

Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: PRELIMINARY APPROVAL OF PETITION FROM ZAMBALDI BREWERY – REQUESTING PLANNED DEVELOPMENT DISTRICT ON PARCELS AL-44, AL-44-1, AL-45, LOCATED AT 1649 & 1677 S WEBSTER AVENUE

Date: 10 August 2017

Attached are the proposed plans submitted by Malcom Management, LLC. (Zambaldi Brewery) for the preliminary review of the planned development district at 1649 & 1677 S Webster Avenue (attachments 1A, 1B, 1C). A representative from Zambaldi will be present at the meeting to talk about the project and answer any questions.

Planned Development District Process

The PDD process offers both the village and the developer flexibility from the zoning code. Not all details of the plan need to be consistent with what is required in the zoning code, but deviation from the zoning code should be to promote a development that is innovative in design, character, and quality.

The Plan Commission and Village Board is asked to make a decision on the preliminary plan review of the Zambaldi Brewery proposal. Site specific details of the project should be discussed and concerns should be brought to the attention of the developer, however, preliminary plan approval or disapproval should be on project principle only – whether or not the proposed project would be consistent with the purpose, spirit, and intent of the Village Comprehensive Plan, other village development plans, and the purpose defined in Article VI of Chapter 475 of the village ordinances.

The petitioner is not prohibited from resubmitting the same or different proposal in the future if preliminary approval is not obtained. Furthermore, approval is preliminary only and does not bind the Village of Allouez to final approval of the project.

Recommendation

Staff has reviewed the presented plans and has shared initial comments with representatives from Zambaldi (see attachment 2A, 2B).

Plan Commission will review the plans at their meeting on August 14th. Plan Commission comments and their recommendation will be shared at the Village Board meeting on August 15th.

Staff recommends preliminary approval of the proposed project concept given that the concept is a similar use to a use recently amended to be allowed in the “Commercial” Zoning District under a conditional use permit. The developer should continue to work with staff in developing a final site plan that is consistent with the Village of Allouez Comprehensive Plan and meets the necessary permit requirements.

The Plan Commission is asked to recommend to the Village Board to approve, not to approve, or table Zambaldi’s PDD petition. The Village Board is asked to review the Plan Commission’s recommendation and take action on this item.

***Note if the recommendation is not to approve, reason for the recommendation must be provided. The Plan Commission can only table a decision for up to two months.*