



REPORT TO CITY PLAN COMMISSION

Plan Commission Informal Public Hearing Date: June 24, 2013

Common Council Public Hearing Date: July 24, 2013

Item: Rezoning #6-13

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 owners/applicant are requesting to rezone property located at 1709 E. Wisconsin Avenue (former Fire Alarm Bar) from C-2 Commercial District to P-I Public Institutional District. In addition, the area known as St. Joseph Cemetery located south of East Wisconsin Avenue, west of Ballard Road and a portion east of Ballard Road has been requested to be rezoned from R-1B Single-Family Residential District to P-I Public Institutional District.

BACKGROUND

The property located at 1709 E. Wisconsin Avenue is currently developed, but unoccupied. The property was most recently used as a bar/nightclub known as the Fire Alarm.

STAFF ANALYSIS

St. Joseph Cemetery has an option to purchase the property located at 1709 E. Wisconsin Avenue and proposes to rezone the property from C2 Commercial District to P-I Public Institutional District. At this time the applicant has not submitted a redevelopment plan for the site. However, if the site is used for cemetery purposes, a Special Use Permit is required. In conjunction with the rezoning of this, St. Joseph Cemetery is also requesting to rezone their current site to the P-I District to make it consistent with the *Comprehensive Plan 2010-2030* Future Land Use designation which is Public/Institutional. The purpose of the Public Institutional District is intended to provide for public and institutional uses and buildings.

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 Future Land Use Map currently shows this area to be used for Public/Institutional uses. The proposed zoning classification is consistent with the future land use map and the following goals and objective of the 2010-2030 Comprehensive Plan:

Overall Community Goals

Goal 1 – Community Growth (Chapter 11 – 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.

Review Criteria: Based upon the above analysis 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 June 11, 2013 Technical Review Group 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, Rezoning Application #6-13 to rezone the subject sites located on East Wisconsin Avenue (Tax Id. 31-1-1219-00, 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) from C-2 Commercial District and R-1B Single-Family Residential District to P-I Public Institutional District including the adjacent East Wisconsin Avenue right-of-way, Ballard Road right-of-way and to the centerline of the Fox River as shown on the map, **BE APPROVED.**

St. Joseph Cemetery Rezoning R-1B and C-2 to P-I Zoning Map

