




REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Date: July 15, 2013

Common Council Meeting Date: July 24, 2013

Item: Special Use Permit #9-13 for a cemetery and mausoleum

Case Manager: Brad Schmidt, AICP 

GENERAL INFORMATION

Owner/Applicant: St. Joseph Cemetery, Inc. and First State Bank, Owners
Frank Groh (President of St. Joseph Cemetery, Inc.), Applicant

Address/Parcel #: 1709 E. Wisconsin Avenue (31-1-1219-00) and the area known as St. Joseph Cemetery (31-1-1220-00, 31-1-1221-00, 31-1-1221-01, 31-1-1223-00, 31-1-1224-00, 31-1-1370-00, 31-1-1371-00 and 31-1-6900-00)

Petitioner's Request: The applicant is requesting a Special Use Permit for a cemetery and mausoleum.

BACKGROUND

St. Joseph Cemetery was founded in 1878 and has continuously operated as a cemetery since that date. The property located at 1709 E. Wisconsin Avenue was most recently used as a bar/nightclub (Fire Alarm Bar). The building has been vacant for over one year.

STAFF ANALYSIS

Existing Site Conditions: The proposed Special Use Permit would encompass the area known as St. Joseph Cemetery and a parcel located at 1709 E. Wisconsin Avenue. St. Joseph Cemetery has an option to purchase this property. This site is currently developed and contains a vacant building and a surface parking lot. The St. Joseph Cemetery site includes several mausoleums, a chapel, maintenance building, and a care takers residence. Currently, the St. Joseph Cemetery property does not have a Special Use Permit.

Rezoning Request: The applicant (St. Joseph Cemetery), submitted a request to rezone the parcel located at 1709 E. Wisconsin Avenue to P-I, Public Institutional District. In addition, the applicant submitted a request to rezone the St. Joseph Cemetery property to P-I, Public Institutional District to be consistent with the City's *Comprehensive Plan 2010-2030* Future Land Use Map designation for this area. The Plan Commission reviewed and recommended approval of the rezoning request at the June 24, 2013, meeting. A public hearing will be held at the July 24, 2013, City Council meeting in conjunction with the Special Use Permit request.

Special Use Permit: Cemetery and mausoleum uses in the P-I, Public Institutional District requires Special Use approval. The applicant has proposed to use the existing structure on the 1709 E. Wisconsin Avenue parcel for storage of cemetery equipment. In addition to submitting a Special Use request for the 1709 E. Wisconsin Avenue parcel, the applicant has also included the entire St. Joseph Cemetery site in

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that request to make the cemetery use consistent with the use standards identified in the P-I Public Institutional District. The applicant has also proposed to construct a mausoleum on the southeast portion of the St. Joseph Cemetery property near two existing mausoleums (See Attached Exhibit). Mausoleums require Special Use approval and must be setback 40 feet from the property line. The applicant will be required to submit a site plan review application for the proposed mausoleum.

Surrounding zoning and land uses:

North: Zoning: C-2 (north side of E. Wisconsin Ave), R-1B (south side of E. Wisconsin Ave);
Land Use(s): Commercial/Office/Light Industrial and Single-Family residences

South: Zoning: R-1B
Land Use(s): Riverside Cemetery and the Fox River

West: Zoning: R-1B
Land Use(s): Riverside Cemetery

East: Zoning: P-I
Land Use(s): Monte Alverno Retreat & Spirituality Center

2010-2030 Comprehensive Plan: The Community Development staff has reviewed the City's 2010-2030 Comprehensive Plan which indicates this area is appropriate for a cemetery use. The proposed Special Use Permit for the subject parcels is consistent with the following goals and objectives of the 2010-2030 Comprehensive Plan:

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.

Finding of Fact: This request was reviewed in accordance with the standards for granting a Special Use Permit under 23-66 (e)(1-6), which were found in the affirmative.

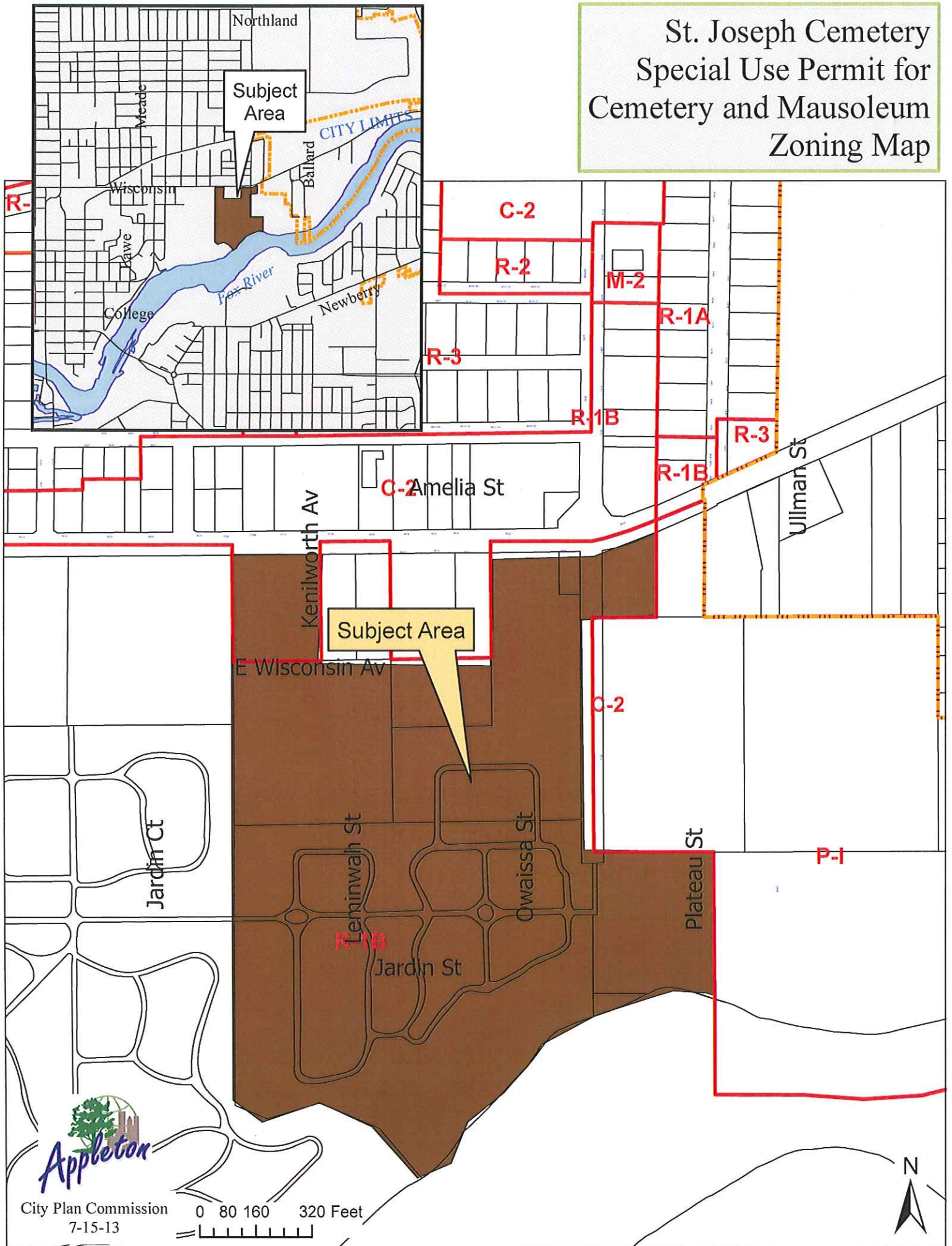
Technical Review Group Report (TRG): This item was discussed at the Technical Review Group meeting. No negative comments were received.

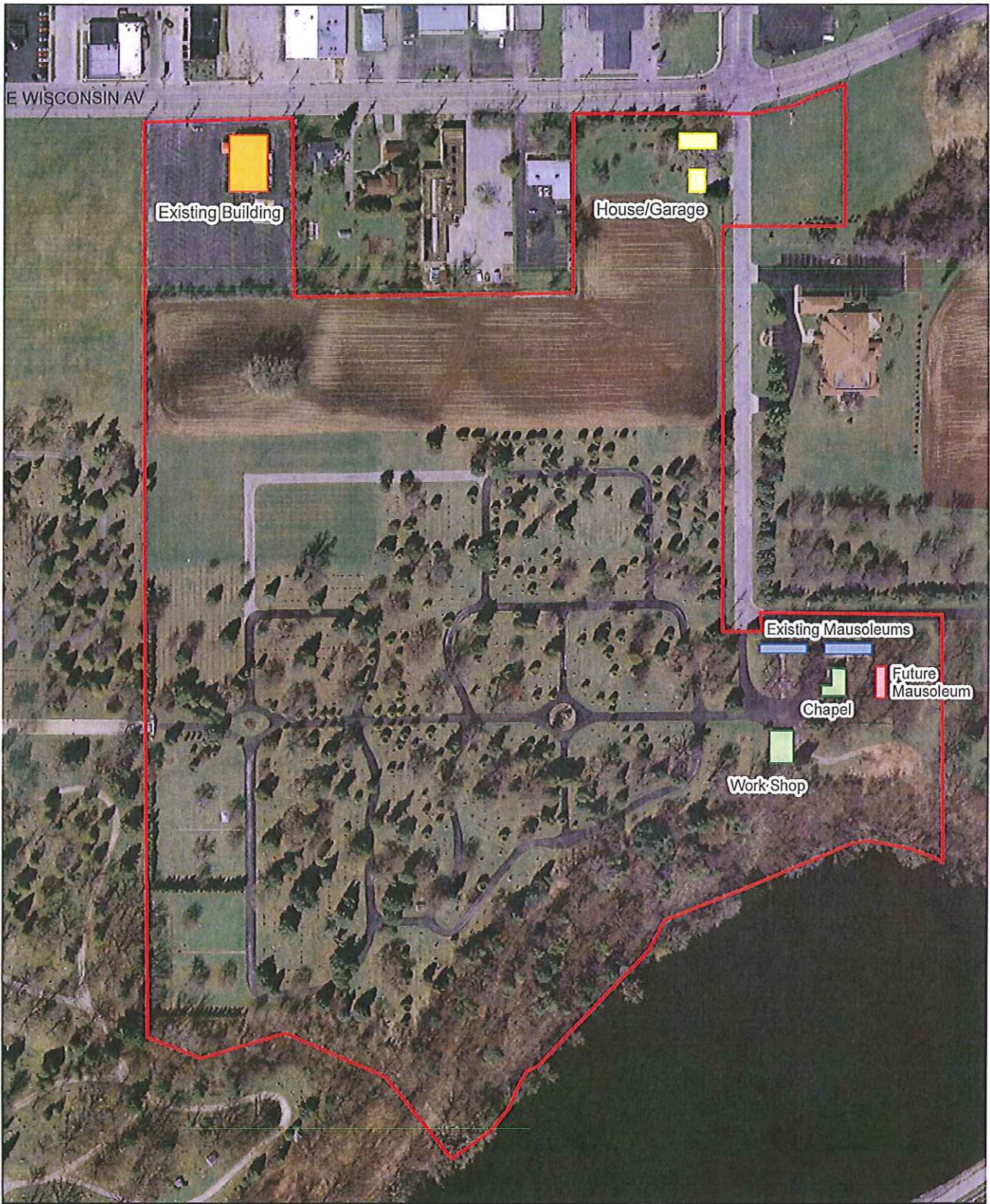
RECOMMENDATION

Staff recommends, based on the above, that Special Use Permit #9-13 for a cemetery and mausoleum, as shown on the attached maps and development plan and subject to the following condition, **BE APPROVED:**

1. A site plan review application must be submitted to the Community and Economic Development Department prior to building permits being issued for the proposed mausoleum.

St. Joseph Cemetery Special Use Permit for Cemetery and Mausoleum Zoning Map





St. Joseph Cemetery - Proposed Special Use Permit



1 inch = 208 feet



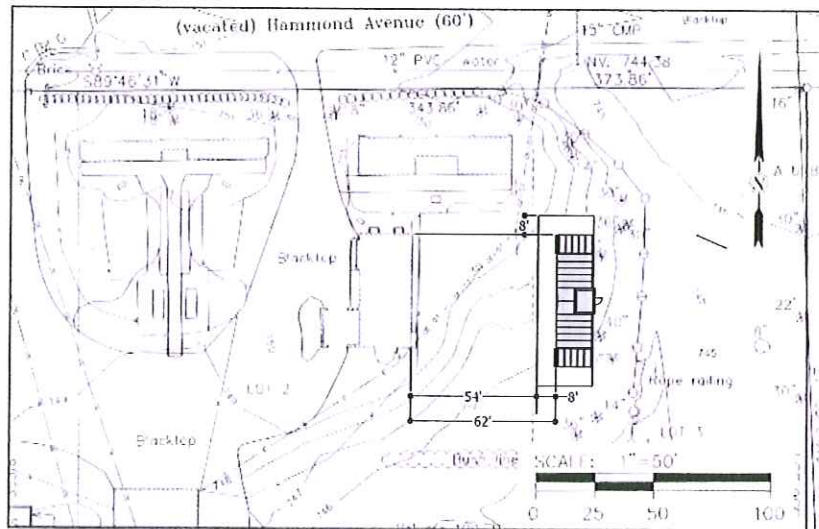
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EXHIBIT "B"



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SITE PLAN

DESIGN NOTES:

GRANITE: Carnelian, polished crypt & niche fronts, and feature panel; Moonlight Gray, thermal finished wall panels and trim. Rainbow, polished accent panel below feature panel.
 SITE: Topographical info. supplied by owner indicates about a 4' grade drop from the NW to the S/E corners of the bldg site. This design assumes a level bldg site constructed by owner.

PROJECT:	170 CRYPT GARDEN MAUSOLEUM
LOCATION:	ST. JOSEPH CEMETERY, INC. APPLETON, TX
DESIGN:	0312 SHT 2/3
SCALE:	N/A

Cold Spring Memorial Group
 A DIVISION OF THE COLD SPRING GRANITE COMPANY
GRANITE BRONZE

DESIGNED BY:	BRAD BARTHELEMY	DATE:	4/11/13
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PG-433 (2/4/03)



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