



MEMORANDUM

"...meeting community needs...enhancing quality of life."

COMMUNITY & ECONOMIC DEVELOPMENT

100 North Appleton Street
Appleton, WI 54911
Telephone: (920) 832-6468
Fax: (920) 832-5994

TO: Plan Commission

FROM: Jeff Towne, Principal Planner

DATE: September 9, 2013

RE: Double Frontage Lot Approval Request

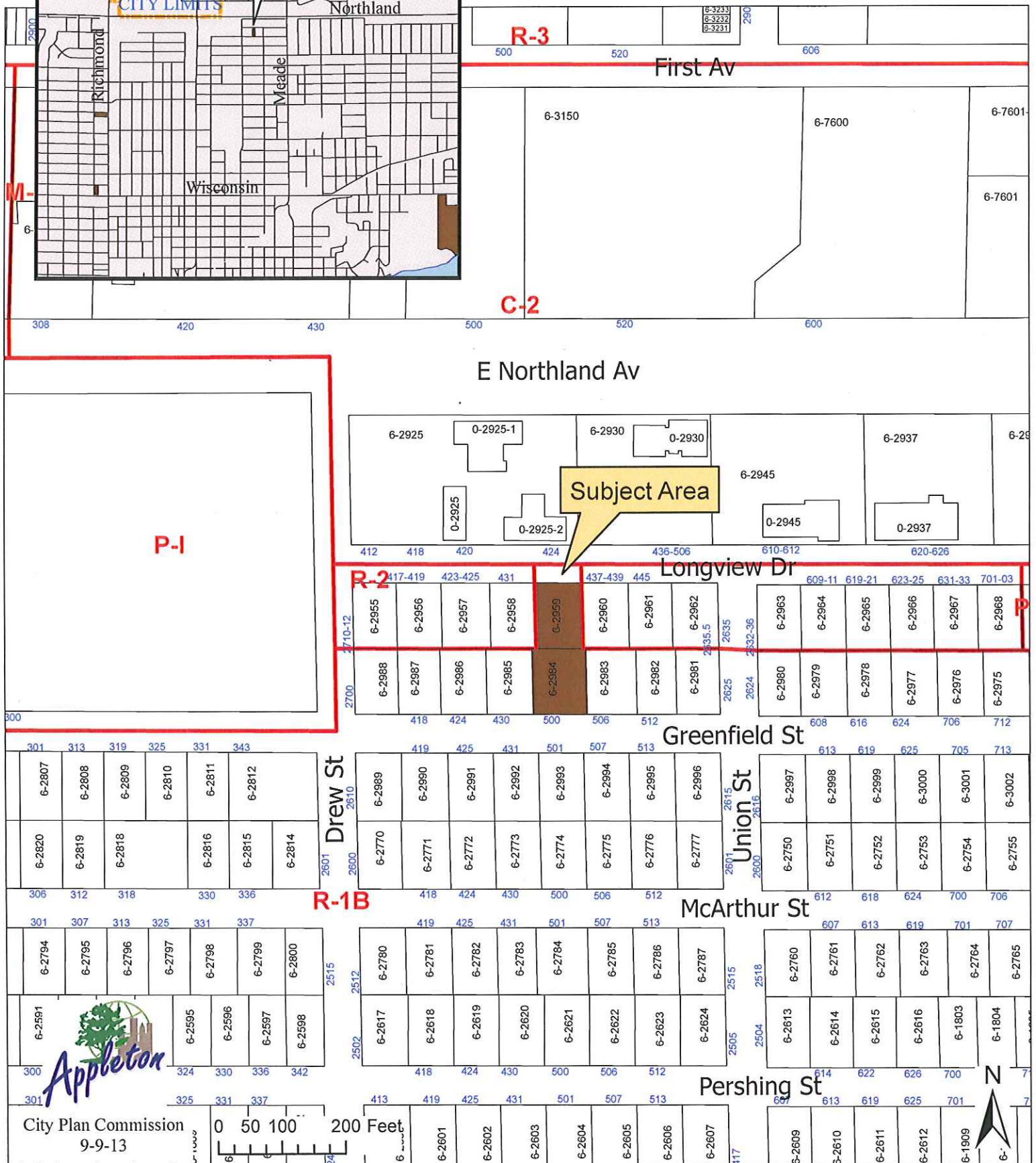
At the July 15, 2013 meeting, the Plan Commission approved the rezoning of a property on East Longview Drive from R-2 Two-family Residential District to R-1B Single-family Residential District so the property owner could combine the two adjacent properties into one lot. This rezoning was then approved by the Common Council at their August 7, 2013 meeting.

The new lot will have frontage on both East Longview Drive and East Greenfield Street. To complete the process of combining the parcels, the creation of this new double frontage lot requires Common Council approval. Under Sec. 17-3(f) of the Subdivision Ordinance, the Common Council may grant relief provided that the modification meets the following three (3) 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.

The rezoning process has been completed and a Certified Survey Map to combine the two adjacent lots has been submitted and is under review by staff through the usual Certified Survey Map process. The Plan Commission shall forward a recommendation to Council for action. This action does not approve the Certified Survey Map, but will allow the double frontage lot to be created, so that the Certified Survey Map can be approved by staff and recorded.

A map of the 'Subject Area' in Northland, Wisconsin. The map shows a grid of streets. A yellow dashed line outlines the 'CITY LIMITS'. A white callout box with a black border points to a specific location within the city limits, labeled 'Subject Area'. The map is labeled with 'USH 4' at the top, 'Northland' on the right, 'Wisconsin' at the bottom, and 'Richmond' and 'Meade' on the left. A brown area in the bottom right corner represents a body of water.



THE EAST 6 FEET OF LOT SIXTY-ONE (61), ALL OF LOT SIXTY (60) AND THE WEST 4 FEET OF LOT FIFTY-NINE (59), NORTH PARK ESTATES LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.



- 1.1" OUTSIDE DIA. X 24" IRON PIPE SET,
WEIGHING NOT LESS THAN 1.5 LBS. PER LINEAL FT.
 - 1.1" OUTSIDE DIA. IRON PIPE FOUND
 - ⊙ 2" IRON PIPE FOUND
 - ⊕ 3/4" IRON ROD FOUND
 - ⊕ CHISELED CROSS SET
 - WOOD BOARD FENCE
 - ⌒ SECTION CORNER
- PREVIOUSLY RECORDED DIMENSION



PRECISION LAND SURVEYING, LLC
1024 W. TAYLOR ST. APPLETON, WI 54914
(920) 205-4895

DRAWN BY CAH	DATE 8/26/2013	SURVEY FOR J GIBSON - M CARTIER
APPROVED CAH	DATE 8/26/2013	500 E. GREENFIELD ST APPLETON, WI 54914
SCALE 1" = 50'	SHEET 1 OF 2	PROJECT NO. 1302



City Plan Commission
09-09-13

East Longview Drive/East Greenfield Street
Double Frontage Lot