

Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: APPROVAL SITE PLAN AND DESIGN REVIEW FOR OLDE RIVER CONDOMINIUMS AT 3010 RIVERSIDE DRIVE

Date: 11 May 2018

Attached are the proposed plans submitted by Landmark Real Estate and Development for the site plan and design review of Olde River Condominiums, a proposed 15-unit residential condominium development located at 3010 Riverside Drive (see attached). A representative will be present at the meeting to talk about the project and answer any questions.

Site Plan and Design Review Process

The site plan and design review process is an opportunity for the Village Board and the Plan Commission members to review and to ensure the plans meet village standards in regards to safety, efficiency, aesthetics, and legal concerns in a public forum. The village cannot consider the use of the parcel as part of the decision in this process, only review if the proposed development meets all site plan and design standards for this zoning district.

The proposed project is for parcel AL-121, located at 3010 Riverside Drive. This parcel is zoned "'C' Professional Office and Residence District" and the proposed use is allowed under this zoning classification through a conditional use permit. The Village Board approved a conditional use permit for this project on March 6, 2018. The Village Board is asked to review the Olde River Condominium proposal and determine if the proposed project meets the zoning and design requirements required by the zoning code for this proposed use.

Staff Comments and Recommendation

Staff has reviewed the proposed plans and has provided Landmark Real Estate and Development with comments (see attached). Staff recommends the Village Board approve the petition, only if all comments be addressed and necessary permits be filed prior to a final building permit being issued or a reasonable explanation (as determined by staff and the Village Board) as to why these comments were not addressed. Among the other staff comments, timing and construction of the trail connection should be discussed at the meeting.

Plan Commission reviewed and recommended approval of the plans at their April 23, 2018 meeting, pending staff comments being addressed.

Village Board is asked to approve or not approve the petition from Landmark Real Estate and Development, requesting a site plan and design review for a development on parcel AL-121, located at 3010 Riverside Drive. Conditions or reasons for not approving, if any, should be provided in the motion.

Site Plan & Design Review – Staff Comments

Site: 3010 Riverside Drive (Parcel AL-121)
Development: Olde River Condominiums
Developer Representatives: Landmark Real Estate – Keith Garot
 Mau & Associates – Tonya Wagner, P.E.

- Zoning Department review:

Zoning district		"C" Professional Office and Residence District		
Building use (allowed with a Conditional Use Permit)		Multi-family (Conditional Use Permit approved March 6, 2018)		
		Required	Provided	Notes
Building	Height	Lesser of 40' or 3 stories	Not provided	1 story buildings appear to meet standards, but should be shown in plans.
	Dwelling size	700SF min = 1 bedroom; 1000SF min = 2 or more bedrooms; no studios/efficiencies	Standards met	
Lot	Area	9,000SF minimum	Standards met	171,900 (3.9 acres)
	Frontage	N/A	N/A	
	Green space	50% of the lot	Standards met	62.8%
Setback	Front	30'	Standards met	
	Side (interior)	Zero (duplex)	Standards met	
	Side (exterior)	10'	Standards met	
	Rear	30' (20% depth of lot, not to exceed 30')	20' shown	Appears to have met the 30' setback, but should update the setback in the plans. Scale may need to be adjusted.
Parking	Number	<u>Multi-family</u> : 1 enclosed/dwelling unit + 1 enclosed or surface/dwelling	Standards met	
	Size	One garage of at least 220SF/unit	Standards met	
	Bicycle	Bicycle parking should be provided	N/A	
Access	Automobile	N/A	N/A	Permit from the DOT will be needed to modify existing curb cut.
	Pedestrian	N/A	N/A	Pedestrian connection to the Fox River Trail is provided.
Architecture		Varied rooflines and other architectural designs that break-up the building mass	Standards met	
Exterior finishes		Brick, stone, glass, fiber cement siding, EFIS, stucco, wood siding	Standards met	
Lighting		Dark sky compliant, no light directed towards ROW, no more than 0.2FC at property line, must be shut off at 10p.m.	Standards met	
Sign		32SF / side	N/A	Will apply for sign permit separate from SPDR. Sign location should consider sight triangles and future R/W expansion .
Fences/Screening		Dumpster must be located at rear and be screened using same finishes as primary structure; mechanical equipment must be screened from street .	N/A	Individual units and will not be screened. Village garbage and recycling pick-up will be determined.
Floodplain (BFE=586')		Lowest opening of the foundation 2' above BFE (base flood elevation). Fill should be 1' above structure for 15' surrounding structure. Basement watertight and floor no	Standards met 585' and less Standards met	Additional fill should be brought in for three western most buildings

	more than 5' below BFE. Contiguous dryland access provided from structure outside of floodplain.	Standards met	
Shoreland-Wetland	To be reviewed by the Wisconsin Department of Natural Resources and Brown County.	N/A	Per the DNR, no further action is required for shoreland zoning. Wetlands are under review.

**All other applicable zoning requirements stipulated in Chapters 453, 468, and 475 of Village Ordinances should be met to the highest degree possible.

- Building Inspector review:
 - Wall bracing plans for the buildings shall be provided.
 - Plans for the single unit building shall be provided.
 - Provide a contact, other than the developer, that will be in charge of overseeing the erosion control on site.
 - The plumber must provide water calculations.
 - HVAC shall provide heating calculations.

- Fire Department review:
 - Fire apparatus roads and the grade of the road shall not exceed an 8% grade (IFC#503.2.7).
 - The parking lot and apparatus roads shall meet the minimum weight and turning radius for GBMFD apparatus (IFC#503.2).
 - Turning radius shall be shown on the plans.

- Parks, Recreation, and Forestry Department review:
 - Cannot review. Landscaping plans are not provided. Landscaping plans shall be provided and approved by staff prior to start of construction.

- Public Works Department review:
 - Under review: stormwater, erosion control, and utilities.
 - Engineering easement agreement needs to be established for utility mains on the property prior to start of construction.
 - All specifications shall be agreed upon prior to start of construction.
 - Location of garbage and recycling collection shall be worked out and roads constructed to accommodate and support village vehicles.
 - Snow removal on the private roads shall be handled by the development.
 - Trail connection to the Fox River Trail shall be paid for by the developer to the specifications required by the Village of Allouez, Brown County, and the Wisconsin DNR. Application of connection permits shall be handled by the Village of Allouez. Timing of trail construction shall be determined and agreed upon in the engineering easement agreement for the property.

- Additional comments:
 - Construction access – traffic on Riverside Drive shall not be obstructed during construction. Dirt and debris shall be kept on-site and off of the public roadway.
 - Survey of property and ESA shall be recorded with Brown County prior to the start of construction.
 - All other village utility and building requirements

Date Reviewed:

May 11, 2018

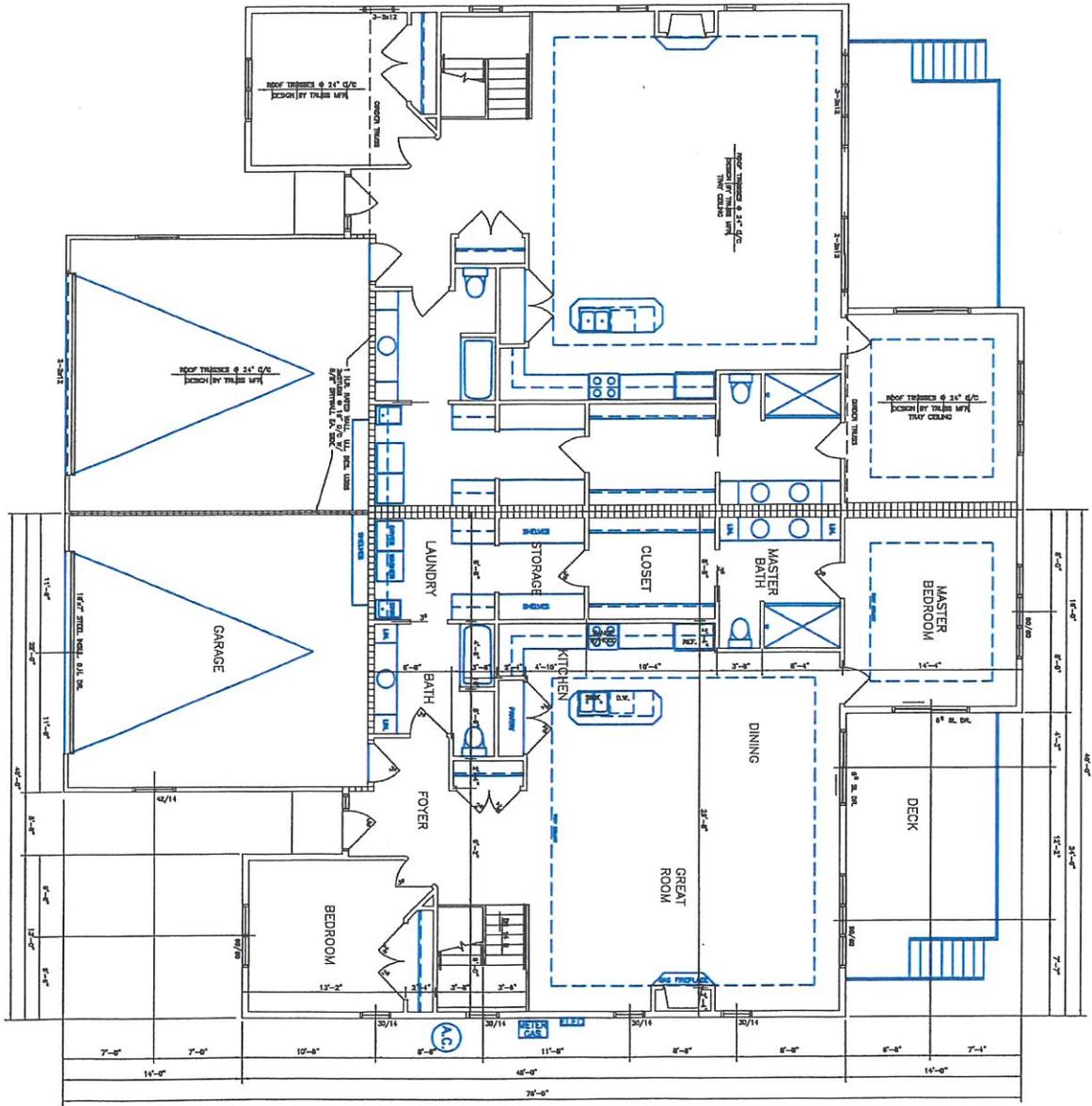
Comments Submitted By:

Trevor Fuller, Village of Allouez Planning & Zoning Administrator

NOTE 1
 VISITOR / GUEST RESTROOM TO BE
 2-2011 (CHECK WITH THE CONTRACTOR)

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
 100% 1/200 ST. 50% 1/200 ST.



REVISIONS
1. ALTOQUIZ-2 DATE: 07/20/13 SHE: 1/1/18

2 UNIT CONDOMINIUM
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