



PLANNING AND DEVELOPMENT

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Memorandum

To: Chairperson Richmond and Judiciary & Administration Committee Members
From: Lewis Kuhlman, Environmental Planner
CC: Mayor Kabat and Common Council Members
Date: August 4, 2020
Re: **Legislative File # 20-0916: Conditional Use Permit amendment at 226 and 232 Hood Street**

On August 3rd, the City Plan Commission recommended a 30-day referral for legislative file # 20-0916, Application of Beverly Scott-Lawrence for a Conditional Use Permit (amendment) allowing storage buildings in a heavy industrial zoning district at 226 and 232 Hood Street. The primary reason cited for this referral was for concerns over potential traffic increase due to the increase in number of storage units. The amendment increased the number of self-storage units from 20 to 44.

The two ways to estimate average daily traffic are by area or by number of units. The area of the lot will not change and the area of the units will only change by 24 sq. ft. due to the use of smaller units, so the change would be negligible. Staff research on average daily traffic showed the highest ratio used was 2 trips per 10 units per day. That would mean the number of trips per day would increase from 4 to 8.8. To put these numbers in context, the Wisconsin DOT's traffic count map measured 2,800 daily trips at Hood Street between Norplex Drive and Miller Street. An increase of 4.8 in 2,800 would be .17% change. That does not include the potential in reduction from the current use, a cab service and retail store. The change in number of units would not have a significant impact on traffic on Hood Street.

Further, Sec. 115-352 of the City's Code of Ordinances only requires that the application include a site and building plan along with a statement as to the use for the buildings. State statutes do not permit the City to deny an applicant a conditional use permit when they have met the code requirements. If the Common Council would like to apply additional criteria in reviewing conditional use permits for self-storage units in the Heavy Industrial District, the code would have to be amended.

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