

Agenda Item 24-1434 (Tim Acklin)

Application of Joseph Endrizzi/JME Products LLC for a Conditional Use Permit at 1513 Market Street allowing for demolition of existing structure for green space until property is redeveloped.

General Location

Aldermanic District 8, mid-block on the northside of Market Street between 15th & 16th Streets as depicted on attached Map 24-1434. Parcel is located within the Weigent Hogan Neighborhood Association. Surrounding land uses are residential to the north and a mix of farmland and bluff land to the west, east, and south.

Background Information

In July 2024 the applicant submitted an application to rezone the subject parcel to Traditional Neighborhood Development (TND)-General in order to demolish the existing house and develop a two-story, mixed-use building with a commercial space on the ground floor and a residential unit on the second story that the applicant will then move into. Construction of the new building is expected to begin in 2025. The applicant states that the current structure, only recently purchased by the applicant is in serious disrepair and wanted to demolish it before winter.

Recommendation of Other Boards and Commissions.

The Common Council approved the rezoning, and use, of these parcels to TND-General for the above development at their July 11, 2024.

The Design Review Committee reviewed preliminary plans for this development at their October 4, 2024.

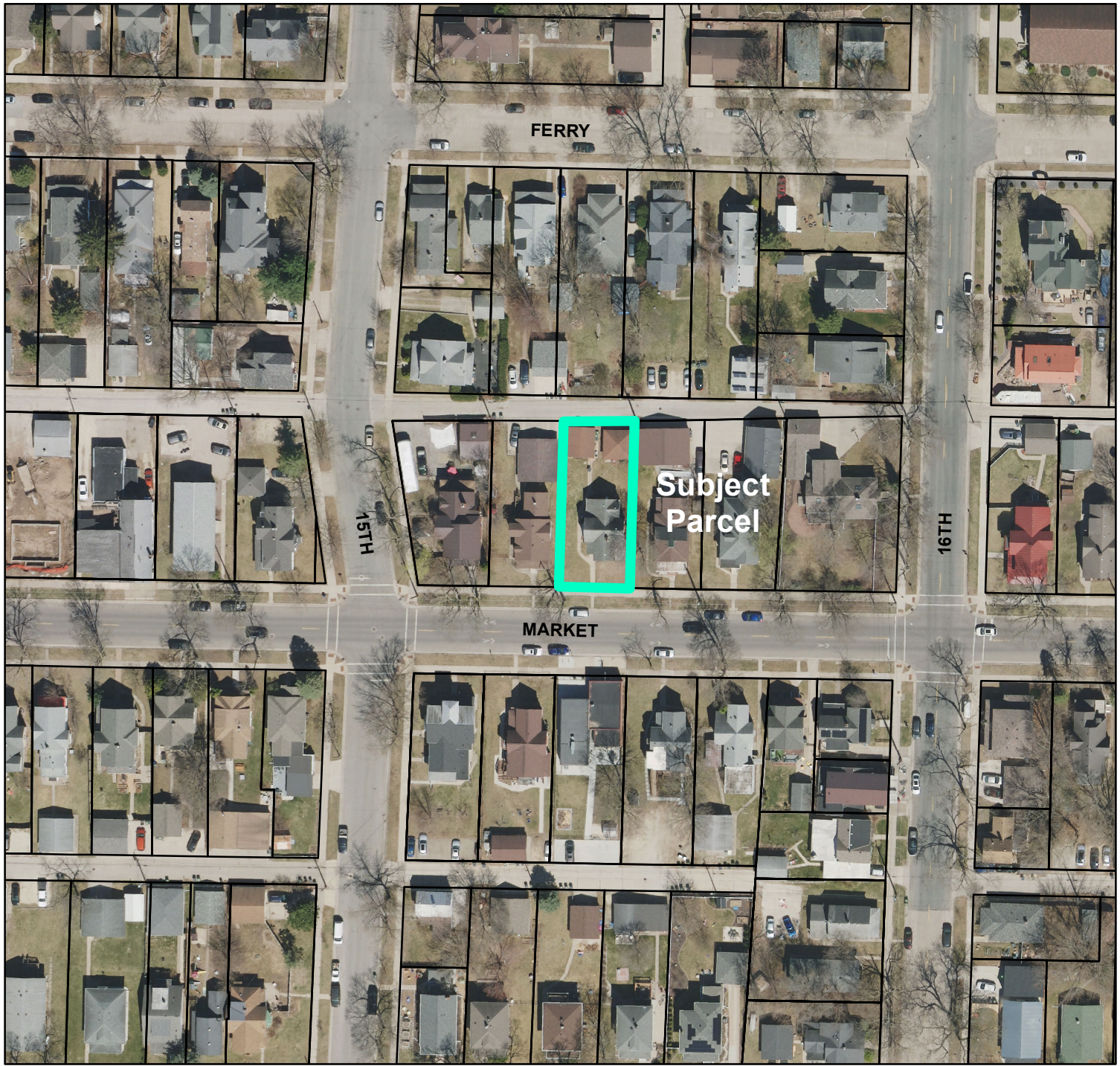
Consistency with Adopted Comprehensive Plan

While CUPs are not directly addressed in the Comprehensive Plan this parcel and project is located in N-18, the Weigent-Hogan Neighborhood boundary in the Land Use Element. This development is considered both Low-Intensity Mixed-Use & Neighborhood Retail/Commercial both of which are desirable uses. The Comprehensive Plans specially states that "more mixed use and opportunities for small commercial and shops are desired.

Staff Recommendation

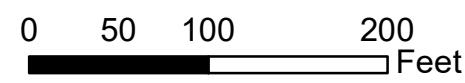
This item is recommended for approval.

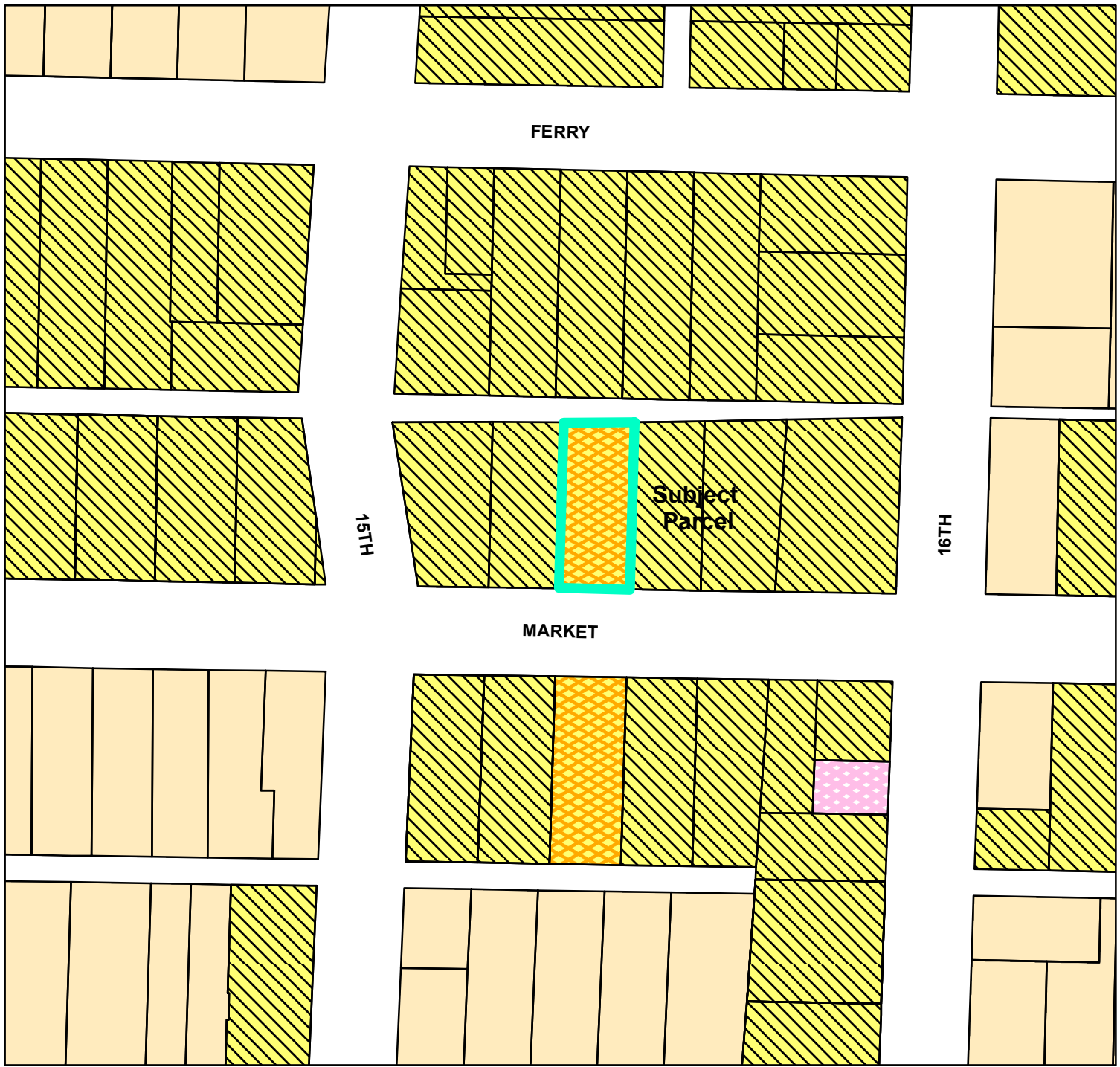
Routing J&A 12.3.2024



BASIC ZONING DISTRICTS

-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  M2 - HEAVY INDUSTRIAL
-  PS - PUBLIC & SEMI-PUBLIC
-  PL - PARKING LOT
-  UT - PUBLIC UTILITY
-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY





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