



REPORT TO CITY PLAN COMMISSION

Plan Commission Informal Hearing Meeting Date: June 23, 2021

Common Council Public Hearing Meeting Date: July 21, 2021 (Public Hearing on Rezoning)

Item: Rezoning #8-21 – Coolidge Court (Property Tax Id #31-9-1117-00)

Case Manager: Don Harp

GENERAL INFORMATION

Owner: Calumet Village Partners, Chris Winter, Agent.

Applicant: Andrew Graf.

Address: Coolidge Court.

Parcel Number: 31-9-1117-00.

Petitioner's Request: The applicant proposes to rezone the subject property from PD/C-2 Planned Development General Commercial District #34-84 to the R-3 Multi-Family District. The existing planned development district standards (PD/C-2 Planned Development General Commercial District #34-84) do not allow for a building footprint with attached garages, patios, balconies and associated outdoor parking of vehicles in a driveway leading to attached garages. The request is being made by the applicant and owner because the applicant has interest in purchasing the lot and constructing a multi-family apartment building with these features utilizing the current R-3 Multi-family District standards of the Appleton Municipal Code.

BACKGROUND

In 1985, the Calumet Street Planned Development District #34-84 (now known as PD/C-2 Planned Development General Commercial District #34-84) was approved to allow for the construction of a Shopping Center Complex with a mix of retail, professional services, personal services, restaurant uses and an 8-unit multi-family apartment building to be located on Property Tax Id#'s 31-9-1114-00, 31-9-1114-01, 31-9-1116-00, 31-9-1117-00 and 31-9-1118-00.

- The 8-unit multi-family apartment building was authorized to be constructed on the parcel of land included in this rezoning request (Property Tax Id #31-9-1117-00). The 8-unit multi-family apartment building was never constructed and the parcel of land is currently listed for sale. The zoning requirements for the subject site (The Calumet Street P.D.D. #34-84) are attached. Subject site depicted by green highlight.

On May 18, 1994, Ordinance 61-94 was adopted, which repealed and recreated the Zoning Ordinance. This Zoning Ordinance introduced the Planned Development (PD) Overlay District. As a result, the subject property's zoning classification changed to PD/C-2 Planned Development General Commercial District #34-84.

On June 2, 2004, Ordinance 74-04 was adopted, which repealed and recreated the Zoning Ordinance that is currently in place. This Zoning Ordinance included a section on transition rules. Section 23-35(c) states, "Planned development districts in force at the time of adoption of this ordinance shall continue to be controlled under the standards of the existing planned development district until rezoned by Common Council. However, processes for approving or amending adopted final development plans, plats, certified survey maps, or site plans, shall follow the procedures of this ordinance."

STAFF ANALYSIS

Existing Site Conditions: The subject site is approximately 34,243 square feet in size and is located at the east end of Coolidge Court on the southside of the street. No structures exist on the site.

Surrounding Zoning Classification and Land Uses:

North: PD/C-2 Planned Development General Commercial District #34-84. The adjacent land uses to the north are currently a mix of commercial uses.

South: R-3 Multi-Family District. The adjacent land uses to the south are currently multi-family residential.

East: PD/C-2 Planned Development General Commercial District #34-84. The adjacent land uses to the east are currently a mix of commercial uses.

West: R-1B Single-Family District. The adjacent land uses to the west are currently single-family residential.

Proposed Zoning Classification: The purpose of the R-3 Multi-Family District is to provide for and maintain residential areas characterized by multiple family dwellings, while maintaining the basic qualities of a dense residential neighborhood, which may include other housing types and institutional and limited non-residential uses. The development standards for multi-family dwellings in R-3 District are listed below:

1. ***Minimum lot area, multi-family dwellings:*** One thousand five-hundred (1,500) square feet per dwelling unit.
2. ***Minimum lot width:*** Eighty (80) feet.

3. **Minimum front lot line setback:** Twenty (20) feet (twenty-five (25) feet minimum on arterial street).
4. **Minimum rear lot line setback:** Thirty-five (35) feet.
5. **Minimum side lot line setback:** Twenty (20) feet.
6. **Minimum distance between multi-family buildings:** Twelve (12) feet.
7. **Maximum lot coverage:** Seventy percent (70%).
8. **Maximum height:** Forty-five (45) feet.

Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Future Land Use Map identifies the subject area as future Multi-family residential designation. The proposed R-3 Multi-family District rezoning is consistent with the Future Land Use Map. Listed below are related excerpts from the City's *Comprehensive Plan 2010-2030*.

Goal 1 – Community Growth

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, Variety, and Affordability

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.

OBJECTIVE 5.3 Housing and Neighborhoods:

Provide a range of housing options that meet the needs and appeal to all segments of the community and allows residents to age in place.

Policy 5.3.3 Plan for a supply of developable land suitable for residential development.

OBJECTIVE 7.1 Utilities and Community Facilities:

Provide a pattern of development that minimizes impacts to municipal services and utilities.

OBJECTIVE 10.1 Land Use:

Provide an adequate supply of suitable land meeting the demand for development of various land uses.

Standards for Zoning Map Amendments: Per Section 23-65(d)(3) of the Municipal Code, all recommendations for Official Zoning Map amendments shall be consistent with the adopted plans, goals, and policies of the City and with the intent of the Zoning Ordinance. It would appear the criteria established by Section 23-65(d)(3) Zoning Amendments has been satisfied.

- a. Prior to making a recommendation on a proposed rezoning, the Plan Commission shall make a finding to determine if the following conditions exist. No rezoning of land shall be approved prior to finding at least one of the following:
 1. The request for a zone change is in conformance with the Comprehensive Plan for the City of Appleton. *The rezoning request is in conformance with the Comprehensive Plan 2010-2030, as the Future Land Use Map identifies this area for future multi-family residential uses.*
 2. A study submitted by the applicant that indicates that there has been an increase in the demand for land in the requested zoning district, and as a result, the supply of land within the City mapped as such on the Official Zoning Map, is inadequate to meet the demands for such development.
 3. Proposed amendments cannot be accommodated by sites already zoned in the City due to lack of transportation, utilities or other development constraints, or the market to be served by the proposed use cannot be effectively served by the location of the existing zoning district(s).
 4. There is an error in the code text or zoning map as enacted.
- b. In addition to the findings required to be made by subsection (a), findings shall be made by the Plan Commission on each of the following matters based on the evidence presented:
 1. The adequacy of public facilities such as transportation, utilities and other required public services to serve the proposed site. *This area of the City is served by existing infrastructure, and the transportation network should adequate to serve the subject site.*
 2. The effect of the proposed rezoning on surrounding uses. *A mix of Single-family, Multi-family and Commercial uses are already present in this area of City. The current development standards for the R-3 District, including minimum setbacks, would create some separation from the adjacent uses. Therefore, the proposed rezoning request is unlikely to create adverse impacts in the surrounding neighborhood.*

Technical Review Group (TRG) Report: This item appeared on the June 1, 2021 TRG Agenda. No negative comments were received from participating departments.

RECOMMENDATION

Staff recommends, based upon the standards for zoning map amendments as required by Section 23-65(d)(3) of the Zoning Ordinance, that Rezoning Application #8-21 to rezone the subject site located at Coolidge Court (Property Tax Id #31-9-1117-00) from PD/C-2 Planned Development General Commercial District #34-84 to R-3 Multi-Family District, including the adjacent right-of-way and as shown on the attached map, **BE APPROVED**.

The Calumet Street P.D.D. #34-84
Tax Parcel Number 31-9-1117-00
Coolidge Court
PD Summary Sheet

A. Planned Development History:

1. The Calumet Street P.D.D. #34-84.
2. Effective Date of P.D.D. #34-84: March 24, 1985.
3. No Implementation Plan Doc. Recorded, for Zoning District changed from P.D.D. #34-84 to PD/C-2 with adoption of the 1994 Zoning Ordinance and Map, Ordinance #61-94.

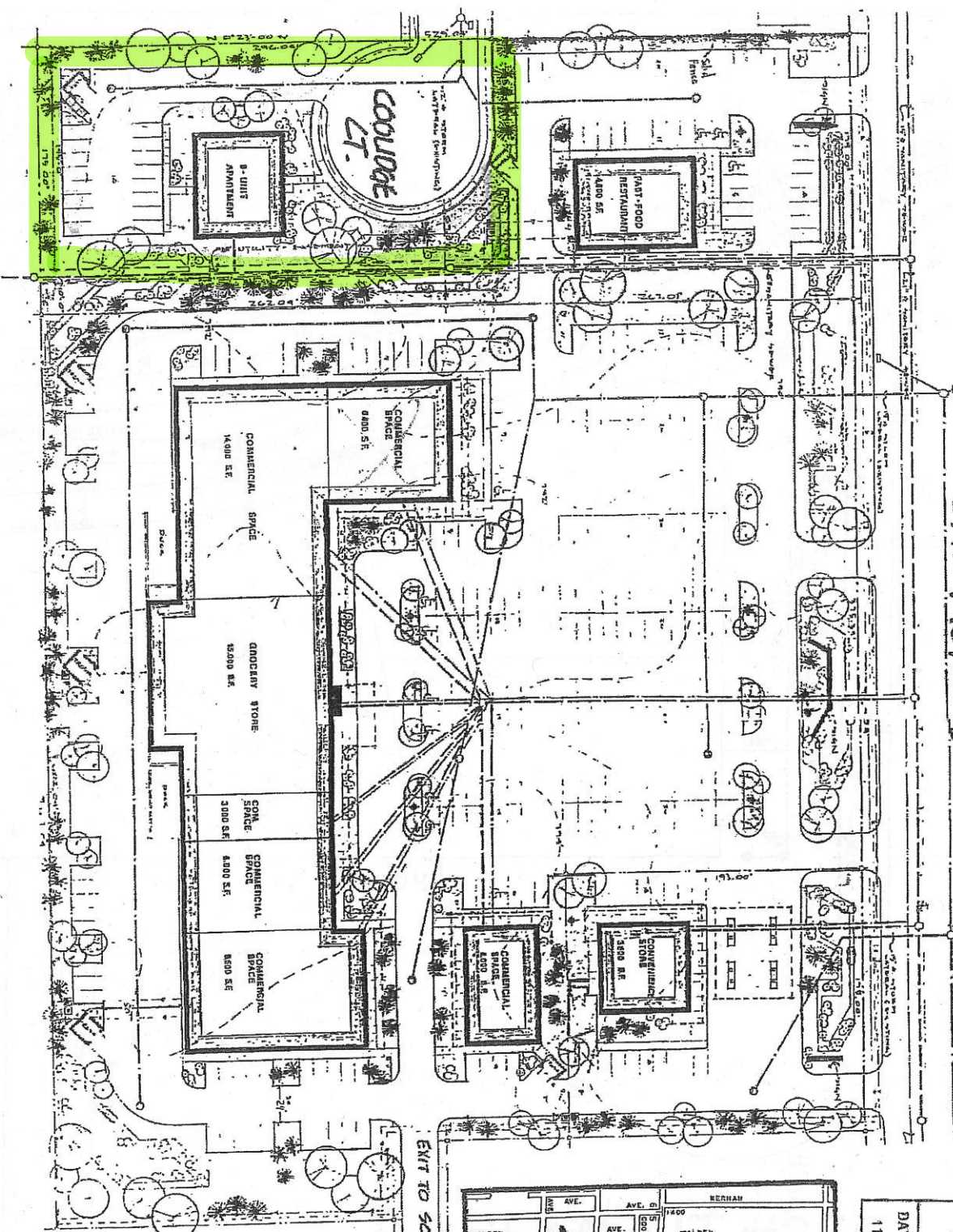
B. Summary of this Analysis: Pertains to Tax Parcel Number 31-9-1117-00 located on Coolidge Court.

C. Special PD Regulations Granted Per P.D.D. #34-84 for Tax Parcel Number 31-9-1117-00.

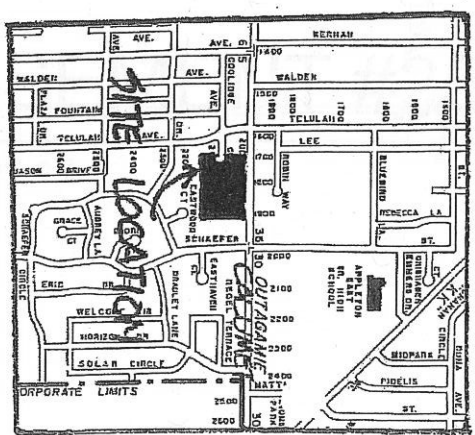
1. ***Permitted Use (Only):*** 8 Unit Multi-family Apartment Building.
2. ***Accessory Uses (Only):*** Driveway, Off-street parking lot accommodating 16 parking spaces and Trash enclosure.
3. ***Principal Building Setbacks.***
 - a. Minimum Front Lot Line Building Setback (Coolidge Court): 20 feet.
 - b. Minimum Side Lot Line Building Setback (West Lot Line): 60 feet.
 - c. Minimum Side Lot Line Building Setback (East Lot Line): 10 feet.
 - d. Minimum Rear Lot Line Building Setback (South Lot Line): 20 feet, the off-street parking lot shall be located on the south side of the 8 Unit Multi-family Apartment Building as illustrated on the attached Site Plan dated 11/84.
4. ***Off-Parking Lot and Driveway Pavement Setbacks.***
 - a. Front Yard: Off-Street Parking Lot, Not Allowed.
 - b. Minimum Side Lot Line Pavement Setback (West Lot Line): 15 feet.
 - c. Minimum Side Lot Line Pavement Setback (East Lot Line): 10 feet.
 - d. Minimum Rear Lot Line Pavement Setback (South Lot Line): 15 feet.
5. ***Trash Enclosure Setbacks.***
 - a. Front Yard: Not Allowed.
 - b. Minimum Side Lot Line Setback (West Lot Line): 15 feet.
 - c. Minimum Side Lot Line Pavement Setback (East Lot Line): 10 feet.
 - d. Minimum Rear Lot Line Pavement Setback (South Lot Line): 15 feet.


6. **Principal Building Height. Maximum:** 3 stories, 45 feet.
 7. **Trash Enclosure Height.** Maximum 6 feet.
 8. **Maximum Lot Coverage:** Not applicable to P.D.D. #34-84.
 9. **Site Design, Building and Parking Layout:** Shall be consistent with the approved Site Plan for the Calumet Street P.D.D #34-84, Dated 11/84. (see attached)
- D. Other Standards:** Refer to the current applicable Municipal Code regulations that are in effect.
- E. Public Utilities:** Attached is a diagram showing the location of the public utilities. Please contact Ross Buetow, City Engineer at 832-6485 for any questions regarding connections to public utilities.
- F. Site plan review and approval:** Site plan review and approval is required pursuant to Section 23-570 of the current Municipal Code prior to the issuance of any permits.

CAUMET ST.

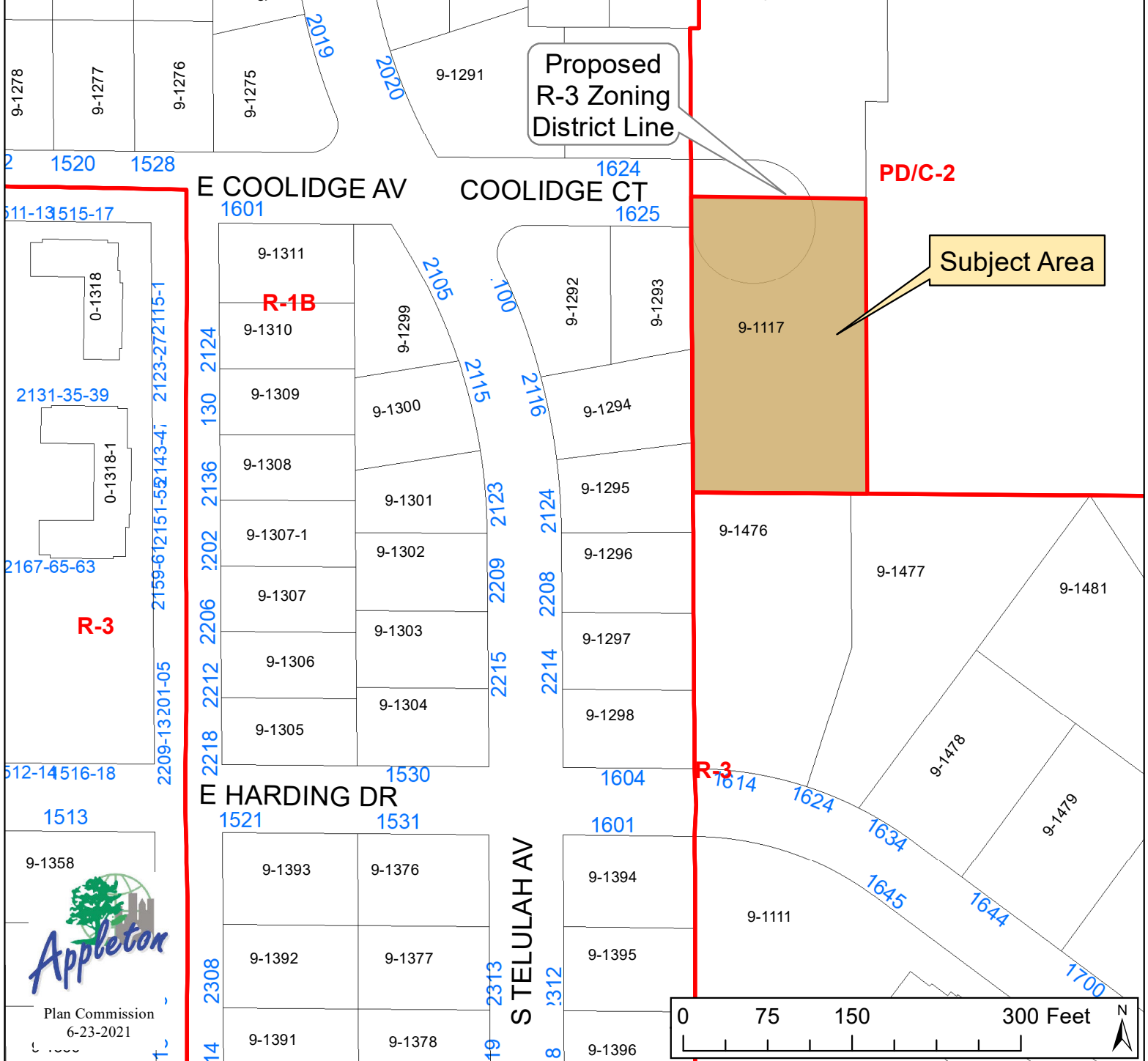
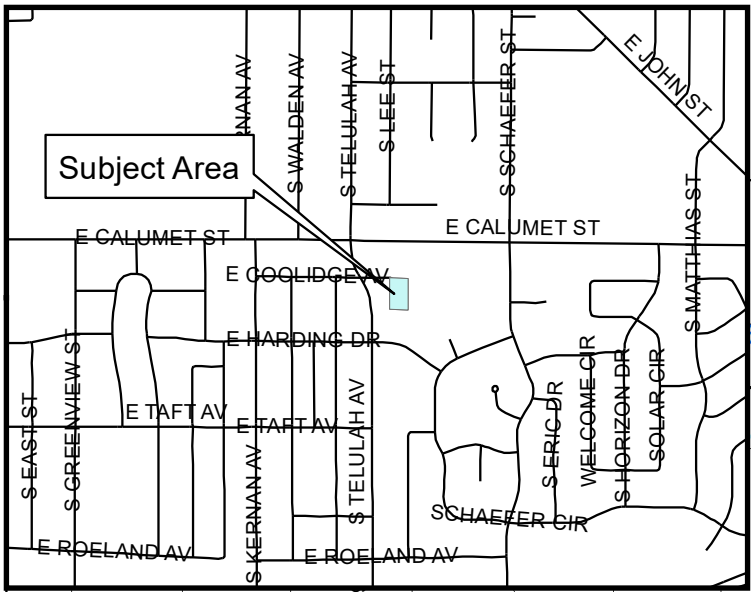


EXIT TO SQUARE ST.

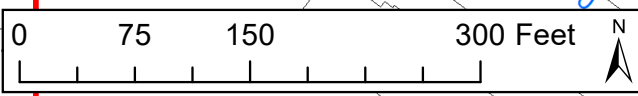


	CITY PLAN COMMISSION APPLETON, WISCONSIN
	REZONING APPLICATION #34-84
DATE: 11/84	MADISON REAL ESTATE INVESTMENT FUND

Rezoning
Tax Id. 31-9-1117-00
Undeveloped Lot on Coolidge Court
PD/C-2 Planned Development General
Commercial District to R-3 Multi-family District
Zoning Map



Plan Commission
6-23-2021



Rezoning
Tax Id. 31-9-1117-00
Undeveloped Lot on Coolidge Court
PD/C-2 Planned Development General
Commercial District to R-3 Multi-family District
Aerial Map

E CALUMET ST

E COOLIDGE AV

COOLIDGE CT

Subject Area

S TELULAH AV

E HARDING DR



City Plan Commission
6-23-2021



0 50 100 200 Feet

