

**Department of Community Planning and Economic Development – Planning
Division**

Rezoning, Conditional Use Permit, Variance and Site Plan Review
BZZ-2109

Date: December 13, 2004

Applicant: Mr. David O'Brien, 726 Martin Avenue, Hudson, WI 54016, (612)747-3535

Address of Property: 4525 Hiawatha Avenue

Project Name: For Pet's Sake

Contact Person and Phone: Mr. David O'Brien, 726 Martin Avenue, Hudson, WI
54016, (612)747-3535

Planning Staff and Phone: Becca Farrar, (612)673-3594

Date Application Deemed Complete: November 12, 2004

End of 60-Day Decision Period: January 10, 2005

End of 120-Day Decision Period: Not applicable for this application

Ward: 12 **Neighborhood Organization:** Longfellow Community Council

Existing Zoning: I1 (Limited Industrial) district

Proposed Zoning: C2 (Neighborhood Corridor Commercial) district

Zoning Plate Number: 34

Lot area: 47,050 square feet or 1.1 acres

Legal Description: Lots 3, 4 and 5 also that part of lots 1 and 2, Block 4, Hiawatha Park
Addn to Mpls (Full legal is attached).

Proposed Use: Rezone subject site to the C2 district to allow a pet store and other retail
uses.

Concurrent Review:

- Petition to rezone the property from the I1 (Limited Industrial) district to the C2 (Neighborhood Corridor Commercial) district to allow a pet store.
- Conditional Use Permit for a shopping center.
- Variance to reduce the on site parking requirement.
- Major Site Plan review.

Applicable zoning code provisions: Chapter 525, Article VI Zoning Amendments, Chapter 525, Article VII, Conditional Use Permits; Chapter 525 Article IX, Variances, & Chapter 530 Site Plan Review.

Background: The applicant proposes to relocate his business, For Pet’s Sake to the existing building located at 4525 Hiawatha Avenue. The property is currently zoned I1 which does not permit pet stores. The applicant proposes to rezone the subject site to the C2 district which permits pet stores. Due to the configuration and proposed conversion of the existing building a conditional use permit is required for a shopping center. Additionally, a variance of the on site parking requirement and major site plan review is required as well.

Several site plan issues have been identified and as such a continuance is necessary in order for the applicant to work with both Planning and Public Works Staff.

RECOMMENDATIONS:

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the rezoning:

The Department of Community Planning and Economic Development - Planning Division recommends that the City Planning Commission continue the rezoning petition to change the zoning classification of the property located at 4525 Hiawatha Avenue to the meeting of January 10, 2005.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the conditional use permit:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission continue the conditional use permit application for a shopping center for property located at 4525 Hiawatha Avenue to the meeting of January 10, 2005.

Recommendation of the Department of Community Planning and Economic Development– Planning Division for the variance:

The Department of Community Planning and Economic Development– Planning Division recommends that the City Planning Commission continue the variance application of the on site parking requirement for property located at 4525 Hiawatha Avenue to the meeting of January 10, 2005.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the site plan review:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **continue** the site plan review application for property located at 4525 Hiawatha Avenue to the meeting of January 10, 2005.

Attachments:

1. Zoning map
2. Extension letter from the applicant