

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: 02 June 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.

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 Village Board is asked to consider the Plan Commission recommendation 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 would be 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. Should preliminary approval be granted, 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.

Plan Commission reviewed the attached site plans at the May 2016 meeting. At this meeting, Plan Commission made the recommendation on a unanimous vote to the Village Board to deny the preliminary PDD as presented (see attachment 2B).

The Village Board is asked 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.*

ALLOUEZ SENIOR CONDOMINIUM APARTMENTS

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

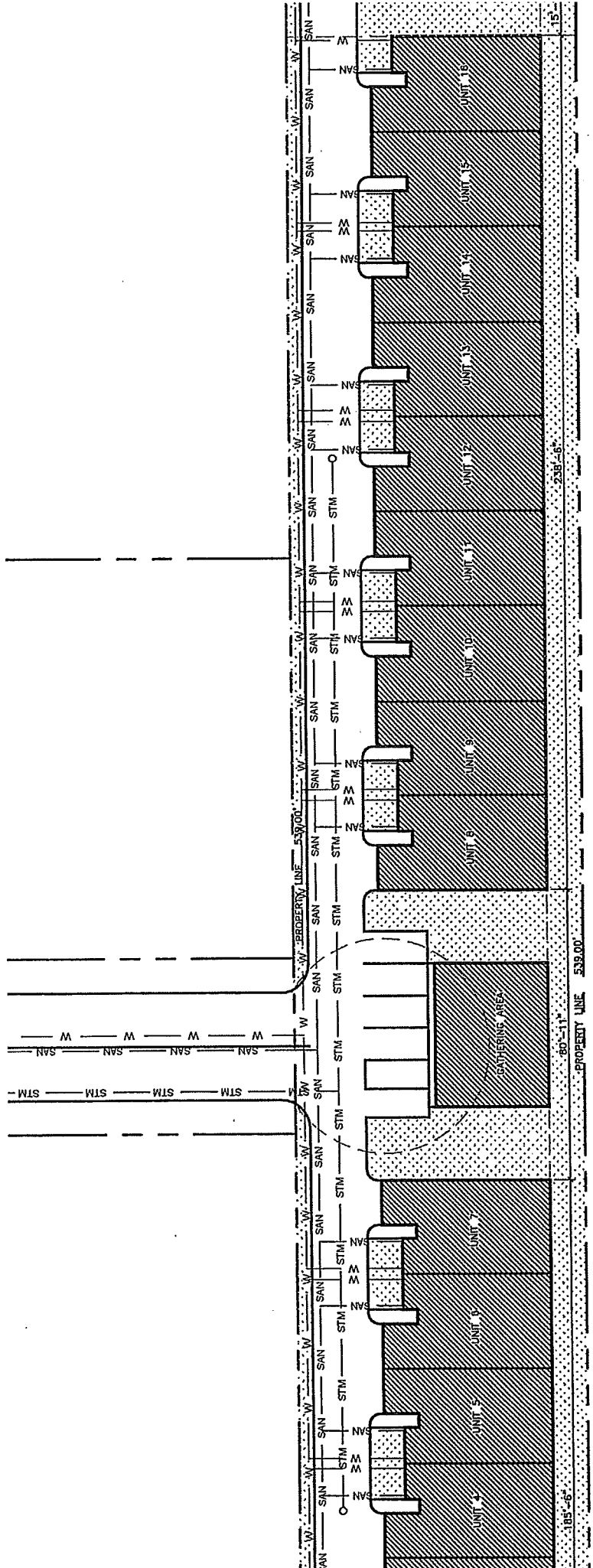
General character and intended use

- 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.**



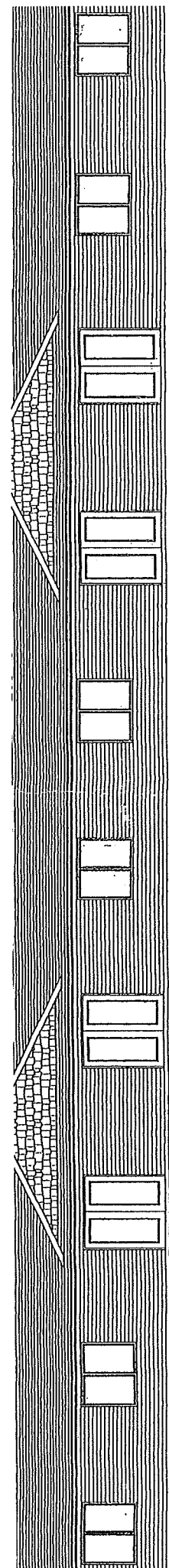


SITE PLAN

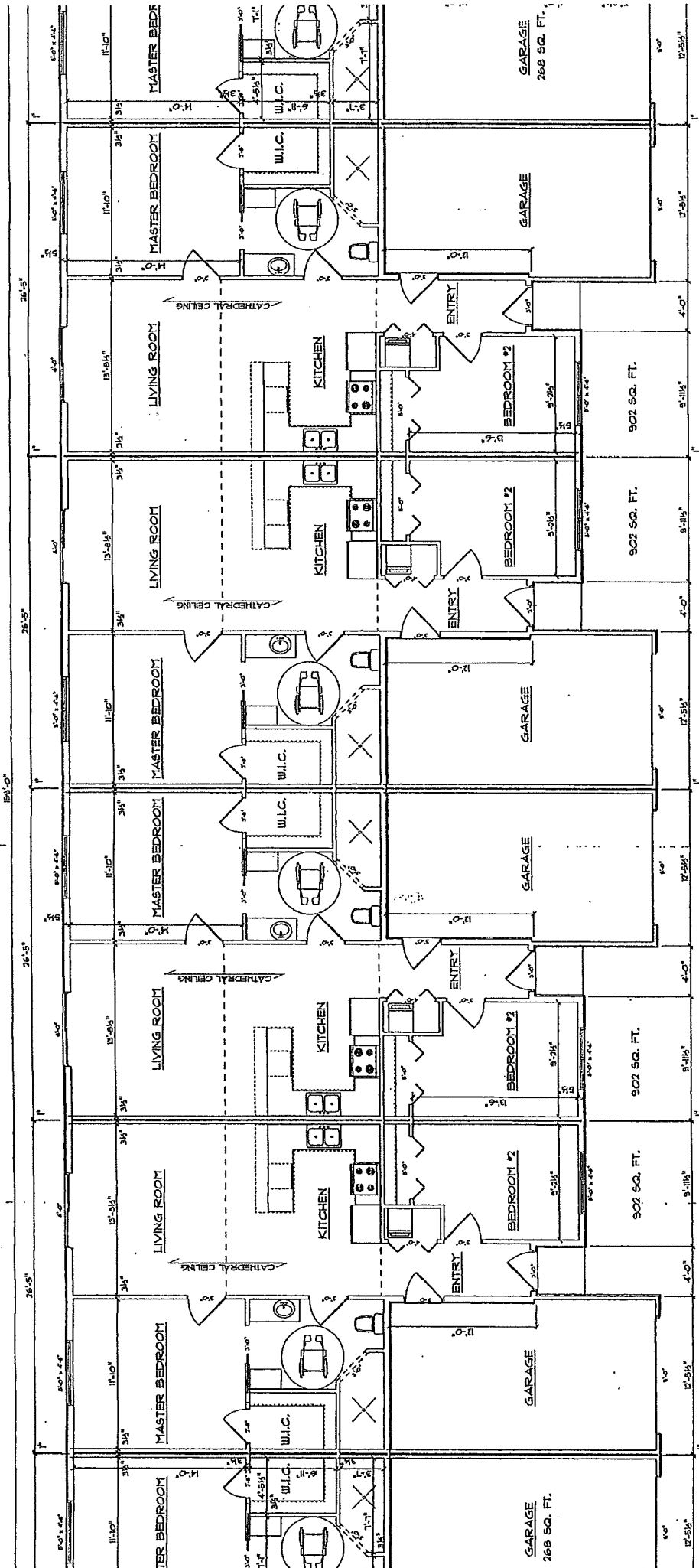
SCALE: 1" = 20'

PR
BIL
VIL
BA
BOT
GREET

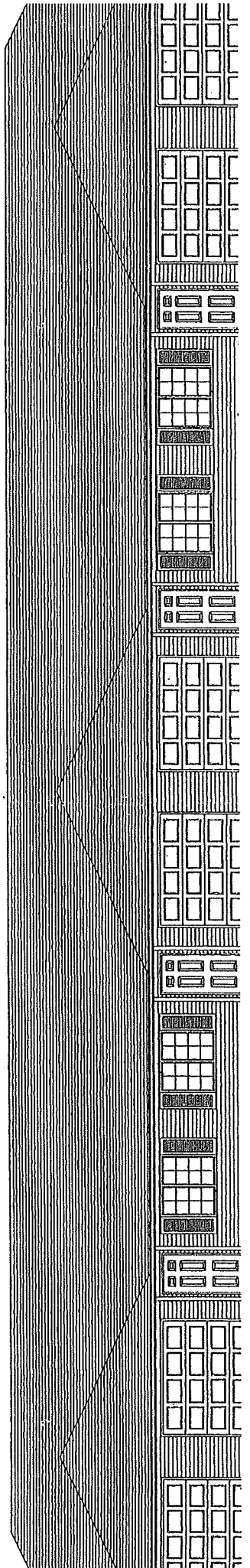
NOTE: ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.



REAR ELEVATION



MAIN FLOOR PLAN





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

Motion by Retzlaff / Dart to suspend the rules and allow the public to speak at 6:30p.m. Motion carried.

Mary Ellen Beyer (2556 S. Webster Avenue), Clarence Matuszek (2680 S. Webster Avenue) and Jim O'Rourke (2339 Oakwood Avenue) offered suggestions, comments and concerns re:

- Parking
- Easement on the north end of the property for additional ingress/egress to Riverside Drive
- Sidewalk on W. St. Joseph Street (Fuller - Village is collecting estimates for a concept plan of an Arboretum Trail and/or potential temporary facilities for this project)

Motion by Retzlaff / Dart to take up the rules at 6:36p.m. Motion carried.

Motion by Wheeler / Sment to recommend final approval of petition from Old Chapel Hill Apartments LLC, requesting Planned Development District on Parcel AL-56-2, located at 1921 Riverside Drive. Motion carried.

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

Staff provided an overview of the proposed 17-unit, 62 and older condominium project located at 2550 S. Webster Avenue. The proposed project would be one-story, slab constructed buildings with heated floors. Ingress/egress would be on Martha Avenue and S. Webster Avenue. Site constraints and the cost to locate the utilities to the property have led to the proposed site plan layout and building density.

Staff explained the Planned Development District (PDD) process and the purpose of the meeting – to review if the project concept is consistent with the Comprehensive Plan. Final determination will be made by the Village Board. Staff also encouraged residents to join the village email list for updates on development projects.

The developer was not present to discuss the project and answer questions.

Plan Commission discussion of the project included:

- Age restrictions
- Building density
- Setbacks
- Driveway access
- Elevation change
- Exterior facade

Motion by Retzlaff / Dart to suspend the rules and allow the public to speak at 6:47p.m. Motion carried.

Curtis Dwyer (2515 Martha Avenue), Mary Ellen Beyer (2556 S. Webster Avenue), Matthew Gelb (2539 Martha Avenue), Jeffrey Young (2522 Martha Avenue) – also sent email that was entered into the public record, Alison Frazier (2516 Pickard Circle), Mark Sewall (2521 Martha Avenue), Jim O'Rourke (2339 Oakwood Avenue), Katherine Rondeau (2515 Pickard Circle) offered suggestions, comments and concerns re:

May 16, 2016 (Plan Commission Meeting)

- The proposed use of the development (condominium vs. apartments)
- Binding effects of condominium bylaws
- Privacy fencing
- Setbacks
- Exterior façade
- Site plan
- Landscaping
- Informational notice sent to surrounding property owners
- PDD and zoning processes
- Intensity of the development
- Parking
- Economic feasibility
- Vacating the right-of-way
- Property grade
- Character of surrounding neighborhood – “Old Allouez”

Motion by Dart / Retzlaff to take up the rules at 7:21p.m. Motion carried.

Motion by Dart / Sment to recommend denying preliminary approval of petition from Lakeshore Development, LLC, requesting Planned Development District on Parcels AL-1148 & 1148-1, located at 2550 S. Webster Avenue. Motion carried.

Reasons for recommendation:

- Incompleteness of project plans presented
- Development plans do not fit the property – too dense for surrounding neighborhood

UPDATE OF BICYCLE AND PEDESTRIAN PLAN

Staff provided an update of the Bicycle and Pedestrian Plan. The timeline has been adjusted and staff hopes to have the plan adopted by the Village Board by November 2016.

NEXT MEETING DATE AND AGENDA ITEMS

Next meeting date: Monday, June 27, 2016, 6:00p.m.

Agenda items: Discussion on the process to update the zoning code

ADJOURNMENT

Motion by Retzlaff / Dart to adjourn at 7:36p.m. Motion carried.

Minutes submitted by Trevor Fuller, Planning and Zoning Administrator.

INFORMATIONAL NOTICE

A petition has been received from Lakeshore Development, LLC requesting Preliminary Approval of a Planned Development District to develop vacant parcels AL-1148 & AL-1148-1, located at 2550 S. Webster Avenue.

This request will be the subject of a Village Board meeting to be held on **TUESDAY, JUNE 7, 2016 AT 6:30 P.M. AT THE ALLOUEZ VILLAGE HALL, 1900 LIBAL STREET.**

The Village Board will consider the recommendation of Plan Commission and determine if the proposed project 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).

This meeting will be the second of potentially four public meetings discussing this project. If preliminary approval is granted by the Village Board and final approval is recommended by the Plan Commission a public hearing will be held by the Village Board.

Dated this 26th day of May 2016.