

Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Director of Planning and Community Development

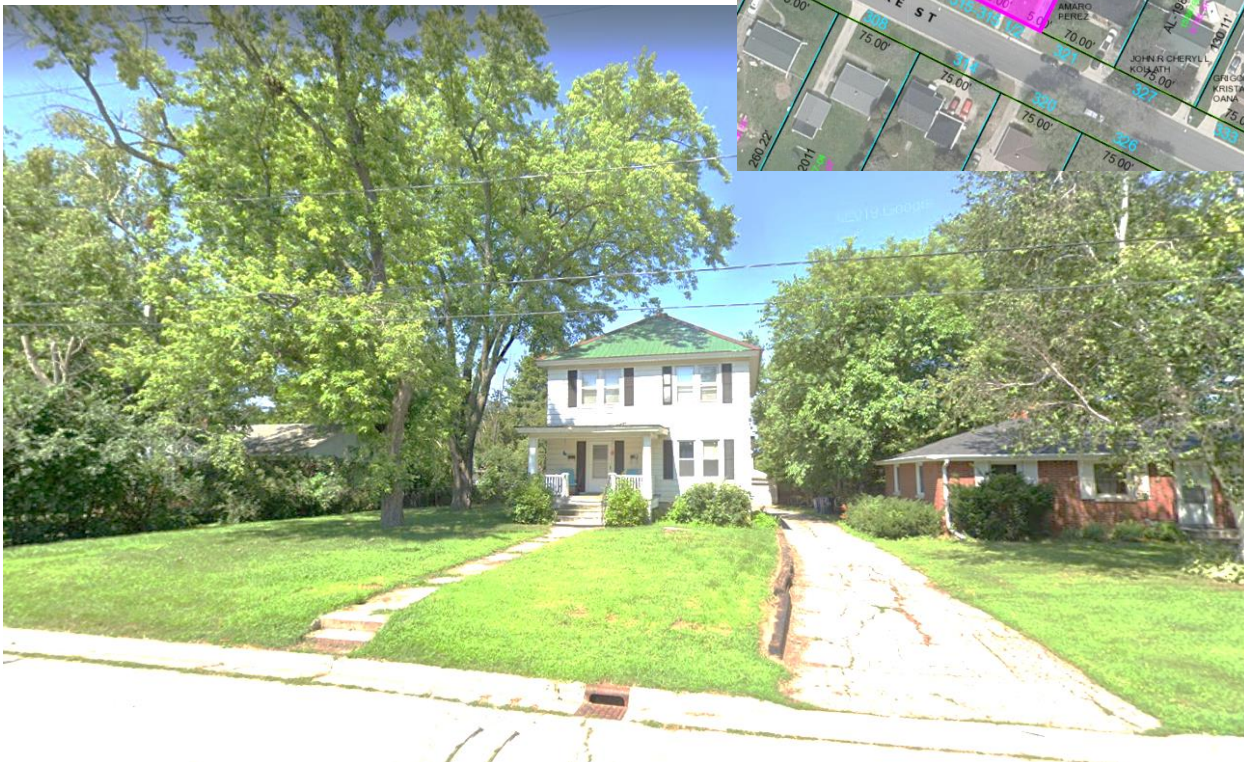
Re: ACTION RE: PETITION FROM BRIAN MARTINSON – REQUESTING THE REZONING OF PARCEL AL-1981-2, LOCATED AT 315 BEAUPRE STREET AND LEGALLY DESCRIBED AS: 12,557 SQ FT J W WOODRUFF'S PLAT SLY 157 FT OF E1/2 OF LOT 18 & SLY 157 FT OF WLY 5 FT OF LOT 19, FROM "R1-75" (Single Dwelling Detached) to "R2" (Two-Unit Residential)

Date: 27 January 2022

A request to rezone the parcel AL-1981-2, located at 315 Beaupre Street from "R1-75" to "R2" has been submitted.

The parcel in question currently has an upper/lower duplex on the property, which is not allowed under the current "R1-75" zoning district. It is unclear when the property was converted to a duplex, as records show the zoning has always been zoned for a single family dwelling (records dating as far back as 1962) and the property only has one water meter. The illegal non-conforming use came to the attention of the village through a bank title search and inquiry. The property owner would like to rezone the property to "R2" and keep the property as a duplex.

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 promoting an adequate supply and mix of housing types for individuals of all income levels (page 79).



Surrounding Zoning and Properties

The property is currently zoned “R1-75.” The zoning of the neighboring properties is shown in the zoning map below. The existing uses of the surrounding properties are all single family. There are a few “R2” zoned properties elsewhere on the block.



An informational notice was sent out to property owners within 200' of the property (see below aerial). A public hearing is tentatively scheduled for the Village Board meeting on March 1st.

Recommendation

Staff recommends approval of this change in zoning because the use furthers the goal of the Comprehensive Plan to promote an adequate supply and mix of housing types for individuals of all income levels.

The Plan Commission reviewed the request at the January 24, 2022 meeting and recommended approval.

The Village Board is asked to consider the request to rezone parcel AL-1981-2 from “R1-75” to “R2” and schedule a public hearing. The earliest a public hearing could be scheduled is March 1, 2022.

