

ORDINANCE 2019-11

SECOND AMENDMENT TO ORDINANCE 2018-12 ESTABLISHING A PLANNED DEVELOPMENT DISTRICT FOR PARCEL NUMBER AL-44 LOCATED AT 1649 SOUTH WEBSTER AVENUE IN THE VILLAGE OF ALLOUEZ, BROWN COUNTY, WISCONSIN

WHEREAS, on October 16, 2018 by Ordinance 2018-12, the Village of Allouez established a Planned Development District for parcel number AL-44 located at 1649 S. Webster Avenue, which included: a planned development district of a brewery/taproom and commercial/restaurant tenant space; and

WHEREAS, on November 20, 2018 by Ordinance 2018-13, the Village of Allouez amended the Planned Development District located at 1649 S. Webster Avenue which included: a revised site plan primarily to improve traffic flow on site, provide additional parking spaces, move the brewery/taproom to the northern side of the development, and relocate the loading dock to the rear of the building; and

WHEREAS, the Village Board received a request from 1649 S. Webster LLC to revise the site plan to allow for an additional monument sign to be up to 32 square feet in size per side, to be located near the southern driveway on the property, to better distinguish the tenants on the southern side of the building development; and

WHEREAS, the Village Board for the Village of Allouez, Brown County, Wisconsin held a public hearing at 6:30 p.m. on the 3rd day of December, 2019 for the purpose of hearing all interested persons concerns regarding the amendment request; and

NOW, THEREFORE, BE IT ORDAINED by the Village Board of the Village of Allouez, Brown County, Wisconsin as follows:

1. Ordinance 2018-12 Establishing a Planned Development District for parcel number AL-44, located at 1649 S. Webster Avenue is hereby amended to reflect the revised site plan, which keeps the proposed intensity of the development the same, site plan to allow for an additional monument sign to be up to 32 square feet in size per side, to be located near the southern driveway on the property, to better distinguish the tenants on the southern side of the building development; and
2. The Plan Commission commentary and recommendations from their minutes dated October 28, 2019, staff comments, and Mr. Fuller's memorandum dated October 24, 2019 are made a part of the approval in this ordinance as though fully set forth herein and are incorporated herein by reference and made part of this ordinance.
2. Ordinance 2018-12 as approved on October 16, 2018 and amended by Ordinance 2018-12 on November 20, 2018 shall in all other respects remain in full force and effect.

Passed and approved by the Village Board of the Village of Allouez on this 3rd day of December, 2019.

James F. Rafter, President

Debra M. Baenen, Clerk

Published on this ____ day of _____, 2019.

Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: ORDINANCE 2019-11, SECOND AMENDMENT TO ORDINANCE 2018-12 ESTABLISHING A PLANNED DEVELOPMENT DISTRICT FOR PARCEL AL-44 LOCATED AT 1649 S WEBSTER AVENUE TO ALLOW FOR AN ADDITIONAL TENANT MONUMENT SIGN

Date: 27 November 2019

Attached are the proposed plans submitted by 1649 S. Webster Avenue LLC. to amend the Planned Development District (PDD) at 1649 S. Webster Avenue.

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 and amended by the Village Board at the November 20, 2018 meeting.

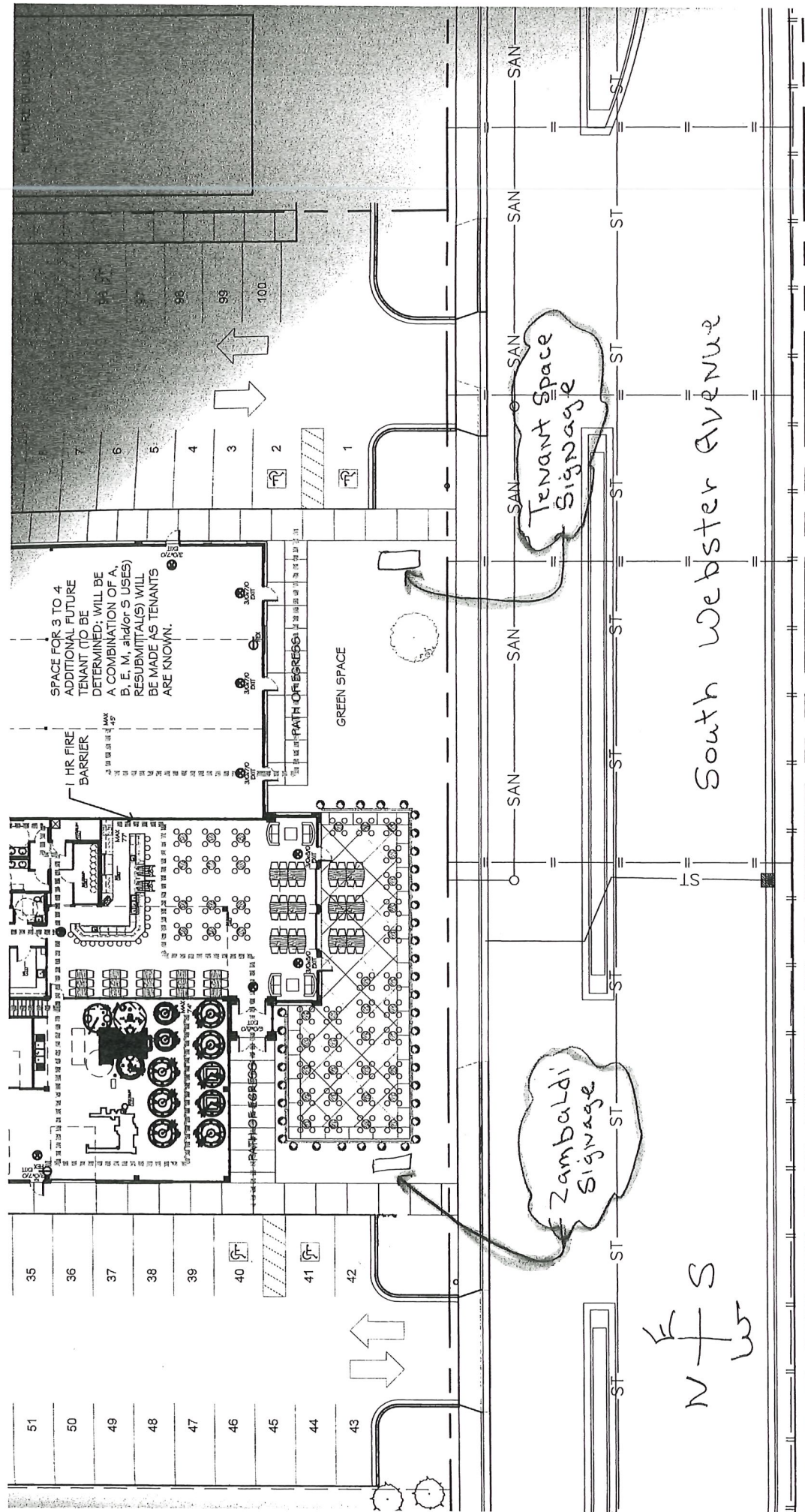
The Plan Commission and Village Board are asked to take action on the proposed site plan amendment to the development. The amendment includes an additional monument sign for the other tenant space. All other parts of the development that were previously approved will remain the same. Site specific details of the project should be discussed and reviewed at this meeting.

Recommendation

Staff has reviewed the presented plans and recommends approval of the proposed amendment because the intensity of the project remains the same because of the varied uses on the property.

Plan Commission reviewed the petition at the October 28, 2019 meeting and recommends approval because of the separate driveways and entrances to the different businesses. **The Village Board is asked whether or not to approve the amendment to the Planned Development District.**

***Note if the recommendation is not to approve, reason for the recommendation must be provided.*



SS PLAN

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