



CITY OF APPLETON

MEMORANDUM

Date: June 11, 2025
To: City Plan Commission
From: Lindsey Smith, Principal Planner
Subject: Rezoning # 5-25 – 6000 Block of N. French Road

GENERAL INFORMATION

Owner/Applicant: Dewitt Development Partners LLC, owner and City of Appleton Plan Commission, applicant

Address/Parcel Number: 6000 Block of N. French Road (Tax ID #31-1-8310-00, 31-1-8310-01, and 31-1-8310-02)

Applicant's Request: To assign a zoning classification following the Dewitt Development Partners LLC Annexation pursuant to the annexation petition. The proposed R-2 Two-Family District zoning classification is consistent with the current *Comprehensive Plan 2010-2030* Future Land Use Map which identifies this property as future one/two family land use.

Plan Commission Public Hearing Meeting Date: June 11, 2025

Common Council Meeting Date: June 18, 2025

BACKGROUND

May 14, 2025 – The Plan Commission recommended approval of the Dewitt Development Partners LLC Annexation and initiated the zoning map amendment (rezoning) for the subject property from AG Agricultural District to the zoning classification of R-2 Two-family District, pursuant to Section 23-65(h) of the Municipal Code.

May 21, 2025 – The Common Council approved the Dewitt Development Partners, LLC Annexation.

May 28, 2025 – The subject parcels were 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 72.2948 acres m/l. Currently, the subject property is actively used for agricultural purposes.

Surrounding Zoning and Land Uses: The surrounding zoning and uses (north, south, east, and west) are generally residential in nature with a small portion being commercial.

North: Town of Grand Chute. The adjacent land uses to the north are residential and undeveloped land.

South: City of Appleton. R-1B Single-family, AG Agricultural District, and P-I Public Institutional. The adjacent land uses to the south are residential, undeveloped, and future North Lightning Drive right-of-way.

Town of Grand Chute. The adjacent land use to the south is undeveloped land.

East: Town of Grand Chute. The adjacent land use to the east is undeveloped land.

West: City of Appleton. R-1B Single-family. The adjacent land use to the west is residential.

Appleton Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area as future one/two family residential development. The proposed annexation is consistent with the following goals and objectives of the *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 10.1 Land Use:

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

Proposed Zoning Classification: The R-2 district is intended to provide for and maintain residential areas characterized by single-family detached and two- (2-) family dwelling units. Increased densities and the introduction of two- (2-) family housing types are intended to provide for greater housing options for owners and renters while maintaining the basic qualities of a moderately dense residential neighborhood. Per Section 23-95(g) of the Municipal Code, the development standards in the R-2 Two-Family District are listed below:

(1) Two-family dwellings (duplex) and other uses.

a. **Minimum lot area, Single-family dwelling (detached):** Six thousand (6,000) square feet.

b. **Minimum lot area, Two-family dwellings (two-story duplex):** Seven thousand (7,000) square feet.

- c. **Minimum lot area, Two-family dwellings (single story duplex):** Nine thousand (9,000) square feet.
- d. **Minimum lot area, All other uses:** Seven thousand (7,000) square feet.
- e. **Minimum lot width, Single-family dwelling:** Fifty (50) feet.
- f. **Minimum lot width, All other uses:** Seventy (70) feet.
- g. **Minimum front lot line setback:** Twenty (20) feet (twenty-five (25) feet minimum on arterial street).
- h. **Minimum rear lot line setback:** Twenty-five (25) feet.
- i. **Minimum side lot line setback:** Six (6) feet.
- j. **Maximum lot coverage:** Sixty percent (60%).
- k. **Maximum building height:** Thirty-five (35) feet.

(2) **Zero lot line Two-family dwellings.** The development standards can be found in Section 23-95(g)(2) for zero lot line two-family dwellings.

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 Comprehensive Plan 2010-2030 goals and objectives stated above and the Future Land Use Map, which identifies this area with a future one and two-family residential 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.
 - c. There is an error in the zoning ordinance text or zoning map as enacted.

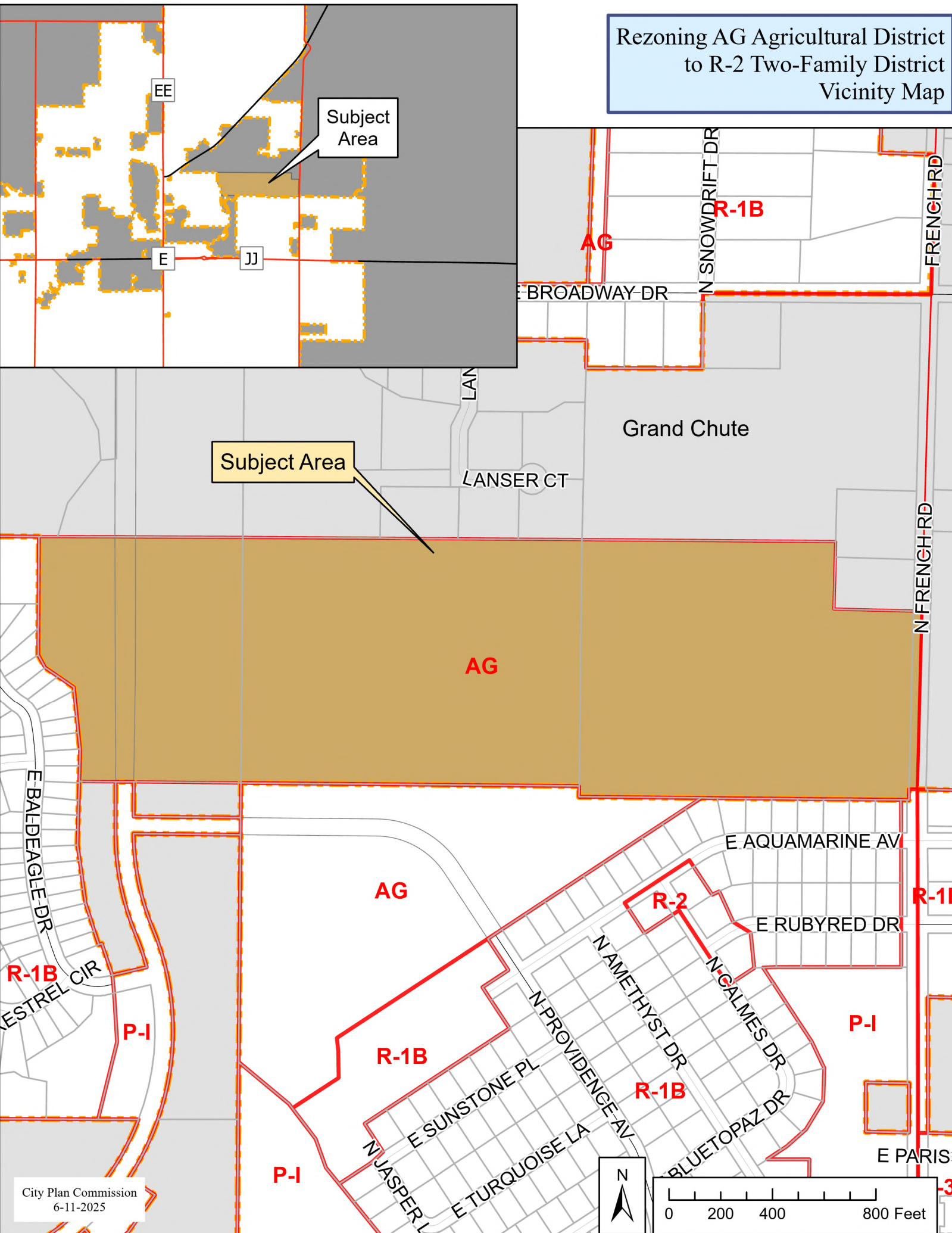
Development Review Team (DRT) Report: This item appeared on the April 1, 2025 DRT agenda. No negative comments were received from participating departments.

Future Actions: If the rezoning request is approved, it is anticipated that a subdivision plat will be prepared to subdivide the land for future residential development. The preliminary and final plat requires action by Plan Commission and Common Council.

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 #5-25 to rezone the subject parcel from AG Agricultural District to R-2 Two-Family District, including to the centerline of the adjacent right-of-way(s) as shown on the attached map, **BE APPROVED.**

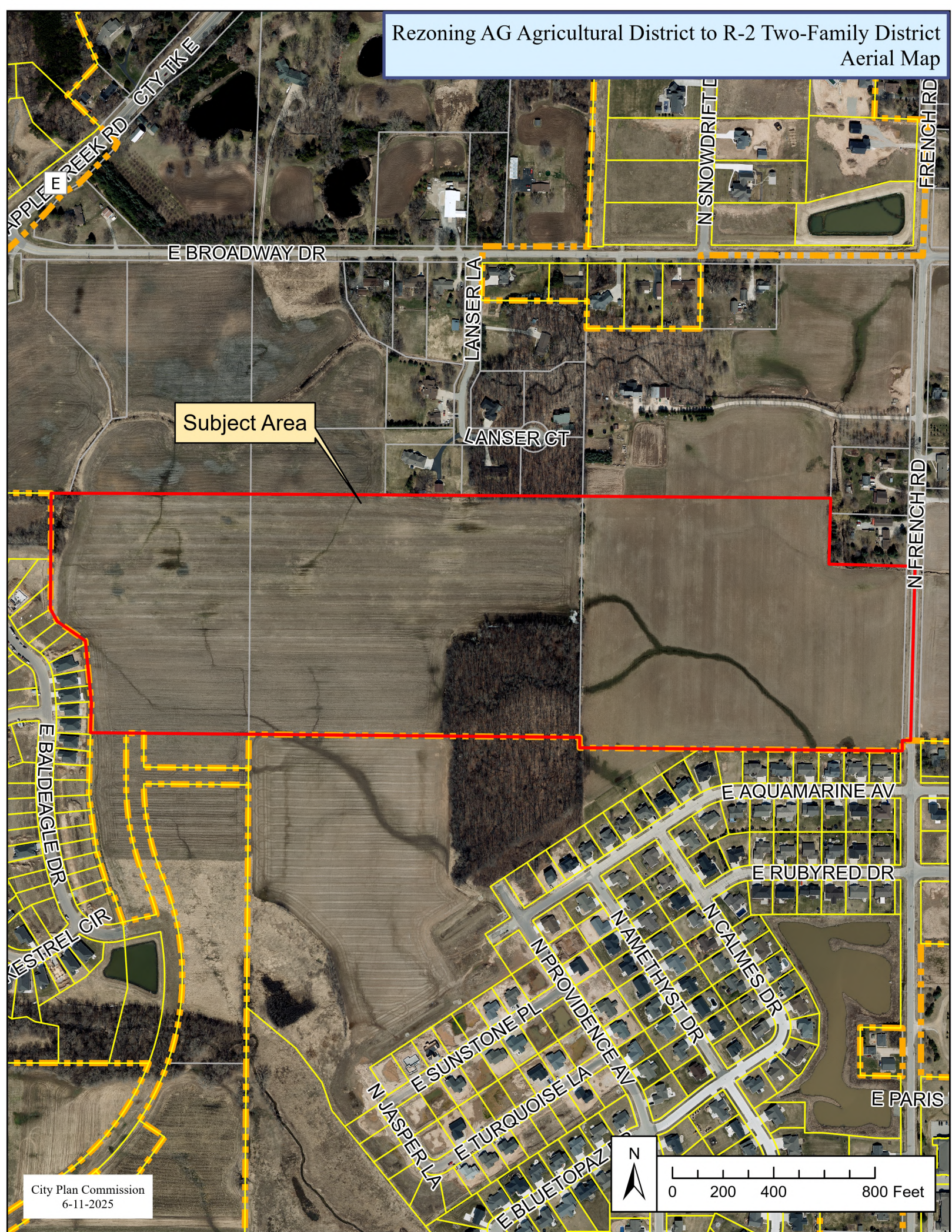
Rezoning AG Agricultural District
to R-2 Two-Family District
Vicinity Map



Subject Area

Subject Area

Rezoning AG Agricultural District to R-2 Two-Family District
Aerial Map



Part of the Southeast 1/4 of the Fractional Northeast 1/4 and All of the Southwest 1/4 of the Fractional Northeast 1/4 and part of the Southeast 1/4 of the Fractional Northwest 1/4 and part of the Northeast 1/4 of the Southeast 1/4, ALL of Section 6, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin, containing 3,149,161 Square Feet (72.2948 Acres) of land described as follows:

Beginning at the East 1/4 Corner of Section 06, Township 21 North, Range 18 East; thence S00°02'25"E along the east line of the Southeast 1/4 of said Section 06, 41.27 feet to the intersection of said east line with the east extension of the north line of Emerald Valley; thence N89°27'33"W along said extension line and along said north line, 1307.67 feet to the west line of the Northeast 1/4 of the Southeast 1/4 of said Section 06; thence N00°12'16"E along said west line, 41.27 feet to the south line of the Fractional Northeast 1/4 of said Section 06; thence N89°27'33"W along said south line, 1307.49 feet to the Center of said Section 06 as monumented; thence N89°27'19"W along the south line of the Fractional Northwest 1/4 of said Section 06, 625.06 feet to the east line of Apple Ridge 2; thence N01°36'33"E along said east line, 119.15 feet; thence N05°33'54"W along said east line, 247.09 feet; thence N55°27'06"W along said east line, 135.41 feet; thence N28°25'33"W along said east line, 55.45 feet; thence N00°20'17"E along said east line, 456.72 feet to the south line of Lot 1, Certified Survey Map No. 8359 and to the north line of the Southeast 1/4 of the Fractional Northwest 1/4 of said Section 06; thence S89°39'43"E along said south line of said Lot 1 and along said north line of said 1/4-1/4 and along the south line of Certified Survey Map No. 7511, 788.41 feet to the southeast corner of said Map No. 7511 and to the west line of the Southwest 1/4 of the Fractional Northeast 1/4 of said Section 06; thence N00°27'15"E along said east line of said Map No. 7511 and along said west line, 1.45 feet to the north line of the Southwest 1/4 of the Fractional Northeast 1/4 of said Section 06 as monumented and to the south line of Certified Survey Map No. 8122; thence S89°37'46"E along said north line as monumented and the south line of said Map No. 8122 and the south line of Certified Survey Map No. 6740 and the south line of Certified Survey Map No. 4280 and along the north line of the Southeast 1/4 of the Fractional Northeast 1/4 said Section 06 as monumented, 2291.51 feet to the west line of lands described in Doc. 1763227; thence S01°26'43"W along said west line and the west line of Lands Described in Doc. 799879, 259.41 feet to the south line of said Doc. 799879; thence S88°09'17"E along said south line, 340.00 feet to the east line of the Fractional Northeast 1/4 of said Section 06; thence S01°26'43"W along said east line, 689.84 feet to the Point Of Beginning. Described Lands are subject to easements and restrictions of record.