



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Meeting Date: June 9, 2014

Common Council Public Hearing Meeting Date: July 2, 2014

Item: Rezoning #5-14

Case Manager: Jeff Towne

GENERAL INFORMATION

Owner/Applicant: Owner/ Applicant: Pierce Manufacturing Company; Dan Sutheimer, agent

Address/Parcel #: 924 West Spencer Street and 315 South Pierce Avenue (Tax Parcel 31-3-0761-00)
200 Block of South Pierce Avenue (Tax Parcel 31-3-0922-00)

Petitioner's Request: The applicant is requesting a rezoning from M-2 General Industrial District and C-2 General Commercial District to R-1B Single-Family District for a vacant lot located at 924 West Spencer Street and a vacant lot in the 200 Block of South Pierce Avenue to allow property to be used for residential construction.

BACKGROUND

The southern property (Tax Parcel 31-3-0761-00) was designated as industrial on the 1951 Zoning Map and the current zoning of M-2 General Industrial was shown on the 1994 Zoning Map. A building on this property was formerly a manufacturing facility for Pierce and was demolished in 2011. The lot has been vacant since that time.

The property north of the railroad (Tax Parcel 31-3-0922-00) has had a C-2 General Commercial designation since 1994. Prior to that, it was designated as R-2 Two-Family residential on the 1973 Zoning Map. The lot was previously used for parking and is currently vacant.

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.

Surrounding Zoning Classification and Land Uses:

North: R-1C Central City Residential District, R-2 Two-Family District and C-2 General Commercial District, the adjacent land uses to the north are currently a mix of single and two-family residential and commercial uses.

South: R-1B Single-Family Residential District, R-1C Central City Residential District and R-2 Two-Family District, the adjacent land uses to the south are currently a mix of single and two-family residential.

East: R-1B Single-Family Residential District, R-1C Central City Residential District and the adjacent land uses to the south are currently a mix of single and two-family residential.

West: R-1B Single-Family Residential District, R-1C Central City Residential District and C-2 General Commercial District, the adjacent land uses to the north are currently a mix of single and two-family residential and commercial uses.

General Information: This general area of the City is identified for future one and two-family residential uses. As with the great majority of older industrial areas in older cities, industrial uses like the Pierce manufacturing facility were originally placed in or around residential areas where industrial workers routinely lived. As a result of the demolition of the Pierce Manufacturing facility, a redevelopment opportunity of a larger tract of land within an established residential area came about. The most logical and practical reuse of this older industrial land surrounded by existing residential uses is residential.

Appleton Comprehensive Plan 2010-2030:

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 vacant properties, as the current industrial and commercial designations do not allow single-family residential development on the subject sites.

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 vacant properties, while the current industrial and commercial designations will not allow residential development on the subject sites. 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 redeveloped and 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 and two-family 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 a neighborhood with a traditional lot-block pattern. Existing sidewalks in this area of the City will provide opportunities for walking to shopping and services, schools and parks, employment and transit. 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 redeveloped and developed with residential housing units which should enhance and complement the existing single and two-family residential uses in this area of the City. It will introduce new housing stock into an established neighborhood.

Appleton Comprehensive Plan 2010-2030 (continued):

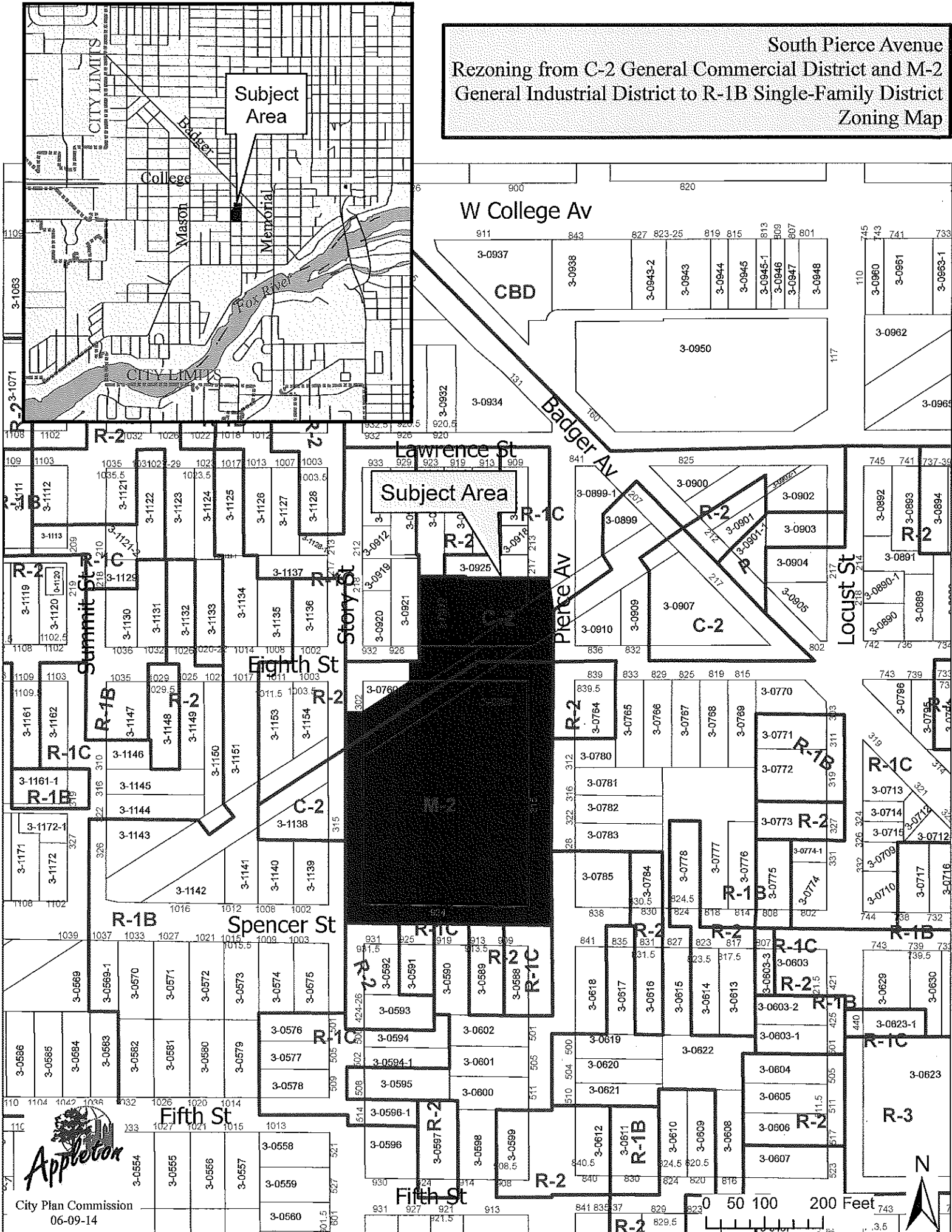
Review Criteria: Based upon the above analysis it would appear the criteria established by Section 23-65(d) (3) Zoning Amendments has been satisfied. The proposed R-1B Single-Family zoning classification is consistent with the Comprehensive Plan Future Land Use Map which identifies the property at 924 West Spencer Street and 315 South Pierce Avenue (Tax Parcel 31-3-0761-00) as One and Two-Family Residential. The property in the 200 Block of South Pierce Avenue is shown as Public Parks and Open Space on the Future Land Use Map. This property was formerly used as a parking lot for the manufacturing facility and had been zoned R-2 Two-family District prior to 1994. There are no plans to establish a park at this location adjacent to the railroad tracks. If the property is rezoned to R-1B, a park could still be established on the property, as public parks or playgrounds are listed as Special Uses in an R-1B District. Staff will recommend that the Future Land Use Map be revised to reflect One and Two-family uses for this property as it is the highest and best use of the property.

Technical Review Group Report (TRG): This item was discussed at the May 27, 2014 Technical Review Group meeting. No negative comments were received from participating departments.

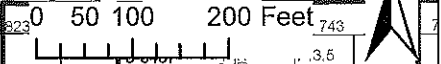
RECOMMENDATION

Staff recommends, based upon the standards for zoning map amendments as required by Section 23-65(d)(3) of the Zoning Ordinance, Rezoning Application #5-14 to rezone the subject properties from M-2 General Industrial District and C-2 General Commercial District to R-1B Single-Family District for 924 West Spencer Street and 315 South Pierce Avenue (Tax Id. 31-3-0761-00) and a vacant lot in the 200 Block of South Pierce Avenue (Tax Parcel 31-3-0922-00) including the adjacent right-of-way as shown on the map, **BE APPROVED.**

South Pierce Avenue
Rezoning from C-2 General Commercial District and M-2
General Industrial District to R-1B Single-Family District
Zoning Map



Appleton
City Plan Commission
06-09-14



South Pierce Avenue
Rezoning from C-2 General Commercial District and M-2
General Industrial District to R-1B Single-Family District
Aerial Photo



Subject Area



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06-09-14

