

Memo

To: Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: APPROVAL OF PETITION FROM OLDE CHAPEL HILL, LLC. (FORMERLY BISHOP'S HILL, LLC.) – REQUESTING PLANNED DEVELOPMENT DISTRICT ON PARCELS AL-56-2, LOCATED AT 1921 RIVERSIDE DRIVE

Date: 11 May 2016

Attached are the proposed plans submitted by Olde Chapel Hill, LLC. (formerly Bishop's Hill, LLC.) for the final review of the planned development district at 1921 Riverside Drive (attachments 1A, 1B). A representative from Olde Chapel 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 and Village Board determined at previous public meetings that the proposed project principle is 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 Plan Commission is asked to make a recommendation to the Village Board on the final plan review of the Olde Chapel Hill proposal. Site specific details of the project should be discussed and reviewed at this meeting.

The petitioner is not prohibited from resubmitting the same or different proposal in the future if final approval is not obtained. Furthermore, preliminary approval 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 Olde Chapel Hill (see attachment 2A, 2B, 2C).

Staff recommends final approval of the proposed project, 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.

The Plan Commission is asked to recommend to the Village Board to approve, not to approve, or table the Olde Chapel 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.*

1A

Olde Chapel Hill Residences

1921 Riverside Drive

Allouez, WI 54301

Final PDD Submittal

Olde Chapel Hill Residences

Contents

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Staging Timeline and Site Statistics

Developer

Bishop's Hill, LLC

Contact: Keith Garot

320 Main Ave #300

De Pere, WI 54115

Engineer

Mau and Associates

Contact: Steve Bieda

400 Security Blvd

Green Bay, WI 54313

**Impact Analysis Report
1921 Riverside Drive
Allouez, WI 54301**

Olde Chapel Hill Residences 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 six residential buildings containing 6-12 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 at least one garage stall and one surface stall. Two units will have a two stall garage and additional surface stalls to mirror the garage. Any additional parking will utilize West St. Joseph Street. 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 40% of the property. Vehicular access to the site will come from two entry points along West St. Joseph Street. The curb cut will be approximately 150 and 410 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.

High quality construction standards will be practiced. Residential buildings will be constructed with select materials and pleasing color scheme. Roofing will be constructed with Tamko Heritage Series shingles with an aged wood color. Windows will be from Weather Shield with a white color. Siding will be constructed with Wausau Siding Systems using the Diamond Kote product. Siding colors will vary. The

main body color will be mountain lake. The complementary color will be clay. Trim color will be white. Stone on buildings will be from Krukowski Stone Company and have a sandy creek color. The PDD will retain the existing retaining wall on the eastern end of the lot. The refuse/recycling area will be placed to blend in along the southeast corner of the existing retaining wall. Additionally, smaller retaining walls will be necessary down slope of the existing retaining wall due to the site elevation.

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. A sidewalk has been placed near the property line to create a northern connection to Riverside Drive. 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 9 units. The remaining 39 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.

Olde Chapel Hill Residences are designed to emphasize thoughtful, people-focused design which connects residents and neighbors through public and private connections. Buildings and walkways are designed to pull people toward the planned Arboretum Trail and keep vehicles tucked away from the streetscape. Millennials, young professionals, and empty nesters are viewed as the target demographics for the site. The project looks to redevelop a forgotten parcel in the village and transform it into a node which brings people together from all stages in life.

Staging Plan

Construction will occur from east to west along the site.

Phase	Description	Completion Date
1	Eastern 9 refuse storage enclosure	Quarter 4, 2016
2	Mid 15 units, north side	Quarter 2, 2017
3	Mid 12 units, south side	Quarter 3, 2017
4	Western 12 units, bio filter storm water management	Quarter 4, 2017

Site Statistics

Site Square Footage	103,202 sq. ft.
Percent Site Coverage	
Buildings	33.0%
Pavement	37.9%
Percent Open Space	29.1%
Floor Area Ratio	Approximately 80.9%
Parking Stalls	50 garage stalls within building 50 stalls outside of garages
Percent Greenspace	29.1%
Greenspace and Walkways	40.5%

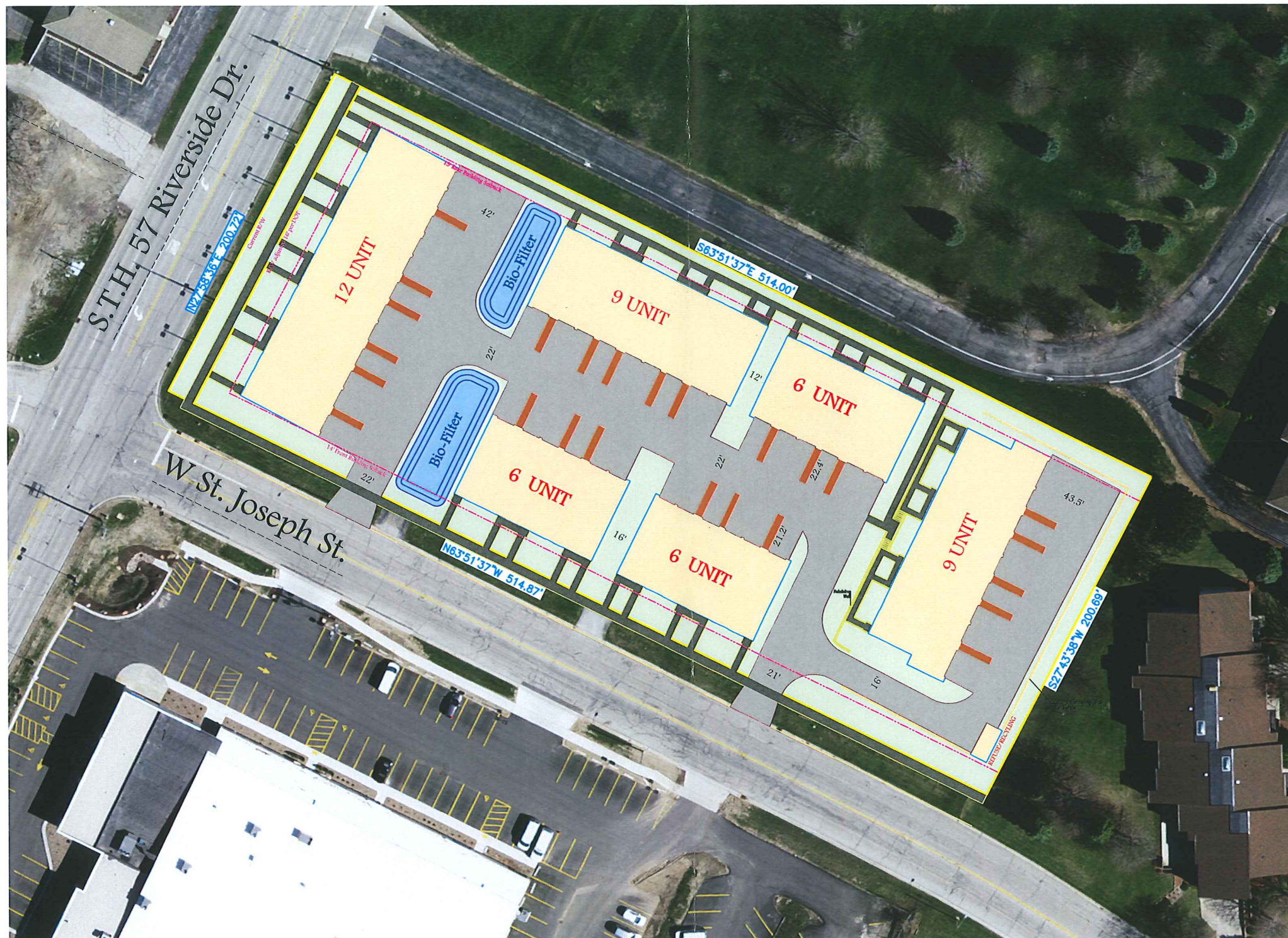
13

Olde Chapel Hill Residences Planned Development District

Bishop's Hill, LLC
1921 Riverside Drive

SCALE
1"=30'

DRAWN BY
JEL



PDD Layout

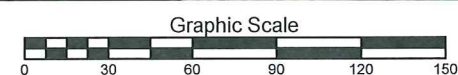
TAX PARCEL NO. AL-862

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

Bishop's Hill, LLC

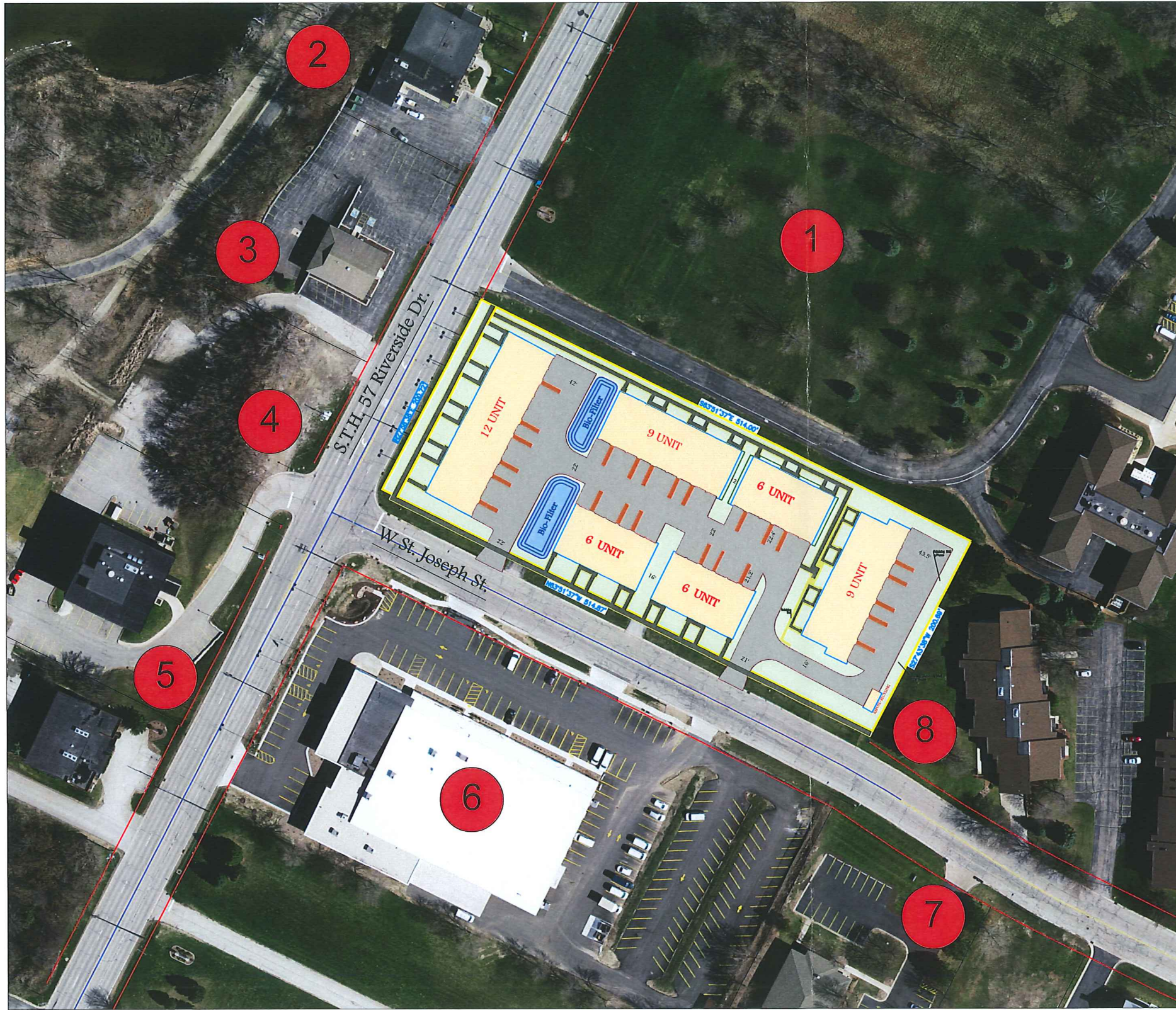
Developer: Bishop's Hill, LLC: Keith Garot
320 Main Ave #300
De Pere, WI 54115

Engineer: Mau and Associates: Steve Bieda
400 Security Blvd
Green Bay, WI 54313



PROJECT NO.
C-12081
SHEET NO.
1 of 1
DRAWING NO.
S-2621

Neighborhood Perspective



- 1 St. Joseph Real Estate
Riverside Drive
Zone: "E" Commercial District
Green Bay Diocese
- 2 St. Joseph Real Estate
1910 Riverside Drive
Zoned: "F" Light Industrial
Dialysis Center
- 3 Lin Properties LLC
1928 Riverside Drive
Zoned: "F" Light Industrial
Law Offices
- 4 TJV Riverside Development
2000 Riverside Drive
Zone: "E" Commercial District
Undeveloped Land
- 5 Foremost Real Estate LLC
2020 Riverside Drive
Zone: "F" Light Industrial
Multi Story Office Building
- 6 Riverside Medical LLC
2021 Riverside Drive
Zoned: "E" Commercial District
Medical Equipment Retail
- 7 Executive Group Partnership
375 W St. Joseph Street
Zoned: "E" Commercial District
Real Estate Office
- 8 Heritage Hill North Condos
336-1 West St. Joseph Street
Zoned: High Density District
Multi-Family Residential

SCALE
1"=50'

DRAWN BY
JEL

Neighborhood

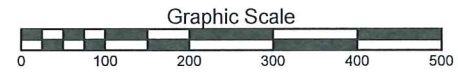
Mau & Associates
LAND SURVEYING & PLANNING
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Phone: 920-434-9670 Fax: 920-434-9672

Bishop's Hill, LLC

PROJECT NO.
C-12081

SHEET NO.
1 of 1

DRAWING NO.
S-2628



Landscape and Lighting Plan

SCALE
1"=20'

DRAWN BY
JEL

Landscape Plan

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

Bishop's Hill, LLC

PROJECT NO.
C-12081
SHEET NO.
1 of 1
DRAWING NO.
S-2622



	6 Unit Building	9 Unit Building	12 Unit Building	Total	Container/Deckbox/Shrub	Size
Goldfinger Potentillas	3,4,5	4,5	8	29	S	18" min.
Hostas	4,4,8	3,4	0	23	S	1 Gallon
Broadmoor Juniper	3,4,5	4,5	8	29	S	18" min.
Autumn Moore Grass	0	0	0	23	S	1 Gallon
Red Prince Weigela	6,8,10	8,10	16	58	S	2'-3" Tall
Pygmy Barberry	6,8,10	8,10	16	58	S	18" min.
Pyramidal Arborvitae				2	C	6' Tall min.
Crab Apple (Spring Snow)				4	D	2'+ cal.
Autumn Blaze Maple				1	D	2'+ cal.
Silver Linden				2	D	2'+ cal.
Serviceberry				4	D	2'+ cal.

Lighting Details
Wall Packs to rear of buildings 50 Total
Coach Lights to front of buildings 38 Total



S.T.H. 57 Riverside

W St. Joseph St.

REFUSE/RECYCLING

Retaining Wall/Fence

Retaining Wall

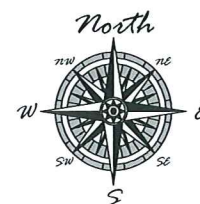
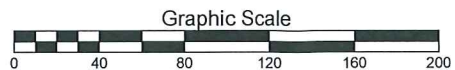
Landscaping Details

TAX PARCEL NO. AL-562

File: c:\2008\p0208\plan_020216.dwg

Site Survey

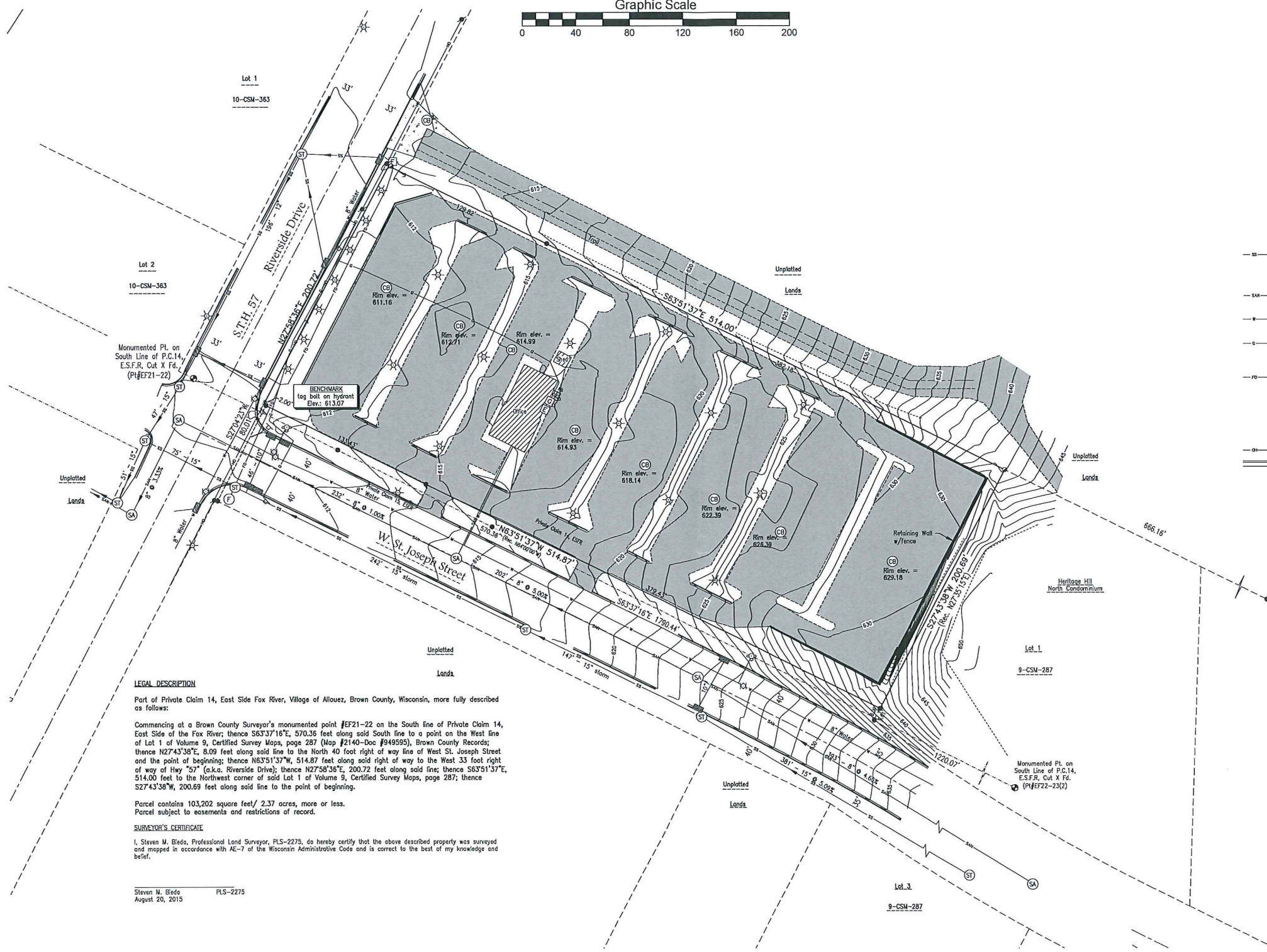
Part of Private Claim 14, East Side Fox River, Village of Allouez, Brown County, Wisconsin.



Bearings referenced to the line between Brown County monuments E721-22 and E722-23(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
- ▒ blocktop
- ▒ 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 monument 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. Eledo, 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. Eledo PLS-2275
 August 20, 2015

SCALE
1"=40'

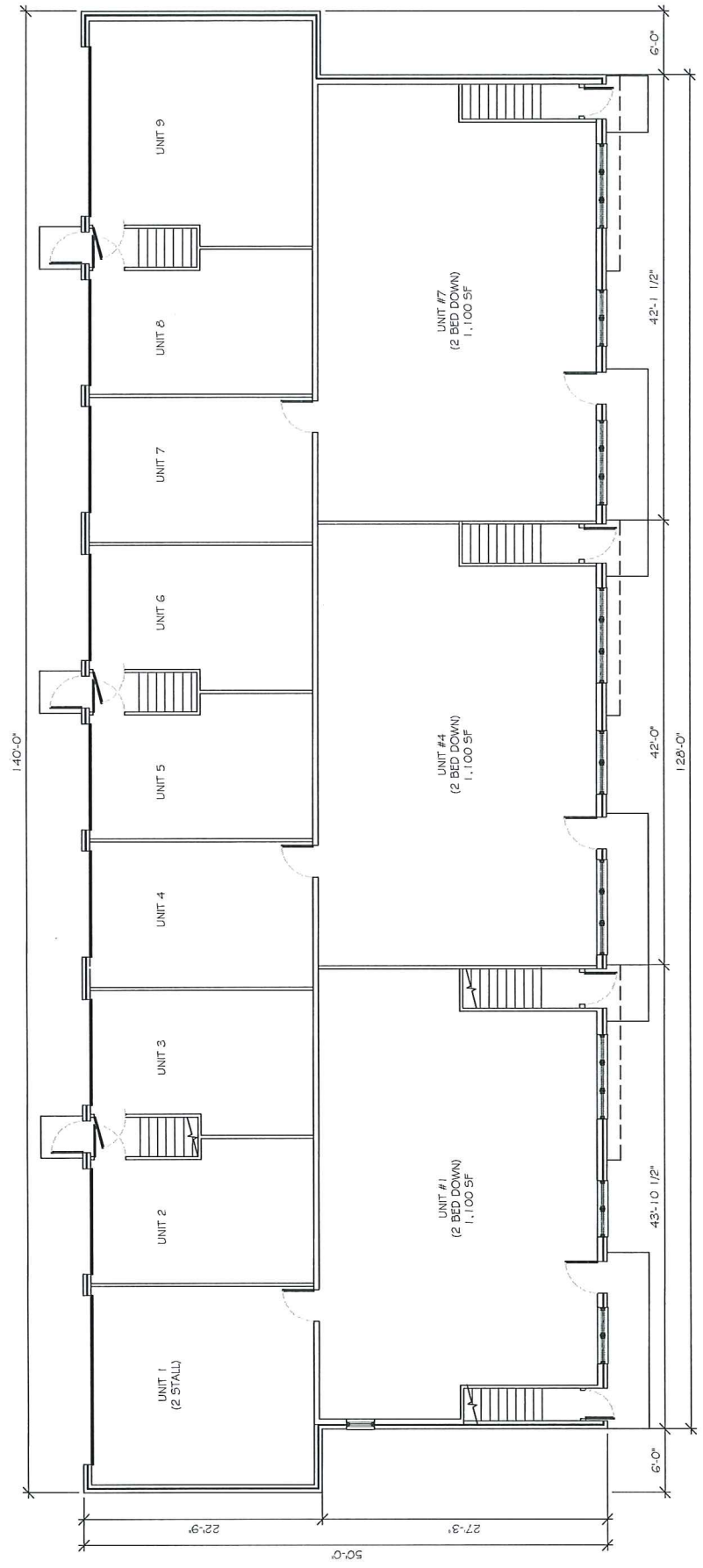
DRAWN BY
MRA

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

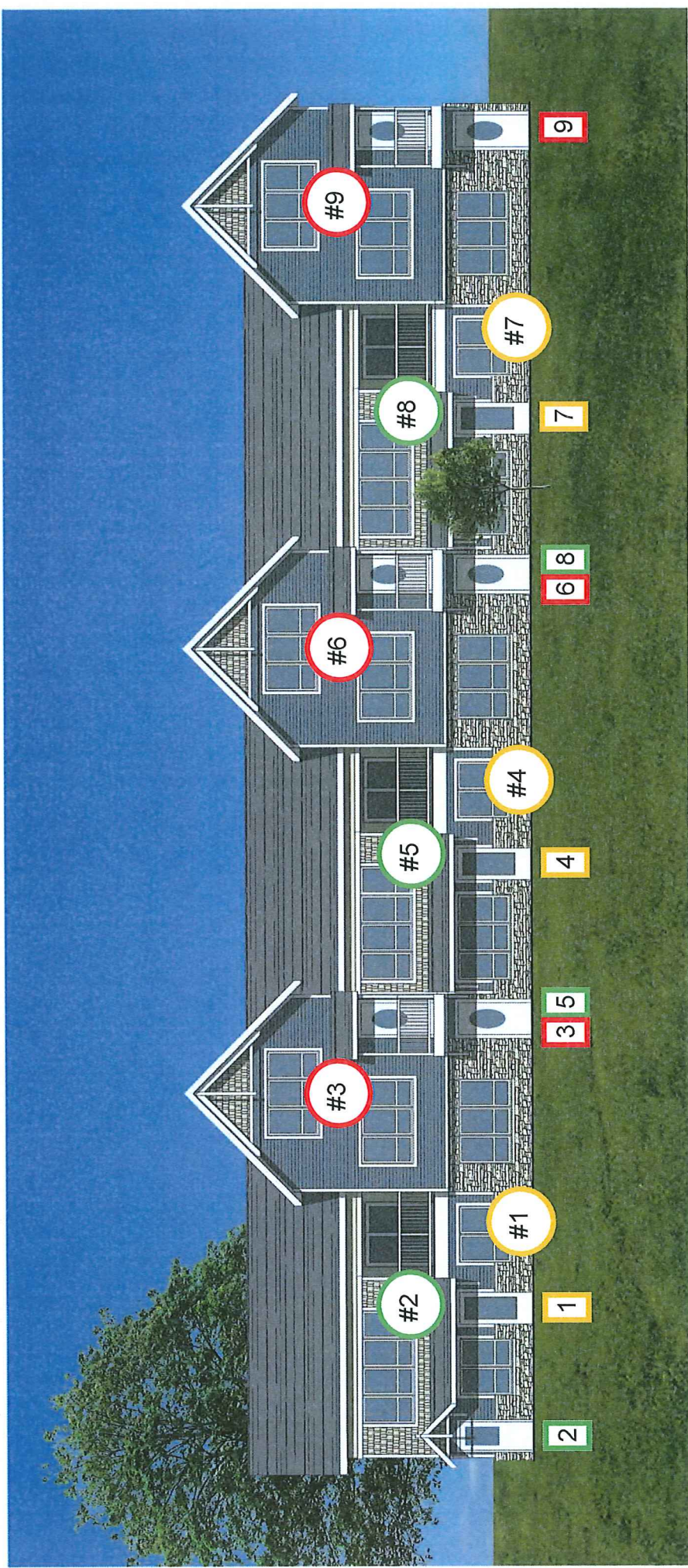


9-UNIT 1st FLOOR



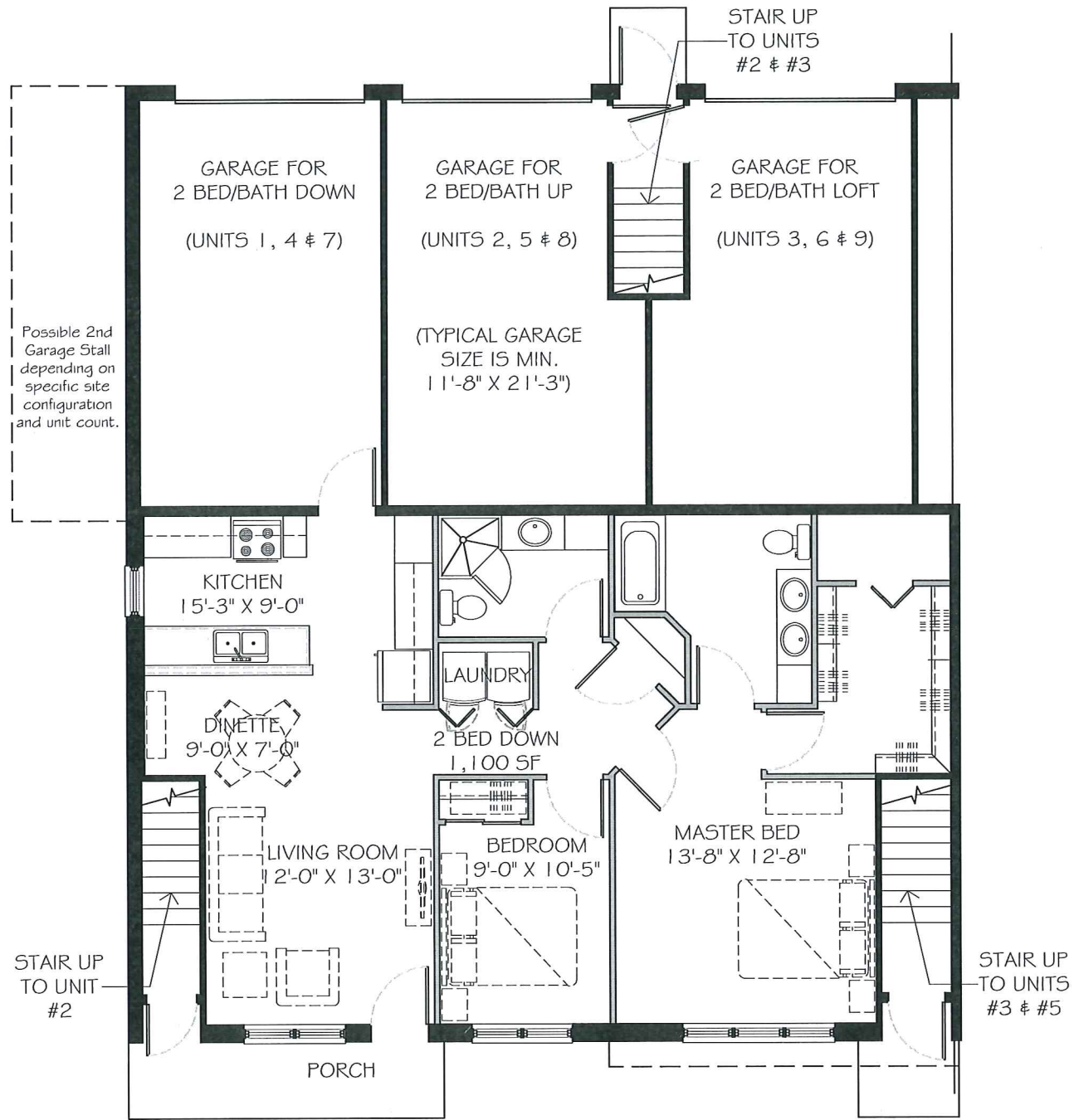
Olde Chapel Hill Residences
St. Joseph at Riverside

DIMENSION IV
 211 North Broadway Green Bay, WI 920.431.3444



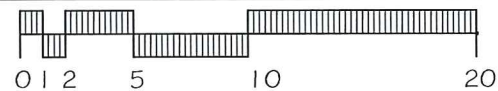
Olde Chapel Hill Residences
St. Joseph at Riverside

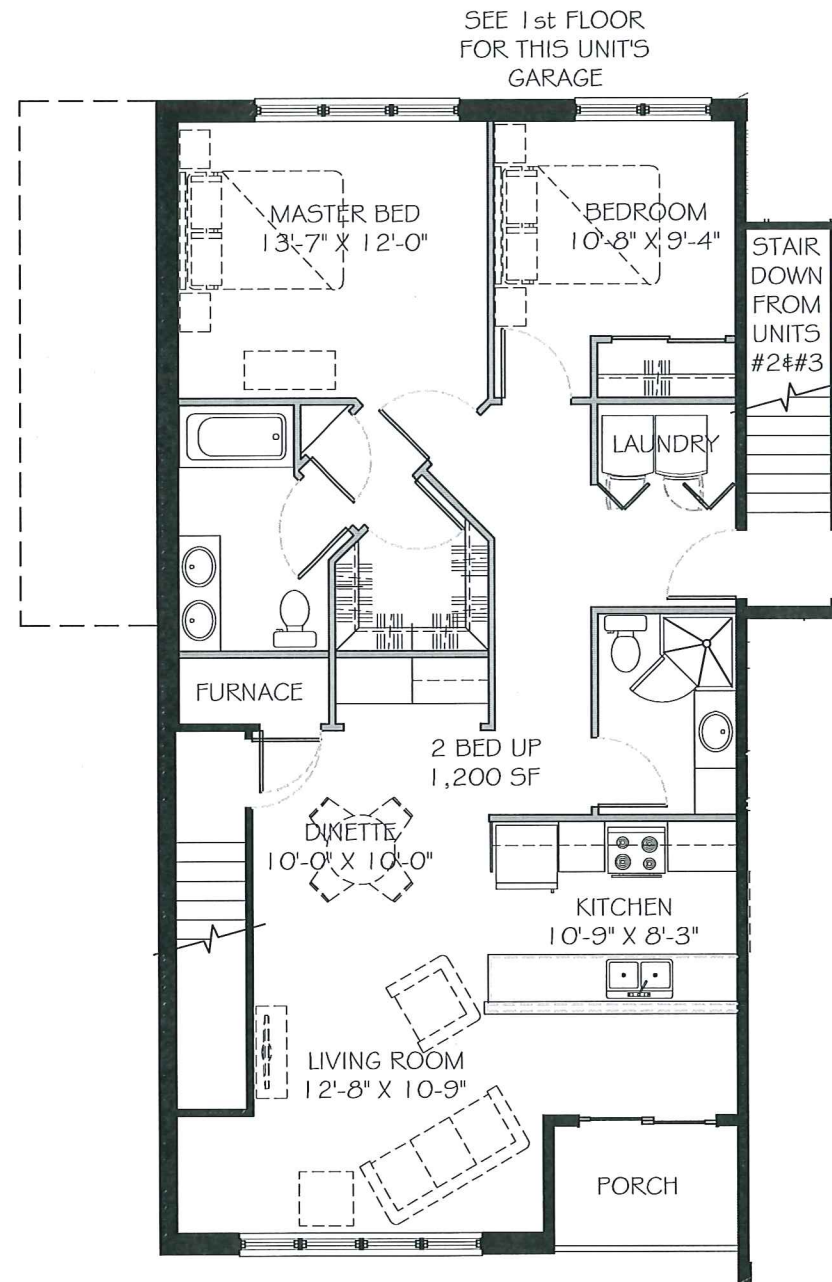
DIMENSION IV
211 North Broadway Green Bay, WI 920.431.3444



1st Floor - Unit #1 (4 & 7 Sim)

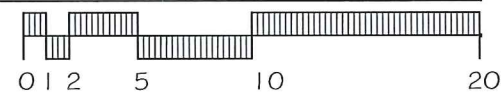
□ SCALE 1" = 8'-0"





2nd Floor - Unit #2 (5 & 8 Sim)

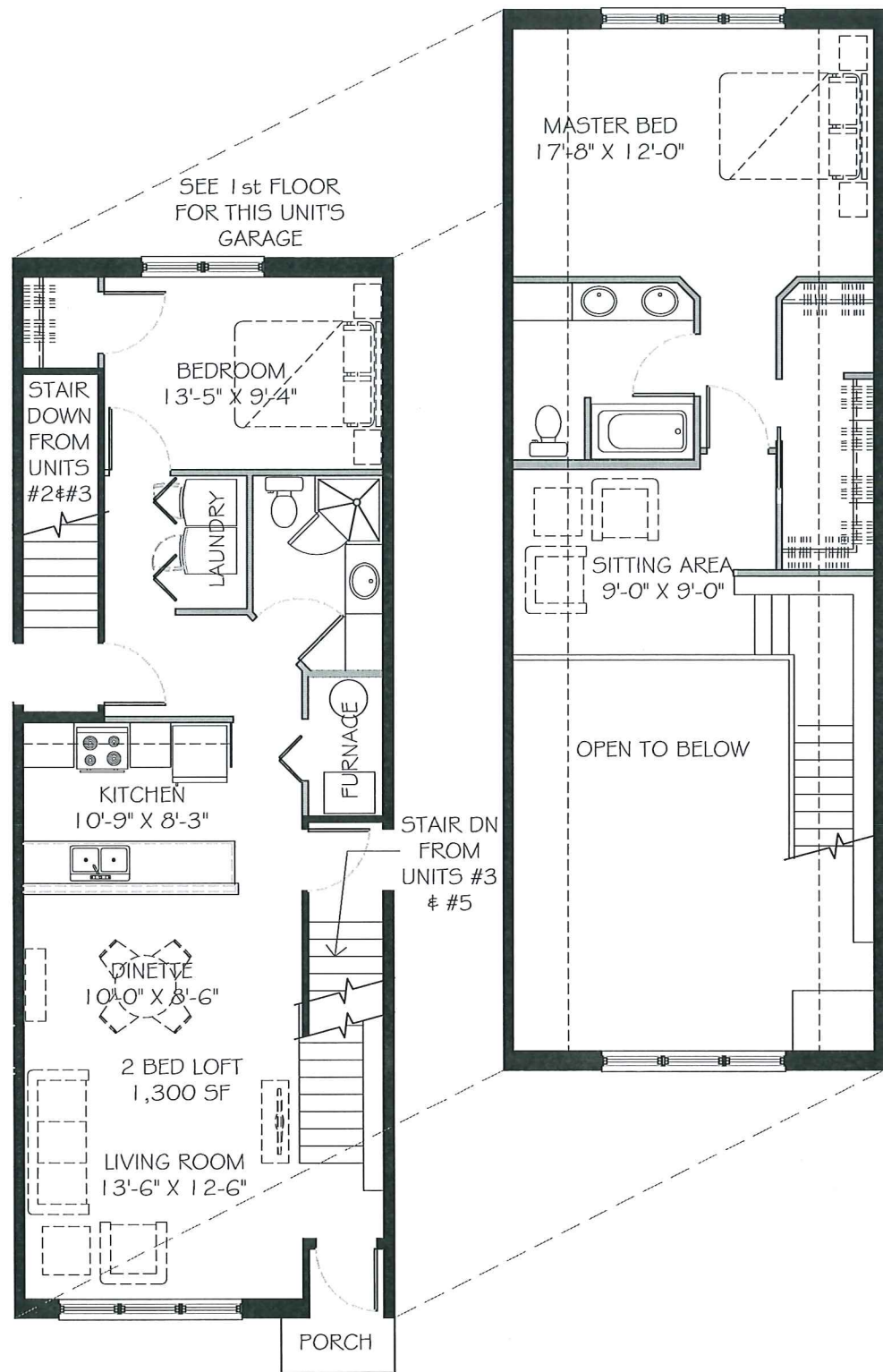
□ SCALE 1" = 8'-0"



Olde Chapel Hill
St. Joseph at Riverside

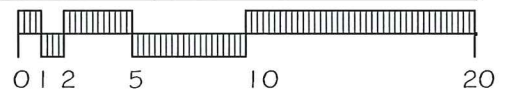
DIMENSION IV

211 North Broadway Green Bay, WI 920.431.3444



2nd Floor - Loft #3 (6 & 9 Sim)

□ SCALE 1" = 8'-0"





Olde Chapel Hill Residences
St. Joseph at Riverside

DIMENSION IV
211 North Broadway Green Bay, WI 920.431.3444

Final PDD Review – Staff Comments

2A

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

- Zoning Department review:
 - Preliminary review comments met:
 - 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 [setback on Riverside Drive increased from preliminary to account for the future adjusted right of way (15' -> ~30'). Setback on W St. Joseph Street decreased from preliminary because of adjusted Riverside Drive ROW (15'->14')].
 - 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.
 - Vinyl siding was proposed. Vinyl can be considered, but should be a thick grade, in the range of 0.045-0.055. [Developer will be using smart siding and stone materials instead of vinyl].
 - Final review comments:
 - Detail of the trash enclosure should be provided. The trash enclosure should be screened using the same masonry materials used in primary structures. Additionally, concrete pavement should extend 30 feet out from dumpster to prevent wear from heavy equipment.
 - Wall pack and coach lighting should be set to a timer or controlled by ambient light.
 - No exterior mechanical equipment is shown. All mechanical equipment should be enclosed or screened.
 - Bicycle parking should be provided.
 - Pedestrian access should be provided from St. Joseph to the eastern most building.
 - Snow storage or removal should be addressed by the developer.
 - No sign is shown. All signs must meet the requirements of the underlying zoning district.
 - 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:
 - Preliminary review comments met:
 - 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.
 - Final review comments:
 - See attached (Attachment 2B).
- Parks, Recreation, and Forestry Department review:
 - No preliminary comments.
 - Final review comments:

- See attached (Attachment 2C).
- Public Works Department review:
 - Preliminary review comments met:
 - Traffic plan should be discussed (e.g. access, traffic volumes, any DOT limitations if applicable).
 - 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.
 - Final review comments:
 - 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.
- Additional comments and discussion from Plan Commission and Village Board during preliminary review:
 - Opportunity to incorporate mixed-use in the project
 - The additional ingress/egress recommended by GBMFD
 - Limiting the amount of traffic to either ingress/egress by considering bollards or a fire lane to separate the east and west buildings
 - The number and location of dumpsters
 - Pedestrian access to the east building
 - Remove central walk through the property
 - The location and number of bio-filters
 - W St. Joseph Street and guest parking
 - Improvements to the retaining wall
 - Building aesthetics
 - Planned “Arboretum Trail”
 - Orientation of the buildings and site plan
 - Building materials proposed
 - Site amenities and common areas (e.g. playground)
 - Target demographics
 - Impacts to neighboring properties
 - Relationship between high density development and commercial development.

Date Reviewed: May 11, 2016

Comments Submitted By: Trevor Fuller, Village of Allouez Planning & Zoning Administrator

2B



Fire Department

Fire Marshals Division
Captain Joe Gabe

May 5th 2016,

Trevor Fuller-Planning and Zoning Administrator
Village of Allouez
1900 Libal Street
Green Bay, WI 54301-2453

RE: Site Plan Reviewer comments from fire for 1921 Riverside Drive (Old Chapel Hill Residence)

Dear Mr. Lange,

Attached are the GBMFD requirements for the new Old Chapel Hill Residence:

- GBFD requires that all FDC (Fire Department Connections) and Standpipe connections are five inch *Storz* brand connections. If the FDC or Standpipe connection is higher than 36 inches above finished grade, then you will be required to install a thirty three and a third down degree angle connection on the five in *Storz* connection to prevent hose kinking in the five inch supply line to the fire department connection. IFC 903.3.7.
- GBFD will require a *Knox Box* brand lock box on the Main entrance or near the door of the unit that allows access to the sprinkler control valve and the main fire alarm panel. The keys for the unit that contains the sprinkler control valve and the fire alarm system shall be labeled inside the *Knox Box*. The *Knox Box* brand locking boxes can be purchased by visiting the Knox Box website or calling (920) 448-3280 and requesting a *Knox Box* brand locking box packet. IFC #506.1 and 506.1.1.
- Fire apparatus roads and the slope of the parking lot shall not exceed a 10% grade. IFC #503.2.7
- The parking lot and apparatus roads shall meet the minimum weight and turning radius for GBMFD apparatus (See Attached Specifications Sheets) IFC 503.2
- If the Apartment Buildings contain fuel fired appliances, CO detectors will be required to be hardwired in to the facility per Wisconsin State Legislative Act 205 which has been in effect since October 1st 2008.

If you have any questions please feel free to contact the Green Bay Fire Metro Marshal's Office at (920)448-3289.

Respectfully,

Captain Joe Gabe
Fire Marshal's Office
Green Bay Fire Department
Phone-(920)448-3289

