

Memo

To: Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: PRELIMINARY APPROVAL OF PETITION FROM LAKESHORE DEVELOPMENT, LLC. – REQUESTING PLANNED DEVELOPMENT DISTRICT ON PARCELS AL-1148 & AL-1148-1, LOCATED AT 2550 S. WEBSTER AVENUE

Date: 10 May 2016

Attached are the proposed plans submitted by Lakeshore Development, LLC. for the preliminary review of the planned development district at 2550 Webster Avenue (attachments 1A, 1B). The proposed plans are for 17 2-bedroom, 1-bathroom condominium units on the 1+ acre parcel. Each unit would approximately be 870sq.ft., have in floor heat, have air conditioning, and have a one stall attached garage. A common area would also be provided on the property. A representative from Lakeshore Development 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 recommendation to the Village Board on the preliminary plan review of the Lakeshore Development 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 Lakeshore Development (see attachment 2A).

The proposed use and site plan are dense for new development in the area. The developer should be able to clearly explain plans to minimize impacts to the neighboring property owners (e.g. age and guest restrictions in the condominium bylaws, sprinkler system in the units, or reducing the proposed number of units). Should the

developer be able to meet the initial staff comments, 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 Lakeshore Development 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.*

ALLOUEZ SENIOR CONDOMINIUM APARTMENTS

2550 S. Webster Ave. Green Bay, WI. 54301

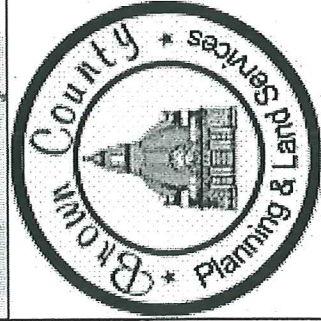
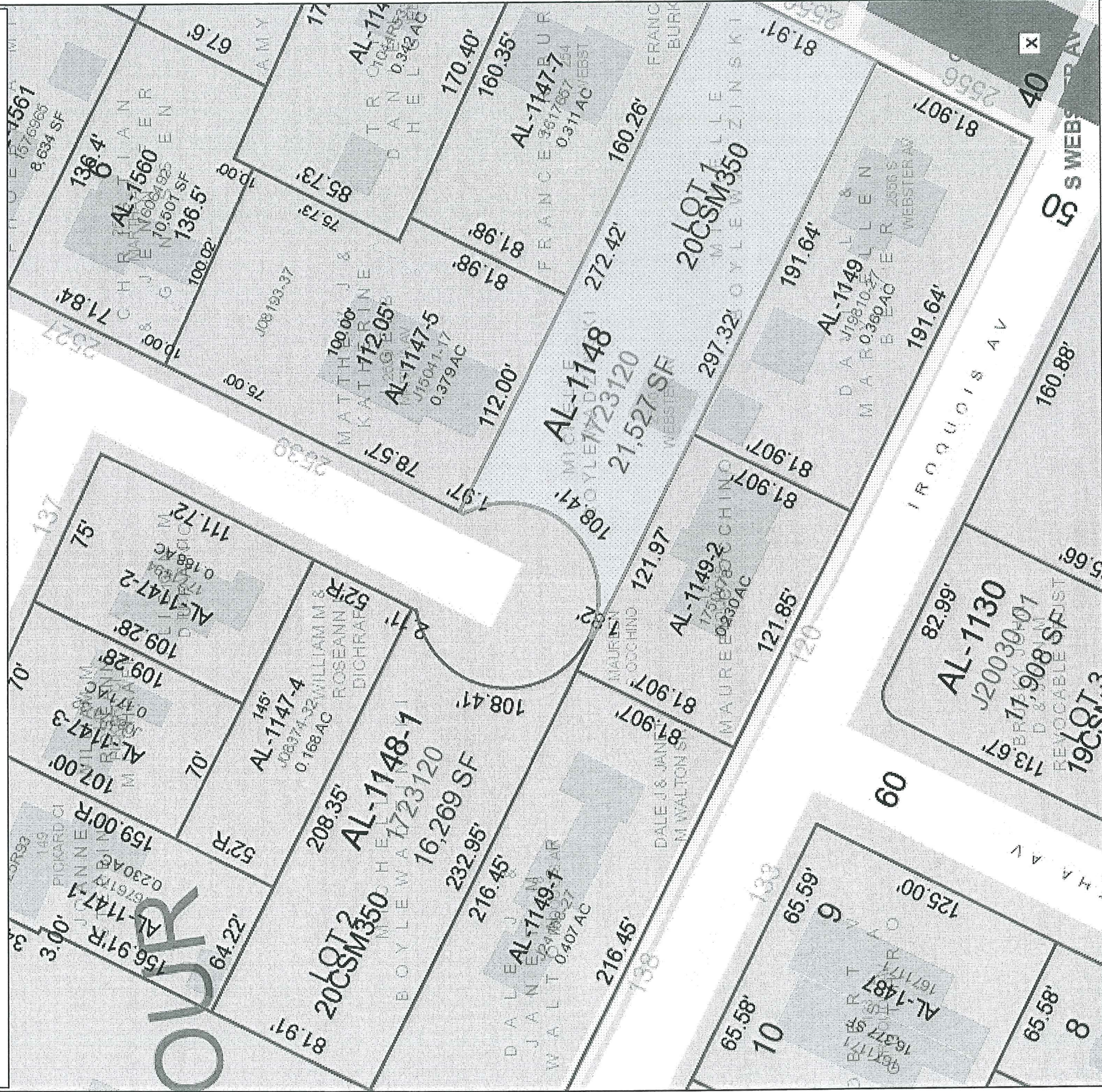
General character and intended use

1. 17 senior apartments, age 62 and over.
2. One story with garage.
3. Radiant in floor heat.
4. Gathering area for social activities.
5. Air conditioned.
6. Two bedrooms.
7. Located across from St. Matthews Church.
8. Close to clinics, hospitals, shopping, churches, EZ hwy access.
9. Lawn care and snow removal, maintenance free exterior.

Adjacent to the McCormick Memorial home for the aged and
The Dale and Janet Walton Senior, facility.

The location would make access to St. Matthews church just a
short walk to the church entry and make downsizing easier if
they can stay near friends and family in a familiar location.

<Title>



Map provided by the Brown County Planning & Land Services Department - Land Information Office (LIO)

A map key (legend) and other information about this map is available at: maps-gis.co.brown.wi.us

This map is intended for advisory purposes only. It is based on sources believed to be reliable, but Brown County distributes this information on an "As Is" basis. No warranties are implied. Boundaries shown on this map are general representations only and should not be used for legal documentation, boundary survey determinations, or other property boundary issues.

05/09/2016
Scale 1:720

13



870 Sq. Ft

1

2

3

4

5

6

870 Sq. Ft

7

8

VISITOR PARKING

870 Sq. Ft

9

10

11

12

13

14

15

16

17

870 Sq. Ft

14'

10'

10'

10'

30'

138

120

209

133

2539

2556

2550

2540

2534

50

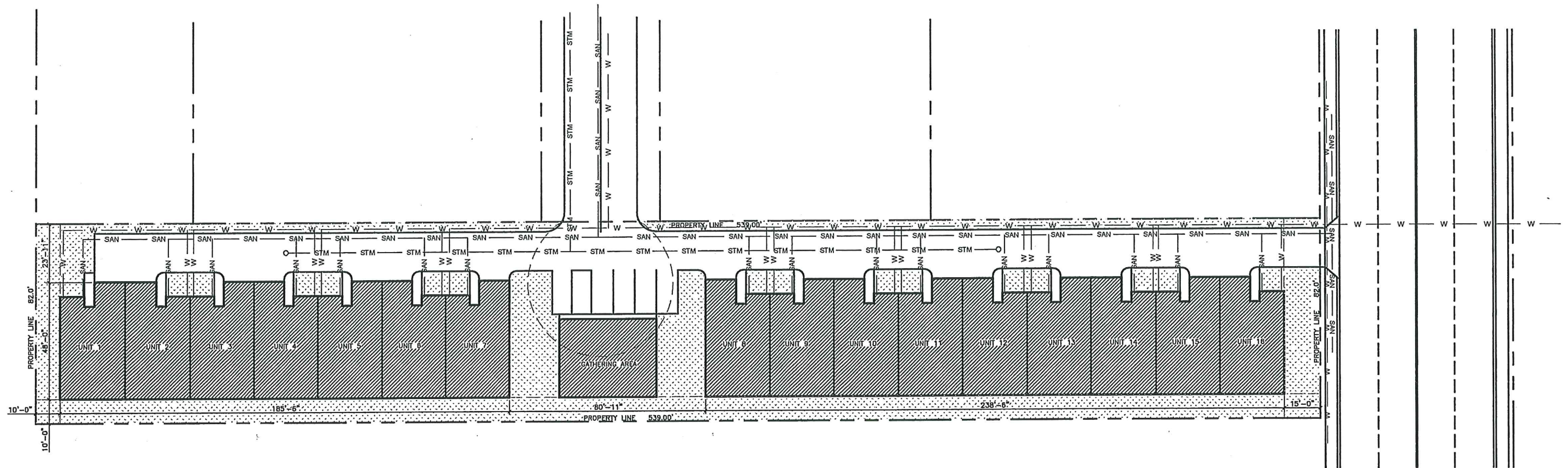
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73035

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SITE PLAN

SCALE: 1" = 20'

Apr 23, 2018 - 1:14pm
 \\Mc\low [0]Bay Architects Active Jobs\165353 - Bill Johnson @ and\165353.dwg

NOTE:
 ALTHOUGH EVERY
 EFFORT HAS BEEN MADE
 IN PREPARING THESE
 PLANS AND CHECKING
 THEM FOR ACCURACY,
 THE CONTRACTOR MUST
 CHECK ALL DETAILS &
 DIMENSIONS AND BE
 RESPONSIBLE FOR THE
 SAME

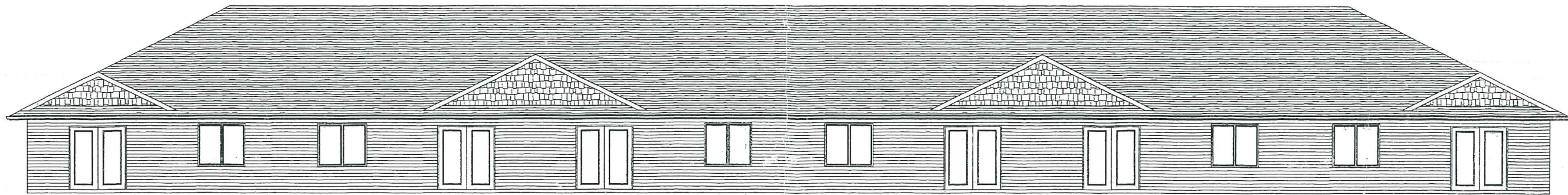
PROPOSED SITE LAYOUT
 BILL JOHNSON
 VILLAGE OF ALLOUEZ, WI.

BAY ARCHITECTS, L L C

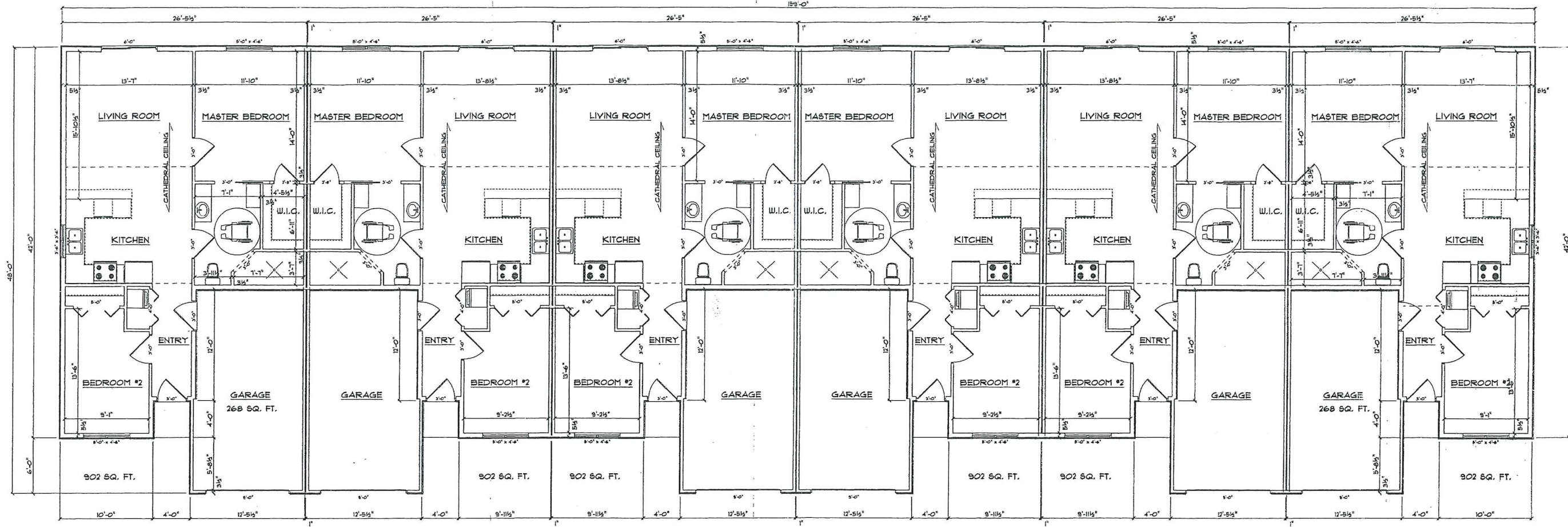
901 PARKVIEW RD.
 GREEN BAY, WI 54304

PHONE: 920-337-9400
 FAX: 920-337-9416

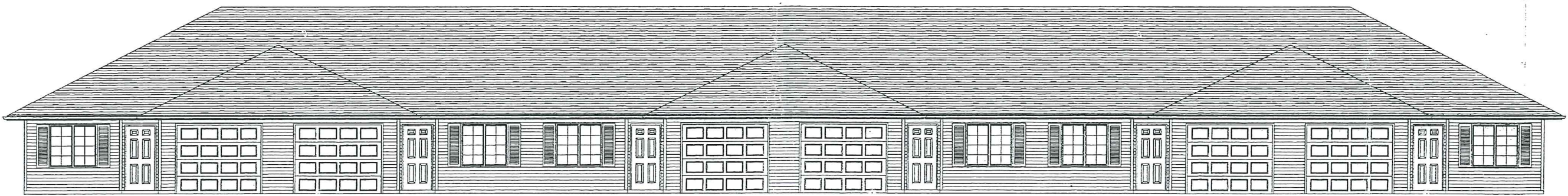
DATE
 FILE
 JOB N



REAR ELEVATION



MAIN FLOOR PLAN



FRONT ELEVATION

PROPERTY OF McMONAGLE LUMBER, INC.
 ANY REPRODUCTION OF THESE PLANS IS PROHIBITED



Sennour
Real Estate



Preliminary PDD Review – Staff Comments

Site: 2550 S. Webster Avenue (Parcel AL-1148 & AL-1148-1)
Developer: Lakeshore Development, LLC.
Attn. Bill Johnson

- Zoning Department review:
 - Concerns for preliminary approval:
 - A condominium declaration and condominium plat must be filed with the Register of Deeds prior to final approval.
 - The use and site plan are dense for new development in the area, stipulations should be clearly stated in the condominium bylaws, regarding the age of the permanent residents, number of permanent residents allowed per condo unit, and the length of stay permitted for non-permanent residents.
 - 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 should be broken up by architectural variations in the building.
 - Pedestrian access to the buildings should be provided with facilities separate from the drive lanes (i.e. an ADA compliant sidewalk).
 - Green space and parking may be inadequate.
 - Should the drive configuration meet GBMFD and Public Works standards, portions of the existing right of way will need to be vacated prior to a building permit being issued.
 - 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 location of the trash enclosure should be identified. The trash enclosure should be screened using the same masonry materials used in primary structures.
 - 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 for preliminary approval:
 - All FDC (Fire Department Connections) and Standpipe connections are 5” Storz brand connections. If the FDC or Standpipe connection is higher than 36” above grade, then a 33 1/3 down degree angle connection will need to be installed on the 5” supply line to the FDC.

- The parking lot and apparatus roads shall meet the minimum weight and turning radius for GBMFD apparatus (attached).
- Items to keep in mind for final approval:
 - 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*.
 - If the buildings contain fuel fired appliances, CO detectors will be required to be hardwired into the facility.
- 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:
 - No concerns at this time for preliminary approval.
 - Items to keep in mind for final approval:
 - 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.

Date Reviewed:

May 10, 2016

Comments Submitted By:

Trevor Fuller, Village of Allouez Planning & Zoning Administrator