

Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: PETITION FROM ANDREA LYNN BURKEL – REQUESTING THE REZONING OF PARCEL AL-1233-1, LOCATED AT 120 E ALLOUEZ AVENUE AND LEGALLY DESCRIBED AS: LIBAL’S ADD’N W 82.5 FT OF LOTS 17 & 18 BLK 1, FROM “C” PROFESSIONAL OFFICE AND RESIDENCE DISTRICT TO COMMERCIAL DISTRICT (formerly Brien’s Barber Shop)

Date: 13 May 2019

A request to rezone parcel AL-1233-1, located at 120 E. Allouez Avenue from “C” Professional Office and Residence District to Commercial District has been submitted. The existing building is a current mixed-use structure, which was formerly a barber shop and apartment.



Plans are to convert the barber shop area into a dog grooming area and maintain the residential space. This use is not allowed by right in “C” Professional Office and Residence District zoning and will require the property to be rezoned to Commercial District. Additionally, the petitioner is seeking a conditional use permit to allow for the residential component of the property.

The current retail trade/service use (Brien’s Barber Shop) is an existing non-conforming use in this district. The change of use requires a rezoning.

The Village of Allouez Comprehensive Plan (amended in 2015) does not specifically reference this parcel.

Surrounding Zoning and Properties

The property is currently zoned “C” Professional Office and Residence District. The zoning of the neighboring properties is shown in the zoning map below. The existing uses of the surrounding properties includes single family (north), dry cleaners (west), single family (south), single family (east).



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.



Recommendation

Staff recommends approval of this rezoning request, contingent on receiving a parking plan that meets the zoning requirements prior to business occupancy.

Plan Commission is asked whether or not to recommend approval to rezone parcel AL-1233-1 from "C" Professional Office and Residence District to Commercial District.

FEE: \$200.00

VILLAGE OF ALLOUEZ
PETITION FOR REZONING

RECEIPT NUMBER 122912 \$200.00 DATE PAID 5/10/2019

Please complete this form. In cases where the complete legal description of the property under consideration is too lengthy to include in the space allowed in 3 below, include it on a separate sheet with this application. Also, attach the required map and/or drawing of the property to be considered. A fee of \$200.00 must accompany all petitions for rezoning.

PETITIONER'S NAME Andrea Lynn Burkel

ADDRESS 1935 Bunker Hill Ct

PHONE NUMBER 920-619-0483

The above named hereby petitions the Village Board of Allouez as follows:

1. That petitioner's interest in the property is as Pet Grooming (future business and property owner)

2. That record title to the property is presently in the name of
Anthony Funk

3. That the legal description of the property under consideration is:
Libal's ADD'N W82.5 Ft of lots 17+18 BLK 1
or a copy of the legal description is attached hereto.

4. That the size of the property is: 82.5 X 100 Ft

5. That a certified survey map, or a copy of the recorded plat on which the property is shown is attached hereto.

6. That the premises are presently zoned as Class B Mercantile office/Residence

7. That the petitioner seeks rezoning to Commercial

Dated this 5 day of 6, 20 19.

(Signed) Andrea Burkel
(Petitioner)

(Signed) _____
(Owner, if other than Petitioner)

_____ Plan Commission Meets
(Informational Notice - Petitioner to be present)

_____ Board accepts or rejects Plan Commission recommendation.
Board may or may not schedule a hearing.

_____ Date of hearing if one is scheduled
(requires a Class II Notice - Petitioner to be present)

Property Tax Record
VILLAGE OF ALLOUEZ
Brown County, Wisconsin
Parcel Number: AL-1233-1

Information is as current as the postings of Tuesday, April 30, 2019 at 7:04:17 PM. Note: Documents received prior to this date may be on hold or pending entry into the land records system.

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<p>Property Information</p> <p>Parcel Number AL-1233-1</p> <p>Owner Name ANTHONY FUNK</p> <p>Property Address 120 E ALLOUEZ AV</p> <p>Municipality AL - VILLAGE OF ALLOUEZ</p> <p>School District 2289 - GREEN BAY SCH DIST</p> <p>Sanitary District None</p> <p>Special District(s) None</p>	<p>Current Unofficial Valuation</p> <table border="1"> <thead> <tr> <th>Land Use Classification</th> <th>Acres</th> <th>Land</th> <th>Improvements</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>B - MERCANTILE</td> <td>0.190</td> <td>49,700.00</td> <td>39,600.00</td> <td>89,300.00</td> </tr> <tr> <td>All Classes</td> <td>0.190</td> <td>49,700.00</td> <td>39,600.00</td> <td>89,300.00</td> </tr> </tbody> </table> <p>Legal Acres 0.190</p> <p>Values are not official until new tax bills are issued in December.</p> <p>Note: For a specific tax year valuation, select tax year from tax records available below.</p> <p>Note: Land Use Class is not a Zoning Classification. If you are looking for Zoning Classification, you will need to contact the municipality.</p> <p>Note: Legal Acres, as listed in the Property's Legal Description, may differ slightly from the Total Acres, or the sum of the acreage for all land classifications.</p>	Land Use Classification	Acres	Land	Improvements	Total	B - MERCANTILE	0.190	49,700.00	39,600.00	89,300.00	All Classes	0.190	49,700.00	39,600.00	89,300.00
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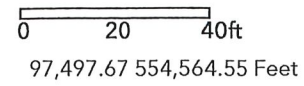
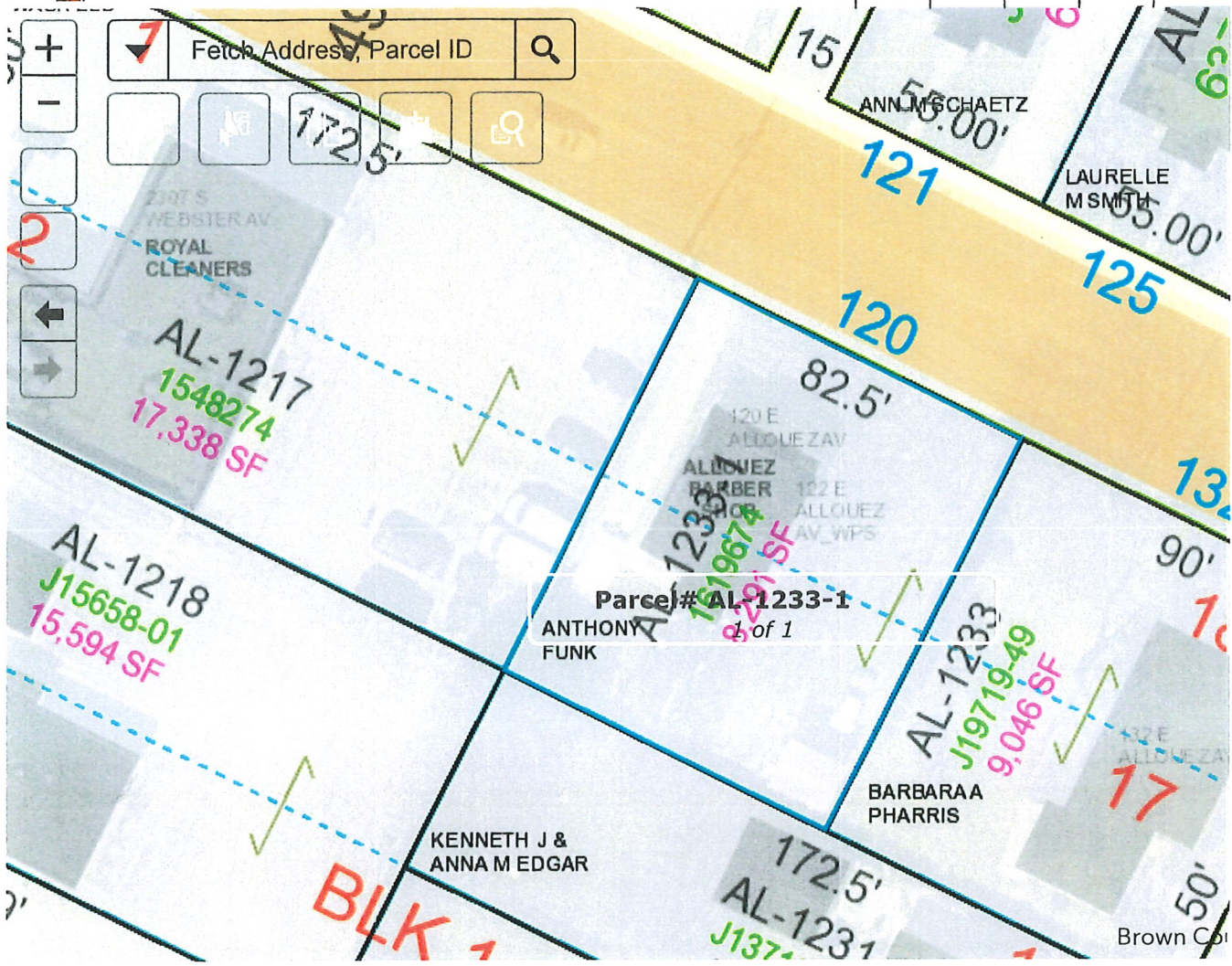
<p>Mailing Address Information</p> <p>ANTHONY FUNK</p> <p>PO BOX 54137</p> <p>KRAKOW WI 54137-0004</p>	<p>Reference Document</p> <p>Document #: 2830740</p>	<p>Available Maps</p> <p>View GIS Map</p> <p>Other Maps</p>
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<p>Tax Records Available</p> <p>Tax Year</p> <p><input type="radio"/> 2015 (Tax Bill Number 1793285)</p> <p><input type="radio"/> 2016 (Tax Bill Number 1927954)</p> <p><input type="radio"/> 2017 (Tax Bill Number 1991499)</p> <p><input checked="" type="radio"/> 2018 (Tax Bill Number 2095807)</p> <p>View Tax Detail</p> <p><i>Tax Detail may take a few moments to appear</i></p>	<p>Tax Legal Description</p> <p>8,291 SQ FT</p> <p>LIBAL'S ADD'N W 82.5 FT OF LOTS 17 & 18 BLK 1</p> <p>Note: May not be a full legal description</p> <p>View Comments/History</p>
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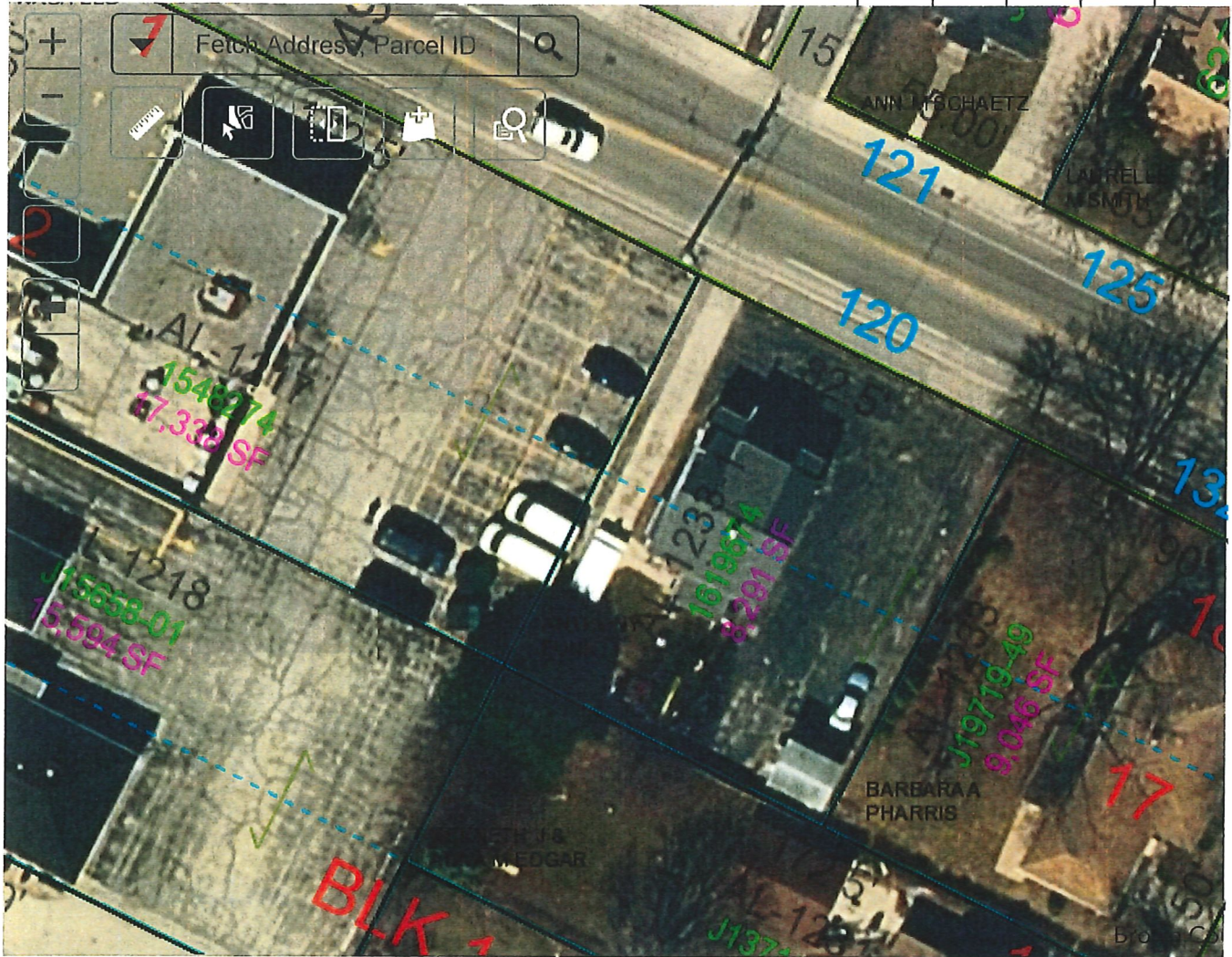
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Help

Maps, surveys & downloads

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