

Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: ORDINANCE 2019-12, REZONING PARCEL AL-1249 LOCATED AT 2358 JOURDAIN LANE FROM "A" RESIDENTIAL DISTRICT TO "B" RESIDENTIAL DISTRICT

Date: 27 November 2019

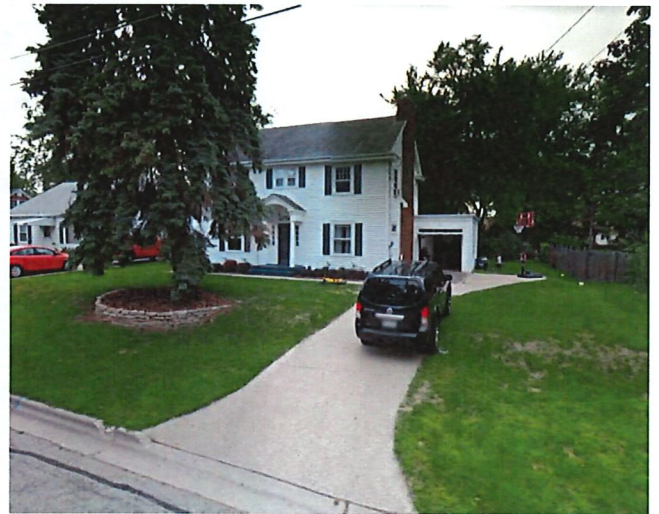
Background

A request to rezone parcel AL-1249, located at 2358 Jourdain Lane from "A" Residential District to "B" Residential District has been submitted.

The existing building is a single family home. Plans are to tear down the existing garage and to construct an attached two-stall garage with a studio apartment above. This use is not allowed in "A" Residential District zoning and will require the property to be rezoned to "B" Residential District.

The Village of Allouez Comprehensive Plan (amended in 2015) does not specifically reference this parcel. However, Chapter 5 (Housing) of the Comprehensive Plan does call for implementing Traditional Neighborhood Development concepts near commercial areas and promoting an adequate supply and mix of housing types for individuals of all income levels (page 79).

A 6' lot frontage variance was needed from the 90' lot frontage requirement for "B" Residential District lots, as the lot only has 84' of lot frontage. The petitioner received the 6' lot frontage variance from the Board of Appeals on November 11, 2019.



Surrounding Zoning and Properties

The property is currently zoned "A" Residential District. The zoning of the neighboring properties is shown in the zoning map below. The existing uses of the surrounding properties includes all single family, although the entire block to the north is zoned "B" Residential.

