



CITY OF APPLETON

MEMORANDUM

Date: February 25, 2026
To: City Plan Commission
From: Lindsey Smith, Principal Planner
Subject: Rezoning #1-26 – 5730 N. Ballard Road

GENERAL INFORMATION

Owner/Applicant: Penny Schweitzer, owner and City of Appleton Plan Commission, applicant

Address/Parcel Number: 5730 N. Ballard Road (Tax ID #31-1-8311-00)

Applicant's Request: To assign a zoning classification following the 5730 N. Ballard Road Annexation being annexed into the City. The proposed R-1B Single-Family District and Shoreland-Wetland District, and Shoreland District zoning classification is consistent with the current Plan Appleton Future Land Use Map which identifies this property as future suburban neighborhood.

Plan Commission Public Hearing Meeting Date: February 25, 2026

Common Council Meeting Date: March 4, 2026

BACKGROUND

January 14, 2026 – The Plan Commission recommended approval of the 5730 N. Ballard Road Annexation and initiated the zoning map amendment (rezoning) for the subject property, pursuant to Section 23-65(h) of the Municipal Code.

January 21, 2026 – The Common Council approved the 5730 N. Ballard Road Annexation.

January 27, 2026 – The subject parcel was officially annexed to the City.

STAFF ANALYSIS

Existing Site Conditions: The subject parcel, including to the centerline of the adjacent right-of-way, is approximately 1.93 acres m/l. Currently, the subject property consists of a single-family home.

Surrounding Zoning and Land Uses: The surrounding zoning and uses (north, south, east, and west) are as follows:

North: City of Appleton. R-1B Single-family District, Shoreland District and Shoreland-Wetland District. The adjacent land uses to the north are residential.

South: Town of Grand Chute. The adjacent land use to the south is residential.

East: City of Appleton. R-1B Single-family District and Shoreland District. The adjacent land uses to the east are residential uses.

West: City of Appleton. R-1B Single-family District and Shoreland District. The adjacent land use to the west is Ballard Road.

Plan Appleton: Community Development staff have reviewed this proposal and determined it is compatible with the goals and objectives found in the City's Comprehensive Plan, *Plan Appleton*. The proposed R-1B Single-Family District is also consistent with the Suburban Neighborhood designation identified on the Future Land Use Map. Listed below are related excerpts from *Plan Appleton*.

Goal L | Land Use

Future Land Use Place Types - Suburban Neighborhood:

Intent: Most of these areas have been developed in the last several decades as subdivisions. New neighborhood development should encourage connectivity, conservation of natural land, traditional building styles emphasizing an active frontage, and a mixture of housing options.

Land Uses, Primary: single-unit and two-unit housing.

Proposed Zoning Classification: The R-1B Single-Family 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. Per Section 23-93(g) of the Municipal Code, the development standards in the R-1B Single-Family District are listed below:

- (1) **Minimum lot area.** Six thousand (6,000) square feet.
- (2) **Maximum lot coverage.** Fifty percent (50%).
- (3) **Minimum lot width.** Fifty (50) feet.
- (4) **Minimum front yard.** Twenty (20) feet (twenty-five (25) foot minimum on arterial street).
- (5) **Minimum rear yard.** Twenty-five (25) feet.
- (6) **Minimum side yard.** Six (6) feet.
- (7) **Maximum building height.** Thirty-five (35) feet.

Shoreland-Wetland District and Shoreland District are overlay districts intended to provide regulations for the protection of shoreland and wetlands. Section 23-326 and 23-750 of the Municipal Code provide the regulations for Shoreland-Wetland District and Shoreland District.

Standards for Zoning Map Amendments: Per Section 23-65(e), all recommendations for zoning amendments shall be consistent with the adopted plans, goals and policies of the City and with the purpose and intent of this zoning ordinance. It would appear the criteria established has been satisfied. Related excerpts are listed below.

- (1) Prior to making a recommendation on a proposed zoning amendment, the Plan Commission shall make a finding to determine if the following conditions exist. No zoning amendment shall be approved prior to finding at least one (1) of the following:
 - a. The request for a zoning amendment is consistent with the Comprehensive Plan for the City of Appleton.

The rezoning request is in conformance with the Plan Appleton goals and objectives stated above and the Future Land Use Map, which identifies this area with a future suburban neighborhood designation.

- b. Factors have changed such as availability to new data, growth patterns and rates, the presence of new road or other infrastructure, additional development, annexation, or other zoning changes, making the subject property more appropriate for a different district.

The rezoning request includes Shoreland-Wetland District and Shoreland District, these two districts are overlay districts that are applicable due to the environmental features within proximity to the subject site. The Shoreland-Wetland District and Shoreland District need to be assigned to the subject site after annexed into the City.

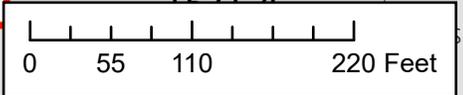
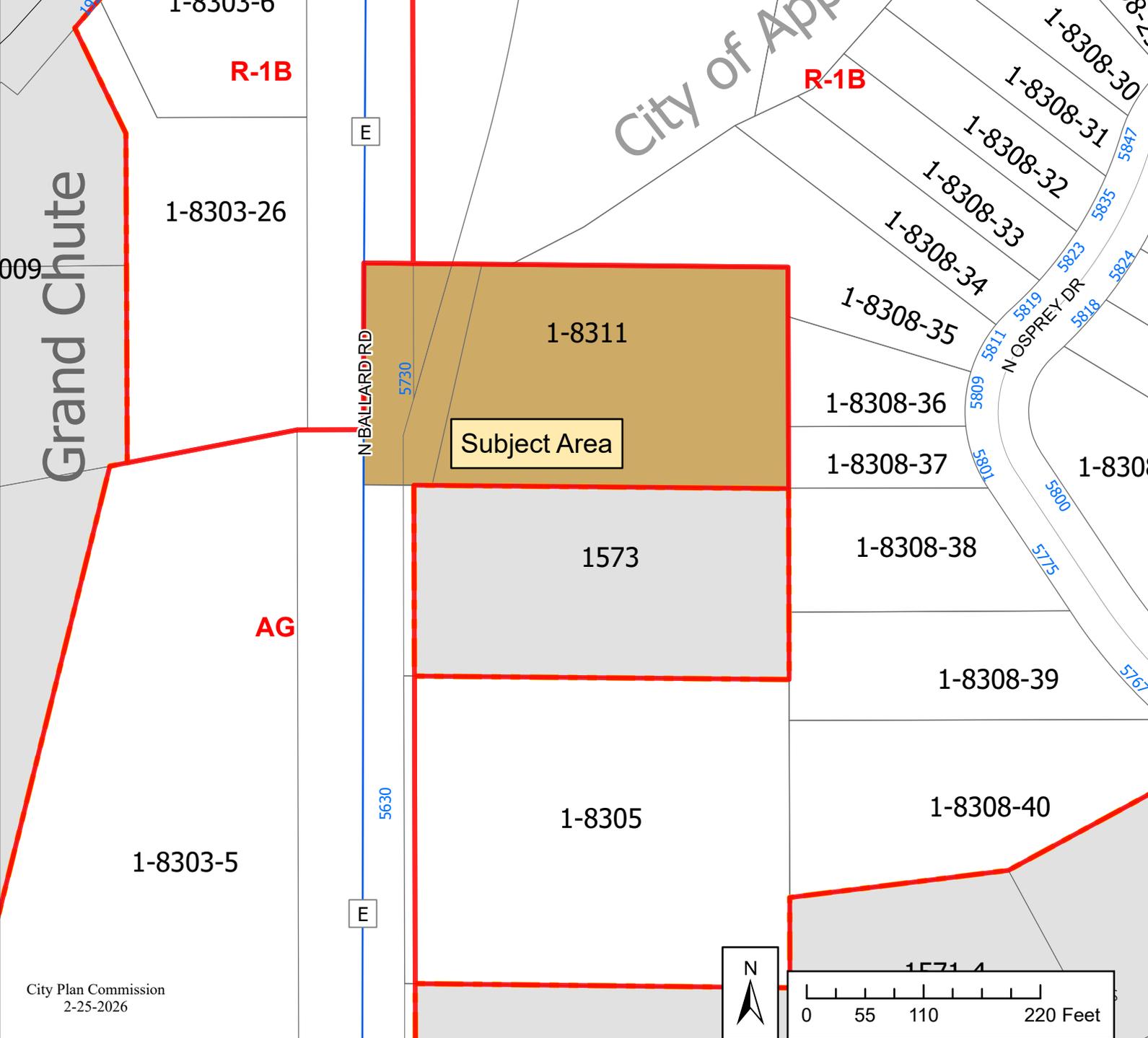
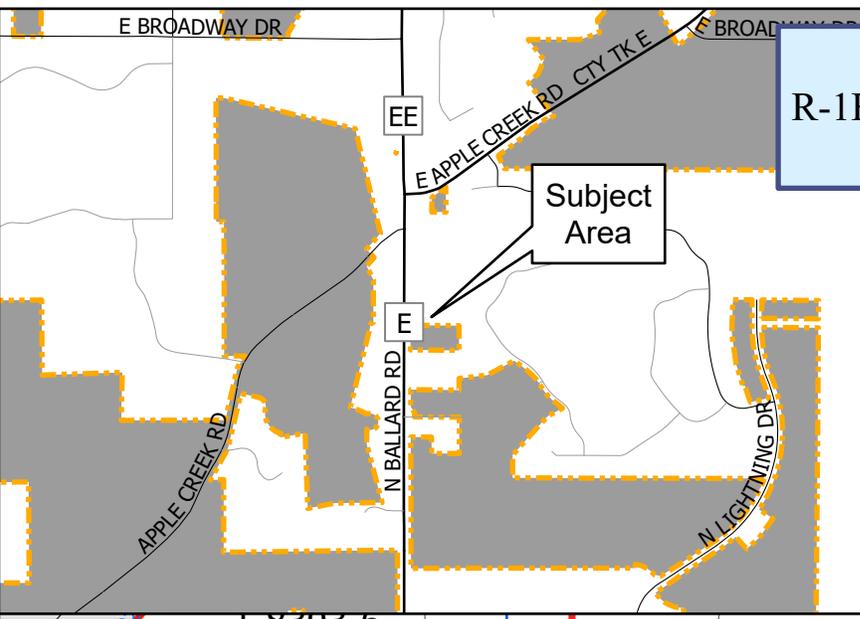
- c. There is an error in the zoning ordinance text or zoning map as enacted.

Development Review Team (DRT) Report: This item appeared on the December 23, 2025 Development Review Team agenda. No negative comments were received from participating departments.

RECOMMENDATION

Based upon the above analysis and the standards for zoning map amendments as required by Section 23-65(e)(1)a. of the Zoning Ordinance, staff recommends Rezoning #1-26 to rezone the subject parcel from AG Agricultural District to R-1B Single-Family District, Shoreland-Wetland District, and Shoreland District, including to the centerline of the adjacent right-of-way(s) as shown on the attached map, **BE APPROVED**.

Rezoning from AG to R-1B, Shoreland Wetland, and Shoreland district.
Zoning Map



Shoreland Zoning District

Type, Municipality

- Shoreland Appleton
- Shoreland Outside City
- Shoreland/Wetland, Appleton

Rezoning from AG to R-1B, Shoreland Wetland, and Shoreland district.
Aerial Map

E

N BALLARD RD

5730

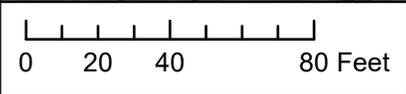
1-8311

Subject Area

E

City Limits

City Limits



Legal description of proposed rezoning:

A part of the Northwest 1/4 of the Southwest 1/4 of Section 6, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin, containing 84,219 square feet (1.93 acres) of land and more fully described as follows:

Beginning at the West 1/4 corner of said Section 6; thence South 89 degrees 27 minutes 19 seconds East, 402.96 feet along the North line of the Southwest 1/4 of said Section 6 to the Northeast corner of Lands described in Document No. 2063812 and the boundary of Apple Ridge, a recorded subdivision in the City of Appleton; thence South 00 degrees 09 minutes 08 seconds East, 209.00 feet along the said boundary and the East line of said Lands to the Southeast corner thereof; thence North 89 degrees 27 minutes 19 seconds West, 402.96 feet along the South line of said Lands to the West line of the Southwest 1/4 of said Section 6; thence North 00 degrees 09 minutes 08 seconds West, 209.00 feet along said West line to the Point of Beginning.