

Memo

To: Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: FINAL APPROVAL OF PETITION FROM KRIST OIL – REQUESTING PLANNED DEVELOPMENT DISTRICT ON PARCEL AL-56-2, LOCATED AT 1921 RIVERSIDE DRIVE

Date: 12 October 2015

Attached are the proposed plans submitted by Krist Oil for the final review of the planned development district at 1921 Riverside Drive (see attachments 1A, 1B, 1C, 1D). A representative from Krist Oil will be present at the meeting to talk about the project and answer any questions.

Planned Development District Process

The Village Board is asked to make a final decision on the plan review of the Krist Oil proposal. The preliminary plan was recommended by the plan commission and approved by the Village Board. The preliminary approval was based on project principle only and does not bind the village to final approval of the project.

Final approval should be based on site specific details of the project. These details and any concerns should be brought to the attention of the developer at this time. It is important to remember that the PDD process offers both the village and the developer flexibility from the zoning code. Not all details of the plan need to be consistent with what is required in the zoning code, but deviation from the zoning code should be to promote a development that is innovative in design, character, and quality (see attachments 2A, 2B).

Note that disapproval does not prohibit the petitioner from resubmitting the same or different proposal in the future.

Preliminary Approval

At the July 2015 meeting, plan commission made a motion to recommend preliminary approval by the Village Board to proceed with consideration of the development plans, noting concerns of access to the private drive and Riverside Drive (HWY57), the position of the building, and use for the land in reference to the corridor study and Comprehensive Plan.

The Village Board made the motion at the August 4th meeting to approve the plan commission recommendation, noting concerns with the hours of operation, the use for the land in reference to the corridor study and Comprehensive Plan, access to Riverside Drive, site layout, and building architecture (see attachment 3A).

Staff and Plan Commission Recommendations and Final Approval

Staff has reviewed the proposed plans and has provided Krist Oil with comments (see attachments 4A, 4B, 4C). Krist Oil has begun addressing these comments.

Staff recommends approval of the petition, should all staff and plan commission comments be addressed prior to Village Board final approval or a reasonable explanation (as determined by staff and the Village Board) as to why these comments were not addressed.

Plan commission did not approve a recommendation to the Village Board (see attachment 5A). The plan commission discussed concerns with the parcel not fully being utilized, the direct ingress/egress to Riverside Drive/HWY 57 being uncertain (and the potential negative effects increased traffic would have to W St. Joseph Street), and the proposed development not going above and beyond the required development standards (i.e. the purpose of the PDD process is to promote and encourage innovative development).

Village Board is asked to approve or not to approve the petition from Krist Oil, requesting a planned development district on parcel AL-56-2, located at 1921 Riverside Drive. The Board may also send the plans back to the plan commission for further review.

PROPOSED LANDSCAPING PLAN

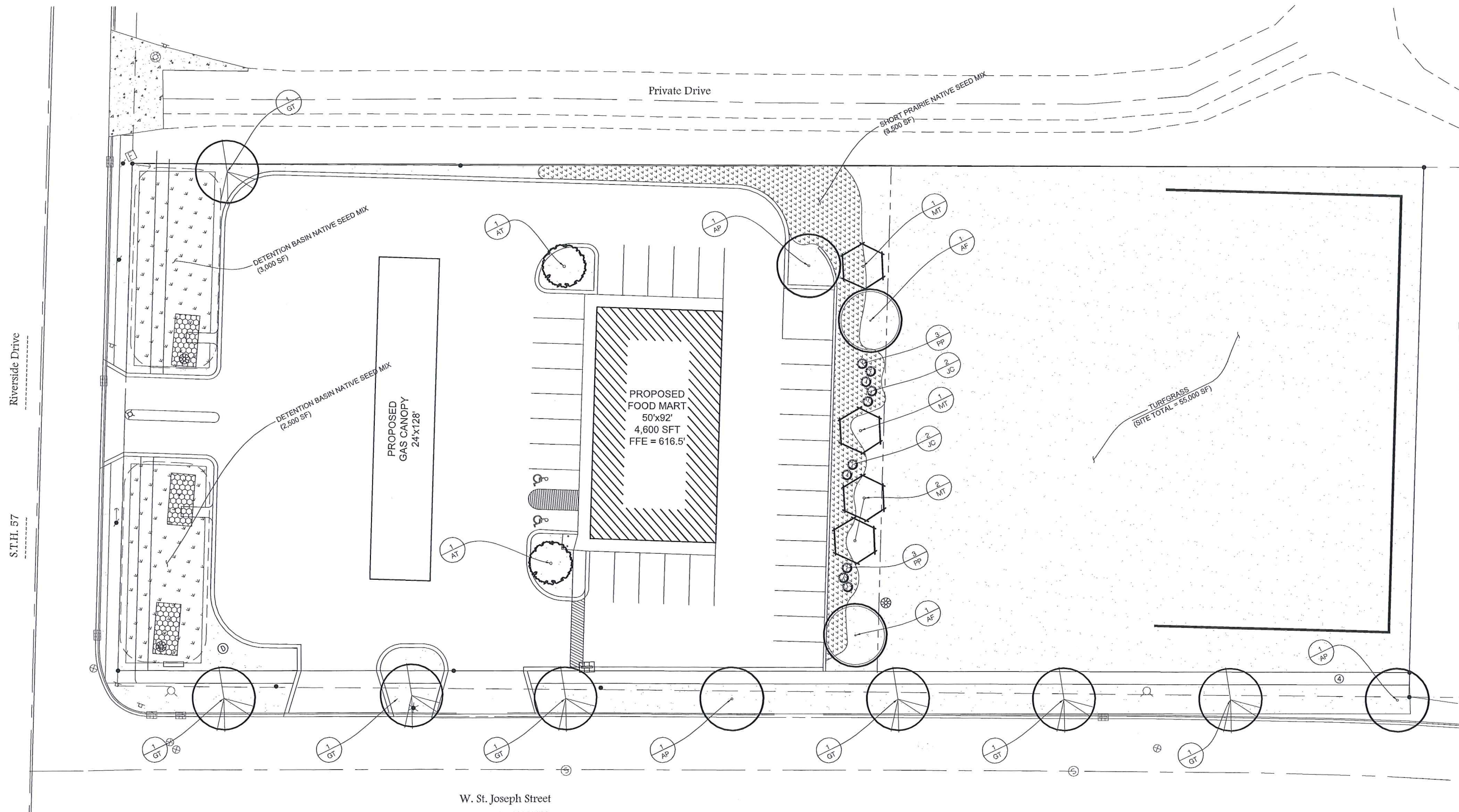
Attention: 1"
 If this scale bar does not measure 1" then drawing is not original scale.

1 09/18/2015
 PDD FINAL SUBMITTAL

Designed By: SNB
 Checked By: GMM
 Drawn By: SNB
 Approved By: CAR

GEI PROJECT: 1509480

DWG. NO.
 02-C-3
 SHEET 05

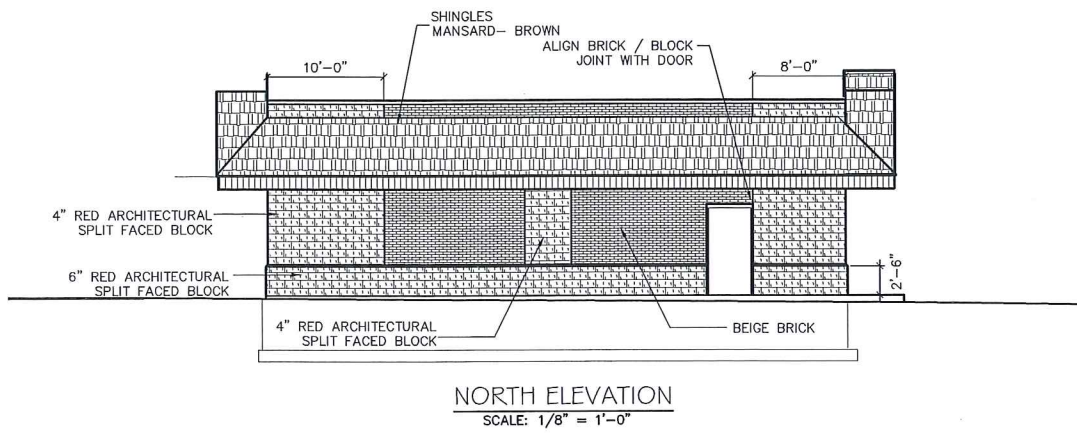


| Trees | | | |
|-------|--|-----------------------------------|----------|
| Code | Botanical | Common | Quantity |
| AF | <i>Acer x freemanii</i> 'Autumn Blaze' | Autumn Blaze Maple | 2 |
| AP | <i>Acer platanoides</i> | Norway Maple | 3 |
| AT | <i>Acer truncatum</i> 'Warrenred' | Pacific Sunset Maple | 2 |
| GT | <i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Suncole' | Honeylocust 'Sunburst' | 7 |
| JC | <i>Juniperus chinensis</i> 'Trautman' | Trautman Juniper | 4 |
| MT | <i>Malus x 'Thunderchild'</i> | Thunderchilde Flowering Crabapple | 4 |
| PP | <i>Picea pungens</i> 'Blue Totem' | Blue Totem Spruce | 6 |

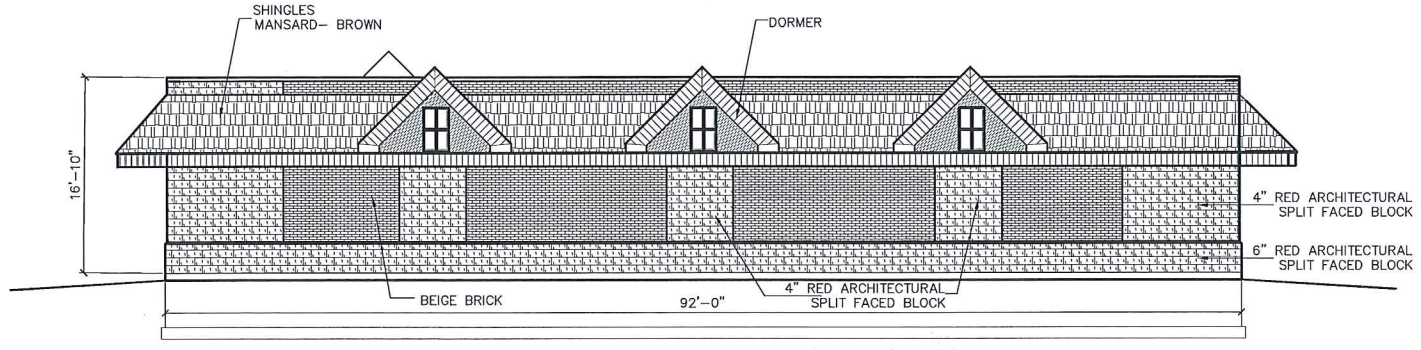
| Seed Mixes | |
|---------------------------------|----------|
| Detention Basin Native Seed Mix | 5,500 SF |
| Short Prairie Native Seed Mix | 3,500 SF |
| Turfgrass | 55,00 SF |

Krist Food Mart No. 1
 Alouez WI
 Krist Oil Companies
 303 Seldon Road
 Iron River, MI 49935

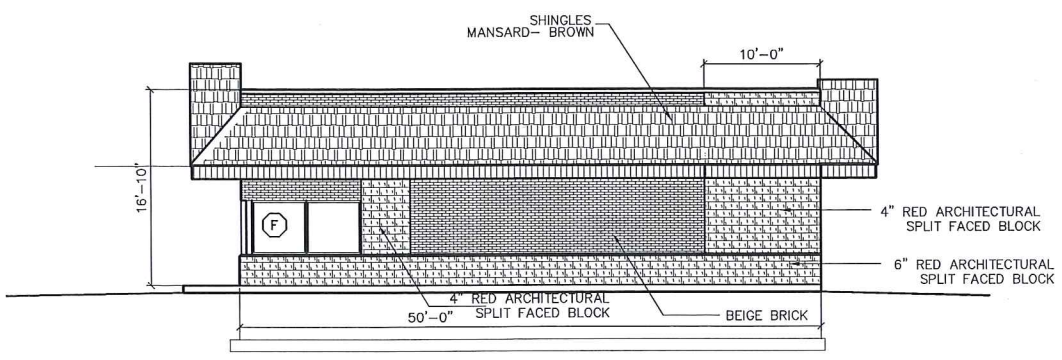
BUILDING ELEVATIONS



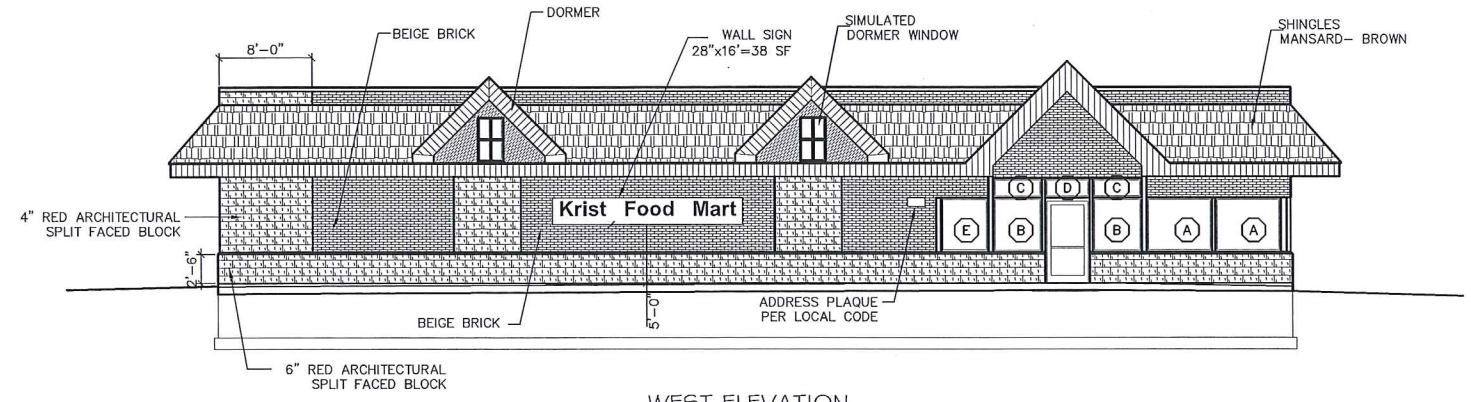
NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



EAST ELEVATION
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



WEST ELEVATION
 SCALE: 1/8" = 1'-0"

TOTAL WALL SIGN AREA = 385F

Z:\Division 1 Design\Projects\Alouez WI\Krist Oil Companies\10-1-2015\10-A-1.dwg 10/1/2015 8:54:05 AM BARRY J. OWENS; 300x4.00

Attention: 1"
 If this scale bar does not measure 1" then drawing is not original scale.

| RELEASE # | DATE |
|-----------|----------|
| 01 | 9/23/15 |
| PDD FINAL | |
| 02 | 10/01/15 |
| PDD FINAL | |

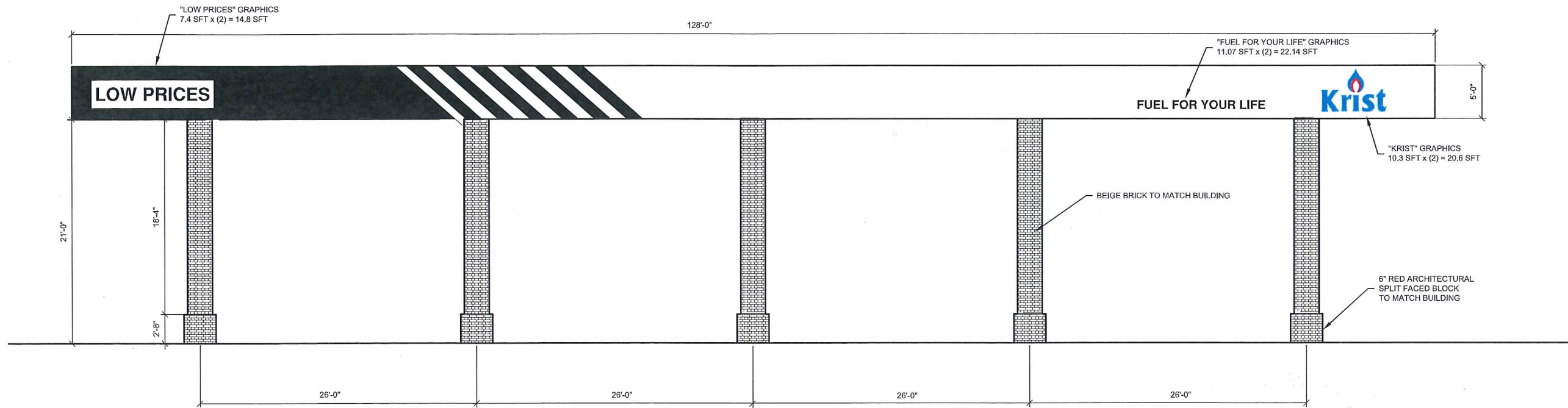
Designed By: GLS
 Checked By: BJG
 Drawn By: GLS
 Approved By: CAR

GEI PROJECT: 1509480

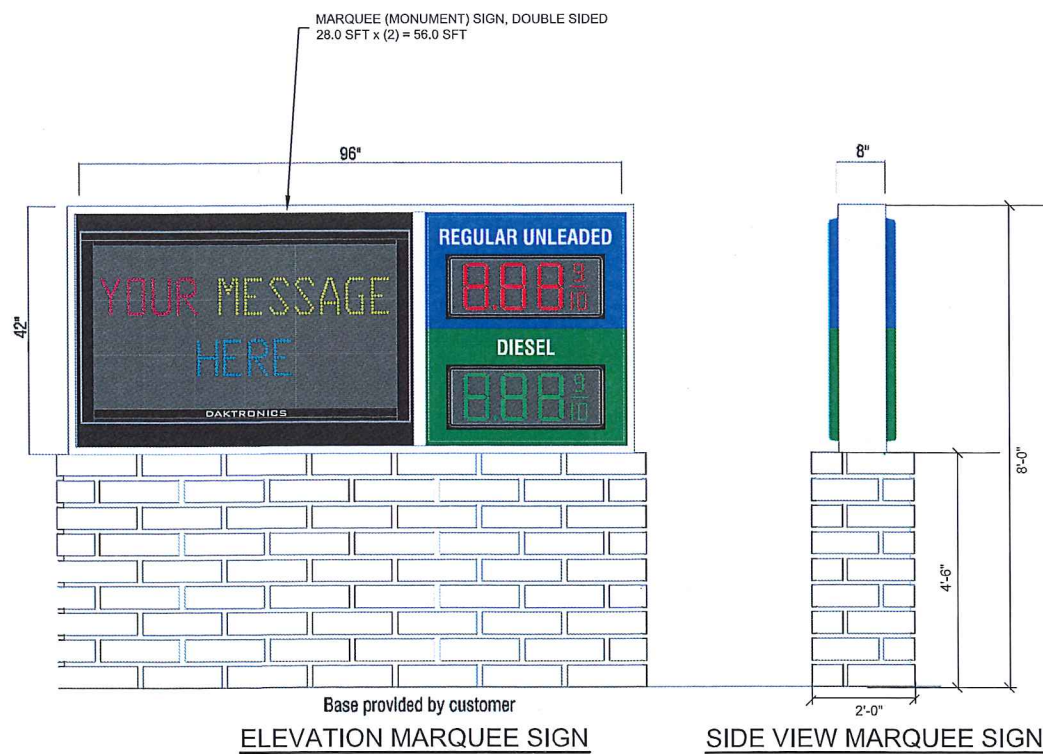
DWG. NO.
10-A-1
 SHEET 7
 ARCHIVE #

Krist Food Mart No. 1
 1921 Riverside Drive
 Allouez, WI
 Krist Oil Companies
 303 Seldon Road
 Iron River, MI 49935

CANOPY AND MARQUEE SIGN ELEVATIONS

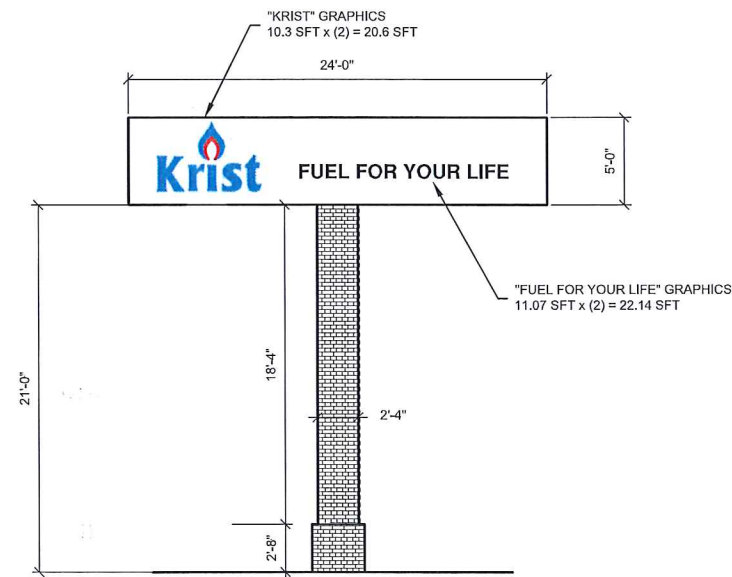


EAST ELEVATION OF GAS CANOPY



ELEVATION MARQUEE SIGN

SIDE VIEW MARQUEE SIGN



NORTH AND SOUTH ELEVATION OF GAS AND DIESEL CANOPY

TOTAL SIGN AREA = 14.8 SFT + 22.14 SFT + 20.6 SFT + 20.6 SFT + 22.14 SFT + 56.0 SFT = 156.28 SFT

Attention: 1"
 If this scale bar does not measure 1" then drawing is not original scale.

| | |
|---------------------|------------|
| 1 | 09/18/2015 |
| PDD FINAL SUBMITTAL | |

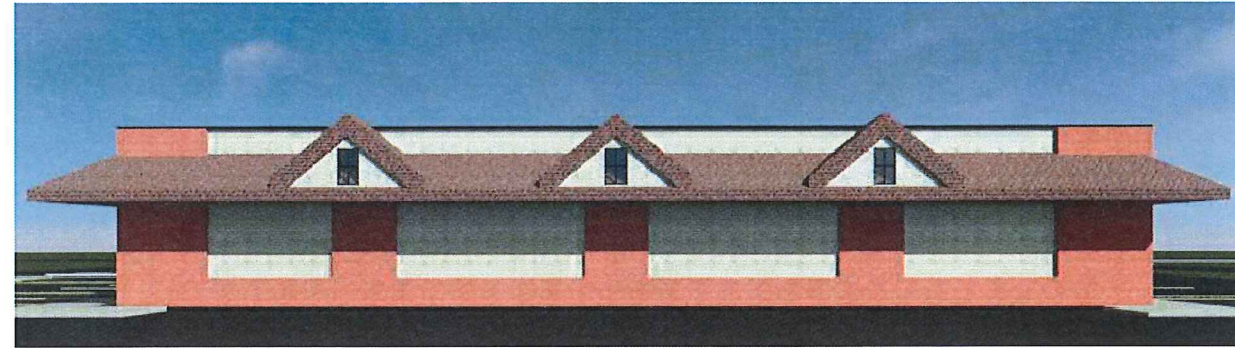
Designed By: GLS
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 Approved By: CAR

GEI PROJECT: 1509480

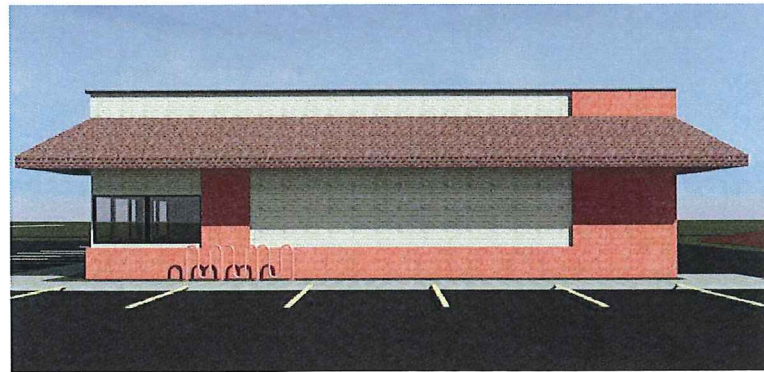
DWG. NO.
10-A-2
 SHEET 09



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Krist Food Mart No. 1
 Allouez WI
 Krist Oil Companies
 303 Seldon Road
 Iron River, MI 49935

BUILDING ELEVATION RENDERINGS

Attention: 1" = 10'
 If this scale bar does not measure 1" then drawing is not original scale.

| RELEASE # | DATE |
|-----------|----------|
| 01 | 9/18/15 |
| PDD FINAL | |
| 02 | 10/01/15 |
| PDD FINAL | |

Designed By: GLS
 Checked By: BJG
 Drawn By: GLS
 Approved By: CAR

GEI PROJECT: 1509480

DWG. NO.
10-A-3
 SHEET 9
 ARCHIVE #

**Developer Checklist for
Planned Development District Final Approval**

DEVELOPER CHECKLIST FOR PLANNED DEVELOPMENT DISTRICT FINAL APPROVAL

Name of project: Krist Food Mart No. 1

Address of project: 1921 Riverside Drive

Name of developer: KSK C-Stores, Inc. Name of owner: Krist Oil Companies, Inc.

***To be considered for the Planned Development District process, this checklist must be completed and submitted with the requested items listed below, required fees, and the Planned Development District application as stated in Village ordinance 11.25.*

All site plans and subsequent revisions must be dated and drawn to an engineering scale no greater than one (1) inch equals one hundred (100) feet. Complete site plans shall include the following:

- 1. One (1) full size plan set.
- 2. Fifteen (15) eleven (11) inches by seventeen (17) inches plan sets.
- 3. One (1) digital copy (either a CD or DVD) containing AutoCAD.dwg files referenced to the Brown County Coordinate System NAD83, NAV88.

All plan sets shall include the following information:

- 1. Name and street address of project/development.
- 2. Name and mailing address of developer/owner.
- 3. Name and mailing address of engineer/architect.
- 4. North point indicator.
- 5. Scale.
- 6. Boundary lines of property, with dimensions.
- 7. Location, identification, and dimensions of existing and proposed:
 - Topographic contours at a minimum interval of two (2) feet
 - Adjacent streets and street rights-of-way
 - On site streets and street rights-of-way
 - Utilities and utility easements for electric; natural gas; telephone; water; sewer (sanitary and storm); fiber optic lines; and antenna, satellite dishes, and other
 - communication poles and transmission lines
 - All buildings and structures
 - Parking facilities (with provisions for bicycles, scooters, and motorcycles)
 - Water bodies and wetlands (including flood plain and floodway delineations)
 - Surface water holding ponds, drainage ditches, and drainage patterns
 - Sidewalks, walkways, trails, and driveways
 - Off street loading areas and docks
 - Fences and retaining walls
 - All exterior signs
 - Exterior refuse storage/collection areas
 - Exterior lighting
 - Traffic flow on and off site
- 8. Location of open space.
- 9. Site statistics, including site square footage, percent site coverage, percent open space, and floor area ratio.

- 10. Location and dimensions of proposed outdoor display areas.
- 11. Architectural rendering of the proposed structures and buildings, including all exterior dimensions, gross square footage of existing and proposed buildings and structures, and the description of all exterior finish materials.
- 12. Erosion control plans.
- 13. A staging plan for any projects involving more than one phase or construction season, including the timeline of construction, the proposed uses and structures of various service facilities, and the estimated completion dates.
- 14. Impact analysis to effects of a proposed development on activities, utilities, circulation, surrounding land uses, community facilities, noise, environment, and other factors.

- 15. Other information, not mentioned in Village Ordinance 11.25, considered pertinent by Village of Allouez staff and/or the developers shall include, but is not limited to:

- Identification of adjacent properties within 200 feet of all boundaries and depiction of structures on those properties.
- Location, identification, and dimensions of existing and proposed grading plans.
- Location, identification, and dimensions of existing and proposed landscaping.
- Location, identification, and dimensions of existing and proposed photometric lighting plans.
- Storm water management plans.

Contact Information:

Administrator, Brad Lange
Allouez Village Hall
1900 Libal Street
Green Bay, WI 54301-2453

Phone: (920) 448-2800
Fax: (920) 448-2850
Email: brad@villageofallouez.com

Forms for a Planned Development District and details pertaining to the Allouez Village ordinances may be found at the Village website: <http://www.villageofallouez.com/>

Staging Plan and Schedule

**VILLAGE OF ALLOUEZ
PRELIMIARY DEVELOPMENT DISTRICT (PDD)
FINAL SUBMITTAL CHECKLIST ITEM NO. 13
STAGING PLAN AND SCHEDULE
KRIST FOOD MART NO. 1
1921 RIVERSIDE DRIVE
ALLOUEZ, WI 54301**

Project Description:

The proposed project entails the construction of a 4,600 square foot (50'x92') Krist Food Mart store with a 24'x128' five (5) island fuel canopy located at 1921 Riverside Drive. The development will be providing the required thirty two (32) parking spaces along with the required landscaping elements as illustrated on the Proposed Site Plan. Site lighting will consist of all LED exterior light fixtures that are all dark sky compliant, vertical cutoff fixtures with lighting levels as indicated on the Proposed Photometric Lighting Plan. Site lighting consists of canopy lighting, soffit lights, and wall packs. No pole mounted lighting fixtures are proposed as part of this development. Roughly half of the site will be developed at this time with the intent to sell the remaining parcel for future development.

Project Schedule and Staging Plan:

Construction of the proposed project is anticipated to begin December 15, 2015 and be completed July 15, 2015. It is anticipated that once work begins on the project, it will be continuous until completed. Staging of the project will not be required.

1D

Impact Analysis

**VILLAGE OF ALLOUEZ
PRELIMIARY DEVELOPMENT DISTRICT (PDD)
FINAL SUBMITTAL CHECKLIST ITEM NO. 14
IMPACT ANALYSIS FOR
KRIST FOOD MART NO. 1
1921 RIVERSIDE DRIVE
ALLOUEZ, WI 54301**

Project Description:

The proposed project entails the construction of a 4,600 square foot (50'x92') Krist Food Mart (Food Mart) store with a 24' x 128' five (5) island fuel canopy located at 1921 Riverside Drive. The development will be providing the required thirty-two (32) parking spaces along with the required landscaping elements as illustrated on the Proposed Site Plan. Site lighting will consist of all LED exterior light fixtures that are all dark sky compliant, vertical cutoff fixtures with lighting levels as indicated on the Proposed Photometric Lighting Plan. Site lighting consists of canopy lighting, soffit lights, and wall packs. No pole mounted lighting fixtures are proposed as part of this development. Roughly half of the site will be developed at this time with the intent to sell the remaining parcel for future development. Storm water management is comprised of treating site runoff with detention ponds as described further below.

Impact on Utilities:

The impact on utilities in the area is very minimal. The site requires the relocation of one (1) existing street light pole and cost for relocation will be borne by developer if the driveway off Riverside Drive is permitted and developed. There are no known public or private utilities that are on the propose site that will be affected by the proposed development.

Impact on Activities:

The proposed development will have a positive impact on the surrounding community activities. Located about a block east of the site is the Fox River Trail which is a non-motorized pathway. The proposed Food Mart provides a source for trail users to purchase refreshments and provisions. The proposed development has been designed to facilitate the future plans by the Wisconsin Department of Transportation (WisDOT) for their widening and sidewalk improvements on Riverside Drive/Highway 57. The site has been revised from the preliminary site plan to better accommodate these future improvements as can be seen on the proposed site plan. The proposed development is also constructing a public sidewalk within the Village's West St. Joseph Street Right-of-Way along the entire length of the property for use by the

public. This sidewalk will eventually be connected with the rest of the surrounding community paths and the future walkways to be constructed by WisDOT, which will promote non-motorized transportation and a healthier community.

The proposed Food Mart amenities will also promote socialization with the inclusion of the coffee and food bars. These types of developments provide a location for persons to gather and socialize while consuming. The proposed development is a small grocery store selling a vast variety of food and non-food products. The Food Mart offers the general public items such as aspirin, toothbrushes, cooked hot dogs, coffee, soft drinks, cold beverages, water, newspapers, candy, health food items, vehicle maintenance items, and the basics such as milk, eggs, butter, bread, potatoes, and sugar. The proposed development will provide a convenient location for local residents, surrounding businesses employees, and the general public to purchase fuel, groceries, and other necessary products at low prices.

Impact on Circulation:

The major impact on traffic circulation will be traffic entering and exiting on West St. Joseph Street. To mitigate this impact, the drive exit is located as far from the intersection of Riverside Drive and W. St. Joseph as practicable, while providing proper on-site traffic flow. The proposed site was designed with approximately 80 feet of distance between the proposed exit drive to the intersection. This will provide adequate spacing for traffic entering and exiting the site with minimal vehicle conflicts.

The proposed site plan includes a drive entrance off Riverside Drive/Highway 57 which has not yet been applied for or approved. If the proposed site plan development receives Village Approval, the drive entrance permit will be applied for to WisDOT for Riverside Drive. Acquiring this driveway permit would alleviate congestion that may occur on West St. Joseph Street, and the Village's support of this drive entrance would be very beneficial if the site plan is approved.

Impact on Surrounding Land Uses:

The surrounding land use is primarily medical office space and support businesses and the adjoining property to the east are residential condominium developments. The residents of these condominiums have expressed concern with the proposed development, primarily with regards to noise and light pollution, view obstruction, and traffic congestion. The lighting concerns have been addressed in the design of the project by incorporating the use of dark sky compliant LED site light fixtures. The view obstruction concerns have been addressed by planting medium height vegetation along the proposed retaining wall to provide a buffer between their buildings and the Food Mart building while keeping them low enough as not to

obstruct their view of the riverfront. Their concern for noise is being addressed by the Village limiting the Food Mart operating hours to 6:00 a.m. to 10:00 p.m. The traffic congestion has been addressed by utilizing separate ingress and egress drives, along with locating the egress drive on W. St. Joseph as far from the Riverside Drive as practical while maintaining proper internal traffic flow. The distance from the egress drive to Riverside Drive intersection is approximately 80 feet and is similar to other drive entrances in the area off Riverside Drive.

Impact on Community Facilities:

The proposed development will have minimal impact on the Village's facilities. The site will have its own snow removal and garbage collection service. The site will be serviced by a single water service line and sanitary sewer lateral which already exist on the property. It is anticipated that the domestic water service line will need to be upgraded in size to a maximum of 1.25 inches to accommodate the proposed development water demand requirements and satisfy current building codes. Fire suppression is not required for this development. The sanitary sewer lateral will remain the same size. The proposed storm water treatment discharge will be in the same location as the existing discharge connection to the Village's system.

Impact on Noise:

Noise impacts to the surrounding area will be minimal. If the proposed project is approved there will be short term noise increase due to construction activity to develop the site. This impact can be reduced by limiting construction activity to daylight hours. Post development noise will primarily consist of vehicular traffic stopping at the food mart for groceries and fuel. No other noise impacts are anticipated.

Impact on Environment:

The proposed development will have a positive impact on the environment by providing more efficient removal of storm runoff total suspended solids (TSS) and phosphorus and will comply with the Village's requirements for TSS and phosphorus removal. The site will collect and route the storm water runoff on the site and discharge to a dry detention basin for treatment on the west side of the property before being discharged to the Village's storm sewer system. Detailed calculations and design information has been submitted to the Village's Public Works Director for review and compliance with the Village's requirements.



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

Planned Development District Submission Process (Village Ordinance 11.25)

The purpose of the Planned Development District (PDD) is to promote and encourage innovative development, redevelopment, rehabilitation, and conservation projects within the Village of Allouez. A PDD may allow flexibility in development and encourage the use of site planning techniques resulting in developments with unique design, character, and quality. Because the PDD permits new or innovative concepts in land utilization, not typically authorized in the zoning district of the proposed project, the PDD requires the development of an ordinance specific to the approved development.

The approval of a PDD by the plan commission and Village Board may require the developer to comply with special conditions to ensure the development is not harmful to the environment, property values are not negatively affected, neighborhood character is preserved, engineering and design standards are met and the schedule of implementation is timely. Special attention will also be given to the items listed in Village Ordinance 11.25(G)(5). The project must also be consistent with the purpose, spirit, and intent of the Village Comprehensive Plan.

The following summarize the PDD submission policies and procedures. Typically, a vacant, undeveloped parcel of land and redevelopment of an existing building site requires the developer to follow the PDD process.

Preliminary Approval (approval of proposed project in principle only)

1. The developer shall complete all forms provided by the Village and shall submit the required fees to the Building Inspector. The application shall include the names, mailing addresses, and the telephone numbers of the owners and developers, and a description of the site.
2. The Village Administrator shall coordinate a preliminary discussion between the developer and the plan commission.
3. The plan commission shall submit a written report of the proposed project, explaining the plan commission's recommendations, to the Village Board no later than four months after the developer filed application forms with the Clerk.
4. The developer shall include the detailed information specified in the checklist for PDD preliminary approval, or as stated in the Village Ordinance 11.25(I)(4), as well as other information requested by the plan commission pertaining to the recommendation regarding preliminary approval.

5. The developer does not need to provide detailed construction and engineering plans at the time of the preliminary approval; however, more specific plans may help to expedite the process.
6. The developer shall submit any changes or additions to the plans to the plan commission. The plan commission shall make an appropriate written recommendation to the Village Board for an amendment to be added, if the committee deems the change or addition to be a substantial alteration of the original plan.
7. Approval by the Village Board with or without modifications is preliminary only.

Final Approval (approval of the proposed project in all its terms and details)

1. After preliminary approval, the developer shall submit a petition for final approval to the Village Clerk (executed by the owner of the property), stating the intention to develop such property under the provisions of section 11.25(K).
2. The developer shall submit the PDD site plans as specified in the checklist for PDD final submittal or in the Village Ordinance 11.25(K), as well as any other information considered pertinent by the Village of Allouez.
3. After receiving the recommendation from the plan commission, the Village Board shall decide if they will hold a public hearing to give final approval to the proposed project.
4. Following the hearing, the Village Board shall issue one of the following decisions:
 - a. Final approval as is
 - b. Final approval with modifications
 - c. Referral of the petition to the plan commission for further review with recommendations and comments
 - d. Denial of the petition at present
5. Any amendments submitted by the developer shall be charged an additional fee and must go through the plan commission for review and recommendations to the Village Board.

The Planned Development District shall be enacted only upon final approval by the Village Board, and the passage and publication of an ordinance establishing the Planned Development District.

Contact Information:

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There is herewith established a use district to be known as the Planned Development District.

B. Application to Existing Use Districts.

A Planned Development District shall be an overlay zoning district, shall operate as a conditional alternative to the permitted uses and regulations applicable to existing districts, and shall be applicable only to those lands which may be hereafter established as Planned Development Districts by the Village Board. There shall be no more than one Planned Development District established for all or any part of any one parcel of land. Basic underlying zoning requirements and the Site Plan Design and Review Ordinance, Section 11.29 for lands established as a Planned Development District shall continue in full force and effect, and shall be solely applicable, until the day following publication of the ordinance creating the Planned Development District. After such publication, the basic underlying zoning and the Site Plan Design and Review Ordinance Section 11.29 requirements shall continue in force and effect only to the extent that they are not contrary to the requirements of the existing overlaid Planned Development District.

C. Purpose.

The purpose of the Planned Development District and the regulations applicable to the same is to encourage and provide means for effecting desirable and quality development by permitting greater flexibility and design freedom than that permitted under the basic district regulations, and to accomplish a well balanced, aesthetically satisfying Village and economically desirable development of building sites within a Planned Development District. These regulations are established to permit latitude in the development of the building site if such development is found to be in accordance with the purpose, spirit and intent of this ordinance and is found not to be hazardous, harmful, offensive or otherwise adverse to the environment, property values or the character of the neighborhood or the health, safety and welfare of the community. It is intended to permit and encourage diversification, variation and imagination in the relationship of uses, structures, open spaces and heights of structures for developments conceived and implemented as comprehensive and cohesive unified projects. It is further intended to encourage more rational and economic development with relationship to public services, and to encourage and facilitate effective and efficient use of remaining open lands.

D. Definitions.

- (1) Basic Zoning Regulations - means such zoning regulations as are applicable to the use district other than the regulations set forth in this section.
- (2) Building Site - a tract of land controlled by a single owner or owned by a condominium group. The site must be located on a public street or highway, or have direct

RESOLUTION 2015 – 24, THANKING JENNY HAMMES FOR HER YEARS OF SERVICE AS THE RECREATION COORDINATOR FOR THE PARK DEPARTMENT

Harris / Green moved to adopt Resolution 2015-24, thanking Jenny Hammes for her years of service as the Recreation Coordinator for the Park Department. Motion carried.

RESOLUTION 2015 -25, THANKING BARB KOPPERUD FOR HER YEARS OF SERVICE ON THE HISTORIC PRESERVATION COMMITTEE

Dennis / Rafter moved to adopt Resolution 2015-25, thanking Barb Kopperud for her years of service on the Historic Preservation Committee. Motion carried.

RESOLUTION 2015 -26, THANKING BARB KOPPERUD FOR HER YEARS OF SERVICE ON THE PLAN COMMISSION

Harris / Atwood moved to adopt Resolution 2015-26, thanking Barb Kopperud for her years of service on the Plan Commission. Motion carried.

PRELIMINARY APPROVAL OF PETITION FROM KRIST OIL – REQUESTING PLANNED DEVELOPMENT DISTRICT ON PARCEL AL-56-2, LOCATED AT 1921 RIVERSIDE DRIVE (as recommended by Plan Commission on July 27, 2015)

Harris recused himself.

Craig Richardson, Representing Krist Oil Companies on the proposed Planned Development District located at 1921 Riverside Drive

- explained the proposed development and the revisions made after meeting with the Plan Commission and staff and provided updated rendering of what the site and structure will look like
 - o looking to get a drive entrance off of Hwy 57/Riverside Drive
 - o originally had a single drive entrance on W St. Joseph Street , but now went with a double drive per recommendation of the Plan Commission
 - o moved the building closer to W. St. Joseph
 - o added a pedestrian access
 - o moved the entrance of the store to the side closest to W St. Joseph Street
 - o added more landscaping features
 - o added a couple more parking spots
 - o added a landscaped berm to provide a buffer for neighboring residents to provide more privacy
 - o removed proposed driveway off of Diocese

Discussion:

- concern with one driveway in / out

August 4, 2015 (Village Board Meeting)

- do they have any other proposed building types that would fit more into historical aesthetics
- hours of operation / concern with 24 hour operation
- has consideration been given to putting the store up to Riverside Drive and have the pumps in the back
- the PDD process

Carrie and Gary DeGreef, 366 W. St. Joseph Street #6

- Concerned with nuisances that will occur with a convenience store gas station in their neighborhood. Bright lights beaming in their windows, traffic, noise, noxious fumes and the possibility of more serious contaminations. Sitting on their patio, enjoying the view will no longer be tranquil and the development will bestow a negative impact on their living conditions. High traffic on St. Joseph Street with no sidewalks jeopardizes the walkers, bikers and children. More traffic creates a higher risk when exiting on and off St. Joseph Street.
- Questioned the kind of buffer it would be for the neighbors, how high the buffer would be and if it may possibly block their view when sitting on the patio enjoying the view (details will come later in the PDD process)
- Additional concerns: Driveway congestion, hours of operation and they don't want their street to become a throughway
- Asked that the board consider denying the proposal for the safety of the community and for the residents who have built their lives in this area

Ben Wagner, 366 W. St. Joseph Street #2

- Feels there must be other locations for this particular development that wouldn't have such a high impact on the residents of the community.

Brent Watzka, owner of former Eve's bldg. at 2020 Riverside Drive and operates a prosthetic practice out of the third floor of that facility

- Will probably have a negative effect on his property value
- Concerned about the access in and out of his property with this development taking place
- Not sure it is the best use of the property
- Traffic flow is already extremely heavy and to add to that would be a bad idea

Pat Vanden Avond, 366 W. St. Joseph Street

- Questioned the upkeep of the wall / shrubs and what will happen to their property values

Board Discussion:

- Hours of Operation / Requirement to close at 10 pm / include as a condition of the PDD and create an ordinance for future
- Does it fit in with our long term plan or a need of the village / doesn't fit the purpose for a PDD
- Private rights of an individual to sell the property and developer to develop it subject to the control of the village through the PDD process

August 4, 2015 (Village Board Meeting)

- Access concerns
- Consider Comp Plan and Corridor Study Plan

Rafter moved to deny the approval of the petition from Krist Oil requesting Planned Development District on Parcel AL 56-2 located at 1921 Riverside Drive. Motion failed for lack of a second.

Gast / Atwood moved to approve the Plan Commissions recommendation that this project proceed conceptually subject to the Planned Development District process. Motion carried (Rafter voted nay / Harris had recused himself).

APPROVAL OF CONDITIONAL USE PETITION FOR 1401 S. WEBSTER AVENUE FOR LABOR READY INC. TO CONTINUE LEASE OF THE PROPERTY (as recommended by Plan Commission on July 27, 2015)

Green / Atwood moved to approve the conditional use permit for 1401 S. Webster Avenue for a period of 2 years subject to renewal. Motion carried (Harris abstained - was not present for discussion).

APPROVAL OF OUTDOOR RECREATION AND OPEN SPACE PLAN CONSULTANT

Rafter / Harris moved to authorize staff to contract with Rettler Corporation to update the Outdoor Recreation and Open Space Plan for a fee not to exceed \$7900 as recommended by staff. Motion carried.

WITHDRAWAL FROM THE LOCAL GOVERNMENT PROPERTY INSURANCE FUND

Green / Harris moved to approve withdrawal from the Local Government Property Insurance Fund. Motion carried.

ACCEPT PROPERTY INSURANCE PROPOSAL FROM CHUBB

Gast / Green moved to accept new property insurance proposal from Chubb. Motion carried.

AUTHORIZATION TO SEND LETTER OF DISALLOWANCE FOR CLAIM OF DAMAGE RESULTING FROM A SEWER BACKUP AT 2680 S. VAN BUREN STREET

- Berndt explained maintenance program for the sanitary sewer system. Possible cause of backup (root growth in sewer). Because we were not aware of the situation we fall under the municipal exemption for liability and that is the reason the claim was denied by our insurance company.

Discussion:

- Municipal Immunity
- Were routine maintenance procedures followed or did we contribute to the problem (add to Public Works agenda for discussion)

Staff Comments for Final Approval of Krist Oil PDD on Parcel AL-56-2, 1921 Riverside Drive

Fire Department: No comments or concerns

Forestry Department:

- See attached landscaping plan for reference
- Relocate proposed tree at southwest corner to other side of sidewalk
- Add perennials or shrubs to plant beds in front of store
- Add more shrubbery along NE property for additional screening
- Street trees – require planting permit, plant per village specifications, plant after reconstruction of W St. Joseph Street or escrow funds for village to plant street trees after project (2017)
- Forego street trees in front of east lot until development occurs
- Autumn Blaze Maple species get large and can block view

Public Works Department:

- See attached comments

Zoning:

- Request west lot keep current parcel ID when future division takes place
- Sidewalks – widen sidewalks along building for five foot walkway if ballards are to be installed, request sidewalk at grade of parking lot between handicap stalls and at sidewalk termini, is proposed pedestrian access from St. Joseph concrete or painted?
- Parking – bicycle parking meets requirements, motorist parking meets requirements (size of spaces, size of lanes, number of spaces, handicap)
- Open space meets the requirements
- Dumpster – screening meets requirements, request extending concrete pad 10 feet out from dumpster to prevent wear from heavy equipment, is the dumpster accessible for dump trucks?
- What is the proposed building material for the retaining wall?
- Lighting meets the requirements, request increasing light level along retaining wall for safety
- Sign – monument sign requires two foot landscape surrounding entire base of the sign, wall signs cannot project more than 18 inches from the surface they are mounted, limit one wall sign per business, canopy sign meets requirements, total property square footage meets requirements

4B

Krist Food Mart No. 1
 1921 Riverside Drive
 Allouez, WI
 Krist Oil Companies
 303 Seldon Road
 Iron River, MI 49935

PROPOSED LANDSCAPING PLAN

Attention: 1"
 If this scale bar does not measure 1" then drawing is not original scale.

1 09/18/2015
 PDD FINAL SUBMITTAL

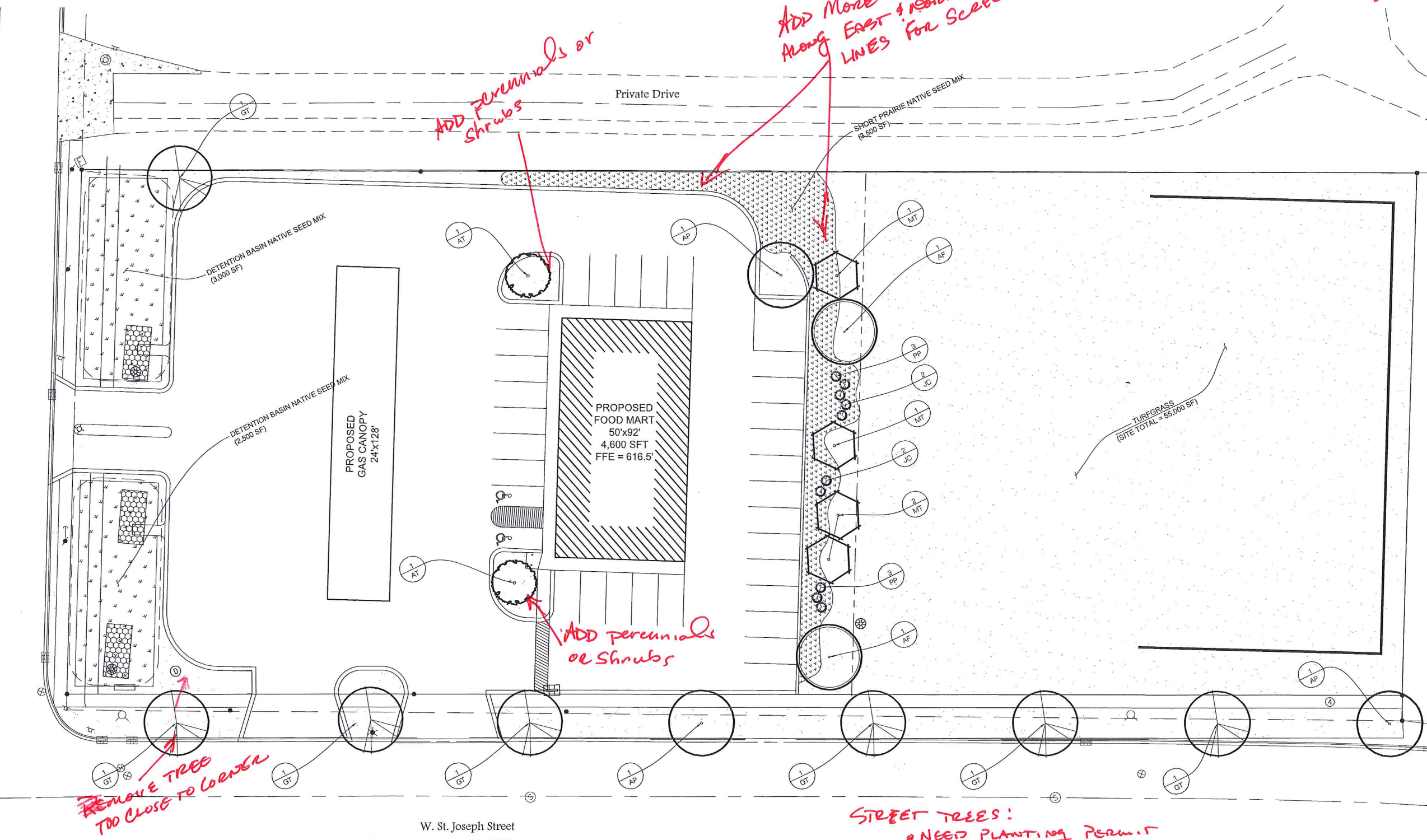
Designed By: SNB
 Checked By: GMM
 Drawn By: SNB
 Approved By: CAR

GEI PROJECT: 1509480

DWG. NO.
 02-C-3

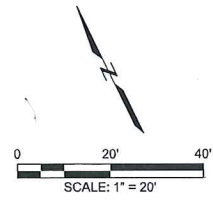
SHEET 05

Riverside Drive
 S.T.H. 57



| Trees | | | |
|-------|--|-----------------------------------|----------|
| Code | Botanical | Common | Quantity |
| AF | <i>Acer x freemanii</i> 'Autumn Blaze' | Autumn Blaze Maple | 2 |
| AP | <i>Acer platanoides</i> | Norway Maple | 3 |
| AT | <i>Acer truncatum</i> 'Warrenred' | Pacific Sunset Maple | 2 |
| GT | <i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Suncole' | Honeylocust 'Sunburst' | 7 |
| JC | <i>Juniperus chinensis</i> 'Trautman' | Trautman Juniper | 4 |
| MT | <i>Malus x</i> 'Thunderchild' | Thunderchilde Flowering Crabapple | 4 |
| PP | <i>Picea pungens</i> 'Blue Totem' | Blue Totem Spruce | 6 |

| Seed Mixes | |
|---------------------------------|-----------|
| Detention Basin Native Seed Mix | 5,500 SF |
| Short Prairie Native Seed Mix | 3,500 SF |
| Turfgrass | 55,000 SF |



Review By: Chris Clark, Parks Dir.
 Village of Allouez

K:\Vital_GIT\509480-Header_Services_Agreement\500_Allouez_Site - Landscaping Plans.dwg: 9/17/2015 7:07:43 PM: RICHARDSON, CHRIS; GELAB

VILLAGE OF ALLOUEZ

Allouez Village Hall • 1900 Libal Street • Green Bay, Wisconsin 54301-2453
Phone No.: (920) 448-2800 • Fax No.: (920) 448-2850

Department of Public Works

REVIEW COMMENTS ON KRIST FOOD MART NO. 1 PLANS

The following are questions regarding the draft construction plans dated 9/18/2015.

1. Dwg. No. 02-C-1: What is planned for the existing storm sewer shown on this plan sheet? Is it to be abandoned or reused? What is being done with the storm inlets? Storm water drainage from the unused east portion of the site should be provided. Please address these items on the plans.
2. Dwg. No. 02-C-1: Should erosion control silt fence be included around the entire site? I believe silt fence needs to cover all sides of the site. The silt fence should be installed on the private property site rather than on the Village street right of way.
3. Dwg. No. 02-C-1: Note 11 on this sheet refers to a WPDES permit. This site falls under the Village of Allouez Stormwater WPDES permit. A Village of Allouez Stormwater Management and Erosion Control permit will be required and it is suggested that this be applied for soon. There is a technical review process for the engineering calculations for the post-construction controls, and this does take some time to complete.
4. Dwg. No. 02-C-1: Note that a Wisconsin DNR Water Resources Permit (WRAP) is probably required because the site disturbance exceeds 1.0 acres. Please check into this requirement and provide a copy of the completed permit to the Village Public Works Department if obtained.
5. Dwg. No. 02-C-1: Please show the size of the tracking pad on the plans. This will help the contractor know how to construct the tracking pad.
6. Dwg. No. 02-C-2: We assume that information from WisDOT has been obtained regarding the proposed Riverside Drive reconstruction, including sidewalk and curb locations, and the proposed site layout is based on these future considerations. If not it would be to your advantage to incorporate the Riverside Drive design into your project.
7. Dwg. No. 02-C-2: What is provided for access to the east site area? This should be shown on the site plan—either an existing access or a new access.
8. Dwg. No. 02-C-2: Please add a note to this drawing that the contractor shall obtain water, storm and sanitary permits from the Allouez Public Works Department before commencing work on this items.
9. Dwg. No. 02-C-02: Where will be underground fuel tanks be installed? These should be shown on the plans.
10. Dwg. No. 02-C-4: Note that copper water service is not allowed. Use 1 ½ inch poly. Install entire new service.
11. Dwg. No. 02-C-4: Please verify the construction of and the condition of the sanitary sewer lateral on the project site. We do not have information on its condition. Sanitary laterals are frequently in poor condition and require replacement. Please provide information on what is found out about this lateral.

12. Dwg. No. 02-C-4: Please show any utilities that will remain or be used, probably storm sewer and inlets, on the east site.
13. Dwg. No. 02-C-4: The grading plan should include any work or changes that will be done on the east site area. The plan presently does not show any work in this area.
14. Dwg. No. 02-C-4: Two storm sewer lines are shown extended to the curb. What is the intent of these lines? Where do you propose to connect these lines too? Please review your design of these discharge lines.
15. Dwg. No. 02-C-4: is the Riverside Drive access driveway an approved driveway by WisDOT? If not approved at this time, perhaps this driveway should not be shown on this drawing, or noted as a possible future driveway. Shown as it is presently conveys that it is a driveway that will be constructed as part of this project.
16. Dwg. No. 02-C-4: Note that a street access permit will be required for the two driveways on St. Joseph Street. These are obtained from Public Works.
17. Dwg. No. 02-C-4: Note that the storm sewer is shown as PVC piping on the east end of the site, but along Riverside Drive it is shown as RCP. PVC piping is preferred by the Village, but RCP may have been used because of traffic loads.

These are a number of questions to address and/or design items to be added to the plans. These should be completed, including the stormwater permit approval, before this plan is approved by the Village Board.

Craig Berndt, DPW *CB*
September 23, 2015

September 28, 2015 (Plan Commission Meeting)

**PLAN COMMISSION MEETING
MONDAY, SEPTEMBER 28, 2015
6:00 PM, ALLOUEZ VILLAGE HALL**

CALL TO ORDER/ROLL CALL

Chairperson Kornowske called the meeting to order at 6:00 p.m.

Present: W. Kornowske, H. Ropp, P. Dart, K. Hansen, A. Kowalzek-Adrians

Excused: R. Retzlaff, J. Wheeler, H. Nohr

Also Present: B. Lange, T. Fuller

MODIFY/ADOPT AGENDA

Motion by Hansen / Ropp to adopt the agenda as presented, tabling agenda items 9-13 to the October plan commission meeting. Motion carried.

MINUTES FROM AUGUST 31ST, 2015

Motion by Kowalzek-Adrians / Hansen to table approval of the minutes from August 31st, 2015 to the October plan commission meeting. Motion carried.

ANNOUNCEMENTS

None.

PUBLIC APPEARANCES

Jim O'Rourke, 2339 Oakwood Avenue

- Reminded the plan commission of the opportunity to get the best development through the PDD process.

Carrie DeGreef, 366 W St. Joseph Street

- Concerned with the ingress/egress to the proposed development.
- Concerned the view will be obstructed.

Ben Wagner, 366 W St. Joseph Street

- Does not fit with the "medical corridor" developments.

Winifred Brown, 340 W St. Joseph Street

- Concerned the property values will decrease.
- Concerned with the potential danger associated with increased traffic onto W St. Joseph Street.
- There is no noise barrier being on the top of a hill – could change the nature of the condominium development.

September 28, 2015 (Plan Commission Meeting)

Jack Fischer, 340 W St. Joseph Street

- Stated the proposed Kwik Trip on Webster Avenue was turned down because of the desired need for elderly housing. This Krist Oil development would be located next to existing elderly housing and eliminate the possibility for future development of elderly housing.
- The value of the existing neighboring housing will decrease with the proposed development.

Margery Bachman, 300 W St. Joseph Street

- Plan commission is meant to maintain the community.

FINAL APPROVAL OF PETITION FROM KRIST OIL – REQUESTING PLANNED DEVELOPMENT DISTRICT ON PARCEL AL-56-2, LOCATED AT 1921 RIVERSIDE DRIVE

Craig Richardson, GEI Consultants Inc. (engineer representing Krist Oil)

- Passed out revised architectural renderings to the plan commission. Renderings show added dormers with windows for a residential theme and added brick design to break-up the building expanse.
- The site layout has changed since the preliminary approval:
 - Pushed development to the east, taking into account the future Riverside Drive/HWY 57 project by WisDOT
 - Moved parking to the rear
 - Stormwater in the front of the development, along Riverside Drive – detention pond with native plantings
 - Shifted the driveways coming onto W St. Joseph Street further to the east to allow for stacking room on the street
 - Plans show a proposed driveway onto Riverside Drive, but are waiting to apply for the permit from WisDOT until approval of the project by the village
 - Split-face block retaining wall shown at the rear of the proposed development approximately four feet high
 - Sidewalk and pedestrian access from W St. Joseph Street
 - Bicycle parking provided
 - Native vegetation for screening and grass seed in the back lot proposed
- Talked about the construction timeline and staging.

Dart arrived at 6:29p.m.

The commission discussed the following items:

- The proposed four foot retaining wall
- Krist Oil's intentions with the back half of the lot (east of the proposed development)
- The rendering elevations
- Hours of operation (store and pumps)
- Flip the layout, with store along Riverside Drive
- Accessibility to the Fox River Trail

September 28, 2015 (Plan Commission Meeting)

- Consistency the development has with the comprehensive plan and the corridor study (e.g. how will the development meet the call for a proposed gathering space)
- The dumpster enclosure and accessibility
- The impact on village facilities (e.g. the effects of substantial increase in traffic on W St. Joseph Street without direct access to Riverside Drive from the development)
- Deviation from the corridor study (e.g. the study called for a multi-story building, arboretum trail, high density development, integrated multi-use development)
- Comments submitted by resident Roger Retzlaff for the record
- The current level of market activity for the parcel being considered versus the highest and best use of the land
- Potential benefits to the residents
- The discussion of this land with the Kwik Trip proposal
- The updated WisDOT timeline for the reconstruction of Riverside Drive/HWY 57
- Economies of scale for additional development on the property

Dart / Hansen motioned to suspend the rules and open up for public comment. Motion carried.

- Carrie DeGreef, 366 W St. Joseph Street
 - Does not believe that aisle space would be substituted for tables for public gathering space
 - Wants to wait for the right development
 - Worried about an increase in crime associated with the proposed use
 - Concerned about the increase in traffic
- Ben Wagner, 366 W St. Joseph Street
 - Crossing Riverside Drive to and from the Fox River Trail is dangerous
- Jim O'Rourke, 2339 Oakwood Avenue
 - Believes that this is a rezoning discussion versus a PDD discussion

Dart / Hansen motioned to take back up the rules. Motion carried.

Plan commission discussed concerns with the parcel not fully being utilized, the direct ingress/egress to Riverside Drive/HWY 57 being uncertain, and the proposed development not going above and beyond the required development standards (i.e. the purpose of the PDD process is to promote and encourage innovative development).

Dart / Hansen motioned to recommend final approval by the Village Board of the petition from Krist Oil – requesting a planned development district (PDD) on parcel AL-56-2, located at 1921 Riverside Drive. Motion failed (4-1).