

Memo

To: Plan Commission

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: APPROVAL OF PETITION FROM KRIST OIL – REQUESTING PLANNED DEVELOPMENT DISTRICT ON PARCELS AL-56-2; LOCATED AT 1921 RIVERSIDE DRIVE

Date: 21 July 2015

Attached are the proposed plans submitted by Krist Oil for the preliminary review of the planned development district at 1921 Riverside Drive. A representative from Krist Oil 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 Krist Oil. Some of these initial concerns include tree variety and placement, vehicle and bicycle parking, pedestrian accommodations, lighting plan, sign and building design features, and site plan layout (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 Krist Oil proceeding with development plans at 1921 Riverside Drive, 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 Krist Oil to proceed with development plans at 1921 Riverside Drive at this time.

The Plan Commission can also table the agenda item, postponing a recommendation for a period of no longer than two months.



KRIST OIL COMPANY

303 Selden Road
Iron River, MI 49935
906.265.6144
Fax 906.265.4495

July 14, 2015

Mr. Brad Lange, Administrator
Village of Allouez
1900 Libal Street
Green Bay, WI 54301-2453

**RE: Planned Development District Petition and Developer Checklist for Planned
Development District Preliminary Approval
1921 Riverside Drive**

Dear Mr. Lange:

Enclosed is the Planned Development District Petition and fee check in the amount of \$500 for the proposed development of the site located at 1921 Riverside Drive at the intersection of West St. Joseph Street. Krist Oil Companies is proposing to develop a Food Mart store on the property previously developed as a used car lot. The proposed Food Mart development includes gasoline and diesel pumps under a canopy.

Also enclosed is the Developer Checklist for Planned Development District Preliminary Approval and fee check in the amount of \$500 along with 15 copies of 11x17 drawings of the existing site plan aerial map, Preliminary Site Plan drawing, and typical Krist Food Mart Building Elevations and business sign. The proposed building is a block building with architectural steel mansard as indicated on the enclosed drawings.

Please do not hesitate to contact me at (906) 265-6144 or krist@kristoil.com if you have any questions, comments, or require additional information.

Sincerely,

KRIST OIL COMPANIES, INC.

A handwritten signature in cursive script that reads "Krist".

Krist Atanasoff
President

Trevor Fuller

From: Trevor Fuller
Sent: Friday, July 17, 2015 4:44 PM
To: Krist Atanasoff (krist@kristoil.com)
Cc: Brad Lange; 'plhammer55@gmail.com'; Richardson, Craig (crichardson@geiconsultants.com)
Subject: RE: Allouez - PDD Application and Prelim Plan Review

Hello Krist,

It was great meeting with you guys the other day. After looking over the project further, I just wanted to follow-up with some review comments that will be brought up at the plan commission meeting on the 27th. The comments reflect what is generally required in our zoning ordinances for convenience stores/gas stations, as well as comments from our comprehensive plan. As we discussed the other day, the PDD process can allow for some flexibility from these rules, but I wanted to be sure you are prepared with where the plan commission will be starting from.

Below I also included the link to the map of the DOT project for your area. You will have to zoom in to see your property, but the red is what they will be acquiring and the yellow shows a temporary easement.

<http://wisconsin.dot.gov/Documents/projects/by-region/ne/wis57/wis57prefaltnorth2015.pdf>

Andy Fulcer is the primary contact for this project from the DOT. His information is 920-492-5664 and

Andrew.fulcer@dot.wi.gov

General Zoning:

- 1 street tree per 100 feet of lot frontage
- 20% of the lot area should remain open space
- 1 tree per 1000sqft of gross store floor area
- Parking stall size is good
- You might be just shy the number of parking stalls (1 space per two employees on shift per 1000sqft, plus 1 space per 200sqft of the store – the plan can include an adjacent property parking easement)
- U-shaped, bike hitch, or rounded bike racks are suggested
- Canopy supports should be matching brick of main building
- Separated driving lanes for ingress and egress (a concrete refuge for crossing pedestrians)
- Pedestrian accommodations from St. Joseph Street
- All lights should be dark-sky compliant
- Comprehensive Plan calls for developments with smaller setbacks and buildings that are more pedestrian friendly (bringing the building closer to St. Joseph would more accurately reach this goal)

Our sign code does not allow for flexibility with PDD process:

- Total sign area cannot exceed 300sqft per property
- Total wall signs cannot exceed 72 square inches per lineal feet of lot frontage
- Wall signs cannot extend further than 18 inches from the wall they are mounted
- The setback of the monument sign cannot be greater than the height of the sign
- The maximum height of a monument sign is 8 feet
- Total area for a monument sign cannot exceed 64sqft

Please let me know if you have any questions or if I can help in any way. I look forward to speaking with you more. Have a great weekend!

Trevor

Trevor Fuller