

Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: ZONING ORDINANCE 2021-01, REZONING CERTAIN PROPERTY LOCATED AT 735 HOFFMAN ROAD, ALSO KNOWN AS AL-122-2 FROM R1-75 TO R2

Date: 25 February 2021

A request to rezone the parcel AL-122-2, located at 735 Hoffman Road from “R1-75” to “R2” has been submitted.

The parcel in question is a vacant lot and currently zoned for use as a single dwelling residential (R1-75). A single family dwelling did exist on the parcel, but it was razed sometime between 2000 and 2005. Plans would be to construct a two-unit residential dwelling – i.e. a side-by-side duplex. This use is not allowed in “R1-75” zoning and will require the property to be rezoned to “R2.”

The new structure would not include a basement because the parcel is located in the floodplain. Other flood proofing measures would also have to be taken, including adding fill to the property.

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). The intended zoning and use is also consistent with adjacent parcel zoning and use on Hoffman Road.














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 includes a mix of single family, two family, and commercial uses.

Legend

Zoning

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



Property is currently zoned "R1-75." 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 tentatively scheduled for the Village Board meeting on February 2nd.



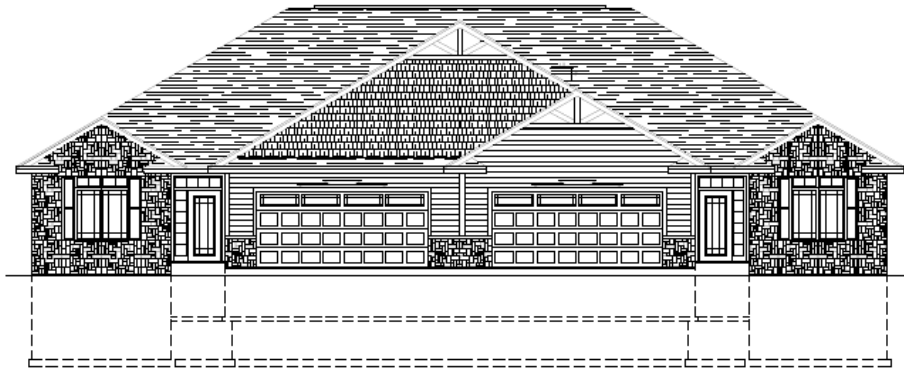
Recommendation

Staff recommends approval of this rezoning request because the use is consistent with adjacent parcel zoning and uses across the street on Hoffman Road and follows the strategy of Traditional Neighborhood Development concepts near commercial areas and promoting an adequate supply and mix of housing types for individuals of all income levels.

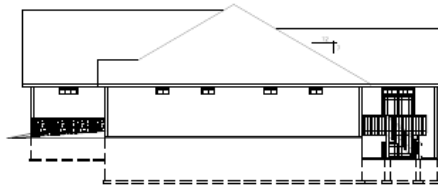
Plan Commission recommended approval to rezone parcel AL-122-2 from "R1-75" to "R2" at the January 25, 2021 meeting.

The Village Board is asked whether or not to approve the zoning change.

Plan and elevation below are **CONCEPT ONLY** for the site.



FRONT ELEVATION



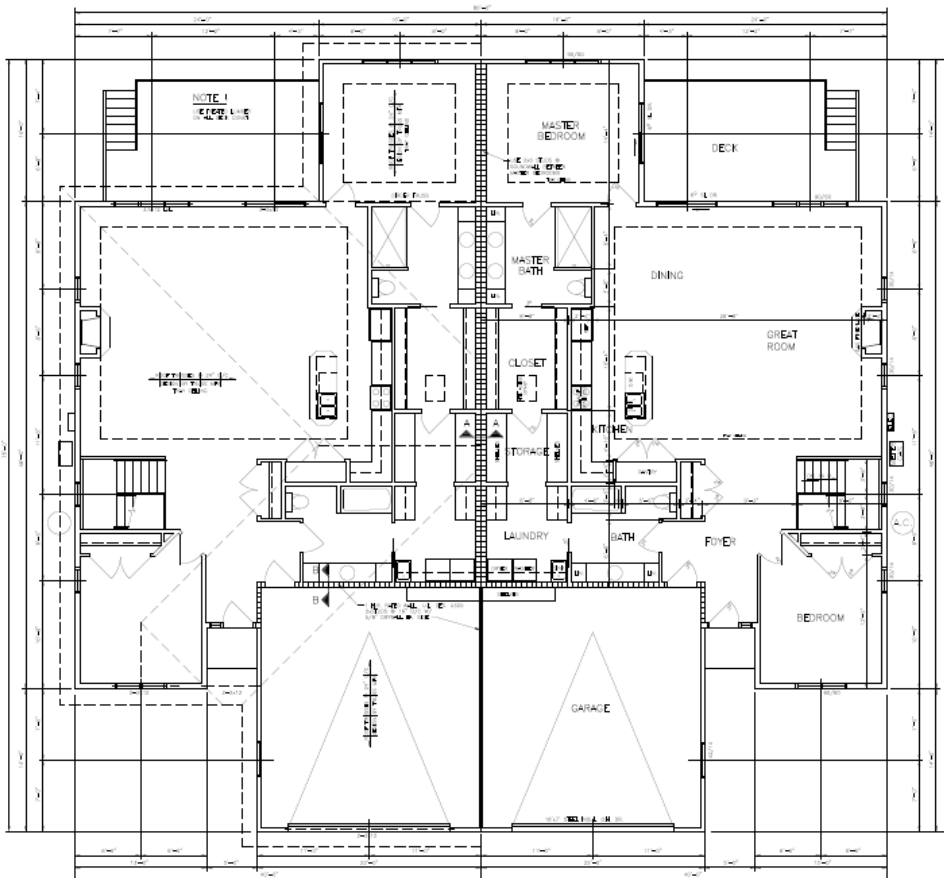
SIDE ELEVATION

DONALD R. HAANEN
ARCHITECT INC.
5085 FLAT ROCK ROAD
CELL. (920) 497-5007

LANDMARK REAL ESTATE & DEVELOPMENT
(920) 337-9566

2 UNIT CONDOMINIUM

LANDMARK REAL ESTATE & DEVELOPMENT
320 MAIN AVENUE, #300
CAPE WISCONSIN 54115



FIRST FLOOR PLAN

NOTE 1
REFER TO SHEET 301 FOR FINISHES

DONALD R. HAANEN
ARCHITECT INC.
5085 FLAT ROCK ROAD
CELL. (920) 497-5007

LANDMARK REAL ESTATE & DEVELOPMENT
(920) 337-9566

2 UNIT CONDOMINIUM

LANDMARK REAL ESTATE & DEVELOPMENT
320 MAIN AVENUE, #300
CAPE WISCONSIN 54115

| | |
|---------|--|
| DATE | |
| BY | |
| CHECKED | |
| SCALE | |

3