



REPORT TO CITY PLAN COMMISSION

Plan Commission Informal Public Hearing Date: July 15, 2013

Common Council Public Hearing Date: August 7, 2013

Item: Rezoning #7-13

Case Manager: Jeff Towne

GENERAL INFORMATION

Owner/Applicant: Jana and Megan Cartier, Owners/applicants

Address/Parcel #: East Longview Drive (31-6-2959-00)

Petitioner's Request: The owners/applicants are requesting to rezone the subject site from R-2 Two-Family Residential District to R-1B Single-Family Residential District with the intent of combining the property with the property directly to the south which the applicants also own and reside at.

BACKGROUND

This undeveloped parcel is adjacent to another parcel owned by the applicants who plan to combine parcels into one lot. The parcel is being rezoned because the proposed combined lot cannot have two different zoning districts assigned to it. The subject property is currently zoned R-2 Two-Family Residential and the applicants' residence is zoned R-1B Single-Family Residential.

STAFF ANALYSIS

The purpose of the R-1B Single-family Residential District is intended 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.

The applicants originally came to the Inspections Division for a fence permit to place a fence in the rear yard of their home and on the adjacent subject property. They were denied the permit because accessory structures (fence) are not permitted on a vacant lot without a principle use first being established.

Surrounding zoning and land uses:

North: C-2 – General Commercial District- Office uses

South: R-1B – Single-family Residential- Single-family uses

West: R-2 - Two-family Residential – Two-family use

East: R-2 – Two-family Residential- Two-family use

2010-2030 Comprehensive Plan: The 2010-2030 Future Land Use Map currently represents this area to be used for one and two-family residential 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 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.
- **Goal 3 – Housing Quality and Affordability** (Chapter 5 – Housing and Neighborhoods)
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.

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 reviewed by the Technical Review Group. 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 #7-13 to rezone the subject site located on East Longview Drive (Tax Id. 31-6-2959-00) from R-2 Two-Family Residential District to R-1B Single-family Residential District including to the centerline of adjacent street right-of-way and as shown on the map, **BE APPROVED.**

A map of the 'Subject Area' in Northland. The map shows a grid of streets. A blue dashed line outlines the 'CITY LIMITS'. A yellow dashed line outlines a specific area within the city limits. A callout box points to a location on Meade Street, labeled 'Subject Area'. Other labels include 'USH 4' at the top, 'Richmond' on the left, 'Meade' in the center, and 'Wisconsin' at the bottom. A body of water is visible in the bottom right corner.

