

## PLAN COMMISSION REPORT

Proposal: Rezone

Description: Review of a Rezone request for the former residential property owned by Aldi.

Applicant(s): Adam Kastl, Aldi, Inc.

Address(es): 9260 S. 13th St. (6th Aldermanic District)

**Suggested Motion:** That the Plan Commission recommends to the Common Council that the request, submitted by Adam Kastl, Aldi, Inc., to rezone the property located at 9260 S. 13th St., from RS-3 Single-family Residential District to M-1 Manufacturing District, be approved.

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Owner(s): ALDI, INC.

Tax Key(s): 876-9000-000

Lot Size(s): 1.644 acres

Current Zoning District(s): Rs-3, Single Family Residential

Overlay District(s):

Wetlands:  Yes  No

Floodplain:  Yes  No

Comprehensive Plan: Industrial

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### Background:

The Plan Commission approved a building addition to the Aldi distribution center at its January 23, 2024 meeting. One of the conditions was that a Certified Survey Map (CSM) to combine all five (5) parcels be applied for at the time of a future site modification.

When reviewing the CSM proposal, it came to staff's attention that the parcel at 9260 S. 13<sup>th</sup> St., is zoned RS-3, Single-family Residential. Aldi purchased this former single-family parcel in 1998 and demolished the home. All the other Aldi-owned parcels are zoned M-1 Manufacturing District. With the CSM combining all the parcels, we would end up with a split-zoned parcel, unless this parcel is rezoned first. This agenda item cleans up the zoning of 9260 S. 13<sup>th</sup> St., prior to the adoption of the CSM, to be consistent with the rest of the Aldi distribution campus. The Comprehensive Land Use Map identifies this parcel as Industrial, so the

rezoning to M-1 Manufacturing District meets the Comprehensive Land Use Plan. A public hearing can be held as early as December 17, 2024. The CSM would be placed on the same Common Council agenda for consideration.

**Options/Alternatives:** The Plan Commission may recommend Common Council approval of the proposed Rezone with specified conditions, or that the Common Council not approve of the proposed Rezone. Should the proposal not be recommended for Council approval, Plan Commissioners must provide the Code Sections upon which the denial is based so that the Applicant may revise and resubmit (if necessary).

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Respectfully prepared and submitted:



Kristi Laine  
Community Development Director

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**Attachments:**

Existing zoning (1 page)

# Existing zoning of five (5) Aldi parcels

