



REPORT TO CITY PLAN COMMISSION

Plan Commission Informal Hearing Meeting Date: September 8, 2014

Common Council Public Hearing Meeting Date: October 1, 2014 (Public Hearing on Rezoning)

Item: Rezoning #7-14 – Second Addition to Emerald Valley

Case Manager: Don Harp

GENERAL INFORMATION

Owner/Applicant: Robert DeBruin, Emerald Valley Estates, LLC – owner/applicant

Address/Parcel #: West of Calmes Drive / Part of 31-1-7600-00

Petitioner's Request: The owner/applicant is requesting a zoning change from Ag Agricultural District to R-1B Single-Family District.

BACKGROUND

The Second Addition to Emerald Valley for the subject site is also being presented at this September 8, 2014 Plan Commission meeting.

The subject property was annexed to the City in 2004 as part of the French Road Annexation and a zoning classification of Ag Agricultural district was assigned at that time. In 2005, a preliminary plat had been submitted for the overall property, which called for the creation of a total of 252 residential lots.

STAFF ANALYSIS

Proposed Zoning Classification: The purpose of the R-1B Single-Family Residential district is to provide for and maintain residential areas characterized predominately by single-family, detached dwellings, on medium sized lots while protecting residential neighborhoods from the intrusion of incompatible non-residential uses.

Existing Conditions: The portion of the lot to be rezoned is currently undeveloped and zoned Ag Agricultural District. A preliminary plat for the Second addition to Emerald Valley is under review for the creation of 28 single family lots.

Zoning Ordinance Review Criteria: Lot development standards (Section 23-93 – R-1B Single-Family Residential District) are as follows:

- Minimum lot area: Six thousand (6,000) square feet.
 - *The proposed lots range in size from 10,980 square feet to 15,515 square feet. All lots exceed this requirement.*
- Minimum lot width: Fifty (50) feet.
 - *The proposed lots range in width from 90 feet to 131 feet. All lots exceed this requirement.*

Surrounding zoning and land uses:

North: Ag Agricultural District – undeveloped land
South: Ag Agricultural District - undeveloped land
East: R-1B Single-Family Residential District – residential uses
West: Ag Agricultural District - undeveloped land

Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies this parcel for future Single-Family/Two-Family residential land uses.

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 single-family zoning classification supports this goal. The proposed zoning classification will allow the construction of residential housing units on the subject site after the platting process has been completed.

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 single-family zoning classification supports this goal. The proposed zoning classification will allow the construction of residential housing units on subject site after the platting process has been completed. 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.

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 single-family zoning classification will allow the subject site to be developed with 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. The proposal is compatible with the existing single-family dwellings development on adjacent properties.

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 urban neighborhood with a lot-block pattern curved and straight street patterns. As new homes are built, new sidewalk segments are installed in this area of the City. Once all sidewalk segments are connect together, opportunities for walking to services, schools and parks and transit will exist in the area of the City. These objectives and policies appear to be met.

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 development 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 single-family zoning classification will allow the subject site to be developed with residential housing units which should enhance and complement the existing single residential uses in this area of the City. It will introduce new housing stock into a neighborhood that is being developed under a multi-phased approach.

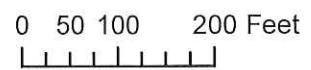
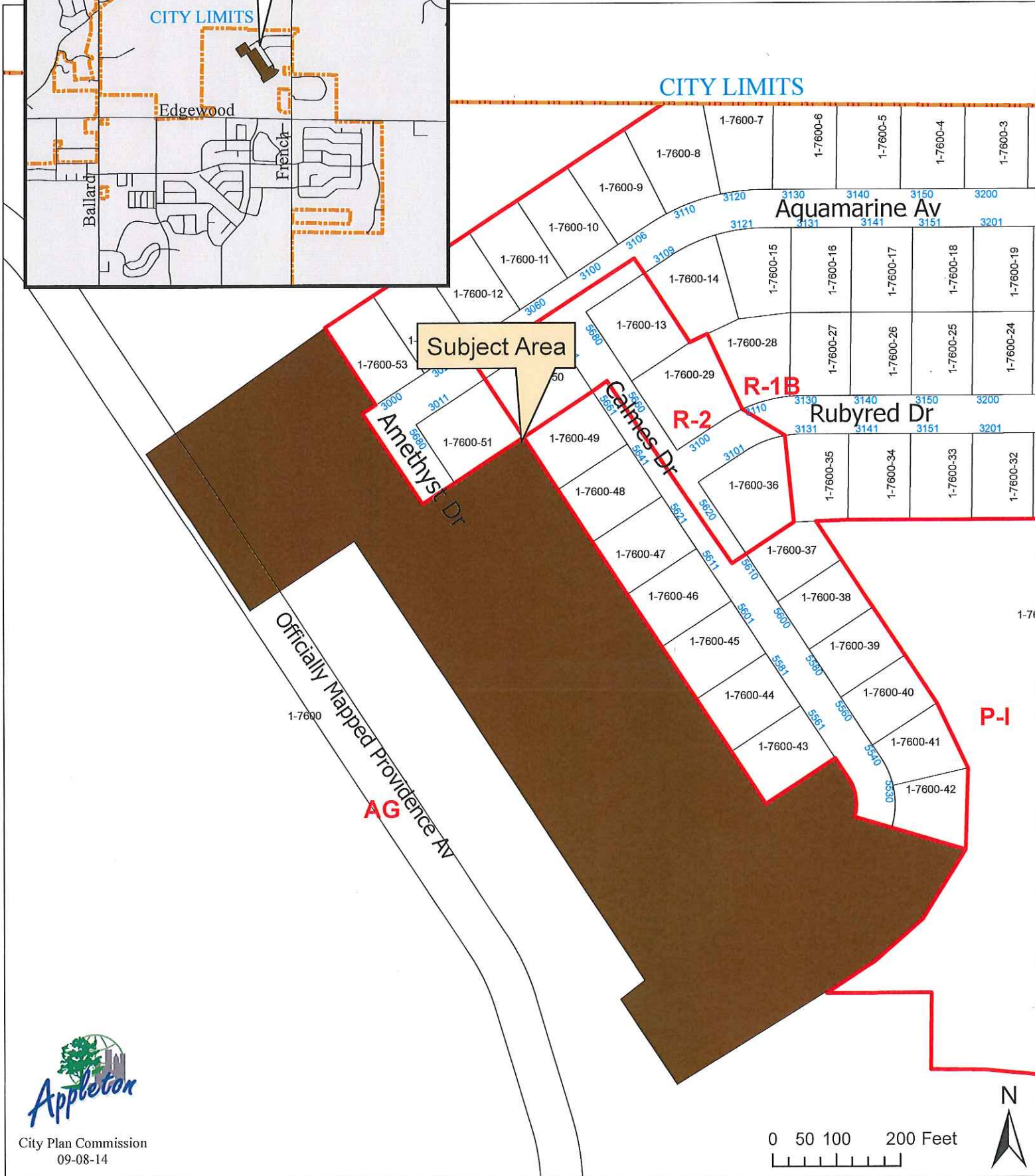
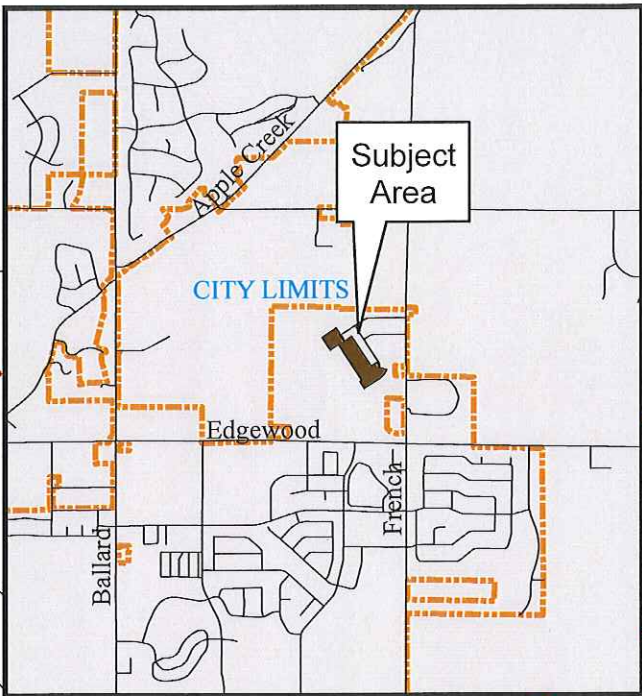
Review Criteria: It would appear the criteria established by Section 23-65(d)(3) Zoning Amendments has been satisfied.

Technical Review Group Report (TRG): This item was discussed at the August 26, 2014 Technical Review Group Report meeting. No negative comments were received from participating departments.

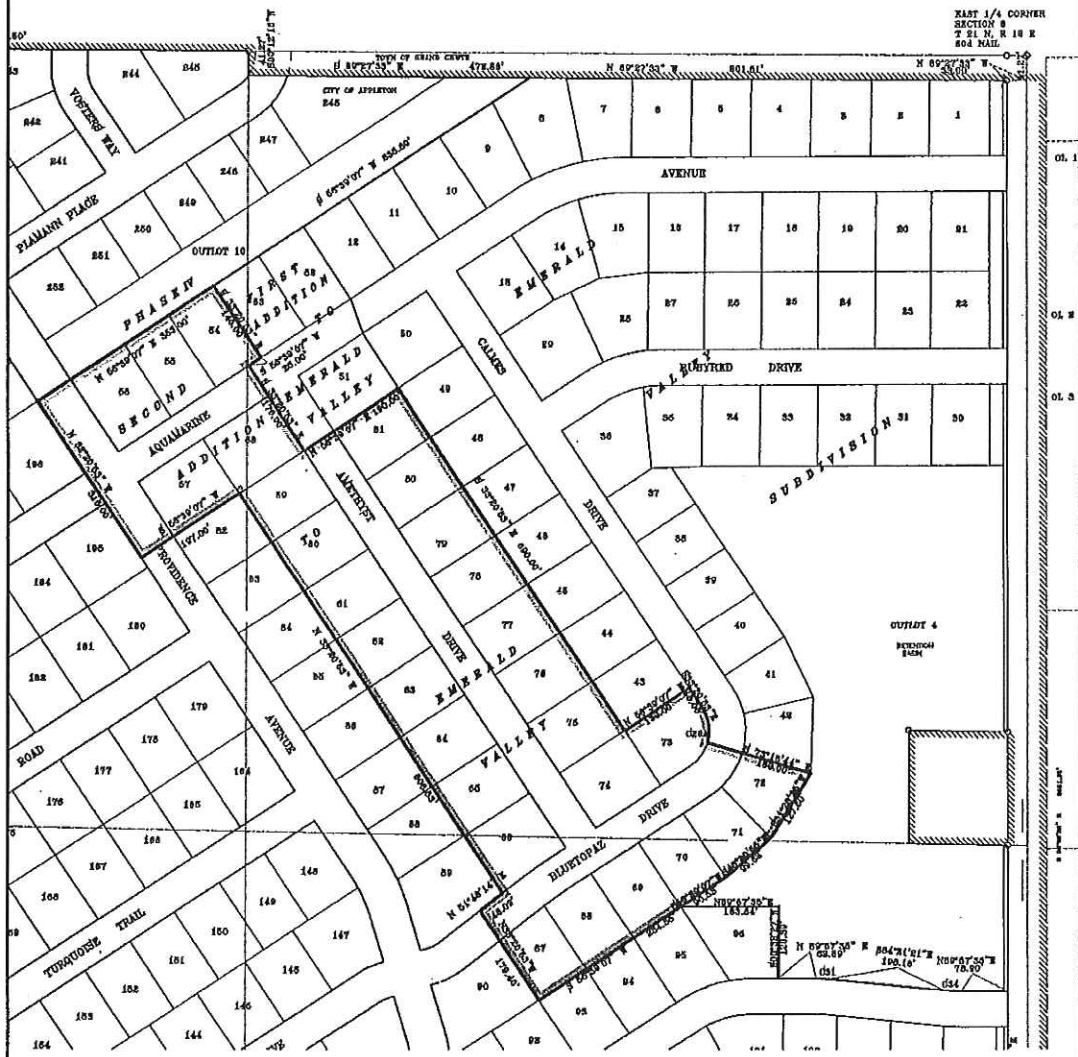
RECOMMENDATION

Staff recommends, based upon the standards for map amendments as required by Section 23-65(d)(3) of the Zoning Ordinance, that Rezoning Application #7-14 to rezone the subject property from Ag Agricultural District to R-1B Single-Family District and as shown on the attached maps, **BE APPROVED.**

Emerald Valley Subdivision
 Rezoning from AG Agricultural District to
 R-1B Single-Family District
 Zoning Map



REZONING EXHIBIT MAP (AG TO R1-B)
 SECOND ADDITION TO EMERALD VALLEY
 PARTS OF THE NORTHWEST 1/4, NORTHEAST
 1/4, AND SOUTHEAST 1/4 OF THE
 SOUTHEAST 1/4, SECTION 6, TOWN 21
 NORTH, RANGE 18 EAST, CITY OF
 APPLETON, OUTAGAMIE COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE
 OUTAGAMIE COUNTY COORDINATE SYSTEM
 1" = 240'
 0 240 480
 SCALE IN FEET

LEGEND
 REZONING BOUNDARY

Martenson & Eisele, Inc.



1377 Midway Road
 Menasha, WI 54952
 www.martenson-eisele.com
 info@martenson-eisele.com
 920.731.0381 1.800.236.0381

Planning
 Environmental
 Surveying
 Engineering
 Architecture

PROJECT NO. 1-0534-001
 FILE 1-0534-001pp.dwg SHEET 1 OF 1
 THIS INSTRUMENT WAS DRAFTED BY: C. CLEARY