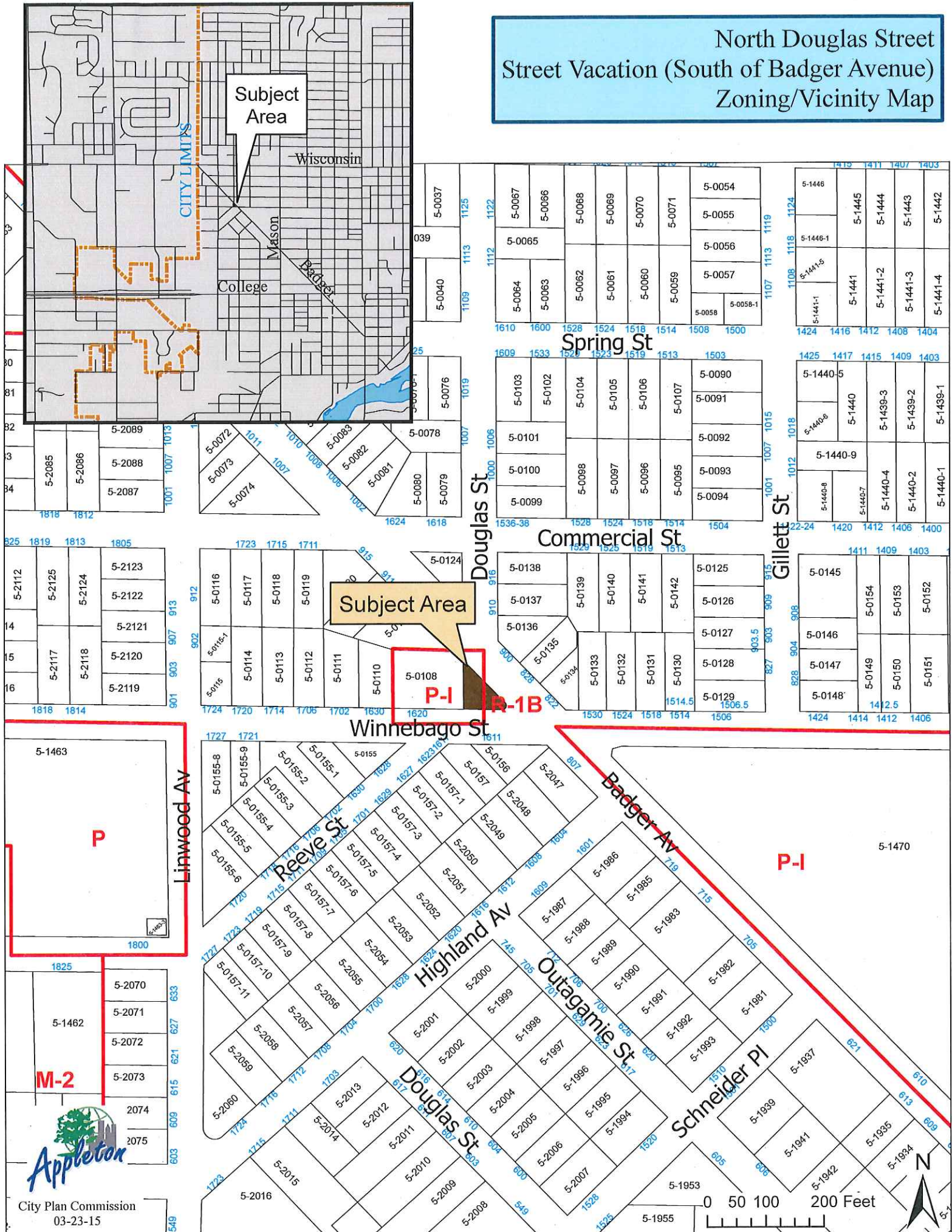
Technical Review Group Report (TRG): This item was discussed at the March 3, 2015 Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

Staff recommends, based upon the standards for map amendments as required by Section 23-65(d)(3) of the Zoning Ordinance, that Rezoning Application #1-15 to rezone the subject vacated right-of-way from R-1B Single Family District to P-I Public Institutional District as shown on the attached maps, **BE APPROVED.**

Note: The public hearing for Rezoning #1-15 will be scheduled for the May 20, 2015 Common Council meeting, same as the North Douglas Street Vacation (South of Badger Avenue).

North Douglas Street Street Vacation (South of Badger Avenue) Zoning/Vicinity Map



Subject Area

P-I

R-1B

P

P-I

M-2



North Douglas Street Street Vacation (South of Badger Avenue) Rezoning R-1B Single-Family District to P-I Public Institutional District Zoning Map

