



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Common Council
From: Joe Stephenson
Date: 03-15-2022
Re: Club Ritz 301 W Seventh Street – Rezone – Residential Single Family to
Commercial Core District

Club Ritz LLC has submitted a request for rezoning of their property located at 301 West Seventh Street. The site is currently zoned Residential Single Family (RSF) and is being used as a tavern. Taverns are not an allowable use within the RSF district, making this property a legal non-conforming use. A legal non-conforming use per Section 17.11(3)(a) cannot be enlarged or otherwise substantially changed. The use is allowed to maintain its existing building footprint but cannot build beyond it.

This restriction does not affect allowable uses within the RSF district. Outdoor recreation such as a deck space, fire pit, volleyball courts or other spaces of this nature are permitted by right in the RSF district, subject to proper building permits and site plan reviews.

Club Ritz is requesting to rezone their property from Residential Single Family to Commercial Core District (CCD) to be able to increase the footprint of their building and allow for the construction of ADA accessible bathrooms, currently not present. A rezoning of this nature does not exempt the property from the site plan review or building permit process. If the rezoning is approved, the applicant would need to submit a plan set for Plan Commission to review and would be required to bring the tavern up to CCD code. This code includes, among other items, transitional plantings along the side adjacent to the residential property and adequate onsite parking, as determined by Plan Commission.

The rezoning will bring a legal non-conforming parcel into compliance and also allow the construction of additional ADA bathrooms for Club Ritz's patrons. This

property is located within a residential neighborhood where complaints of parking and noise have been prevalent. Staff's goal is to make the tavern as cohesive with the neighborhood as possible by enforcing current CCD standards.

Plan Commission on January 6th, 2022 recommended approval to rezone 301 W Seventh Street from Residential Single Family to Commercial Core District.



Parcel Number 323030300, 301 W 7th Street (Club Ritz)



3/1/2022, 10:51:53 AM

Tax Parcel Information

Property Address

County Boundaries

Municipality

<all other values>

City

Town

Village

Streets

ALY

LOCAL

PVT

CTH

STH

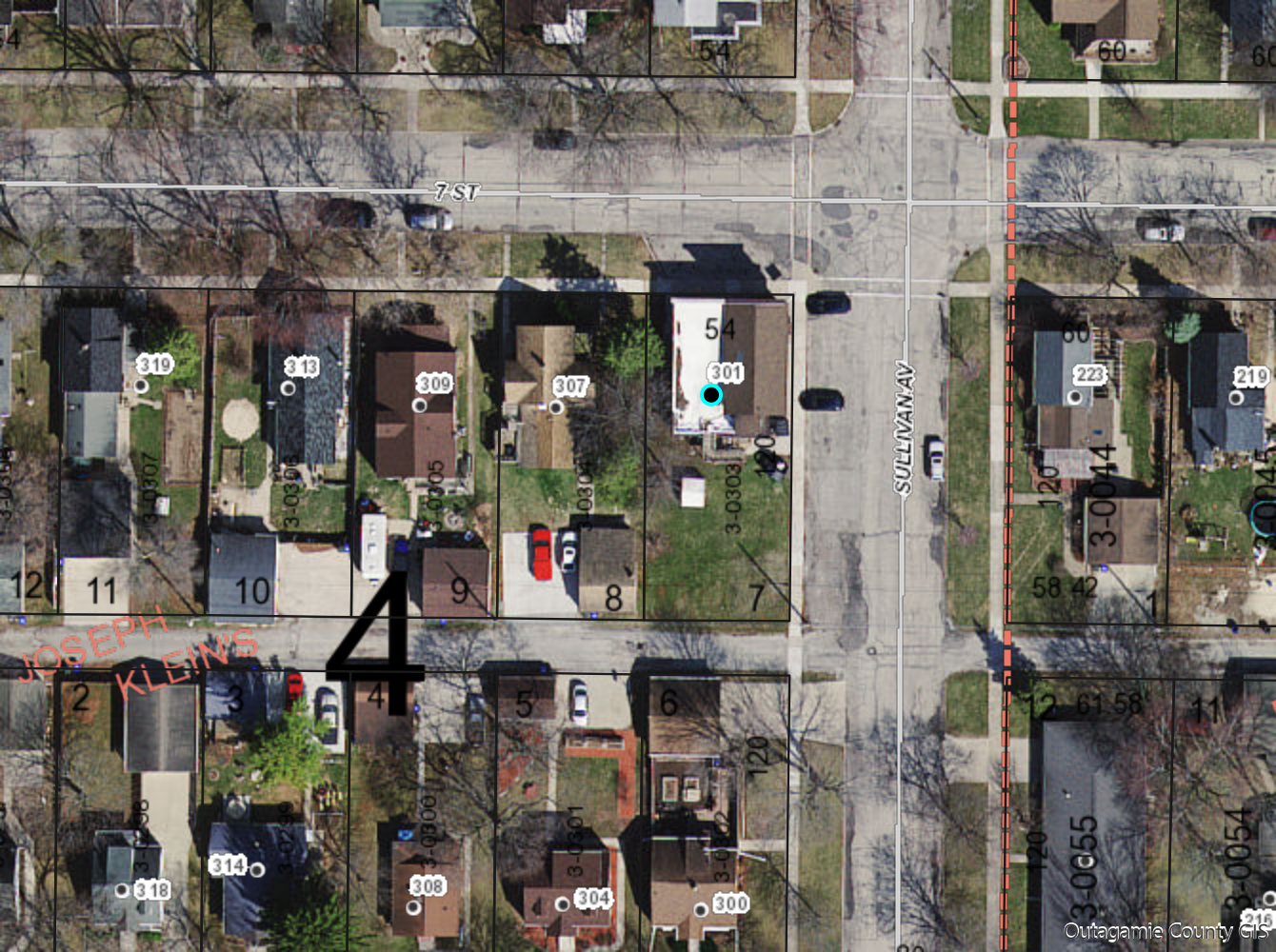
USH

RMP

Highway Labels

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SULLIVANWAY

JOSEPH KLEIN'S

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