

Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

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

Date: 02 February 2018

A Conditional Use Permit (CUP) has been requested by Mau & Associates to allow for the construction of 15 condominiums on parcel AL-121, located at 3010 Riverside Drive. The parcel is currently zoned "'C' Professional Office and Residence District," which allows for multi-family use as a conditional use. A conditional use permit was granted to the same developer in September 2017 to construct a 36-unit apartment development.

Attached is a proposed site layout, as well as 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 multi-family cannot proceed without being granted a conditional use permit.

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

Staff has reviewed the proposed application and recommends approval, with the condition that the developer still 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 notes that the intensity and parking demand for the new development is significantly less than the previously approved development. Trail parking may no longer be required, but trail access should still be required. Other conditions required for the previous project, such as a fence around the north property line, should be evaluated.

At the January 22, 2018 meeting, the Plan Commission recommended approval of the Conditional Use Permit for the proposed multi-family use at 3010 Riverside Drive, with the same conditions that were previously approved for the first proposed rendition of the project – provide the proposed pedestrian connection to the Fox River Trail and install fencing along the north property line, should the adjoining property owner desire it.

The Village Board is asked to determine whether or not to proceed with scheduling a public hearing. The earliest a public hearing could occur would be March 6th. More information regarding the site and proposed project will be provided at a future date.

Conditional Use Description of Project

AGG, LLC seeks to develop the 3.94 acre parcel at 3010 Riverside Drive into a 15 unit residential condominium development. The property is currently zoned "C." The developer seeks a conditional use permit to develop the property with 7 'twindo' units and 1 single family unit.

15 high quality residential buildings are proposed for the site. A mixture of building designs are being formulated for the site. Individual units will include contemporary design features.

Access to the site will enter of a single, shared entry point off Riverside Drive. A single street facing twindo will front face Riverside Drive with access from a dedicated private driveway. The remaining buildings tucked away on site and will be designed with high quality materials and standards as well. All units will be apart of a formed condominium association to coordinate maintenance of shared areas, general landscaping, coordinated private refuse for the development. All buildings will have two interior parking stalls and two surface stalls for each individual unit, totaling four stalls per unit

The site will maintain large swaths of green space as the projected impervious surface is approximately 42% on the site. Storm water management will be needed and a storm water basins are planned near the northwestern boundary of the site and near the north central area of the parcel. 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 existing cell tower infrastructure.



PROJECT NO. L-2117
 SHEET NO. 20
 DRAWING NO. S-3

3010 Riverside Drive
Site Plan

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

Number	Date	Comments

DRAWING BY: []
 CHECKED BY: []
 DATE: []
 SCALE: []

NORTH
 1/4" = 10'

