

Memo

To: Plan Commission

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: REQUEST TO REZONE PARCEL NUMBER AL-806-C-27, LOCATED AT 723 MERLIN DRIVE LEGALLY DESCRIBED AS: CAMELOT SUBD 1ST ADDITION LOT 27 & ELY 35' OF LOT 26 FROM "A-RESIDENTIAL" TO "B-RESIDENTIAL"

Date: 23 June 2017

A petition to rezone parcel AL-806-C-27, located at 723 Merlin Drive from "A Residential" to "B Residential" has been requested by Dawn and Alana Glanner. The existing site is a vacant lot.



The petitioners do not own the property, but do have an accepted offer to purchase pending approval of proper zoning. Plans are to build an owner occupied duplex on the property for both petitioners to reside. A zoning change is required for this intended use. The proposed use is an allowed use in the "B Residential" zoning. Any building improvements or structural additions on the property will have to follow standards for a "B Residential" zoned property.

Attached are some of the zoning requirements that will need to be followed if the property is rezoned.

The Village of Allouez Comprehensive Plan (amended in 2015) does not specifically reference this parcel, but does call for Traditional Neighborhood Development (mixed use). This parcel is on the fringe of a single family neighborhood, near commercial development.

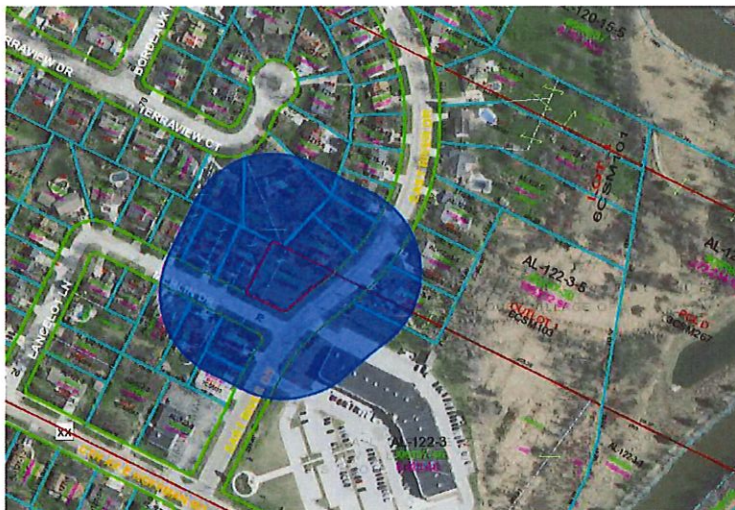
Surrounding Zoning

The property is currently zoned "A Residential." The zoning of the neighboring properties are shown in the zoning map below. The existing uses of the surrounding properties include single family, two family, and commercial uses.



200' of Property

An informational notice was sent out to property owners within 200' of the property (see below aerial). A Public Hearing Notice will be sent to the same property owners when the petition request is reviewed by the Village Board.



Plan Commission is asked whether or not to recommend approval to rezone parcel AL-806-C-27 from "A Residential" to "B Residential."

"B" RESIDENCE DISTRICT

Building code requirements as detailed in Village ordinance 11.

Permitted Uses – 11.06(A):	All uses in the "A" Residence Districts; two-family dwellings, boarding houses, lodging houses; authorized religious, eleemosynary, or philanthropic institutions; hospitals and clinics, not including correctional institutions or veterinary uses; private clubs, fraternities, sororities, and lodges, excluding those whose chief activity is a service customarily carried on as a business.
Minimum Lot Size – 11.06(C)(5):	9000 square feet 90 feet of frontage
Front Yard Setback – 11.06(C)(1):	25-foot minimum
Side Yard Setback – 11.06(C)(2):	<u>Principle structure</u> : 6-foot minimum, with a total of 14 feet; 10-foot minimum is required for structures exceeding 35 feet (2½ stories) in height or 60 feet in length or width. <u>Public and semi-public buildings</u> : an increase of ½ square foot per foot building exceeds 40 feet in height, not exceeding 75 feet. <u>Duplexes</u> : no side yard is required for the adjoining side of a structure, provided the owner of the adjoining structures is the same at the time of construction; the opposite side of the structure must be 8 feet minimum.
Rear Yard Setback – 11.06(C)(4):	<u>Principle structure</u> : 20% of the depth of the lot, but no less than 15 feet and not required to be more than 30 feet. <u>Accessory buildings</u> : 2½-foot minimum.
Corner Lots – 11.06(C)(2)(d):	<u>Principle Structure</u> : 25-foot minimum front yard setback; 12½-foot minimum side yard setback (street side); 6-foot minimum side yard setback (interior side). <u>Accessory building</u> : Structure cannot extend beyond the front building line of the lots to the rear of the parcel; 30-foot minimum front yard setback; 30-foot or more minimum side yard setback (street side); 4-foot minimum side yard setback (interior side).
Maximum Lot Coverage – 11.06(C)(6):	Total of all buildings on a parcel may not exceed 40% coverage of an interior lot or 50% coverage of a corner lot. Accessory may not exceed more than 30% coverage of required rear yard.
Height Limitations – 11.06(B):	<u>Principle structure</u> : 40-foot maximum (3 stories). <u>Public and semi-public buildings</u> : 75-foot maximum, at minimum side yard requirements (10 feet).

Minimum Dwelling Size – 11.06(F):	1 and 2 bedrooms	750 square feet
	3 bedrooms	1000 square feet
	4 or more bedrooms	1400 square feet + 400 square feet for each additional bedroom in excess of 4

- Off-street Parking**
11.13(J)(2):
- 1 garage of at least 220 square feet minimum for each dwelling unit.
 - The garage must be attached to the principle structure unless authorized and conforms to the completion requirements of height, size, setbacks, and lot coverage as listed above and specified in section 11.06 of the Village Zoning Ordinance.
 - Construction of the required garage shall be completed before an occupancy permit is issued for the principle building.

This information shall not be construed as a comprehensive view of the Zoning or Building Codes. All applicable code provisions shall be followed. Building permits, land use permits, plumbing, electrical permits, HVAC permits, and flood plain permits are required prior to beginning construction. Drawings with elevations, plot maps, erosion control, or other information may be required by the code official.

The official Village Zoning Map, as well as a copy of the Village Zoning Ordinance (with the above sections in depth) is available on the Village website (www.villageofallouez.com), or upon request at the Village Hall.

Contact Information:

Building Inspector, Kevin Wieland
Allouez Village Hall
1900 Libal Street
Green Bay, WI 54301-2453

Phone: (920)448-2803 ext. 107
Fax: (920)448-2850
Email: kevinw@villageofallouez.com