

Memo

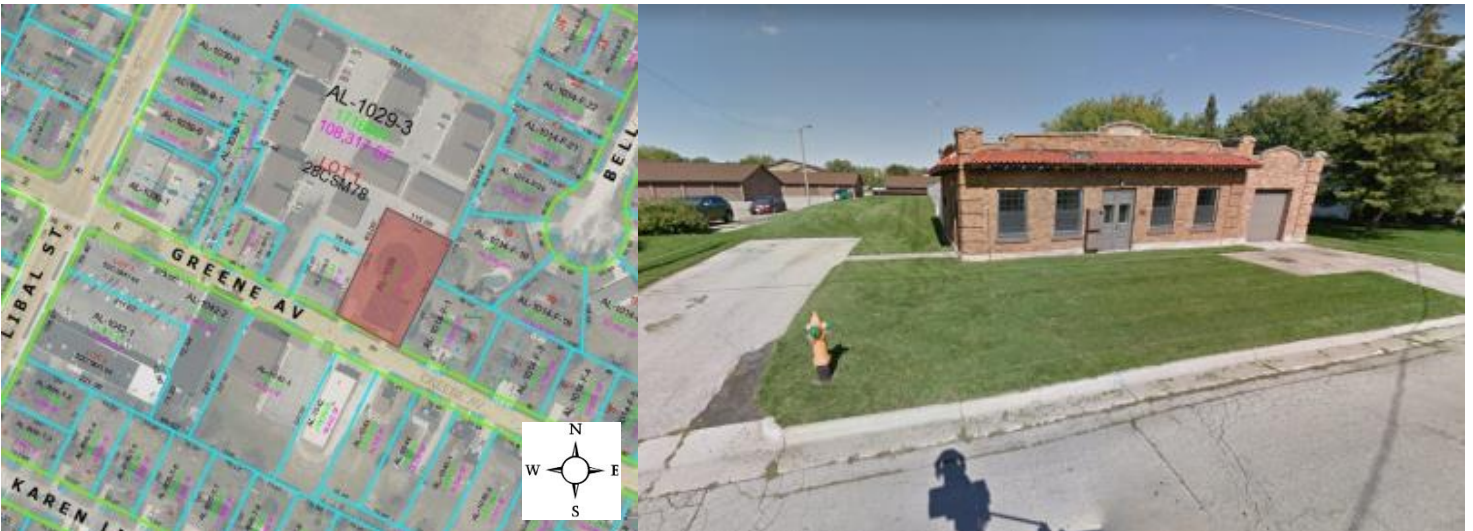
To: Plan Commission, Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: PETITION FROM THOMAS M. O'ROURKE – REQUESTING THE REZONING OF PARCEL AL-1038, LOCATED AT 535 GREENE AVENUE AND LEGALLY DESCRIBED AS: 21,613 SQ FT GREENE & VROMAN'S SUBD #1 E 100 FT OF S 188 FT OF LOT 23 & WLY 15 FT OF S 188 FT OF LOT 22, FROM VILLAGE OWNED TO COMMERCIAL DISTRICT (formerly Village of Allouez Water Works Pump House) – (from Plan Comm on 05/20/19)

Date: 14 May 2019

A request to rezone parcel AL-1038, located at 535 Greene Avenue from Village Owned to Commercial District has been submitted. The existing building is a former well and pump house used by the Allouez Water Utility for approximately 80 years.



Plans are to convert a portion of the pump house into a tool library, pop-up art gallery, and residences over several phases. Commercial District allows for “retail trade and service” uses in our current zoning code. Residences in combination with the proposed tool library and art gallery are allowed in Commercial District through a conditional use permit. The petitioner is seeking a conditional use permit to allow for the residential component of the property.

The current phase does not include any additions to the building. Any future additions or changes to the building footprint will have to go through the Site Plan and Design Review process and be consistent with the zoning requirements for a Commercial District. Parking for the site will need to meet applicable parking requirements.

The Village of Allouez Comprehensive Plan (amended in 2015) does not specifically reference this parcel, but does acknowledge the mix of residential and commercial uses in this area.

Surrounding Zoning and Properties

The property is currently zoned Village Owned. The zoning of the neighboring properties is shown in the zoning map below. The existing uses of the surrounding properties includes multi-family (north), office/commercial mix (west), commercial retail (south), two family (east).



An informational notice was sent out to property owners within 200' of the property (see below aerial). A Public Hearing Notice will be sent to the same property owners when the petition request is reviewed by the Village Board.



Recommendation & Action Requested

Staff recommends approval of this rezoning request, contingent on receiving a parking plan that meets the zoning requirements prior to business occupancy.

Plan Commission reviewed the petition at the May 20, 2019 meeting. **The Village Board is asked whether or not to schedule a public hearing and future action. The earliest date for a public hearing would be June 18, 2019.** Additional information will be presented at that time.