

Memo

To: Plan Commission

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: APPROVAL OF PETITION FROM BISHOP'S HILL, LLC. – REQUESTING PLANNED DEVELOPMENT DISTRICT ON PARCELS AL-56-2 1921 RIVERSIDE DRIVE

Date: 23 March 2016

Attached are the proposed plans submitted by Bishop's Hill, LLC. for the preliminary review of the planned development district at 1921 Riverside Drive (attachments 1A, 1B). A representative from Bishop's Hill will be present at the meeting to talk about the project and answer any questions.

Planned Development District Process

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.

The Plan Commission is asked to make a decision on the preliminary plan review of the Bishop's Hill proposal. Site specific details of the project should be discussed and concerns should be brought to the attention of the developer, however, preliminary plan approval or disapproval should be on project principle only – whether or not the proposed project would be consistent with the purpose, spirit, and intent of the Village Comprehensive Plan, other village development plans, and the purpose defined in village ordinance 11.25(C).

The petitioner is not prohibited from resubmitting the same or different proposal in the future if preliminary approval is not obtained. Furthermore, approval is preliminary only and does not bind the Village of Allouez to final approval of the project.

Staff and Plan Commission Recommendation

Staff has reviewed the presented plans and has shared initial comments with representatives from Bishop's Hill (see attachment 2A, 2B).

Given that the concept is a proposed use mentioned in our Riverside Drive and Webster Avenue Corridor Study and the proposed use is an allowed use in neighboring properties, staff recommends preliminary approval of the proposed project concept. The developer should continue to work with staff in developing a final site plan that is consistent with the Village of Allouez Comprehensive Plan and meets the necessary permit requirements.

The Plan Commission is asked to recommend to the Village Board to approve, not to approve, or table the Bishop's Hill PDD petition.

***Note if the recommendation is not to approve, reason for the recommendation must be provided. The Plan Commission can only table a decision for up to two months.*

General Character Statement

Landmark Real Estate and Development is submitting for a planned unit development for the purposes of constructing an 8 building, 48 unit multi-family development. The site location is 1921 Riverside Drive. The proposed project is a repurposing of a blighted site at the northeast corner of Riverside and St. Joseph which previously functioned as an automotive dealership.

The proposal is building from cues from the 2015 Allouez Corridor Report. The proposed development seeks to create multi-family units using high quality materials arranged in a form which compliments and enhances the current landscape.

Impact Analysis Report
1971 Riverside Drive
Allouez, WI 54301

Bishop's Hill Planned Development District

The planned development district (PDD), located at the northeast corner of Riverside Drive and West St. Joseph Street, seeks to transform a blighted site which is currently vacant. Previously, the site was an automotive dealership. The site is zoned commercial; however the site has been conceptualized as a multi-story multi-family residential development according to the 2015 Allouez Corridor Study. The PDD seeks to be integrated into the character of the neighborhood while having design that would complement future development of the riverfront neighborhood.

The 2.37 acre site is surrounded by commercially zoned lots to the north, northeast, southeast, and west. A high density district is to the east where the Heritage North Condominiums are located. The south, southwest, and northwest is zoned "F" Light Industrial. Future plans for the surrounding area envision creating a node at the Riverside Drive/W St. Joseph Street intersection with an attractive streetscape and diminished view of parking lots. This proposal aims to meet those requirements.

The site plan consists of eight multi-family buildings containing 6 units each. Overall, 48 units are planned. This amounts to 20.2 units per acre. Proposed buildings will be three stories in height. Parking is to be placed off of the streetscape, within the interior of the property. Garages will be attached to the buildings and placed in the rear. Each unit is to be served by one garage stall and one surface stall. Most buildings will face out toward the streetscape. All buildings will be a part of the sidewalk network which will connect back to the envisioned St. Joseph Street Arboretum Trail. Dedicated green space and walkways form 43.17% of the property. Vehicular access to the site will come from one entry point along West St. Joseph Street. The curb cut will be approximately 375 feet east of the intersection of Riverside and St. Joseph. Proposed building layout is designed to connect all units to pedestrian pathways.

As the site has been previously developed, much of the sanitary and storm lines and water mains have been developed. The site inherently has challenges due to the slope of the terrain. The design and layout of buildings has been engineered to place terrace elevation changes from east to west. The development seeks to retain an established retaining wall on the eastern edge of the property. Storm water management engineering will utilize environmentally sensitive design utilizing bio filters to create a lower impact development. This system has a higher value per acre compared to a traditional suburban storm water pond.

The character and intensity of land use of the site fits the characteristics described by the Allouez Corridor Study. The PDD proposal is a compliment to the neighboring high density district. The site will create building design and form which will be unique to the metropolitan area. With 15 foot building setbacks, the form of proposed buildings are designed to join the buildings to the streetscape.

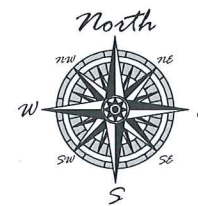
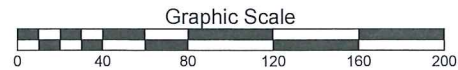
Currently, the blighted parcel is valued at approximately \$600,000. Repurposed development of this will multiply the assessed value of the land. Additional benefits include; increased density, a kick start to other developers of the viability of the area to proceed with development, and site design accommodating future development. Buildings have been designed on the northern part of the property to face to the north with a 15 foot building setback. The buildings are currently placed approximately 19.65 feet off of the property line with a sidewalk hugging the property line. Future development could occur without disjointing neighborhoods.

The developer seeks to begin development of the PDD in calendar year 2016. The first phase of multi-family buildings would include 12 units. The remaining 36 units would be scheduled to be completed the following year. The project would have a limited impact on the school system. Village services are not anticipated to be impacted.

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Site Survey

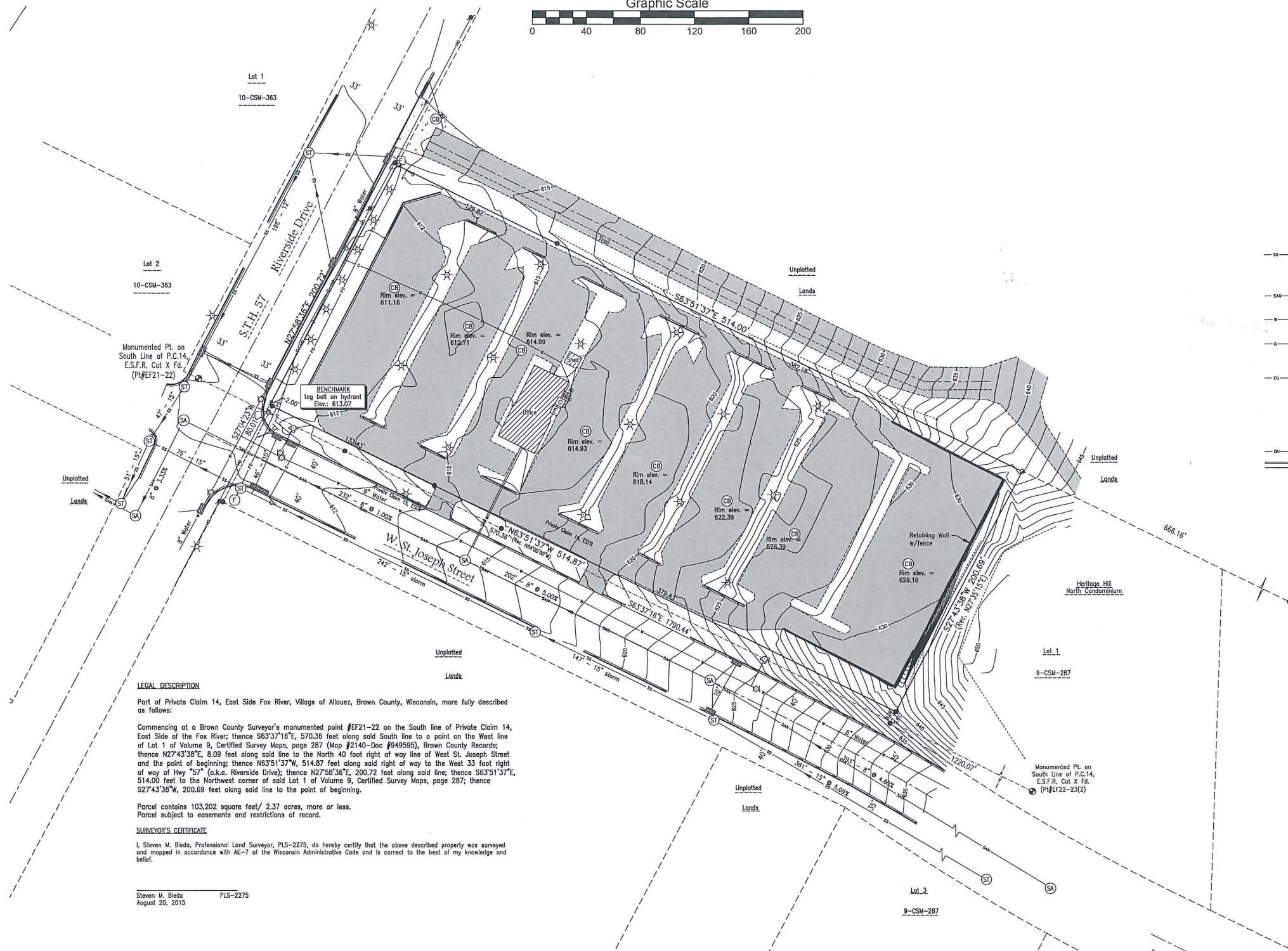
Part of Private Claim 14, East Side Fox River, Village of Allouez, Brown County, Wisconsin.



Bearings referenced to the line between Brown County monuments EF21-22 and EF22-23(2), assumed to be S63°37'16"E

Legend

- 1" iron pipe found
- 2" iron pipe found
- Brown County monument - type noted
- () recorded as bearing / distance
- round catch basin
- storm sewer manhole
- storm sewer line
- curb inlet
- sanitary sewer manhole
- sanitary sewer line
- hydrant
- watermain
- valve
- underground gas line
- gas meter
- electrical pedestal
- underground fiber optic line
- fiber optic pedestal
- fiber optic manhole
- light pole
- power pole
- anchor wire
- overhead wires
- concrete curb & gutter line
- blacktop
- existing building
- guard post
- sign
- air conditioner



LEGAL DESCRIPTION

Part of Private Claim 14, East Side Fox River, Village of Allouez, Brown County, Wisconsin, more fully described as follows:

Commencing at a Brown County Surveyor's monumented point #EF21-22 on the South line of Private Claim 14, East Side of the Fox River; thence S63°37'16"E, 570.36 feet along said South line to a point on the West line of Lot 1 of Volume 9, Certified Survey Maps, page 287 (Map #2140-Doc #949595), Brown County Records; thence N27°43'38"E, 8.09 feet along said line to the North 40 foot right of way line of West St. Joseph Street and the point of beginning; thence N63°51'37"W, 514.87 feet along said right of way to the West 33 foot right of way of Hwy "57" (a.k.a. Riverside Drive); thence N27°58'36"E, 200.72 feet along said line; thence S63°51'37"E, 514.00 feet to the Northwest corner of said Lot 1 of Volume 9, Certified Survey Maps, page 287; thence S27°43'38"W, 200.69 feet along said line to the point of beginning.

Parcel contains 103,202 square feet/ 2.37 acres, more or less.
Parcel subject to easements and restrictions of record.

SURVEYOR'S CERTIFICATE

I, Steven M. Bleda, Professional Land Surveyor, PLS-2275, do hereby certify that the above described property was surveyed and mapped in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

Steven M. Bleda PLS-2275
August 20, 2015

SCALE
1"=40'

DRAWN BY
MRA

TAX PARCEL NO. AL562

Site Survey

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

GEI Consultants

PROJECT NO.
C-12081

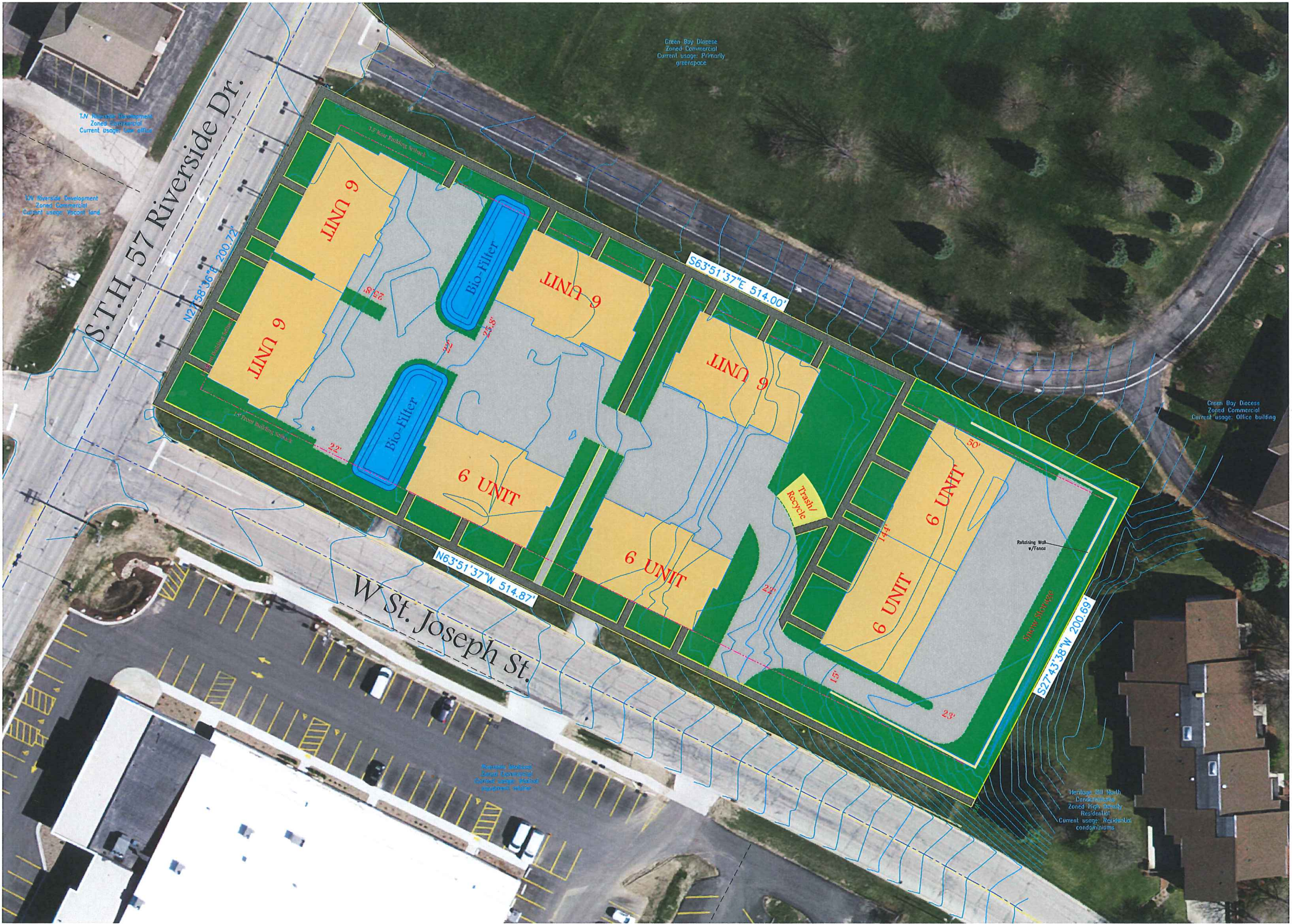
SHEET NO.
1 of 1

DRAWING NO.
S-2514

Bishop's Hill Planned Development District

Landmark Real Estate and Development

Northeast corner of Riverside and St. Joseph



SCALE
1"=30'

DRAWN BY
JEL

PDD Layout

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

Landmark Real Estate &
Development

PROJECT NO.
C-12081

SHEET NO.
1 of 1

DRAWING NO.
S-2608







Preliminary PDD Review – Staff Comments

Site: 1921 Riverside Drive (Parcel AL-56-2)
Developer: Bishop's Hill, LLC.
Attn. Keith Garot

- Zoning Department review:
 - No concerns at this time for preliminary approval.
 - The use and site plan meet the concepts called for in the Riverside Drive and Webster Avenue Corridor Study.
 - The use is an allowed and existing use in the surrounding properties.
 - The setback is closer than what is allowed in the appropriate zoning district for the proposed use, but smaller setbacks are called for in the Comprehensive Plan.
 - The massing of the buildings is broken up by architectural variations in the building.
 - Pedestrian access to the buildings is provided.
 - Green space and parking is adequate.
 - Items to keep in mind for final approval:
 - Vinyl siding is proposed. Vinyl can be considered, but should be a thick grade, in the range of 0.045-0.055.
 - The trash enclosure should be screened using the same masonry materials used in primary structures.
 - Landscaped islands should be provided where practical to break-up the expanse of asphalt.
 - All other zoning requirements for “High Density District” stipulated in Chapter 11 of Village Ordinances should be met to the highest degree possible.
- Fire Department review:
 - Concerns with maneuvering rigs through two sets of buildings and around the corner to get equipment out of the apartment complex. A secondary ingress/egress to the apartment complex located on West St. Joseph Street would address these concerns. See attachment 2B.
- Parks, Recreation, and Forestry Department review:
 - No concerns at this time. Will review further when landscape plans are submitted for final approval.
- Public Works Department review:
 - Concerns for the preliminary approval:
 - Traffic plan should be discussed (e.g. access, traffic volumes, any DOT limitations if applicable).
 - Items to keep in mind for final approval:

- The size and placement of existing site utilities are limited and may not be useable in current state.
- A grading plan, a utilities plan for service to the site, an erosion control plan, and a post-construction stormwater management plan—all of which must be in an approvable form – will need to be provided. Note that the utilities will be a somewhat complex design, as will the stormwater plan because of the Fox River TMDL.
- If a secondary ingress/egress is provided, as noted in the Fire Department comments, it should be setback a minimum of 60' from the intersection.

Date Reviewed:

March 23, 2016

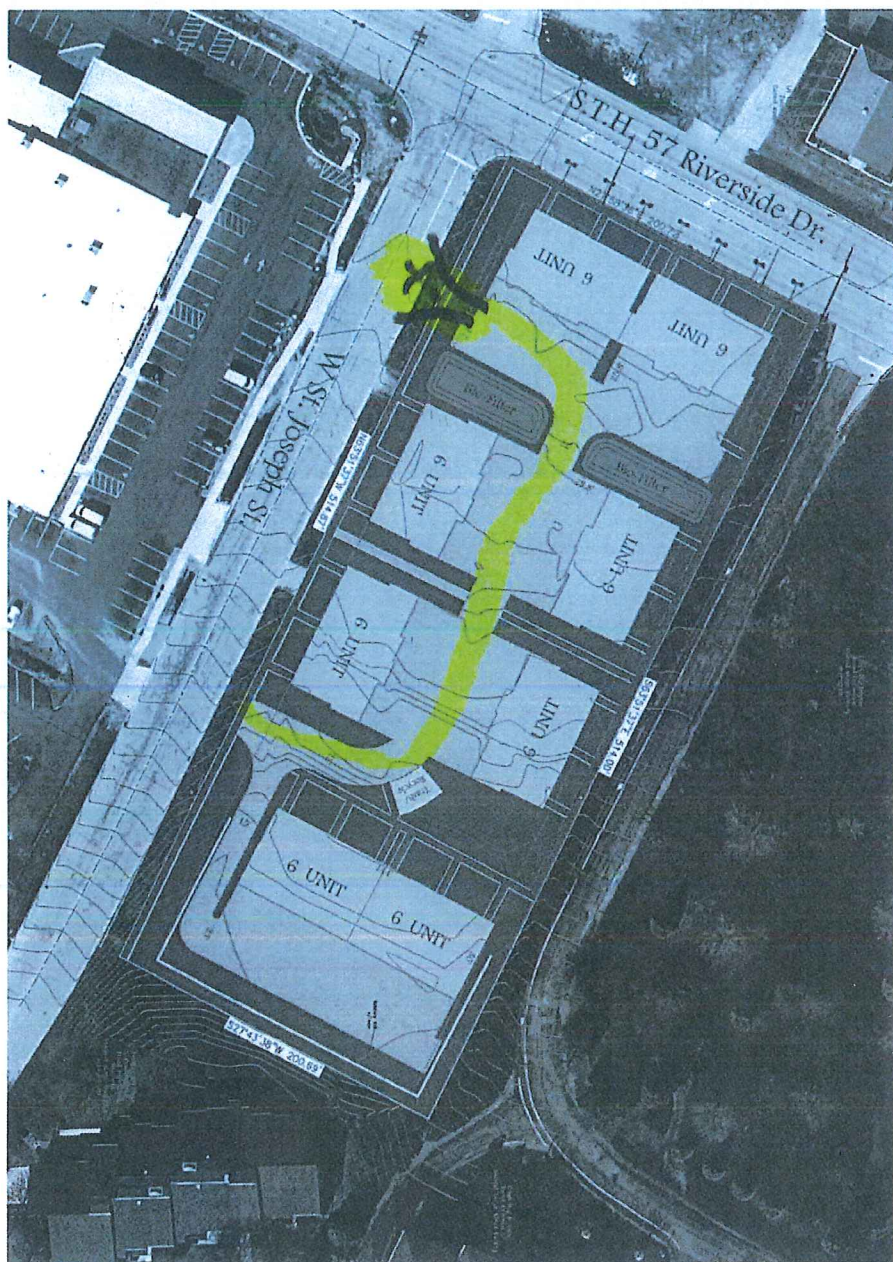
Comments Submitted By:

Trevor Fuller, Village of Allouez Planning & Zoning Administrator

2B

Bishop's Hill Planned Development District

Landmark Real Estate and Development
Northeast corner of Riverside and St. Joseph



PROJECT NO.
C-1281
SHEET NO.
1 OF 1
DRAWING NO.
S-2608

Landmark Real Estate &
Development

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-8870 Fax: 920-434-9872

PDD Layout

SCALE
1"=30'
DATE
JUL

TAX PARCEL NO. AL-56-2

File: C:\1281\1281_PDD\Part 2\11.dwg