



MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Plan Commission
From: Lily Paul, Associate Planner
Date: October 14, 2022
Re: Rezoning Request – Parcel 323246200 - 1302 Moon Ridge Court

Joshua and Katie Dalke, on behalf of owner Keith Oudenhoven, are requesting to rezone parcel 323246200, located at 1302 Moon Ridge Court from Residential Single-Family (RSF) to Residential Two-Family (RTF). The lot is 0.43 acres and vacant. It has been on the market for over 100 days with no action. The Dalke's are currently in the process of purchasing this vacant lot and are hoping to build a duplex on the lot to live in and rent out the other side. Additional water and sewer laterals will need to be installed to the property per City Code 17.18(4). The Dalke's are aware of the RTF requirements to make the property conforming to City Code.

The location of this parcel is surrounded by both RSF and RTF. Creating affordable housing is very encouraging. This zoning change is compatible with the City of Kaukauna's Comprehensive Plan. Please see attached map for surrounding zoning and location reference.

Staff Recommendation:

Approve the rezoning of parcel 323246200, located at 1302 Moon Ridge Court, from Residential Single-Family (RSF) to Residential Two-Family (RTF) and recommend the same to council.