

Memo

To: Plan Commission

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: REZONING PARCEL NUMBER AL-275-1, LOCATED AT 2202 WOODROW WAY LEGALLY DESCRIBED AS: ANSORGE & STRAUBEL PLAT OF GARDEN LOTS LOT 12 EX WLY 80 FT BLK 2 FROM "B RESIDENTIAL" TO "HIGHWAY BUSINESS USE"

Date: 18 January 2017

A petition to rezone parcel AL-275-1, located at 2202 Woodrow Way from "B Residential" to "Highway Business Use" has been requested by David O'Brien. The current structure and use of the parcel is a single family residential.



The developer intends to raze the structure and use the site for additional parking and site ingress/egress (see attached site plan). A zoning change is not required to raze the structure, but is needed for a large area of parking.

The developer of the property also owns the property to the west of the subject parcel, which is zoned "Highway Business Use." Future proposed plans for this neighboring property include utilizing the east side of the commercial building as a drive-thru business. Any building improvements or structural additions on either property will have to go through the Site Plan and Design Review process at a future meeting.

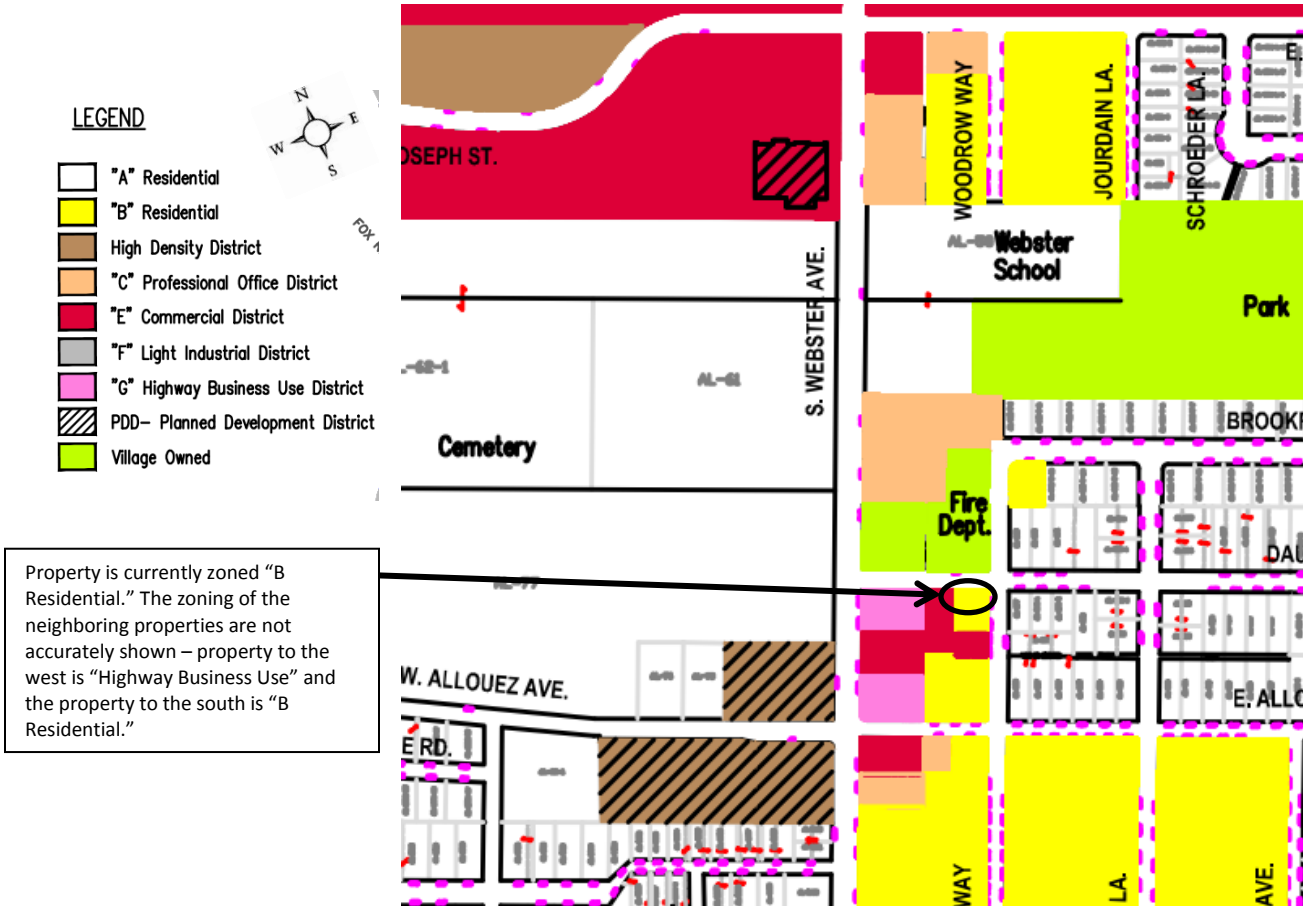
Concern should be noted for additional traffic on what are primarily residential streets. Below are the comments from the Public Works Department regarding street access and proposed improvements.

A sidewalk along the east side of this property is included in the Webster SRTS project. There is an existing walkway on the east side that will be modified to tie into the new sidewalk. If this property is developed as a commercial property and driveway(s) are to be added this needs to be accounted for in the SRTS project. A driveway on the east side would be a change to the SRTS sidewalk design. We would ask that if this is a project that is going to proceed please let us know within about 10 days the plan for any driveway at this location. We can then include it in the plans.

As far as street access for driveways on Woodrow or Dauphin Streets we are okay with a street access to either or both streets. A street access permit must be obtained from the Public Works Department, and the details of the design and construction will be covered when that permit is issued.

The property is currently zoned “B Residential.” The zoning of the neighboring properties are not accurately shown in the zoning map below, but the map has been included to give a sense of the uses in the greater neighborhood (The property to the west is actually zoned “Highway Business Use” instead of “Commercial” and the property to the south is actually zoned “B Residential” instead of “Commercial”).

Surrounding Zoning



The proposed use is an allowed use in the “Highway Business Use” zoning. Below are the zoning requirements that will have to be followed for the proposed parking project if the property is rezoned.

- Buffer – 6’ wide landscaped buffer the entire length of the property that abuts to residential. This buffer can be any or all of the following: shrub, hedge, wall, fence, or berm. The buffer must be 6’-8’ high and 90% opaque year round for everything not in the front yard setback. The front yard setback is 20’ for this property – this means a 3’ high buffer from Woodrow right-of-way back 20’.
- Drive lanes/Parking – 10’x20’ parking stalls. Drive lanes vary: 24’ (90 degree parking), 18’ (60 degree parking), 14’ (45 degree parking).
- Lighting – Any additional lighting must be dark sky compliant and cannot spill over more than 0.5 foot-candle.

The Village of Allouez Comprehensive Plan (amended in 2015) does not specifically reference this parcel, but does call for commercial development on the adjacent corridor (along S Webster Avenue, approximately from Allouez Avenue to the Green Bay border).

An informational notice was sent out to property owners within 200’ of the property (see below aerial). A Public Hearing Notice will be sent to the same property owners when the petition request is reviewed by the Village Board.

200' of Property



Plan Commission is asked whether or not to recommend approval to rezone parcel AL-275-1 from “B Residential” to “Highway Business Use.”