

MEETING NOTICE:
PLAN COMMISSION

AGENDA

MONDAY, December 19th, 2016 at 6:00pm in the Village Annex Room located @ 30 S. First Street to consider:

Call to Order

Old Business

None

New Business

Motion to Move into Public Hearing

Re-Zoning of Parcels 03003120501 (South 5th Avenue Cemetery Expansion Lot)

Motion to Close Public Hearing

- Decision on Re-Zoning
- Decision on Sale of South 5th Avenue Cemetery Expansion Lot
- Discussion on Sale of North 2nd Street Parking Lot
- Approve Certified Survey Map – Berry Wentzel, 1910036, 905 East Main Street
- Zoning Ordinance Revision Work – Next Steps/Items
- Schedule Conditional Use Public Hearing – Jechoths Wood Boat Works 200 Enterprise
 - Early occupancy question

Motion to adjourn to next meeting.

Jacquie Stelzner
Clerk-Treasurer

*Note: Pursuant to WI State Statute 985.02(1)(b) notice is hereby given that Village Board Members may also be present at this meeting for informational purposes only.

NOTICE OF PUBLIC HEARING ON REZONING

The Village of Winneconne Plan Commission will hold a **Public Hearing** on Monday, December 19, 2016 at 6:00 P.M. at the Winneconne Municipal Center on the proposed rezoning of the following parcels from R-1A Single Family Residential District to R-3 Multi-Family Residential District:

Winnebago County Parcel Nos: 03003120501, also known as the 5th Avenue Cemetery Expansion lot.

Interested parties may express their opinions at the Public Hearing, or if unable to attend, submit a written notarized statement to the Village Offices, P.O. Box 488, Winneconne, WI 54986 prior to the hearing date.

Jacquín Stelzner
Plan Commission, Secretary

mailed 12/2/16



VILLAGE OF WINNECONNE

The Community of Opportunity

30 South First Street • P.O. Box 488 • Winneconne, Wisconsin 54986-0488 • 920-582-4381

www.winneconnewi.gov

December 2, 2016

Dear Neighboring Property Owner:

The Village Plan Commission will hold a public hearing at **6:00 p.m.** on **Monday, December 19, 2016** at the Winneconne Municipal Center, 30 South 1st Street, Winneconne, on the following rezoning request:

Village of Winneconne is requesting Parcel # 030-0312-05-01 be rezoned from R1a Single Family Residential to R3 Multi Family. The property is also known as the 5th Avenue Cemetery Expansion lot.

Interested parties may express their opinion at the hearing or if unable to attend, submit a written notarized statement to Village Offices, P.O. Box 488, Winneconne, WI 54986, prior to the hearing.

A handwritten signature in cursive script that reads "Jacquin Jensen".

Jacquin Jensen, Secretary
Village Plan Commission

<Title>



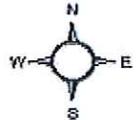
McMAHON
ENGINEERS ARCHITECTS

Utilities Data

- | | | |
|---|--|--|
|  Water Main |  Hydrant |  Catch Basin |
|  Storm Main |  Storm Manhole |  System Valve |
|  Sanitary Main |  Sanitary Manhole |  Outlet |
|  Curb/Is |  Record Drawings | |

Land Base Data

- | | | |
|--|--|--|
|  Water Body |  E/O & Owner |  Municipal Boundary |
|  Roads |  Contour Interval | |



This drawing, unless otherwise noted, is based on the most current available data. The Engineer/Architect is not responsible for the accuracy of the data provided. The Engineer/Architect is not responsible for the accuracy of the data provided. The Engineer/Architect is not responsible for the accuracy of the data provided. The Engineer/Architect is not responsible for the accuracy of the data provided.

12/07/2016
Scale 1:2000



230 Ohio Street, Suite 200
Oshkosh, WI 54902
Phone: 920-379-1645
Fax: 920-230-6484

November 18, 2016

Mitchell Foster
Village Administer
Village of Winneconne
30 S 1st Street
Winneconne, WI 54986

**RE: Letter of Intent
Winneconne Townhomes
South Fifth Avenue**

Dear Mr. Foster:

We are pleased to provide you with the following information regarding our proposed Winneconne Townhomes development in the Village of Winneconne.

Development Description

The development will be completed in one phase of 32 townhomes. The 32 townhomes in 4 buildings will include a community building with on-site office, community room and fitness center. Construction will begin in October 2017 and be completed in phases with final completion in in July 2018.

The townhomes will have two bedrooms of 1,200 square feet and three bedrooms of 1,350 square feet. Each townhome will have individual entrances and attached garages. The buildings will be wood framed on slab. Amenities include: two full bathrooms, central air conditioning, individual forced air heat, in-unit washer/dryer, stainless steel appliances, granite countertops, and ceiling fans. Residents are responsible for gas and electricity, and owner pays for water and sewer. The exterior will consist of brick veneer, cement board siding, and asphalt shingled roof. Please refer to the architectural floor plans and building elevations included with the application submittal; note that the plans are from a past development project but are representative of the townhomes that are proposed for the Winneconne Townhome development. They development will have 32 attached garage stalls, 32 driveway stalls and 7 general surface parking stalls. The grounds will be distinctively landscaped. All efforts will be made to preserve the existing trees. The property will have an on-site manager and maintenance person. Potential tenants must meet rigorous standards set by Northpointe

which include criminal background check, credit check, job verification, and previous landlord history.

Northpointe will enter into a mutually agreeable Developer Agreement with the Village that will include an impact fee to be paid to the Village in the amount of \$160,000. The Agreement will include the extension of water and sewer to the site to be paid by the Village. The Village will sell Parcel #030031201 to Northpointe Development for \$1.



Nicolet Townhomes, De Pere

Northpointe Development Corporation

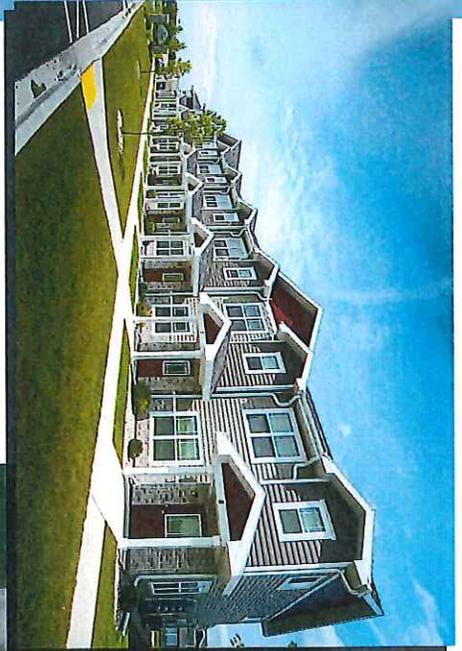
Northpointe Development Corporation is a real estate development company founded by Cal Schultz and Andy Dumke for the purpose of bringing revitalization and development to various neighborhoods in Wisconsin. Northpointe envisions vibrant communities that strengthen neighborhoods, enhance livelihoods, respond to the environment, and connect people and places. The company's mission is fulfilled by conducting business in an open, honest, and transparent manner, and accepting responsibility for our individual and collective actions with a long-term view to real estate ownership.

Northpointe has developed new construction family and senior apartment housing, historic rehabilitation, and commercial properties throughout Wisconsin in excess of \$100 million. The company has received numerous awards including the 2013 Top Projects Award in Milwaukee, 2015 National Historic Preservation Award, and was the 2014 runner-up for the prestigious J. Timothy Anderson National Award for Excellence.

Sincerely,

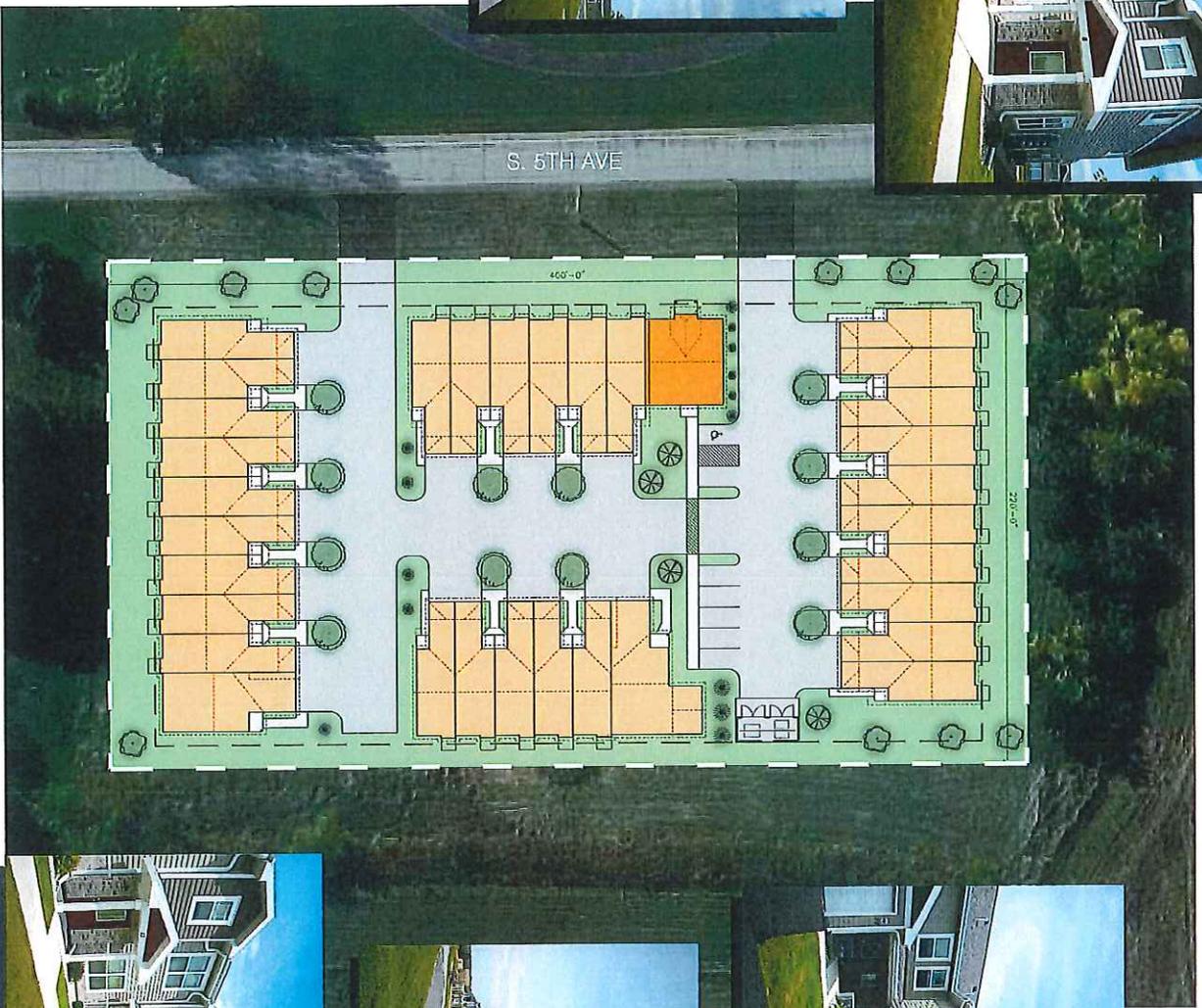
Andy Dumke

Andy Dumke

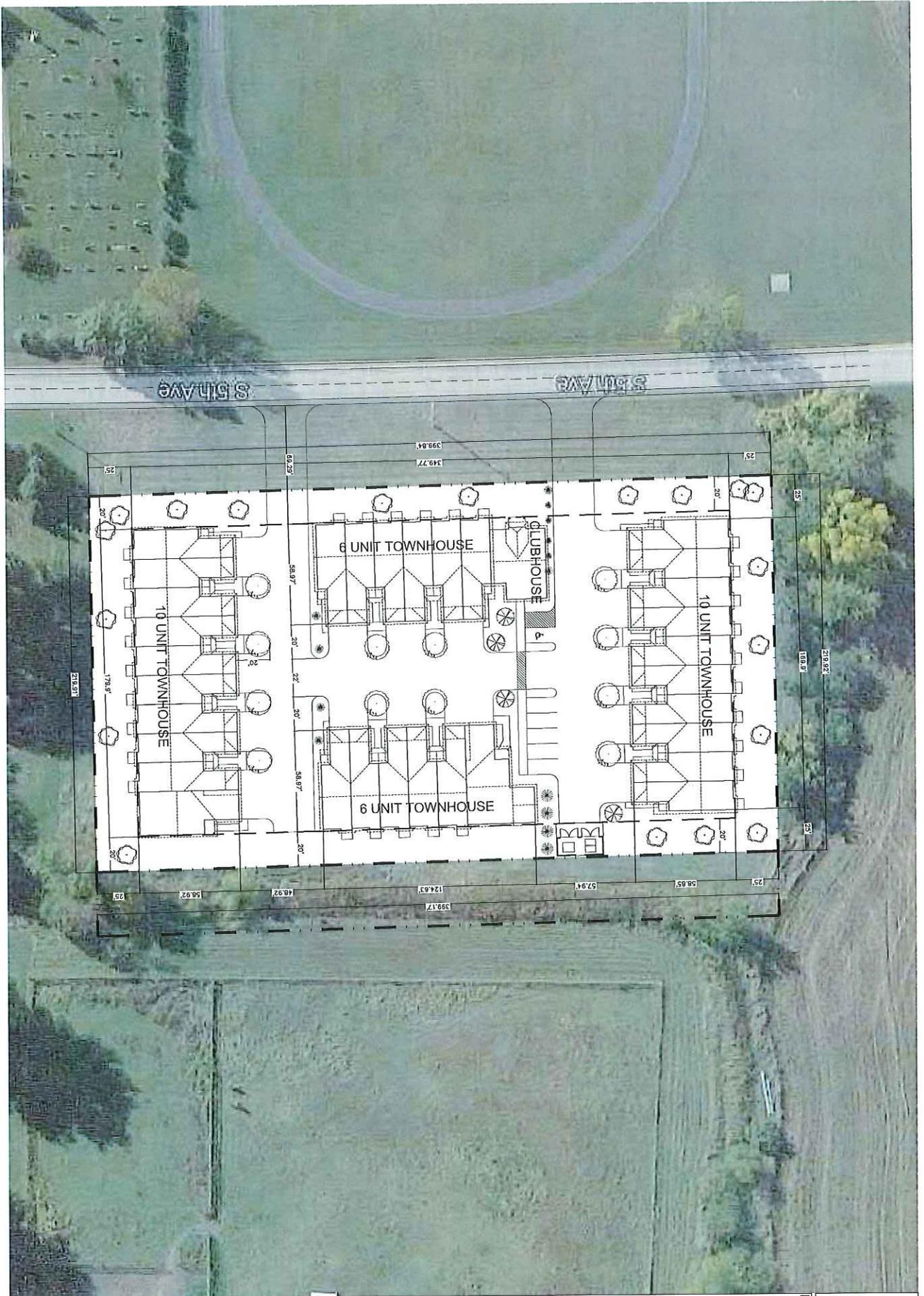


| | |
|----------------|----------------------------|
| SITE | |
| 2.82 ACRES | TOTAL APPROXIMATE ACRESAGE |
| UNITS | |
| (23) | PROPOSED TOWNHOUSE UNITS |
| PARKING | |
| (32) | PROPOSED DRIVEWAY PARKING |
| (32) | PROPOSED GARAGE PARKING |
| (7) | PROPOSED SURFACE PARKING |
| (71) | TOTAL PARKING |
| 22 SPALLS/UNIT | |

PROPOSED TOWNHOMES
WINNECONNE, WI



TOWNHOUSE EXAMPLE



NORTHPOINTE
WINNECONNE TOWNHOMES
 670 S. 5TH STREET • WINNECONNE, WI 54986



300 CALDWELL DRIVE
 WISCONSIN CENTER
 WISCONSIN CENTER
 WISCONSIN CENTER

PROJECT NUMBER: 103-10000000
 PROJECT NAME: 103-10000000

PRELIMINARY DATE
 DEC. 05, 2016
 DEC. 05, 2016

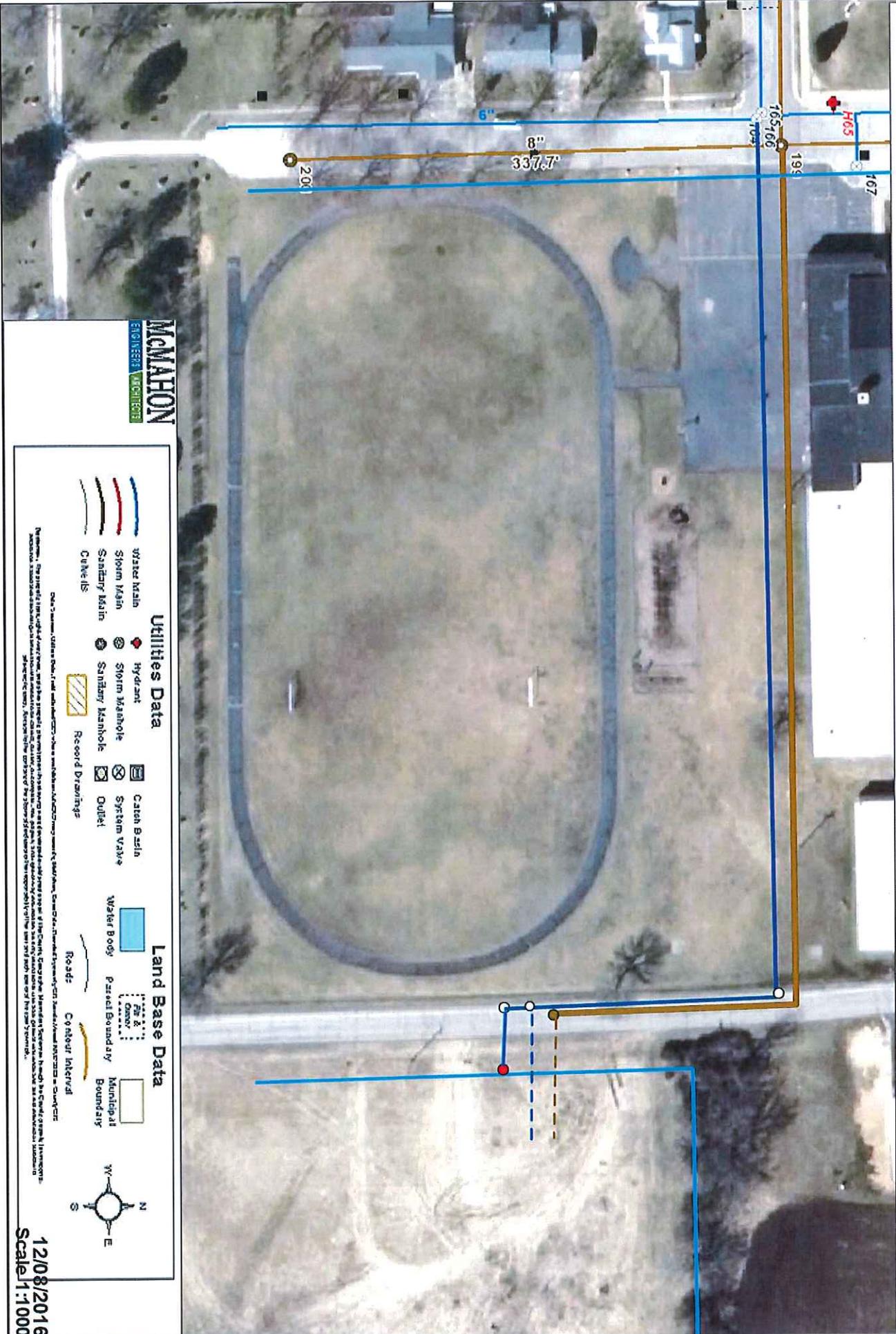
NOT FOR CONSTRUCTION

SUBJECT INFORMATION
 PRELIMINARY SITE PLAN
 SCALE: 1" = 30'-0"
A1.0



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

<Title>



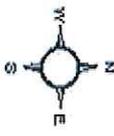
McMAHON
 ENGINEERS ARCHITECTS

Utilities Data

- Water Main
- Storm Main
- Sanitary Main
- Curbs
- Hydrant
- Storm Manhole
- Sanitary Manhole
- Catch Basin
- System Valve
- Outlet
- Record Drawings

Land Base Data

- Water Body
- Parcel Boundary
- Municipal Boundary
- Road
- Easement
- Right-of-Way



McMahon, the project engineer, shall be responsible for the design and construction of the utility system. McMahon, the project engineer, shall be responsible for the design and construction of the utility system. McMahon, the project engineer, shall be responsible for the design and construction of the utility system.

12/08/2016
 Scale: 1"=100'

**Winneconne Townhomes
32 Family Apartments**

| <u>INCOME</u> | <u>Unit Type</u> | <u># Units</u> | <u>Monthly</u> | <u>Annual</u> |
|-----------------------------|--------------------------|--------------------|----------------|---------------|
| Market | | | | |
| | 1 Bedroom | 0 | \$0 | \$0 |
| | 2 Bedroom | 14 | \$8,698 | \$104,376 |
| | 3 Bedroom | 18 | \$13,072 | \$156,864 |
| | | 32 | \$21,770 | \$261,240 |
| Gross Rental | | | | |
| | Vacancy | | (\$1,524) | (\$18,287) |
| | Rental Concessions | | | |
| Net Rental Income | | | \$20,246 | \$242,953 |
| | Misc. Income | | \$250 | \$3,000 |
| | Covered Parking | 0 /stalls | \$0 | \$0 |
| | Vacancy | | \$0 | \$0 |
| Effective Gross Income | | | \$20,496 | \$245,953 |
| <u>EXPENSES</u> | | | | |
| | Administrative | | \$4,640 | \$55,677 |
| | Utilities | | \$1,813 | \$21,760 |
| | Maintenance | | \$2,773 | \$33,280 |
| | Taxes & Insurance | | \$2,773 | \$56,480 |
| | Replacement Reserve | | \$800 | \$9,600 |
| | Total Operating Expenses | | \$12,920 | \$155,037 |
| NET OPERATING INCOME | | | \$7,576 | \$90,916 |

Winneconne Townhomes

SOURCES AND USES OF FUNDS

| | |
|----------------|-------------|
| First Mortgage | \$1,112,000 |
| LIHTC Equity | \$3,730,849 |
| Soft Loan | \$0 |
| AHP Grant | \$405,000 |

| | |
|-------------------------------|---------------------------|
| TOTAL SOURCES OF FUNDS | <u>\$5,247,849</u> |
|-------------------------------|---------------------------|

| | |
|-----------------------------|-------------|
| Land | \$0 |
| Construction/Rehab Costs | \$3,892,427 |
| Construction Contingency | \$194,621 |
| Architectural & Engineering | \$165,500 |
| Interim Construction Costs | \$442,605 |
| Financing Fees & Expenses | \$75,670 |
| Soft Costs | \$302,025 |
| Syndication Costs | \$12,000 |
| Operating Reserves | \$163,000 |

| | |
|----------------------------|---------------------------|
| TOTAL USES OF FUNDS | <u>\$5,247,849</u> |
|----------------------------|---------------------------|

Winneconne Townhomes

TIF Calculation

| | |
|--------------------------|------------------|
| Projected NOI Less Taxes | \$67,716 |
| Cap. Rate | 7.00% |
| Estimated Value | <u>\$967,372</u> |
| 2015 Mill Rate | 0.02368619 |
| Annual Property Taxes | \$22,913 |



Nicolet Townhomes – 60 Units
1380 Scheuring Road, De Pere, Wisconsin

| | |
|--------------------------|---------------|
| Construction Start: | December 2013 |
| Construction Completion: | November 2014 |
| Stabilized Occupancy: | March 2015 |
| 2015 Property Taxes: | \$82,903 |
| Current Occupancy: | 94% |



Fair Acre Townhomes – 55 Units
1911 North Main Street, Oshkosh, WI

| | |
|--------------------------|---------------|
| Construction Start: | November 2011 |
| Construction Completion: | November 2012 |
| Stabilized Occupancy: | January 2013 |
| 2015 Property Taxes: | \$50,367 |
| Current Occupancy: | 93% |



APARTMENT DEVELOPMENTS

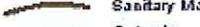
| <u>Project Name</u> | <u>Location</u> | <u>Units</u> | |
|------------------------------|-----------------|--------------|----------------------------------|
| The Rivers Senior Living | Oshkosh | WI 60 | |
| Bayside Apartments | Oconto | WI 24 | |
| Fair Acre Townhomes | Oshkosh | WI 55 | |
| Kenwood Senior Living | Ripon | WI 24 | |
| The Fountains of West Allis | West Allis | WI 35 | |
| Blackstone Harbor Apts. | Sister Bay | WI 24 | |
| Oconomowoc School Apartments | Oconomowoc | WI 55 | |
| Nicolet Townhomes | De Pere | WI 60 | |
| Anthem Luxury Living | Oshkosh | WI 80 | |
| Mercantile Lofts | Milwaukee | WI 36 | |
| The Rivers - Phase II | Oshkosh | WI 40 | |
| Shoe Factory Lofts | Milwaukee | WI 55 | Under Construction |
| Woolen Mills Lofts | Appleton | WI 60 | Under Construction |
| Bayshore Townhomes | Sparta | WI 32 | Construction Start December 2016 |
| Century Building | Milwaukee | WI 44 | Construction Start January 2017 |
| Total Units | | 684 | |

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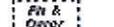
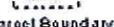


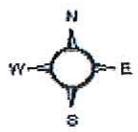
McMAHON
ENGINEERS ARCHITECTS

Utilities Data

-  Water Main
-  Storm Main
-  Sanitary Main
-  Culets
-  Hydrant
-  Storm Manhole
-  Sanitary Manhole
-  Record Drawings
-  Catch Basin
-  System Valve
-  Outlet

Land Base Data

-  Water Body
-  Parcel Boundary
-  Sewer & Gas
-  Municipal Boundary
-  Roads
-  Contour Interval



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12/07/2016
Scale 1:1000

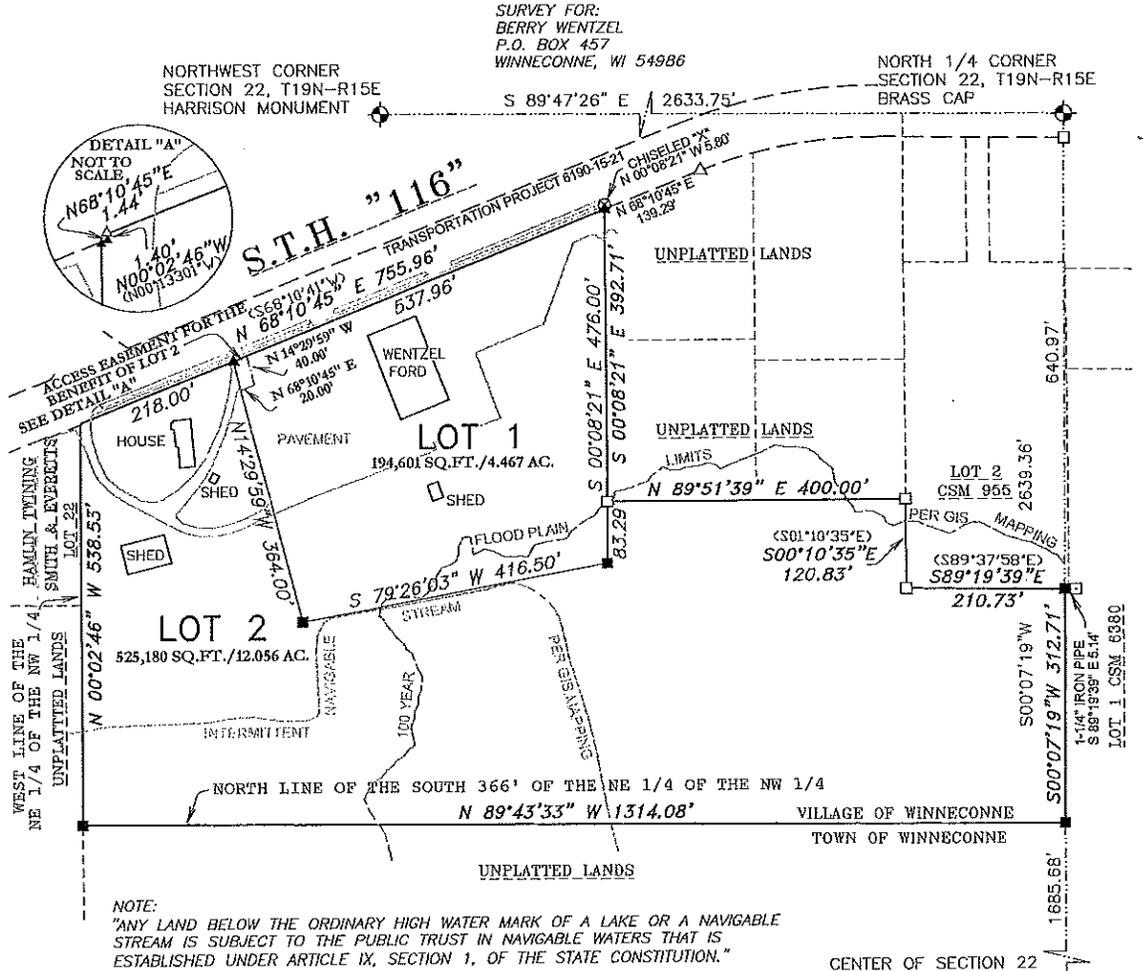
CERTIFIED SURVEY MAP NO. _____

PART OF THE EAST 1/2 OF THE NORTHWEST 1/4
OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 15
EAST, VILLAGE OF WINNECONNE, WINNEBAGO
COUNTY, WISCONSIN.

SURVEY FOR:
BERRY WENTZEL
P.O. BOX 457
WINNECONNE, WI 54986

NORTHWEST CORNER
SECTION 22, T19N-R15E
HARRISON MONUMENT

NORTH 1/4 CORNER
SECTION 22, T19N-R15E
BRASS CAP

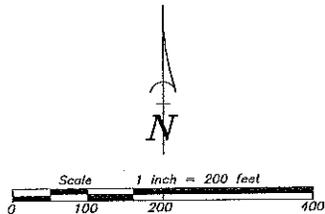


NOTE:
"ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION."

CENTER OF SECTION 22
T19N-R15E
ALUMINUM MONUMENT

LEGEND

- 1-1/4" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- 1-1/4" O.D. IRON PIPE FOUND
- ▲ RAILROAD SPIKE SET
- △ "MAG" NAIL FOUND
- ⊠ 2" O.D. IRON PIPE FOUND
- ⊙ CHISELED "X" FOUND
- ◆ GOVERNMENT CORNER FOUND
- () RECORDED AS



BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM OF 1983(1997) IN WHICH THE NORTH LINE OF THE NORTHWEST 1/4, OF SECTION 22, BEARS S89°47'26"E

Martenson & Eisele, Inc.



101 West Main Street
Omro, WI 54963
www.martenson-eisele.com
P 920.685.6240 F 920.685.6340

Planning
Environmental
Surveying
Engineering
Architecture

PROJECT NO. 0-0212-014
FILE 0212014CSM SHEET 1 OF 3
This instrument was drafted by: DSL

**STRONG
TOWNS**

BLACK FRIDAY PARKING MISSION
TOPICS PODCAST EVENTS
MEMBERSHIP

EXAMPLE ORDINANCES FOR REMOVING PARKING MINIMUMS

NOVEMBER 24, 2015
BY STRONG TOWNS

Here are some excerpts from municipal codes that demonstrate different ways to remove or decrease parking minimums. We hope these are helpful examples that you might be able to utilize in your own towns:

From the Borough of Phoenixville, PA

[Ord. 2227, 12-10-2013]

1.

Off-street parking shall be provided to meet the demand for the proposed land use. The applicant shall calculate this demand based on accepted standards, such as published in the Institute of Transportation Engineer's Parking Generation Reports. Mixed-use projects shall provide parking according to a shared parking analysis that projects parking needs based on the peak hour of parking demand. For example, a building with first-floor retail and office space and upper-floor residential will be able to adjust total parking demand to address the fact that peak residential parking demand will occur in the evening, while peak office parking demand will occur during the day. This analysis shall be based on accepted methodologies, such as the Urban Land Institute Shared Parking Study.

[Amended by Ord. 2235, 7/8/2014]

2.

Mixed-use projects shall provide parking according to a shared parking analysis that projects parking needs based on the peak hour of parking demand. For example, a building with first-floor retail and office space and upper-floor residential will be able to adjust total parking demand to address the fact that peak residential parking demand will occur in the evening, while peak office parking demand will occur during the day. This analysis shall be based on accepted methodologies, such as the Urban Land Institute Shared Parking Study.

3.

The parking demand projections and methodologies shall be subject to approval by the Borough.

4.

Town Center Zoning District. Parking is not required for buildings fronting Main Street, Gay Street, and Bridge Street east of Church Street.

[Added by Ord. 2235, 7/8/2014]

Read about [how Phoenixville got rid of its parking minimums](#) here.

This is a list of [decreased parking requirements from the town of Decatur, GA](#):

7.1.3. Off-Street Parking Requirements

| Use | Parking Space Ratio |
|-----------------------------------|---------------------|
| Single-Family Dwellings, detached | 1 per dwelling unit |
| Single-Family Dwellings, attached | 1 per dwelling unit |
| Two-Family Dwellings | 1 per dwelling unit |

Example Ordinances for Removing Parking Minimums — Strong Towns

| | |
|---|--|
| Multiple-Family Dwellings, in General | 1 per dwelling unit |
| Multiple-Family Dwellings, (RM-43 Districts) | 1 per dwelling unit, max.2 per dwelling unit |
| All dwellings in C-2 | 1 per dwelling unit* |
| Rooming, Lodging and Boarding Houses | 1per each 2 bedrooms |
| Personal Care Homes | 1 per each 2 beds |
| Places of Worship | 1 per each 8 seats in the sanctuary or meeting room where seating is fixed or 1 per 50 square feet of gross floor area of sanctuary or meeting room where seating is not fixed |
| Schools, Public or Private, Elementary and Middle | 2 per classroom, plus 1 space per each 8 seats in auditorium or assembly area where seating is fixed or 1 per 50 square feet of gross floor area of auditorium or assembly area where seating is not fixed |
| Hotels, Motels, Tourist Homes | 0.75 space per guestroom |
| Conference and Meeting Facilities, Place of Lodging | 1 space per 40 square feet of floor area of largest assembly room where seating is not fixed |
| Fraternity and Sorority Houses | 1 per bed |
| Homes for the Elderly | 1 per 2½ dwelling units |
| Clubs, Social Organizations and Fraternal Lodges | 1 per 100 square feet of gross floor area |
| Government, Office, Retail, Service Establishment, Restaurant, Nightclubs and Similar Commercial Uses | Min. 1 per 500 square feet of gross floor and max. 1 per 200 square feet of gross floor area |
| Theaters, Auditoriums, Funeral Homes, Community Centers and Other Places of Assembly | 1 per each 4 seats where seating is fixed; 1 per 25 square feet of gross floor area of assembly area where seating is not fixed |
| Nursery Schools, Kindergartens, Day Care Centers | 2 per classroom |
| Hospitals, Sanitariums, Nursing Homes, Convalescent Homes, and Similar Uses | 1 per 2 beds |
| Bowling Alleys | 5 per alley |
| Manufacturing, Warehousing, and Storage Facilities, Distribution Centers; Wholesale Facilities | 1 per 600 square feet of gross floor area |
| Vehicle Repair Garages, Paint and Body Shops, Welding Shops, and Similar Establishments | 1 per 200 square feet of gross floor area |
| Vehicle Service Stations | 3 per service bay |
| All Commercial Zoning Districts (NMU, C-1, C-2, and C-3) | 1 bicycle parking space shall be provided for every 20 automobile parking spaces, min. 2 bicycle parking spaces per site max. 30 bicycle parking spaces per site |

*Special exceptions to the minimum off-street parking requirements may be approved

Read about [how Decatur lowered its parking minimums](#) here.

HEAD OVER TO OUR [DISCUSSION FORUM](#) TO GET IDEAS AND ADVICE FOR SOLVING PARKING ISSUES IN YOUR COMMUNITY.

RELATED POSTS:

