Agenda Item Number ____6____

Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Director of Planning & Community Development

Re: ACTION RE: PETITION RECEIVED FROM STEVE BIEDA (VIERBICHER), ON BEHALF OF RADUE HOLDINGS LLC. REQUESTING A ZONING MAP AMENDMENT FOR PROPOSED LOTS 3 & 4, LOCATED AT 3154 EAST RIVER DRIVE (CURRENTLY PORTIONS OF PARCELS AL-806-C-27, AL-1215-8, AL-1215-9), FROM "R1-75" (SINGLE DWELLING DETACHED) TO "R1-50" (SINGLE DWELLING DETACHED)

Date: 21 February 2025

Background:
A petition has been received from Steve Bieda (Vierbicher), on behalf of Radue Holdings LLC. for a zoning map amendment for proposed lots 3 &4, located at 3154 East River Drive (currently portions of parcels AL-806-C-27, AL-1215-8, AL-1215-9), from "R1-75" (Single Dwelling Detached) to "R1-50" (Single Dwelling Detached).

The lot is currently vacant and the zoning change would allow for a single-family home to be built on a lot with 50' of frontage (two lots proposed). Records do not show a previous structure on the property.

The majority of the area is located in the 100-year floodplain, but the property owner will be seeking a Letter of Map Revision based on Fill (LOMR-F) to remove the properties from the floodplain. A LOMR-F is a common process and is done outside of the village purview through FEMA.

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.

An informational notice was sent out to property owners within 500' of the property. A public hearing is tentatively scheduled for the Village Board meeting on March 18th.

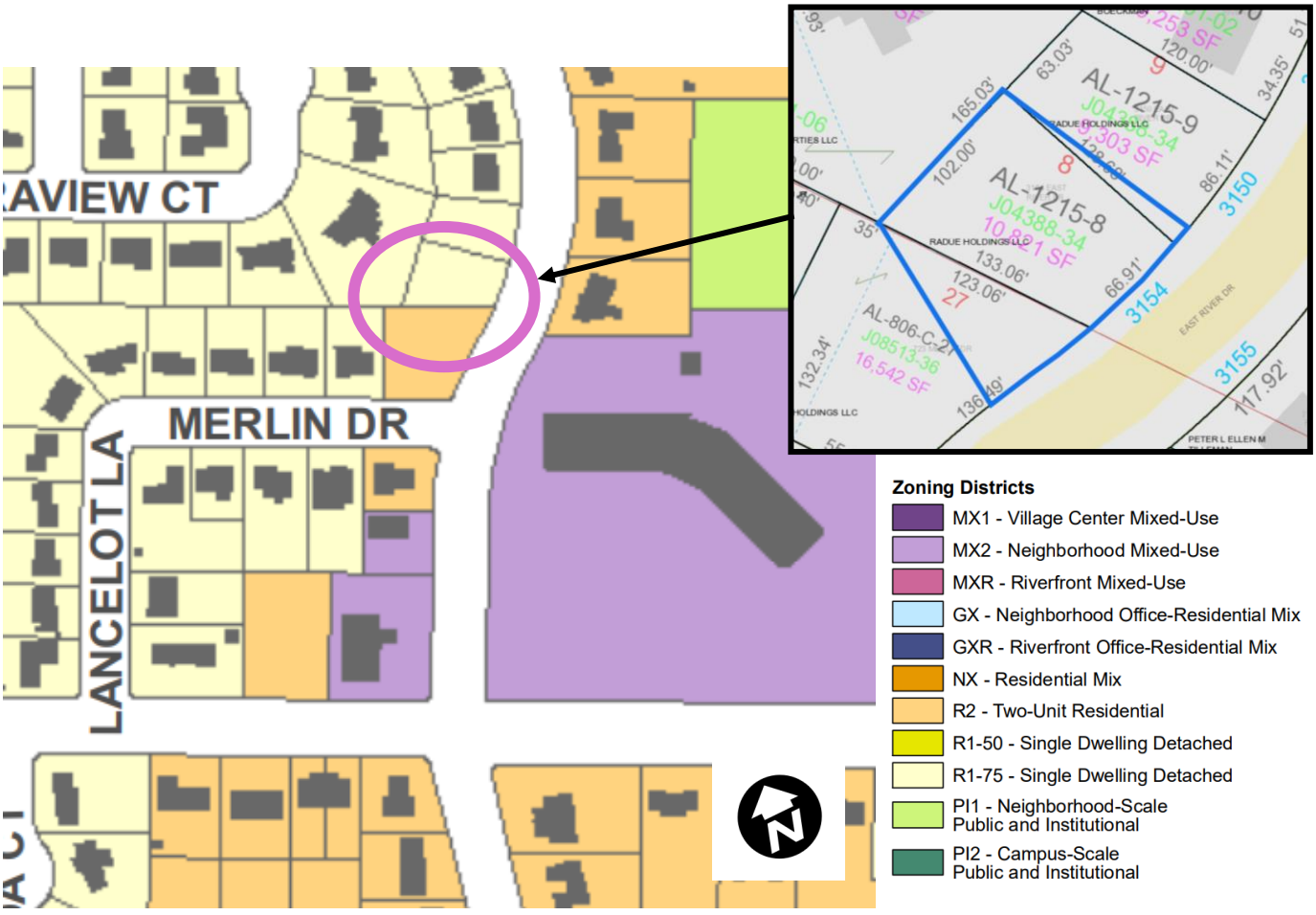
Staff review & recommendation:
The Village of Allouez Comprehensive Plan (adopted in 2024) does not specifically reference this parcel. However, Chapter 5 (Housing) of the Comprehensive Plan does call for promoting an adequate supply and mix of housing types for individuals of all income levels. The intended zoning and use is also consistent and compatible with adjacent parcel zoning and land use.

Staff recommends approval of this rezoning request because the use is consistent and compatible with adjacent parcel zoning and land uses and aligns with the goals and objectives of the Comprehensive Plan.

Requested action:
The Plan Commission is asked to review the above petition request and recommend to approve, deny, or approve with conditions. The Plan Commission can also table the decision for more information. If the motion is to deny, approve with conditions, or table the decision, reasoning should be provided in the motion. The Plan Commission cannot table the decision for more than 60 days.

3154 East River Drive



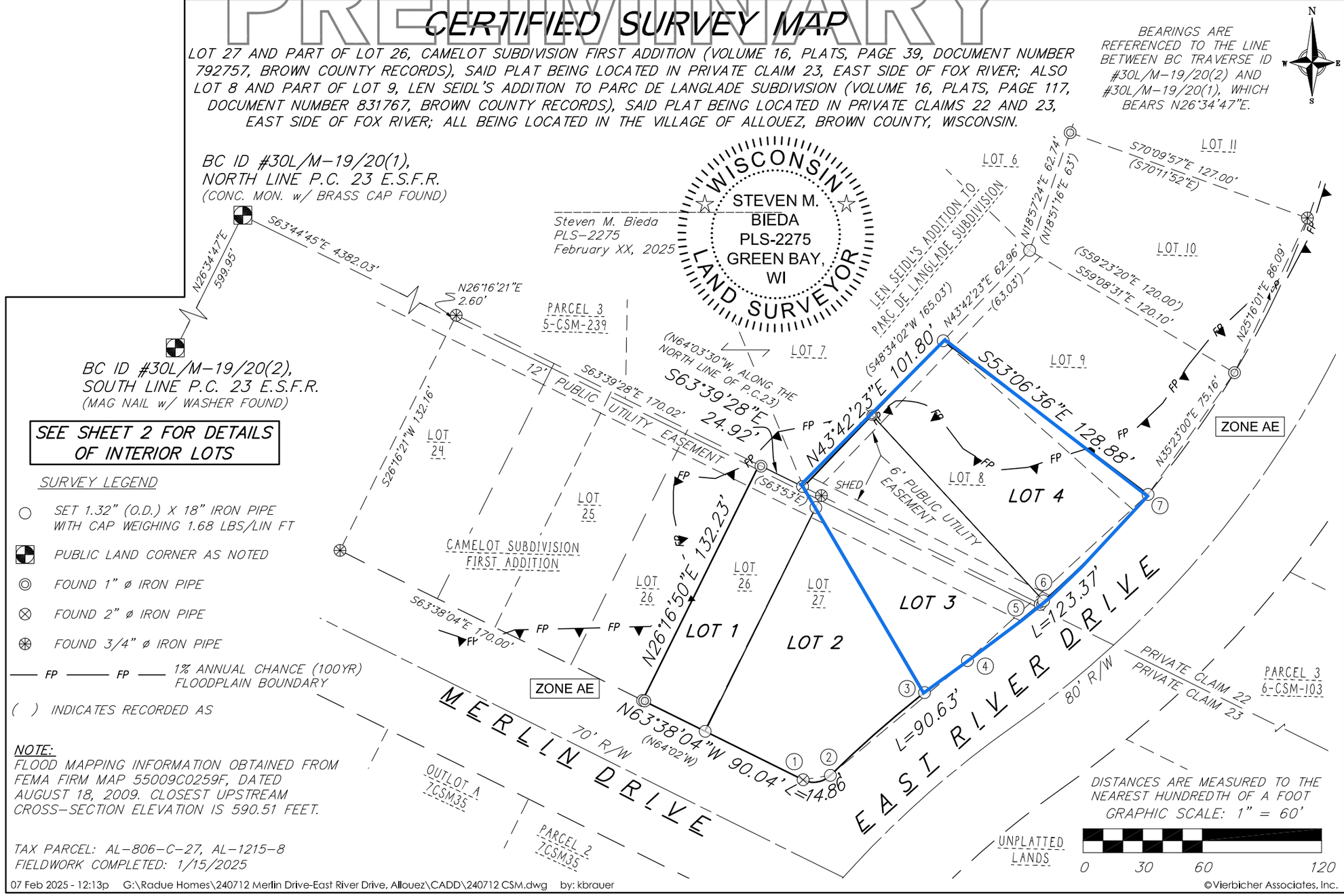


PRELIMINARY

CERTIFIED SURVEY MAP

LOT 27 AND PART OF LOT 26, CAMELOT SUBDIVISION FIRST ADDITION (VOLUME 16, PLATS, PAGE 39, DOCUMENT NUMBER 792757, BROWN COUNTY RECORDS), SAID PLAT BEING LOCATED IN PRIVATE CLAIM 23, EAST SIDE OF FOX RIVER; ALSO LOT 8 AND PART OF LOT 9, LEN SEIDL'S ADDITION TO PARC DE LANGLADE SUBDIVISION (VOLUME 16, PLATS, PAGE 117, DOCUMENT NUMBER 831767, BROWN COUNTY RECORDS), SAID PLAT BEING LOCATED IN PRIVATE CLAIMS 22 AND 23, EAST SIDE OF FOX RIVER; ALL BEING LOCATED IN THE VILLAGE OF ALLOUEZ, BROWN COUNTY, WISCONSIN.

BEARINGS ARE REFERENCED TO THE LINE BETWEEN BC TRAVERSE ID #30L/M-19/20(2) AND #30L/M-19/20(1), WHICH BEARS N26°34'47"E.



SEE SHEET 2 FOR DETAILS OF INTERIOR LOTS

SURVEY LEGEND

- ○ SET 1.32" (O.D.) X 18" IRON PIPE WITH CAP WEIGHING 1.68 LBS/LIN FT
- PUBLIC LAND CORNER AS NOTED
- ◎ FOUND 1" ø IRON PIPE
- ⊗ FOUND 2" ø IRON PIPE
- ⊛ FOUND 3/4" ø IRON PIPE
- —— FP —— FP —— 1% ANNUAL CHANCE (100YR) FLOODPLAIN BOUNDARY
- ( ) INDICATES RECORDED AS

NOTE:
FLOOD MAPPING INFORMATION OBTAINED FROM FEMA FIRM MAP 55009C0259F, DATED AUGUST 18, 2009. CLOSEST UPSTREAM CROSS-SECTION ELEVATION IS 590.51 FEET.

TAX PARCEL: AL-806-C-27, AL-1215-8
FIELDWORK COMPLETED: 1/15/2025

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT
GRAPHIC SCALE: 1" = 60'

0 30 60 120

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©Vierbicher Associates, Inc.

SHEET 1 OF 5

SURVEYED BY:
Vierbicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434-9670

SURVEYED FOR:
Radue Holdings LLC

Drawing # L-12390

Job #: 240712
Date: 1/20/2025
Rev: MM/DD/YYYY
Drafted By: BBE
Checked By: ---

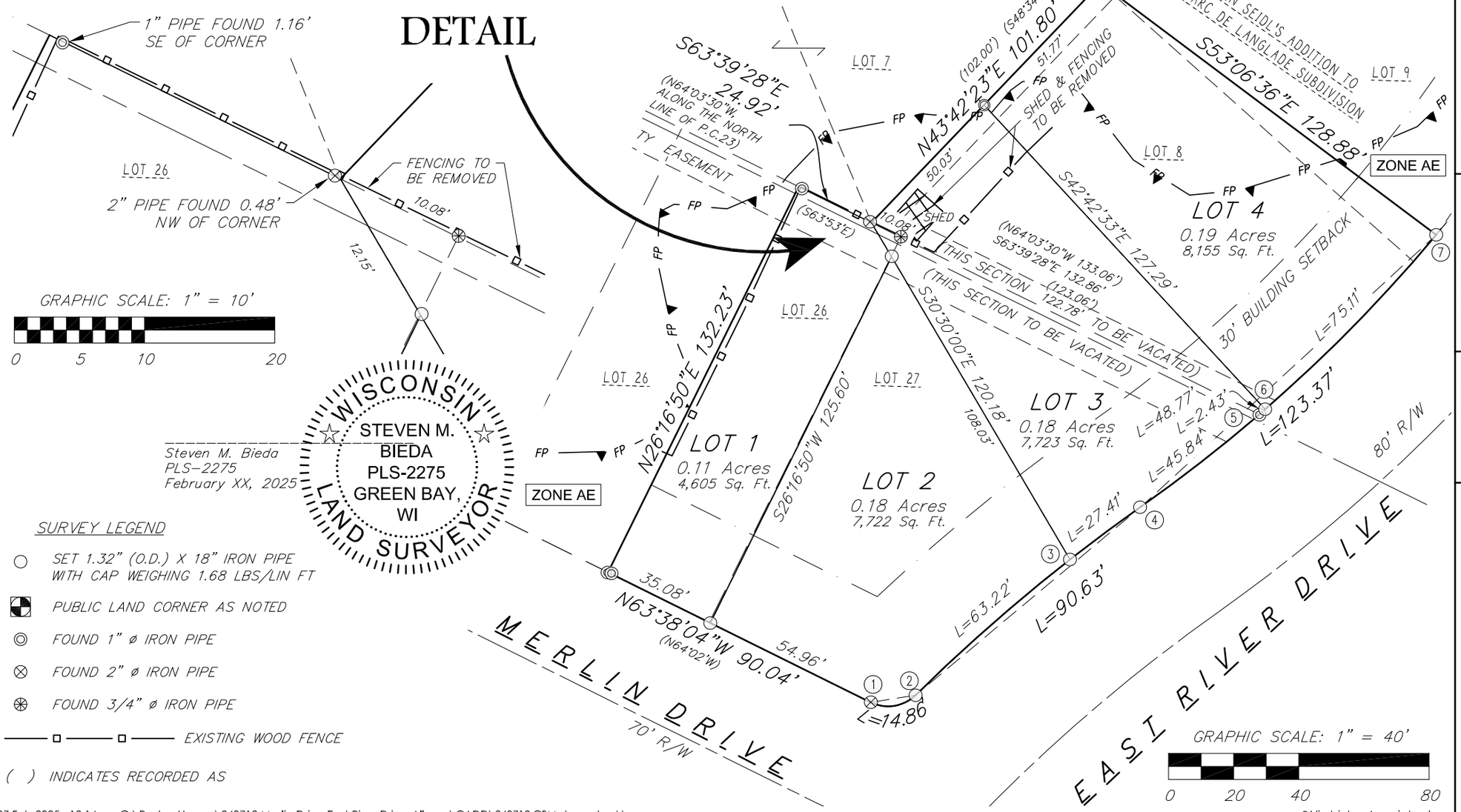
vierbicher
planners | engineers | advisors

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WISCONSIN
STEVEN M. BIEDA
PLS-2275
GREEN BAY, WI
LAND SURVEYOR

Steven M. Bieda
PLS-2275
February XX, 2025

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SHEET 2 OF 5

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07 Feb 2025 - 12:14p G:\Radue Homes\240712 Merlin Drive-East River Drive, Allouez\CADD\240712 CSM.dwg by: kbrauer

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