



Allouez Village Hall • 1900 Libal Street • Green Bay, WI 54301-2453 • (920) 448-2800 • Fax (920) 448-2850
www.villageofallouez.com

PUBLIC HEARING AND INFORMATIONAL NOTICE

NOTICE IS HEREBY GIVEN that a petition has been received from Mike Cashman requesting an amendment to the Planned Development District to construct a restaurant and microbrewery on vacant parcel AL-44, located at 1649 S. Webster Avenue.

This request will be the subject of a **Plan Commission Meeting** to be held on **MONDAY, NOVEMBER 19, 2018** at 6:00 P.M. at the Allouez Village Hall, 1900 Libal Street. The Plan Commission will determine whether or not to recommend approval of the amendment by the Village Board.

A **Public Hearing** will be held before the **Allouez Village Board** on **TUESDAY, NOVEMBER 20, 2018** at 6:30 P.M., at the Allouez Village Hall, 1900 Libal Street. The hearing is being conducted in accordance with provisions of Chapter 475 of the Village of Allouez Code. The Village Board will determine whether or not to approve the amendment to the Planned Development District.

All interested persons or their representatives may appear at the hearing and be heard.

Dated this 2nd day of November, 2018.

Debra M. Baenen
Allouez Clerk-Treasurer

Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: REQUEST FOR AMENDMENT TO THE PLANNED DEVELOPMENT DISTRICT AT 1649 S. WEBSTER AVENUE

Date: 15 November 2018

Attached are the proposed plans submitted by Mike Cashman to amend the Planned Development District (PDD) at 1649 S. Webster Avenue. A representative from the development will be present at the meeting to talk about the project and answer any questions.

Planned Development District Amendment Process

The Plan Commission and Village Board determined that the proposed project is consistent with the purpose, spirit, and intent of the Village Comprehensive Plan, other village development plans, and the purpose defined in chapter 475 of the village ordinances. The current PDD ordinance for this parcel was adopted at the October 16, 2018 Village Board meeting.

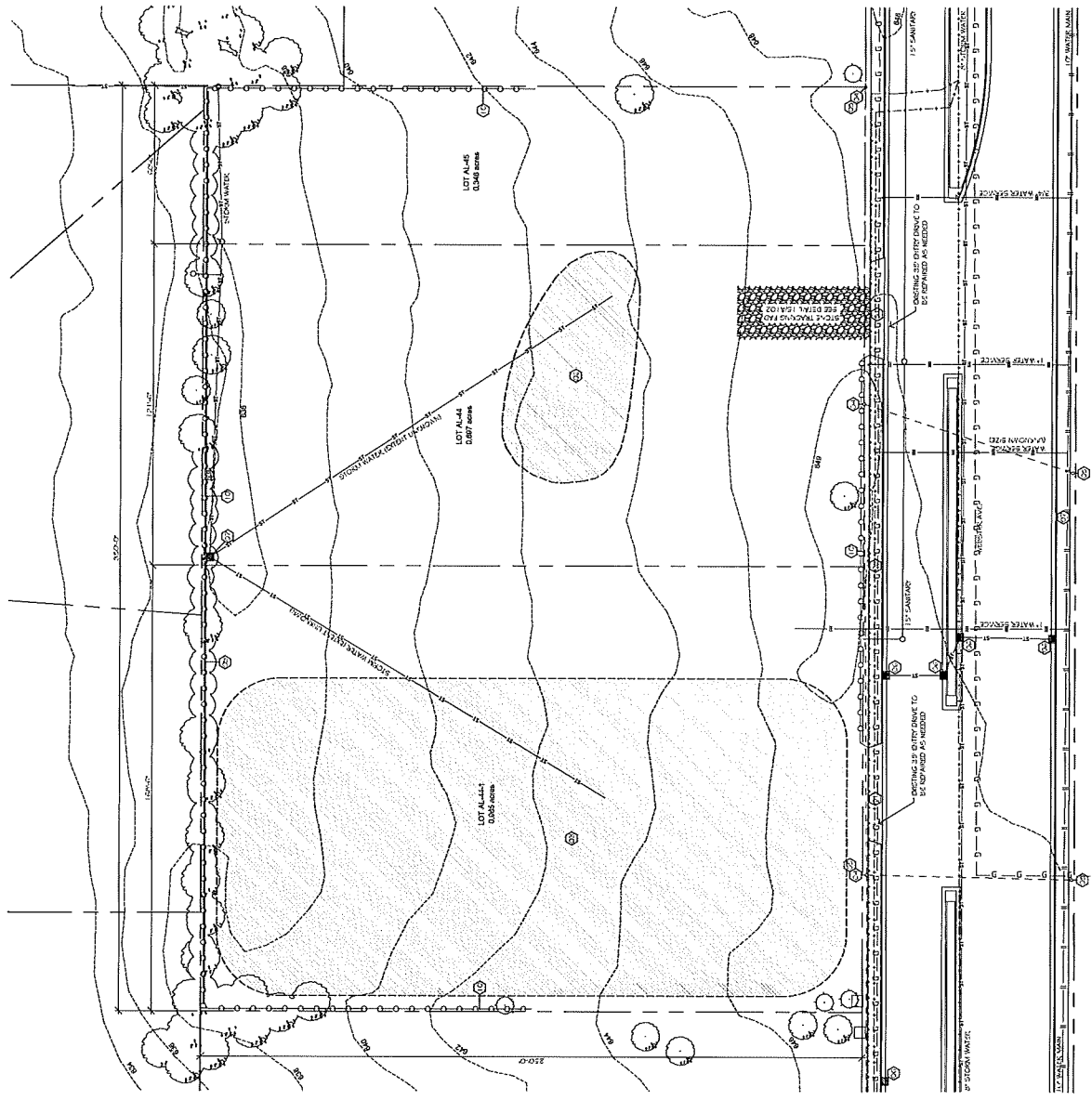
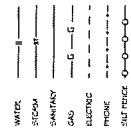
The Plan Commission is being asked to make a recommendation on the proposed site plan amendment to the restaurant and microbrewery development at the November 19, 2018 meeting. Site specific details of the project should be discussed and reviewed at this meeting.

Recommendation

Staff has reviewed the presented plans and has shared comments with representatives from the development. Staff recommends approval of the proposed amendment because the intensity of the project remains the same and the revised site plan improves traffic flow, provides additional parking spaces, and relocates the loading dock to the rear of the building.

The Village Board is asked to approve or not to approve the PDD amendment. The Village Board may also table the decision if additional information is required. If the recommendation is not to approve, reason for the recommendation must be provided.

- KEY NOTES**
- 1. LOCATIONS OF EXISTING UTILITIES
 - 2. LOCATION OF EXISTING SANITARY MAIN
 - 3. LOCATION OF EXISTING WATER MAIN
 - 4. EXISTING TOWN DUMP LOCATION
 - 5. EXISTING POWER POLE
 - 6. EXISTING LIGHT POLE
 - 7. EXISTING GAS INLET - SEE DETAIL 200A (02) FOR INLET PROTECTION
 - 8. EXISTING GAS MAIN - SEE DETAIL 200A (02) FOR INLET PROTECTION
 - 9. EXISTING PUBLIC SIDEWALK
 - 10. EXISTING FENCE AT PROPERTY LINE
 - 11. EXISTING FENCE - SEE DETAIL 100A (02)



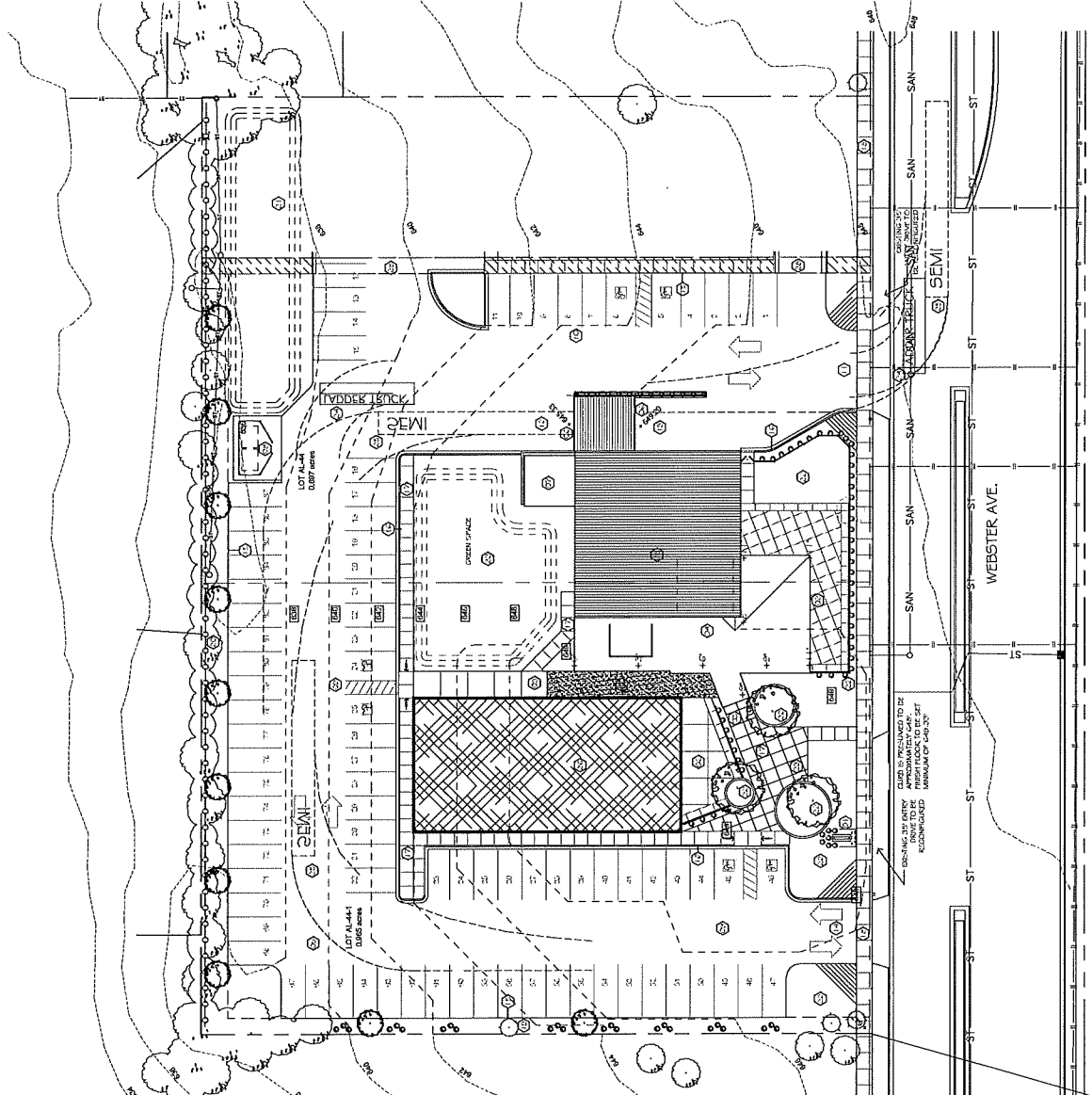
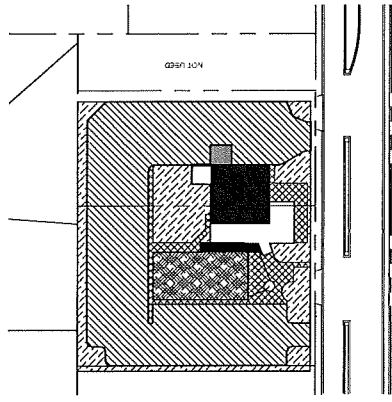
EXISTING SITE PLAN
 SCALE 1" = 20'-0"
 NORTH

Previously Approved Site Plan

KEY NOTES

1. MONUMENT SIGN
2. STAMPED CONCRETE PATIO W/ FENCE
3. INTERCOMING CURB CUT
4. NEW ASPHALT DRIVEWAY
5. MONUMENT SIGN
6. LANDING DOCK
7. COOLING TOWER
8. BIOMETHANIZATION
9. CUSTOMER PARKING
10. SHARED PARKING
11. DELIVERY DRAPED/CONTAINED CURT
12. TRACTOR/HAUL DELIVERY
13. TRUCKWASH DELIVERY
14. CUSTOMER DRIVE
15. CURB OF ASPHALT UNDERPASSING
16. CURB AND GUTTER
17. SIDEWALK
18. FUTURE RELOCATION OF VILLAGE GREENWAY
19. LANDSCAPED SERVICE ENTRANCE 10' MIN FROM PROPERTY AND
20. LANDSCAPED SERVICE ENTRANCE 110' MIN FROM PROPERTY AND
21. POTENTIAL LANDSCAPED SIGNAGE WATER MANAGEMENT AREA
22. POTENTIAL LANDSCAPED OPEN SPACE
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 110' MIN FROM PROPERTY AND



4 PROPOSED SITE PLAN
 SCALE 1" = 20'-0"



20 OPEN SPACE PLAN
 SCALE 1" = 60'-0"



DIMENSION IV
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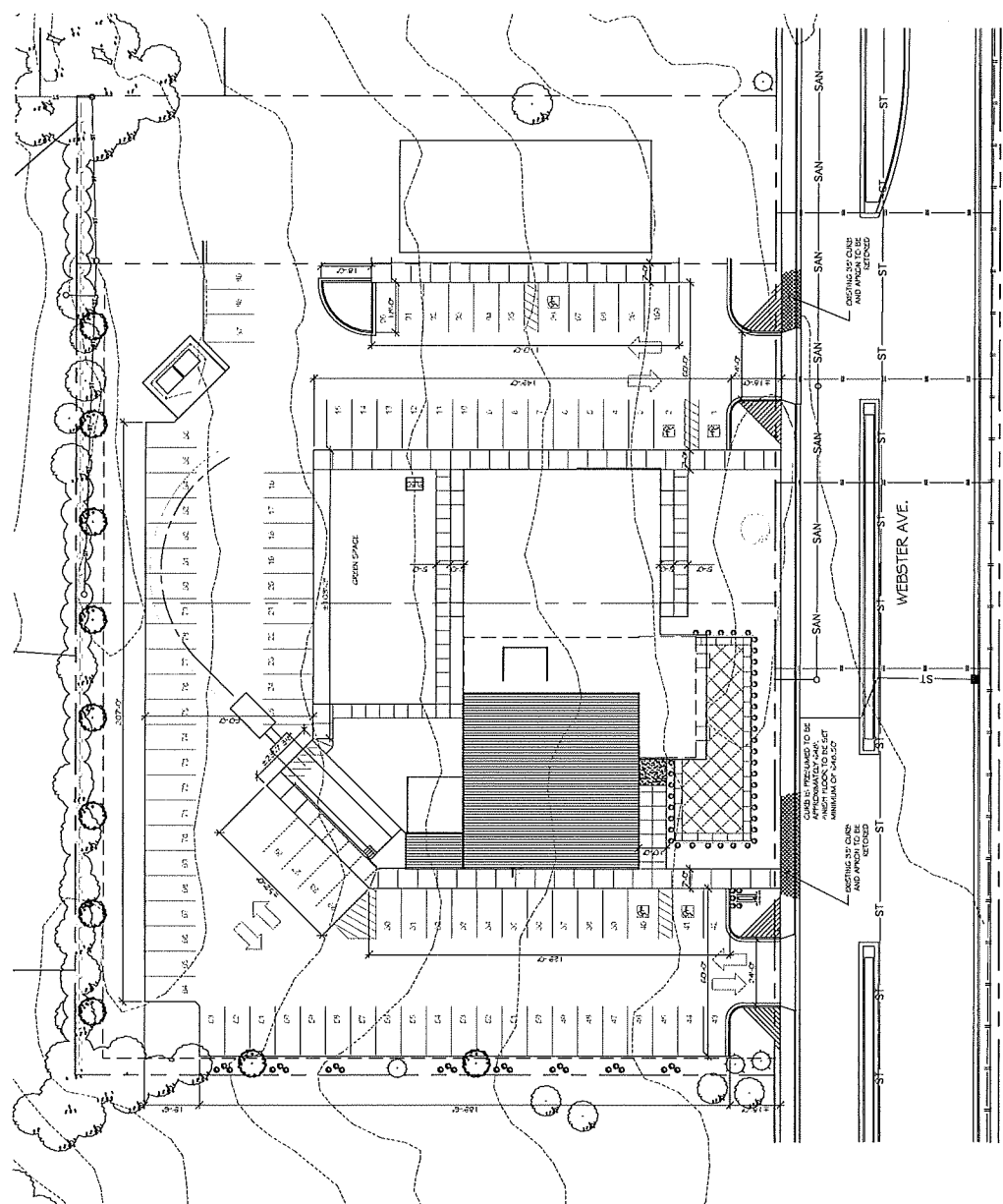
Allouez, WI

ZAMBALDI BEER BREWERY
 (and Additional Businesses)
 1649 S. Webster Avenue

PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION
 LAST UPDATE:

SHEET NUMBER
 SHEET PLAN
 A-101

Amended Site Plan



04 PROPOSED SITE PLAN
 SCALE 1" = 20'-0"



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 Precision Architectural and Construction Administration
 144 S. Beaver
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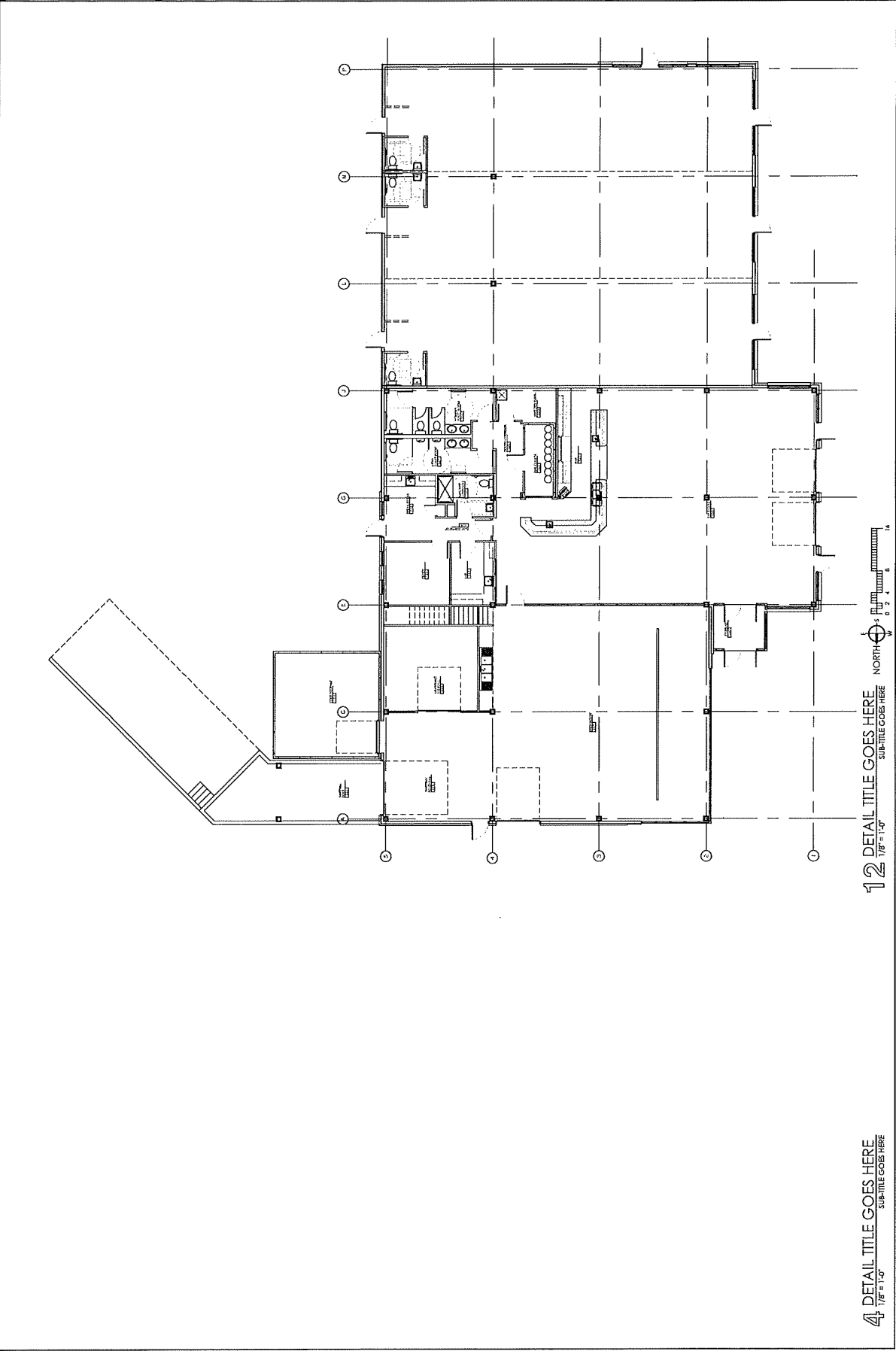
Allouez, WI

ZAMBALDI BEER BREWERY
 (and Additional Businesses)

1619 S. Webster Avenue

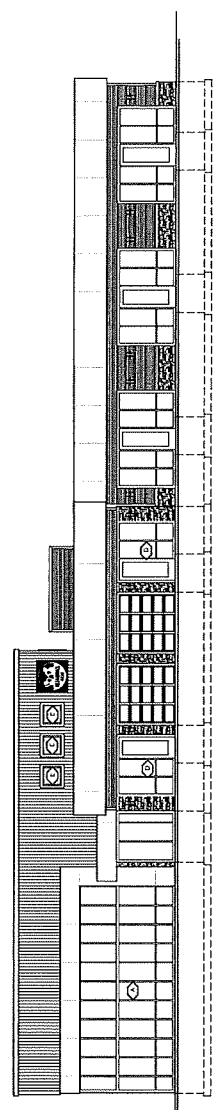
PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION
 LAST UPDATE:

DATE	BY	DESCRIPTION

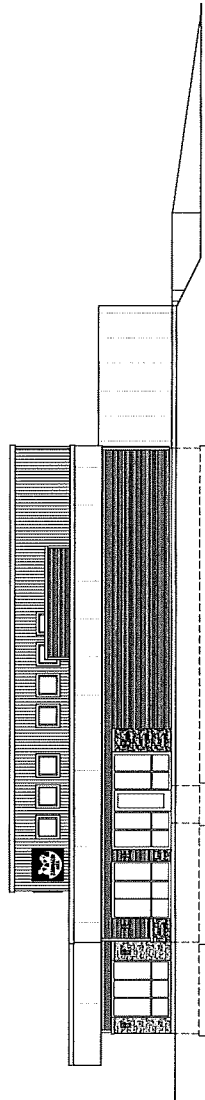


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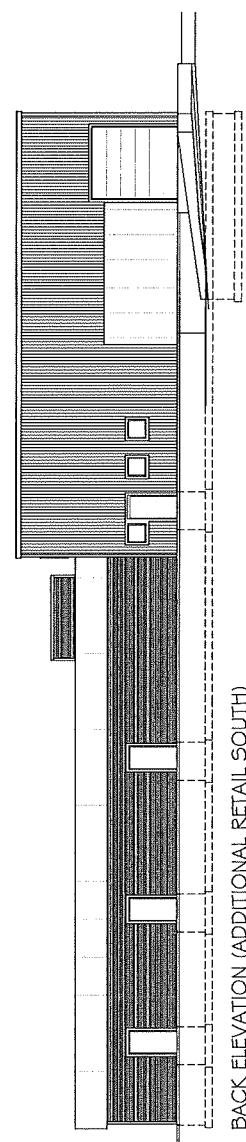
12
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 NORTH
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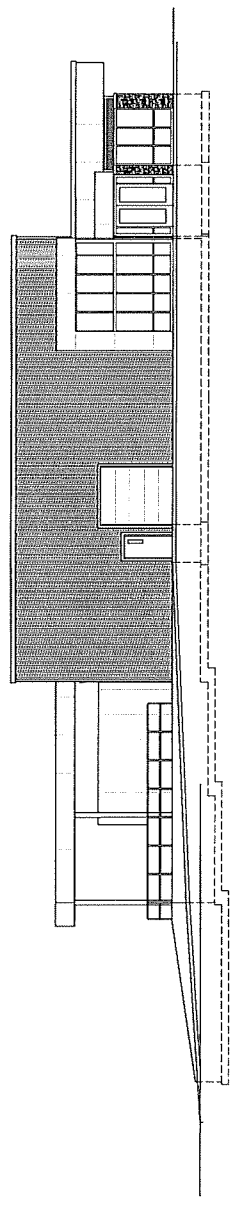
1 FRONT ELEVATION (WITH ADDITIONAL RETAIL)
 SCALE: 1/8" = 1'-0"
 FACING WEST



10 SIDE ELEVATION (RETAIL PARKING SIDE)
 SCALE: 1/8" = 1'-0"
 FACING SOUTH



3 BACK ELEVATION (ADDITIONAL RETAIL SOUTH)
 SCALE: 1/8" = 1'-0"
 FACING EAST



16 SIDE ELEVATION (ZAMBALDI PARKING SIDE)
 SCALE: 1/8" = 1'-0"
 FACING NORTH

4 DETAIL TITLE GOES HERE
 SUB-TITLE GOES HERE

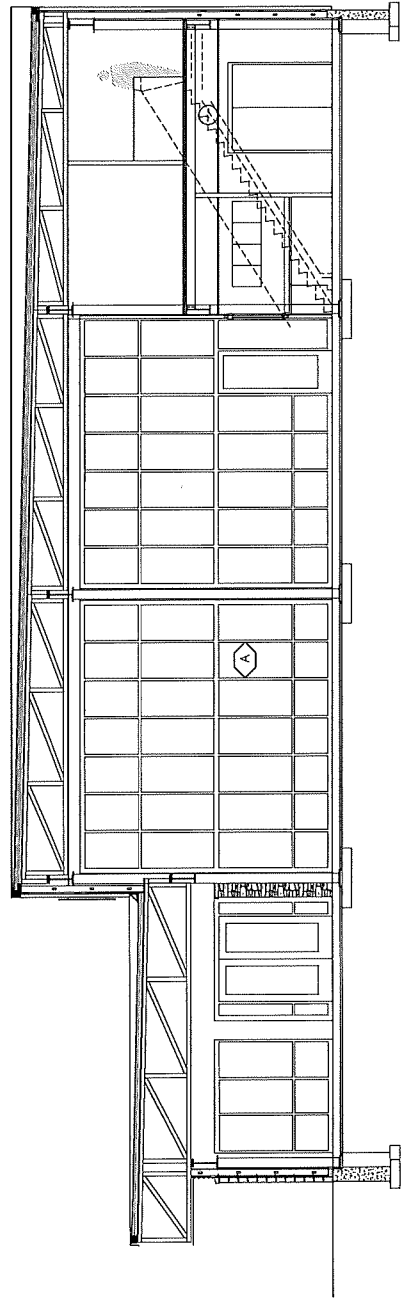
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Allouez, WI

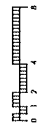
ZAMBALDI BEER BREWERY
 (and Additional Businesses)
 1849 S. Webster Avenue

PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION
 LAST UPDATE:

DATE	DESCRIPTION



2 BREWERY HIGH BAY
 WEST - EAST SECTION
 1/4" = 1'-0"



8 RETAIL (TYPICAL)
 WEST - EAST SECTION
 1/4" = 1'-0"

