

# Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

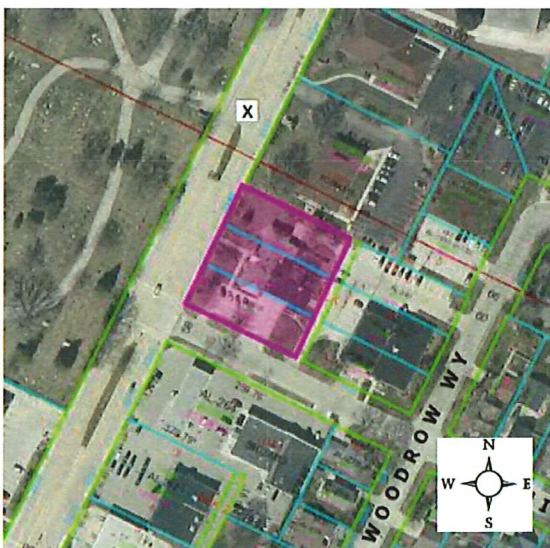
Re: ACTION RE: ZONING ORDINANCE 2020-07, RE-ZONING CERTAIN PROPERTY LOCATED AT 2143 S WEBSTER AVENUE, ALSO KNOWN AS PARCEL NUMBERS AL-258, AL-259 AND AL-260, FROM "PI-2" (government institution) TO "GX" (office)

Date: 20 August 2020

A request to rezone the back portion of parcels AL-258, AL-259, AL-260, located at 2143 S Webster Avenue from "PI2" to "GX" has been submitted.

The property currently houses the Village of Allouez Community Center. The building was constructed in 1947 as the then Town of Allouez government office and water department building. It is listed on the State of Wisconsin and National Registers of Historic Places. The facility was identified in the 2016 Comprehensive Outdoor Recreation Plan as being underutilized due to its age and interior configuration (page 40). The village has since explored the feasibility of renovating and upgrading the Community Center to better maximize its usage for community programming and rental space as well as preserve its historic and architectural integrity. The village recently accepted an offer to purchase on the property. The buyer intends to preserve the historic integrity of the building and utilize the space for office use. The "GX" zoning classification allows for office use. A CSM will be done as part of the sale to combine the three parcels into one.

The Village of Allouez Comprehensive Plan (amended in 2015) does not specifically reference this parcel. However, the intended zoning and use is consistent with adjacent parcel zoning and use on Webster Avenue.



## Surrounding Zoning and Properties

The property is currently zoned "PI2." 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, two family, office, commercial, and institutional uses.

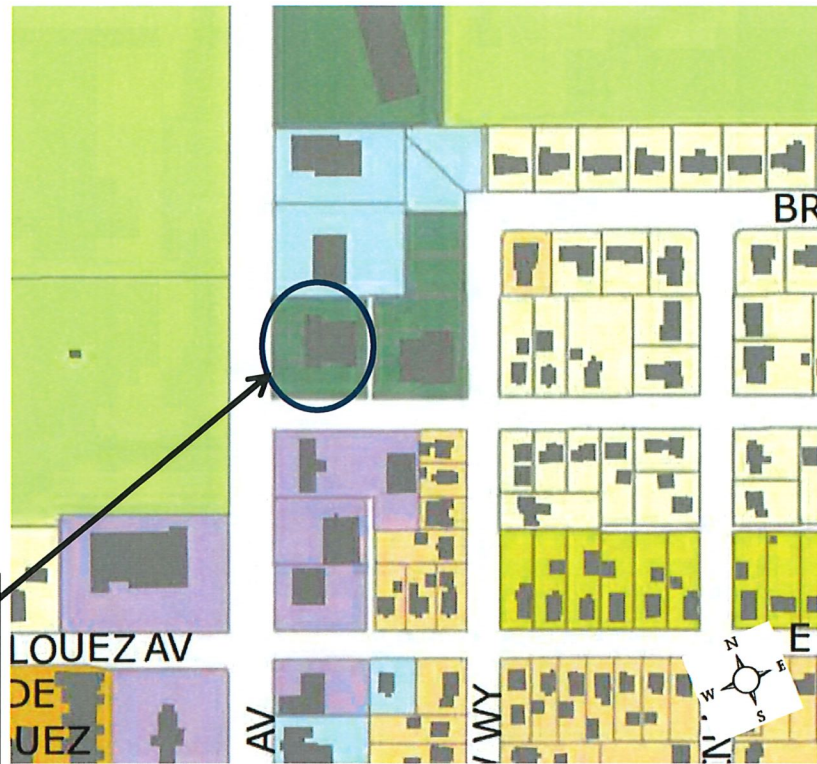


## Legend

### Zoning

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

Property is currently zoned "PI2" & "GX." 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 15<sup>th</sup>.



## Recommendation

Staff recommends approval of this rezoning request because the use is consistent with adjacent parcel zoning and uses on Webster Avenue and follows the strategy of development for "primary streets" identified in the adoption of our new zoning code (2020).

Plan Commission recommended approval to rezone parcels AL-258, AL-259 AND AL-260 from "PI2" to "GX" at the August 24, 2020 meeting.

The Village Board is asked whether or not to approve rezoning parcels AL-258, AL-259 AND AL-260 from "PI2" to "GX."