



MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Common Council
From: Joe Stephenson, Director of Planning and Community Development
Date: 11/9/22
Re: Rezoning Request – Parcel 323246200 - 1302 Moon Ridge Court

Joshua and Katie Dalke, new owners of the parcel, are requesting to rezone parcel 323246200, located at 1302 Moon Ridge Court from Residential Single-Family (RSF) to Residential Two-Family (RTF). The owner would like to build a duplex and live in one half of it.

Duplex infill lots located on vacant land is an easy way for the city to help increase its unit count and reduce the cost of housing, which is at a historic high. Outagamie County brought together various stake holders within the Fox Cities to talk about housing strategies that would help to reduce housing costs and make housing more affordable. One of the initiatives outlined in the housing strategy guide produced by that group was to allow duplexes on in-fill lots. New duplexes are quality housing and provide housing units at a reduced cost. Duplex units have also become very popular for empty nesters looking to downsize and remain in their community, without adequate housing diversity, people who want to stay in Kaukauna will be forced to leave.

When reviewing a rezone staff looks first at the shape of the lot and if it physically meets the requirements of the proposed new district. In this case, yes, the larger lot meets the requirements of the two-family district. Then we look at surrounding uses. In this case there are duplexes, multi-family homes, and single-family homes all within 200 feet of this property. Next staff looks at the impact to the surrounding uses a rezone would have. With residential neighborhoods, it is typically not beneficial to look at the physical form of the house to determine impact (ie, detached, attached, row home, duplex, etc) but at density of the neighborhood overall.

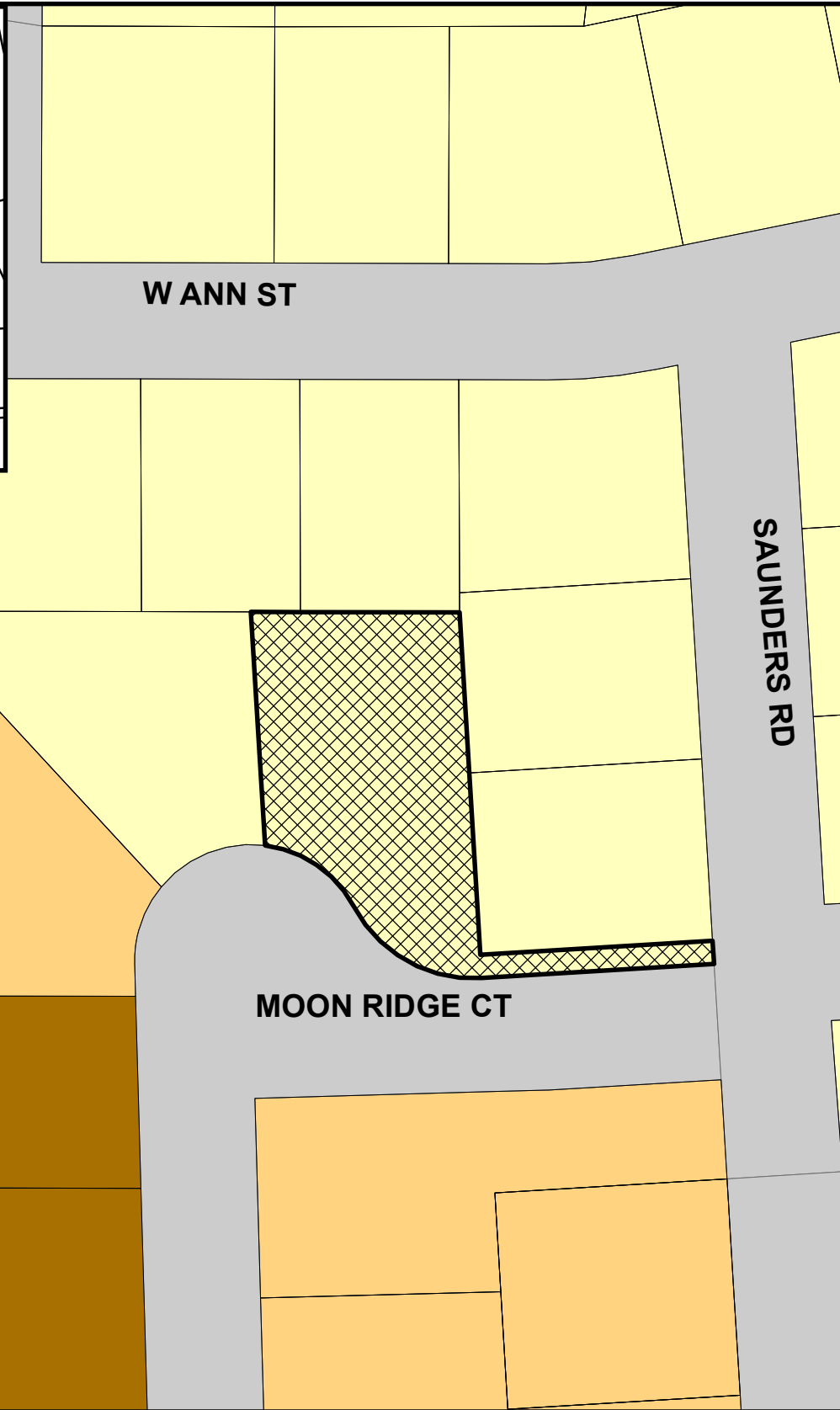
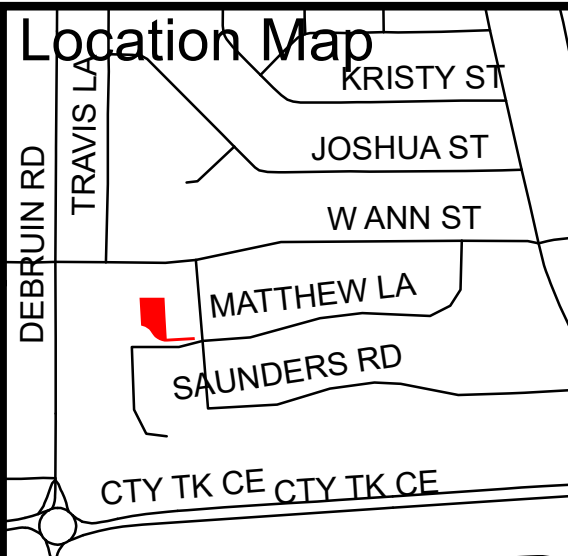
This neighborhood has 3.875 units per acre. With the addition of the duplex this count will increase to 3.9 units per acre. For reference, a neighborhood closer to the City's downtown is about 4.5 units per acre and the suburban portions of the city are around 3.4 units per acre. Given the small units per acre increase in an already mixed residential neighborhood, staff would classify this rezone as low impact.

Plan Commission recommended approval of the rezoning to the Common Council.

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.




Location Map



Legend

 PROPOSED REZONE SITE

Existing Zoning

-  RESIDENTIAL MULTI-FAMILY
-  RESIDENTIAL SINGLE-FAMILY
-  RESIDENTIAL TWO-FAMILY

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