



MEMORANDUM

Date: October 11, 2016
To: Common Council
From: David Buck, CDD
RE: Special Use Permit for a Parking Lot Expansion at St. Patrick's Church at 320 Nicolet Boulevard

St. Patrick's Congregation is requesting approval of a special use permit for the expansion of the parking lot on the west side of St. Patrick's Church located at 320 Nicolet Boulevard (northeast corner of Washington Street and Nicolet Boulevard). Church uses are permitted as a Special Use in the R-1 Single Family Residence District and as such requires Common Council approval for the expanded use.

The proposed plan includes the development of a 63 foot wide by 135 foot deep (Approx. 8,500 square foot) parking lot expansion to the south of the existing drive lane entering the property from Washington Avenue. The location of the parking lot expansion is on a portion of the property formerly occupied by the middle school building, which was removed from the site in April, 2016. The parking lot expansion includes the addition of 21 code compliant parking stalls, new parking lot lighting, and the addition of substantial landscaping.

The application for the special use permit for the expansion of the parking lot was brought before the Plan Commission on October 4, 2016 with a recommendation of approval by the Community Development Department. The Plan Commission made findings that the proposed expanded special use is compatible with adjacent land uses, shall have an appearance that will not adversely affect adjacent properties, reasonably relates to the existing land use patterns of the city, and will not cause traffic hazards or congestion. They made a recommendation of approval with the following conditions:

- 1) Lighting plan, which details fixtures and demonstrates that light levels meet code requirements, be brought back to the Plan Commission for review; and
- 2) An amended landscape plan, including code compliant internal parking lot landscaping, be submitted and approved by the Department of Community Development.

Special Use Permit Location Proposed Parking Lot Expansion 320 Nicolet Blvd.



Legend

-  Parcel Proposed for Special Use Permit
Parcel ID# 3-00526-00

