



From: Elizabeth Runge, Community Development Director/Planner
Vicky Berg, Zoning Administrator

Agenda Item: Review of Planned Unit Development and
Site and Architectural Review of West River Loft Plan

Subject Property: 3000 Forest Avenue

Future Owner: 3000 Forest Avenue, LLC

Current Zoning: B-1 Business with Request for Zoning Change to Planned Unit Development

Size of Parcel: 4.429 acres+/-

Adjacent Land Use		Zoning Matrix
North	Commercial (retail store)	B-1 Business District
South	Residential along Forest Avenue Vacant land	R-2 Single and Double Family Residence District and I-2 Industrial District
East	Commercial (vehicle sales/office/restaurant)	B-1 Business District
West	Residential	R-1 Single Family Residence District

1. Background

The proposed development is designed by Daniel Meissner, AIA LLC which is a plan for a 45-unit apartment building adjacent to the West Twin River. The development is comprised of three buildings each containing 15 units. The buildings will all have four one-bedroom units and 11 two-bedroom units. When the entire development is complete, there will be 12 one-bedroom units and 33 two-bedroom units. Access to the 3000 Forest Apartments will be at Forest Avenue (STH 147). Each building will have a total floor area of 20,402 square feet.

2. Zoning

This location is a Business District (B-1). The applicant is requesting a Planned Unit Development (PUD) on this parcel for greater flexibility for the layout of the project. PUD allows multi-family residential development.

3. Site Constraints: There are PUD development controls (10-1-38).

The applicant is requesting a variance:

- (a)(1) Landscaped yard along all streets and traveled rights of way. The yard shall be at least 25 feet in depth measured from the street right of way.



There are encroachments into this 25-foot area:

- Patios and decks located on Building 1
- The northeast corner of Building 2
- Portions of the access entry ways to Building 2
- Portion of the east guest parking stall

The Plan Commission has the authority to grant a variance to these encroachment areas as part of the PUD review process.

4. Access

There will be three access points into the development from Forest Avenue. Each access point has two-way vehicle access at this time. Staff recommends that it remain this way.

The "middle access entrance " has been adjusted since the initial review to be more perpendicular to Forest Avenue after a request from Public Works.

5. Parking

Each apartment unit will include a single car garage and a space in front of the garage to provide two parking spaces per unit for a total of 90 parking spaces. In addition, there are five visitor parking spaces bringing the development total to 95 parking spaces.

6. Drainage/Stormwater Management

The engineer for the applicant has contacted the City's Engineering Department regarding the stormwater management plan. The plan can be submitted after the PUD approval. The PUD approval would be contingent upon it being provided.

There is a stormwater easement to be considered that is in the southeast corner of the parcel. In addition, the plans show berms south of the development on the adjacent lot. These must be evaluated in the drainage plan to be sure they will not create barriers to proper drainage to the east.

7. Utilities, Mechanical, HVAC

The mechanical room(s) in the apartment building(s) and the location of the heating and cooling units, and meters are not clearly identified. Also, a second hydrant in the northern area of the site has been requested by the fire department.

8. Dumpster

Two dumpster locations shown on the plan are near Building 2 and Building 3.



9. Amenities

- Southern elevation facing the West Twin River
- Outdoor green space

10. Mail

The mailboxes are located at the southwest corner of Building 1. Delivery will need to be coordinated with the US Postal service.

11. Landscaping and Lighting Plans

The PUD approval may move forward without these plans, but approval would contain the condition that both plans be a following the site plan approval.

The northern boundary adjacent to the existing Dollar General will require a landscaping buffer in accord with Section 11-1-11C(15)(a)-(d). The landscaping plan should identify the shrubs, hardy flowers, and decorative evergreens or deciduous trees that will be along this border.

12. Property Management

Tim Schelke will be the primary owner and property manager.

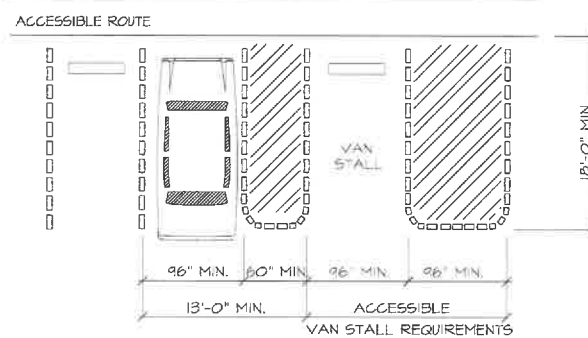
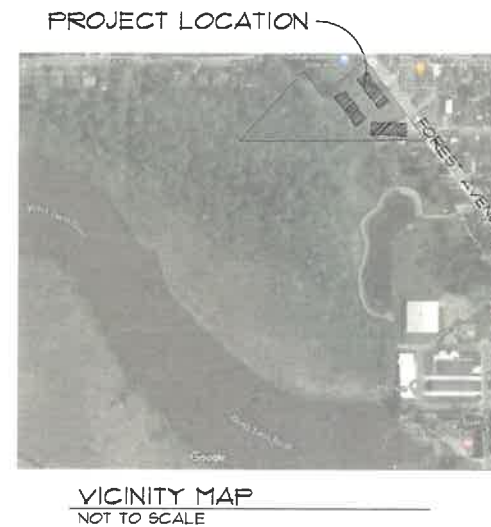
Recommended Action:

This proposed developed implements a priority of the City's adopted Comprehensive Plan. The location is an identified redevelopment site. Staff recommends the approval of this proposal with the considerations below.

If the Plan Commission is in support of the Forest Avenue Apartments, a recommended motion is to approve the plans, with the following conditions to consider:

1. Any additional requirements identified by city engineering, utility, and/or water department director(s).
2. Approval of the variances which the Plan Commission has the authority to grant in the PUD process.
3. A lighting plan and landscaping plan is to be submitted and reviewed by the Plan Commission. These plans should be submitted by April 30, 2022.
4. Any future signage requires approval in accord with the City's Sign Code.
5. Any additional requirements from the State of Wisconsin.
6. All required permits shall be obtained prior to construction.

PROPOSED PLANNED UNIT DEVELOPMENT FOR: 3,000 FOREST AVE LLC 3,000 FOREST AVENUE TWO RIVERS, WISCONSIN

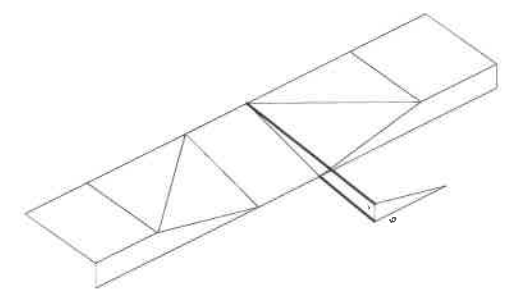


4.7.11 ISLANDS. ANY RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES AND A LEVEL AREA AT LEAST 48" LONG BETWEEN THE CURB RAMPS IN THE PART OF THE ISLAND INTERSECTED BY THE CROSSINGS.

4.8 RAMPS

4.8.1 GENERAL. ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH 4.8.

4.8.2 SLOPE AND RISE. THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RAMP SHALL BE 30". CURB RAMPS AND RAMPS TO BE CONSTRUCTED ON EXISTING BUILDINGS OR FACILITIES MAY HAVE SLOPES AND RISES AS ALLOWED IN 4.10.5(2)(b) IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS.



PARKING SPACE DIMENSIONS
N.T.S.
NOTE: IF ONLY ONE ACCESSIBLE STALL IS REQUIRED THAT STALL MUST BE VAN ACCESSIBLE

RECEIVED
JAN 31 2022

CODE ANALYSIS

USE AND OCCUPANCY
R-2 APARTMENTS
FULLY SPRINKLERED

TYPE OF CONSTRUCTION:
TYPE VB - WOOD FRAME UN-PROTECTED

ALLOWABLE AREA PER FLOOR
12,000 S.F. PER TABLE 506.2

BUILDING AREA (PER BUILDING)

FIRST FLOOR AREA	10,201 S.F.
SECOND FLOOR AREA	10,201 S.F.
TOTAL FLOOR AREA	20,402 S.F.

FIRE PROTECTION SYSTEM:
R-2 APARTMENTS TO BE FULLY SPRINKLERED PER NFPA-13R

SANITARY FIXTURE REQUIREMENTS:
MIN. (1) PRIVATE REST ROOM REQUIRED PER APARTMENT
(1) SERVICE SINK PROVIDED IN EQUIPMENT ROOM

FIRE FIGHTING APPARATUS
THE BUILDING IS LIMITED IN AREA
THE FIRE LANE IS UNOBSTRUCTED
THE FIRE LANE IS WITHIN 150' OF ALL PARTS OF THE EXTERIOR WALL
WITH A MIN. UNOBSTRUCTED HEIGHT OF 17'-0"
THE BUILDING IS 26'-0" TALL

CONTROL AREAS
NO HAZARDOUS MATERIALS WILL BE STORED WITHIN THIS BUILDING
PER TABLES 307.1(1) AND 307.1(2)

PROJECT INFORMATION

PROJECT: MULTI-FAMILY RESIDENTIAL DEVELOPMENT
ADDRESS: 3000 FOREST AVENUE
TWO RIVERS, WI 54241
USE: R-2 RESIDENTIAL
OWNER: 3000 FOREST AVE LLC
12222 NORTHMONT DRIVE
GREENVILLE, WI 54442
CONTACT: TM SCHMELKE
PHONE 420-41-3542

DESIGNER OF RECORD:
ARCHITECT: DANIEL J. MEISSNER AIA, LLC
230 E. CALUMET STREET
APPLETON, WI 54911
P(420) 428-0882
CONTACT: EDWARD FISHER (CONSULTANT)
P(420) 680-4060

DRAWING INDEX

C9	COVER SHEET & PROJECT INFO
C10	OVERALL EXISTING SITE PLAN
C11	PROPOSED SITE PLAN
C12	UTILITIES & GRADING PLAN
L1	LANDSCAPE & LIGHTING PLAN
A11	FIRST FLOOR PLAN
A12	SECOND FLOOR PLAN
A2.1	BUILDING ELEVATIONS
A2.1C	COLORLED BUILDING ELEVATIONS

SUBMITTED TO PLAN COMMISSION	1/31/22
RE-SUBMITTED FOR P.U.D. APPROVAL	1/03/22
SUBMITTED FOR P.U.D. APPROVAL	12/27/21
SUBMITTED TO PLAN COMMISSION	7/12/21

REV. NO.	DATE	DESCRIPTION

Design Associate:
305 E. KALB AVE
GREEN BAY, WISCONSIN
(920) 880-4060
dmeissner@oneconcept.com

One Design & Development

Architect:
Daniel J. Meissner
AIA, LLC
1230 E. Calumet Street
Appleton, WI
920.428.0982

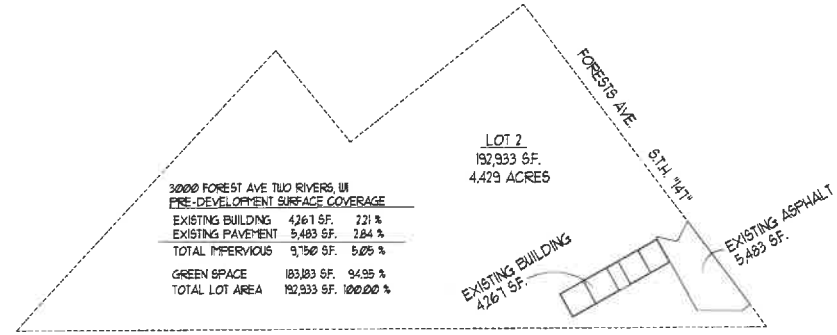
PROPOSED PLANNED UNIT DEVELOPMENT (P.U.D.)
MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
TWO RIVERS, WISCONSIN

DATE	12/27/21
SHEET	C9
PROJECT NUMBER	21219

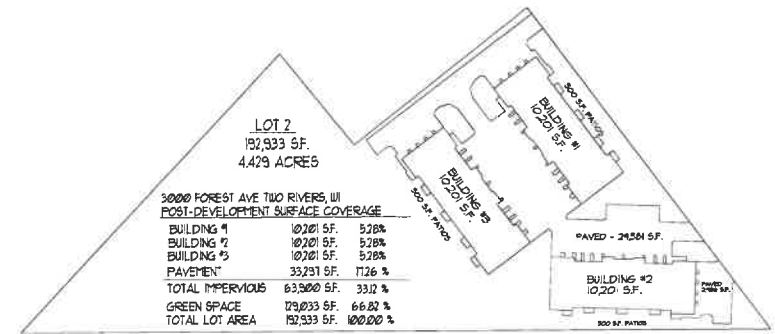
PRELIMINARY - NOT FOR CONSTRUCTION



OVERALL
EXISTING SITE PLAN
SCALE: 1" = 100'-0"



PRE-DEVELOPMENT PLAN
NOT TO SCALE



POST-DEVELOPMENT PLAN
NOT TO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION

REV. NO.	DATE	DESCRIPTION

Design Associate:

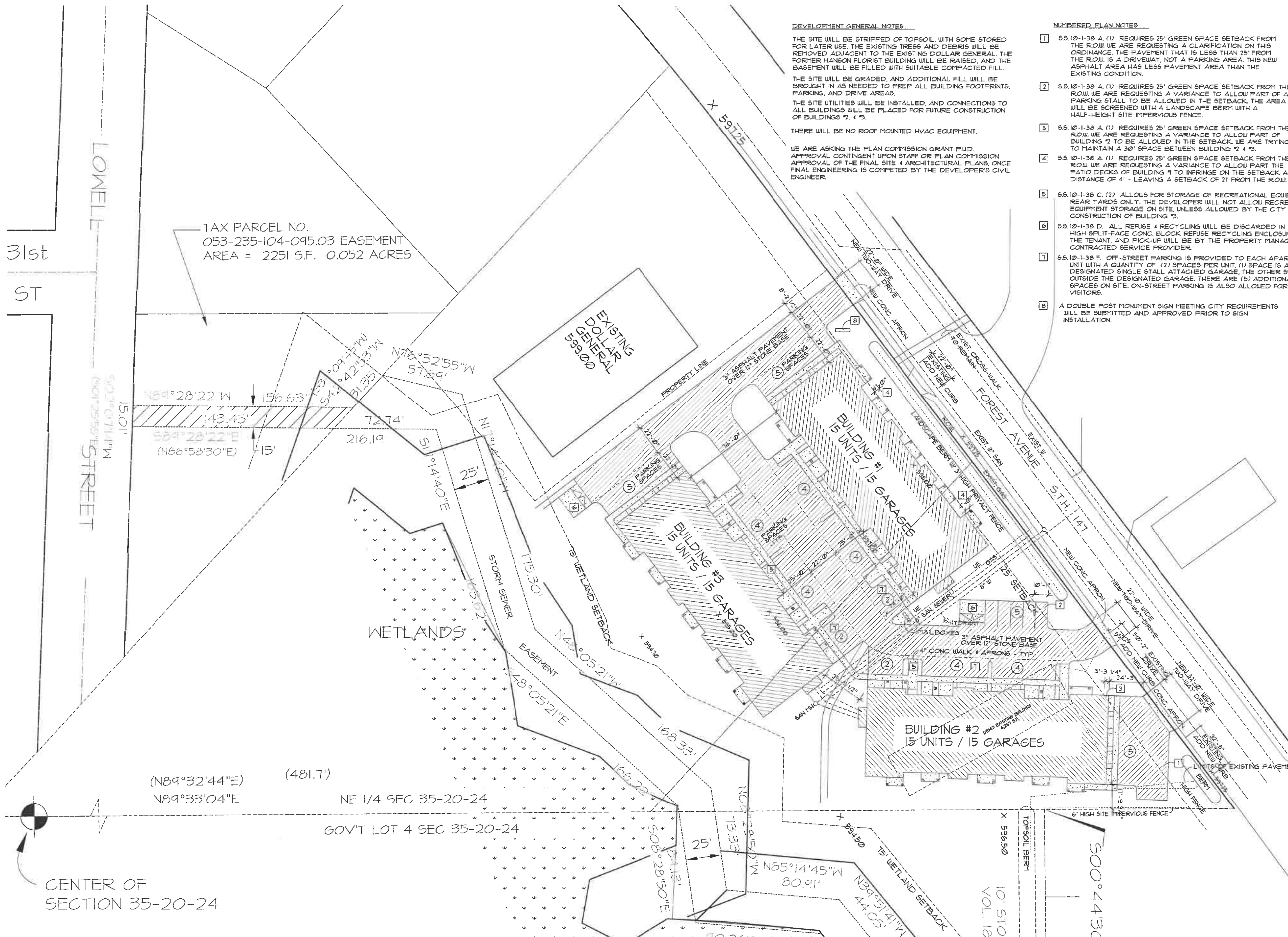
302 E. KALE AVE.
GREEN BAY, WISCONSIN
(920) 866-4688
daniel@conceptone.com

Architect:

Daniel J. Meissner
AIA, LLC
1230 E. Calumet Street, Appleton, WI
920.428.0982

PROPOSED PLANNED UNIT DEVELOPMENT (PUD):
MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
TWO RIVERS, WISCONSIN

DATE
12/21/21
SHEET
C1.0
PROJECT NUMBER
21219



TAX PARCEL NO.
053-235-104-095.03 EASEMENT
AREA = 2251 S.F. 0.052 ACRES

DEVELOPMENT GENERAL NOTES

THE SITE WILL BE STRIPPED OF TOPSOIL, WITH SOME STORED FOR LATER USE. THE EXISTING TREES AND DEBRIS WILL BE REMOVED ADJACENT TO THE EXISTING DOLLAR GENERAL. THE FORMER HANSON FLOREST BUILDING WILL BE RAISED, AND THE BASEMENT WILL BE FILLED WITH SUITABLE COMPACTED FILL. THE SITE WILL BE GRADED, AND ADDITIONAL FILL WILL BE BROUGHT IN AS NEEDED TO PREP ALL BUILDING FOOTPRINTS, PARKING, AND DRIVE AREAS. THE SITE UTILITIES WILL BE INSTALLED, AND CONNECTIONS TO ALL BUILDINGS WILL BE PLACED FOR FUTURE CONSTRUCTION OF BUILDINGS 2, 4 & 5. THERE WILL BE NO ROOF MOUNTED HVAC EQUIPMENT.

WE ARE ASKING THE PLAN COMMISSION GRANT P.U.D. APPROVAL CONTINGENT UPON STAFF OR PLAN COMMISSION APPROVAL OF THE FINAL SITE & ARCHITECTURAL PLANS, ONCE FINAL ENGINEERING IS COMPLETED BY THE DEVELOPER'S CIVIL ENGINEER.

NUMBERED PLAN NOTES

- 1 5.5.10-1-38 A. (1) REQUIRES 25' GREEN SPACE SETBACK FROM THE ROW. WE ARE REQUESTING A CLARIFICATION ON THIS ORDINANCE. THE PAVEMENT THAT IS LESS THAN 25' FROM THE ROW, IS A DRIVEWAY, NOT A PARKING AREA. THIS NEW ASPHALT AREA HAS LESS PAVEMENT AREA THAN THE EXISTING CONDITION.
- 2 5.5.10-1-38 A. (1) REQUIRES 25' GREEN SPACE SETBACK FROM THE ROW. WE ARE REQUESTING A VARIANCE TO ALLOW PART OF A PARKING STALL TO BE ALLOWED IN THE SETBACK. THE AREA WILL BE SCREENED WITH A LANDSCAPE BERTH WITH A HALF-HEIGHT SITE IMPERVIOUS FENCE.
- 3 5.5.10-1-38 A. (1) REQUIRES 25' GREEN SPACE SETBACK FROM THE ROW. WE ARE REQUESTING A VARIANCE TO ALLOW PART OF BUILDING 2 TO BE ALLOWED IN THE SETBACK. WE ARE TRYING TO MAINTAIN A 30' SPACE BETWEEN BUILDING 2 & 3.
- 4 5.5.10-1-38 A. (1) REQUIRES 25' GREEN SPACE SETBACK FROM THE ROW. WE ARE REQUESTING A VARIANCE TO ALLOW PART THE PATIO DECKS OF BUILDING 1 TO INFRINGE ON THE SETBACK A DISTANCE OF 4'. LEAVING A SETBACK OF 21' FROM THE ROW.
- 5 5.5.10-1-38 C. (2) ALLOWS FOR STORAGE OF RECREATIONAL EQUIPMENT IN REAR YARDS ONLY. THE DEVELOPER WILL NOT ALLOW RECREATIONAL EQUIPMENT STORAGE ON SITE, UNLESS ALLOWED BY THE CITY PRIOR TO CONSTRUCTION OF BUILDING 3.
- 6 5.5.10-1-38 D. ALL REUSE & RECYCLING WILL BE DISCARDED IN 6'-0" HIGH SPLIT-FACE CONC. BLOCK REFUSE RECYCLING ENCLOSURES BY THE TENANT, AND PICK-UP WILL BE BY THE PROPERTY MANAGER'S CONTRACTED SERVICE PROVIDER.
- 7 5.5.10-1-38 F. OFF-STREET PARKING IS PROVIDED TO EACH APARTMENT UNIT WITH A QUANTITY OF (2) SPACES PER UNIT. (1) SPACE IS A DESIGNATED SINGLE STALL ATTACHED GARAGE. THE OTHER SPACE IS OUTSIDE THE DESIGNATED GARAGE. THERE ARE (5) ADDITIONAL SPACES ON SITE. ON-STREET PARKING IS ALSO ALLOWED FOR VISITORS.
- 8 A DOUBLE POST MONUMENT SIGN MEETING CITY REQUIREMENTS WILL BE SUBMITTED AND APPROVED PRIOR TO SIGN INSTALLATION.

PRELIMINARY - NOT FOR CONSTRUCTION

31st ST

LOWELL STREET

10' STOR VOL. 18

500°44'30"

PROPOSED SITE PLAN
SCALE: 1" = 30'-0"



REV. NO.	DATE	DESCRIPTION

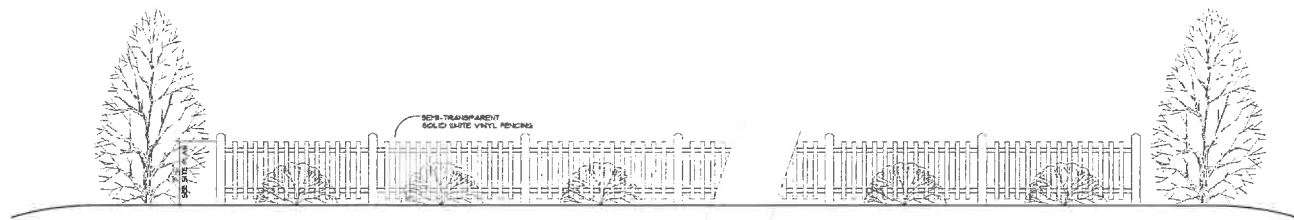
Design Associate:
325 E. KALB AVE.
GREEN BAY, WISCONSIN
info@oneconcept.com

One Design & Development

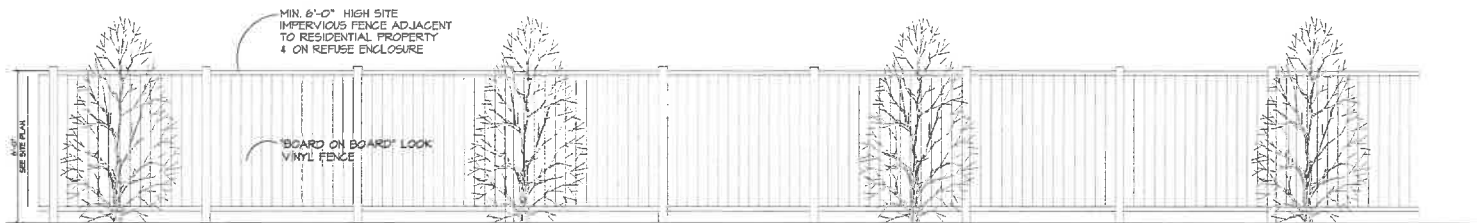
Architect:
Daniel J. Meissner
AIA, LLC
1230 E. Calumet Street Appleton, WI
920.428.0982

PROPOSED PLANNED UNIT DEVELOPMENT (P.U.D.):
MUL TI-FAMILY
RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
TWO RIVERS, WISCONSIN

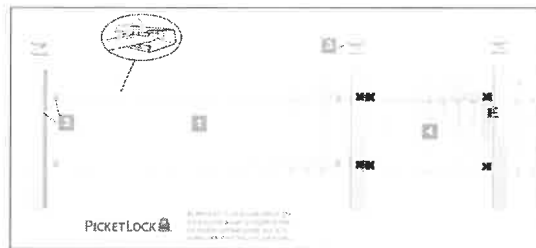
DATE
1/06/22
SHEET
011
PROJECT NUMBER
21219



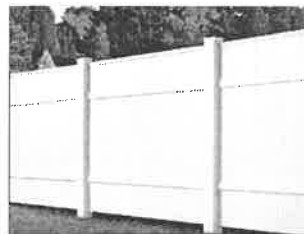
LANDSCAPE BERM W/ FENCE
NOT TO SCALE



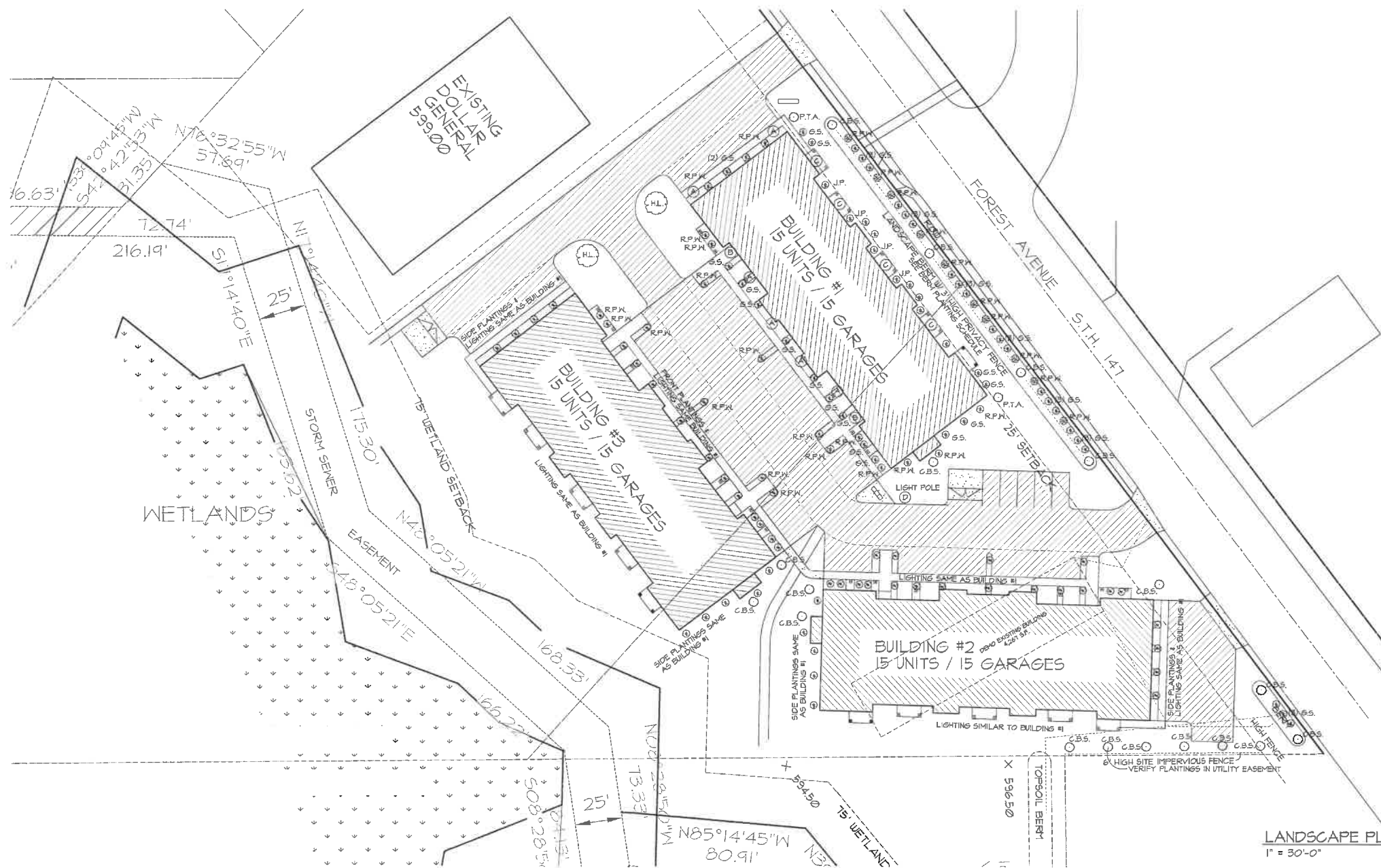
COMMERCIAL / RESIDENTIAL BUFFER
NOT TO SCALE
PLANTINGS TO BE VERIFIED APPROX. 50 LF. SHOWN



3' X 6' FENCE PANEL
NOT TO SCALE



6' X 6' VINYL FENCE PANEL
NOT TO SCALE



LIGHTING SCHEDULE		
MARK	DESCRIPTION	REMARKS
(A)	HALL PACK	SIDES 4 TOP SHIELDED (AT GARAGES)
(B)	SOFFLIGHT	SIDES 4 TOP SHIELDED (AT ENTRANCE SOFFIT)
(C)	HALL PACK	SIDES 4 TOP SHIELDED (AT PATIO, BOTH FLOORS)
(D)	DIRECTIONAL LITE POLE	-

PHOTOMETRIC PLAN & LIGHTING SPECIFICATIONS TO SUBMITTED AND APPROVED BY THE CITY OF TWO RIVERS PRIOR TO CONSTRUCTION

LANDSCAPE SHRUB SCHEDULE				
DESCRIPTION	ABBREVIATION	QTY.	SIZE	REMARKS
GOLDFLAME SPIREA	G.S.		18" MIN.	
JACOBIN POTENTILLA	J.P.		18" MIN.	
RED PRINCE BEGONIA	R.P.B.		24" MIN.	
PYRAMIDAL TRILLI ANDROVITAE	P.T.A.		5" MIN.	

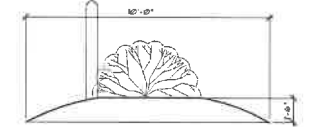
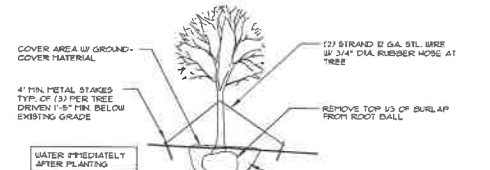
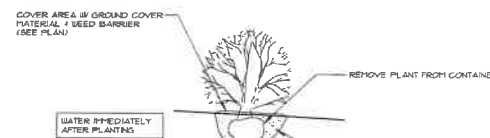
VERIFY QUANTITY OF SHRUBS W/ LANDSCAPE PLAN AS APPROVED BY THE CITY OF TWO RIVERS PRIOR TO CONSTRUCTION

LANDSCAPE TREE SCHEDULE				
DESCRIPTION	ABBREVIATION	QTY.	SIZE	REMARKS
HONEY LOCUST	H.L.		2 1/2" DIA.	
COLORADO BLUE SPRUCE	C.B.S.		MIN. 3' HIGH PLANTING	

VERIFY QUANTITY OF TREES W/ LANDSCAPE PLAN AS APPROVED BY THE CITY OF TWO RIVERS PRIOR TO CONSTRUCTION

NOTE:
FINAL LANDSCAPE & LIGHTING PLANS TO BE SUBMITTED BY THE DEVELOPER, AND APPROVED BY THE CITY OF TWO RIVERS PRIOR TO CONSTRUCTION START

- SEED MIX
- 20% RAGBY II KENTUCKY BLUEGRASS
 - 20% NEW GLADE KENTUCKY BLUEGRASS
 - 20% ASPEN KENTUCKY BLUEGRASS
 - 20% BLUE MOON KENTUCKY BLUEGRASS
 - 10% BLUE CHIP KENTUCKY BLUEGRASS
 - 5% STATEMAN PERENNIAL RYE GRASS



PRELIMINARY - NOT FOR CONSTRUCTION

REV. NO.	DATE	DESCRIPTION

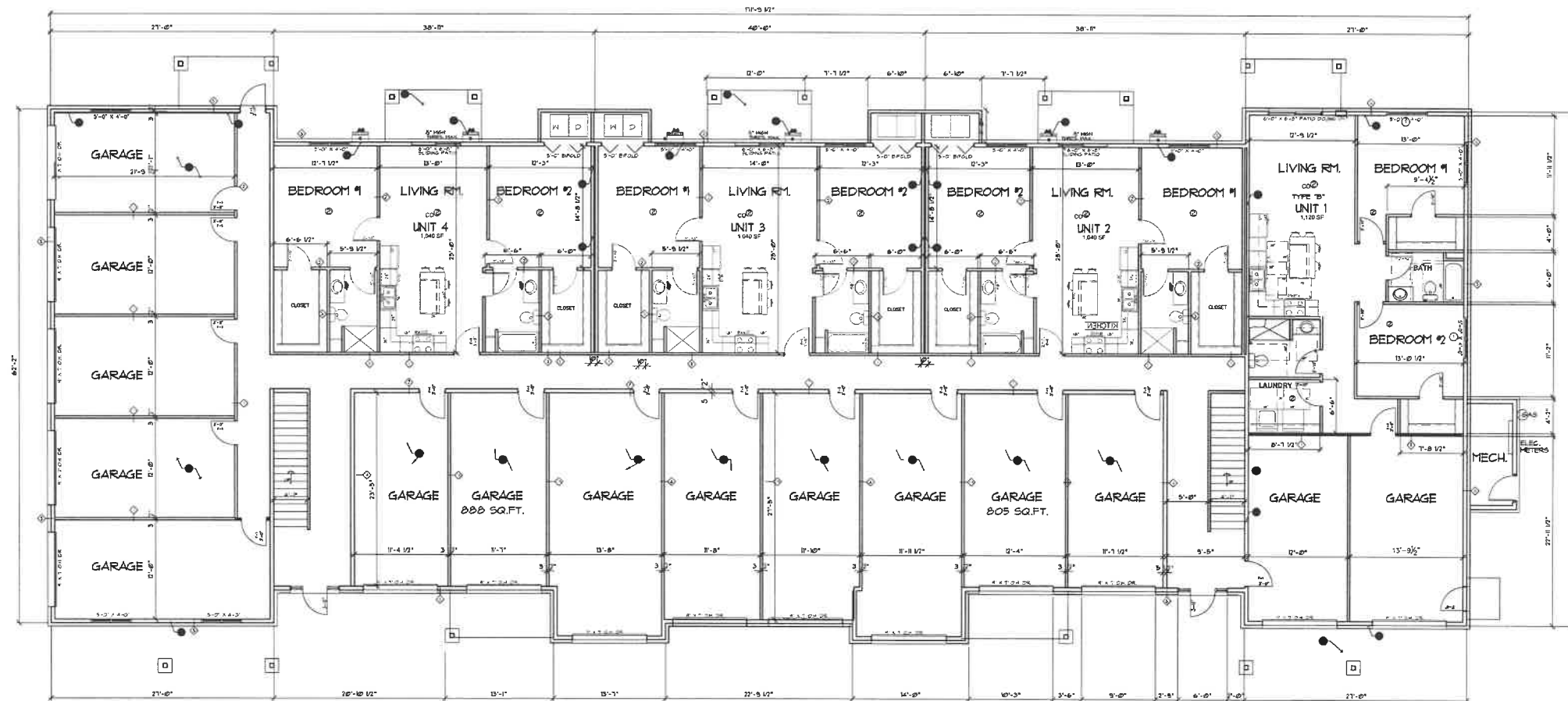
Design Associate:
325 E. KALB AVE.
GREEN BAY, WISCONSIN
info@oneconcept.com

One Concept
Design & Development

Architect:
Daniel J. Meissner
AIA, LLC
1230 E. Calumet Street - Appleton, WI
920.428.0982

PROPOSED PLANNED UNIT DEVELOPMENT (PUD):
MULL T1-FAMILY
RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
TWO RIVERS, WISCONSIN

DATE
1/06/22
SHEET
111
PROJECT NUMBER
21219



15 UNIT APARTMENT BUILDING
W/ 15 SINGLE STALL ATTACHED GARAGES

FIRST FLOOR: (5) UNITS
(2) TWO BEDROOM A.D.A.
(3) TWO BEDROOM DELUXE

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

REV. NO.	DATE	DESCRIPTION

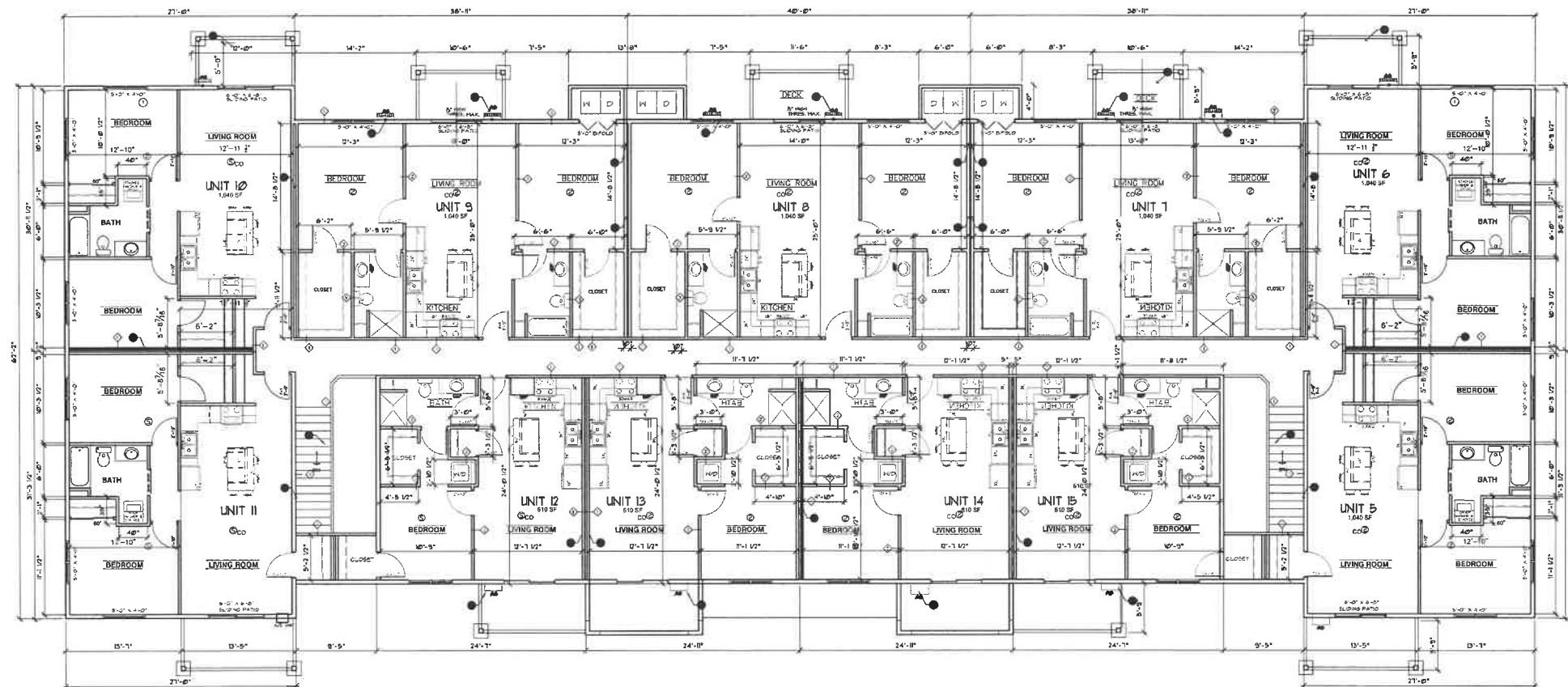
Design Associate:
 328 E. KALB AVE.
 WISCONSIN
 (920) 860-4100
 efisher.conceptone@gmail.com

Concept One Design & Development

Architect:
Daniel J. Meissner
 AIA, LLC
 1230 E. Calumet Street Appleton, WI
 920.428.0382

PROPOSED PLANNED UNIT DEVELOPMENT (PUD):
 MUL TI-FAMILY
 RESIDENTIAL DEVELOPMENT
 3000 FOREST AVENUE
 TWO RIVERS, WISCONSIN

DATE
1/03/22
SHEET
A11
PROJECT NUMBER
21219



15 UNIT APARTMENT BUILDING
W/ 15 SINGLE STALL ATTACHED GARAGES

SECOND FLOOR: (11) UNITS
(4) ONE BEDROOMS
(7) TWO BEDROOM DELUXE

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

PROPOSED PLANNED UNIT DEVELOPMENT (PUD):
MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
TWO RIVERS, WISCONSIN

DATE
1/03/22
SHEET
A1.2
PROJECT NUMBER
21219

Architect:
Daniel J. Meissner
AIA, LLC
1230 E. Calumet Street, Appleton, WI
920.428.0992

Design Associate:
325 E. HALB AVE.
GREEN BAY, WISCONSIN
(920) 864-0060
dmeissner@oneconcept.com
Concept
One Design & Development

REV. NO.	DATE	DESCRIPTION

