Memorandum

To: Common Council
From: Kevin Englebert, Associate Planner KPE
Date: August 11, 2016
RE: Rezoning – 1861 Beck Street (#4-00919-01)

The City of Menasha has been petitioned by the owners of 1861 Beck Street to rezone the property from R-2 Two-Family Residence District to R-2A Multi-Family, Zero Lot Line Residence District. The desire of the applicants is to subdivide the property into two lots with a shared wall and be able to have two separate property owners.

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 as *Low-Density Residential*. In this case, a rezoning of the property from the R-2 District to the R-2A District would not change the permitted uses of the property. It would allow the owners to subdivide the property.

Staff recommends approval of ordinance O-8-16 based on the fact that the intended rezoning would not contradict the goals and objectives set forth in the City of Menasha Comprehensive Plan.

City of Menasha

SPECIAL ZONING APPROVAL

Owner SANDRA SLUSARZLIK Case or Plan No. _____

Address 1861 | 1863 Beck St Fee _____
MENASHA WI 54952

Applicant (if different than Owner) _____

Address N

Zoning R-2 Parcel Number(s) 4-00919-01

PLEASE INDICATE WHICH REQUEST IS BEING MADE

- [x] Rezoning
- [ ] Special Use
- [ ] Flood Plain Map Amendment
- [ ] Appeal or Variance
- [ ] PUD Plan Approval
- [ ] Comprehensive Plan Amendment

Description of Request: _____

(If applicable)

Formal Hearing 7-18-2016

Informal Hearing 7-12-2016

Notice Mailed 7-1-2016

Notice Mailed Rec'd 7-1-2016

Notice Mailed _____

Action Taken: _____ 20____

- [ ] APPROVED
- [ ] DENIED

Conditions (if any): _____

Owner/Agent _____
Signature

July 1, 2016

Dear Property Owner:

The City of Menasha will be holding public hearings regarding the proposed rezoning of a property located at 1861-1863 Beck Street (Parcel #4-00919-01). You are being notified in accordance with Section 13-1-142 of the Menasha Code of Ordinances.

Rezoning of the property from R-2 Two Family Residence District to R-2A Multi-Family, Zero Lot Line Residence District is being requested by the owners in order to make provision with zoning requirements which allow the lot to be split along the common wall of the existing structure.

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 3:40 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

Kristi Heim
Community Development Coordinator

Enclosures

C: City of Menasha Plan Commission
City Clerk Deborah Galeazzi
Town Clerk Karen Backman

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

Legend

Proposed for Rezoning:
Parcel ID# 4-00919-01

0 50 100 200
Feet

N

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 1861-1863 Beck Street (Parcel #4-00919-01).

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Deborah A. Galeazzi
City Clerk

Publish: July 7 and 11, 2016.