



Memorandum

To: Common Council
From: Kevin Englebert, Associate Planner *KPE*
Date: August 11, 2016
RE: **Rezoning – 412 Broad Street (#1-00041-00)**

The City of Menasha has been petitioned by prospective owners of 412 Broad Street to rezone the property from C-2 Central Business District to R-1 Single Family Residence District. The property itself contains one building which was originally constructed as a single family dwelling but has alternatively been used for commercial and residential purposes throughout the building's history. Currently, the use of the property as residential is considered legal non-conforming in the C-2 District unless the use is vacated for a period of 12 months or greater. The desire of the applicants is to use the property as a single family home and to rezone the property to allow for a permitted single family residential use by right.

The State of Wisconsin requires municipalities to make decisions regarding land use classifications that "further or do not contradict" the municipality's comprehensive plan. The City of Menasha Comprehensive Plan classifies this property in the *Commercial Core Mixed Use Area*. This classification calls for a dense, urban center with mixed use developments that are primarily commercial and high-density residential in nature. The comprehensive plan also calls for preserving historical buildings near the downtown corridor. In this case, a rezoning of the property from the C-2 District to the R-1 District would not provide the density or range of uses that would further the goals of the comprehensive plan. While the home is historic in the sense that it is a character home, it is not in any local, state, or federal historic district.

Staff recommends denial of ordinance O-9-16 based on the fact that the intended rezoning would not further the goals and objectives set forth in the City of Menasha Comprehensive Plan.

City of Menasha
SPECIAL ZONING APPROVAL

Owner Daniel & Deanna Coonen

Case or Plan No. _____

Address 412 Broad St, Menasha

Fee \$350.00

Applicant (if different than Owner) Ashley Breyer and William Blair

Address 2620 Forestview Ct Apt 12, Appleton, WI 54915

Zoning Commercial

Parcel Number(s) 1-00041-00

PLEASE INDICATE WHICH REQUEST IS BEING MADE

- Rezoning
- Special Use
- Flood Plain Map Amendment
- Appeal or Variance
- PUD Plan Approval

Description of Request: This house is currently zoned as a commercial property, even though it has been redone to be a single family dwelling. We would like this property to be rezoned residential.

Owner/Agent Daniel Coonen  06/20/2016 07:24 PM GMT

Deanna Coonen  06/20/2016 07:32 PM GMT

Signature

(If applicable) Formal Hearing 7-18-2016

Informal Hearing 7-12-2016 Notice Mailed 7-1-2016

Notice Mailed 7-1-2016 Notice Mailed n/a

Action Taken: _____ 20__

APPROVED DENIED

Conditions (if any): _____



July 1, 2016

Dear Property Owner:

The City of Menasha will be holding public hearings regarding the proposed rezoning of a property located at 412 Broad Street (Parcel #1-00041-00). You are being notified in accordance with Section 13-1-142 of the Menasha Code of Ordinances.

Rezoning of the property from C-2 Central Business District to R-1 Single Family Residence District is being requested by the owners based on the desire to utilize the building as a single family dwelling.

Please see the enclosed map and public notice for more information.

The Plan Commission will be considering this rezoning at an informal public hearing on Tuesday, July 12, 2016 at 3:30 p.m. or shortly thereafter in the Third Floor Council Chambers of City Hall, 140 Main Street. Persons interested in this matter will be given an opportunity to comment and ask questions about the proposed rezoning. A second public hearing before the Common Council will be held Monday, July 18, 2016 at 6:00 p.m. or shortly thereafter in the Council Chambers of City Hall, 140 Main Street. If you have any questions, please contact me at the number listed below.

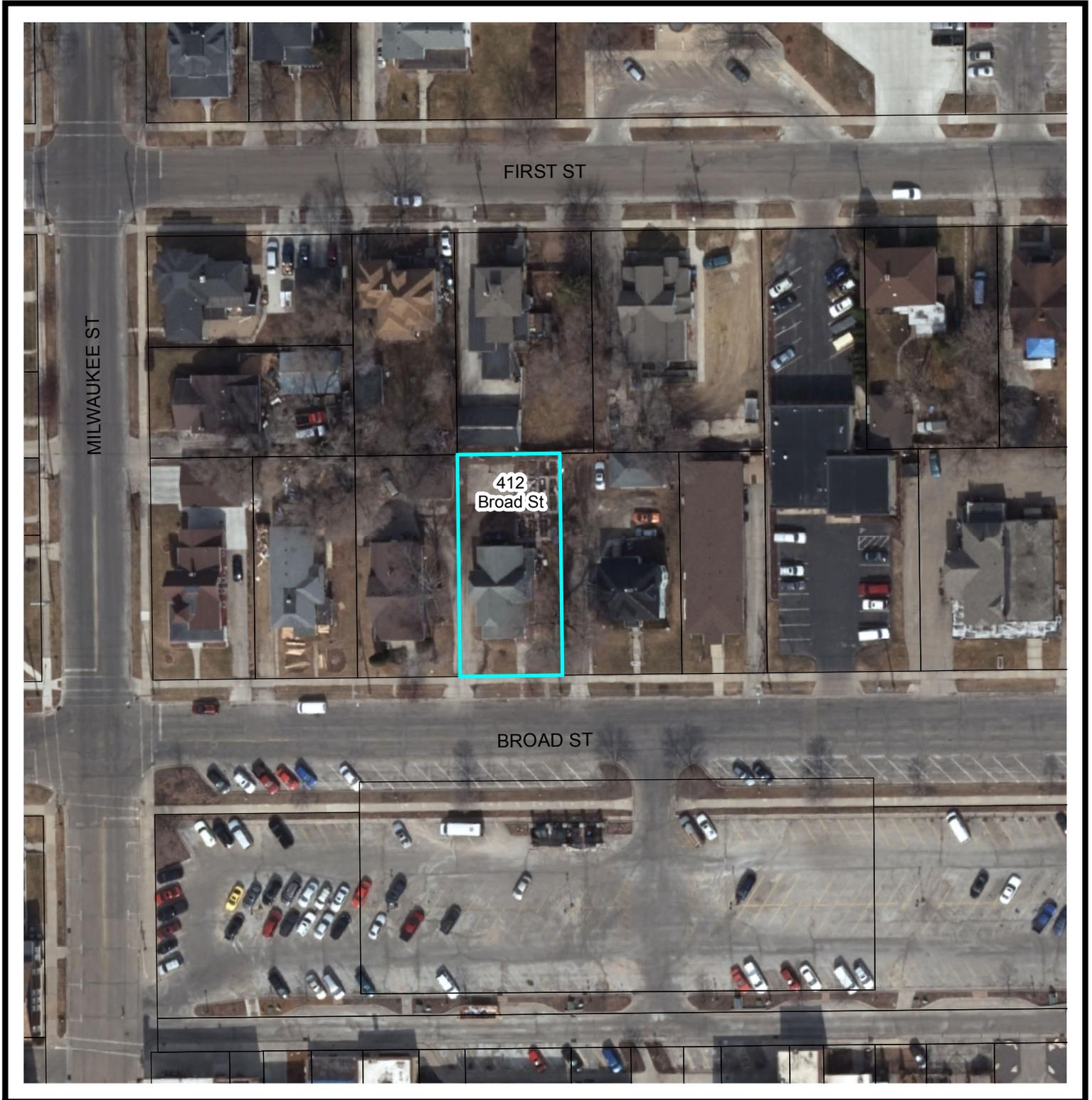
Sincerely,

Kristi Heim
Community Development Coordinator

Enclosures

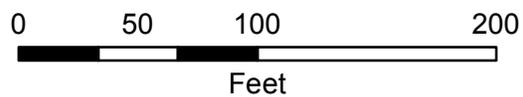
C: City of Menasha Plan Commission ✓
City Clerk Deborah Galeazzi

Proposed Rezoning from C-2 Central Business District to R-1 Single Family Residence District



Legend

 Proposed for Rezoning:
Parcel ID# 5-00493-00



CITY OF MENASHA
Public Hearing

NOTICE IS HEREBY GIVEN that the City of Menasha will be holding public hearings regarding the proposed rezoning of property located at 412 Broad Street (Parcel #1-00041-00).

Rezoning of the property from C-2 Central Business District to R-1 Single Family Residence District is being requested by the owners desire to utilize the building as a single family dwelling.

The Plan Commission will be considering this rezoning at an informal public hearing on Tuesday, July 12, 2016 at 3:30 p.m. or shortly thereafter in the Third Floor Council Chambers of City Hall, 140 Main Street. Persons interested in this matter will be given an opportunity to comment and ask questions about the proposed rezoning. A second public hearing before the Common Council will be held Monday, July 18, 2016 at 6:00 p.m. or shortly thereafter in the Council Chambers of City Hall, 140 Main Street.

Deborah A. Galeazzi
City Clerk

Publish: July 7 and 11, 2016.