

# Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: REPEAL AND RECREATE CHAPTER 475 OF THE VILLAGE OF ALLOUEZ MUNICIPAL CODE, ALSO REFERRED TO AS THE ZONING CODE AND MAP

Date: 23 July 2020

In 2018, the Village of Allouez contracted with Duncan and Codametrics to assist in rewriting the Village Zoning Code. This project followed years of research and discussion of how to address the existing outdated code. The current zoning code was written in 1972, when the village was growing in a different way; developing new commercial nodes and subdivisions on farm fields and wooded lots. Today, development and growth is primarily infill; taking place near established neighborhoods or along built commercial corridors. The intent is that a new zoning code would align with the goals identified in our Comprehensive Plan and streamline development, while protecting the character and charm of Allouez.

The public had multiple opportunities to be involved and provide needed input over the past two years. We plan to formally repeal the existing code and adopt the new code at the August 18<sup>th</sup> Village Board meeting. There will one more opportunity for public input before then.

The Plan Commission received an electronic copy of the Public Hearing Draft in June, with the changes incorporated from the Plan Commission presentation and open house earlier this year. Primary changes from the existing code include:

- Ordinance Structure – improving overall organization and format, as well as including tables and graphics for easier use.
- Zoning Districts – created all new names for the zoning districts and added options for mixed-use, public/civic uses, and small residential lots. Also created an all new zoning map.
- Uses – modernized use classifications and ensured compliance with new conditional use legislation.
- Parking and Transportation – adjusted parking ratios to market trends (primarily fewer than before), update parking dimensional standards, adopting bicycle parking standards, requiring better pedestrian connections, and setting standard minimums for new streets. Also included a primary street map.
- Administration and Procedures – increase reliance on objective standards, reorganize and streamline processes (including ability for staff review only on smaller projects), removing the PDD process and replacing with appropriate regulatory relief and customization tools (allow minor exceptions by staff or major ones to be approved by Plan Commission and Village Board), provided a flow chart for procedures, added neighborhood meeting requirements to the code, and addressed existing nonconformities and the update of nonconformity provisions.
- Sustainability – promote sustainable development practices (e.g. encouraging green roofs, renewable energy, community gardens, and comprehensive landscape requirements).
- Housing – allowing a broader range of housing types, including backyard cottages/ADUs (accessory dwelling units) through a conditional use permit.
- Signs – added graphics and tables, but retained much of the existing sign regulations with the exception of needed changes to match Reed v. Town of Gilbert SCOTUS ruling.
- Design requirements – added a clear and comprehensive table and section on design requirements for new and remodeled buildings.

The changes above reflect several years of discussion at public and meetings, as well as the goals identified in the Comprehensive Plan and other village planning documents. Staff recommends approval of the new zoning code for these reasons.

**The Plan Commission is asked to review the proposed new zoning code and recommend to the Village Board to repeal and recreate Chapter 475 of the Village of Allouez Municipal Code, also referred to as the Zoning Code and Map.**