

Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: PETITION FROM GB REAL ESTATE – REQUESTING THE REZONING OF PARCEL AL-1420, LOCATED AT 917 & 923 DERBY LANE AND LEGALLY DESCRIBED AS: LOT 2 OF CSM 9197 IN 2915851 BNG PRT OF LOTS 3, 4 & 5 THOMAS MCLEAN'S ADDN, FROM “MX2” TO “NX”

Date: 20 August 2020

A request to rezone the back portion of parcel AL-1420, located at 917 & 923 Derby Lane from “MX2” to “NX” has been submitted.

Two single family homes and a gravel parking lot used to occupy the site. The homes were razed (ca. 2000) and the gravel parking lot was seeded over when the adjacent dialysis clinic was razed (ca. 2015). The property was previously zoned “Commercial” under our previous zoning code. The front portion of the parcel is now zoned “NX.” The back half of the parcel is zoned “MX2” because this portion used to be attached to the adjacent parcel to the east, but was recently combined through a CSM (see attached). The plans are to construct an 8-unit townhome style apartment building, with a shared driveway on Derby Lane with the daycare to the east (see attached). This development proposal was allowed through a conditional use permit under the previous zoning (Commercial), but is now allowed by right under both current zoning classifications (“NX” and “MX2”). The petitioner is seeking the zoning change to make the property consistent and as an avenue to gather input from the neighbors.

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).














Surrounding Zoning and Properties

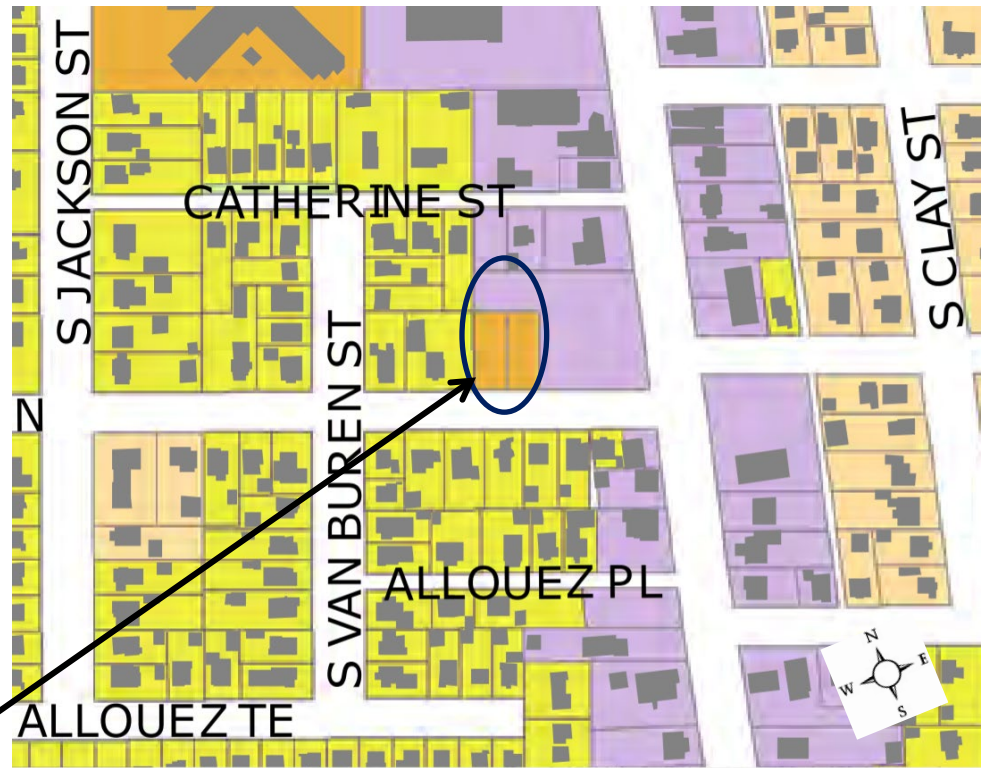
The property is currently zoned "MX2" & "NX" District. The zoning of the neighboring properties is shown in the zoning map below. The existing uses of the surrounding properties includes a mix of single family and commercial uses.

Legend

Zoning

	MX1
	MX2
	MXR
	GX
	GXR
	NX
	R2
	R1-50
	R1-75
	PI1
	PI2

Property is currently zoned "MX2" & "NX." The zoning of the neighboring properties is shown. Note the zoning does not necessarily indicate existing use.



An informational notice was sent out to property owners within 200' of the property (see below aerial). A public hearing is scheduled for the Village Board meeting on September 15th.



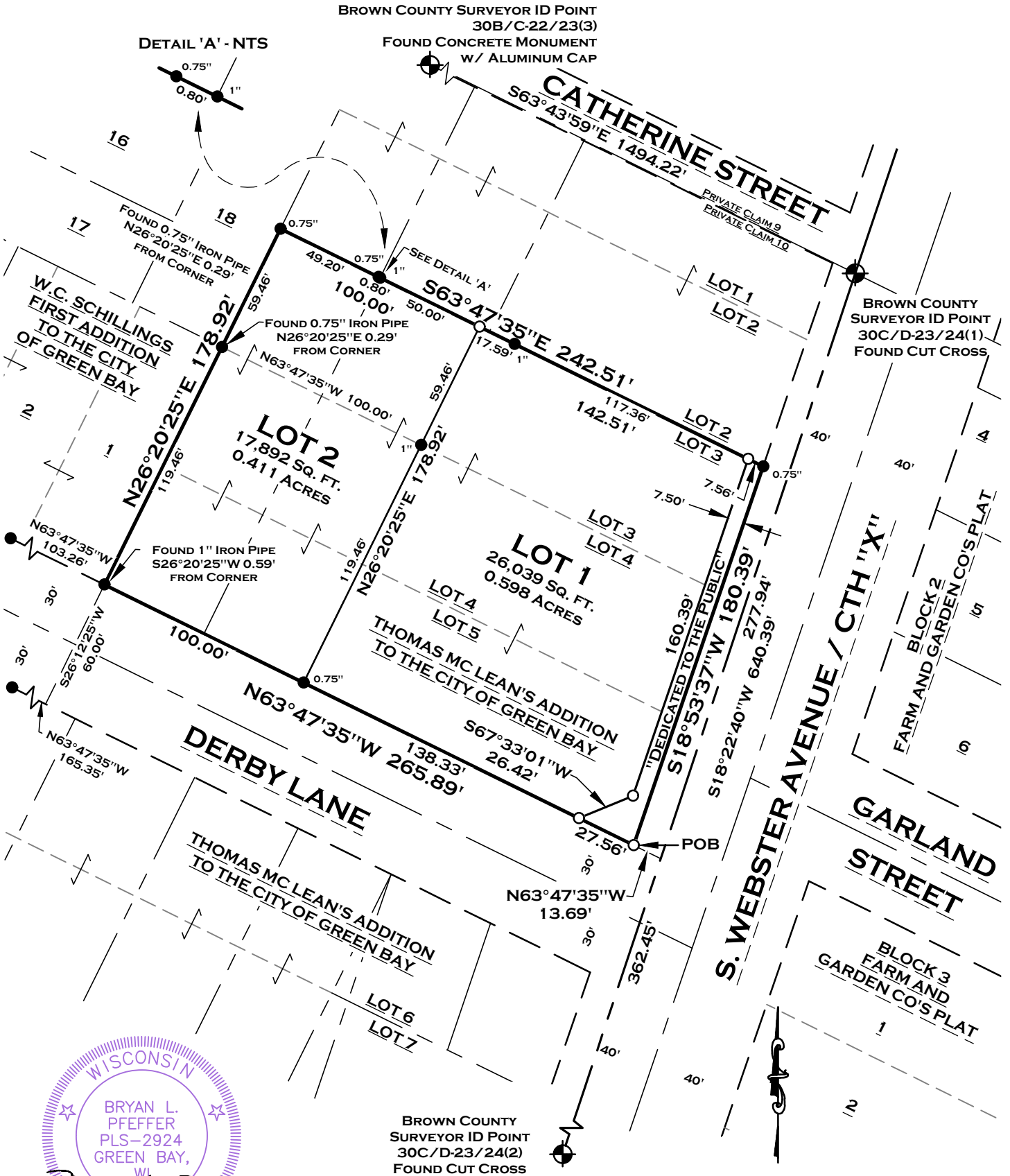
Recommendation

Staff recommends approval of this rezoning request because the use is consistent with goals identified in the Comprehensive Plan and the change to an all "NX" parcel guarantees a better transition of uses between the commercial properties to the east and the single family homes to the west.

Plan Commission is asked whether or not to recommend approval to rezone parcel AL-1420 from "MX2" to "NX."

CERTIFIED SURVEY MAP

ALL OF LOTS 3, 4 AND 5, THOMAS MC LEAN'S ADDITION TO THE CITY OF GREEN BAY, DOCUMENT NUMBER 63, LOCATED IN PRIVATE CLAIM 10, EAST SIDE OF FOX RIVER, VILLAGE OF ALLOUEZ, BROWN COUNTY, WISCONSIN

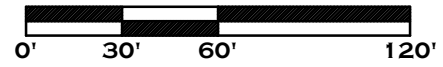


WISCONSIN
 BRYAN L. PFEFFER
 PLS-2924
 GREEN BAY, WI
 Surveyor
 6/19/2020

S. WEBSTER AVE / CTH 'X'

TOTAL AREA
 DEDICATED TO THE PUBLIC
 1,551 SQ FT / 0.035 ACRES

SCALE: 1" = 60'



BEARINGS ARE REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM. THE LINE BETWEEN SURVEYOR ID POINTS 30C/D-23/24(1) AND 30C/D-23/24(2) IS RECORDED TO BEAR N18°22'40"E.

- LEGEND**
- IRON PIPE FOUND - SIZE NOTED
 - SET 1" X 18" IRON PIPE WITH CAP WEIGHING 1.38 LBS./LIN. FT.
 - ⊕ RECORDED COUNTY MONUMENT
 - POB POINT OF BEGINNING



ROBERT E. LEE & ASSOCIATES, INC.
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
 1250 CENTENNIAL CENTRE BOULEVARD
 HOBART, WI 54155
 INTERNET: WWW.RELEEINC.COM
 PHONE: (920) 662-9641
 FAX: (920) 662-9141



SITE DEVELOPMENT PLAN

SCALE: 1" = 20'-0"



VISION
ARCHITECTURE, LLC

P.O. Box 224
Neenah, WI 54956
920-904-4300

www.vision-architecture.net

Proposed Development For:

GB Real Estate Investments, LLC

Allouez, Wisconsin

Issue Date: 7/7/2020

Revisions:

NO.	DATE	DESCRIPTION

A0.1