

July 27, 2015 (Plan Commission Meeting)

(Amended by Plan Commission on August 31, 2015)

PLAN COMMISSION MEETING

MONDAY, JULY 27, 2015

6:00 PM, ALLOUEZ VILLAGE HALL

CALL TO ORDER/ROLL CALL

Chairperson Kornowske called the meeting to order at 6:04 p.m.

Present: W. Kornowske, H. Ropp, P. Dart, K. Hansen, A. Kowalzek-Adrians

Excused: R. Retzlaff

Also Present: B. Lange, T. Fuller

MODIFY/ADOPT AGENDA

Motion by Hansen/Dart to adopt the agenda as presented. Motion carried.

APPROVE MINUTES FROM JUNE 22, 2015

Motion by Dart/Hansen to approve the minutes as presented. Motion carried.

ANNOUNCEMENTS

Plan Commissioner Angie Kowalzek-Adrians introduced herself.

Staff announced the Allouez-Bellin Health Farmers' Market. The market is every Thursday from 4-7p.m. until October 15th in the Allouez Village Hall and Bellin Health parking lots on Libal Street.

PUBLIC APPEARANCES

Jim O'Rourke, 2339 Oakwood Avenue

- Applauded the Village Board for requesting that WisDOT include sidewalk on the west side of Riverside Drive, from Stambaugh to HWY172.
- Suggests the village have a landscape architect from GRAEF work with WisDOT to propose ideas that will be both beautiful and efficient.

PRELIMINARY APPROVAL OF PETITION FROM KRIST OIL – REQUESTING PLANNED DEVELOPMENT DISTRICT ON PARCEL AL-56-2, LOCATED AT 1921 RIVERSIDE DRIVE

The commission heard from Krist Oil Company Vice President, Krist Atanasoff. He said Krist Oil is requesting preliminary approval of the company's PDD petition to put a 5000 square foot food mart, with a gas station out front, at 1921 Riverside Drive.

The company's engineers, Craig Richardson of GEI and Barry Gibbons of Division 1 Design, also spoke. Richardson said the designs provided are the standard designs the company has used for previous stores and can take village comments into consideration.

The commission discussed the following items:

- The use does not match with what the corridor study proposes.
- Stormwater.
- The landscaped area shown to the east of the proposed development
 - Stormwater
 - Use
 - Access
- Intensity of proposed access on Diocese property.
- Effects if WisDOT does not allow curb cut onto HWY57.
- Zoning of properties surrounding the proposed development and along the corridor.
- Location of proposed building as it relates to the Comprehensive Plan and pedestrian access.
- Timeline of the PDD process.

The commission suspended the rules and opened the floor to the public.

- Laura Holtz, 366 W St. Joseph Street
 - Does not want a store operating 24 hours a day down the hill from her residence.
 - Brought to attention that the retaining wall and bordering landscaping will belong to the owner of the property.
 - Does not want the added traffic and congestion to St. Joseph Street.
 - Submitted a petition for record signed by the owners of the condominium building.
- Paul Hamachek, Real Estate Broker, Hilgenberg Realty
 - Has been working with Krist Oil in identifying what was in the corridor study.
 - The buyers want this to be an asset to the community.
 - The buyers are aware of the wall and landscaping responsibilities.
 - The landscaped greenspace shown to the east of the proposed development could become office space in the future.
- Barb Wiegand, Director of Facilities & Properties, St. Joseph Real Estate Services Corp.
 - Glad to see a gas station come to the area, but would like this station to be held to the same standards as Kwik Trip was.
 - The Diocese has verbally declined an easement to Krist Oil.
- Tom Matuszak, Owner Pit Row Webster Shell, 1501 S. Webster Avenue
 - Would like the village to look into the background of any company wishing to locate in the village.
- Krist Atanasoff
 - This proposal is just the very first step. The company does have a backup plan depending on what is allowed from the village, WisDOT, and the Diocese.

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The commission took up the rules.

The commission said that the decision will be based on the merits of the use and not the business.

Motion by Hansen/Ropp to recommend preliminary approval by the Village Board to proceed with the development plans, noting concerns of access of the private drive and Riverside Drive (HWY57), the position of the building, and use for the land in reference to the corridor study and Comprehensive Plan. Motion carried.

APPROVAL OF CONDITIONAL USE PETITION FOR 1401 S. WEBSTER AVENUE FOR LABOR READY INC. TO CONTINUE LEASE OF THE PROPERTY

Kornowske recused himself from discussion of this topic.

Ropp assumed the position as chair.

Staff explained that the property's current use is in non-compliance of our zoning ordinance. The property is currently zoned "Highway Business Use," but is being used as a "Commercial" use. A conditional use permit was approved by the village in 1998 and 2003, both for a period of five years or until the current business no longer occupied the building, whichever happened first. Staff recommends granting another conditional use permit with similar conditions.

Terry Gerbers of Gerbers Law, S.C., representing the owner of the land said the owner will request a conditional use permit with similar conditions.

Motion by Hansen/Kowalzek-Adrians to recommend approval of a conditional use permit with similar conditions by the Village Board. Motion carried.

APPROVAL OF REZONING PARCEL NUMBER AL-875, LOCATED AT 1401 S. WEBSTER AVENUE LEGALLY DESCRIBED AS: FARM GARDEN CO'S PLAT LOTS 1, 2, & 3 BLK 3 FROM HIGHWAY BUSINESS USE TO COMMERCIAL

Staff announced there is an offer to purchase on the land for a use that the parcel is currently zoned for.

Motion by Hansen/Kowalzek-Adrians to table action on this item for 180 days. Motion carried.

Kornowske resumed the position as chair.

UPDATE ON THE BICYCLE AND PEDESTRIAN AD HOC COMMITTEE DISCUSSION OF RIVERSIDE DRIVE AND WEBSTER AVENUE CORRIDOR STUDY DISCUSSION OF AMENDMENT TO ALLOUEZ TID#1

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Staff announced that Ehlers is working on a Feasibility Study for amending the borders and plan for TID#1. The projects and parcels being looked at by Ehlers were identified in the Allouez Corridor Study. A public hearing will be scheduled for the August Plan Commission meeting to review the feasibility study and listen to public comment.

APPROVAL OF AMENDMENT TO CHAPTER 11 OF THE VILLAGE ORDINANCES, MAKING BREWPUBS AN ALLOWABLE USE IN THE VILLAGE

Staff said that the village has received no proposals for a brewpub to date, but had received the suggestion to add the use to the zoning code from a resident. The proposed amendment has been reviewed by the village attorney and is compliant with state and industry standards.

The commission said the use fits within the spirit of the types of development identified in the corridor study and the Comprehensive Plan.

The commission suspended the rules and opened the floor for public comment.

- Jim O'Rourke, 2339 Oakwood Avenue
 - Likes the idea of the amendment and said that it fits with the historical context of the village, referencing the Holgreave Brewery on Riverside Drive (now occupied by Schenk).

Motion by Dart/Kowalzek-Adrians to recommend approval of the amendment by the Village Board. Motion carried.

UPDATE ON WISDOT HWY 57/RIVERSIDE DRIVE RECONSTRUCTION PROJECT DISCUSSION OF ANNUAL SITE TOUR

Commission tabled discussion until the August meeting.

NEXT MEETING DATE AND AGENDA ITEMS

Next meeting date is August ~~17-31~~, 2015 at 6:00 p.m.

ADJOURNMENT

Motion by Dart/Kowalzek-Adrians to adjourn at 7:20 p.m. Motion Carried.

Minutes submitted by Trevor Fuller, Planning and Zoning Administrator.