



Allouez Village Hall • 1900 Libal Street • Green Bay, WI 54301-2453 • (920) 448-2800 • Fax (920) 448-2850
www.villageofallouez.com

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that a public hearing will be held to consider the request from Hillcrest Lumber, Inc for approval of an amendment to the Planned Development District to provide an additional access on E St. Joseph Street, change from two to one story units, expand the building footprint, and change the total number of units from 10, eight-unit buildings to 9, eight-unit buildings and 1, four-unit building at 1997-1999 Libal Street – Parcels AL-2092 thru 2123 and AL-50-6-2.

Said hearing will be held before the Allouez Village Board on Tuesday, June 2, 2015 at 6:30 p.m., at the Allouez Village Hall, 1900 Libal Street. The hearing is being conducted in accordance with provisions of 11.25 of the Village of Allouez PDD Zoning Ordinance.

All interested persons or their representatives may appear at the hearing and be heard.

Dated this 8th day of May, 2015.

Debra M. Baenen
Allouez Clerk-Treasurer

Publish: May 19 and May 26, 2015

Memo

To: Plan Commission

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: REQUEST FOR AMENDMENT TO THE PLANNED DEVELOPMENT DISTRICT AT 1997-1999 LIBAL STREET

Date: May 27, 2015

Attached are the proposed plans submitted by Hillcrest Lumber for the amendment of the Haven Way Condominium PDD at 1997-1999 Libal Street. A representative from Hillcrest Lumber will be present at the meeting to talk about the project and answer any questions.

Background:

The original project was approved in 2005 as part of a larger project, which included the neighboring CBRF and Memory facilities at 1901 Libal Street, as well as the acquisition of land for the village storm water pond. The original site plan for the project is attached. The original plan was for eight, two-story buildings, each with eight units.

The village required less land than anticipated for the storm water pond, allowing more land available for development. As a result, Hillcrest Lumber petitioned to amend the PDD to allow for 10, two-story buildings in 2008. The petition to amend the PDD was approved. Attached is the amended site plan.

Two condominium buildings, as described above, have been built to date.

Request:

Hillcrest Lumber is requesting an amendment to the PDD, providing an additional access on E St. Joseph Street, going from two to one story units, expanding the building footprint, and changing the total number of units from 10, eight-unit buildings to nine, eight-unit buildings and one, four-unit building.

Plan commission reviewed the proposed plans at the April 27th meeting and made the recommendation to the Village Board to approve the amendment with the following recommendations:

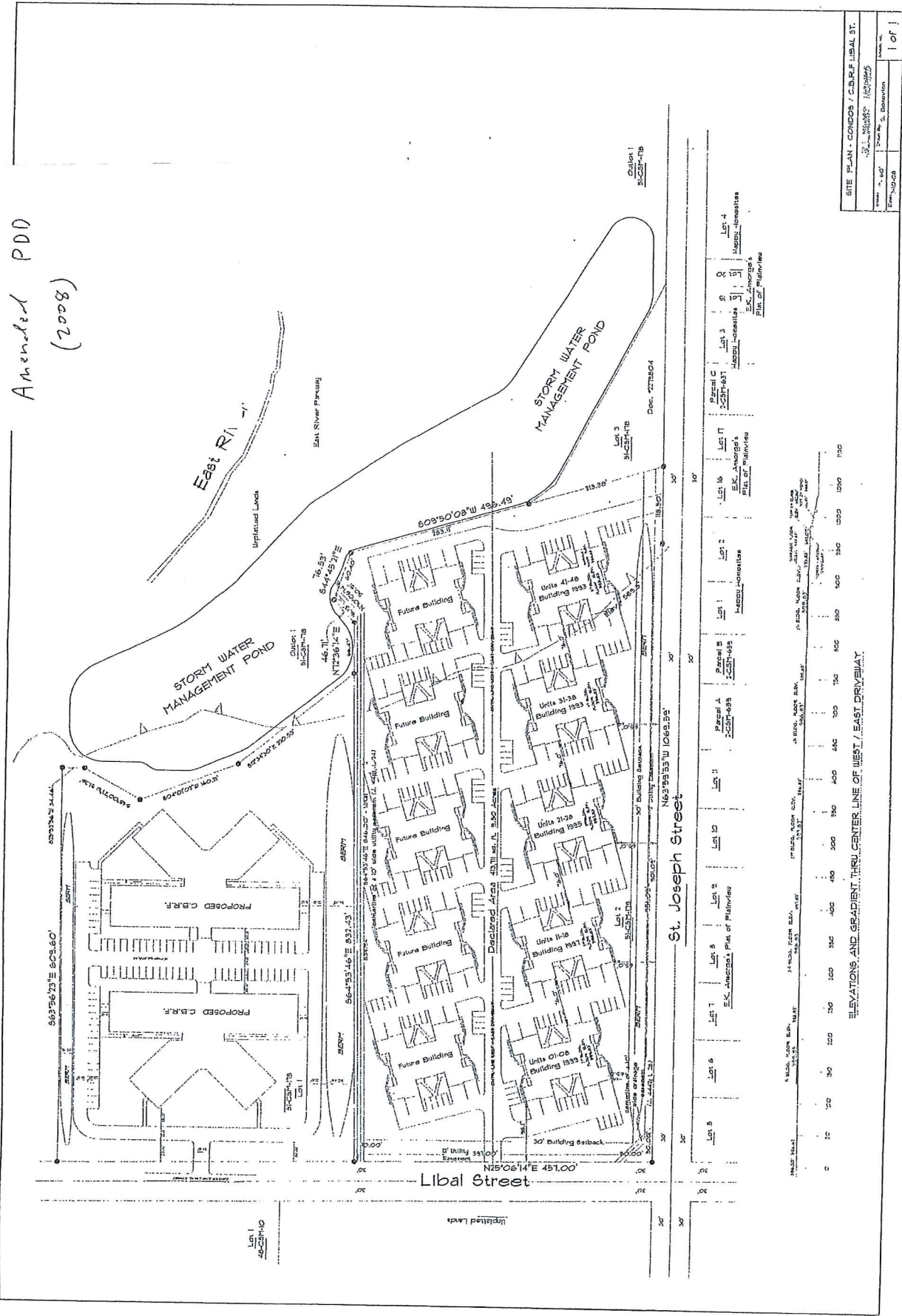
- A pedestrian walkway, running parallel with the roadway within the development, be clearly marked.
- A bicycle rack be placed in a central location within the development.

- Tables, chairs, and a recreational area be considered within the development.
- The layout of the units on the south side of the property do not disrupt the length of the berm or the landscaping on the berm, as seen from E St. Joseph Street.
- Staff comments are to be addressed and are as follow:
 - Hillcrest Lumber will need an updated storm water management plan for this project, including erosion control requirements, and any utility improvements (sewer or water) that might be needed if not already installed. This can be done separate from the PDD process.
 - Final grading, complete landscaping, and weed control on the east side of the property, bordering the storm water pond shall be completed before a building permit is issued.
 - The landscaping plans from the original approval are adequate, except the Ash species will have to be changed and approved by the Parks, Recreation, and Forestry Director, if not already planted.
 - The change in open space with the new building footprint needs to be provided.
 - Lighting and exterior finishes shall be the same or match as close as possible with existing condominium lighting and finishes for the site.
 - All requirements by Green Bay Metro Fire Department shall be met, including changing the widths of the driveways to meet fire code.
 - Timeline of the project, including construction to completion and how the project will be phased should be explained at the meeting by the petitioner.

The developer received a letter listing the comments and necessary changes above. The attached plans include these changes.

The Village Board is asked to approve the amendment of the Haven Way Condominium PDD at 1997-1999 Libal Street by Hillcrest Lumber on the condition that all changes be addressed prior to a building permit being issued or not to approve the amendment of the Haven Way Condominium PDD at 1997-1999 Libal Street by Hillcrest Lumber at this time.

*Amended PDD
(2008)*



ELEVATIONS AND GRADIENT THRU CENTER LINE OF WEST / EAST DRIVEWAY

Station	Elevation	Gradient
0+00	100.00	
0+10	100.00	
0+20	100.00	
0+30	100.00	
0+40	100.00	
0+50	100.00	
0+60	100.00	
0+70	100.00	
0+80	100.00	
0+90	100.00	
1+00	100.00	

SITE PLAN - CONDOS / C.B.R.F. LIBAL ST.
 E.K. George's P.L.L.C.
 Project No. 08-001
 Sheet No. 5, Division
 Date: 11/11/08
 Scale: 1" = 40'