



MEMORANDUM

Date: September 15, 2016

To: Common Council
From: David Buck, CDD

RE: Rezoning – 500, 510, 520, 530 Valley Road, and 2623 Palisades Drive (#4-00919-03, #4-00919-02, #4-00919-06, #4-00919-05, #4-00919-04)

A petition by the property owner of 1861 Beck Street for a zone change from the R-2 Two-Family Residence District to R-2A Multi-Family, Zero Lot Line Residence District was brought before the Plan Commission on July 12 and August 2, 2016 and subsequently approved by Common Council on August 15, 2016. During their deliberation, the Plan Commission directed staff to research the possibility of rezoning an additional five properties located within the immediate vicinity for zoning consistency.

Staff researched the properties (500, 510, 520, 530 Valley Road, and 2623 Palisades Drive) and determined that these five properties would meet the zoning requirements of the R2-A zoning designation and brought the zone change back to the Plan Commission on September 13, 2016 with a staff recommendation of approval. Staff recommendation is based on the fact that the intended rezoning does not contradict the goals and objectives of the Comprehensive Plan; will provide a consistent zoning classification for the neighborhood bounded by Beck Street on the west, Valley Road on the south and Palisades Drive on the east; and will not create any lot or use non-conformities. Additionally, the rezoning of the properties from the R-2 District to the R-2A District will not change permitted uses of the property but will allow owners to subdivide their lots along the shared wall, from a land-use perspective.

At the September 13, 2016 Plan Commission meeting, the Plan Commission unanimously recommended approval of the rezoning of 500, 510, 520, 530 Valley Road, and 2623 Palisades Drive from the R-2 Two-Family Residence District to R-2A Multi-Family, Zero Lot Line Residence District with a finding that the rezoning does not contradict the City of Menasha Comprehensive Plan.

ORDINANCE O-13-16

AN ORDINANCE AMENDING TITLE 13 BY MAKING CERTAIN CHANGES TO THE DISTRICT

- (510-512 Valley Road (Parcel #4-00919-02)
- (500-502 Valley Road (Parcel #4-00919-03)
- (2623-2625 Palisades Drive (Parcel #4-00919-04)
- (530-532 Valley Road (Parcel #4-00919-05)
- (520-522 Valley Road (Parcel #4-00919-06)

INTRODUCED BY MAYOR MERKES ON THE RECOMMENDATION OF THE PLAN COMMISSION.

The Common Council of the City of Menasha does hereby ordain as follows:

SECTION 1: The Zoning Ordinance Title 13 and Zoning District made a part thereof is hereby amended by changing the following properties from R-2 Two Family Residence District to R-2A Multi-Family, Zero Lot Line Residence District, described as follows:

510-512 Valley Road, Parcel #4-00919-02 LOT 2 OF CSM #1527 REC AS DOC #651684 WINNEBAGO CO R.O.D;

500-502 Valley Road, Parcel #4-00919-03 LOT 3 OF CSM #1527 REC AS DOC #651684 WINNEBAGO CO R.O.D;

2623-2625 Palisades Drive, Parcel #4-00919-04 PART OF LOT 1 OF CSM #1371 (REC AS DOC #627282 WINNEBAGO CO R.O.D.) BEGINNING AT NE COR LOT 1 CSM 1371; TH ALG W RW LN PALISADES DR, S00*00'00"W 100.00 FT; TH ALG S LN SD LOT 1, S89*56'00"W 100.00FT; TH N00*00'00"E 99.33 FT; TH ALG N LN LOT 1 CSM 1371, N89*33'00"E 100 FT TO POB;

530-532 Valley Road, Parcel # 4-00919-05 LOT 2 OF CSM #1371 REC AS DOC #627282 WINNEBAGO CO R.O.D.; and,

520-522 Valley Road, Parcel #4-00919-06 LOT 1 OF CSM #1527 REC AS DOC #651684 WINNEBAGO CO R.O.D.

SECTION 2: This amending Ordinance shall take effect upon passage and publication as provided by law.

Passed and approved this ____ day of _____, 2016.

Donald Merkes, Mayor

ATTEST:

Deborah A. Galeazzi, City Clerk

Proposed Rezoning from R-2 Two-Family Residence District to R-2A Multi-Family, Zero Lot Line Residence District



Legend

 Parcels Proposed for Rezoning:
ID# 4-00919-02, 4-00919-03,
4-00919-04, 4-00919-05,
and 4-00919-06

