

The Cellar Building Addition and Parking Lot Project Narrative

The Cellar Pub & Grill appreciates the opportunity to bring forward plans for your approval of a comprehensive plan amendment and rezoning request. The goal would be to join the properties at 800 & 812 W. Oakwood Road creating a singular lot for The Cellar Pub & Grill with uniform zoning and planned land use.

Project Description

The Cellar is a bar and grill located at 812 W. Oakwood Road in Oak Creek consisting of their primary structure, a patio area with a detached bar, and roughly 21,000 s.f. of gravel for customer parking that extends onto the adjacent property, 800 W. Oakwood Rd, that they also own.

The Cellar is proposing a 1,140 s.f. building addition to expand their kitchen space as well as paving their existing gravel parking area. These improvements will provide more space for the business, increase available parking for their customers, and provide a cleaner view of the site from the road. There will be no impacts to the existing wetlands or floodplain on the property. Green infrastructure will be provided with these improvements. There will be approximately 29,400 s.f. of disturbance, resulting in a 9,801 s.f. increase in impervious area. A small rain garden has been included with the proposed improvements to satisfy the green infrastructure requirements for a redevelopment project like this. The Cellar is also proposing to combine the two parcels to eliminate setback issues.

Floodplain

The proposed improvements to The Cellar have been designed to not encroach on the floodplain boundary on the west side of the property. Per the current FEMA maps the floodplain is called out at an elevation of 689.7. All proposed grading has been called out to not disturb anything below that elevation. We have included the FEMA FIRMet for additional reference.

Wetlands

The Cellar hired Thompson and Associates Wetland Service to delineate the wetland on the properties. They completed their delineation on September 22nd, 2023, and we have verified that there will be no wetland disturbance associated with this project. Their report has also been included with our submittal documents.

Comprehensive Land Use Amendment Request

As stated above, the current land use for 812 W Oakwood is commercial (restaurant) and the current land use for 800 W Oakwood is open space. The Comprehensive Land Use Plan calls for these parcels to be Single Family Attached. We are requesting that the Comprehensive Land Use Plan be amended to call for the combined parcel to be commercial. Commercial is the existing land use and will be the land use for years to come.

Both properties are located near wetlands and FEMA's floodway boundary. These environmental factors could limit potential development in the area. Amending the plan to show these properties as being used for commercial purposes would not only allow for this existing small business to expand slightly, provide adequate parking for their patrons, and a cleaner aesthetic from the roadway, but, with the limited scope and no plans for further expansion, all of the wetland area would be persevered, and a natural buffer would be maintained between the adjacent residential and industrial properties. Also, given the large wetlands and floodplain in the northern part of 800 W Oakwood, this parcel will never make a good single family residential subdivision.

Rezoning Request

812 W Oakwood is currently zoned B-2 and FW and 800 W Oakwood is zoned M-1 and FW. We are requesting that the new combined parcel be zoned all B-2 to match the commercial land use.

Certified Survey Request

We are requesting that the two parcel be combined into one to eliminate setback issues for the existing, proposed and any future improvements to the restaurant.

We thank you for your time and consideration in amendment and rezoning request. Feel free to reach out with any questions or to discuss further,

Thank you,

Bill Nelson
The Cellar Pub & Grill