

Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: PETITION FROM DAN ROARTY – REQUESTING PRELIMINARY PLANNED DEVELOPMENT DISTRICT APPROVAL FOR RESTAURANT AND BREWERY ON PARCEL AL-44, LOCATED AT 1649 S. WEBSTER AVENUE (former Village Hall property)

Date: 01 June 2018

Attached are the proposed plans submitted by Dan Roarty for the preliminary review of the planned development district at 1649 S. Webster Avenue. Mr. Roarty 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 are asked to make a decision on the preliminary plan review of the restaurant and 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 concept 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 of the development. from Zambaldi (see attachment 2A, 2B). 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 discussed the conceptual plans at the May 21, 2018 meeting and recommended preliminary approval. Discussion included:

- Architectural design
- Screening – dumpster and mechanical equipment
- Hours of operation for both the restaurant and the brewery
- Remnant parcel at 1677 S. Webster Avenue – access to the property and future plans
- Seating capacity of the restaurant and the patio

- Grease trap
- Orientation of the building – prevailing winds and loading dock
- Parking – requirements and overflow
- Stormwater – location and cost

The Village Board is asked to approve, not to approve, or table the Planned Development District (Note: if the recommendation is not to approve, reason for the recommendation must be provided).