



REPORT TO CITY PLAN COMMISSION

Plan Commission Informal Hearing Meeting Date: October 6, 2014

Common Council Public Hearing Meeting Date: November 5, 2014
(Public Hearing on Rezoning)

Item: Rezoning #8-14 – We Energies East Northland Avenue Utility Substation

Case Manager: Don Harp

GENERAL INFORMATION

Owner/Applicant: Betty Plach, owner, / Wisconsin Energy Power Company (We Energies), applicant

Location/Parcel #: East Northland Avenue and Longview Drive / 31-1-6551-07, 31-1-6551-08, 31-1-6551-09 and 31-1-6551-14

Petitioner's Request: The owner/applicant is requesting a zoning change for the following parcels:

- Parcel # 31-1-6551-07 Rezone from R-1B Single Family District and M-2 General Industrial District to C-2 General Commercial District.
- Parcel #'s 31-1-6551-08, 31-1-6551-09 and 31-1-6551-14 Rezone from M-2 General Industrial District to C-2 General Commercial District.

The request is being made to accommodate a new 34.5-12kV electric utility substation to replace the current Northland Avenue substation (located east of the subject site on Parcel #31-1-6551-22) and support voltage conversion of the surrounding line distribution area from 4kV to 12kV. This is the initial project in a series of planned projects over the next several years to convert the City of Appleton aging 4kV system to operate at the modern 12kV standard.

BACKGROUND

- In 1977, North Owaissa Street right-of-way between Northland Avenue and Longview Drive was vacated.
- In 2011, Butch's Auto Body and Repair Shop and a single family were demolished.
- Special Use Permit #12-14 for a portion of the subject site is also being presented at this October 6, 2014 Plan Commission. The applicant, We Energies, is requesting to obtain a Special Use Permit for the construction of an Essential Service Facility also known as a Utility Substation.

STAFF ANALYSIS

Proposed Zoning Classification: The purpose of the C-2, General Commercial district is to provide for businesses which serve city and regional markets, provides goods and services to other businesses, as well as consumers, provides services to automobiles and service the traveling public.

Existing Conditions: The subject area to be rezoned is currently undeveloped, except for a billboard being located on the subject site.

Zoning Ordinance Review Criteria: Lot development standards (Section 23-113 – C-2 General Commercial District) are as follows:

C-2 District Development Standards: The C-2, General Commercial District development standards are as follows:

- Minimum Lot Area: 14,000 square feet.
 - *The proposed lots are approximately 25,017 and 43,246 square feet in area. All proposed lots exceed this requirement.*
- Maximum Lot Coverage: 75%.
 - *This will be reviewed through the site plan review process.*
- Minimum Lot Width: 60 feet.
 - *The proposed lots are approximately 144 and 247 feet wide. All proposed lots exceed this requirement.*
- Minimum Front Yard: 10 feet.
 - *This will be reviewed through the site plan review process*
- Minimum Side Yard: 10 feet when abutting a residentially zoned district.
 - *This will be reviewed through the site plan review process.*
- Minimum Rear Yard: 20 feet.
 - *This will be reviewed through the site plan review process.*
- Maximum Building Height: 35 feet.
 - *This will be reviewed through the site plan review process.*

Surrounding zoning and land uses:

North: P-I Public Institution District – Memorial Park
R-1A Single-Family District – Residential uses
South: R-1B Single-Family District – Residential uses
R-2 Two-Family District – Residential uses
East: Proposed C-2 General Commercial District – Proposed undeveloped lot
West: PD/C-2 Planned Development General Commercial District- Medical Office

Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies this parcel for future Commercial land uses. The following goals set forth in the comprehensive plan are relevant to this rezoning.

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.

Goal 5 – Utilities and Community Services (Chapter 7)

Appleton will provide excellent public utility and community services at a reasonable cost, and will work with private utility companies to ensure quality service delivery.

Goal 8 – Economic Development (Chapter 9)

Appleton will pursue economic development that brings good jobs to the area and supports the vitality of its industrial areas, downtown, and neighborhood business districts.

9.4 OBJECTIVE: Encourage new development and redevelopment activities that create vital and attractive neighborhoods and business districts.

- 9.4.1. Ensure a continued adequate supply of industrial and commercial land to sustain new business development.
- 9.4.3. Ensure quality development by requiring that all new construction meets or exceeds the minimum design criteria determined appropriate for the area in which the site/building is located.

Findings: The proposed general commercial zoning classification and project supports the goals and objectives with the Appleton Comprehensive Plan 2010-2030. Essential Service Facilities (Utility Substations) are a Special Use within both the C-2 General Commercial and M-2 General Industrial Districts. This proposal is to construct a new utility substation which will replace the aging 4kV system to operate at the modern 12kV standard. The new substation will include modern technology, such as microprocessor based protective devices and other equipment which will allow remote substation control and monitoring. This equipment will also be adaptable to future distribution automation schemes. As the conversion proceeds, significant portions of the area's distribution poles and overhead conductors will be replaced. The rebuilt poles and overhead conductor will be more resilient to weather events. Ultimately, converting the distribution system to 12 kV will increase reliability, decrease maintenance, and provide for residential, commercial and industrial growth in the City.

Review Criteria: It would appear the criteria established by Section 23-65(d)(3) Zoning Amendments has been satisfied.

Technical Review Group Report (TRG): This item was discussed at the September 30, 2014 Technical Review Group Report meeting.

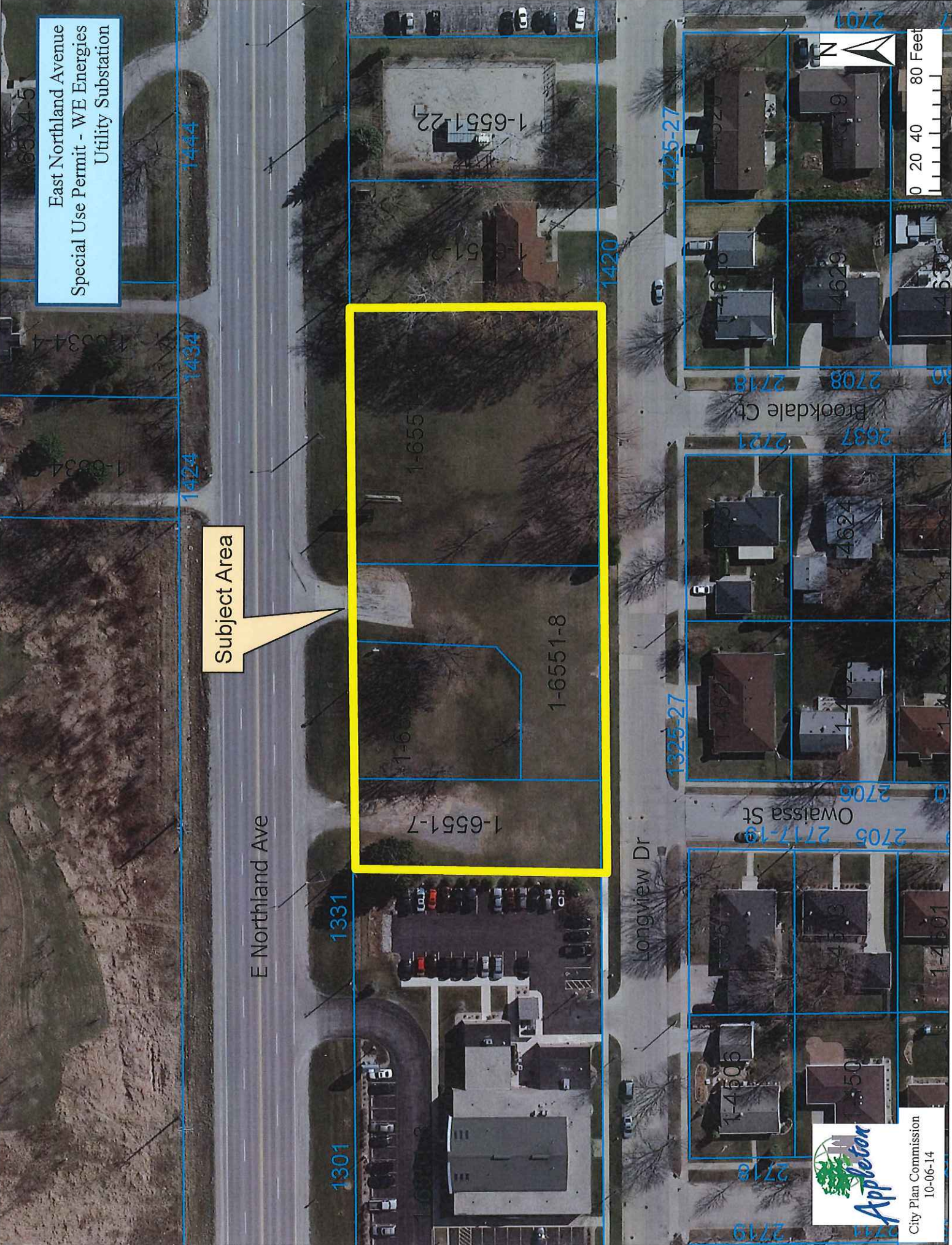
- **Engineering Division Comments:** The Engineering Division reviewed the Rezoning and indicated the following:
 - *A Stormwater Management Plan for the construction of the new substation site may need to be prepared and reviewed through the site plan review process.*
 - *Any access modifications to Northland Avenue must be approved by Outagamie County.*

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 #8-14 to rezone the subject property from R-1B Single family District and M-2 General Industrial District to C-2 General Commercial District, including to the centerline of the adjacent streets as shown on the attached maps, **BE APPROVED**.

East Northland Avenue
Special Use Permit - WE Energies
Utility Substation

Subject Area





Davel Engineering & Environmental, Inc.
Civil Engineers and Land Surveyors
1811 Racine Street
Menasha, Wisconsin
Ph. 920-991-1866, Fax 920-930-9595

Existing Zoning

Northland Substation

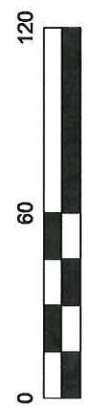
City of Appleton, Outagamie County, WI

1819 E Witzke Blvd
P-1

1424 E Northland Ave
R-1A

1434 E Northland Ave
R-1A

1444 E Northland Ave
C-2



Northland Avenue (CTH "00")

N 89°27'13" E 391.83'

1301 E Northland Ave
C-2 PD

E Northland Ave
M-2
R-1B

E Northland Ave
M-2

E Northland Ave
M-2

E Longview Dr
M-2

1420 E Longview Dr
R-1A

E Longview Dr
C-2

N 00°27'19" E
173.75'

Owaissa Street
Vacated

31-1-0001-07
2013

AREA
68,263 SF
1.5671 ac

S 00°16'41" E 173.73'

31-1-0001-14
2013

31-1-0001-08
2013

S 89°27'19" W 394.05'

Owaissa St

Longview Drive

Brookdale Ct

2717 N Owaissa St
R-2

1325 E Longview Dr
R-2

2721 Brookdale Ct
R-1B

2718 Brookdale Ct
R-1B

1425 E Longview Dr
R-2





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Rezoning Map

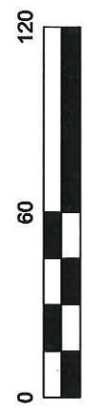
Northland Substation

City of Appleton, Outagamie County, WI

1819 E Witzke Blvd
P-1

1424 E Northland Ave R-1A
1434 E Northland Ave R-1A

1444 E Northland Ave C-2



Northland Avenue (CTH "00")

N 89°27'13" E 391.83'

1301 E Northland Ave
C-2 PD

N 00°27'19" E
173.75'

Proposed Zoning
C-2

Proposed Zoning
C-2

Approximate New Lot Line

S 00°16'41" E 173.73'

AREA
68,263 SF
1.5671 ac

Vacated
Owaissa Street

S 89°27'19" W 394.05'

2717 N Owaissa St
R-2

1325 E Longview Dr
R-2

2721 Brookdale Ct
R-1B

2718 Brookdale Ct
R-1B

1425 E Longview Dr
R-2

Owaissa St

Longview Drive

Brookdale Ct