

November 14, 2013

Village of Allouez  
% Tracy Flucke, Administrator  
% Dan Coffey, Building Inspector  
1900 Libal Street  
Green Bay, WI 54301-2453



Re: Preliminary approval for apartment building at 3415 Hilltop Way

Tracy,

The letter is in reference to the apartment complex at 3415 Hilltop Way that we would like to rebuild. I have gone over all items that are needed in the P.D.D. Zoning & Codes, and I do believe that I have everything attached to this letter that is listed. I would like to get this started and put on the agenda for the next meeting.

If you have any questions or find that we are missing anything, please call me as soon as possible.

Sincerely,

A handwritten signature in cursive script that reads "Harry Macco".

Harry Macco

HM/ab

December 9, 2013

Village of Allouez  
%Tracy Flucke  
1900 Libal Street  
Green Bay, WI. 54301

Tracy,

3415 Hilltop was zoned for seventy-four (74) apartments, which was totally demolished by fire in May. The new building will be called Corner Stone Apartment.

This letter is in regards to the above developer checklist:

Statement describing the General Character of the intended development.

I am recommending a 48 unit, 2 story, and all brick apartment building with 12-1 bedroom apartments and 36-2 bedroom apartments. The price of the apartments will be in the upper range of a 1 & 2 bedroom apartment. 48 garages are also included as well as 50 open parking (2 handicap accessible). All state codes will be followed in all areas. An elevator is included that will service the second floor. All the apartments have a washer and dryer in them.

Lighting & Exterior Sign-VDH plan

11.25 (G) (5) and 11.25 (I) (4). Need at Preliminary Approval, I have looked at these sections and all of them would be covered with these details.

I have enclosed a sealed site map showing a parking area, driveway, and forty-eight (48) garages. This also is our landscaping plan and storm water management plan.

Included also is a map from Village of Allouez Engineer Craig Berndt showing the sanitary sewer, water, and storm lines serving this site. (Bob from Mach IV Engineering has reviewed this with Craig.)

Enclosed is also a map showing the various property uses on the four (4) sides of the lot and signed by David Van Lanen.

The total cost of the new building and site improvements is to be approximately \$4,500,000.00. The rent range for a one (1) bedroom apartment is approximately \$650-\$690. The rent range for a two (2) bedroom apartment is approximately \$760-\$790. Hillcrest Properties will manage the apartments. We would like to start work on this site as early in the spring as we can with it being complete six (6) months after starting construction.

Engineering standards will be included in the request for final approval. Our preliminary storm water management plan will be sent by Mach IV by the 22<sup>nd</sup> of November, 2013.

Sincerely,

Harry Macco

HM/ph