

Memo

To: Plan Commission

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: APPROVAL OF PETITION FROM KWIK TRIP – REQUESTING PLANNED DEVELOPMENT DISTRICT ON PARCELS AL-51, AL-50-12, AL-50-13; LOCATED AT 1910 S WEBSTER AVENUE

Date: 17 March 2015

Attached are the proposed plans submitted by Kwik Trip for the preliminary review of the planned development district at 1910 S Webster Avenue. A representative from Kwik Trip will be present at the meeting to talk about the project and answer any questions.

Staff has shared initial concerns with the presented site plan with representatives from Kwik Trip. Some of these initial concerns include Public Works permitting and review procedures, tree variety and placement, vehicle and bicycle parking, pedestrian accommodations, lighting plan, sign and building design features, site plan layout, and neighboring property access (please see attachment for details).

Plan Commission is asked to review the site plans and provide comment as directed in section 11.25 of the village ordinances. It is important to remember that preliminary plan approval or disapproval should be on project principle only. Details of the project should be discussed and concerns should be brought to the attention of the developer, however, approval at this stage should be based on whether the project principle is consistent with the purpose, spirit, and intent of the Village Comprehensive Plan.

Below are two possible recommendations the Plan Commission is asked to consider.

- Recommend to the Village Board approval of Kwik Trip proceeding with development plans at 1910 S Webster Avenue, with the understanding that approval is preliminary only and does not bind the Village of Allouez to final approval of the project and that all initial site comments be addressed prior to final approval.

OR

- Recommend to the Village Board not to approve Kwik Trip to proceed with development plans at 1910 S Webster Avenue at this time.