



# CITY OF APPLETON

## MEMORANDUM

**Date:** August 14, 2024  
**To:** City Plan Commission  
**From:** Don Harp, Principal Planner  
**Subject:** Rezoning #7-24 – 319 North Drew Street

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### GENERAL INFORMATION

**Owner/Applicant:** William Bultman and Evelyn Li, owners and applicants

**Address/Parcel Number:** 319 North Drew Street (Tax Id #31-2-0486-00)

**Petitioner's Request:** The property owner proposes to rezone the subject parcel from R-2 Two-Family Residential District to R-1C Central City Residential District. The rezoning will establish setbacks ideal for restoring a historic porch on the front of the house.

**Plan Commission Informal Hearing Meeting Date:** August 14, 2024

**Common Council Public Hearing Meeting Date:** September 4, 2024

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### BACKGROUND

1893 – The house was constructed.

1897 – At the age of 12, Edna Ferber and family moved to Appleton. According to the walking tour brochure for the City Park Historic District, this was the first home Edna Ferber and her family lived in. Edna Ferber (Novelist) was one of Appleton's most famous citizens, winning a Pulitzer Prize for her novel, *So Big*, in 1924.

1925 – The address of the house changed from 701 Drew Street to 319 North Drew Street.

2002 – The house is located in the State and National Appleton City Park Historic District. According to the State and National nomination form, the house is known as the "E. Craney House". The house contributes to the historic district architecturally as a Queen Anne style home.

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### STAFF ANALYSIS

**Project Summary:** The property owners are proposing to construct a porch on the front of their house and are not able to meet minimum 20-foot setback front yard setback requirement of the R-2 District. The R-1C District requires a minimum front yard setback of 10 feet which will facilitate the construction of a porch pursuant to the applicable regulations of the R-1C District.

**Existing Site Conditions:** The subject parcel is approximately 5,760 square feet in size and contains a single-family home and a detached garage.

**Surrounding Zoning and Land Use:** The surrounding area is under the jurisdiction of the City of Appleton (north, south, east, and west). The uses are residential and institutional in nature.

North: R-1C Central City Residential District. The adjacent land use to the north is currently single-family residential.

South: R-1C Central City Residential District. The adjacent land use to the south is currently single-family residential.

East: P-I Public Institutional District. The adjacent land use to the east is currently a public park "City Park".

West: R-1C Central City Residential District. The adjacent land use to the west is currently single-family residential.

**Appleton Comprehensive Plan 2010-2030:** Community Development staff has reviewed this proposal and determined it is compatible with the goals and objectives found in the City's *Comprehensive Plan 2010-2030*. Listed below are related excerpts from the City's *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.*

*Goal 3 – Housing Quality, Variety, 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.*

*OBJECTIVE 5.3 Housing and Neighborhoods:*

*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 10.5 Land Use:*

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

**Proposed Zoning Classification:** The R-1C Central City Residential 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 for single-family detached dwellings in the R-1C District are listed below:

(1) **Minimum lot area:**

- a. Four thousand (4,000) square feet for single-family detached dwellings.

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

(3) **Minimum lot width.**

- a. Forty (40) feet for single-family detached dwellings.

(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.

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

**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 has been satisfied. Related excerpts are listed below.

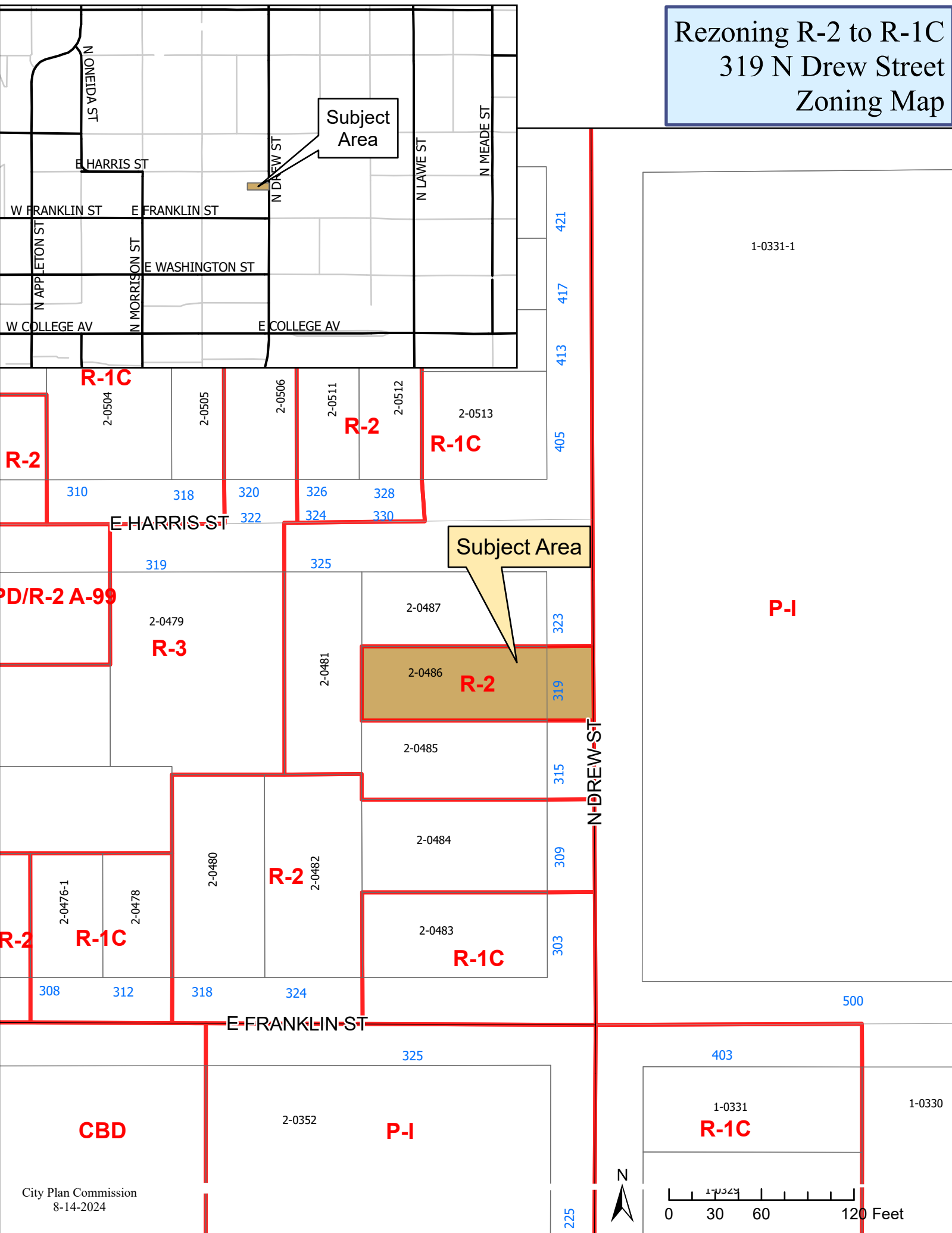
- a. Prior to making a recommendation on a proposed rezoning, the Plan Commission shall make a finding to determine if the following conditions exist. No rezoning of land shall be approved prior to finding at least one of the following:
  1. The request for a zone change is in conformance with the Comprehensive 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.*
  2. A study submitted by the applicant that indicates that there has been an increase in the demand for land in the requested zoning district, and as a result, the supply of land within the City mapped as such on the Official Zoning Map is inadequate to meet the demands for such development.
  3. Proposed amendments cannot be accommodated by sites already zoned in the City due to lack of transportation, utilities or other development constraints, or the market to be served by the proposed use cannot be effectively served by the location of the existing zoning district(s).
  4. There is an error in the code text or zoning map as enacted.
- b. In addition to the findings required to be made by subsection (a), findings shall be made by the Plan Commission on each of the following matters based on the evidence presented:
  1. The adequacy of public facilities such as transportation, utilities and other required public services to serve the proposed site. *The subject area is served by existing infrastructure, and the transportation network, no additional impacts are anticipated.*
  2. The effect of the proposed rezoning on surrounding uses. *Single-family and two-family residential uses are already located in this area of the City. Therefore, the proposed rezoning request is consistent with the surrounding uses.*

**Technical Review Group (TRG) Report:** This item appeared on the July 23, 2024 TRG agenda. No negative comments were received from participating departments.

## **RECOMMENDATION**

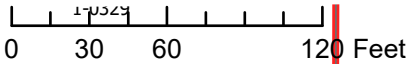
Based upon the above analysis and the standards for zoning map amendments as required by Section 23-65(d)(3) of the Zoning Ordinance, staff recommends Rezoning #7-24 to rezone 319 North Drew Street (Tax Id #31-2-0486-00) from R-2 Two-family District to R-1C Central City Residential District, including to the centerline of the adjacent right-of-way(s) as shown on the attached map, **BE APPROVED**.

# Rezoning R-2 to R-1C 319 N Drew Street Zoning Map



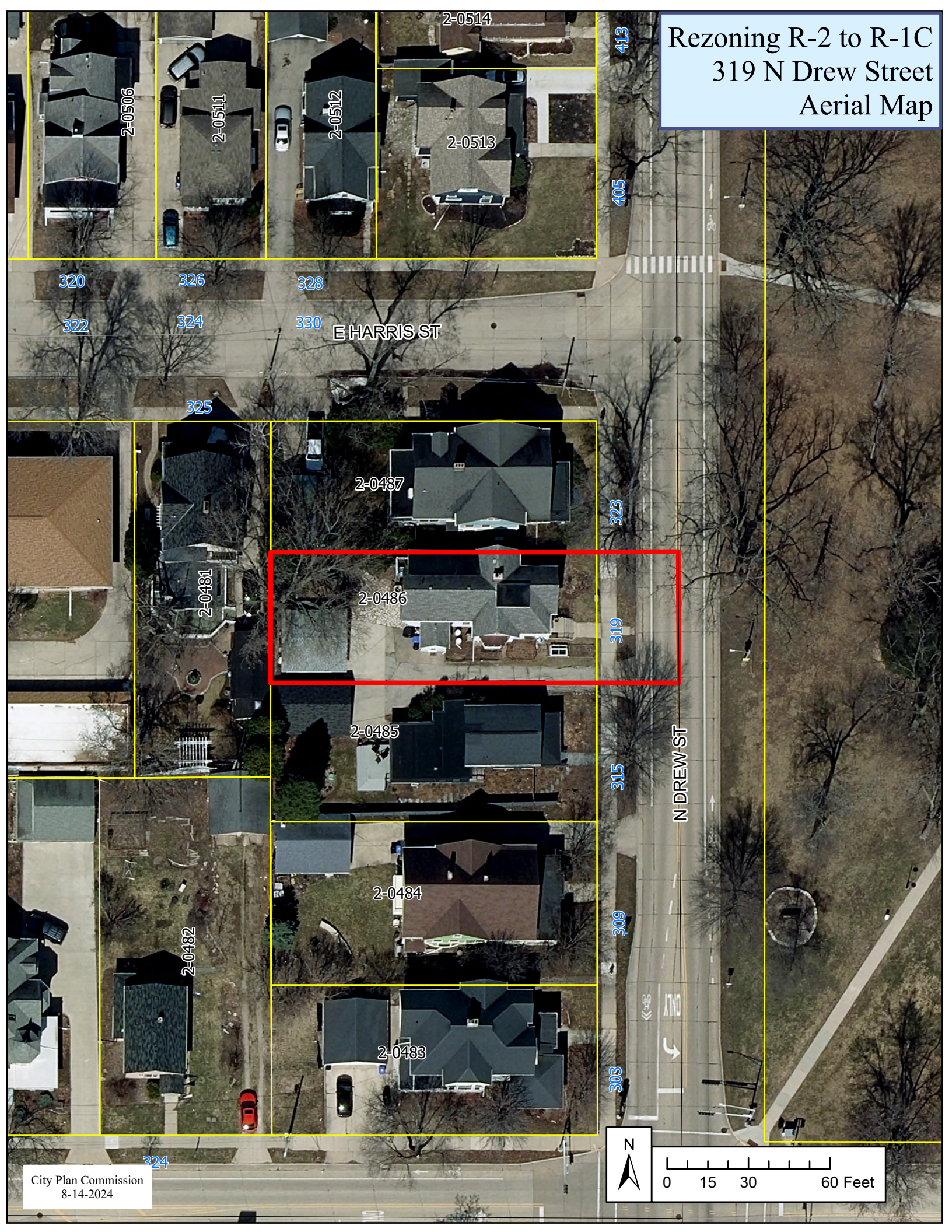
Subject Area

Subject Area





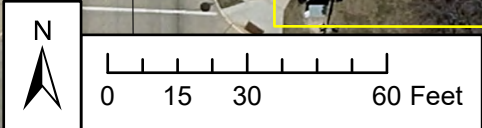
Rezoning R-2 to R-1C  
319 N Drew Street  
Aerial Map



320 326 328  
322 324 330  
E HARRIS ST

413  
405  
323  
319  
315  
309  
303

N DREW ST





Rezoning #7-24

319 N. Drew Street  
Parcel #31-2-0486-00

LEGAL DESCRIPTION:

SECOND WARD PLAT 2WD S48FT OF N96FT OF E38.9FT OF LOT 4 & S48FT OF N96FT OF LOT 5 BLK 44, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, INCLUDING TO THE CENTER LINE OF THE ADJACENT RIGHT-OF-WAY