

**ORDINANCE ADOPTING ZONING CHANGE
FOR 1115 15th Avenue**

WHEREAS, Cody J. Klossowki [“Owner”] is the owner of property located at 1115 15th Avenue, Monroe with the following legal description [“Property”]

Lot 100 in Lybrand’s Donation to Green County in the City of Monroe, according to the recorded plat thereof in the State of Wisconsin.

WHEREAS, the Property is currently zoned Central Mixed Use (CMU) and previously had a side-by-side dwelling unit structure that was recently destroyed in a fire. The Owner has filed a petition to change the zoning of the Property to Planned Development (PD) to enable the Owner to redevelop the Property to feature a single story side-by-side duplex or a two story, four-unit apartment building. Rezoning is requested because buildings that are solely residential land uses are currently prohibited in the CMU zoning district.

WHEREAS, the Owner has proposed a General Development Plan which would maintain all base standards and requirements for the CMU district with flexibilities allowed for single story side-by-side duplex or a two story, four-unit apartment building. The General Development Plan is attached hereto and incorporated by reference.

WHEREAS, the Plan Commission held a public hearing on February 14, 2024; and

WHEREAS, the Plan Commission for the City of Monroe has recommended to the City Council in favor of approving such request to rezone the Property as requested, for approval of the General Development Plan, and requiring the future Specific Implementation Plan to choose either the single story side-by-side duplex or a two story, four-unit apartment building and comply with the standards herein. In addition, the Plan Commission recommended conditions of approval as follows:

1. Correct all submittal materials for the duplex alternative to reflect the landscaped surface ratio of 7.86% (application materials indicate it will be 21%).
2. Submittal of a subsequent SIP must be for only one of the two development alternatives reviewed and approved in the GDP.
3. The SIP shall include the proposed rear yard setback on the detached garage as well as building heights .

WHEREAS, the Common Council finds that the Owners’ petition to rezone the Property contains a complete application, is consistent with the City’s Comprehensive Plan, and that it serves the public interest.

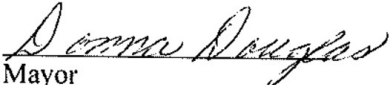
NOW THEREFORE, THE COMMON COUNCIL of the city of Monroe does ordain as follows:

SECTION 1: The zoning for the Property is hereby changed from Central Mixed Use (CMU) to Planned Development (PD).


SECTION 2: The Owner’s General Development Plan, attached hereto and incorporated by reference, is hereby approved as the underlying guidelines, setbacks and uses identified applicable to the Property and shall for all purposes be the zoning regulations enforced.

SECTION 3: This ordinance shall be in full force on the day following its passage and official publication.

Dated the 20th day of February, 2024
Passed the 20th day of February, 2024
Published the ~~24th~~ day of February, 2024



Mayor



City Clerk