

# Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: PETITION FROM BERNIE VAN EPEREN & CHRIS BATTLE REQUESTING PRELIMINARY APPROVAL OF A PLANNED DEVELOPMENT DISTRICT TO CONSTRUCT A MULTI-FAMILY RESIDENTIAL APARTMENT BUILDING ON PARCELS AL-55 & AL-55-1, LOCATED AT 2050 RIVERSIDE DRIVE (current Allouez Business Center office building)

Date: 13 December 2018

Attached are the proposed plans submitted by Bernie Van Eperen and Chris Battle for the preliminary review of the planned development district at 2050 Riverside Drive. Representatives from the development 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 multi-family apartment building 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.

Reasons for a Planned Development District at this time include height and use. The property is zoned “Commercial,” which allows for multi-family or mixed-use through a conditional use. The zoning of the properties to the immediate north and south of this property allow for this use by right. Commercial zoning allows for a four story or 50-foot structure. The proposed development is five stories and approximately 62-feet in height from Riverside Drive. The fifth floor is shown to be setback from the building edge.

## 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 a use recently amended to be allowed in the “Commercial” Zoning District under a conditional use permit. 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.

The Plan Commission reviewed the conceptual plans at the December 17, 2018 meeting. Discussion, comments, and action from this meeting will be shared at the Village Board meeting.

**The Village Board is asked to approve, not to approve, or table the Planned Development District petition.** If the recommendation is not to approve, reason for the recommendation must be provided.



## **2050 Riverside Drive**

### **Planned Development Description**

The planned development for parcel # AL-55 (2050 Riverside Drive) would be a multi-unit residential facility consisting of eighty-six (86) total units. The proposed breakdown of these units would be forty-eight (48) one (1) bedroom units and thirty-seven (37) two (2) bedroom units.

The total square footage of the building would be roughly one hundred forty-six thousand six hundred and six (146,606) square feet. One hundred two thousand three hundred forty-eight (102,348) square feet would be living space / common areas and forty-four thousand two hundred fifty-eight (44,258) square feet would be indoor heated parking areas on the first two levels.

The building would be a total of seven (7) stories with five (5) stories above street level.

The stabilized value upon completion and within three (3) years is estimated to be between sixteen million dollars (\$16,000,000) and twenty million dollars (\$20,000,000) depending on several factors.

Estimated rents will range from one thousand two hundred dollars (\$1,200) per month to two thousand six hundred dollars (\$2,600) per month. The average monthly rent will be approximately one thousand six hundred dollars (\$1,600) per month per unit.

2050 Riverside Drive, Suite 303 • Green Bay, WI 54301  
Main: 920-569-8383 • Fax: 888-959-0071  
[www.new-wallstreet.com](http://www.new-wallstreet.com) • [info@new-wallstreet.com](mailto:info@new-wallstreet.com)

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# Site Survey

All of Lots 1 and 2, Volume 3, Certified Survey Maps, Page 483, Map No. 922, Doc. No. 723919, Brown County Records, and part of the South  $\frac{1}{2}$  of Private Claim 15, East Side of Fox River, in the Village of Allouez, Brown County, Wisconsin  
-2050 Riverside Drive-

## Graphic Scale



## Legend

- control point survey marker
- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- Brown County monument - type noted
- ( ) recorded as bearing / distance
- round catch basin
- storm sewer manhole
- curb inlet
- storm sewer line
- sanitary sewer manhole
- sanitary sewer line
- hydrant
- watermain
- gas meter
- underground telephone line
- electrical pedestal
- underground cable tv line
- fiber optic manhole
- light pole
- power pole
- anchor wire
- overhead wires
- concrete curb & gutter line
- blacktop
- concrete
- existing building
- guard post
- sculpture
- telephone pedestal
- floodplain limits
- floodway limits

## LEGAL DESCRIPTION

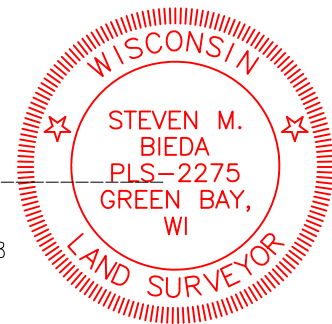
All of Lots 1 and 2, Volume 3, Certified Survey Maps, Page 483, Map No. 922, Doc. No. 723919, Brown County Records, and part of the South  $\frac{1}{2}$  of Private Claim 15, East Side of Fox River, in the Village of Allouez, Brown County, Wisconsin, more fully described as follows:

Commencing at Brown County Traverse Point 30E/F-20/21; thence N63°45'51"W, 9.75 feet to the West right of way of Riverside Drive and the point of beginning; thence N27°43'44"E, 271.78 feet along said West right of way; thence N63°48'41"W, 209.88 feet; thence S33°32'39"W, 61.84 feet along the East right of way of the Fox River State Trail; thence N21°44' feet along the arc of a 5696.65 foot radius curve to the left whose long chord bears S32°28'51"W, 211.43 feet; thence N63°45'51"W, 66.27 feet to the West right of way of the Fox River State Trail; thence S26°52'53"W, 190.65 feet along said West right of way being the arc of a 5762.65 foot radius curve to the right whose long chord bears N32°27'05"E, 219.86 feet; thence N33°32'39"E, 53.32 feet along said West right of way; thence N63°48'41"W, 92.48 feet to a point being S63°48'41"E, 40 feet more or less from said water's edge of the Fox River and is the start of a meander line; thence S12°10'59"E, 103.06 feet along said meander line; thence S26°52'53"W, 190.65 feet along said meander line to a point being S63°45'51"E, 23 feet more or less from said water's edge and is the end of said meander line; thence S63°45'51"E, 299.93 feet to the point of beginning. Including all lands lying between said meander line and said water's edge.

Parcel contains 74,829 square feet / 1.72 acres more or less. Including all lands lying between said meander line and said water's edge.  
Parcel subject to any easements and restrictions of record.

## SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that the above described property was surveyed and mapped in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.



Steven M. Bieda  
PLS-2275  
February 23, 2018

## Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-3	211.44	5696.65	211.43	S32°28'51"W	2°07'36"	S31°25'03"W
1-2	52.21	5696.65	52.21	S33°16'54"W	0°31'30"	-
2-3	159.23	5696.65	159.23	S32°13'06"W	1°36'06"	-
4-6	219.88	5762.65	219.86	N32°27'05"E	2°11'10"	S31°21'30"W
4-5	159.36	5762.65	159.35	N32°29'03"E	1°35'04"	-
5-6	60.52	5762.65	60.52	N33°14'36"E	0°36'06"	-

## NOTES

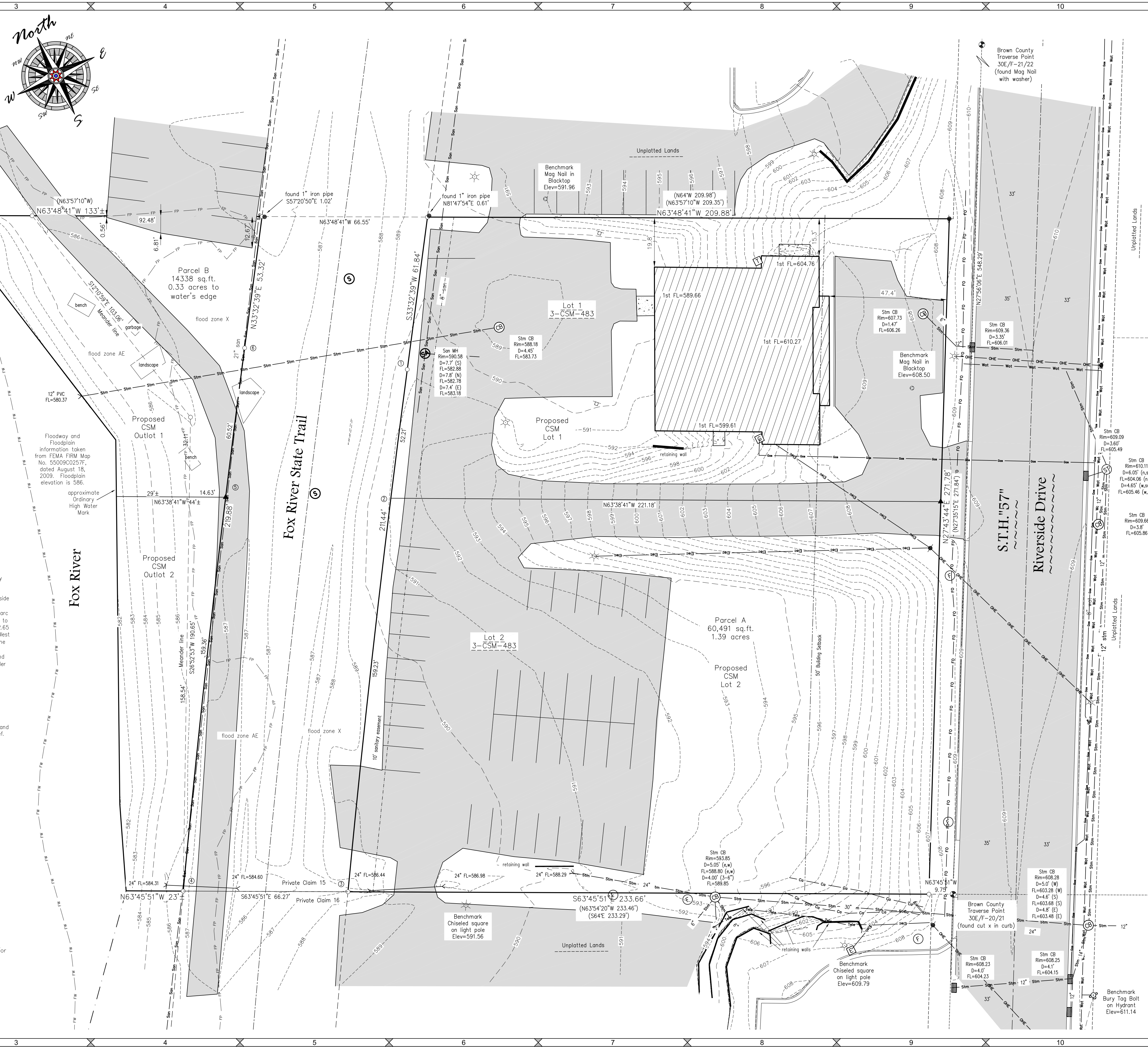
Bearings referenced to the line between Brown County Traverse Point 30E/F-21/22 and Brown County Traverse Point 30E/F-20/21, assumed to be N27°56'06"E.

The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.

Elevations are referenced to the NAVD 88 Benchmark Datum.

Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1 of the state constitution.

Digger's hotline had been called on this project on February 20, 2018 with ticket number 20180801422. Mau & Associates, LLP accepts no responsibility for existing utilities not marked by digger's hotline.



SCALE  
1"=20'

DRAWN BY  
JMB

## Site Survey

TAX PARCEL NO. AL-55

**Mau & Associates, LLP**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Website: www.mau-associates.com  
400 Security Blvd, Green Bay, WI 54313

T&S Development

PROJECT NO.  
T-16417

SHEET NO.

1 of 1

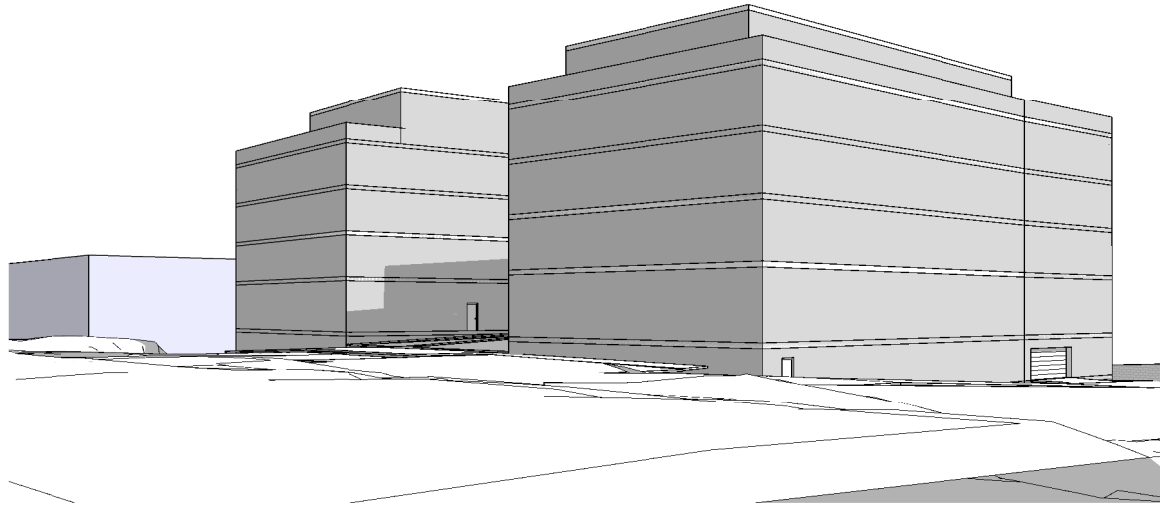
DRAWING NO.  
S-2925

File: T-16417SiteSur\_013018.dwg Data File: T-16417 Fieldwork Completed: 01/10/18

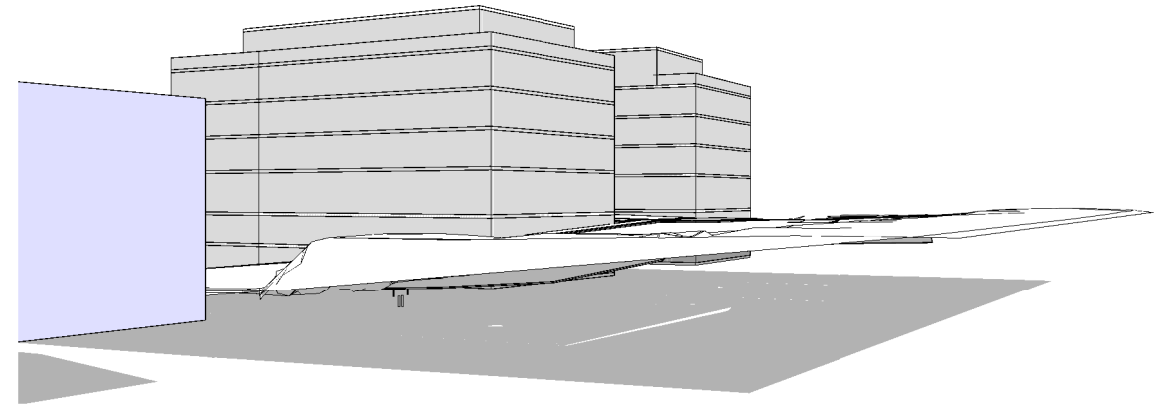




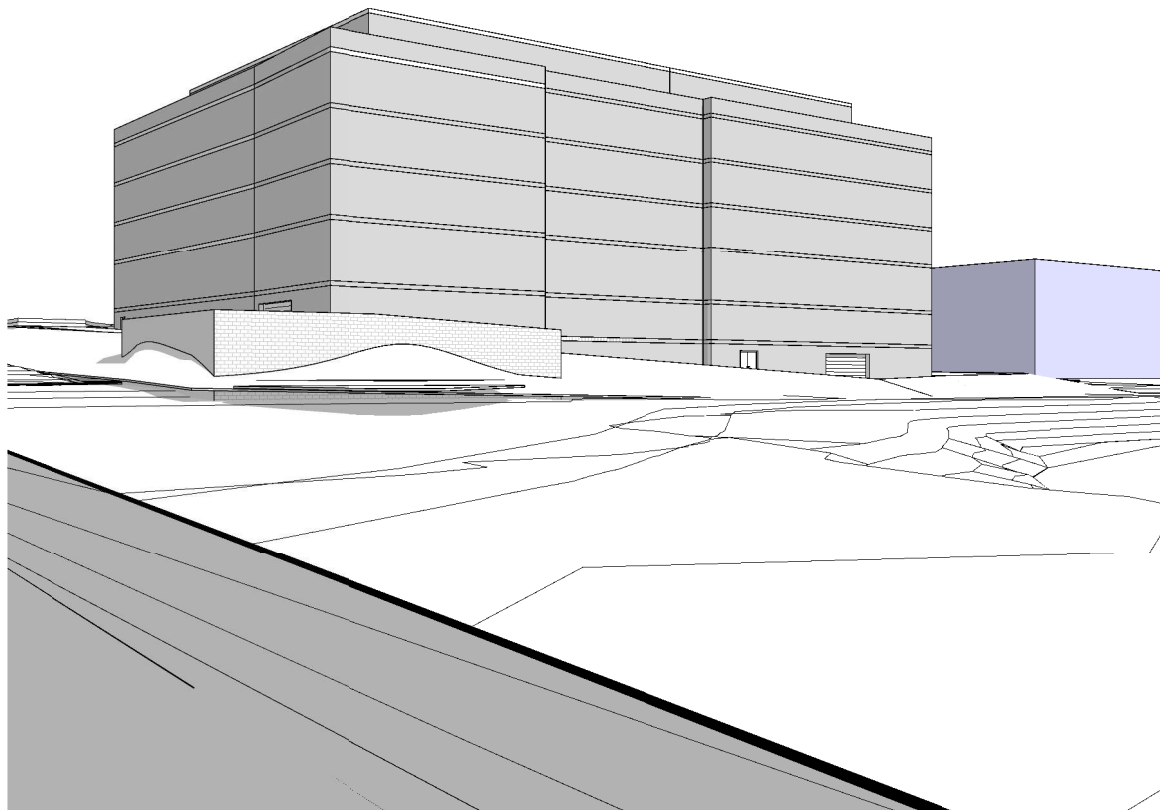




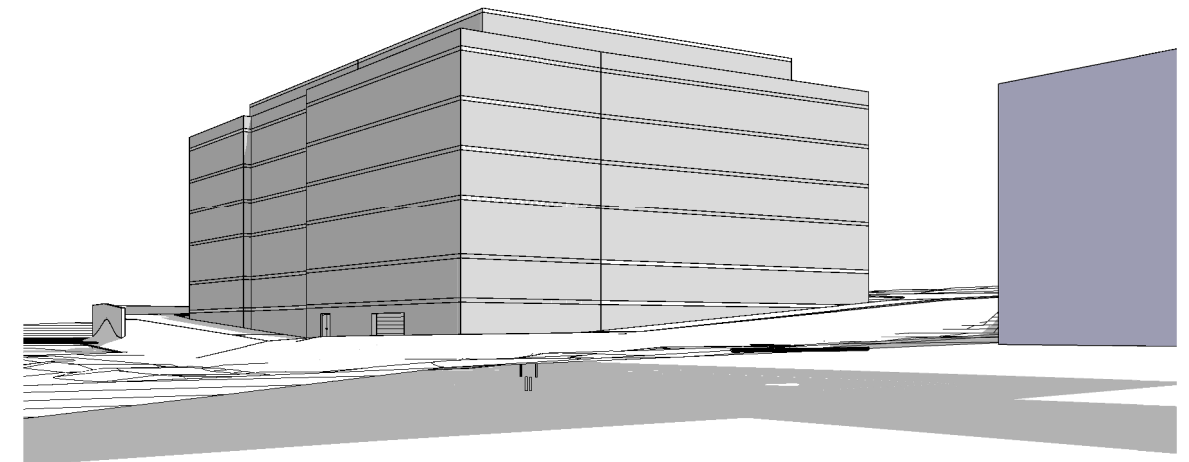
**RIVERSIDE DRIVE LOOKING SOUTH**



**RIVERSIDE DRIVE LOOKING NORTH**



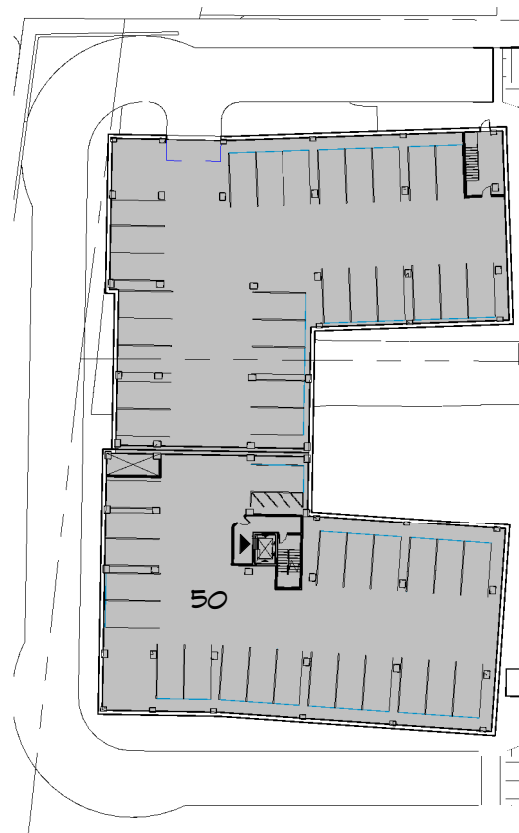
**FOX RIVER TRAIL LOOKING SOUTH**



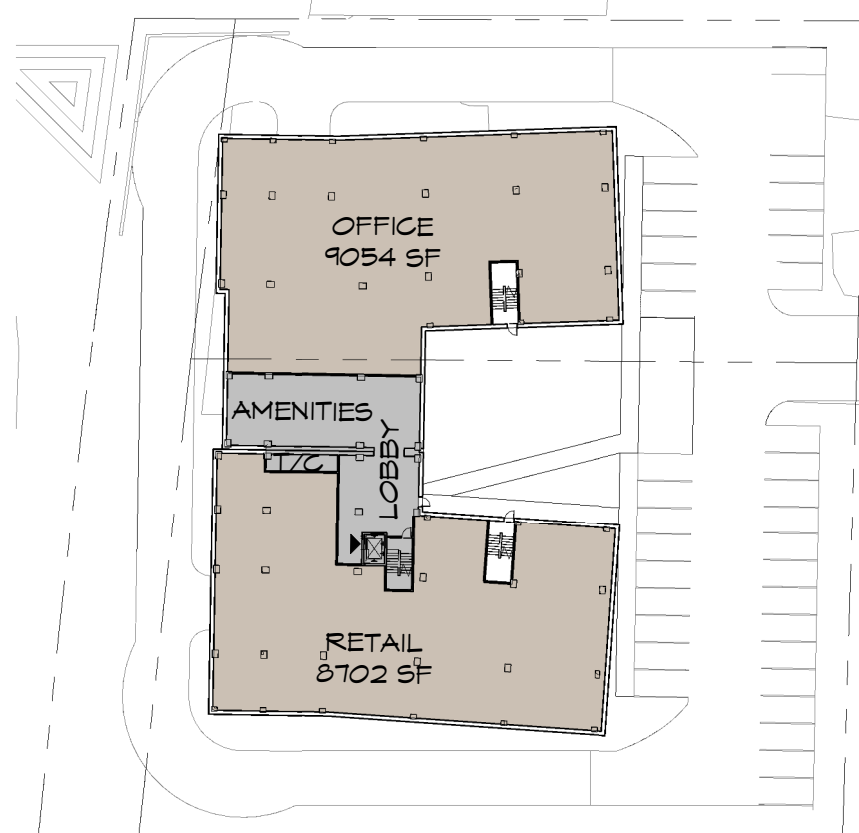
**FOX RIVER TRAIL LOOKING NORTH**



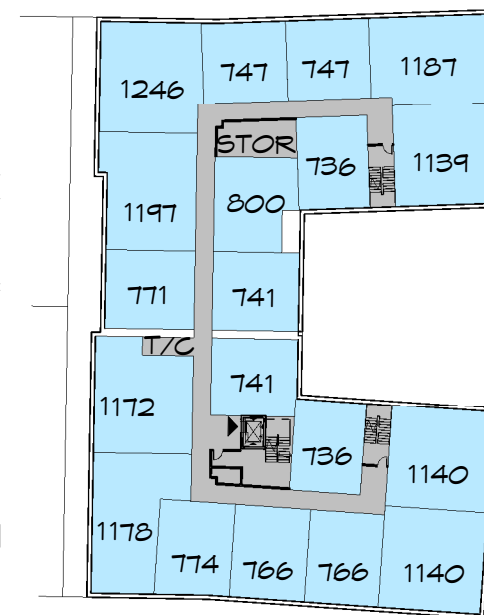
LL2



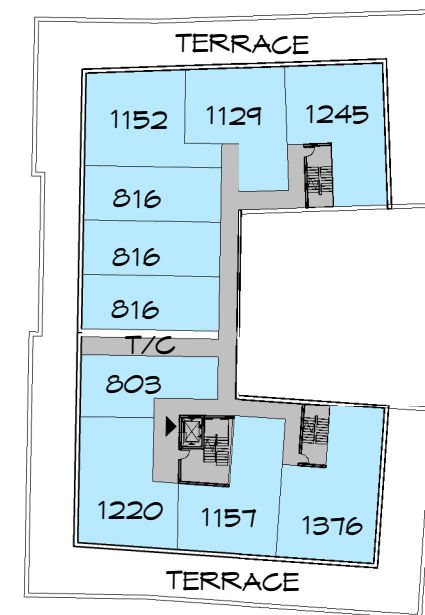
LL1



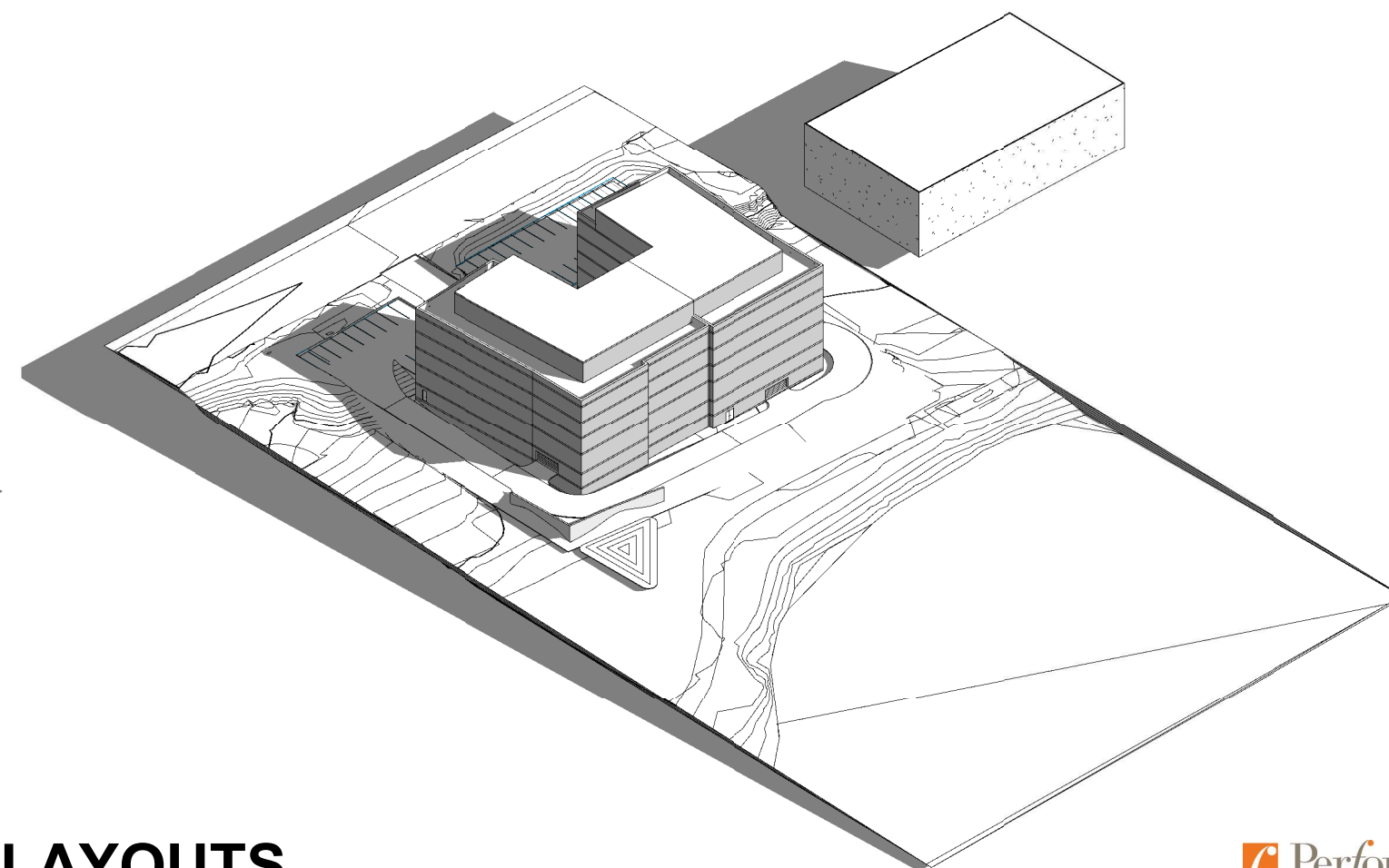
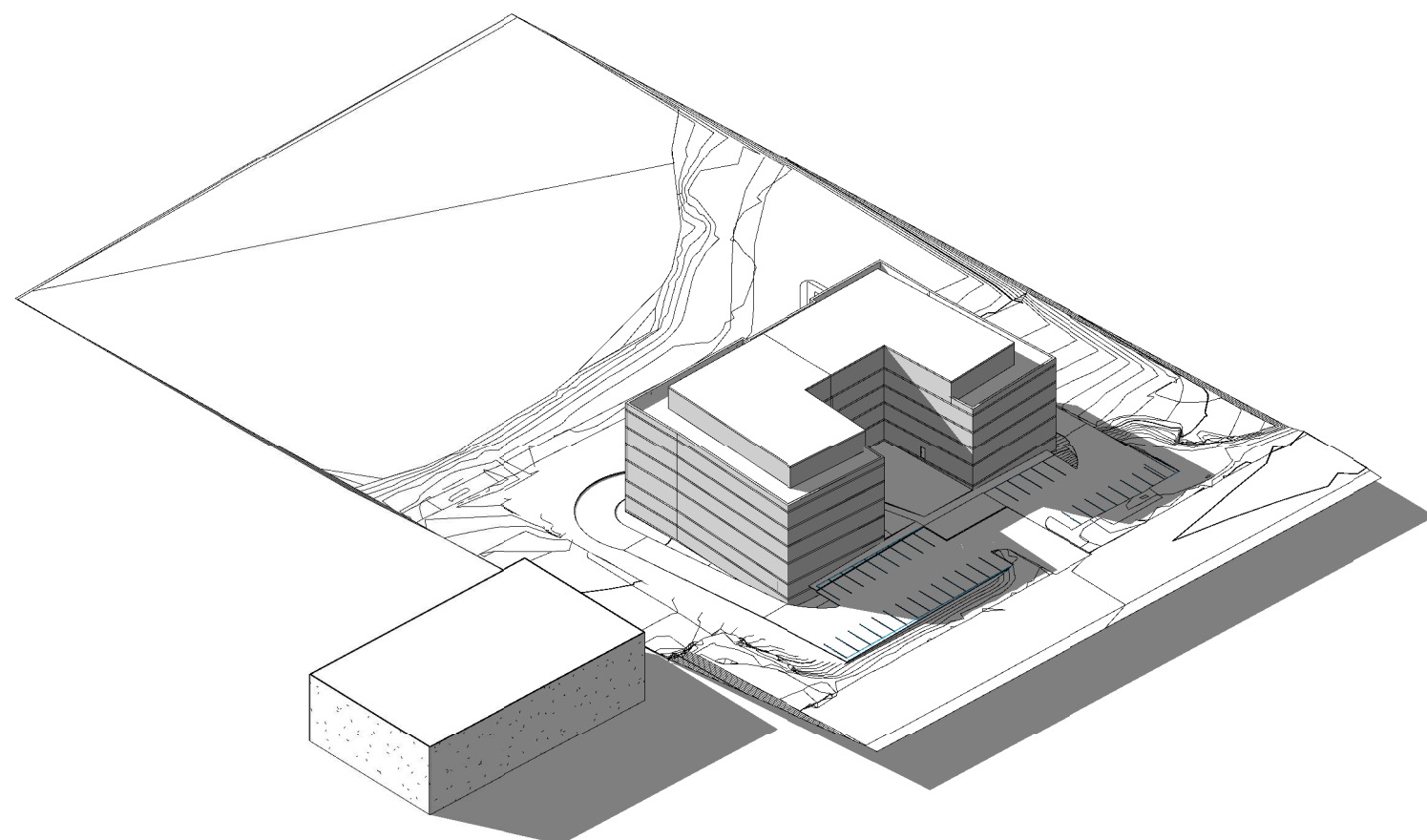
FIRST FLOOR



FLOOR 02,03,04



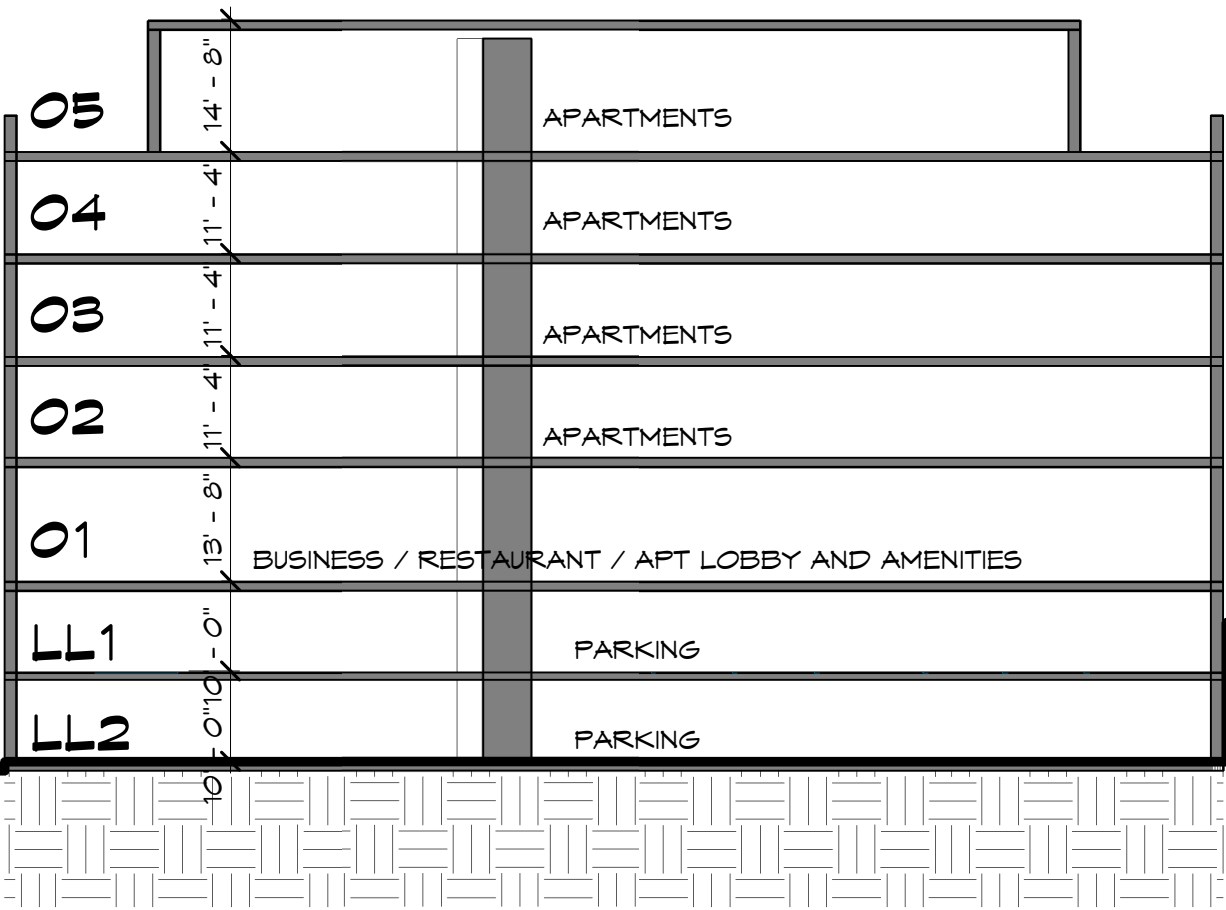
FLOOR 05



FOX  
RIVER

TRAIL

DRIVEWAY  
LOOP



SURFACE  
PARKING

RIVERSIDE  
DRIVE