

Memo

To: Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: REQUEST FROM SKB TERRACE LLC FOR A 6 MONTH EXTENSION FOR PROJECT AT 3241-3245 RIVERSIDE DRIVE

Date: 12 July 2019

Background

The Village of Allouez acquired the vacant property at 3241-3245 Riverside Drive in 2015 from Brown County for the back taxes. The property was then listed and marketed for sale. SKB Terrace LLC made an offer of \$100,000 for the property in 2018. The offer was accepted contingent on receiving the appropriate zoning approvals for the proposed development prior to closing, breaking ground within one year of closing, and receiving occupancy within two years of closing. The village closed on the property on January 4, 2019.

The project received a conditional use permit for the proposed mixed use development on August 7, 2018. According to section 475-60 of the Village Zoning Ordinances, the village has the right to revoke the conditional use permit within six months, if work has not begun (see below).

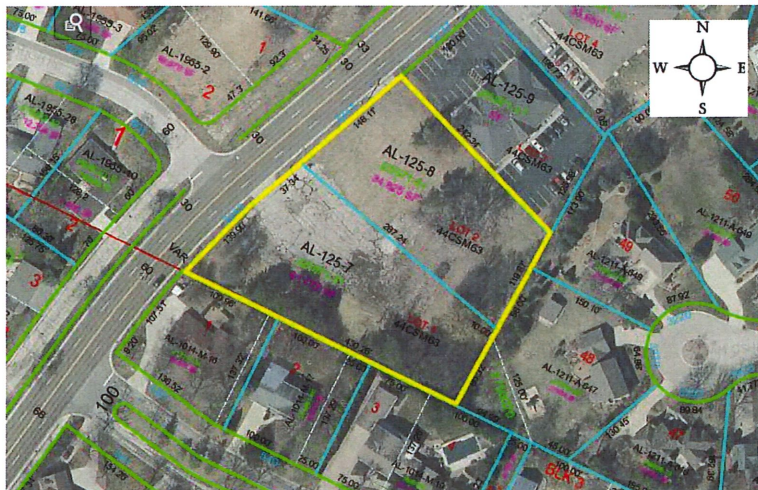
§ 475-60: Revocation.

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.

Action Request

On July 1, 2019, Karen Classon, controlling member of SKB Terrace LLC., requested an extension – to break ground by June 4, 2020 and to receive occupancy by June 4, 2021 (see attached email). Work may begin this year, but it is unlikely due to the availability of architects and other contractors. Proposed renderings of the building are attached for an idea of what is being proposed for the site. The renderings presented are preliminary only, as the project will need Site Plan and Design Review approval prior to beginning construction.

The Village Board is asked whether or not to approve the contract amendment, extending ground breaking to June 4, 2020 and receiving an occupancy permit by June 4, 2021. The Village Board should also consider whether or not to revoke the conditional use permit.



An aerial photograph of the existing lots.

Trevor Fuller

To: Karen Classon
Cc: Yunk, Neil E.; Brad Lange
Subject: RE: 3241-3245 Riverside Drive Agreement

From: Karen Classon [<mailto:karen@skbmanagement.com>]
Sent: Monday, July 01, 2019 12:17 PM
To: Trevor Fuller
Cc: Yunk, Neil E.; Brad Lange
Subject: Re: 3241-3245 Riverside Drive Agreement

Good Afternoon,

I met with Neil Yunk and Matthew Schnachtner, Somerville Architects, this morning to discuss SKB Terrace.

It is possible, though unlikely, that groundbreaking will occur by 1/4/2020...a more realistic groundbreaking date will be spring 2020.

Therefore, I respectfully request a 6-month extension to 6/4/2020 for groundbreaking.

This project is important, I do not want to pour concrete in the dead bitter cold of winter. Therefore construction would begin spring 2020. Occupancy would most likely be 9 to 12 months from the beginning of construction.

I will drop off the preliminary drawings of SKB Terrace from Somerville Architects tomorrow.

You and the Board will be able to see the design & proposed quality of construction. This will also give you a better understanding why we need the additional time for design & construction.

Please review and comment. Thank you!

*Karen Classon
SKB Management Inc.
801 Heritage Road
DePere, WI 54115
920 983 8189*



North Elevation



North Elevation



South Elevation



East Elevation



West Elevation