



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

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that a public hearing will be held to consider the request from Old Chapel Hill Apartments, LLC to proceed with final approval of the Planned Development District to develop vacant parcel AL-56-2, located at 1921 Riverside Drive.

Said **hearing will be held before the Allouez Village Board on Tuesday, June 7, 2016 at 6:30 p.m., at the Allouez Village Hall, 1900 Libal Street.** The hearing is being conducted in accordance with provisions of 11.25 of the Village of Allouez PDD Zoning Ordinance.

All interested persons or their representatives may appear at the hearing and be heard.

Dated this 17th day of May, 2016.

Debra M. Baenen
Allouez Clerk-Treasurer

Publish: May 24 and May 31, 2016

Memo

To: Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

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

Date: 02 June 2016

Attached are the proposed plans submitted by Old 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 Old 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 Village Board is asked to consider the Plan Commission recommendation on the final plan review of the Old 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 Old Chapel Hill (see attachment 2A, 2B, 2C, 2D).

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.

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 approve the preliminary PDD as presented (see attachment 2E).

The Village Board is asked to approve, not to approve, or table the Old Chapel Hill PDD petition.

***Note if the recommendation is not to approve, reason for the recommendation must be provided.*

Olde Chapel Hill Residences

1921 Riverside Drive

Allouez, WI 54301

Final PDD Submittal

Olde Chapel Hill Residences

Contents

Site Plan

Landscape and Lighting Plan

Neighborhood Perspective

Site Survey

Architectural Renderings

Impact Analysis Report

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

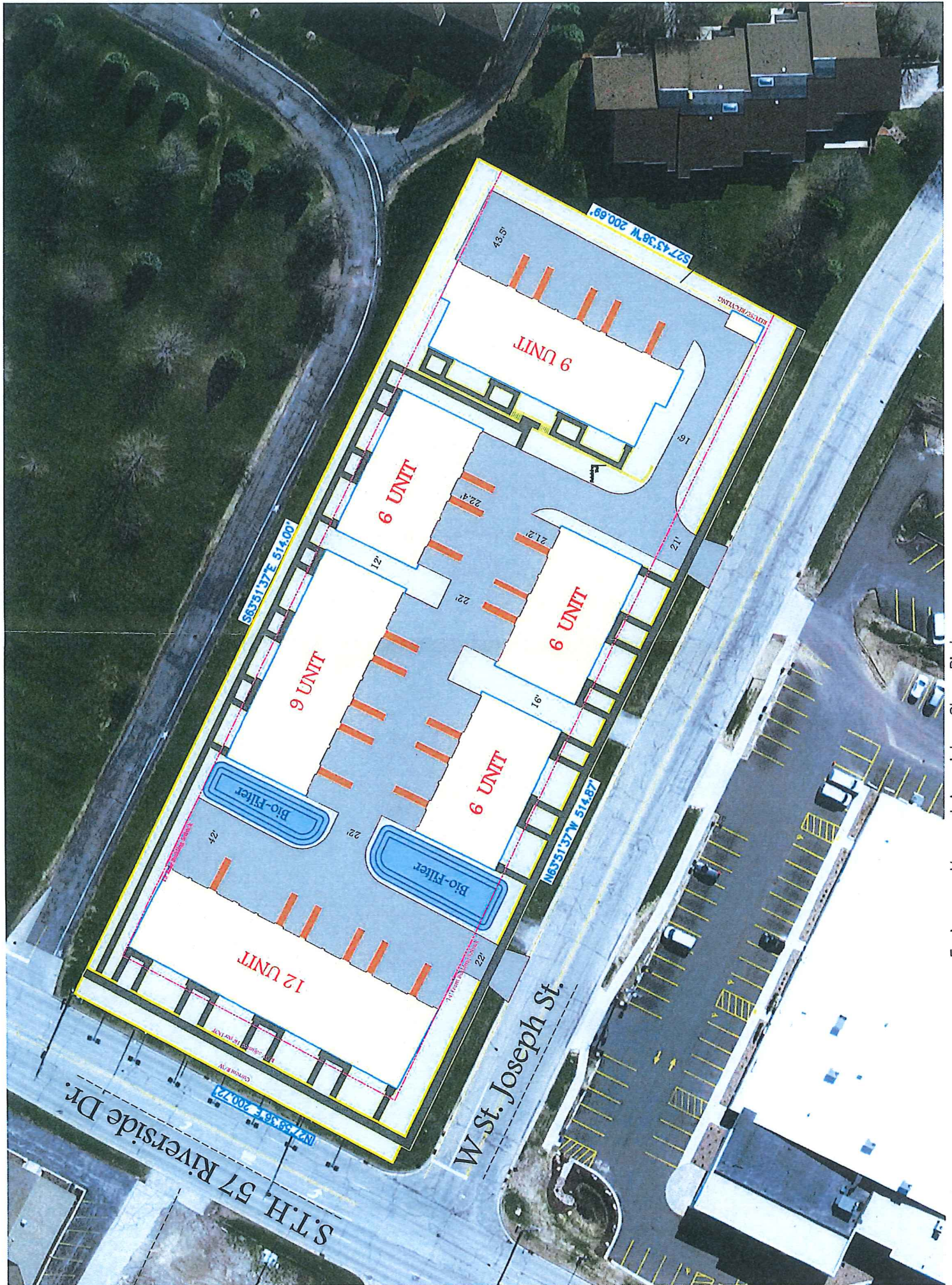
Construction will occur from east to west along the site.

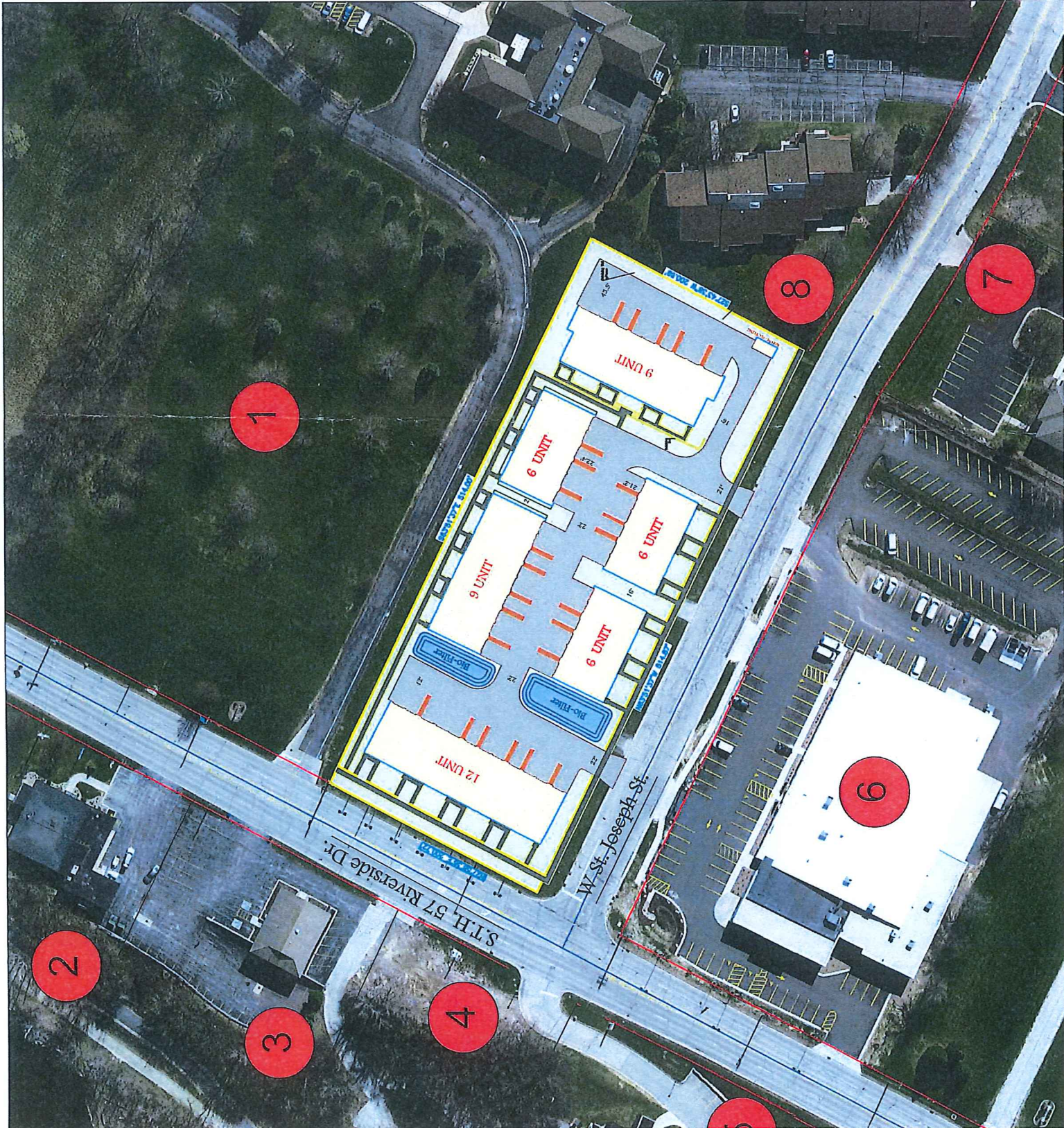
| Phase | Description | Completion Date |
|-------|---|-----------------|
| 1 | Eastern 9 refuse storage enclosure | Quarter 4, 2016 |
| 2 | Mid 15 units, north side | Quarter 2, 2017 |
| 3 | Mid 12 units, south side | Quarter 3, 2017 |
| 4 | Western 12 units, bio filter storm water management | Quarter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

Distrip's Mill, LLC
1921 Riverside Drive





1 St. Joseph Real
Riverside Drive
Zone: "E" Com
Green Bay Dioc

2 St. Joseph Real
1910 Riverside I
Zoned: "F" Light
Dialysis Center

3 Lin Properties LL
1928 Riverside I
Zoned: "F" Light
Law Offices

4 TJV Riverside D
2000 Riverside I
Zone: "E" Com
Undeveloped La

5 Foremost Real E
2020 Riverside I
Zone: "F" Light I
Multi Story Office

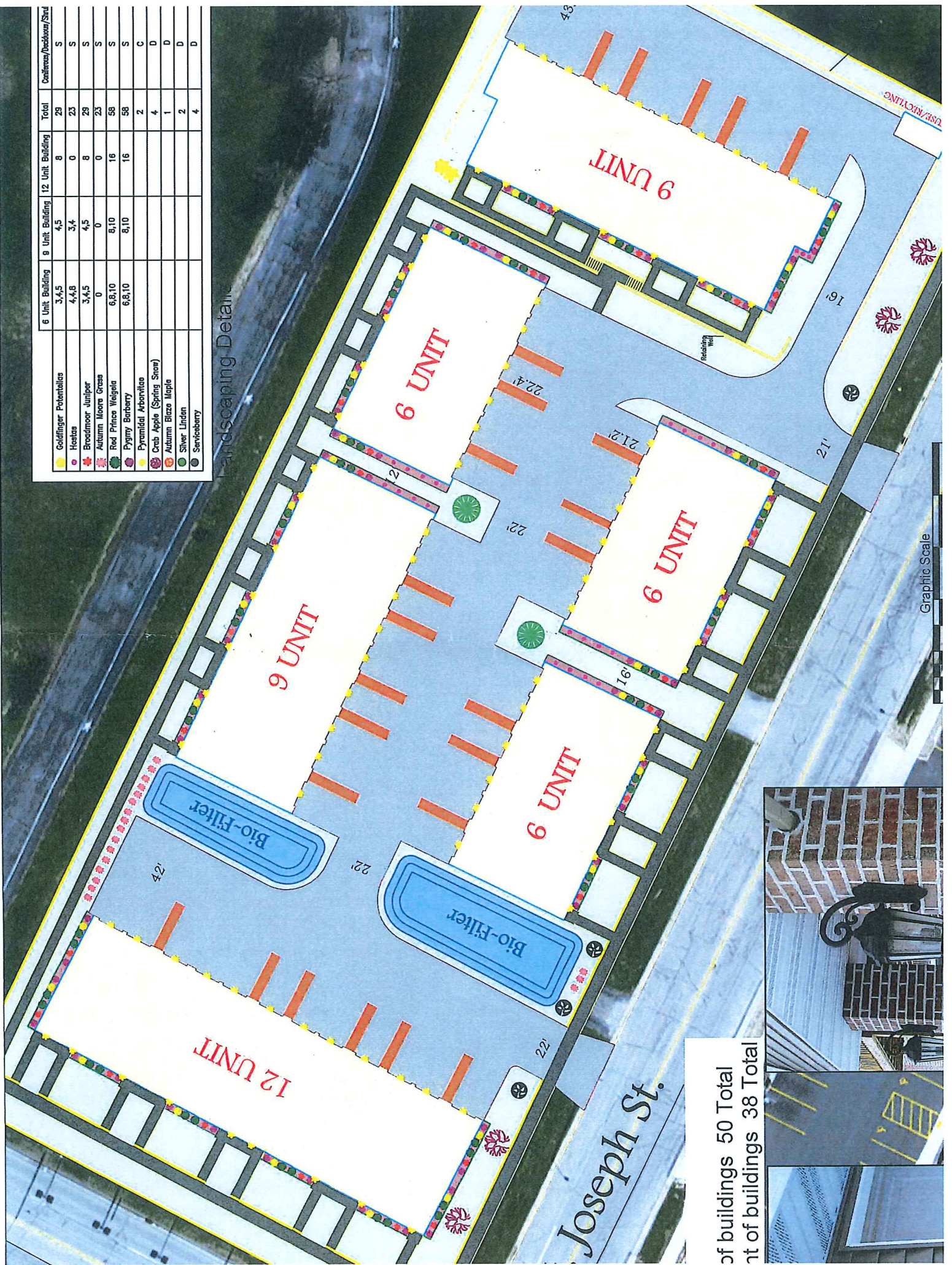
6 Riverside Medic
2021 Riverside I
Zoned: "E" Com
Medical Equipm

7 Executive Group
375 W St. Josep
Zoned: "E" Com
Real Estate Office

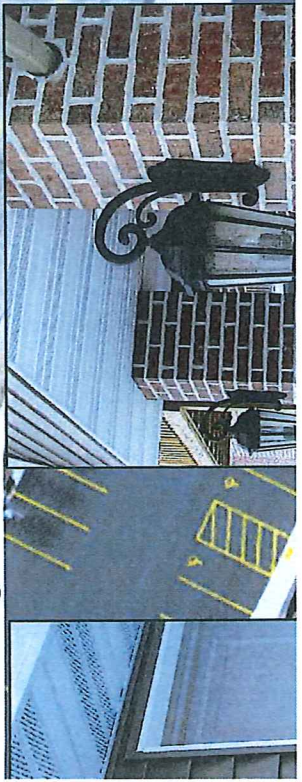
8 Heritage Hill Nor
336-1 West St. J
Zoned: High Der
Multi-Family Res

| | 6 Unit Building | 9 Unit Building | 12 Unit Building | Total | Continuity/Deckover/Strud |
|--------------------------|-----------------|-----------------|------------------|-------|---------------------------|
| Goldfinger Potentilla | 3,4,5 | 4,5 | 8 | 29 | S |
| Hexas | 4,4,8 | 3,4 | 0 | 23 | S |
| Broomrape Juniper | 3,4,5 | 4,5 | 8 | 29 | S |
| Autumn Moore Grass | 0 | 0 | 0 | 23 | S |
| Red Prince Weigela | 6,8,10 | 8,10 | 16 | 58 | S |
| Pygmy Barberry | 6,8,10 | 8,10 | 16 | 58 | S |
| Pyramidal Arbutus | | | 2 | 2 | C |
| Crab Apple (Spring Snow) | | | 4 | 4 | D |
| Autumn Blaze Maple | | | 1 | 1 | D |
| Silver Linden | | | 2 | 2 | D |
| Serviceberry | | | 4 | 4 | D |

Landscaping Details



of buildings 50 Total
 nt of buildings 38 Total



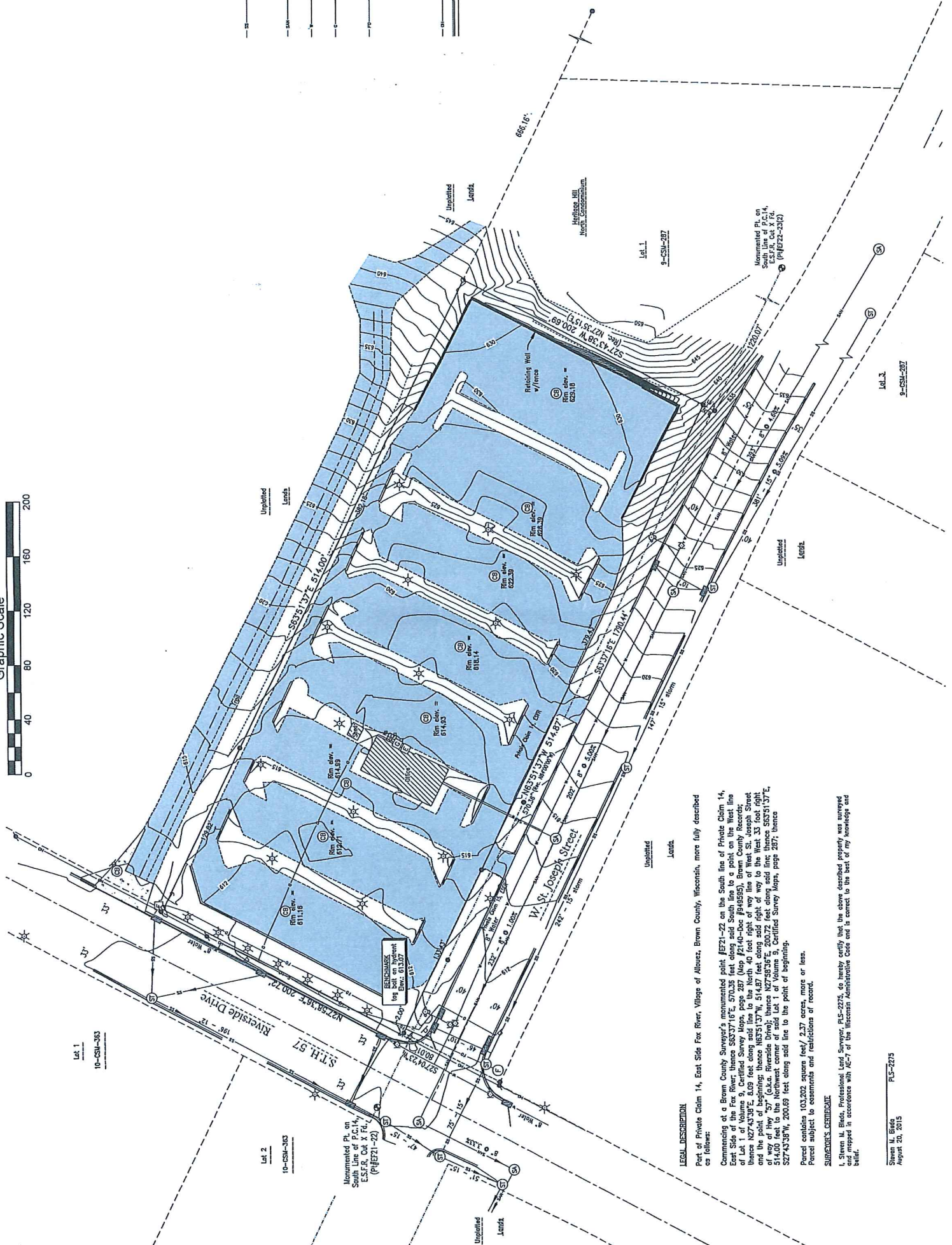
Graphic Scale



Bearing by
man
E22-

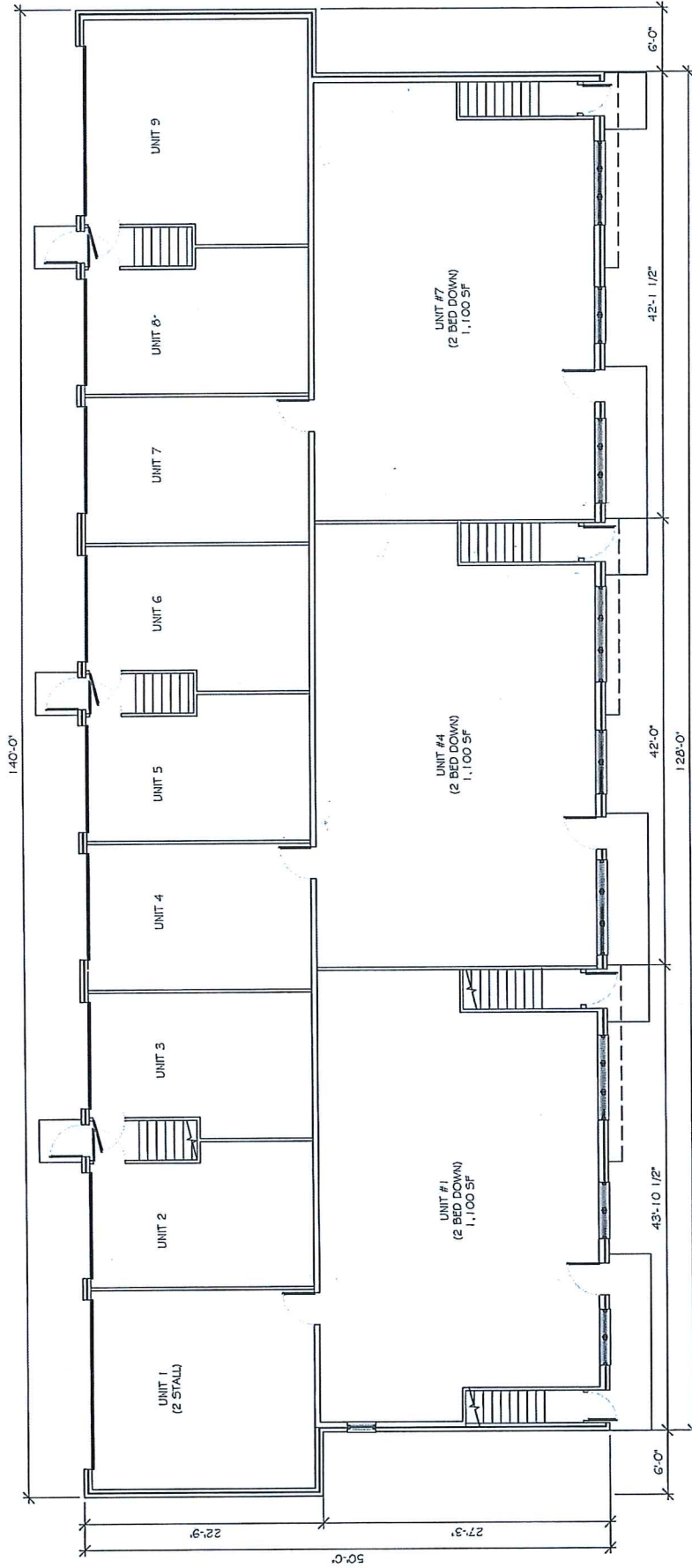
Le

- 1" li
- 2" h
- Brn
- reco
- roun
- storr
- storr
- curb
- sanil
- sanil
- hydn
- wake
- valve
- unde
- unde
- abst
- unde
- fiber
- fiber
- light
- power
- encl
- overl
- conc
- blcl
- axel
- guer
- align
- air



LEGAL DESCRIPTION
Port of Private Claim 14, East Side Fox River, Village of Alabauz, Brown County, Wisconsin, more fully described as follows:
Commencing at a Brown County Surveyor's monumented point #E21-22 on the South line of Private Claim 14, East Side of the Fox River; thence S83°37'16\"/>

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. Bledsoe, 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. Bledsoe
August 20, 2015
PLS-2275

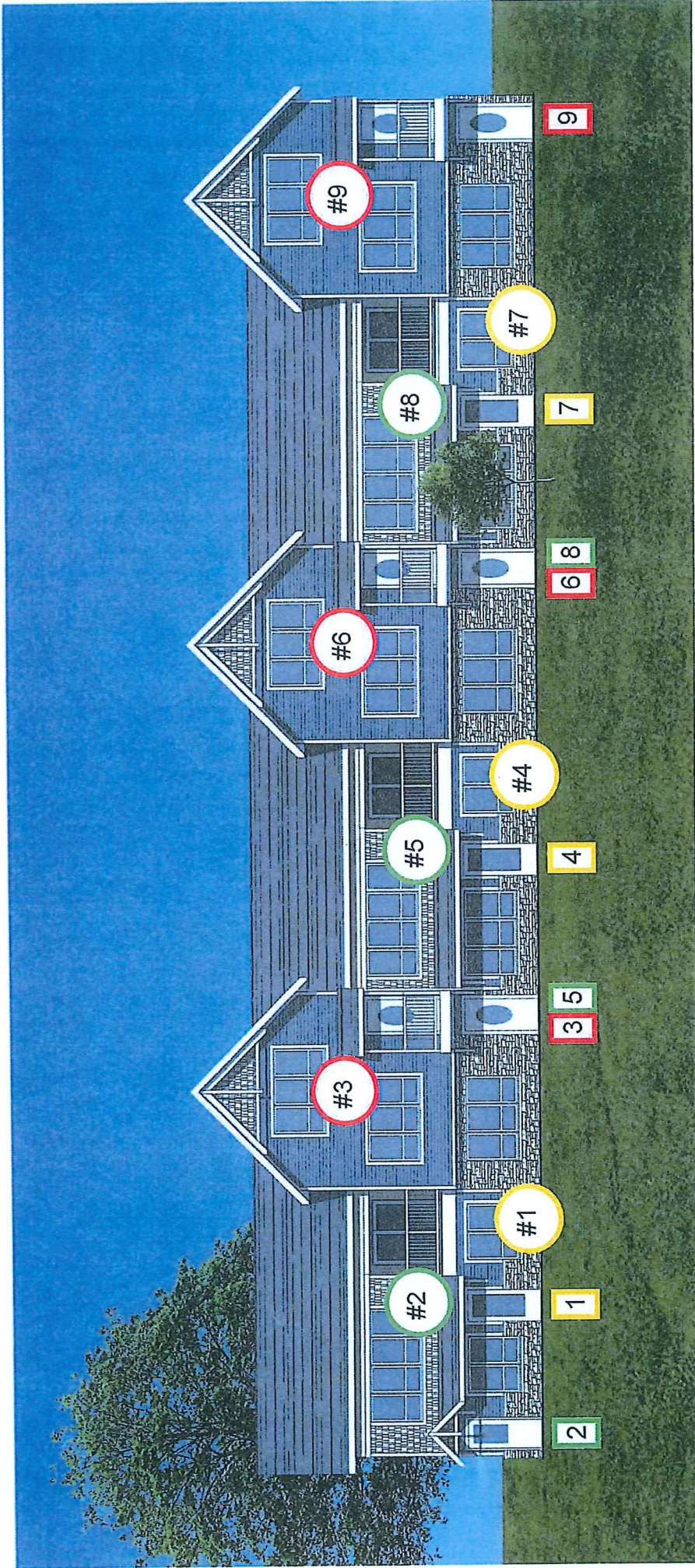


9-UNIT 1st FLOOR



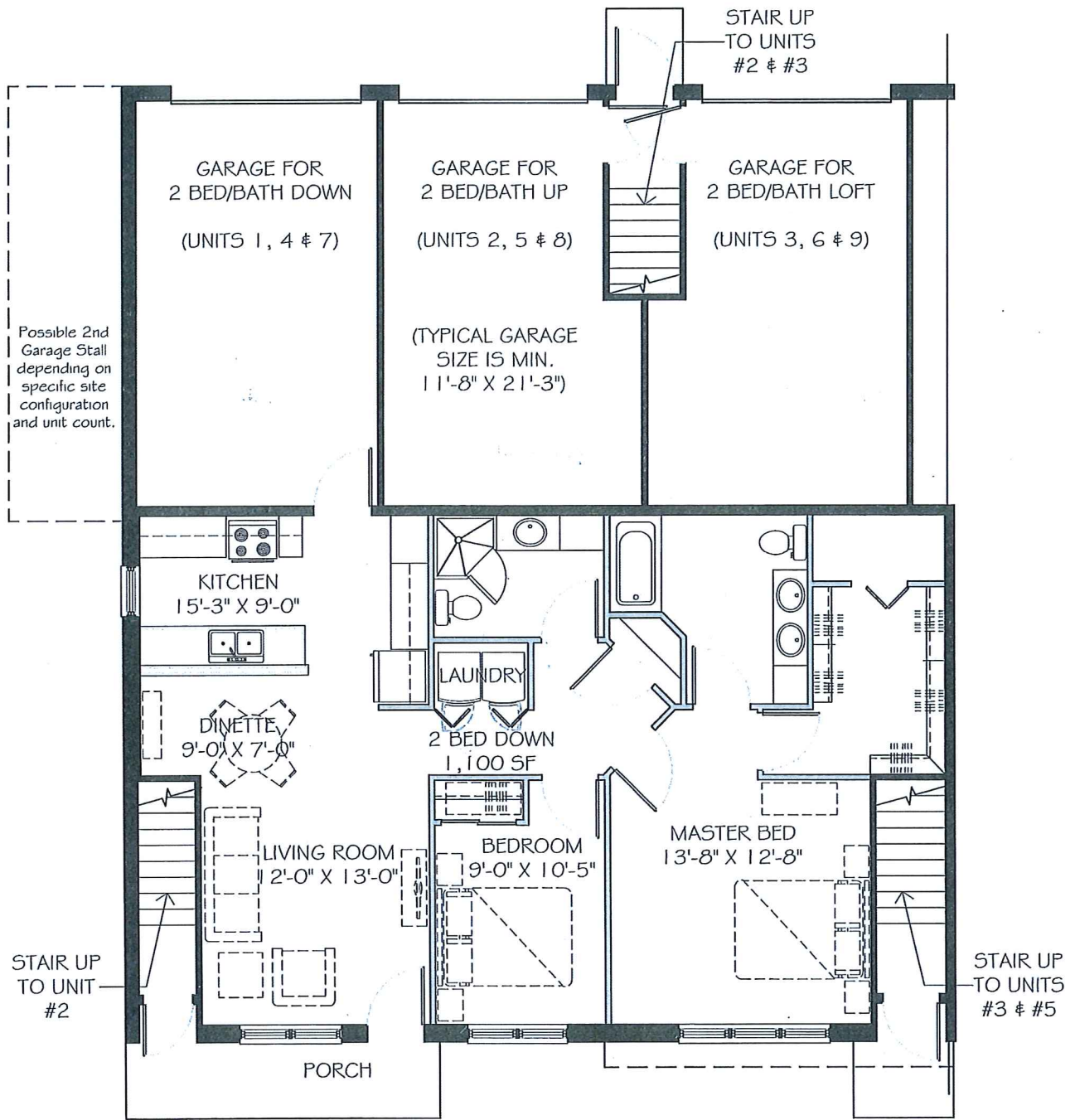
Olde Chapel Hill Residences
St. Joseph at Riverside

DIMENSION IV
 211 North Broadway Green Bay, WI 920-437-3444



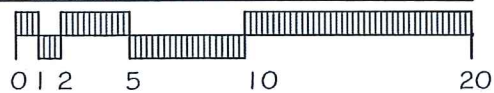
Olde Chapel Hill Residences
St. Joseph at Riverside

DIMENSION IV
 211 North Broadway Green Bay, WI 920.431.3444



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

□ SCALE 1"= 8'-0"

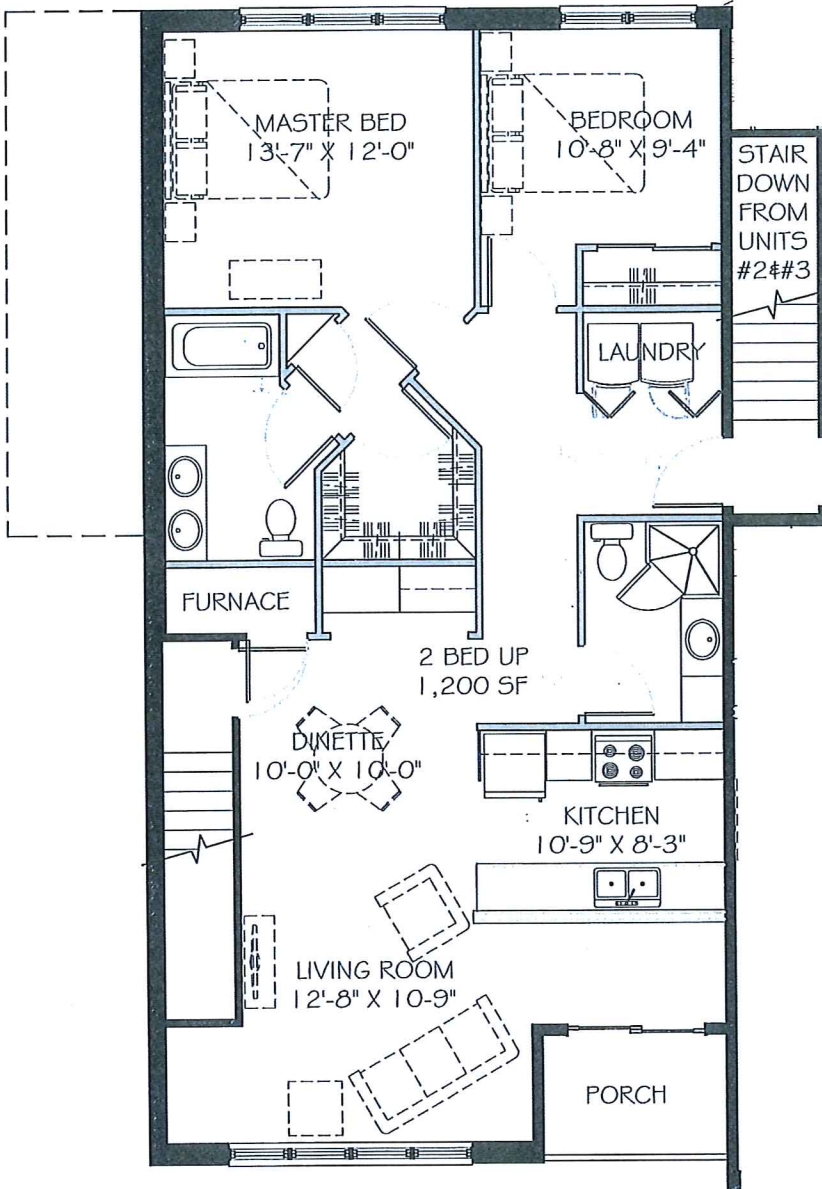


Olde Chapel Hill
St. Joseph at Riverside

DIMENSION IV

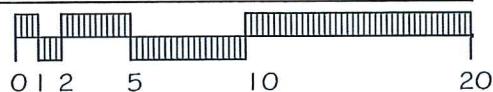
211 North Broadway Green Bay, WI 920.431.3444

SEE 1st FLOOR
FOR THIS UNIT'S
GARAGE



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

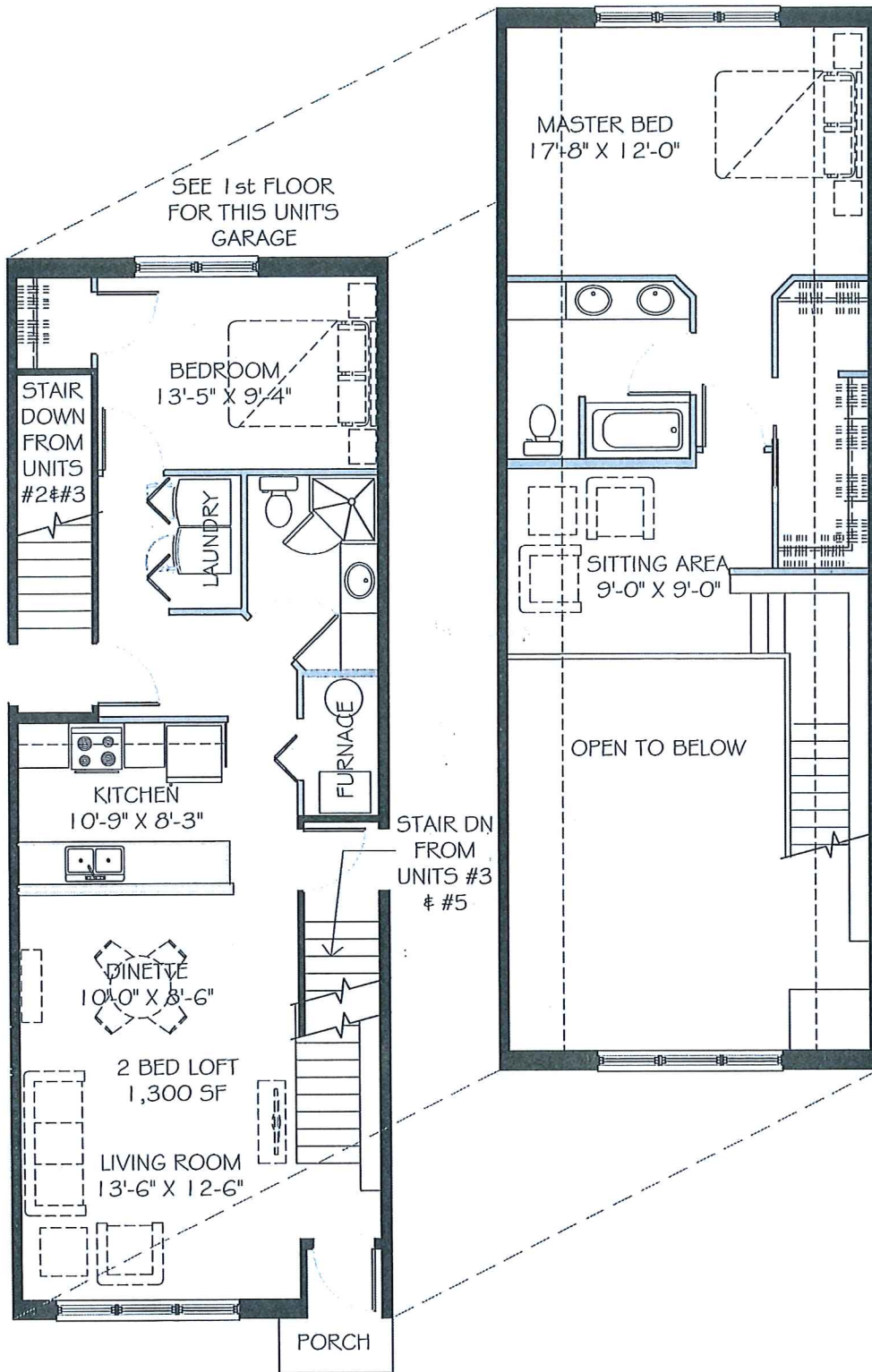
□ SCALE 1" = 8'-0"



Olde Chapel Hill
St. Joseph at Riverside

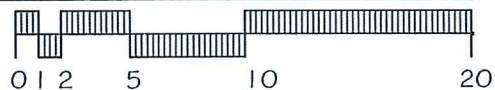
DIMENSION IV

211 North Broadway Green Bay, WI 920.431.3444



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

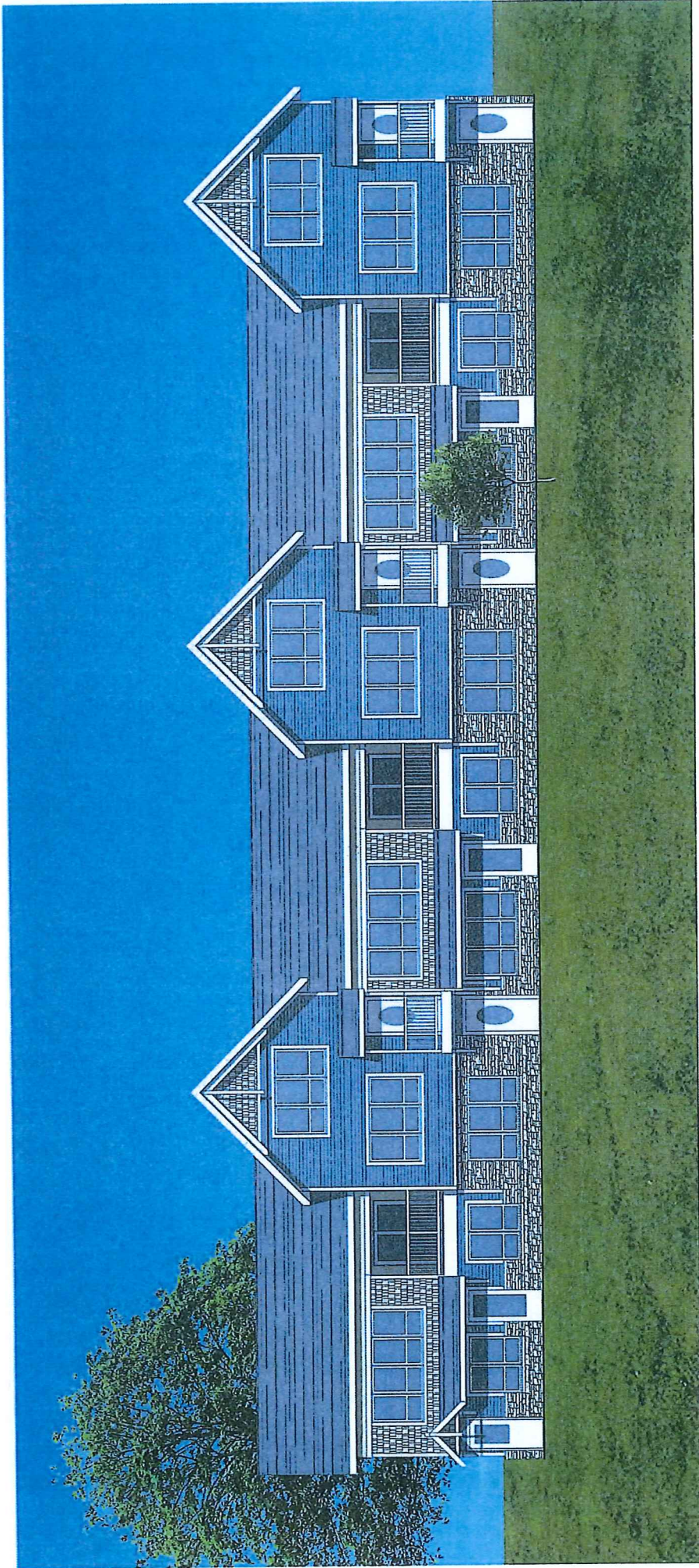
□ SCALE 1" = 8'-0"



Olde Chapel Hill
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

Final PDD Review – Staff Comments

Site: 1921 Riverside Drive (Parcel AL-56-2)
Developer: Old 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.
 - See attached (Attachment 2D).
- 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



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:

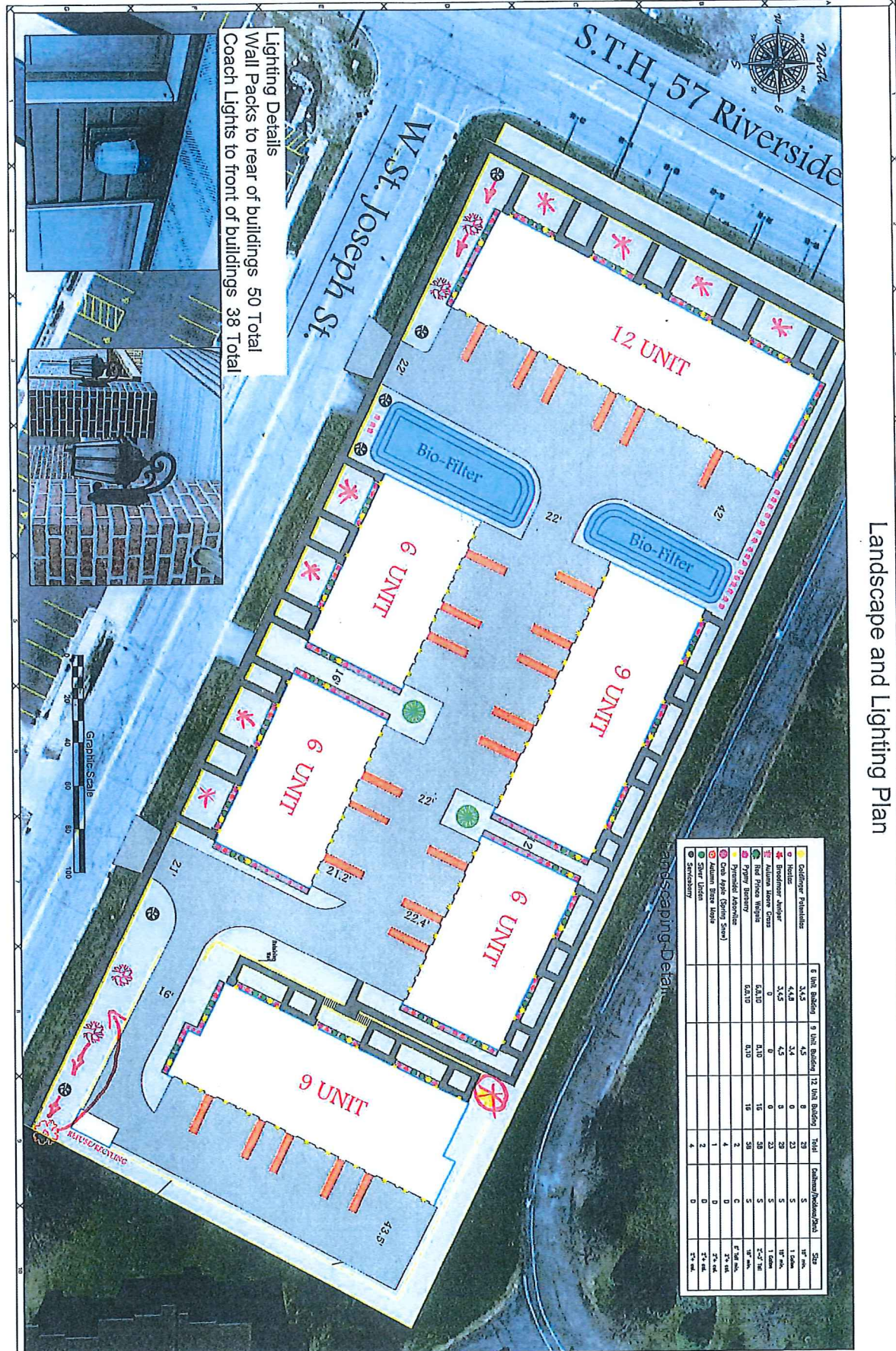
- GBFD requires that all FDC (Fire Department Connections) and Standpipe connections are five inch *Storz* brand connections. If the FDC or Standpipe connection is higher than 36 inches above finished grade, then you will be required to install a thirty three and a third down degree angle connection 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

Landscape and Lighting Plan



* ADD ENVIRONMENTAL TREES
 ADD SHADE MASS
 Move Hedge Trees

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 OLD CHAPEL HILL PDD

Review comments are as follows:

Sheet No. 1—

1. Properly abandon the existing storm sewer at Riverside Drive at the catch basin. Show a detail for this abandonment.
2. Sanitary and water laterals to St. Joseph St to be properly abandoned at the mains and capped at the property line.
3. The existing catch basin located at the proposed east driveway to be relocated outside of the driveway.
4. New driveways require a Street Access Permit from the Public Works Department. This usually requires removing the old curb and gutter and replacing it with a new curb ramp.

Sheet No. 3—

1. The note INLET PROTECTION TYPICAL does not point to specific inlet protection.
2. Note inlet protection (filter fabric) on the storm inlets to be protected downstream of any work on the site.
3. The contractor must provide the weekly erosion control inspection report to the village building inspector each week and after each 0.5 inch rainfall.

Sheet No. 4—

1. Demo of the existing sanitary and water services already shown on the demo plan.
2. Water main to the private property requires a shutoff valve at both locations adjacent to the right of way.
3. Check the NR code with regard to a private 8” water main to the private property. We believe that a private main as shown is not acceptable per code. It will require either check valves on both legs to the street, or each leg must be a separate dead end main.
4. Hydrants are required on the site for a minimum flushing of the service, and maybe for fire protection.
5. A 4” sanitary lateral seems small for each building, and certainly for the overall sanitary lateral to the site. Within the street right of way a 6” lateral is required.
6. The site plan should show manholes where needed on the sanitary lateral (at bends in line).
7. The piping materials for all underground piping must be specified.
8. Is the detail for the large manhole in the northeast corner shown in the details section of the plans? Is the detail correct with regard to the thru piping?
9. Show flow direction on the storm lines.
10. Put direction of flow arrows on the plans to show the direction of runoff.

PUBLIC APPEARANCES

Clarence Matuszek, 2680 S. Webster Avenue

- Believes the proposed development at 2550 S. Webster Avenue (agenda item #9) is too intense for that piece of property.

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

Staff provided an update on the changes to the proposed apartment project since the last meeting. Major changes to the site plan include:

- Eastern most building has changed from 12 units to 9 units (the overall development is still proposed at 48 total units)
- Setback on Riverside Drive was increased by 16' to take into account the future right-of-way expansion
- Greenspace for apartment amenities (e.g. playground) was lost as a result of the increased setback on Riverside Drive
- Stormwater management plans are still in progress
- Additional ingress/egress was provided on W. St. Joseph Street

Keith Garot, Developer (Old Chapel Hill Apartments, LLC), Steve Bieda, Engineer (Mau & Associates), and Jon LeRoy, Engineer (Mau & Associates) discussed the project and answered questions. Discussion included:

- Building make-up of the 48-unit development
- WisDOT comments to increase the setbacks on Riverside Drive
- Grade on the property
- Stormwater plans
- Turning radius for fire protection
- Addition of retaining walls for sidewalks along the eastern-most building
- Addition of two-car garages to end apartment units

Plan Commission discussion of the project included:

- Pedestrian facilities on W. St. Joseph Street
- On-street guest parking
- Barriers between resident parking stalls
- Explanation of sidewalks throughout the property
- Lack of pedestrian access from W. St. Joseph Street to the eastern-most building
- Arrangement and positioning of garbage enclosure – garbage pick-up and resident dumping
- Explanation of site water flow and stormwater runoff
- Native species plantings in proposed bio-filters
- Site constraints as related to the PDD process – steep grade and narrow property
- Apartment unit layouts
- Renderings and exterior building materials – materials are to be the same all the way around the building

May 16, 2016 (Plan Commission Meeting)

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), Jeffry 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: