



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: December 7, 2015

Common Council Meeting Date: December 16, 2015

Item: Double Frontage Lot Approval Request – N. Fernmeadow Drive and N. Hawthorne Drive

Case Manager: David Kress

GENERAL INFORMATION

Owner/Applicant: Travis and Ashley McDonough

Address/Parcel #: 1010 North Fernmeadow Drive (Tax Id #31-4-5048-00 and #31-4-5028-00)

Petitioner's Request: The applicant is proposing to combine two adjacent properties into one lot, thereby creating a double frontage lot. The new lot would have frontage on North Fernmeadow Drive and North Hawthorne Drive.

BACKGROUND

The Colony Oaks Estates plat was recorded on August 8, 1966. The subject properties consist of all of Lots 54 and 74 and part of Lots 55 and 73 of the Colony Oaks Estates plat. Based on Assessor's Office records, the property at #31-4-5028-00 was sold to the owner of #31-4-5048-00 in April 1976, and the two properties have been sold and owned together since.

A Certified Survey Map (CSM) was recently submitted to combine the subject parcels. CSMs are administratively reviewed and approved by City staff. However, the creation of a double frontage lot requires Common Council approval before staff review can proceed.

STAFF ANALYSIS

Existing Conditions: Currently, parcel #31-4-5048-00 is developed with a 2,364 square foot single-family dwelling. This property also includes a paved driveway and attached garage. Parcel #31-4-5028-00 is currently undeveloped and approximately 0.21 acres in size. Both parcels have a zoning designation of R-1B Single-Family District. Utility easements are also present, as shown on the attached map. If combined, the new lot would be approximately 0.41 acres in size.

Subdivision Ordinance Requirements: Combining parcels #31-4-5048-00 and #31-4-5028-00 would create a double frontage lot. The definition for double frontage lot, per the Subdivision Ordinance, means an interior lot having frontage on the front and on the rear of the lot. Per Section 17-26(c)(2) of the Municipal Code, double frontage lots shall not be permitted except as required by Common Council where they are desirable to provide separation of development from traffic arterials or inharmonious uses, or to overcome disadvantages of topography or situation.

Pursuant to Section 17-3(f) of the Municipal Code, when the Common Council finds that extraordinary hardship or injustice will result from strict compliance with this ordinance, it may vary the terms thereof

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to the extent deemed necessary and proper to grant relief, provided that the modification meets the following three standards:

1. The modification is due to physical features of the site or its location.
2. The modification is the least deviation from this ordinance which will mitigate the hardship.
3. The modification is not detrimental to the public interest and is in keeping with the general spirit and intent of this ordinance.

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

North: R-1B Single-Family District. The adjacent land uses to the north are currently single-family residential.

South: R-1B Single-Family 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 District. The adjacent land uses to the east are currently single-family residential.

West: R-1B Single-Family District. The adjacent land uses to the west are currently single-family residential.

Appleton Comprehensive Plan 2010-2030: Community & Economic Development staff has reviewed this proposal and determined it is compatible with the One and Two-Family Residential uses shown on the City's *Comprehensive Plan 2010-2030* Future Land Use Map.

Additional Comments: While not proposed, it should be noted that combining the lots would give the ability to construct an accessory building and/or structure on the undeveloped portion of the subject area (currently parcel #31-4-5028-00), subject to Section 23-43 of the Municipal Code. Below is a dimensional modification from the Zoning Ordinance that pertains specifically to double frontage lots.

- Section 23-50(d)(4) – Where a lot is a double frontage lot, any detached accessory structure may be permitted in the yard opposite the front yard from which the principal structure is addressed. Furthermore, the accessory structure shall meet the front yard and side yard setback requirement of the principal structure.

Technical Review Group (TRG) Report: This item was discussed at the November 17, 2015 Technical Review Group meeting.

- Department of Public Works Comments: Drainage Plan requirement deferred until such time as any new building permits are requested for this parcel.

RECOMMENDATION

Based on the above, staff recommends that the double frontage lot request, to create a lot with frontage on North Fernmeadow Drive and North Hawthorne Drive, as shown on the attached maps, **BE APPROVED**. This action does not approve the Certified Survey Map, but will allow the double frontage lot to be created after staff review and approval.

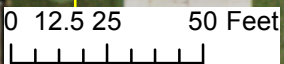
North Fernmeadow Drive/North Hawthorne Drive Double Frontage Lot Zoning Map



North Fernmeadow Drive/North Hawthorne Drive
Double Frontage Lot



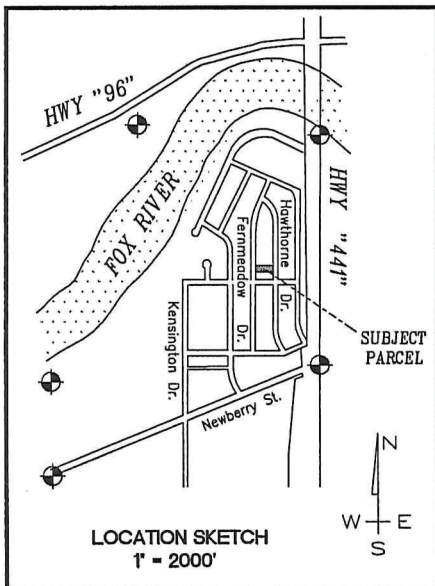
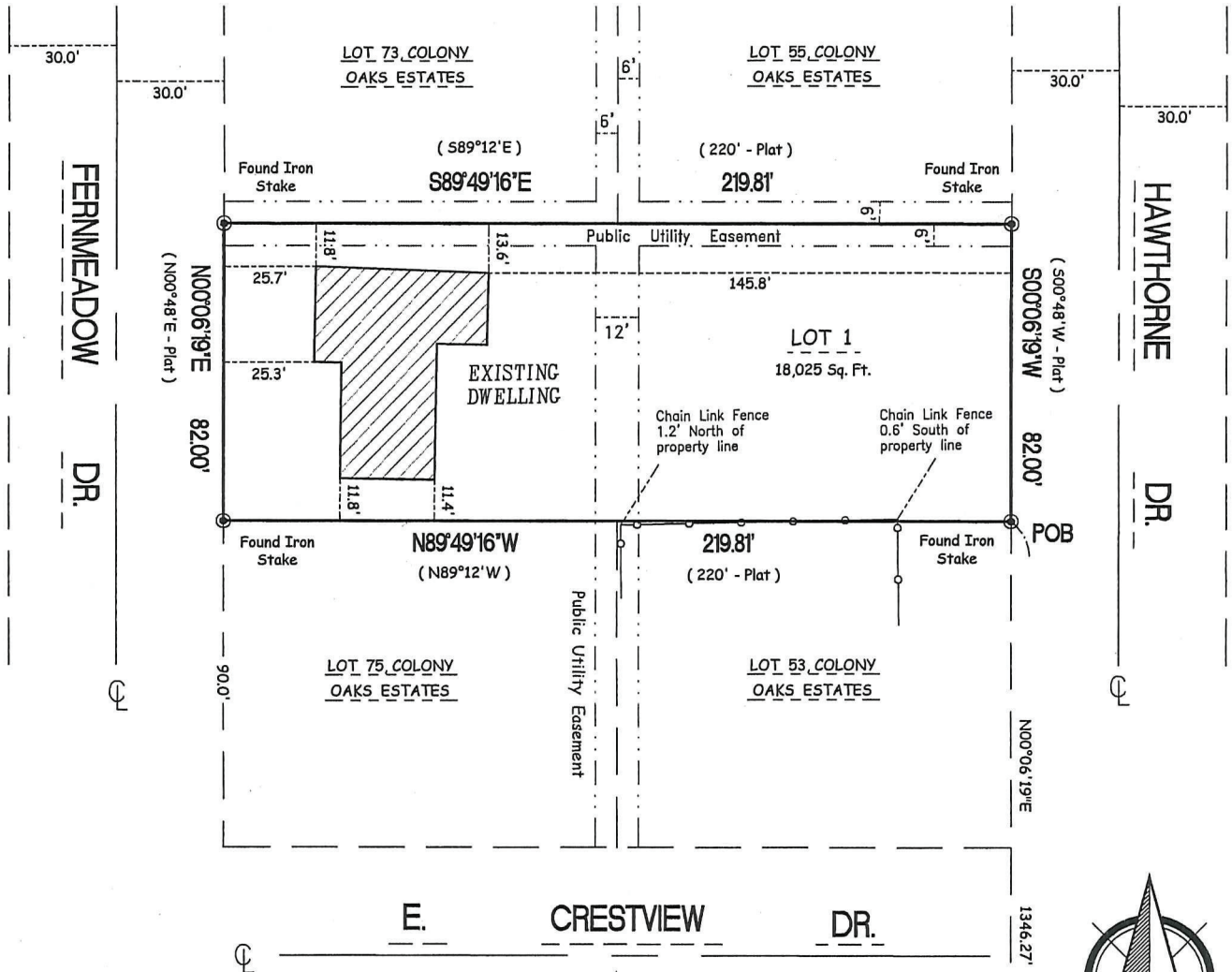
Subject Area



OCT 21 2015

CERTIFIED SURVEY MAP NO. _____ CITY OF APPLETON COMMUNITY/ECON DEVELOPMENT

BEING A DIVISION OF LOTS 74 AND 54 OF COLONY OAKS ESTATES SUBDIVISION, BEING A PART OF GOVERNMENT LOTS 1, 2, 3 AND 4, SECTION 29, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.



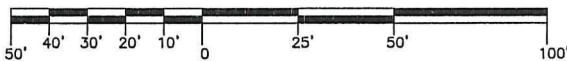
ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM FOR OUTAGAMIE COUNTY. PER COORDINATES FROM COUNTY DOSSIER SHEETS, THE LINE IS ASSUMED TO BEAR N 68°15'53\"/>

West Meander Corner of Section 29-21-18
Mag Nail
N : 563,127.62
E : 837,660.22

Meander Corner on the West Line of Government Lot B
PK Nail
N : 564,461.69
E : 841,006.61

Current Owner :
Travis & Ashley McDonough
1010 N. Fernmeadow Dr.
Appleton, WI. 54915

SCALE : 1" = 50'



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