



MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Plan Commission
From: Dave Kittel, Director of Planning & Community Development
Date: 5/2/2025
Re: Rezoning Request – Parcel 322111500 (101 Kelso Rd)

The Van Epreen Family Trust, owner of Parcel 322111500, has applied to rezone this property. The property is currently zoned Industrial (IND) and is requesting a rezone to the Commercial Highway District (CHD)

The purpose of this rezone is to facilitate future development on the site. Due to the shape of the lot, proximity to the Interstate and wetlands, this property is difficult for a larger Industrial type of development and the CHD format allows for uses that can take better advantage of a smaller lot with highway visibility. Per the City's future land use map this property was originally planned to be in the CHD. When the property was annexed in it was part of a larger parcel and likely for simplicity the land was all annexed in as Industrial. This rezoning would be in alignment with the Comprehensive plan and allow for the property to be developed.

Please see attachments for location reference.

Staff Recommendation:

Approve the Rezone of parcels 322111500 from Industrial (IND) to Commercial Highway District (CHD) and recommend the same to the Common Council.