

Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Director of Planning and Community Development

Re: ACTION RE: PETITION RECEIVED FROM REMEDY PROPERTY GROUP LLC. REQUESTING A ZONING MAP AMENDMENT ON PARCEL AL-1164-M-35, LOCATED AT 3808 EAST RIVER DRIVE, FROM R1-75 (SINGLE-DWELLING DETACHED) TO R2 (TWO-UNIT RESIDENTIAL)

Date: 28 February 2025

Background:

A petition to amend the zoning map for parcel AL-1164-M-35, located at 3808 East River Drive, from “R1-75” to “R2” has been received.

The parcel in question is a vacant lot and currently zoned for use as a single dwelling residential (R1-75). Plans would be to construct a two-unit residential dwelling. This use is not allowed in “R1-75” zoning and will require the property to be rezoned to “R2.”

Only the area in of the lot that would make-up the front yard setback is located in the 100-year floodplain, so no fill would be required to be brought in. Records do not show a previous structure on the property.

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 multi-family 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 4th.

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.

Plan Commission reviewed the proposal and recommended approval at the January 27, 2025 meeting.

Requested action:

The Village Board is asked to review and approve the above petition request based on compatibility with the goals in the Comprehensive Plan. The Village Board can also table or send back to the Plan Commission for more information. If the motion is to deny, approve with conditions, or table the decision, reasoning should be provided in the motion. The Village Board cannot table the decision for more than 60 days.

