

Memo

To: Plan Commission

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: REZONING PARCEL NUMBER AL-1592, LOCATED AT 1525 S. WEBSTER AVENUE LEGALLY DESCRIBED AS: MATH REYNENS PLAT LOTS 7-8-13 & 14 EX S 50 FT OF LOTS 8 & 13 & EX R.R. ALSO E 9 FT OF LOT 11 FROM COMMERCIAL TO B RESIDENTIAL

Date: October 19, 2016

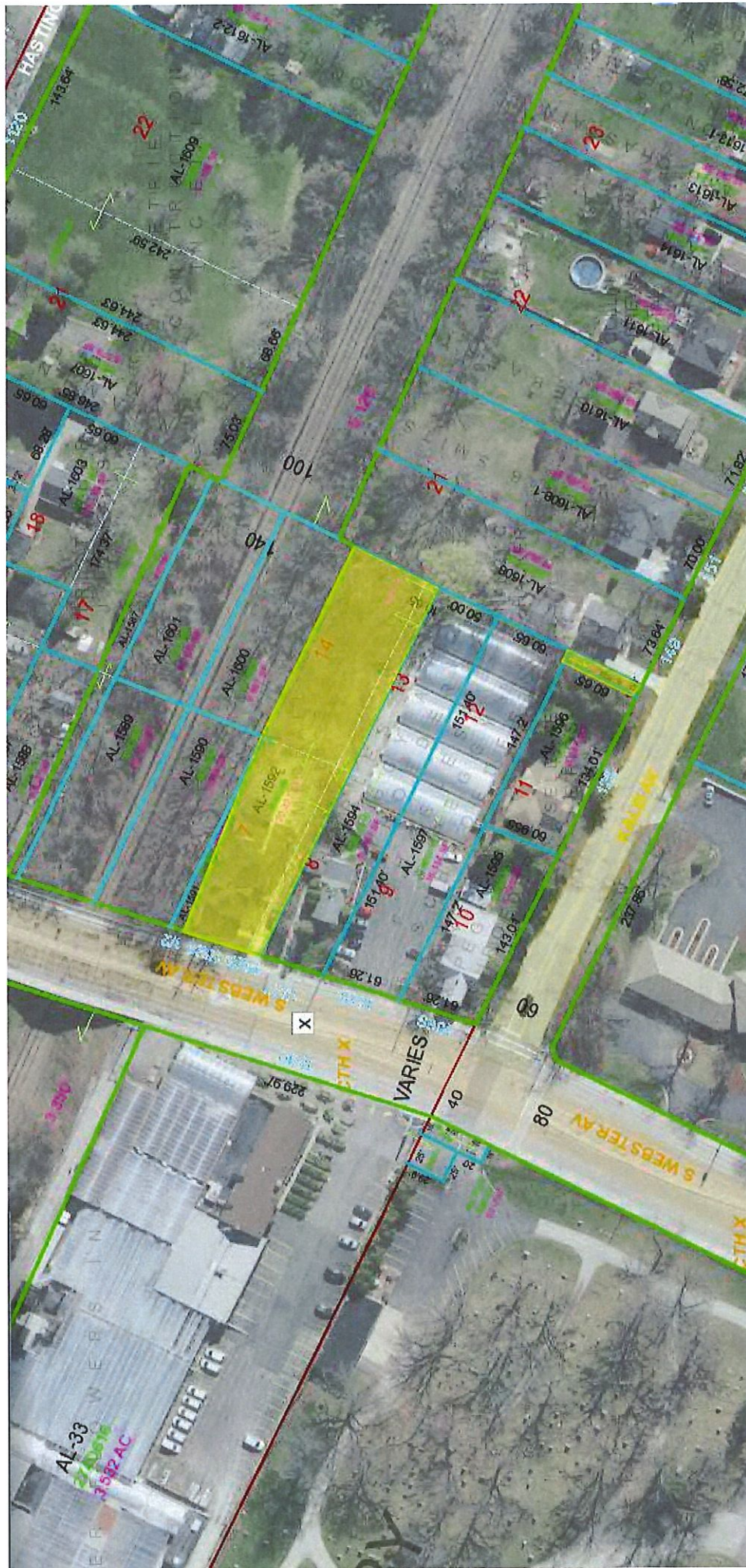
A petition to rezone parcel AL-1592, located at 1525 S Webster Avenue from "Commercial" to "B Residential" has been requested by Kevin Servais. The current structure and use of the parcel is an upper/lower duplex and is an existing, non-conforming use.

The Village of Allouez Comprehensive Plan (amended in 2015) does not specifically reference this parcel, but does call for commercial development in this area (along S Webster Avenue, approximately from Allouez Avenue to the Green Bay border).

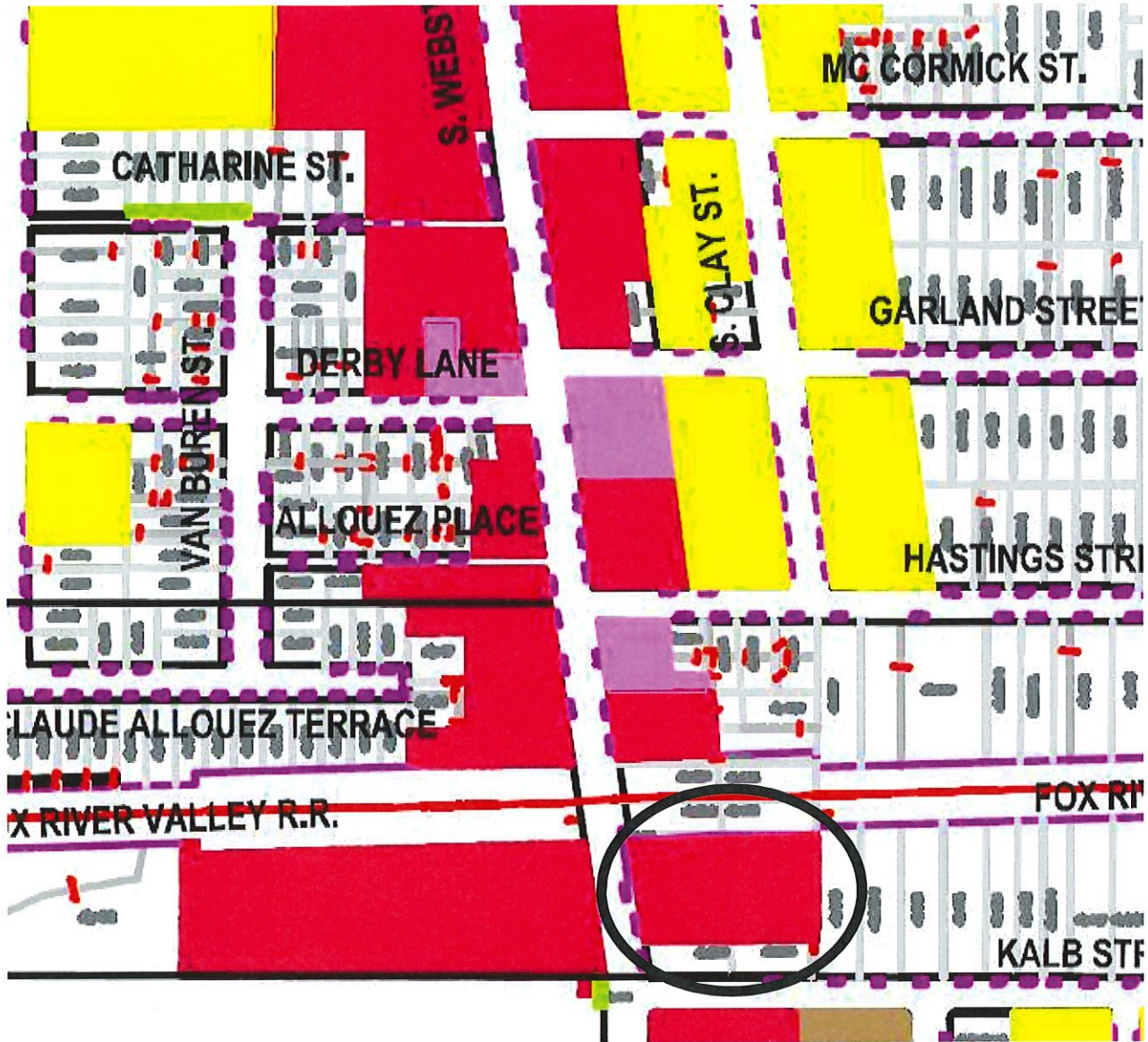
It is unknown whether or not this lot has always been zoned "Commercial." However, the current use is only allowed under "B Residential." The zoning code does require that any "B Residential" lot have 90' of frontage. The building was likely constructed when neither of these requirements were in place, making this an existing, non-conforming use. Change in the zoning will require the parcel to comply with all of the zoning requirements for the new zoning. Any variance would have to be granted by the Board of Appeals. Rezoning of the parcel would need to be contingent on receiving a variance.

Parcel AL-1592 includes a 9'x60' strip off of Kalb Avenue (see attached) that was created for access to Kalb Avenue. A 9' easement allows for continued access to both pieces of the parcel. The small piece of land could be excluded from the rezoning by creating separate "zoning lots," but will have to be specifically referenced.

Plan Commission is asked whether or not to recommend approval to rezone parcel AL-1592 from "Commercial" to "B Residential" and if it should include the 9 x 60' strip off of Kalb. If the recommendation is to approve rezoning of the parcel, condition should be to receive a variance for lot frontage from the Board of Appeals.



Surrounding Zoning



200' Around Property

