

Urban Design Commission
Meeting of July 27, 2016
Agenda item #11, Legistar #43725

MGO 33.24(2) provides, in part, that a purpose of the ordinance is to "encourage the ... proper use of properties."

Is TSS zoning a proper use of 418 Division Street/2096 Helena Street?

As the map on the next page reflects (part of the City's Zoning Map), surrounding properties are primarily comprised of TR-C3 (single family detached) and TR-V2. The nearby TSS all fronts on Atwood with entrances on Atwood, or through the parking lot further west.

Further, the Comprehensive Plan, Note 1 states with respect to this TE area:

"This is currently the site of a long-established ice cream production facility located within a predominantly residential neighborhood. If this site is redeveloped at some future time, a mix of residential development and neighborhood-serving commercial or employment uses is recommended rather than redevelopment with a new industrial use. The existing grocery adjacent to the ice cream plant is a significant amenity to the surrounding residential area, and a neighborhood grocery should be retained as part of any future redevelopment. Buildings should be generally compatible in scale with existing residential and commercial buildings in the area."

The proposed building is not compatible in scale. Other than the surrounding Schoep's buildings at one to two stories, the surrounding properties are primarily one and two story single family homes.

In a relatively recent (2014) infill at Tennyson Lane, that project had appropriate open space. In contrast, the use of TSS zoning for this proposed project allows for the most intensive use possible.

- 77.5 dwelling units per acre;
- Usable open space of 40 square feet per unit (in contrast NMX would require 160 square feet for a one-bedroom unit);
- Lot area of 500 square feet per unit (NMX would use TR-V2 standards); and,
- Maximum lot coverage of 85% (NMX maximum is 75%).

There is not any interaction with the public bike path -- other than re-grading the area to make it more flat. The sidewalk to entrances along the bike path is on the property line.

At the recent Marquette Neighborhood Association Board meeting, the Board voted unanimously against TSS zoning.

I hope the UDC, when it reviews this proposed project, will consider whether TSS zoning is appropriate and whether the building should have more interaction with the public right-of-way and more open space for residential uses.

Respectfully Submitted,

Linda Lehnertz



TE: Traditional Employment

NMX: Neighborhood Mixed Use (grocery store)

TSS: Traditional Shopping Street

TR-C3: Traditional Residential - Consistent District 3 (only single family detached dwellings)

TR-V2: Traditional Residential - Varied District 2