

Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: CONDITIONAL USE PETITION FOR MAU & ASSOCIATES TO CONSTRUCT APARTMENTS ON 3010 RIVERSIDE DRIVE (southwest of Green Bay Correctional Institution main entrance)

Date: 28 SEPTEMBER 2017

A Conditional Use Permit (CUP) has been requested by Mau & Associates to allow for the construction of a 36-unit apartment development on parcel AL-121, located at 3010 Riverside Drive. The parcel is currently zoned "C' Professional Office and Residence District," which allows for an apartment use as a conditional use.

Attached are a proposed site layout and a project description of the proposed development. Any development on the site will have to go through the Site Plan and Design Review process and be consistent with the zoning requirements for "C' Professional Office and Residence District." Use of the property for apartments cannot proceed without being granted a conditional use permit.

Section 475-58 of the village ordinances requires standards for granting a Conditional Use Permit (see attached).

At the August 28, 2017 meeting, the Plan Commission recommended approval of the Conditional Use Permit for the proposed apartment use at 3010 Riverside Drive, with the conditions of creating additional parking spaces on the site and installing a fence on the north side of the property.

Staff has reviewed the proposed application and recommends approval, with the condition that the developer provide a paved trail connection to the Fox River Trail to the standards and specifications of the Director of Public Works, Director of Parks, Recreation, and Forestry and to the satisfaction of the Wisconsin Department of Natural Resources and the Brown County Parks Department. Staff also recommends that the standards required in Section 475-58 of the village ordinances be applied, with specific attention to the effects of increased traffic and population has on adjoining property owners and businesses – if additional parking has not been found some of the detached garages should be changed to surface stalls, to allow greater flexibility in parking (i.e. if a tenant has only one vehicle, their surface stall could be utilized by a guest vehicle).

Village Board is asked to whether or not to approve a Conditional Use Permit for the proposed apartment use at 3010 Riverside Drive. The motion should specify the conditions, if any, of the Conditional Use Permit.

Chapter 475. Zoning

Article VII. Conditional Uses

§ 475-56. Purpose.

In recognition that there are certain uses which because of their unique characteristics cannot be properly limited to any particular district or districts, there are hereby established conditional uses for all districts. Such conditional uses shall be either uses publicly operated or traditionally affected with a public interest or uses entirely private in character of such a nature that they are compatible as an accessory use with the designated premises and shall not present problems to neighboring property or public facilities.

§ 475-57. Petition.

- A. Any natural person or corporation having a freehold interest, or an exclusive possessory interest, or a contractual interest legally enforceable to become a freehold or exclusive possessory interest, may file a petition for one or more of the conditional uses of the land as herein provided. Such petition shall be made similar to a petition for a change of zoning and shall include a statement in writing together with adequate evidence to show that the proposed conditional use will conform to the standards hereinafter set forth.
- B. The Village may prescribe from time to time a form for such petition. A public hearing shall be held on the proposed conditional uses, similar to a hearing as held on a petition for change of zoning, and notice of the time and place of such hearing shall be published as a Class 2 notice.

§ 475-58. Standards.

No conditional use shall be granted unless it shall be found that:

- A. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
- B. The conditional use will not substantially reduce the use and enjoyment of other property in the immediate vicinity for the purposes already permitted and shall not substantially diminish or impair property values within the neighborhood;
- C. Adequate facilities, access roads, drainage, parking, and any other necessities have been or are being provided;
- D. Adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestion in the public streets; and
- E. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

§ 475-59. Conditions and guarantees.

Prior to the granting of any conditional use, the Village may impose such conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the conditional use as are deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified above, and in all cases in which conditional uses are granted the Village shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with.

§ 475-60. Revocation.

In the event that the conditional use is not made of the premises within six months after the approval of the petition, there is a discontinuance of such conditional use for a period of six months, or there is a failure to comply with the conditions and guarantees of the grant of the conditional use, the Village may, after holding an appropriate hearing and giving notice of the same as required for a change of zoning, revoke the conditional use.

Conditional Use Description of Project

AGG, LLC seeks to develop the 3.94 acre parcel at 3010 Riverside Drive to a 36 unit multi family development. The property is currently zoned "C." AGG seeks conditional use to develop the property to create a mixture of six and nine unit multi family buildings as well as creating additional public access to the Fox River Trail from the property.

Five high quality residential buildings along with 5 detached garages are proposed for the site. A mixture of building designs are being formulated for the site. The building facing Riverside Drive is proposed to be a six unit, three story lofted apartment building with characteristics similar to the current multi family project being constructed on Saint Joseph Street. This building will have front access points directly out to Riverside Drive, placing emphasis on exception design standards facing Riverside Drive.

The remaining buildings tucked away on site will be designed with high quality materials and standards as well, but will not focus on a "front" of building as they will not be facing any future sidewalk or road. These buildings will be designed with the look and function of similar suburban multi family residential developments.

All buildings will have a single interior parking stall for each individual unit. Most other buildings will have a single detached garage stall for individual units. Each unit will have at least 2.0 parking stalls per unit.

Additionally, surface parking is planned for visitors near the northern boundary of the site. This will account for 2.28 stalls/unit. These surface parking stalls will also be available to the public at large to access a needed auxiliary access point to the Fox River Trail. AGG will provide the resources to create a trail to connect from this AGG parcel, north along Village of Allouez land (Parcel AL-121-1_ to connect to existing trail infrastructure located along at Parcel AL-119-9. Additionally, AGG will provide resources to connect the end of existing infrastructure to the main line of the Fox River Trail itself located near the northwest corner of the existing storm water pond located at Parcel AL-119-9.

The site will maintain large swaths of green space as the projected impervious surface is around 44% on the site. Storm water management will be needed and a storm water pond is planned near the western boundary of the site. Wetlands exist in the southeast corner of the site. A cell tower easement exists. The main drive of the site will be reconstructed to serve as access to the multi family units and the cell tower infrastructure.

SCALE
1"=30'

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JL

36 Unit Development

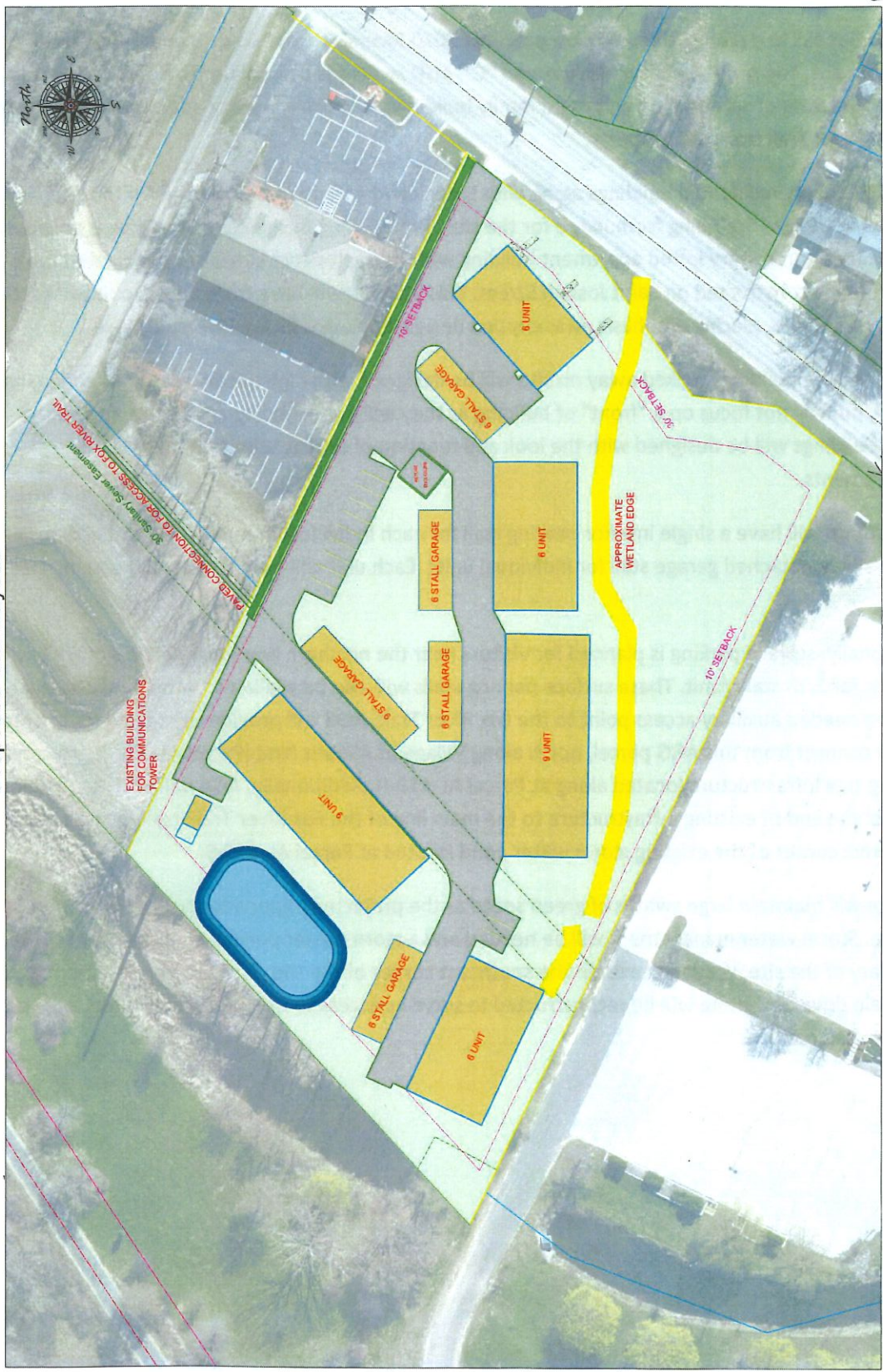
TAK PROJECT NO. AL-131

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

AGG

PROJECT NO.
SHEET NO.
1 of 1
DRAWING NO.
P-2345

Proposed Site Layout

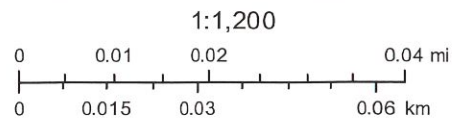


Part of Brown County Wisconsin



September 28, 2017

- Condominium
- Gap; Overlap
- Hydrography
- Right of Way
- TaxParcel
- Undetermined

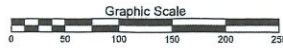
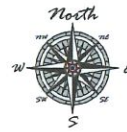


Brown County

Brown County

Trail Improvements Scope

AGG will provide resources for improvements to make infrastructure to add a connection point to the Fox River Trail. The main paved drive to site will be constructed near the existing paved drive on the site. This drive will be wide enough to allow for auto traffic as well as a dedicated lane for pedestrian and bicycle traffic to a newly created paved access point running northeast through Village of Allouez property. This path will lead to existing infrastructure which ends near the northeast corner of a storm water pond located on Wisconsin DNR land. AGG will provide resources to construct a paved access point to the mainline of the Fox River Trail from the end of the existing trail located at the northwest corner of said storm water pond.



PROJECT NO.
PAGE 1
SHEET NO.
1 OF 1
DRAWING NO.
D-2346

AGG

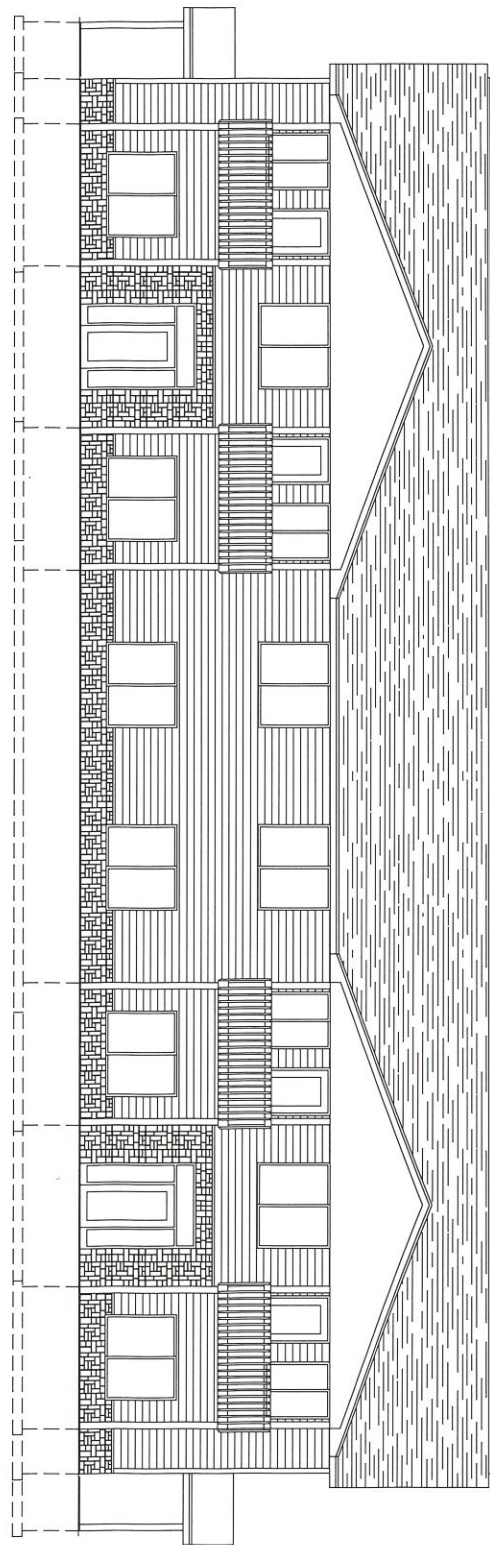
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

TAX PARCEL NO. AL121

Trail Improvements

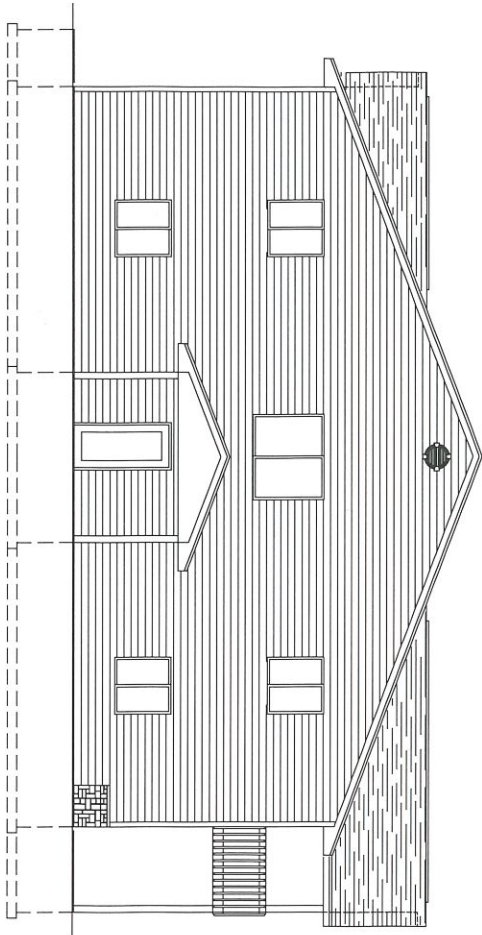
SCALE
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DATE
DRAWN BY
CHECKED BY

File: L-211724Plan 060317.dwg



FRONT ELEVATION

SCALE: 1/8"=1'-0"



LEFT ELEVATION

SCALE: 1/8"=1'-0"

REVISIONS

LANDMARK
 PROJ. NO. 201733
 DATE: 9/20/17

3
 OF 8

6 UNIT APARTMENT

LANDMARK REAL ESTATE & DEVELOPMENT

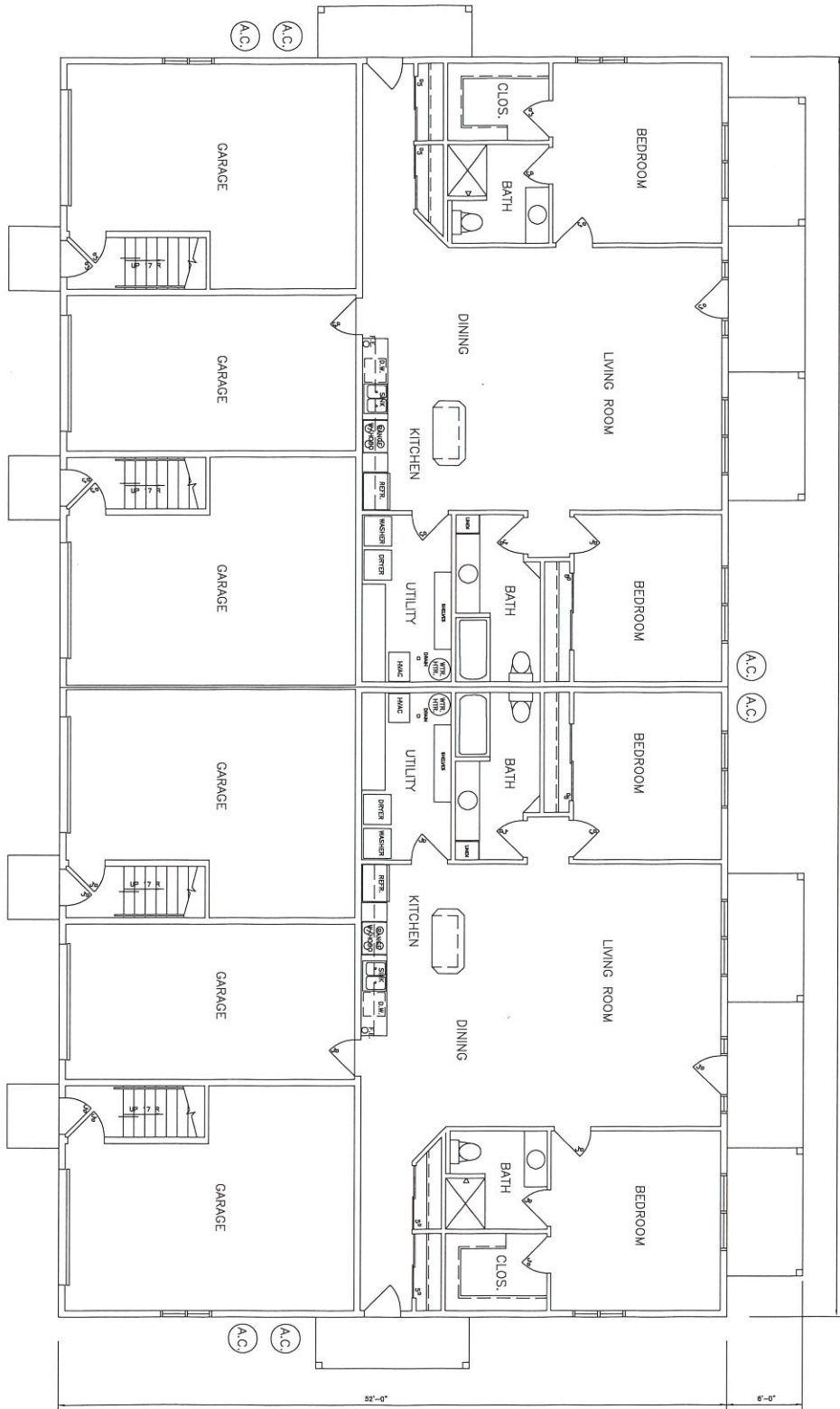
320 MAIN AVENUE, #300

DEPERE WISCONSIN 54115

(920) 337-9566

DONALD R. HAANEN
 ARCHITECT INC.

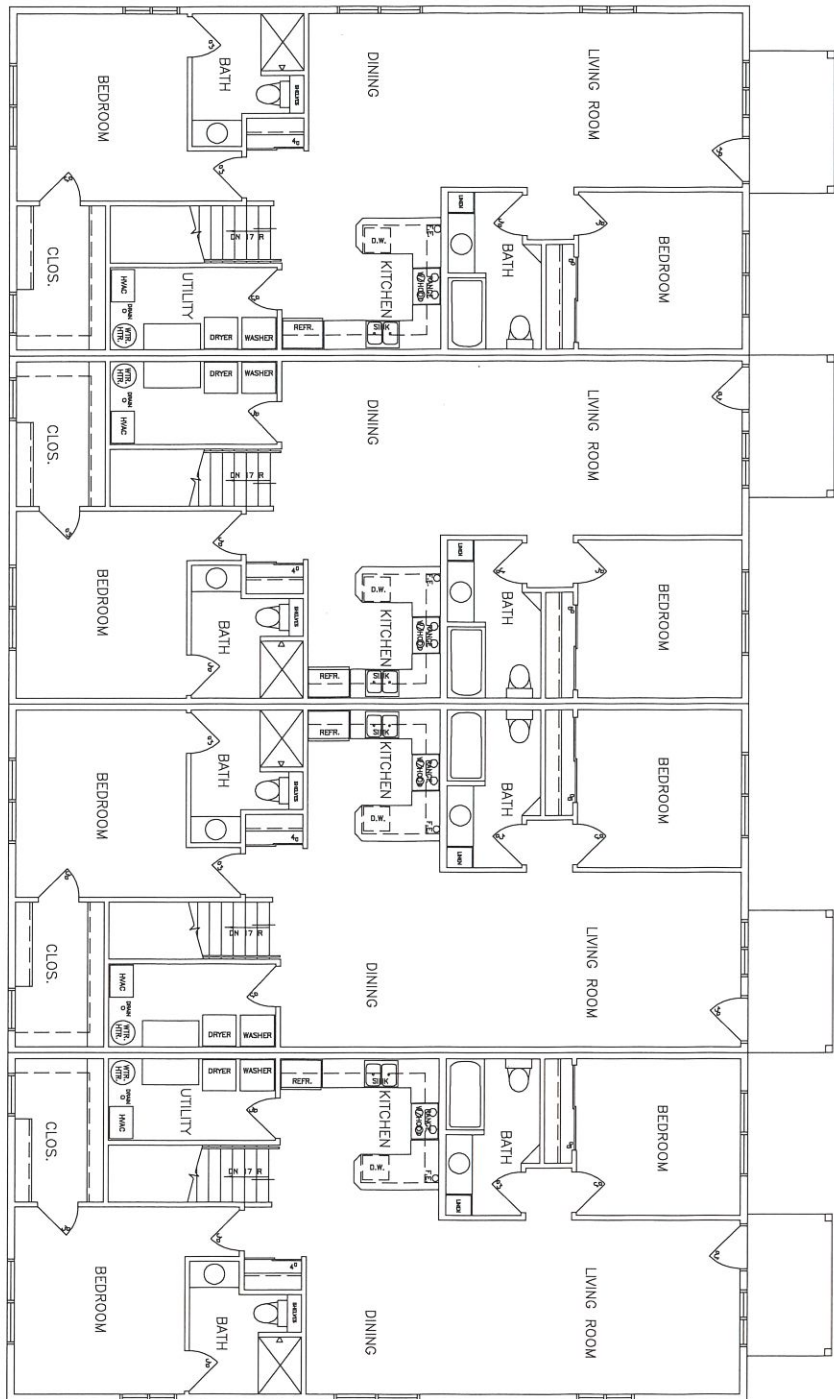
5065 FLAT ROCK ROAD
 CECIL WISCONSIN 54111
 (920) 497-5007



FIRST FLOOR PLAN

1,421 S.F. D.U. UNIT
SCALE: 1/4" = 1'-0"

3 OF 8	6 UNIT APARTMENT LANDMARK REAL ESTATE & DEVELOPMENT 320 MAIM AVENUE, #300 DEPERE WISCONSIN 54115 (920) 337-9566	DONALD R. HAANEN ARCHITECT INC. 5065 FLAT ROCK ROAD CECIL WISCONSIN 54111 (920) 497-5007
REVISIONS <hr/> <hr/> <hr/>	LANDMARK PROJ. NO. 201733 DATE: 9/20/17	



SECOND FLOOR PLAN

1,274 S.F. PER UNIT

SCALE: 1/4" = 1'-0"

6 UNIT APARTMENT

LANDMARK REAL ESTATE & DEVELOPMENT

320 MAIN AVENUE, #300

DEPERE WISCONSIN 54115

(920) 337-9566

DONALD R. HAANEN
ARCHITECT INC.

5065 FLAT ROCK ROAD
CECIL WISCONSIN 54111
(920) 497-5007

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PROJ. NO. 201733

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4
OF 8