



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

May 25, 2017

Hillcrest Homes  
2986 County Road PP  
DePere, WI 54115-9645  
Attn: Veronica Trofka

Ms. Trofka,

This letter is to inform you of the Planned Development District (PDD) requirements for Hillcrest Homes' Haven Way Condominium project in Allouez, which was first approved in 2005 and amended on June 2, 2015.

As part of the Planned District Development process, the Village Board approved the multi-family development for this location.

As part of the village's zoning code, the development must be completed within two (2) years of project approval, or provide reasonable explanation to the Village Board of any such failure to comply with and/or to complete the project (Section 475-49(C)).

I invite you to attend the June 6, 2017 Village Board meeting at 6:30pm, 1900 Libal Street, Allouez, WI 54301, in order to explain any such failures to comply with and/or to complete the project.

If you have any questions or need further clarification on this development please contact me at (920)448-2800.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brad Lange', is written over a white background. The signature is fluid and cursive, with the first name 'Brad' being more prominent than the last name 'Lange'.

Brad Lange  
Village Administrator

CC: Village of Allouez Board of Trustees  
Randall Gast, Village Attorney, Hanaway Ross Law Firm  
Kevin Wieland, Building Inspector  
Trevor Fuller, Planning and Zoning Administrator

Village of Allouez, WI  
Thursday, May 25, 2017

## Chapter 475. Zoning

### Article VI. Planned Development District

#### § 475-49. General provisions.

- A. Engineering design standards. Normal standards or operational policies regarding right-of-way widths, provisions for sidewalks, streetlighting and similar design criteria shall not be mandatory in a planned development, but precise standards satisfactory to the Village, pursuant to the criteria as set forth in § 475-50 hereof, shall be made a part of the approved plan and shall be enforceable as a part of this chapter.
- B. Approvals. The developer shall develop the site in accordance with the terms and conditions of development presented to and approved by the Village Board. Any changes or additions to the original approved development site, structures, or plans of operation shall require resubmittal and recommendation by the Plan Commission and approval by the Village Board.
- C. Rescinding approval. Failure to comply with the conditions, commitments, guarantees, or recommendations established in the approval of such development project, or to complete the project for which the use is granted within two years from the date of final approval, shall be cause for repealing the ordinance creating the Planned Development District and rescinding the designation of the property as a Planned Development District. Upon at least five days' prior written notice given to said developer by the Building Inspector, Village Administrator or Village President, the developer shall appear as requested before the Village Board at a public meeting to explain any such failure to comply with and/or to complete the project. A failure of the developer to appear either in person or by representative shall be deemed an acknowledgment by the developer of noncompliance and his or her consent and approval to the Village Board's action under Subsection **C(1)** below. The Village Board at such hearing shall determine whether or not the developer shall have failed to comply and/or to complete the project, and if there has been such a failure, may either:
  - (1) Enact an ordinance imposing a moratorium of not more than six months on making improvements in or on, or further developing, the property within the Planned Development District and rescinding all building permits, and take appropriate action to repeal the ordinance establishing the Planned Development District; or
  - (2) Adjourn such hearing for a period not to exceed 65 days to enable the developer to comply, including at the option of the Village Board a performance bond provided by the developer; if at the end of such period the developer is then in substantial compliance and it is then established to the reasonable satisfaction of the Board that there will be compliance in the future, the rights and privileges of the developer and owner shall continue for such period of time as there shall be such compliance; but, if the developer is not then in substantial compliance, or does not establish to the reasonable satisfaction of the Board that there will be compliance in the future, the Board will proceed in accordance with Subsection **C(1)** immediately above.