



Memorandum

To: Plan Commission
From: Kevin Englebert, Associate Planner *KPE*
Date: September 7, 2016
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)**

At the July 12th Plan Commission meeting, commissioners directed staff to research the possibility of rezoning six lots bordering Beck Street, Valley Road, and Palisades from R2 Two Family Residence District to R2-A Multi-Family, Zero Lot Line Residence District.

The City of Menasha subsequently rezoned one of the lots, 1861 Beck Street, from R-2 Two-Family Residence District to R-2A Multi-Family, Zero Lot Line Residence District following a petition from the owners. At this time, staff is bringing the remaining five lots to the commission for a consideration of a rezoning from R-2 to R-2A (see attached map).

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 these properties as *Low-Density Residential*. In this case, rezoning the properties 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 their properties along a shared wall if desired and makes minor changes the density requirements of the properties. The proposed rezoning would not create any lot non-conformities.

Staff recommends approval of the rezoning of 500, 510, 520, 530 Valley Road, and 2623 Palisades Drive, based on the interpretation that the intended rezoning would not contradict the goals and objectives set forth in the City of Menasha Comprehensive Plan and would provide a consistent zoning classification for the neighborhood.



September 1, 2016

Dear Property Owner:

The City of Menasha Plan Commission and Common Council will hold public hearings regarding the proposed rezoning of properties on Valley Road and Palisades Drive. You are being notified in accordance with Section 13-1-142 of the Menasha Code of Ordinances, which requires notification of all property owners immediately adjacent and extending one hundred (100) feet from the properties. Please see the enclosed map and public notice for more information.

As part of the annual Comprehensive Plan Review, the City of Menasha Community Development Department is proposing to rezone the following properties from R-2 Two-Family District to R-2A Multi-Family, Zero Lot Line Residence 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)

The Plan Commission will be considering this rezoning at an informal public hearing on Tuesday, September 13, 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, September 19, 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 920-967-3650 or by email at kheim@ci.menasha.wi.us.

Sincerely,

Kristi Heim
Community Development Coordinator

Enclosures

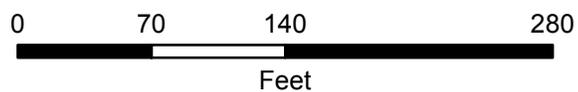
C: City of Menasha Plan Commission ✓
City Clerk Deborah Galeazzi

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



CITY OF MENASHA
Public Hearing

NOTICE IS HEREBY GIVEN that the City of Menasha Plan Commission and Common Council will hold public hearings regarding the proposed rezoning of properties on Valley Road and Palisades Drive.

As part of the annual Comprehensive Plan Review, the City of Menasha Community Development Department is proposing to rezone the following properties from R-2 Two-Family District to R-2A Multi-Family, Zero Lot Line Residence 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) and 520-522 Valley Road (Parcel #4-00919-06).

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Deborah A. Galeazzi
City Clerk

Publish: September 8 and 12, 2016.