

# Preliminary PDD Review – Staff Comments

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**Site:** 1649 S Webster Avenue (Parcel AL-44)  
**Developer:** Dan Roarty, Dimension IV Architecture

- Zoning Department review:
  - No concerns at this time for preliminary approval.
    - The use and site plan meet concepts called for in the Riverside Drive and Webster Avenue Corridor Study and the Comprehensive Plan
    - The proposed uses are allowed in the zoning code.
    - The property is surrounded by “Commercial” property to the north and south and located on a commercial arterial road in the village (Webster Avenue).
    - The building setbacks are consistent with the setbacks required in commercial zoning.
    - Pedestrian access to the buildings is provided.
    - Green space and parking do not appear to be adequate at this time, but can be a concession by the village through the PDD process.
  - Items to keep in mind for final approval:
    - The massing of the building on the sides not facing Webster Avenue should be broken up by architectural variations in the building.
    - Metal siding is proposed for a majority of the building. Metal siding should be considered, but be of a thick, durable grade.
    - The trash enclosure should be screened using similar architectural components used in primary structure.
    - All other zoning requirements for “Commercial” stipulated in Chapter 475 of Village Ordinances should be met to the highest degree possible.
- Fire Department review:
  - No review completed. Will review when more detailed plans are submitted for final approval.
- Parks, Recreation, and Forestry Department review:
  - No comments at this time. Will review further when more detailed plans are submitted for final approval.
- Public Works Department review:
  - No review completed. Will review when more detailed plans are submitted for final approval.
- Building Inspection review:
  - No review completed. Will review when more detailed plans are submitted for final approval.

**Date Reviewed:** May 18, 2018  
**Comments Submitted By:** Trevor Fuller, Village of Allouez Planning & Zoning Administrator