

Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: PETITION FROM DAVID COWLES – REQUESTING PRELIMINARY PLANNED DEVELOPMENT DISTRICT APPROVAL FOR A MID-RISE RESIDENTIAL CONDOMINIUM BUILDING ON PARCEL AL-79, LOCATED AT 2222 RIVERSIDE DRIVE (current Mariner Motel property)

Date: 11 July 2018

Attached are the proposed plans submitted by Dave Cowles for the preliminary review of the planned development district at 2222 Riverside Drive. Mr. Cowles 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 are asked to make a decision on the preliminary plan review of the residential condominium 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 concept 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 Article VI of Chapter 475 of the village ordinances.

The petitioner is not prohibited from resubmitting the same or different proposal in the future if preliminary approval is not obtained. Furthermore, approval is preliminary only and does not bind the Village of Allouez to final approval of the project.

Recommendation

Staff has reviewed the presented plans and has shared initial comments with representatives of the development. Staff recommends preliminary approval of the proposed project concept given that the concept is a similar use to what has been recommended in the Comprehensive Plan for the area. The building height is taller than what is allowed by right in the zoning code, but this could be an example of a concession, in exchange for a designated pedestrian access to the Fox River Trail from Riverside Drive. 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. Staff recommends that if trail access is provided, that it be publicly maintained.

The Plan Commission reviewed the proposed project at the June 25, 2018 meeting and recommended preliminary approval. Primary discussion at the meeting centered on building height and pedestrian trail access.

The Village Board is asked to approve, not to approve, or table the PDD petition (Note if the recommendation is not to approve, reason for the recommendation must be provided).

Preliminary PDD Review – Staff Comments

Site: 2222 Riverside Drive (Parcel AL-79)
Developer: Dave Cowles, Fox Trail LLC.

- Zoning Department review:
 - The use and site plan meet concepts called for in the Riverside Drive and Webster Avenue Corridor Study and the Comprehensive Plan
 - The proposed building height is six stories from Riverside Drive. Zoning code allows for four stories from fronting road for “commercial” zoned parcels.
 - The property is surrounded by “commercial” property to the north and south and located on a commercial arterial and state road in the village (Riverside Drive/STH 57).
 - The building setbacks are consistent with the setbacks required in commercial zoning.
 - Shared driveways should continue to be used.
 - Green space does not appear to be adequate at this time, but can be a concession by the village through the PDD process.
 - Items to keep in mind for final approval:
 - All zoning requirements for “High Density” stipulated in Chapter 475 of Village Ordinances should be met to the highest degree possible.
- Fire Department review:
 - A challenge will be with getting the proper grade to the bottom parking lot (keeping it under 10% grade).
 - The building is six inches under the high rise requirements.
 - Will review further when more detailed plans are submitted for final approval.
- Public Works Department review:
 - No review completed. Will review when more detailed plans are submitted for final approval.
- Parks, Recreation, Forestry Department review:
 - Is there room on the south side of the development for a public easement for a trail connection?
- Building Inspection review:
 - No review completed. Will review when more detailed plans are submitted for final approval.

Date Reviewed: June 22, 2018

Comments Submitted By: Trevor Fuller, Village of Allouez Planning & Zoning Administrator

To: Village of Allouez

Regarding: Proposed Braebourne Condominiums preliminary approval

To whom it may concern:

Project is currently being proposed by David Cowles and will become an LLC before any building permits are issued.

Project will consist of the razing of the Mariner Motel building (now consisting of 18 transient motel rooms and 8 extended stay efficiency apartments) and razing of the restaurant property on the site!

New construction to consist of a mid-rise condominium building, consisting of Thirty(30) condominium units and Five townhomes for a total of 35 new "homes". Each unit in the midrise will have underground parking for two vehicles. The mid-rise will be two floors of indoor parking and 6 floors of condominium homes varying in size from approx. 1400 to 3500 sq feet. Each Townhome will have its own 2 stall garage

Construction of boat slips, which will be added to the current wharf in place, will be constructed and sized to DNR standards and requirements

We plan on the owners using Village of Allouez Municipal water service, voting rights, and any other service Allouez now gives to its citizens and homeowners of record

Garbage and recycling, along with snow removal will be contracted.

Project is targeting, but not limited to, "Empty nesters". We anticipate minimal school usage from owners.

Traffic to and from the site will more than likely remain similar as there will be no restaurant with customers and employees coming and going, and no motel.

Storm water management will be in place to adhere to required treatment capacity

Tax base will increase dramatically from current assessment!

Any Public access to the Fox River Trail will have to be debated with neighbors, and the Village, etc., as there is no public access or parking right now, but is used illegally by many, and liability concerns abound.

Project anticipated to start in spring of 2019 and will be based on pre-sales meeting financing requirements!

Thank you

David Cowles