



Village of Bellevue Board of Trustees
MEETING AGENDA
April 28, 2021 6:30 P.M.

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Notice is hereby given that the Bellevue Village Board may take action on any item listed within this agenda.

Village Board

Steve Soukup, President
Adam Gauthier, Trustee
Dave Kaster, Trustee
Tom Katers, Trustee
John Sinkler, Trustee

Administration

Diane Wessel,
Village Administrator

Karen Simons,
Director
Finance/Clerk-Treasurer

Andrew Vissers,
Director
Community Development

Adam Waszak,
Director Parks,
Recreation and Forestry

David Litton,
Fire Chief

Trevor Bilgo,
Directed Enforcement
Officer II

Vacant,
Director Public Works

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. APPROVE/AMEND AGENDA

1. Move item P-1 (TID 1 - Parcel B-105-1, B-105-2, B-104-4, and B-279) to precede item K-1 (Access Points)

E. CONSENT AGENDA

1. Approval of the Bills
2. Approval of the Village Board Minutes:
 - a. Regular Meeting - 4/14/2021
3. Approval of the Committee/Commission Minutes:
 - a. Park Commission – 2/8/2021
4. Wisconsin DNR Recreational Trails Program Grant (Resolution No. V-24-2021)
5. Operators Licenses
6. Committee/Commission/Board Appointments/Re-Appointments

All items listed under "Consent Agenda" are considered to be routine and/or non-controversial by the Village Board and will be approved by one motion. There will be no separate discussion. If discussion is desired by members, that item will be removed from the consent agenda and discussed separately immediately after consent agenda approval.

F. PUBLIC HEARINGS:

1. PDD 2021-0007 - Conduct a Public Hearing to Consider/Discuss/Act on the request by Ryan Van Straten, Alliance Management, Applicant, on behalf of Robert & Erin Hoekstra, owner, to establish a Final Planned Development District (PDD) for a mixture of a 138-unit addition to the Crystal Lake Apartment Development and Single-Family Residential Lots located on the north side of Hoffman Road (County Highway XX), approximately 430 feet west of Bellevue Street (County Highway XX), Parcels B-296 & B-300 (Ordinance No. O-2021-07).

G. PUBLIC COMMENT: The public is encouraged to provide comments in advance of the Meeting by sending them to the Administrator, 2828 Allouez Ave Green Bay, WI 54311, or email at dwessel@villageofbellevue.org. Comments must include the commentator's name and address for the record. Public comments must be limited to items NOT on the agenda; Comments will be limited to one page in length and will be read during the public comment period. The Board's role is to listen and not discuss/debate comments nor take action of those comments at the Meeting

Our Values

- Dedication
- Quality
- Innovation
- Responsive
- Accountability
- Integrity
- Leadership

H. PRESENTATIONS:

1. Citizen's Academy Graduation
2. Congressperson Mike Gallagher

I. COMMUNICATIONS: NONE

J. BROWN COUNTY REPORT

K. OLD BUSINESS:

1. Discussion/Possible Action: Access Points To Parcels B-2541, B-2542 & B-279 within Tax Incremental Finance District No. 1 (TID #1)

L. NEW BUSINESS:

1. Discussion/Possible Action: Possible Land Dedication in Lieu Of Impact Fees
2. Discussion/Possible Action: Buildings and Grounds Maintenance Position
3. Discussion/Possible Action: VOM Purchase – Used 2017 Bellevue Squad SUV

M. STAFF REPORTS

N. BOARD COMMENTS

O. MATTERS TO BE PLACED ON NEXT AGENDA

P. CLOSED SESSION:

1. TID 1 - Per Wisconsin State Statutes 19.85(1)(e), the Board may move to Closed Session when deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

Q. ADJOURNMENT

NEXT REGULAR MEETING: WEDNESDAY – MAY 12, 2021

*Posted and notified: April 23, 2021
Karen M. Simons, Director of Finance /Clerk-Treasurer, Village of Bellevue*

Any person wishing to attend who, because of disability or stay at home order, requires special accommodations should contact the Clerk/Treasurer at (920) 468-5225, 2828 Allouez Avenue, at least 48 hours prior to the Meeting so arrangements can be made. Attachments or other documents referenced in this agenda are available for view or copying at the Bellevue Village Office, 2828 Allouez Avenue, during normal business hours; on the Village website; or by contacting the Clerk/Treasurer at (920) 468-5225.



MEMORANDUM

Date: April 22, 2021

To: Diane Wessel, Village Administrator
Cc: Village Board
Fm: Adam Waszak, Director of Parks Recreation & Forestry
Re: **STAFF REPORT ON 4/14/2021 VOUCHER CONCERNS**

BACKGROUND INFORMATION

At the April 14th meeting of the Village Board of Trustees, there was confusion with (2) purchase include don the voucher list. Because no representative from the Department of Public Works was present, the (2) checks were placed on hold. Below is a detailed description of the (2) purchase; provided by Eric Woodke, Streets Superintendent.

Valley Equipment, Inc (check # 60647): PM in Scissors Lift

This purchase if for preventative maintenance on the Village's forklift. There was an apparent error with the description that was included on the voucher list. \$196.56

Wisconsin Aerial Lift Service LLC (check #60650): Annual Inspection of Lift, Controller Replaced, Labor/Travel.

This purchase is for the annual inspection of the Village's scissors lift. Upon inspection the service technician replaced the controller joystick for the lift, which had been documented by field staff to not be working properly. \$601.25.

REQUESTED MOTION

"Motion to APPROVE checks # 60647 & #60650.

ATTACHMENTS

- Voucher List 4/28/2021

Report Criteria:

Report type: GL detail

[Report].Check Number = 14873-14885,60647,60650,60652-60685

Payee	Description	Invoice GL Account	Check Number	Amount
BUBRICK'S COMPLETE OFFICE OF WI INC				
BUBRICK'S COMPLETE OFFICE OF WI INC	Certificate Paper (Citizens Acadmey)	100-51100-390-00	14873	10.42
Total BUBRICK'S COMPLETE OFFICE OF WI INC:				10.42
BUTCH'S CURB & LANDSCAPING LLC				
BUTCH'S CURB & LANDSCAPING LLC	Ash Tree Stump Grinding	100-56910-290-00	14874	2,500.00
Total BUTCH'S CURB & LANDSCAPING LLC:				2,500.00
CAMERA CORNER INC				
CAMERA CORNER INC	IT Contract Hours	100-51450-290-00	14875	10,000.00
Total CAMERA CORNER INC:				10,000.00
DEDICATED REPAIR INC				
DEDICATED REPAIR INC	#36 Truck repair (brake chamber leak)	290-53316-352-00	14876	159.31
DEDICATED REPAIR INC	#58 Sewer Jetter repair (water pump leak)	290-53314-352-00	14876	447.03
Total DEDICATED REPAIR INC:				606.34
EZ GLIDE GARAGE DOORS AND OPENERS				
EZ GLIDE GARAGE DOORS AND OPENERS	Garage Door Reset Replacement - 2828	100-51600-351-00	14877	180.60
Total EZ GLIDE GARAGE DOORS AND OPENERS:				180.60
FAIR MARKET ASSESSMENTS LLC				
FAIR MARKET ASSESSMENTS LLC	Assessor Services for April	100-51530-290-00	14878	3,350.00
Total FAIR MARKET ASSESSMENTS LLC:				3,350.00
FOX SPECIALTY CO LLC				
FOX SPECIALTY CO LLC	Park Shelter Custodial Supplies	100-55200-350-00	14879	395.89
Total FOX SPECIALTY CO LLC:				395.89
GREAT LAKES TV-SEAL INC				
GREAT LAKES TV-SEAL INC	2021 Sanitary Sewer Pipe Inspection	700-58310-290-00	14880	4,214.79
Total GREAT LAKES TV-SEAL INC:				4,214.79
GREEN BAY, CITY OF				
GREEN BAY, CITY OF	2nd Qtr Fire Dept Services	100-52200-290-00	14881	294,803.30
GREEN BAY, CITY OF	Bus Service for March	100-53520-000-00	14881	37,950.74
GREEN BAY, CITY OF	Bus Service for March	100-43790	14881	25,641.34-
GREEN BAY, CITY OF	Bus Service for February	100-53520-000-00	14881	37,950.74
GREEN BAY, CITY OF	Bus Service for February	100-43790	14881	25,641.34-
Total GREEN BAY, CITY OF:				319,422.10
HYDROCLEAN EQUIPMENT INC				
HYDROCLEAN EQUIPMENT INC	Pressure Washer Swivel Replacement - 3100	100-51600-351-00	14882	60.80

Payee	Description	Invoice GL Account	Check Number	Amount
Total HYDROCLEAN EQUIPMENT INC:				60.80
PRO ONE JANITORIAL INC				
PRO ONE JANITORIAL INC	Additional Cleaning 4/4	100-51600-290-00	14883	75.00
Total PRO ONE JANITORIAL INC:				75.00
TDS TELECOM				
TDS TELECOM	Telephone charges 920-468-1756 (Apr)	100-51450-223-00	14884	199.20
TDS TELECOM	Telephone charges 920-884-1080 (Apr)	100-51450-223-00	14884	1,875.89
Total TDS TELECOM:				2,075.09
USA BLUEBOOK				
USA BLUEBOOK	Locate flags - Storm Sewer	620-53441-340-00	14885	161.22
Total USA BLUEBOOK:				161.22
VALLEY EQUIPMENT INC				
VALLEY EQUIPMENT INC	PM on Scissor Lift	290-53314-352-00	60647	196.56
Total VALLEY EQUIPMENT INC:				196.56
WISCONSIN AERIAL LIFT SERVICE LLC				
WISCONSIN AERIAL LIFT SERVICE LLC	Annual inspection of Lift; controller replaced; labor/travel	290-53314-352-00	60650	601.25
Total WISCONSIN AERIAL LIFT SERVICE LLC:				601.25
GANDRUD CHEVROLET INC				
GANDRUD CHEVROLET INC	2021 Dodge Police Durango AWD	100-52100-810-00	60652	33,825.50
Total GANDRUD CHEVROLET INC:				33,825.50
CARDMEMBER SERVICE				
CARDMEMBER SERVICE	SSL Certificate for TIPSS Web Server	100-51450-224-00	60653	149.98
CARDMEMBER SERVICE	(2) License plate suspensions	100-51200-210-00	60653	61.20
CARDMEMBER SERVICE	Labels	100-55200-340-00	60653	27.42
CARDMEMBER SERVICE	ISA Membership Dues - T Schiesser	620-56910-290-00	60653	321.37
CARDMEMBER SERVICE	Park maint. supplies	100-55200-340-00	60653	36.30
CARDMEMBER SERVICE	Replacement pole saw blades	620-56910-290-00	60653	104.06
CARDMEMBER SERVICE	Card stock for signs	100-55200-340-00	60653	30.31
CARDMEMBER SERVICE	Forestry supplies	100-56910-340-00	60653	63.37
CARDMEMBER SERVICE	Totes for storage	100-55200-340-00	60653	90.22
CARDMEMBER SERVICE	(4) Overload heaters for Lift Stations	700-58320-340-00	60653	96.47
CARDMEMBER SERVICE	Easter Egg Bonanza supplies	100-55300-340-00	60653	363.10
CARDMEMBER SERVICE	WPRA Webinar for CEU's	100-55100-331-00	60653	25.00
CARDMEMBER SERVICE	Dance costume	100-55300-340-00	60653	88.90
CARDMEMBER SERVICE	Dance costume returns/exchanges	100-55300-340-00	60653	21.82
CARDMEMBER SERVICE	Art Series supplies	100-55300-340-00	60653	50.18
CARDMEMBER SERVICE	Before School Program supplies	100-55300-340-00	60653	333.77
CARDMEMBER SERVICE	Background check - Administrative Assistant	100-51410-290-00	60653	7.00
Total CARDMEMBER SERVICE:				1,870.47
CARDMEMBER SERVICE				
CARDMEMBER SERVICE	Community Event supplies	100-55300-340-00	60654	377.69
CARDMEMBER SERVICE	Easter Egg Bonanza costume cleaning	100-55300-340-00	60654	146.67

Payee	Description	Invoice GL Account	Check Number	Amount
Total CARDMEMBER SERVICE:				524.36
AFLAC				
AFLAC	AFLAC PRE TAX Pay Period: 4/4/2021	100-21531-000-00	60655	108.40
AFLAC	AFLAC PRE TAX Pay Period: 4/18/2021	100-21531-000-00	60655	108.40
Total AFLAC:				216.80
DENMARK STATE BANK				
DENMARK STATE BANK	CHRISTMAS CLUB Pay Period: 4/4/2021	100-21560-000-00	60656	310.00
DENMARK STATE BANK	CHRISTMAS CLUB Pay Period: 4/18/2021	100-21560-000-00	60656	310.00
Total DENMARK STATE BANK:				620.00
GREAT WEST				
GREAT WEST	DEFERRED COMP-WDC-ROTH Pay Period: 4/18/2021	100-21520-000-00	60657	175.00
GREAT WEST	DEFERRED COMP-WDC-ROTH Pay Period: 4/18/2021	100-21522-000-00	60657	175.00
GREAT WEST	DEFERRED COMP-WDC Pay Period: 4/18/2021	100-21522-000-00	60657	1,373.00
Total GREAT WEST:				1,723.00
TIME WARNER CABLE				
TIME WARNER CABLE	Internet Service (Apr) - 3100 Eaton	100-51450-224-00	60658	219.98
Total TIME WARNER CABLE:				219.98
U S BANCORP EQUIPMENT FINANCE INC				
U S BANCORP EQUIPMENT FINANCE INC	Monthly lease Konica C654 Copier (Apr)	100-51410-290-00	60659	85.28
Total U S BANCORP EQUIPMENT FINANCE INC:				85.28
WINDSTREAM HOLDINGS INC				
WINDSTREAM HOLDINGS INC	Telephone charges (Apr) - 1811 Allouez	100-51450-223-00	60660	88.89
Total WINDSTREAM HOLDINGS INC:				88.89
AMERICAN CONSERVATION & BILLING SOLUTION				
AMERICAN CONSERVATION & BILLING SOL	Aqua Hawk Services for 5/01 to 6/01/2021	600-59230-212-00	60661	260.00
Total AMERICAN CONSERVATION & BILLING SOLUTION:				260.00
AT & T				
AT & T	Sensus Meter Internet Connection 04/09/21-05/08/21	600-59030-224-00	60662	74.90
Total AT & T:				74.90
BODENSTEINER-BROWN, SARA				
BODENSTEINER-BROWN, SARA	Refund reg. fee - Jewelry Making Class canceled	100-46740	60663	20.00
Total BODENSTEINER-BROWN, SARA:				20.00
BROWN COUNTY SHERIFF'S DEPT				
BROWN COUNTY SHERIFF'S DEPT	Overtime charges - 1st Qtr Police Services	100-52100-210-00	60664	2,140.74
Total BROWN COUNTY SHERIFF'S DEPT:				2,140.74

Payee	Description	Invoice GL Account	Check Number	Amount
CANIZALES, KARLA CANIZALES, KARLA	Overpayment on (3) Citations	100-45100	60665	118.80
Total CANIZALES, KARLA:				118.80
CONCRETE INDUSTRIES INC CONCRETE INDUSTRIES INC	Joint Sealant	620-53441-357-00	60666	1,748.00
Total CONCRETE INDUSTRIES INC:				1,748.00
CONWAY OLEJNICZAK & JERRY SC CONWAY OLEJNICZAK & JERRY SC	Professional Services for March	100-51391-210-00	60667	814.00
Total CONWAY OLEJNICZAK & JERRY SC:				814.00
COUNTY RESCUE SERVICES INC COUNTY RESCUE SERVICES INC	Rescue Services for April	100-52300-290-00	60668	5,833.33
Total COUNTY RESCUE SERVICES INC:				5,833.33
DE PERE, CITY OF DE PERE, CITY OF	18,106 Gallons of brine	100-53130-354-00	60669	4,580.82
Total DE PERE, CITY OF:				4,580.82
DESTREE, ABIGAIL DESTREE, ABIGAIL	Refund reg. fee - Summer Camp	100-46740	60670	757.60
Total DESTREE, ABIGAIL:				757.60
FERGUSON WATERWORKS FERGUSON WATERWORKS	Repair storm sewer structures on Allouez Ave	620-53441-357-00	60671	1,260.36
Total FERGUSON WATERWORKS:				1,260.36
GREEN BAY SCHOOL DISTRICT GREEN BAY SCHOOL DISTRICT GREEN BAY SCHOOL DISTRICT	Mobile Home Taxes for March Lottery Credit Settlement	100-24600-000-00 100-24600-000-00	60672 60672	8,725.46 39,314.30
Total GREEN BAY SCHOOL DISTRICT:				48,039.76
GREEN BAY WATER UTILITY GREEN BAY WATER UTILITY GREEN BAY WATER UTILITY GREEN BAY WATER UTILITY GREEN BAY WATER UTILITY	Billing Services for April Billing Services for April Billing Services for April Billing Services for April	250-53635-290-00 700-58500-290-00 620-51411-290-00 600-59230-290-00	60673 60673 60673 60673	1,277.63 2,555.25 1,277.62 5,110.50
Total GREEN BAY WATER UTILITY:				10,221.00
MAMMOTH CONSTRUCTION LLC MAMMOTH CONSTRUCTION LLC	Replace water service curb to main-1852 Blue Spruce Ct	600-56750-357-00	60674	3,962.50
Total MAMMOTH CONSTRUCTION LLC:				3,962.50
MENARDS INC MENARDS INC MENARDS INC MENARDS INC	Light sensor replacement - Willow Creek women's restroom Light ballast & bulbs - 2828 Vault Plumbing repairs - Josten	100-55200-351-00 100-51600-351-00 100-55200-351-00	60675 60675 60675	17.97 20.97 60.62

Payee	Description	Invoice GL Account	Check Number	Amount
MENARDS INC	Plumbing repairs - Willow Creek	100-55200-351-00	60675	47.98
Total MENARDS INC:				147.54
MIDWEST WORKWEAR LLC				
MIDWEST WORKWEAR LLC	DPW - 7 Hi-Vis T Shirts (Uniform Budget)	100-53311-135-00	60676	75.53
MIDWEST WORKWEAR LLC	5 Class 3 Hi Vis Safety Vests	100-53311-135-00	60676	81.65
Total MIDWEST WORKWEAR LLC:				157.18
MONROE TRUCK EQUIPMENT INC				
MONROE TRUCK EQUIPMENT INC	Repair tarp on 2011 Western Star	290-53316-352-00	60677	157.89
Total MONROE TRUCK EQUIPMENT INC:				157.89
PACE ANALYTICAL SERVICES INC				
PACE ANALYTICAL SERVICES INC	Distribution Bacti Samples	600-56420-290-00	60678	120.00
PACE ANALYTICAL SERVICES INC	Distribution Bacti Samples	600-56420-290-00	60678	120.00
PACE ANALYTICAL SERVICES INC	TTHM/HAA5 Testing	600-56420-290-00	60678	735.00
Total PACE ANALYTICAL SERVICES INC:				975.00
ROLOFF, JES				
ROLOFF, JES	Refund reg. fee - Jewelry Making canceled	100-46740	60679	20.00
Total ROLOFF, JES:				20.00
TANYA R CPR LLC				
TANYA R CPR LLC	2021 Spring Babysitter Class	100-55300-290-00	60680	1,080.00
Total TANYA R CPR LLC:				1,080.00
TASC				
TASC	COBRA Billing - March	100-51410-291-00	60681	25.00
Total TASC:				25.00
UMENTUM, MELISSA				
UMENTUM, MELISSA	Overpayment on final utility bill - 3134 Manitowoc Rd	600-11005-000-00	60682	9.17
Total UMENTUM, MELISSA:				9.17
VANDENHEUVEL, MICHAEL L				
VANDENHEUVEL, MICHAEL L	Partial refund on Ag Lease	100-48200	60683	100.00
Total VANDENHEUVEL, MICHAEL L:				100.00
WISCONSIN MEDIA				
WISCONSIN MEDIA	Publications	100-51420-321-00	60684	205.01
WISCONSIN MEDIA	Publications - Street Tree Planting Bid	410-53315-820-94	60684	38.77
WISCONSIN MEDIA	Publications - Manitowoc Rd Special Assessments	410-53315-820-94	60684	31.60
Total WISCONSIN MEDIA:				275.38
POWER ENGINEERS INC				
POWER ENGINEERS INC	CityWorks Support 2021	700-58500-290-00	60685	3,625.00
POWER ENGINEERS INC	CityWorks Support 2021	620-51411-215-00	60685	3,625.00
POWER ENGINEERS INC	CityWorks Support 2021	600-59230-290-00	60685	3,625.00

Payee	Description	Invoice GL Account	Check Number	Amount
POWER ENGINEERS INC	CityWorks Support 2021	290-53311-290-00	60685	725.00
POWER ENGINEERS INC	CityWorks Support 2021	100-53315-215-00	60685	1,450.00
POWER ENGINEERS INC	CityWorks Support 2021	100-51600-290-00	60685	435.00
POWER ENGINEERS INC	CityWorks Support 2021	100-55200-290-00	60685	580.00
POWER ENGINEERS INC	CityWorks Support 2021	620-56910-290-00	60685	435.00
Total POWER ENGINEERS INC:				14,500.00
Grand Totals:				480,303.31

Report Criteria:

Report type: GL detail

[Report].Check Number = 14873-14885,60647,60650,60652-60685

**REGULAR MEETING OF THE
BELLEVUE BOARD OF TRUSTEES
April 14, 2021 – 6:30 P.M.**

A. CALL TO ORDER

The April 14, 2021 regular meeting of the Bellevue Village Board was called to order at 6:30 p.m. by President Steve Soukup.

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

Roll Call taken as follows:

Present: Soukup, Gauthier, Kaster, Katers

Excused: Sinkler

Also Present: Diane Wessel, Karen Simons, Andrew Vissers, Adam Waszak, Trevor Bilgo, Thad Majkowski, Ben Andrews, Other Interested Parties
Public Count: 16

D. AGENDA/AMEND AGENDA

Motion made by Kaster, seconded by Katers to approve the agenda as presented.
MOTION UNANIMOUSLY APPROVED

E. CONSENT AGENDA

1. Approval of the Bills

Trustee Kaster questioned the following:

- Invoice #22651 from Midwest Workwear for Public Works Department uniforms - Check #60626. It was explained that Public Works has a clothing allowance for safety uniforms for the purpose of uniformity and professionalism. All uniforms were purchased at the same time and within the existing budget. When asked the differences in the uniforms, it was noted there has been a change to wearing shorts and that new uniforms will have safety reflection to meet higher safety standards.
- Check #60641 in the amount of \$850 to TNT Signature Glass related to a John Deere Tractor. It was explained that this tractor is used to mow right-of-ways and has been in the fleet for several years. Karen Simons explained the charge was for "special order window film".
- Check # 60647 to Valley Equipment and Check # 60650 to Wisconsin Aerial Lift Service – Maintenance check on scissors lift/aerial lift repair and replacement. It was explained this charge was for annual inspection including replacement of the control panel. Although it was agreed there is a scissors lift, the aerial lift was in question. Simons agreed to put a hold on payment.
- President Soukup asked to abstain on Check # 60630.

VILLAGE OF BELLEVUE
REGULAR BI-MONTHLY MEETING
APRIL 14, 2021

Motion made by Katers, seconded by Gauthier to approve the bills dated March 25th through April 16th in the amount of \$742,614.50 with an abstention (Soukup) on # 60630 and a hold on #60647 and #60650.
Ayes: Gauthier, Kaster, Katers, Soukup
Abstain: Soukup on Check #60630 payable to New Documents
MOTION APPROVED

2. Approval of the Village Board Minutes:
 - a. Regular Meeting: 3/24/2021.
Motion made by Katers, seconded by Gauthier to approve the Regular Village Board Meeting Minutes of 3/24/2021.
MOTION UNANIMOUSLY APPROVED
3. Approval of the Committee/Commission Minutes:
 - a. Plan Commission – 3/16/2021
Motion made by Katers, seconded by Kaster to approve the 3/16/2021 Plan Commission Minutes.
MOTION UNANIMOUSLY APPROVED
4. Operator's Licenses
Motion made by Katers, seconded by Kaster to approve the following Operators' Licenses: Sue E. Johnson.
MOTION UNANIMOUSLY APPROVED
5. Engineer's Report
Motion made by Katers, seconded by Kaster to approve the Engineer's Report.
MOTION UNANIMOUSLY APPROVED
6. Temporary Class B License Application – Bellevue Lions Club
Motion made by Katers, seconded by Kaster to approve the Temporary Class B. License Application – Bellevue Lions Club.
MOTION UNANIMOUSLY APPROVED

F. PUBLIC HEARINGS

1. PDD 2021-0003 – Conduct a Public Hearing to Consider/Discuss/Act on the request by Scott Beckman, Urban Works Architecture, LLC, Petitioner, on behalf of Steve Ambrosius, DJS Property Investments, LLC, Owner, for approval of the creation of a Planned Development District (PDD) with the underlying Zoning District of B-2 – General Business District in order to deviate from the Business District Regulations and Physical Development Standards to allow construction of a senior housing facility located at 1780 Servant Way (Parcel B-55-6) (Ordinance No. O-2021-05).

Director of Finance/Clerk Treasurer, Karen Simons, read the Notice of Public Hearing, stating that a Public Hearing is to be held this date, 4-14-2021 for the purpose of hearing public comment on the following governmental action:

PDD 2021-0003 –A request by Scott Beckman, Urban Works Architecture, LLC, Petitioner, on behalf of Steve Ambrosius, DJS Property Investments, LLC, Owner, for approval of the creation of a Planned Development District (PDD) with the underlying Zoning District of B-2 – General Business District in order to deviate from the Business District Regulations and Physical Development Standards to allow construction of a senior housing facility located at 1780 Servant Way (Parcel B-55-6) (Ordinance No. O-2021-05).

Andrew Vissers, Community Director, explained that the proposed Planned Development District is being requested in order to deviate from certain aspects of the Zoning Ordinance to allow construction of a senior housing facility.

The subject property is generally located north of Eaton Road and west of Servant Way. The property is zoned B-2 – General Business District and contains approximately 2.072 acres. The applicant is proposing a 73,322 square foot senior living facility which will include a combination of memory care and assisted living apartments.

The memory care portion, located on the north side, will be a single story and include a total of 26 beds. The rest of the building will be three stories and include (29) 1-bedroom and (21) 2-bedroom assisted living apartments, along with common areas including a salon, kitchen, fitness center, and community lounge. Along Servant Way, a pick-up/drop-off loop will be provided to the front door of the facility. There is also a patio out front for the assisted living facility residents and a secure patio for the memory care patients located behind the building.

Parking will be located behind the building and include a total of 38 parking stalls. Per the Zoning Ordinance, convalescent homes, nursing homes, rest homes, institutions for the care of the aged and for children and sanitariums require 1 parking space for each 4 beds, plus 1 space for each two employees (other than doctors), plus 1 space for each doctor assigned to the staff. The applicant has indicated that they anticipate a maximum of 20 employees working at the same time. Since they provide transportation services to their residents and don't anticipate any assisted-living residents having cars, staff feels there is ample parking on site.

The applicant is requesting relief from the following regulations:

Chapter 500-600 Business Districts

The maximum height within the B-2 District is 35'

The applicant is proposing a building height of 38' in order to allow for higher ceilings and more natural light

A minimum of 30% greenspace is required within the B-2 District.

The applicant is proposing a total of 25% greenspace. The lot contains 2.072 acres or 90,256.32 square feet. At 30% the site would be required to have 27,076.89 square feet of greenspace, 25% would

require 22,564.08 square feet of greenspace. The difference between 25% and 30% is a total of 4,512.81 square feet.

Locating a parking lot in the rear of the building requires a longer access drive, thus impacting the amount of greenspace. Assuming the access drive on the south side of the building is approximately 252' long and 24' wide, the amount of greenspace lost is approximately 6,048 square feet. If the access drive were replaced with greenspace, the site would exceed 30% greenspace.

In addition, per the Zoning Ordinance, green areas reserved for stormwater management facilities may generally be counted towards greenspace calculations. In 2013, the Village acquired area for a stormwater pond that was constructed to benefit this parcel as well as the localized area within Bellevue. If that area was still attached to the proposed parcel, they would likely have had more than adequate greenspace area as the pond would have only been sized for the proposed use.

Where a side or rear lot line in a B-2 or B-3 District coincides with a side or rear lot line in any adjacent residential district, a yard shall be provided along such side or rear lot line not less than 15 feet in depth and shall contain landscaping and planting to provide an effective screen. Such screening shall consist of a landscaped area at least six feet side, planted with a mixture of deciduous and evergreen trees and shrubs and shall be an effective barrier.

The property to the north contains a Church and is zoned R-1 – Single Family Residential, thus requiring a 15-foot setback; the applicant is proposing a 10-foot setback. As this property is a Church and not a dwelling, staff is supportive of the setback reduction, but requests that the required 6-foot wide landscape area still be installed along the northern property line.

Chapter 506-1700 Physical Development Standards

For retail, office, commercial service, and institutional developments, a minimum of 20% of the structure's facades that are visible from a public street shall incorporate wall plane projections or recesses with a depth of at least six feet. No uninterrupted face shall extend more than 100 feet.

The applicant is requesting the requirement be waived in order to maintain a consistent floor plan throughout the building. The applicant has indicated that the affordability of the units is based on an efficient layout which cannot be achieved without consistency. The applicant believes projecting exterior walls would make the units less efficient and more costly to the residents and recessing them would make them unusable.

The applicant has indicated additional architectural features and varying building materials will be added to the building to create visual interest and help reduce the scale of the building. However, since this is a large building with long, flat facades, visible from the adjacent rights-of-way, staff is recommending that at least one protrusion, similar to the main entrance on the east elevation, also be incorporated on the north and south elevations, to include the variation in the roof line and different building materials.

In general, staff is in support of the request. The applicant intends to meet all other aspects of the Zoning Ordinance other than what has been requested as deviations. If additional deviations are found during the site plan review, the applicant has the ability to submit a PDD Amendment.

Plan Commission Recommendation:

The PDD request for the property located at 1780 Servant Way was brought before the Plan Commission to deviate from certain aspects of the Zoning Ordinance to allow construction of a senior housing facility. During the meeting, updated building elevations were presented to the Commission which included roofline and color variations. While the elevations don't necessarily meet the ordinance exactly, staff feels that the building generally meets the intent of the ordinance. Therefore, staff has removed the following two conditions:

“The building shall incorporate at least one protrusion on the north and south elevations, to include the variation in the roof line and different building materials.”

“Additional architectural features and varying building materials shall be added to create visual interest and reduce the apparent scale of the building.”

Staff has added a condition stating that the building elevations shall be consistent with those submitted as part of the PDD request.

Hearing Open to the Public

Jerry Froelich – 2825 Mayflower Road

Stated that he owns property across the street from this development.

Although agreeing with the development, expressed concern with parking.

Lucas Larson – 5455 Alberato Lane, Minneapolis, MN

Mr. Larson is the developer. He explained the research that is done before determining a site finding Bellevue to be the right site for this project. He addressed the ceiling height asking for feedback on this issue.

Hearing Closed to the Public

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Vissers addressed parking and building height finding no concern with the requested changes. When asked about visitor parking spots, Vissers explained visitor spaces will be available.

Trustee Gauthier had questions related to patio and greenspace areas. In addition, asked if there is any sort of canopy in the drop-off area. It was explained this area will be covered and extended to the curb line. Parking was also questioned with regard to truck traffic and a garbage area. It was explained there is a loading area with enclosures for users of the building. Trustee Kaster asked about deliveries and it was explained that driveways are 2 way with loading driveways are 24' wide.

Other requests discussed involved ceiling height, approximate elevation change, etc.

Motion made by Katers, seconded by Gauthier to approve PDD 2021-0003 –A request by Scott Beckman, Urban Works Architecture, LLC, Petitioner, on behalf of Steve Ambrosius, DJS Property Investments, LLC, Owner, for approval of the creation of a Planned Development District (PDD) with the underlying Zoning District of B-2 – General Business District in order to deviate from the Business District Regulations and Physical Development Standards to allow construction of a senior housing facility located at 1780 Servant Way (Parcel B-55-6) (Ordinance No. O-2021-05) per conditions:

1. Approval of the DRAFT PDD Ordinance.
2. Review and approval of a Site Plan in conformance with the PDD and Zoning Ordinance (including but not limited to lighting, landscaping, parking, stormwater management, grading & drainage, utilities, etc.)
3. The building height shall be a maximum of 38'.
4. The site shall provide a minimum of 25% greenspace.
5. A 5-foot-wide landscaped area planted with a mixture of deciduous and evergreen trees and shrubs shall be provided along the northern property line.
6. The building elevations shall be consistent with those submitted as part of the PDD request.

MOTION UNANIMOUSLY APPROVED

2. PDD 2021-0004 – Conduct a Public Hearing to Consider/Discuss/Act on the request by Victor Hoffman, Owner, for approval of the creation of a Planned Development District (PDD) rezoning the property from B-3 Intensive Business District and A-1 – Exclusive Agricultural District in order to create two lots, one containing the underlying zoning district of R-1 - Single Family Residential District and one containing B-3 - Intensive Business District with the additional allowed use of industrial outdoor storage containing deviations from certain aspects of the Zoning Ordinance including but not limited to surfacing and screening requirements on property located at 3311 Monroe Road (Parcel B-319-1) (Ordinance No. O-2021-06).

Director of Finance/Clerk Treasurer, Karen Simons, read the Notice of Public Hearing, stating that a Public Hearing is to be held this date,

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4-14-2021 for the purpose of hearing public comment on the following governmental action:

PDD 2021-0004 – A request by Victor Hoffman, Owner, for approval of the creation of a Planned Development District (PDD) rezoning the property from B-3 Intensive Business District and A-1 – Exclusive Agricultural District in order to create two lots, one containing the underlying zoning district of R-1 - Single Family Residential District and one containing B-3 - Intensive Business District with the additional allowed use of industrial outdoor storage containing deviations from certain aspects of the Zoning Ordinance including but not limited to surfacing and screening requirements on property located at 3311 Monroe Road (Parcel B-319-1) (Ordinance No. O-2021-06).

Mr. Vissers explained that the proposed Planned Development District being requested is in order to create two lots, one lot having an underlying zoning district of r-1 – Single Family Residential, and the other having an underlying zoning district of B-3 – Intensive Business District. This would allow a single-family home to be constructed on the R-1 lot and continued use of industrial outdoor storage on the B-3 lot, which would include deviations from certain aspects of the Zoning Ordinance.

The subject property located at 3311 Monroe Road (GV) is currently zoned B-3 – Intensive Business District and A-1 – Exclusive Agriculture District. The site consists of 5.981 acres and contains an existing residence, U-Haul Facility and outdoor storage.

The applicant is proposing a PDD in order to create two lots to allow construction of a new single-family home and expand the existing business. The lot containing the home would be two acres and have an underlying zoning district of R-1 – Single Family Residential and the other lot would have an underlying zoning district of B-3 – Intensive Business District. If approved, a Certified Survey Map (CSM) would need to be submitted for review and recorded prior to issuance of a building permit for the single-family home.

As part of the PDD request, the applicant is proposing to expand the use by adding approximately 14,790 square feet of gravel in the rear of the property as well as a new 8-foot tall, corrugated metal fence for additional outdoor storage. Per the B-3 District, outdoor storage is not a permitted use and all parking areas are required to be hard surfaced. Per the Physical Development Standards, corrugated metal fencing would not be allowed since it is industrial in nature and fencing within the B-3 District is required to be of high aesthetic quality.

While the use is existing and allowed to remain, expanding the use and other nonconforming characteristics of the property such as surfacing and fencing, increases the nonconformity. In addition, outdoor storage is an industrial use and the surrounding area is intended to develop as

commercial and mixed use/low density residential. Therefore, staff is not supportive of expanding the nonconforming use and believe it should continue subject to the nonconforming use standards within the Zoning Ordinance.

In general, staff is supportive of the request to create two lots in order to construct a single-family home. The applicant has indicated that once the home is constructed, the existing home on the B-3 lot will be converted to an office for the U-Haul business. Since a residence may only be located on a lot zoned B-3 if it's occupied by the owner/operator of the business, the home may not be rented out.

Furthermore, all required setbacks for residential and business districts shall be followed. Within the B-3 District, where a side or rear lot line in a B-3 District coincides with a side or rear lot line in any adjacent residential district, a yard shall contain landscaping and plantings to provide an effective screen. The landscaped area shall be at least 6 feet wide, planted with a mixture of deciduous and evergreen trees and shrubs in order to create an effective barrier. In addition, any new or existing parking area or driveway shall be setback a minimum of five feet from the side property line. The location of the property line on the CSM shall comply with all required setbacks for existing structures and driveways/ parking areas.

Should the expansion of the use be allowed, in order to minimize the impact of the use on adjacent land uses, staff recommends compliance with the Zoning Ordinance including, but not limited to, the upgrading of screening, surfacing, landscaping, and stormwater management for the existing and new areas. A site plan shall be submitted for review and approval in conformance with the PDD and Zoning Ordinance.

Plan Commission Recommendation

This request for the property located at 3311 Monroe Road was brought before the Plan Commission to allow creation of two lots, one which would have an underlying zoning district of R -1 – Single Family Residential and the other lot would have an underlying zoning district of B-3 – Intensive Business District. The creation of the R-1 lot would allow for construction of a single-family home and as proposed, the B-3 lot would permit the existing nonconforming use of industrial outdoor storage to become conforming within the district and allow for expansion of the facility, to include additional gravel area and corrugated metal fencing.

As indicated in Condition #3 in the staff report, staff's recommendation is that the expansion of the nonconforming use is not allowed and that the use shall be subject to the nonconforming use standards within the Zoning Ordinance.

The Plan Commission recommends that the expansion of the nonconforming use be allowed, with surfacing and fencing to match what is existing on site.

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If the expansion is approved by the Village Board, the ordinance will be revised to reflect the final decision.

Vissers stated that adjacent property owners were notified and have indicated they are not opposed to the outdoor storage, however, were concerned with regard to the landscape buffer, gravel, and screening.

If the Plan Commission recommendation is approved by the Village Board, "that the expansion of the nonconforming use be allowed, with surfacing and fencing to match what is existing on site", the PDD will need to be modified.

The conditions as included in the motion were highlighted and explained. It is also recommended that any setbacks for business and residential districts be followed.

Therefore, staff's recommendation is that the expansion of the nonconforming use not be allowed and that the use be subject to the nonconforming use standards within the Zoning Ordinance.

Hearing Open to the Public

Victor Hoffman – 3311 Monroe Road

Owner of the land under discussion. Clarified that land marked as 310' is actually only 200' and that out of that, 185' will be expanded with 15' to be used as a buffer. He also explained that the corrugated fencing installed in the 80's was approved at that time, opining to change the style for 185' would look "silly". He also disagreed with paving the 600' at the back of the property. It is unknown when the proposed multi-family to the northeast will be built as it will need road access.

Hearing Closed to the Public

President Soukup asked for clarification of the above numbers which was addressed by Mr. Vissers. The proposal by staff is to have the property in conformance as close as possible so it does not have an effect on development in other areas.

Trustee Kaster had questions related to the 400' adjacent to the property which Vissers explained as it relates to the R-1.

Soukup noted that the landowner/developer is surrounded by areas that have potential to grow, stating that his goal is to improve the property. For him to be required to pave 185' and change the fencing will cost him thousands of dollars. He questioned the condition which states "Expansion of the nonconforming use on the B-3 lot shall not be allowed. The use shall be subject to the nonconforming use standards within the Zoning Ordinance" (3).

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Trustee Katers stated he understands the owner's desire to split off the R-1 for a residence and is in agreement with that, however, finds expansion would be nonconforming and does not make sense. He agrees the area which is industrial should be paved and fencing updated.

Soukup stated he would like to give Mr. Hoffman the opportunity to expand his business.

Trustee Gauthier confirmed it was the same owner when this matter came before the Board 17 years ago. The property has been listed as a non-conforming use, indicating he is in approval of the R-1, however, feels the rest of the property should be brought into a conforming use.

Trustee Kaster confirmed that staff's recommendation agrees with the split to allow for R-1, however, does not agree with the expansion. Kaster asked if expansion would be allowed if a percentage of the current graveled area was the same square footage as the blacktop. Vissers agreed this was a possibility and up to the Board.

Trustee Katers confirmed the plan for the soil is to get rid of it slowly. Hoffman stated it will depend on demand with a plan to move it as soon as possible, quickly. Rather than paving the 185' in the back, he has intentions to improve it in the future, first needing to get lighting, storm drains/utilities in place.

Trustee Katers expressed concerns about future owners.

Victor Hoffman – Mr. Hoffman addressed the concerns, stating he understands that the B-3 light industrial in the 1980's was allowed but is not now. He is 61 years old, stating the fence has been maintained and he is not looking to spend the money on replacement as he will not be able to recover it. He plans to sell the pile of topsoil that he has and does not plan to replace it. He would like to upgrade the west side frontage to the road but sees no point in doing the backside which is not seen by the public except for those who use the storage.

Motion made by Gauthier, seconded by Katers to suspend the rules to allow interested parties to speak.

MOTION UNANIMOUSLY APPROVED

Jackie Krull – 2133 Palmer Court

Ms. Krull stated this is a "heavy" issue, noting if the PDD is approved, the expansion project will not move ahead. This is a long-term business owner, knowing that if the business expands, he must comply.

Motion made by Katers, seconded by Gauthier to return to regular order of business.

MOTION UNANIMOUSLY APPROVED

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President Soukup agreed there is a financial hardship to the property owner, both from the County and the Village.

Motion made by Kaster to amend the PDD that if the property is expanded that it be paved somewhere else on the premise (185" at the back).

This motion was not acceptable to staff. No second.

Motion made by Soukup, seconded by Kaster to approve PDD 2021-0004 – A request by Victor Hoffman, Owner, for approval of the creation of a Planned Development District (PDD) rezoning the property from B-3 Intensive Business District and A-1 – Exclusive Agricultural District in order to create two lots, one containing the underlying zoning district of R-1 Single Family Residential District and one containing B-3 - Intensive Business District with the additional allowed use of industrial outdoor storage containing deviations from certain aspects of the Zoning Ordinance including but not limited to surfacing and screening requirements on property located at 3311 Monroe Road (Parcel B-319-1) subject to the following conditions, except for #3.

1. Approval of the DRAFT PDD Ordinance.
2. Submission and recording of a Certified Survey Map (CSM) prior to issuance of a building permit for the single-family home.
3. Expansion of the nonconforming use on the B-3 lot shall not be allowed. The use shall be subject to the nonconforming use standards within the Zoning Ordinance.
4. Outdoor storage shall not be allowed on the R-1 lot.
5. On the B-3 lot, all outdoor storage shall be fully screened by a solid enclosure in compliance with the Zoning Ordinance.
6. The house on the proposed B-3 lot may remain but cannot be rented out. All required setbacks for business and residential districts shall be followed.
7. All required setbacks for business and residential districts shall be followed.

Ayes: Soukup, Kaster

Nays: Katers, Gauthier

MOTION FAILS

Motion made by Gauthier, seconded by Katers to approve PDD 2021-0004 – A request by Victor Hoffman, Owner, for approval of the creation of a Planned Development District (PDD) rezoning the property from B-3 Intensive Business District and A-1 – Exclusive Agricultural District in order to create two lots, one containing the underlying zoning district of R-1 Single Family Residential District and one containing B-3 - Intensive Business District with the additional allowed use of industrial outdoor storage containing deviations from certain aspects of the Zoning Ordinance including but not limited to surfacing and screening requirements on property located at 3311 Monroe Road (Parcel B-319-1) subject to the following conditions per staff recommendation.

1. Approval of the DRAFT PDD Ordinance.

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2. Submission and recording of a Certified Survey Map (CSM) prior to issuance of a building permit for the single-family home.
3. Expansion of the nonconforming use on the B-3 lot shall not be allowed. The use shall be subject to the nonconforming use standards within the Zoning Ordinance.
4. Outdoor storage shall not be allowed on the R-1 lot.
5. On the B-3 lot, all outdoor storage shall be fully screened by a solid enclosure in compliance with the Zoning Ordinance.
6. The house on the proposed B-3 lot may remain but cannot be rented out. All required setbacks for business and residential districts shall be followed.
7. All required setbacks for business and residential districts shall be followed.

Ayes: Gauthier, Katers, Kaster

Nays: Soukup

MOTION APPROVED 3-1

G. PUBLIC COMMENT

Ryan Fritz – 2121 Canyonland Drive, Bellevue

Mr. Fritz (per communication with Adm. Wessel) expressed concern with air quality and health of individuals in his neighborhood and the Village due to the use of outside fire pits. He indicated that the American Lung Association recommends that if there is wood smoke outdoors, to stay inside, keep windows closed, and avoid outdoor exercise. He is asking the Village Board to consider a resolution including:

1. To educate the public about the dangers of wood smoke, the materials that cannot be burned, and the reasons why.
2. Expand options for yard waste pickup.
3. Ban solid fuel burning in neighborhoods.

H. PRESENTATIONS - None

I. COMMUNICATIONS – None

J. BROWN COUNTY REPORT

Dave Kaster had no report at this time.

K. OLD BUSINESS - None

L. NEW BUSINESS

1. Discussion/Possible Action: Resolution Awarding the Sale of \$8,595,000 General Obligation Corporate Purpose Bonds, Series 2021A; providing the form of the Bonds, and Levying a Tax in Connection Therewith. (Resolution No. V-19-2021)

Todd Taves addressed this matter remotely, stating that three four-year bonds were received, with the winning bid from Piper Sandler, Minneapolis, MN, with an interest rate of 1.3067%. Bids were tightly grouped, indicating that all three firms had a common view of pricing. In terms of bond size, the Board last month authorized issuance up to \$8,595,000. The actual amount

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of bonds to be issued is \$8,125,000. An updated Resolution with these specific details will be forwarded to the Village. Taves stated that the Village will receive the same amount of money for projects, and the same amount needed to refinance prior debt. The reason the bond size reduction is two-fold, one being that a substantial reoffering premium was received, meaning that the winning bidder is paying more than the face value of the bonds with a credit transaction of \$411,000. Secondly, there is an allowance provided for discount, which is what the underwriter can take for their compensation in the transaction. This is typically less than what is allowed and was the case here in the amount of approximately \$259,000. These two figures allowed for the \$470,000 reduction in the bond size.

In terms of impact on the debt service there was water, sewer, and streets, the 2013 A-bonds were refinanced, and State Trust Fund Loan that paid for TID projects. The debt service was expected to be about \$9,330,000 and in actuality it was \$9,295,000 or \$35,000 better than forecasted a month ago.

Taves explained it does seem unusual that the street projects are actually more, with the refinancing considerably less. This is the result of taking some of the premium usually required to put into the debt service fund for the streets project, however, it was moved to the refinancing since both of these purposes are paid by the tax levy and not from special assessments, allowing the bond size to be minimized.

In terms of refinancing specifically, about \$22,000 was anticipated in savings for TID 2, however, final savings were about \$5,000 better. This is due to application of the premium which shows a savings of \$178,000 for the 2013A, however, if considering the transfer premium amount, it was closer to \$30,000. The savings in total was \$35,919 more than the estimate.

Taves added that the AA2 Moody's rating was affirmed through this process.

At the request of Trustee Kaster, Mr. Taves explained why the bidder would pay more than face value.

Motion made by Gauthier, seconded by Katers to approve Resolution No. V-19-2021 - Awarding the Sale of \$8,125,000 General Obligation Corporate Purpose Bonds, Series 2021A; providing the form of the Bonds, and Levying a Tax in Connection Therewith.

MOTION APPROVED UNANIMOUSLY

RESOLUTION NO. V-19-2021
RESOLUTION AWARDED THE SALE OF \$8,125,000
GENERAL OBLIGATION CORPORATE PURPOSE
BONDS, SERIES 2021A; PROVIDING THE FORM OF THE BONDS;
AND LEVYING A TAX IN CONNECTION THEREWITH

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WHEREAS, on March 10, 2021, the Village Board of the Village of Bellevue, Brown County, Wisconsin (the "Village") adopted four initial resolutions (the "Initial Resolutions") authorizing the issuance of general obligation bonds in an aggregate amount not to exceed \$8,595,000 for the purpose of paying the cost of capital improvement projects and refunding outstanding debt, to wit: \$775,000 to pay for the costs of water system improvements, \$2,400,000 to pay for the costs of sewer system improvements, \$1,845,000 to pay for the costs of street improvements (hereinafter collectively referred to as the "Project") and \$3,575,000 to refund the Village's \$4,710,000 General Obligation Street Improvements and Refunding Bonds, Series 2013A dated April 11, 2013 (the "2013 Bonds") and \$1,200,000 State Trust Fund Loan dated November 21, 2017 (the "2017 STF Loan") (hereinafter collectively referred to as the "Refunding").

WHEREAS, pursuant to the Initial Resolutions, the Director of Finance (in consultation with the Village's financial advisor) caused an Official Notice of Sale to be distributed, offering the aforesaid general obligation bonds for public sale on April 14, 2021;

WHEREAS, the Village Board hereby finds and determines that the general obligation bond issues heretofore authorized shall be combined, issued and sold as a single issue of general obligation corporate purpose bonds in the aggregate principal amount of \$8,125,000;

WHEREAS, sealed bid proposals were received as summarized on Exhibit C attached hereto; and

WHEREAS, it has been determined that the bid proposal (the "Proposal") submitted by Piper Sandler & Co., Minneapolis, Minnesota, fully complies with the bid requirements set forth in the Official Notice of Sale and is deemed to be the most advantageous to the Village. A copy of said bid is attached hereto as Exhibit A and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village that:

Award of the Bonds. The bid proposal of Piper Sandler & Co., Minneapolis, Minnesota (the "Purchaser") is hereby accepted, said proposal offering to purchase the \$8,125,000 Village of Bellevue General Obligation Corporate Purpose Bonds, Series 2021A (the "Bonds") for the sum of EIGHT MILLION SIX HUNDRED EIGHT THOUSAND TWO HUNDRED FIFTEEN DOLLARS AND THIRTY-EIGHT CENTS (\$8,608,215.38), plus accrued interest to the date of delivery, resulting in a net interest cost of EIGHT HUNDRED SEVEN THOUSAND FORTY-SEVEN DOLLARS AND SIX CENTS (\$807,047.06) and a true interest rate of 1.3213%.

Terms of the Bonds. The Bonds shall be designated "General Obligation Corporate Purpose Bonds, Series 2021A," shall be dated May 5, 2021; shall be in the denomination of \$5,000 or any integral multiple thereof; shall bear interest at the rates per annum and mature on March 1 of each year, in the years and principal amounts as set forth in the Pricing Summary attached hereto as Exhibit D and incorporated herein by this reference. Interest is payable semi-annually on March 1 and September 1 of each year commencing on March 1, 2022. The schedule of principal and interest payments due on the Bonds is set forth on the Debt Service Schedule attached hereto as Exhibit E and incorporated herein by this reference (the "Schedule").

Designation of Purchaser as Agent. The Village hereby designates the Purchaser as its agent for purposes of distributing the Final Official Statement relating to the Bonds to any participating underwriter in compliance with Rule 15c2-12 of the Securities and Exchange Commission.

Redemption Provisions. At the option of the Village, the Bonds maturing on March 1, 2030 and thereafter shall be subject to redemption prior to maturity on March 1, 2029 or on any date thereafter.

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Said Bonds shall be redeemable as a whole or in part, from maturities selected by the Village and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption. If the Proposal specifies that any of the Bonds are subject to mandatory redemption, the terms of such mandatory redemption are set forth on Exhibit G attached hereto and incorporated herein by this reference.

Form of the Bonds. The Bonds shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit B and incorporated herein by this reference.

Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Bonds as the same becomes due, the full faith, credit and resources of the Village are hereby irrevocably pledged and a direct annual irrepealable tax is hereby levied upon all taxable property of the Village. Said direct annual irrepealable tax shall be levied in the years 2021 through 2040 for payments due in 2022 through 2041 in the amounts as set forth on the Schedule.

The aforesaid direct annual irrepealable tax hereby levied shall be collected in addition to all other taxes and in the same manner and at the same time as other taxes of the Village levied in said years are collected. So long as any part of the principal of or interest on the Bonds remains unpaid, the tax herein above levied shall be and continues irrepealable except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus in the Debt Service Fund Account created herein, including any capitalized interest funded with the proceeds of the Bonds.

Debt Service Fund Account. There is hereby established in the Village treasury a fund account separate and distinct from every other Village fund or account designated "Debt Service Fund Account for \$8,125,000 Village of Bellevue General Obligation Corporate Purpose Bonds, Series 2021A, dated May 5, 2021." There shall be deposited in said fund account any premium plus accrued interest paid on the Bonds at the time of delivery to the Purchaser, all money raised by taxation pursuant to Section 6 hereof and all other sums as may be necessary to pay interest on the Bonds when the same shall become due and to retire the Bonds at their respective maturity dates. Said fund account shall be used for the sole purpose of paying the principal of and interest on the Bonds and shall be maintained for such purpose until such indebtedness is fully paid or otherwise extinguished.

Segregated Borrowed Money Fund. The proceeds of the Bonds (the "Bond Proceeds") (other than any premium and accrued interest which must be paid at the time of the delivery of the Bonds into the Debt Service Fund Account created above) shall be deposited into an account separate and distinct from all other funds and be disbursed solely for the purposes for which borrowed, including repayment of the Bank Loan, or for the payment for the principal of and the interest on the Bonds.

Arbitrage Covenant. The Bond Proceeds may be temporarily invested in legal investments until needed provided, however, that the Village hereby covenants and agrees that so long as the Bonds remain outstanding, moneys on deposit in any fund or account in connection with the Bonds, whether or not such moneys were derived from the proceeds of the sale of the Bonds or from any other source, will not be used or invested in a manner which would cause the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the "Code") and any applicable regulations including Sections 1.148-1 through 1.148-11 of the income tax regulations, as the same exist on this date, or may from time to time hereafter be amended, supplemented or revised.

The Village Clerk-Treasurer, or other officer of the Village charged with responsibility for issuing the Bonds shall provide an appropriate certificate of the Village, for inclusion in the transcript of proceedings, setting forth the reasonable expectations of the Village regarding the amount and use of the Bond Proceeds and the facts and estimates on which such expectations are based, all as of the date of delivery and payment for the Bonds.

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Additional Tax Covenants; Exemption from Rebate; Qualified Tax-Exempt Obligation Status. The Village hereby further covenants and agrees that it will take all necessary steps and perform all obligations required by the Code and Regulations (whether prior to or subsequent to the issuance of the Bonds) to assure that the Bonds are obligations described in Section 103(a) of the Code, the interest on which is excluded from gross income for federal income tax purposes, throughout their term. The Village Clerk-Treasurer or other officer of the Village charged with the responsibility of issuing the Bonds, shall provide an appropriate certificate of the Village as of the Closing, for inclusion in the transcript of proceedings, certifying that it can and covenanting that it will comply with the provisions of the Code and Regulations.

Further, it is the intent of the Village to take all reasonable and lawful actions to comply with any new tax laws enacted so that the Bonds will continue to be obligations described in Section 103(a) of the Code, the interest on which is excluded from gross income for federal income tax purposes.

With respect to that portion of the Bonds allocable to the Project, the Village anticipates that it will qualify for the "small issuer" exception from rebate in accordance with Section 148(f)(4)(D) of the Code. The Village covenants that it is a governmental unit with general taxing powers; that the Bonds are not "private activity bonds" as defined in Section 141 of the Code; that ninety five percent (95%) or more of the net proceeds of the Bonds allocable to the Project are to be used for local governmental activities of the Village; and that the aggregate face amount of all tax exempt obligations (other than "private activity bonds" and that portion of the Bonds allocable to the Refunding) issued by the Village, including all subordinate entities of the Village, during calendar year 2021 will not exceed \$5,000,000. If, for any reason, the Village did not qualify for any exemption from the rebate requirements of the Code, the Village covenants that it would take all necessary steps to comply with such requirements. The Village hereby covenants that it is a governmental unit with general taxing powers and that the Bonds are not "private activity bonds" as defined in Section 141 of the Code.

The Village anticipates that the portion of the Bonds allocable to the Refunding will qualify for the six month expenditure exemption from the rebate requirements of the Code. If for any reason the Village did not qualify for the six month exemption or any other exemption from the rebate requirements of the Code, the Village covenants that it would take all necessary steps to comply with such requirements.

The Village hereby designates the Bonds to be "qualified tax-exempt obligations" pursuant to the provisions of Section 265(b)(3) of the Code and in support of such designation, the Village Clerk-Treasurer or other officer of the Village charged with the responsibility for issuing the Bonds, shall provide an appropriate certificate of the Village, all as of the Closing.

Persons Treated as Owners; Transfer of Bonds. The fiscal agent appointed in Section 15 hereof shall keep books for the registration and for the transfer of the Bonds. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Bond shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

Any Bond may be transferred by the registered owner thereof by surrender of the Bond at the office of said fiscal agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, said fiscal agent shall deliver in the name of the transferee or transferees a new Bond or Bonds of a like

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aggregate principal amount, series and maturity and said fiscal agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. Said fiscal agent shall cancel any Bond surrendered for transfer.

The Village shall cooperate in any such transfer, and the Village President and Village Clerk-Treasurer are authorized to execute any new Bond or Bonds necessary to effect any such transfer.

The 15th day of each calendar month next preceding each interest payment date shall be the record date for the Bonds. Payment of interest on the Bonds on any interest payment date shall be made to the registered owners of the Bonds as they appear on the registration book of the Village maintained by said fiscal agent at the close of business on the corresponding record date.

Utilization of The Depository Trust Company Book-Entry-Only-System. In order to make the Bonds eligible for the services provided by The Depository Trust Company, New York, New York (“DTC”), the Village has heretofore agreed to the applicable provisions set forth in the DTC Blanket Issuer Letter of Representation and an official of the Village has executed such Letter of Representation and delivered it to the DTC on behalf of the Village.

Official Statement. The Village Board hereby approves the Preliminary Official Statement with respect to the Bonds and deems the Preliminary Official Statement as “final” as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the “Rule”). All actions taken by officers of the Village in connection with the preparation of such Preliminary Official Statement and any addenda to it or Final Official Statement are hereby ratified and approved. In connection with Closing, the appropriate Village official shall certify the Preliminary Official Statement and any addenda or Final Official Statement. The appropriate Village official shall cause copies of the Preliminary Official Statement and any addenda or Final Official Statement to be distributed to the Purchaser.

Execution of the Bonds. The Bonds shall be issued in typewritten form, one Bond for each maturity, executed on behalf of the Village by the manual or facsimile signatures of the Village President and Village Clerk-Treasurer (except that one of the foregoing signatures shall be manual), sealed with its official or corporate seal, if any, and delivered to the Purchaser upon payment to the Village of the purchase price thereof, plus accrued interest to the date of delivery. In the event that either of the officers whose signatures appear on the Bonds shall cease to be such officers before the delivery of the Bonds, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until such delivery. The aforesaid officers are hereby authorized to do all acts and execute and deliver all documents as may be necessary and convenient to effectuate the Closing.

Payment of the Bonds. The principal of and interest on the Bonds shall be paid by Bond Trust Services Corporation, Roseville, Minnesota, which is hereby appointed as the Village’s registrar and fiscal agent pursuant to the provisions of Section 67.10(2), Wisconsin Statutes (the “Fiscal Agent”). The Fiscal Agency Agreement between the Village and the Fiscal Agent shall be substantially in the form attached hereto as Exhibit F and incorporated herein by this reference.

Continuing Disclosure. The Village hereby covenants and agrees that it will comply with and carry out all of the provisions of its Continuing Disclosure Certificate, which the Village will execute and deliver on the Closing Date. Any Bondholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Village to comply with its obligations under this Section.

Redemption of the 2013 Bonds and 2017 STF Loan. The Village hereby calls the 2013 Bonds maturing on and after March 1, 2022 for redemption on May 17, 2021 or such other date as

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determined by the Village Clerk-Treasurer in consultation with the Village's financial advisor. The Village hereby directs the Village Clerk-Treasurer to cause a notice of redemption for the refunded portion of the 2013 Bonds to be given in the form and as provided in Exhibit H attached hereto. The Village hereby directs the Village Clerk-Treasurer to cause an appropriate notice of prepayment to be given for the refunded portion of the 2017 STF Loan.

Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Village or any parts thereof in conflict with the provisions hereof shall be and the same are hereby rescinded insofar as they may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted this 14th day of April, 2021.

Steve Soukup, Village President

ATTEST:

Karen Simons, Village Clerk-Treasurer

2. Discussion/Possible Action: Award Bid for Automatic Gate at Village Compost Site to Control Access and Limit Hours of Operation

As discussed in the past, costs to operate the Bellevue yard waste site continue to increase while revenues have declined. Volume of material increases continuously. Increased volume results in increased costs of disposing materials. Staff believes this is due to the following:

1. Increased use by residents
2. Non-resident users.
3. Use by contractors.
4. No enforcement capacity.

Prior Action:

On March 13, 2019, the Board approved increased contractor permit fees and fines.

On May 8, 2019, the board considered security measures (gate) at the yard waste site but did not make a determination.

On January 27, 2021, the Board directed staff to draft alternatives to reduce service levels that maintain current budget levels.

On February 10, 2021, staff presented operational adjustments to achieve Board-directed policy.

1. Eliminate non-Bellevue contractor permit issuance.
2. Require all users to display non-removable stickers (no cost, residency verification).
3. Limit hours of operation.
4. Control yard waste site access (gate and/or cameras).

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Items 1 and 2 are operational (staff responsibility) not policy (Board responsibility). However, the Board opted to make a motion to approve *“that the overall intent is to limit contractor permits to Bellevue businesses only, and to control non-authorized use of the compost site. Motion Approved 3-2”*

Wessel indicated that staff interprets the February 10 motion by the Board combined with the January 27 Board motion to reduce service levels to maintain budget levels as direction to implement the operational adjustments as presented.

Adm. Wessel indicated that the operational changes of items 1 and 2 have been implemented. Item 3 (limiting hours of operation) requires implementation of item 4 (control yard waste site access).

Bellevue’s adopted financial policy requires:

1. Departments anticipating the purchase of goods or services exceeding \$10,000 in value shall prepare specifications based upon standards appropriate to meet the Village’s needs; and
2. All non-budgeted purchases (except those qualifying under Emergency Purchase Authority per Wisconsin Statutes) shall be approved prior to award by the Village Board at a Village Board meeting.

To meet financial policy requirement #1, staff advertised a Request for Proposal for an automatic gate to be installed at the Village’s yard waste site. The Village received one bid with 2 options from Fortress Fence. The gate will allow for restricted access to the yard waste site by closing the gate during non-operational hours. Non-operating hours are considered to be non-daylight hours and seasonal closure (late November – mid March).

Staff Recommendation:

Because this item is not budgeted in the 2021 Sanitation Fund Budget, the Village’s financial policy requires Board approval prior to award. Therefore, staff is requesting the Board approve the award of the bid to Fortress Fence for Option 2 of the bid to allow for a wider opening (25’ vs 21’) in the amount of \$17,599. If the bid is awarded, staff will prepare an amendment to the Sanitation Fund 2021 Budget for Board approval.

Wessel indicated that the gate has remote capabilities and will close with office hours. It was confirmed there is room to increase to the 25’ width.

Trustee Kaster expressed concern that there was only one bid.

Motion made by Katers, seconded by Gauthier to award the bid for an automatic 25’ foot gate at the Village Compost Site to Fortress Fence in the amount of \$17,599.

MOTION UNANIMOUSLY APPROVED

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3. Discussion/Possible Action: Intergovernmental Agreement for Public Works Engineer (Resolution No. V-20-2021)

Adm. Wessel explained that in January 2018, the Village of Bellevue and Town of Ledgeview entered into a formal intergovernmental agreement for public works services. At that time, the agreement was reviewed by the Village Attorney.

Policy Issue:

- Street Sweeping: Because staff and street sweeper are also committed to street sweeping in Ledgeview, staff is not doing the amount of street sweeping within the Village limits to achieve the TSS removal requirement. Therefore, Bellevue must concentrate street sweeping efforts in Bellevue at a level that achieves the required TSS removal.
- Roadside Mowing: Bellevue does not have the staffing levels that support committing staff resources to activities outside the Village. Bellevue could continue to provide roadside mowing equipment to Ledgeview.

Therefore, at the January 27, 2021 Board meeting, the Board passed a motion to direct staff to provide written notice to the Town of Ledgeview that the Village of Bellevue is ceasing street sweeping and roadside mowing services. The agreement renews automatically effective January 1 thru December 31 and requires 60 days written notice prior to December 31.

Wessel reported that Ledgeview has informed her that they are now able to contract for services for street sweeping, therefore, are releasing Bellevue for this service earlier than expected. The Ledgeview Public Works Director and the Bellevue Superintendent have met and arrived at a new agreement for shared services.

A Resolution has been drafted and made available for review. However, as of this date, the Bellevue and Ledgeview Public Works staffs have negotiated amendments to the agreement, agreeable to both parties. Wessel stated that the agreement meets the needs of the Village of Bellevue and it is desirable to enact it prior to December 31, 2021 due to staffing concerns. There is no increase in expenses. Revenues from Ledgeview for Public Works services have not been incorporated into Bellevue's annual budget in the past nor in 2021.

Trustee Kaster noted that the amount of repairs on the street sweeper and mowing equipment have been high, stating he would not be in favor of having Bellevue totally in charge of equipment repair and maintenance.

Wessel explained that Ledgeview will not be using the street sweeper in the future, but will be using Bellevue mowing services. She pointed out that there is Ledgeview equipment used by Bellevue which Ledgeview maintains

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and repairs. She reiterated that the Ledgeview Public Works Director and the Bellevue Superintendent felt the agreement was beneficial to the Village. She also noted that some of the equipment is rented.

Motion made by Katers, seconded by Gauthier to approve Resolution V-20-2021 Intergovernmental Agreement for Public Works Services with the Village of Ledgeview with revisions.

MOTION UNANIMOUSLY APPROVED

4. Discussion/Possible Action: MS4 Report

Thad Majkowski explained that the Clean Water Act established the National Pollutant Discharge Elimination System (NPDES) which is enforced and regulated by the United States Environmental Protection Agency (USEPA). The NPDES program is intended to reduce pollutants in surface waters by regulating the stormwater discharges of construction sites, industrial sites, and Municipal Separate Storm Sewer Systems (MS4s).

The Wisconsin DNR administers the regulations of the NPDES as established under NR 216 of the Wisconsin Administrative Code. Municipal permittees are required to submit annual reports and permit compliance documents to the DNR to document progress and compliance with the permit requirements.

Bellevue is subject to these regulations because they are in a federally designated urbanized area and have a population over 10,000. About 250 municipalities in Wisconsin are required to have an MS4 permit. The MS4 permit requires permit holders to reduce polluted stormwater runoff by implementing stormwater management programs with best management practices.

The 2020 MS4 Annual Report was prepared by Cedar Corp on the Village's behalf. The permit requires communities to report activities for the prior year in these categories:

- Public Education and Outreach
- Public Involvement and Participation
- Illicit Discharge Detection and Elimination
- Construction Site Pollutant Control
- Post-Construction Stormwater Management
- Pollution Prevention Practices for the Municipality
- Developed Urbanized Area Standard
- Storm Sewer System Maps
- Impaired Waters

The Permit Annual Report, and Permit Compliance Plan has been posted on the Village website and notification and links posted on the Village's social media (Facebook), weekly e-news, and submitted to the DNR.

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Trustee Kaster referred to page 144 of the report which references street sweeping and the term “low hazard exemption”. Majkowski explained this relates to disposal of the sweepings. He stated his understanding is that sweepings are first hauled to the Village land waste site, and when all is compiled, they are taken to the landfill.

Kaster referred to “minimum control measures” (stormwater pipes). There are 156 total and 13 were evaluated. Majkowski explained this relates to illicit discharge – IDD Report which requires evaluations annually. Some pipes are evaluated every year and some on a rotation by Village staff.

Soukup asked how the report compares to the previous year. Majkowski indicated the work which is completed is the same every year.

Motion made by Katers, seconded by Gauthier to approve the 2020 Municipal Separate Storm Sewer System (MS4) Permit Annual Report.
MOTION UNANIMOUSLY APPROVED

5. Discussion/Possible Action: Adopting the Village of Bellevue MS4 Compliance Plan (Resolution No. V-21-2021)

Majkowski explained this item refers to locking in a future 5 year Compliance Plan. The DNR has defined criteria, asking for further detail with regard to responsibility and how often evaluations are done.

Kaster asked if there is a MS4 grant. Majkowski explained that the Village applied for an urban nonpoint source planning grant two years ago, but were denied.

Motion made by Katers, seconded by Gauthier to adopt Resolution No. V-21-2021 - Village of Bellevue MS4 Compliance Plan/
MOTION UNANIMOUSLY APPROVED

6. Discussion/Possible Action: Authorizing the Application to the Urban Nonpoint Source and Stormwater Management Grant Program (Resolution No. V-22-2021)

A memo to Adm. Wessel from Thad Majkowski of Cedar Corp was reviewed with regard to the WDNR Urban Nonpoint Source Grant Application.

Majkowski explained that the Wisconsin Department of Natural Resources (WDNR) has a Planning Grant Program that assists local municipalities with funding Stormwater Management Planning activities. The Urban Nonpoint Source & Stormwater (UNPS&SW) Management Grant Program offers competitive grants to local governments for the control of pollution from diffuse urban sources that is carried by stormwater runoff. Grants from the UNPS&SW Program reimburse costs of planning projects controlling urban nonpoint source and stormwater runoff pollution.

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The Village previously completed the Stormwater Plan Update which was funded in part by this same grant program. This program maximum cost-share rate is up to 50% of eligible expenses, up to a maximum award of \$85,000. The grant application is due April 15, 2021. The Planning activities begin January 2022, or earlier depending on the grant award.

The Village has requested Cedar Corp to prepare the application to complete Phase II of the Stormwater Management Plan which is the Implementation Plan of the proposed recommendation of the Stormwater Plan Update and the TMDL Compliance Plan recently adopted. The effort will further evaluate the recommendation to meet the WPDES Permit requirements for Total Suspended Solids (TSS) and Total Phosphorus (TP).

As part of the application process, the Village is required to complete the Governmental Responsibility Resolution to designate the authorized individual to sign on behalf of the Village and the Authorizing Resolution to apply for the grant.

Resolution V-22-2021 is included in file material for review. It is noted that a 8th Whereas has been added as follows:

WHEREAS, the Village of Bellevue Storm Water Management Utility will commit an amount not to exceed \$80,000 over the years 2021-2022 for their share (50%) of the Planning Study as proposed in the UNPS&SW Grant Application.

President Soukup noted that of the \$80,000, it is planned to put \$60,000 into the Stormwater Management Plan. He asked the reasoning for this decision. Majkowski explained that this amount covers the bulk of work in the planning grant. Once preliminary work is completed and proved cost effective, the Village will be in a better position for future grant funding.

Motion made by Katers, seconded by Gauthier to adopt Resolution V-22-2021 - Authorizing the Application to the Urban Nonpoint Source and Stormwater Management Grant Program.
MOTION UNANIMOUSLY APPROVED

7. Discussion/Possible Action: Village of Bellevue Government Responsibility Resolution for Runoff Management (Resolution No. V-23-2021)

Majkowski stated that approval of this resolution will authorize the signing and executing of documents related to grant writing.

Motion made by Gauthier, seconded by Katers to approve the Village of Bellevue Government Responsibility Resolution for Runoff Management (Resolution No. V-23-2021).
MOTION UNANIMOUSLY APPROVED

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8. Discussion/Possible Action: Award bid for Village Hall Electronic Messaging Center Replacement

Adam Waszak, Director of Parks, Recreation & Forestry explained that the current EMC is continuing to experience outages with lighting panes, with no replacements available. As the Village continues to put an emphasis on disseminating information through multiple mediums, Staff feel strongly that the Village's only EMC should be replaced with updated technology.

Waszak stated that as scheduled through the 2021 adopted CIP, Staff published an RFQ for a replacement Electronic Messaging Center (EMC) at the Village Hall – 3100 Eaton Road. Funds were budgeted through the Buildings and Grounds Fund Balance, totaling \$33,025. Upon closing, one quote was received from Creative Sign Company, LLC for \$30,659. The purchase qualifies for a \$1,920.00 rebate, bringing the total cost after reimbursement to \$28,739. Although only one bid was received, Waszak stated that Creative Sign Company, LLC designed and installed the original EMC at Village Hall. Staff recommends approval.

Kaster asked how old the original sign is, and Waszak stated it was installed in 2009. Soukup confirmed that parts are no longer available for the old sign. Waszak stated that the new sign is an updated replacement of the past one and should serve the Village now and into the future.

Kaster stated he would vote nay on this item, stating he would be happy with a wooden sign.

Motion made by Katers, seconded by Gauthier to award the bid for the Village Hall Electronic Messaging Center Replacement to Creative Signs, LLC in the amount of \$30,659 with the intent to receive a rebate of \$1,920.

Ayes: Gautier, Katers, Soukup

Nays: Kaster

MOTION APPROVED

9. Discussion/Possible Action: American Rescue Plan Act – Municipal Funds
American Rescue Plan Act - Municipal Funds

Adm. Wessel explained that on March 11, 2021, the American Rescue Plan Act was signed into law. Among other relief in response to the COVID-19 pandemic, the Act provides for funding to local governments. The Village of Bellevue is projected to receive \$1,576,073 in American Rescue funds.

The funds are restricted to the following uses:

- A. Revenue replacement for the provision of government services to the extent the reduction in revenue was due to the COVID-19 public health emergency relative to revenues collected in the most recent fiscal year prior to the emergency.
- B. Premium pay for essential workers.
- C. To respond to the public health emergency caused by the COVID-19 pandemic or its negative economic impacts, including assistance to

households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality.

- D. Investments in water, sewer, and broadband infrastructure.
- E. Funds can be transferred between jurisdictions or to non-profit partners.

The Government Financial Officers Association provides the following guiding principles for the expenditure of the local Government American Rescue Plan Act funds:

- **Temporary Nature of ARPA Funds** – ARPA funds are non-recurring so their use should be applied primarily to non-recurring expenditures.
- **PRA Scanning and Partnering Efforts** – State and local jurisdictions should be aware of plans for ARPA funding throughout their communities.
- **Take Time and Careful Consideration** – ARPA funds will be issued in two tranches to local governments. Throughout the years of outlays, and until the end of calendar year 2024, consider how the funds may be used to address rescue efforts and lead to recovery.
- **Rating agencies will evaluate a government's use of the ARPA funds in formulating its credit opinion** and importantly, will consider your government's level of reserves and structural budget balance, or efforts to return a structural balance, as part of their credit analysis.

Options & Analysis

- A. Revenue replacement for the provision of government services to the extent the reduction in revenue was due to the COVID-19 public health emergency relative to revenues collected in the most recent fiscal year prior to the emergency. Not applicable. Bellevue did not experience significant loss of revenue in 2020. This is due to:
 - a. Non-reliance on Room Tax
 - b. Routes to Recovery
 - c. Minimum Operations
 - d. Interest Income

Therefore, the Village does not anticipate the expenditure of funds for recovery for organizational recovery. While staffing and budget levels are not adequate to maintain facilities, infrastructure, and service levels, this need is not resultant from the pandemic and therefore is not a qualifying expense. Furthermore, these are on-going resource needs that should not be addressed with non-recurring funds.

Soukup asked the loss of revenue in 2020. Simons responded there was a \$160,000 surplus. Adm. Wessel noted that the only loss in revenue was in the area of citations, although this amount was made up in other areas because of use expenses.

When asked about lost revenues in the Parks Department, Karen Simons indicated that although they were reduced, so were operating expenditures.

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- B. Premium Pay for Essential Workers: Not applicable
Bellevue extended paid time off for COVID related quarantine and sick leave beyond when it was mandated by the CARES Act as a benefit to employees and their families and to ensure a safe workplace. The Village did not provide premium pay during the pandemic. Additional staffing costs such as overtime that was a direct result of the pandemic was reimbursed through Routes to Recovery funding. Therefore, the Village does not anticipate the expenditure of funds for premium pay for essential workers.
- C. To respond to the public health emergency caused by the COVID-19 pandemic or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality.
1. Assistance to Households – At this time there is not a known need in Bellevue that is not addressed by another program (rent assistance, direct payments, utility assistance, etc. are included in state and federal COVID response programs.
 2. Small Businesses – Staff is recommending a limited assistance program specific to businesses on Steffens Way due to the negative impact that the construction project presents. Community Development will present in more detail.
 3. Nonprofits: not yet explored
 4. Impacted industries such as tourism, travel, and hospitality.
Bellevue does not have a significant tourism and travel industry. The hospitality industry has direct funding available through the American Rescue Plan.
- D. Investments in water, sewer and broadband infrastructure
Staff has been and will continue to identify infrastructure needs that are collaborative, wide-reaching (large population served), and long-lasting”.
- o Water
 - Establish 4th water pressure zone
 - Establish emergency interconnect
 - o Sewer – under review
 - o Broadband regional collaboration to address internet service issues.
- E. Funds can be transferred between jurisdictions or to non-profit partners.
Not considered at this time.

Next Steps:

Adm. Wessel stated that Andrew Vissers, Community Development Director will present in greater detail on Item C-2 – Small Businesses to follow. Staff will continue to research capital projects (Item D above) that meet the intent and purpose of the American Rescue Plan to make long lasting impact to the greatest number of people and consistent with GFOA's guidelines, thereby serving the greatest number of people for the greatest period of

time while protecting the Village's high credit rating and financial stability. Staff will add this item to subsequent Board meeting agendas.

American Rescue Plan Act – Small Business Assistance Program

Mr. Vissers explained that on March 11, 2021 the American Rescue Plan Act was signed into law. Among other relief in response to the COVID-19 pandemic, the Act provides for funding to local governments. The Village of Bellevue is projected to receive \$1,575,073 in American Rescue Funds.

In evaluating how to utilize a portion of the funds, staff is considering a grant program to aid existing Bellevue businesses negatively impacted by the pandemic. As the Village is moving to a more return to normalcy with vaccinations available and no required "stay at home orders" or required closing of non-essential businesses, staff has focused on businesses in the Steffens Way area that will be impacted by the road construction project identified in the 2021-2025 Village of Bellevue Capital Improvement Plan (CIP) in 2022.

Steffens Way is unique as there is only one way in to access businesses and that will be severely limited by the construction project. Based on the need to still allow traffic to enter and exit during construction, the duration of the project will be extended longer than a typical road construction project.

Staff felt that moving from a pandemic, which did have a negative impact on businesses, into a significant road construction project, which is known to have negative impacts during the time of construction – could cause significant hardships or failures to already hurt and recovering small businesses.

Staff used an example of a grant/loan program that the City of DePere rolled out in 2020 to target small businesses located within their downtown area impacted by the COVID pandemic to identify key aspects to recommend be included if the Village Board agreed to some type of program using American Rescue funds.

Options & Analysis

- Staff targeted the Steffens Way area due to the items stated above. They would also propose that eligible businesses would be locally owned and operated and independent (non-franchise owned) with less than 20 FTE employees. Businesses should also have been established in their current location as of March 2020. This is intended to target businesses that have gone through the pandemic impacts as well as will go through the road construction project. Staff feel that larger businesses that are national such as Menard's or Festival would not qualify for the grants based on proposed criteria and are better equipped to handle and recover from a road construction project. In addition, home improvement and grocery stores were considered essential and could remain open whereas personal service businesses were not considered essential and were closed for a time during the Safer at Home Order.

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- Staff identified a grant dollar amount of \$5,000 to each qualified business. This number could be increased or decreased based on the Village Board's preference, but this was a number used in other programs created by other communities. Staff identified likely seven possible businesses in this area that could be eligible to apply which would mean a minimum total of \$35,000 allocated to this program. Any funds not utilized would be used for other eligible expenses of the American Rescue Plan Act.
- Staff would recommend limiting the grant to specific business-related expenses that would assist in keeping the business open. These eligible business-related expenses would be identified as rent or mortgage payments (past due or current), utility payments (past due or current), business related goods to continue the operation of the business, and employee payroll. The application would require financial statements and records to identify the need of the grant as well as records indicating the grant was used specifically for these allowable expenses.
- Staff would recommend conditioning the grant that a prorated amount would need to be returned to the Village if the business closes during 6 months from grant issuance. Also, a condition that if the business relocates out of the Village of Bellevue to a neighboring community within a year of issuance, the entire grant would be required to be repaid. If they relocated within the Village, then it would not. After a year, there would be no required repayment.
- Staff would recommend that any business with outstanding violations on record with the Village be ineligible until that violation is corrected.

Staff has had initial correspondence with representatives of some of the businesses in the Steffens Way area and have included some of that correspondence in the agenda packet. Staff has also included the materials that were created by the City of DePere used in the administration of their grant program. If the Village Board would approve this program, staff would then revise the permits to be specific to Bellevue and their program.

Staff would envision that the criteria and the framework would be approved by the Village Board and the Village staff would review the applications for completeness and award the grants based on the criteria established. No further Village Board approvals would be needed.

Information was given to Board members which was received from area businesses voicing support for the program.

The template for the application was received from the City of DePere.

Trustee Katers expressed concern with staff time and how it would be allotted. Vissers stated that when looking at the number of eligible

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businesses, there may be a concern with regard to staff depending on the number of applications and the amount of money that is allocated.

It was agreed that the plan is a good start considering there is three years to utilize the program. Soukup noted there are also State and Federal Government opportunities available.

Soukup suggested that information/criteria related to the timeframe be included on the application.

Motion made by Katers, seconded by Soukup to approve the use of \$35,000 of American Rescue Funds allocated to the Village of Bellevue for a targeted grant program to assist businesses in the Steffens Way/Steffens Court area for COVID and Road Construction interruption relief per the grant outline.

MOTION UNANIMOUSLY APPROVED

10. Discussion/Possible Action: Access to Parcel B-2541 in the Tax Incremental Financial District #1

Mr. Vissers addressed this item, requested by Trustee Kaster, stating that a concern has been raised regarding access to parcels within TID #1, specifically Parcel B-2541 which is located north of Landmark Blvd, west of Lime Kiln Road, and southeast of Town Hill Road, in addition to Parcel B-2542 located south of Landmark Blvd.

The report was broken down to include design standards, current conditions, and communications that the Village has had.

Vissers indicated that with regard to VanRite Farms, there is no direct access permitted onto Lime Kiln Road from any parcel of VanRite Farms. This is not controlled by the Village but instead by Brown County Highway Department.

With regard to Landmark Blvd access, Vissers stated that in 2012 & 2013, the Village, Costco, the consulting engineer, and the owner's representative met numerous times to discuss access. At that time, there was no further development planned for the remaining parcels. Presently there are two full access cuts between Costco Way and Lime Kiln Road on Landmark Blvd. The eastbound lane and turn lanes going north are there on Landmark, however, there are no turn lanes westbound going south at this time. They are planned in the future and there is space for them based on a traffic impact analysis, uses, road patterns, efficiencies, etc.

Vissers explained that a future layout is not ideal. This is the only east/west connection between Bower Creek, Lime Kiln and Monroe Road down to Ledgeview. If the area continues to grow, traffic will increase, therefore, staff is looking at options now.

VILLAGE OF BELLEVUE
REGULAR BI-MONTHLY MEETING
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Preliminary ideas for access were discussed when considering future development in the Costco area. President Soukup asked that Vissers come back in two weeks with potential ideas and options.

M. STAFF REPORTS

- a. Set Date for Board of Review
Karen Simons, Director of Finance/Clerk-Treasurer, informed members of the Village Board that the Board of Review needs to be held each year during a 45-day period beginning on the 4th Monday of April. This year the 45-day period is from April 26th through June 9th. The Board of Review's session is for a minimum of 2 hours.

Assessor Mike Denor is available the following dates:

Wednesday, June 2nd
Monday, June 7th
Tuesday, June 8th

It was agreed among the Board members to schedule the Board of Review for Monday, June 7th from 5 – 7 p.m.

N. BOARD COMMENTS

Trustee Gauthier

- Street light at Glenmore Road & Main Street is difficult to see when making an east turn onto Ontario Road. Asked if there is anything that can be done.
- City of Green Bay Economic Development Board announced that JVS donated 26 acres of land behind the Kroc Center. Part of this land abuts to a county road and will affect access onto Guns Road. Asked if the Board would want to reach out to Green Bay before doing the planned road and potentially having to change it.

President Soukup

- Safety concerns in DePere
- Basketball Hoop
- Truck traffic on Klondike & Guns Road
- Had contact from a Bellevue citizen asking for a mask mandate in the Village similar to that of Green Bay. DEO Trevor Bilgo- Cautioned that if the Village were to have a mask mandate, enforcement would fall to the Public Health Department, not the Sheriff's Department.
- Received a request from Congressman Mike Gallagher asking to appear at a Board Meeting

O. MATTERS TO BE PLACED ON NEXT AGENDA

- Congressman Mike Gallagher
- Access Points in TID#1

P. CLOSED SESSION

1. Director of Public Works – Per Wisconsin State Statutes 19.85 (1)(c), the Board may move to Closed Session when considering employment, promotion, compensation, or performance evaluation data of any public

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employee over which the governmental body has jurisdiction or exercises responsibility.

Motion made by Gauthier, seconded by Kaster to move into Closed Session. Roll Call: Gauthier, Kaster, Katers, Soukup
MOTION UNANIMOUSLY APPROVED

Motion made by Soukup, seconded by Gauthier to return to regular order of business. Roll Call: Gauthier, Kaster, Katers, Soukup
MOTION UNANIMOUSLY APPROVED

Q. ADJOURNMENT

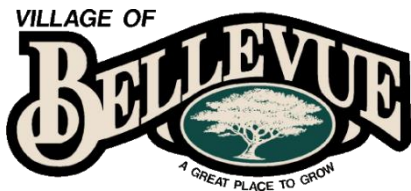
Motion made by Gauthier, seconded by Kaster to adjourn at 11:00 p.m.
MOTION UNANIMOUSLY APPROVED

Next Regular Meeting: Wednesday, April 28, 2021

Respectfully submitted,

Karen M. Simons
Director of Finance/Clerk Treasurer

Rae G. Knippel
Transcription



VILLAGE OF BELLEVUE
PARK COMMISSION / TREE BOARD AGENDA

Village Hall/Public Safety Building
3100 Eaton Road, Bellevue, WI
February 8, 2021 6:00pm

1. **Call Meeting to Order**

Meeting called to order at 6:02pm by W. Mielke.

2. **Roll Call**

Roger VandenLangenberg, Chair		Jack Schlag, Commissioner	X
Henry Kollross, Commissioner	X	Nathan Hoerning, Commissioner	X
William Mielke, Commissioner	X		

Also in attendance Kyle Casper (Recreation Supervisor), Bryanna Fogel (Park & Rec. Intern) and Adam Waszak (Director).

3. **Approve/Amend Agenda**

Motion to approve by N. Hoerning and seconded by H. Kollross. Motion Passed 4-0.

4. **Consent Agenda** *These items consist of non-controversial or "housekeeping" items required by law. Any Commission member making such request prior to a motion and vote on the Consent items may consider items individually.*
- 4.1. Approval of the January 11, 2021 Park Commission Meeting Minutes.

Motion to approve by J. Schlag and seconded by H. Kollross. Motion passed 4-0.

5. **Old Business**

5.1 Discussion/Possible Action: 2021 Tournament Changes; East Side Baseball.

A. Waszak informed the Commission members that since the original approval of the 2021 Sandlot Tournament, East Side Baseball representatives have indicated their intent to request to sell beer at the Josten Park portion of the tournament. This new information alters the activities of the previously approved tournament, thus staff felt it was appropriate to bring back this request to the Park Commission to either reaffirm, or change the original motion. A. Waszak explained that there is no current ordinance or administrative policy that would be violated by the sale of beer, and that the tournament itself still meets the criteria for approval.

W. Mielke stated his concern with alcohol sales at a youth organization sponsored event. Both N. Hoerning and J. Schlag agreed with W. Mielke. J. Schlag reminded the Commission that when the request to allow alcohol sales at DeBroux Park and Willow Creek park came before the Commission last year, the general consensus of the Park Commission was that events sponsored by youth organizations should not be granted permission to sell alcohol on any park premise. A. Waszak again stated that the makeup of the sponsoring organization and tournament activities still meet the grounds for approval. The Park, Recreation & Forestry Department's Administrative Policy No. 1 does not reference the sale of alcohol as a reason for denial of a proposed tournament. He explained If Park Commission members are not in support of the addition of alcohol sales, the Commission could revisit the original fee waiver for the tournament. N. Hoerning stated his concern is that if the associated rental fees are waived for the tournament, that this would be construed as the Park Commission is in support of all tournament activities.

Motion by W. Mielke and seconded by H. Kollross to reaffirm the approval of the 2021 Sandlot Tournament, with the stipulation that if the organization is granted approval to sell alcohol at Josten Park, all associated rental fees for the Josten Park portion of the tournament must be paid in full. Motion passed 4-0.

6. New Business

6.1 Discussion/Action: 2020 Department Annual Report.

A.Waszak presented information on the 2020 Annual Report.

Motion by W. Mielke and seconded by J. Schlag to approve the 2020 Annual Report. Motion passed 4-0.

6.2 Discussion: 2020 Participant Evaluation Review.

A summary of all participant evaluations from 2020 events and programs was provided.

7. Other

7.1. Matters from the Public.

7.2. Staff Updates.

7.2.1. Winter Pruning

7.3. Next Scheduled Regular Meeting: March 8, 2021 at 6:00 pm.

8. Adjourn

Motion to adjourn at 6:53pm by W. Mielke and seconded by H. Kollross. Motion passed 4-0.

Posted and notified February 1, 2021

Adam Waszak, Director of Parks, Recreation and Forestry

Notice is hereby given that the Village of Bellevue Park Commission may take action on any item listed within this agenda. Any person wishing to attend who, because of disability, requires special accommodations should contact the Bellevue Village Clerk at (920) 468-5225, 2828 Allouez Avenue, at least 48 hours prior to the meeting so arrangements can be made. Attachments or other documents referenced in this agenda are available for view or copying at the Village of Bellevue Office, 2828 Allouez Ave., during normal business hours, or by contacting the Village Director of Parks, Recreation and Forestry at (920) 468-5225, and on the Village website.

**VILLAGE OF BELLEVUE
RESOLUTION # V-24-2021**

**RESOLUTION RELATING TO THE APPLICATION FOR WISCONSIN DNR
RECREATIONAL TRAILS PROGRAM**

WHEREAS, The Village of Bellevue, Brown County, is interested in obtaining a cost-share grant from the Wisconsin Department of Natural Resources for the purpose of funding improvements along the East River Trail,

WHEREAS, the applicant attests to the validity and veracity of the statements and representations contained in the grant application; and

WHEREAS, the applicant requests a grant agreement to carry out the project,

NOW, THEREFORE BE IT RESOLVED, the applicant, the Village of Bellevue, will comply with all local, state, and federal rules, regulations and ordinances relating to this project and the cost-share agreement,

BE IT FURTHER RESOLVED, the applicant will budget a sum sufficient to fully and satisfactorily complete the project and hereby authorizes and empowers the Village of Bellevue Parks, Recreation & Forestry Director, its official or employee, to act on its behalf to:

1. Sign and submit the grant application
2. Sign a grant agreement between applicant and the DNR
3. Submit interim and/or final reports to the DNR to satisfy the grant agreement
4. Submit grant reimbursement request to the DNR
5. Sign and submit other required documentation

Approved and adopted this 28 day of April, 2021.

APPROVED:

ATTEST:

Steven Soukup, President

Karen Simons, Clerk-Treasurer

Name	Aye	Nay	Abstain	Absent
President Soukup				
Trustee Katers				
Trustee Gauthier				
Trustee Kaster				
Trustee Sinkler				
Total				



MEMORANDUM

Date: April 21, 2021

To: Diane Wessel, Village Administrator
Cc: Village Board
Fm: Karen Simons, Director of Finance/Clerk-Treasurer
Re: **OPERATOR'S LICENSES**

Please review the following for approval for an operator's license within the Village of Bellevue:

Demeny, Shannon A.

KMS



MEMORANDUM

Date: April 23, 2021

To: Diane Wessel, Village Administrator
Cc: Village Board
Fm: Benjamin Andrews, Assistant to the Administrator
Re: **STAFF REPORT ON COMMITTEE, COMMISSION, AND BOARDS REAPPOINTMENTS**

Zoning Board of Appeals

The Village President has recommended the following Zoning Board of Appeals members for reappointment:

Member Name	Position	Term Expiration	Term Renewal Period
Peter Kirschling	Member	Friday, April 30, 2021	3 Years
Rob Debbout	1st Alternative	Friday, April 30, 2021	1 Year

Park Commission

The Village President has recommended the following Park Commission members for reappointment:

Member Name	Position	Term Expiration	Term Renewal Period
Henry Kollross	Member	Friday, April 30, 2021	3 Years
William Mielke Jr.	Member	Friday, April 30, 2021	3 Years

Plan Commission

The Village President has recommended the following Plan Commission members for reappointment:

Member Name	Position	Term Expiration	Term Renewal Period
Paul Carron	Member	Friday, April 30, 2021	3 Years
Paul Hamachek	Member	Friday, April 30, 2021	3 Years

Ethics Board

The Village President has recommended the following Ethics Board members for reappointment:

Member Name	Position	Term Expiration	Term Renewal Period
Steve Jerovetz	Member	Friday, April 30, 2021	3 Years

VILLAGE OF BELLEVUE

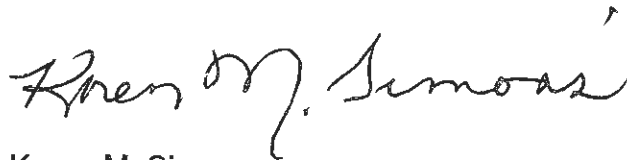
Notice of Public Hearing

PLEASE TAKE NOTICE that a Public Hearing will be held on April 28th, 2021 at 6:30 P.M. at the Bellevue Village Hall located at 3100 Eaton Road for the purpose of obtaining public comment on the following proposed governmental action:

PDD 2021-0007 – Conduct a Public Hearing to Consider/Discuss/Act on the request by Ryan Van Straten, Alliance Management, Applicant, on behalf of Robert & Erin Hoekstra, owner, to establish a Final Planned Development District (PDD) for a mixture of a 138-unit addition to the Crystal Lake Apartment Development and Single-Family Residential Lots located on the north side of Hoffman Road (County Highway XX), approximately 430 feet west of Bellevue Street (County Highway XX), Parcels B-296 & B-300.

All interested Village of Bellevue residents are welcome to attend.

Signed and dated this 12th day of April, 2021.



Karen M. Simons
Clerk/Treasurer
Village of Bellevue

PDD 2021-0007 Notification List

DEBRA L GEER
626 BREVOORT LN
GREEN BAY WI 54301

PATRICK A VANDENHEUVEL
1435 HOFFMAN RD
GREEN BAY WI 54311-5646

GERALD L ROFFERS
1467 HOFFMAN RD
GREEN BAY WI 54311-5646

ROBERT A & MARGARET R MATTICE REVOCABLE TRUST
1483 HOFFMAN RD
GREEN BAY WI 54311

SCOT E MEDFORD
2620 BELLEVUE ST
GREEN BAY WI 54311

NICHOLAS J DAVIS
2600 BELLEVUE ST
GREEN BAY WI 54311

ERIC M BERNER
5603 COUNTY ROAD T
STURGEON BAY WI 54234-9691

JEANETTE A KLAUS
DAVID G KLAUS
2560 BELLEVUE ST
GREEN BAY WI 54311-5632

DIANE F SCRAY
LAWRENCE J SCRAY
2504 BELLEVUE ST
GREEN BAY WI 54311-5632

DENNIS F WATERMOLEN
247 BAVARIAN CT
GREEN BAY WI 54302-4942

RIVERBEND TERRACE FAMILY LP
1885 RIVERBEND TE #4
GREEN BAY WI 54311

BOWER CREEK DEVELOPMENT CO LLP
1411 S WEBSTER AV
GREEN BAY WI 54301-2503

ERIN M HOEKSTRA
ROBERT J HOEKSTRA
2526 BELLEVUE ST
GREEN BAY WI 54311-5632

CRYSTAL COVE LTD
1530 CRYSTAL LAKE CI
GREEN BAY WI 54311-5970

BEL MEADOWS PARTNERS LLP
2727 LBJ FREEWAY STE 806
DALLAS TX 75234

AGENDA ITEM

TO: Diane Wessel, Village Administrator
Plan Commission

FROM: Andrew J. Vissers, Community Development Director

SUBJECT: PDD 2021-0007 - Consider/Discuss/Act on the request by Ryan Van Straten, Alliance Management, Applicant, on behalf of Robert & Erin Hoekstra, owner, to establish a Final Planned Development District (PDD) for a mixture of a 138-unit addition to the Crystal Lake Apartment Development and Single-Family Residential Lots located on the north side of Hoffman Road (County Highway XX), approximately 430 feet west of Bellevue Street (County Highway XX), Parcels B-296 & B-300.

APPROVAL PROCESS: The recommendation of the Plan Commission will be forwarded to Village Board for a public hearing and consideration at the April 28, 2021 regularly scheduled meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed final Planned Development District (PDD) subject to the following conditions:

1. Approval of the Final PDD Ordinance.
2. The underlying zoning of the area designated as Single-Family shall comply with the R-1 – Single-Family Residential District standards except for the deviations approved within the Final PDD Ordinance.
3. The underlying zoning of the area designated as Multi-Family shall comply with the R-3 – Multi-Family Residential District standards except for the deviations approved within the Final PDD Ordinance.
4. Submission, review and approval of a proposed Site Plan for the multi-family component in conformance with the Physical Development Standards (Chapter 500-1700) and Multi-Family Development Standards (Chapter 500-1600) including, but not limited to architectural, lighting, landscaping, parking, stormwater management, grading & drainage, utilities, etc.
5. Submission, approval and recording of a suitable Land Division defining the lots for the multi-family and the existing and future single-family lots.
6. Review and approval of the proposed drive access to Hoffman Road (County Highway XX) by Brown County Highway Department and the Green Bay Metro Fire Department.
7. Approval of elimination of the minimum required frontages on an improved roadway for the multi-family lots.

APPLICATION SUBMITTAL DATE: March 29, 2021 (Original Submittal)

ITEM SUMMARY: The submitted request includes approximately 25.3 acres between 2 parcels. The proposed use is a 138-unit multi-family development which equates to approximately 7.6 units per acre for the area identified as multi-family. The remaining portion will be identified for future single-family development and a lot for an existing single-family dwelling. The development also proposes a possible resident use parking lot for proximity to the East River Trail nearest to the Village owned parcel on Hoffman Road identified as a future trailhead location.

SURROUNDING ZONING AND LAND USES:

Subject Property: R-1 – Single-Family Residential District, R-2 – Two-Family Residential District, and A-2 – Agricultural Transition District (Undeveloped Land and a Single-Family Dwelling)

	Zoning District	Current use of property
North	PDD – Planned Development District	Crystal Lake Apartments
South	R-1 – Single-Family Residential District, PDD – Planned Development District, A-1 – Exclusive Agriculture District, and P – Public Use District	Single-Family Dwellings and Undeveloped Land
East	R-1 – Single-Family Residential District and R-2 – Two-Family Residential District	Single-Family and Two-Family Dwellings
West	P – Public Use District	East River Parkway (Village Owned)

Discussion: A portion of Parcel B-296 contains a single-family dwelling (2526 Bellevue Street) that will be subdivided off as its own lot and retain the current zoning of R-2 – Two-Family Residential District. In looking at the existing conditions, staff encourages that mutual access easements be agreed to and recorded on the future land division between 2502-2504, 2526 and 2560 Bellevue Street as there are connections to structures through the main driveway located on 2526 Bellevue Street if there aren't any at this time.

PROPOSED ZONING: The purpose of the Planned Development District and the regulations applicable to the same are to encourage and provide means for effecting desirable and quality development by permitting greater flexibility and design freedom than that permitted under the basic district regulations, and to accomplish a well balanced, aesthetically satisfying Village and economically desirable development of building sites within a Planned Development District. These regulations are established to permit latitude in the development of the building site if such development is found to be in accordance with the purpose, spirit and intent of this ordinance and is found not to be hazardous, harmful, offensive or otherwise adverse to the environment, property

values or the character of the neighborhood or the health, safety and welfare of the community. It is intended to permit and encourage diversification, variation and imagination in the relationship of uses, structures, open spaces and heights of structures for developments conceived and implemented as comprehensive and cohesive unified projects. It is further intended to encourage more rational and economic development with relationship to public services, and to encourage and facilitate preservation of open space and other natural features, such as woodlands, floodplains and wetlands.

As the Zoning Code states, the procedure for approval of a planned development project shall consist of two phases:

1. **Preliminary Approval** – consisting of approval of the proposed project in principle only, and
2. **Final Approval** – consisting of approval of the proposed project in all its terms and details.

The submitted request includes approximately 25.3 acres between 2 parcels. The proposed use is a 138-unit multi-family development which equates to approximately 7.6 units per acre for the area identified as multi-family. The remaining portion will be identified for future single-family development and a lot for an existing single-family dwelling. The breakdown would be approximately 18.2 acres for the multi-family component and 7.1 acres for the single-family component.

The existing Crystal Lake development has 238 units. The additional 138 proposed units would bring the total unit count for the complex to 376 units.

The proposed 138 units would be made up of the following:

- 46 one bedroom plus den units at 900 sf w/ a detached garage
- 46 two bedroom/two bath first floor units at 1,250 sf and an attached 2-stall garage
- 46 three bedroom/two bath upper floor units at 1,473 sf with an attached and a detached garage

The complex would continue to take the primary access off of Bellevue Street (County Highway XX) through its existing main entrance. There is shown an access point to Hoffman Road (County Highway XX) on the plan. There is also an emergency access only entrance off of Bellevue Street (County Highway XX) on the northern side of the development. Any proposal to modify the access or restrict access at this point will need review and approval by the Green Bay Metro Fire Department during the site plan approval process.

Items identified and approved during the preliminary “vision” step were as follows:

In the review, staff was able to identify the following items we have listed as conditions that will need to be addressed, if the project continues forward.

- As part of Chapter 500-1600 Multi-Family Development Standards of the Village of Bellevue Zoning Ordinance, there are 3 steps with minimum percentages of architectural materials and corresponding architectural elements for utilizing less masonry and more siding. The current structures within Crystal Lake were developed prior to the Multi-Family Development Standards being adopted by the Village of Bellevue. Therefore, the current buildings do not necessarily meet the architectural step requirements found within the Zoning Ordinance in regard to materials. Much like commercial and industrial developments that construct additions to existing buildings, we allow those additions to match the existing materials (permitted or not) in order to not appear tacked on or drastically different. Although this proposal is not a true addition, it is an extension of an existing overall development. The proposed buildings are similar in design to a development that is/being constructed in Howard in which the materials are a mixture of brick and LP siding (engineered wood). Staff feels the design is appropriate and will complement the existing structures within the development while at the same time having a unique appearance.
- As part of the Building Design section of Chapter 500-1600 Multi-Family Development Standards of the Village of Bellevue Zoning Ordinance, there is a requirement to provide patios or balconies with roofs. The applicant has identified that some units will have a 2nd floor balcony on a 3-story side (but still be the same unit on both the 2nd and 3rd floors) and placing a roof over the balcony will appear “tacked” on and take away from the visual perspective. This requirement for cover is for the convenience of the resident to utilize that space in inclement weather but is not a necessary structural component. Many high-end multi-family developments in the area have exposed balconies, so staff is supportive of this requested deviation.
- The R-3 – Multi-Family Residential District has a maximum building height of 35’. The Zoning Code defines building height as:

The vertical distance measured from the curb level to the mid-height of the roof surface on a flat roof, to the deck line of mansard roofs, and to the mean height level between eaves and ridge for gable, hip, and gambrel roofs. For buildings set back from the street line, the height of the building may be measured from the average elevation of the finished grade along the front of the building, provided its distance from the street line is not less than the height of such grade above the established curb level.

The measurement from the ground to the top of the ridge on the 3-story development is proposed to be 38’. Instead of measuring each building from the average finished grade, staff proposes allowing a maximum 3-story building height of 40’. Staff does not feel that the 5’ difference would be noticeable to most and would likely eliminate the need to come back and request a possible

future PDD Amendment for a minor deviation. The buildings themselves are setback a considerable distance from any existing adjacent single-family dwellings.

- As the Letter of Intent indicates, the current Crystal Lake and Crystal Cove Apartments are on two different lots under two ownership titles. If the proposed parcels for the 90-unit pod and 48-unit pod do not have the required minimum frontage on a dedicated right-of-way, that will have to be included in the Final PDD Ordinance.

These items have been incorporated into the Final PDD Ordinance.

Items that warrant further discussion or were identified as concerns during the Public Hearing were as follows:

Some residents expressed concern about privacy and proximity of the proposed buildings to the rear of their existing homes.

Within the Village of Bellevue zoning Code, the minimum required setbacks for the R-3 – Multi-Family District are 30' front yard, 20' side yard and 25' rear yard. The easternmost building was identified by residents as the primary concern. The building is proposed on an angle to the rear of the single-family properties and varies from 50.6' from the adjacent property line on the south corner to 53.2' on the north corner of the building. This distance is more than double the minimum required setback established by the Village of Bellevue Zoning Code. In addition, there are no windows proposed on the eastern façade of this building that would face these existing homes. The nearest balcony to the rear property line of the existing homes on Bellevue Street is 84.8' feet away. Lastly, the applicant has proposed to construct a fence to help block any headlights from shining towards the rear of those homes as well as heavily landscape the area with a mix of trees and plants (as seen on the attached exhibits). Staff feels that this more than adequately addresses privacy concerns.

Stormwater management and drainage. As per all new construction and development within the Village, projects shall submit a stormwater management, grading and drainage plan for review and approval by the Village Engineer. The Village Engineer will review to ensure compliance with all applicable regulations as well as that the development does not create any conditions that would adversely affect adjacent properties.

Lastly, the developer and staff of the Community Development Department and Parks, Recreation & Forestry Department discussed a possible land dedication in lieu of payment of Park Impact Fees. A Memorandum of Understanding was recommended for approval by the Village Park Commission at their April 12th meeting. The Developer is proposing to dedicate approximately 11.652 acres (made up of Lots 8, 12, 13, 14, & 15 as shown on the attached Exhibit). The land is made up of a mixture of "fillable & buildable" land as well as areas of floodway and floodplain. These areas are directly adjacent to Village owned property along the East River on the Bellevue western

boundary. The dedication would allow for future flexibility of a possible trail location between Hoffman Road and the Mossakowski Family Dog Park to the north, a connection to the East River Trail in Allouez to the west and Osprey Point – Izaak Walton League Conservancy to the south. Based on high water levels, the Village likely does not have adequate land currently suitable for trail construction or use in our inventory. The Village currently owns property within the vicinity identified in the Comprehensive Outdoor Recreation Plan (CORP) as an East River Parkway Park. The Developer has also proposed a parking lot on future Lot 15 to be used initially for the residents of the Development for closer proximity to the existing trail in the Village of Allouez. This parking lot in the future would be acquired from the Developer to the Village based on need and the development timing of Village of Bellevue Park & Recreational facilities in this area. This will be considered by the Village Board at their meeting on April 28th as a separate item to the Final PDD.

There are a number of comments/questions regarding utilities from the Village Engineer. These will need to be addressed through the site plan review process. However, these should not impact the layout of the property.

CONFORMANCE WITH COMPREHENSIVE PLAN: The property is identified as Low-Density Residential on the Future Land Use Plan (FLUP). A portion of the proposed development is consistent with that proposal. The area of added multi-family is not. Staff feels that based on the environmental conditions of the property it would be difficult and cost prohibitive to lay out a traditional single-family development. Crystal Lake has been one of the better managed properties in the community and staff feels the expansion would not be a significant detriment to the area.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any calls or e-mails in support of or opposition to this request as of the drafting of this report.

ATTACHMENTS:

- Application
- Location Map
- Letter of Intent
- Proposed Final Planned Development District Exhibits
- Staff Review Comments
- DRAFT PDD Ordinance

Action:



REQUEST FOR DEVELOPMENT APPROVALS

2828 Allouez Avenue Bellevue, WI 54311 (920) 468-5225
Fax (920) 468-4196 email: andrewv@villageofbellevue.org

Application Number: _____ Parcel Number: B-296 and B-300

Name of Owner (Individual, Corp., etc.) Robert J Hoekstra and Erin M Hoekstra

Contact Name Ryan Van Straten - Alliance Management Lot B-296 and B-300

Address 1530 Crystal Lake Circle Green Bay, WI 54311 Phone 920.562.1481

Email Ryan@alliancewi.com Fax _____

Name of Applicant/Contact Person (if different from Owner). Only applicant will be notified for meetings and public hearing.

Name of Contact Person Ryan Van Straten

Name of Firm/Company Alliance Management Phone 920.562.1481

Mailing Address 1530 Crystal Lake Circle Green Bay, WI 54311

Fax _____

Email Ryan@alliancewi.com

Type of Request (check all that apply):

- Official Map Amendment/ADP
- Planned Development District
- Subdivision Plat Map
- Comp. Plan Amendment
- Conditional Use (Supplement "A" Req'd)
- Certified Survey Map
- Re-Zoning Request
- Zoning Approval (Supplement "A" Req'd)
- Zoning Ordinance Amd.

Address of Affected Property 2526 Bellevue St Current Zoning R-1, A-2, and R-2

Owner Signature *Robert J Hoekstra* Date 3-22-21

Note: *No request for re-zoning will be placed on the agenda without the signature of the property owner(s).*

Required Submittal Documents:

- Legal Description
- Detail Map of Area
- Letter of Intent indicating the specifics of request
- Appropriate Exhibits for processing

FOR OFFICE USE ONLY: Review Fees (check all that apply)

ADP/Official Map Amendment \$350 _____	Preliminary Plat \$200 +\$35/lot _____	Preliminary PDD \$500 _____
Conditional Use Request \$350 _____	Final Plat \$100 _____	Final PDD \$300+ \$100/M>1M _____
Certified Survey Map \$175 _____	Comp. Plan Amendment \$350 _____	PDD Amendments \$350 _____
Rezoning Request \$250 _____	Extra CSM/Plat \$100 _____	Zoning Ordinance Amd. \$1000 _____

Amount Paid: _____ Date Paid: _____ Receipt Number: _____

PDD 2021-0007 Location Map

Village of Bellevue, Wisconsin



Brown County, 2020 Ecopia Tech Corporation, Village of Bellevue



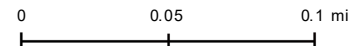
Map provided by the Village of Bellevue's Internal Interactive Web Mapping System

Please visit: www.villageofbellevue.org/GIS to access Bellevue's Interactive Web Mapping System.

This map is intended for advisory purposes only. The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent. The Village of Bellevue assumes no liability for its use or accuracy.

Date: 4/12/2021

Reference Scale: 1:0



Legend

Site Location



Thursday, March 25, 2021

Andrew Vissers
Village of Bellevue
2828 Allouez Ave
Bellevue, WI 54311

RE: Crystal Lake Leased Residences – Phase 2

Dear Mr. Vissers and Plan Commission Members:

Thank you for your time reviewing our project. We currently have an accepted offer to purchase and will complete the purchase once we have finished our due diligence and obtained all approvals required. The main component of our proposal is a 138 unit luxury addition to our 238 unit Crystal Lake project. At Crystal Lake, our beautiful units, low density site plan, community amenities, and secluded yet close to everything location has been extremely popular with residents. We plan to continue the low density feel of Crystal Lake with only 7.6 units per acre in our second phase. We have an incredible opportunity to utilize a very difficult parcel in a better way than any other developer because of the economies of scale we gain from Crystal Lake. This has allowed us to propose a high end luxury project that was only previously feasible utilizing TIF funding. In this letter of intent I will explain in more detail our unit mix, building design, site plan, market demand data, property management operations, and timeline for development.

Our unit mix and building design go hand in hand. The building we have chosen is a market tested luxury design (our “lofts” project) that will further enhance the positioning of Crystal Lake as one of the best apartment complexes in town. This building design was initially created to be part of Howard’s new “Village Center”. Our goal was to design a building that Howard would be proud to have as an extremely visible component of their village center while also targeting unit types that are in high demand. As it turns out, we were very successful with both goals. The project looks beautiful and the units have all been fully leased well before each building was completed. In order to better integrate the design into our Crystal Lake project, we’ll plan on a complimentary color scheme and a standard asphalt shingle roof instead of the low sloping roofs with parapets we have in Howard. The building design features large, two story breezeways that provide weather protection for the apartment entries while also creating an inviting, attractively lit entryway for residents and their guests. The unit mix is split evenly among our three unit types. Since the preliminary plan commission meeting we have made some improvements to the floor plans and increased the square footage of each type. Above the garages we have 46 spacious one bedroom (plus den) 980 sq. ft. units with a one stall detached garage. We also have 46 first floor two bedroom two bath 1,276 sq. ft. units with large two stall attached garages. These units were designed with seniors in mind and have extra features like laundry pedestals, an 18 foot wide garage door, and the lower kitchen cabinets feature all drawers. Finally, above the two bedroom units we have 46 three bedroom two bath 1,657 sq. ft. units with an attached and detached garage. The three bedroom units replicate the two bedroom floor plan below but have a lofted third bedroom, a 19 foot ceiling in the living room, and a partially finished 100 sq. ft. attic storage room. We took care to minimize sound transmission through significant insulation but also through intelligent design. There isn’t a single bedroom in our project that borders the living room of another unit and the only rooms above the bedrooms in the lower unit are the bedrooms for the three bedroom unit. Those bedrooms also have carpeting to help minimize sound transmission. For the interiors we have gone above and beyond to create units with market leading finish levels. Our 2/3 bedroom units have stainless steel range hoods and 8 foot tall patio doors. All our units have private entrances, side by side refrigerators with icemakers and filtered water, smudge proof stainless steel appliances, dishwashers with stainless tubs and extra sound insulation, slow close cabinet doors and drawers with 36” upper cabinets, quartz countertops, dual sinks in the master, front loading washers, luxury vinyl plank floors everywhere except the carpeted bedrooms, solid core doors, real wood trim, walk in closets, ample pantry/linen storage, electric car charging in attached garages, ultra quiet garage door openers, central air conditioning, smart wifi thermostats, 9 foot ceilings, abundant lighting, and more. Our philosophy in designing this building was to give residents every amenity they would expect from a brand new single family home for those that want to rent an apartment but don’t want to compromise on quality.



The building was designed to offer amazing units but also to have a very attractive exterior that felt more like a condominium than an apartment complex. The two story living room and lofted 3rd bedroom in the uppers gives the impression of a grand three story building without having to compromise with common hallways and walk up 3rd story units. The varied heights of the roofline and the brick accents around the patios break up the back of the building and give it a beautiful look. On the front of the building we have massive 10 foot wide and two story high breezeways with a beautiful brick arch that create a very impressive entry to the building. The huge 18 foot wide by 14 foot deep landscaping planters at the entrances to each breezeway are big enough to plant a tree to add color, height, and visual breaks throughout the parking lot. The landscape islands also tie our new phase into a theme incorporated into the parking areas for Crystal Lake's Lakeside and Woodview building styles.

Our site plan was designed to blend in with the low density layout at Crystal Lake and Crystal Cove. One of the things we hear about most often at Crystal Cove is that it feels like a small community within the larger Crystal Lake community. We wanted to re-create that in phase two. By keeping the lower density, connecting phase two directly to Crystal Lake instead of Hoffman Road, and splitting the phase into two separate areas, we were able to create what will feel like two additional pocket communities of 90 units and 48 units. With a density of only 7.6 units per acre, our new communities will feel connected to nature and more private than most complexes. All of our two and three bedroom units face away from the parking lot and will have hundreds of feet between them and any other apartments or neighboring homes. This is a huge benefit to our residents, but also to the neighboring homes and duplexes. To further isolate our property from the neighboring homes, we have left room to plant rows of trees as a visual barrier between our property and our neighbors. As you'll see on the site plan, we've also incorporated feedback from neighbors at the preliminary board meeting and added a fence into our landscaping plan to give more privacy for the homes on Bellevue St. The fence will wrap along the corner to the detached garage building parallel with Hoffman. This will all help to improve privacy and also protect our neighbors from porch lights, vehicle headlights, and any other light sources from our project. The 48 unit and 90 unit sections of the project will be setup as separate parcels. The 48 unit will be owned by Crystal Lake and the 90 units by Crystal Cove. This setup provides financing benefits to us but is a purely internal division. To the general public it will be marketed as a single project just like Crystal Lake and Crystal Cove are now. You'll also notice several single family lots included in our plan. The zoning along Hoffman is single family and so we plan to create single family lots within that zoning and sell them individually. We reduced the depth of those lots compared to the existing single family zoning boundary to leave room for the evergreen trees we want to plant to create the natural barrier between the zones. Five of the single family lots are adjacent to the East River and land owned by Bellevue, including one very large lot over 10 acres. We are currently working with Mr. Vissers and the parks department to possibly donate that land in exchange for waiving the park fees on our project. At minimum we would like approval to construct a parking lot accessible from Crystal Lake that has direct access to the sidewalk on Hoffman for our residents to use as a connection to the trail. The backup plan would simply be to sell off those lots individually.

Since the lofts project was designed to be one of the most attractive buildings in the area, we exceeded village code requirements in many areas of the project. I have to stress again that we were only able to afford to build this design in Howard because of TIF support, and we can only make the numbers work in Bellevue because of the economies of scale we gain from Crystal Lake. I mention this again because there are a few areas we would like to request, through the PDD process, approval of deviations from the standard multifamily requirements. Meeting these requirements would not only be a large burden, but it would actually make the project less attractive. We're asking for you to judge the project as a whole and recognize that it is a market leading, high end apartment complex. Through the PDD process you have the ability to weigh the benefits our project provides above a strict code interpretation. The first is the requirement for masonry and façade articulation. Our entire building exterior is comprised of brick and LP SmartSide siding. There will be no vinyl siding anywhere on the building. Our design strategically uses brick as a design element on both sides of the building. Adding additional brick would only detract from the strategic use of brick designed to draw the eye as a focal point to specific parts of the building. Additionally, we've used varying roof heights, brick patio planters, brick privacy dividers, the brick arch around the breezeways, and large landscaping islands to create the visual interest that façade articulation is meant to provide. We've investigated adding articulation to the front of the building but because the second floor rooms and the first floor garages don't line up, there is no good way to do it without harming the floor plans. We believe our combination of 100% high quality siding materials and thoughtful architectural design meets the spirit of the



ordinance. You can see in practice in our Howard Lofts location that this building design is extremely attractive and accomplishes the village's goal of having beautiful, visually interesting buildings. The second area we would like approval of a deviation is regarding roof coverings over the decks. Due to the third story (with windows) over the three bedroom decks, and the spread out locations of the one bedroom decks, adding roofs over the balconies will have a serious negative effect on the look of the building. They will look "tacked on" and distract from the design. Additionally, our decks are only four feet deep. Covering such narrow decks with a roof would oftentimes not even add a benefit to the resident. With any amount of wind, rain will still be hitting residents standing on our decks. The third area we're requesting a deviation from code is regarding building height. The majority of our building is below the 35 foot requirement and only the very peak of the three story portion reaches up to 38 feet. Our lofted bedroom and two story living room in the three bedroom unit are integral components of providing the three bedroom unit type. Without this deviation, we would not be able to offer a 3 bedroom unit that is so massively in demand by families in our community. We believe these three deviations are reasonable considering the reasons above as well as two additional factors. First of all, none of these buildings border a public road. They will all be well hidden hundreds of feet away with single family homes and evergreen trees blocking public view. Second, as phase two of an apartment project built before these standards were created, our design will blend in well with the existing units at Crystal Lake. We don't have roofs over our decks at Crystal Lake now and most of the existing siding is a concrete board product that is very similar to the LP SmartSide. Our hope is that you agree with our view that the overall package we are offering Bellevue with our lofts style, low density project with high quality interiors is among the best projects in the area. Without approval of deviations in these areas, we will need to start over with a different, less expensive building design.

As I'm sure you've been told by every apartment developer proposing a project, the Green Bay metro area is currently experiencing a shortage of apartments. The current pace of new construction is not keeping up with this demand and thousands of units need to be built over the next 10 years to try to catch up to the current need. We have experienced this throughout our portfolio. Crystal Lake has been 100% occupied for many years and has experienced no negative effects from the pandemic. We are currently participating in several development projects throughout the Green Bay metro area and we are seeing unprecedented demand for apartments. We expect to be able to lease all of these units very easily as they are built. As I mentioned before, the loft style apartments we are building in Howard are currently renting faster than we can build them.

Assuming we are able to receive municipal approval through the PDD process this spring, we plan to start construction immediately. We will stagger the buildings so we can move framing crews from one building to the next. The first building will take 8-12 months to complete and our goal would be to deliver one building every 2-3 months until all seven buildings have been finished. This will likely take us through mid 2023.

Our property management operations are centered around ensuring our projects are among the most attractive and well maintained properties in the area. We have two full time leasing agents and five full time maintenance employees working from the Crystal Lake office. We are committed to fast response times, beautiful landscaping, well maintained units, and continual upgrades of capital assets. Over the past five years at Crystal Lake we've spent over \$1,300,000 in capital replacements to make sure our property stays in great condition. Additionally, we are firm believers in maintaining adequate capital reserves for repairs and replacements. We currently have a reserve fund at Crystal Lake of over \$830,000. We also contribute almost \$200,000 per year to that fund in addition to the money we spend each year on replacements. Once we add the additional 138 units we will increase those contributions to ensure adequate fund are available for any size emergency that could arise.

Thank you for reviewing our project and taking the time to consider our requests. Our building design is one of the most attractive and highest quality buildings in the Green Bay metro area. We will spend significantly more money than most apartment complexes to offer the best interiors available. Once complete, this project will attract the highest rents of any apartment in the Village of Bellevue. We believe this project is the perfect use for this land and can only be achieved by the connection to our Crystal Lake property.

Sincerely,
Ryan Van Straten



PROJECT TEAM

Developer,
Property Manager

Alliance Management
Principals: Erik Goerke and Ryan Van Straten
PO Box 458
De Pere, WI 54115
Contact: Ryan Van Straten

Project Owners

Bel Meadows Partners, LLC and Crystal Cove, LLC
1530 Crystal Lake Circle
Green Bay, WI 54311
Contact: Ryan Van Straten

Civil Engineer

JB Site Design and Engineering, LLC
Contact: Joe Bronoski

Architect

Vision Architecture, LLC
Contact: Adam James

General Contractor

Duquaine Development, Inc.
Contact: Jake Hofmann



PROJECT DATA

Project Name	Crystal Lake Phase Two
Parcel Size	Approximately 18.2 acres for Crystal Lake Phase Two Approximately 7.1 acres for single family home lots
Unit Density	Approximately 7.6 units per acre
Zoning	Currently a mix of R-1, R-2, and A-2 – request to rezone to PDD
Parking	307 spaces required – 467 provided 138 attached garage spaces 92 detached garage spaces 237 surface spaces
Unit Mix	46 one bedroom plus den 980 sq. ft. units 46 two bedroom two bath 1,276 sq. ft. units 46 three bedroom two bath 1,657 sq. ft. units
Building Height	Visual breakdown included as an attachment 30'3" to the eave height of the three story portion 35' to the top of the main roof ridge 38' to the top of the three story roof ridge Approximately 12' to the top of the detached garage roof
Setbacks and Open Space	All setbacks and open space % will meet or exceed multifamily zoning requirements
Refuse	All resident refuse will be collected using the existing Crystal Lake location. Alliance Management is currently in the planning stage of a paid garbage collection service in which tenants pay a monthly fee and can have their garbage picked up from their garage two times per week. This program was delayed due to covid but will hopefully be available prior to the completion of the first building of phase two.
Mail Delivery	All mail will be delivered to the mail room at Crystal Lake. We also have secure package delivery through an Amazon HUB.
Landscaping	Our landscaping plan will be complimentary to the existing landscaping at Crystal Lake
Lighting	Wall packs will be used for the parking areas. Disk lights and wall mounted up/down lights will be utilized inside the breezeways.
Signage	The only additional signage we will be adding will be some internal directional signage
Material Percentages	Front: 74% LP Smart Side, 3% brick, and 23% windows Back: 53% LP Smart Side, 9% brick, 28% garage doors, 10% windows



LEGAL DESCRIPTIONS

- B-296 21.795 AC M/L PRT OF LOT 1 OF 16 CSM 193 & PRT OF PC 22 & 23 ESRF DESC
IN 2124297 & PRT IN 2138049 & PRT IN 2150101 EX 2188194 & EX 2576507 & EX
2576508 & PRT OF LOT 1 OF 56 CSM 65 DESC IN 2818725
- B-300 4.787 AC M/L PRT S1/2 OF PC 23 ESRF W OF RIVER RD EX 347 D 590 & EX 749 R
250 & EX 754 R 528 & EX 960 R 346 & EX RDS & EX J19988-03 & EX 2177802

Hoffman Land

B-296
B-300

The original home at 2526 Bellevue St is excluded from the project.



Map printed on
10/19/2020

1:3,600

1 inch = 300 feet*

1 inch = 0.0568 miles*

*original page size is 8.5" x 11"

Appropriate format depends on zoom level

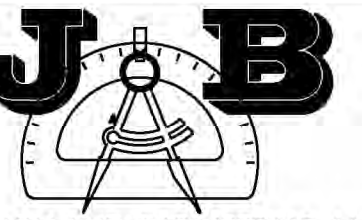
A legend (map key) is available at:
<https://tinyurl.com/BrownDogKey>

Brown County Wisconsin
Planning & Land Services
Department



(920) 448-6480

maps.gis.co.brown.wi.us



SITE DESIGN AND ENGINEERING, LLC
 PO BOX 1067
 WOODRUFF, WI 54568
 (920) 207-8977
 jbronoski@sdengineering.net

DATE

NO. REVISIONS



Issue Dates
 Revision Date

PROPOSED APARTMENT DEVELOPMENT
CRYSTAL COVE TRAIL - PHASE 2
 2526 BELLEVUE STREET
 Bellevue, Wisconsin 54311

SHEET TITLE
 SITE PLAN

DRAWN BY

CHECKED BY

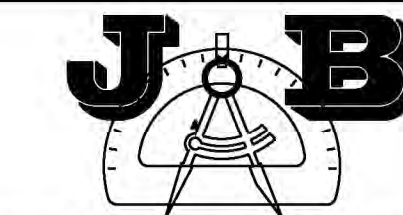
DATE
03/25/2021

PROJECT NO.
2020-22

SHEET NO.

C - 1

OVERALL SITE PLAN
 1"=60'



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 PO BOX 1067
 WOODRUFF, WI 54568
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 jbronoski@jbsitedesign.net



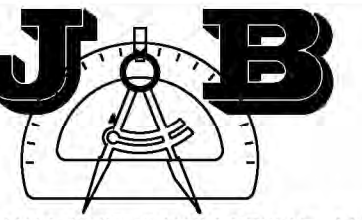
PARTIAL SITE PLAN - EAST
 1"=40'

NO.	REVISIONS	DATE

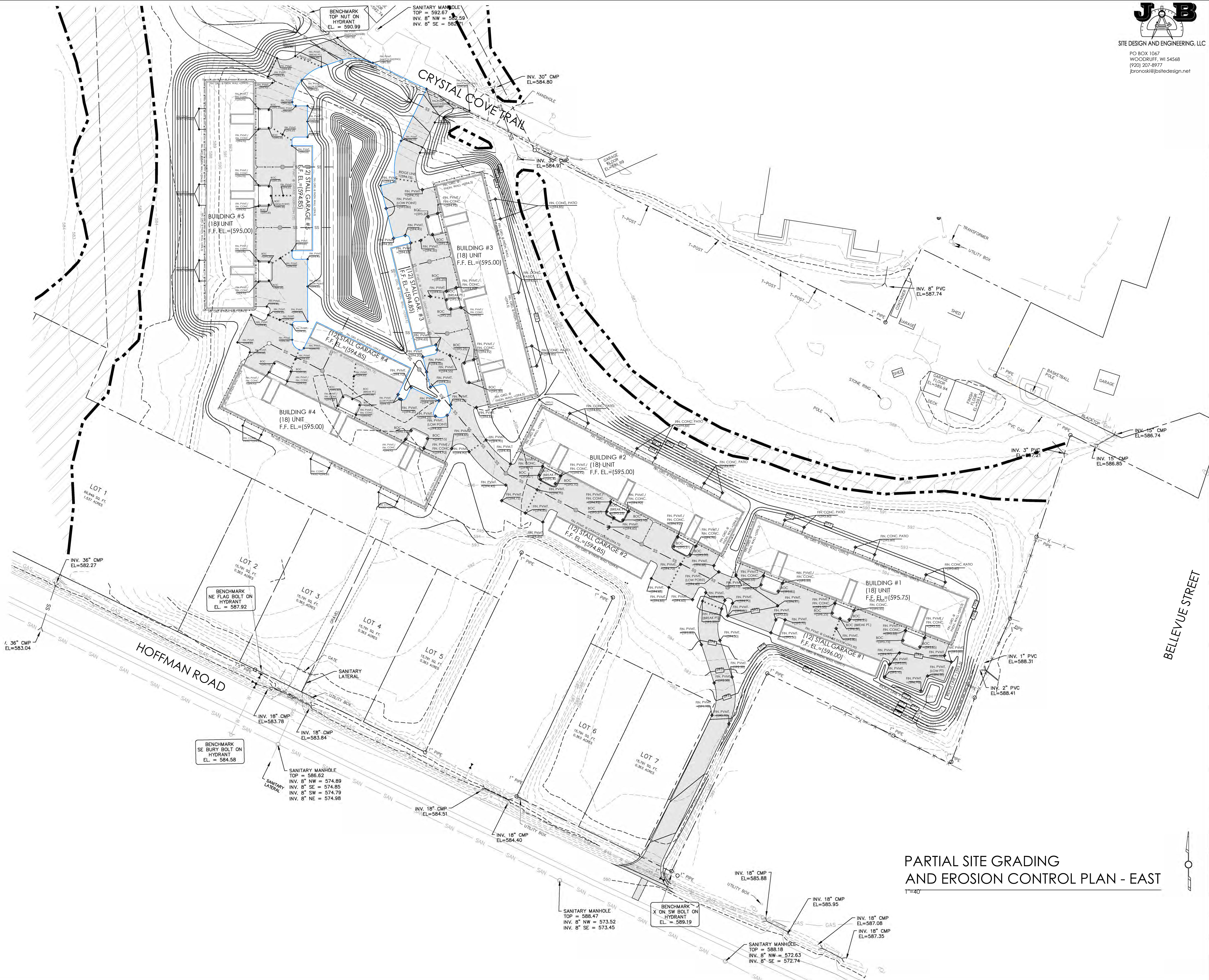
Issue Dates	
Revision	Date

PROPOSED APARTMENT DEVELOPMENT
CRYSTAL COVE TRAIL - PHASE 2
 2526 BELLEVUE STREET
 Bellevue, Wisconsin 54311

SHEET TITLE	
SITE PLAN	
DRAWN BY	
CHECKED BY	
DATE	03/25/2021
PROJECT NO.	2020-22
SHEET NO.	C - 2



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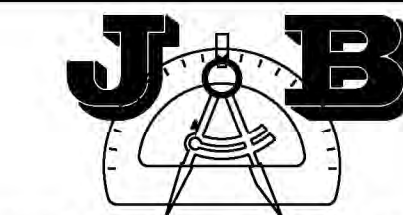
**PARTIAL SITE GRADING
 AND EROSION CONTROL PLAN - EAST**
 1"=40'

NO.	REVISIONS	DATE

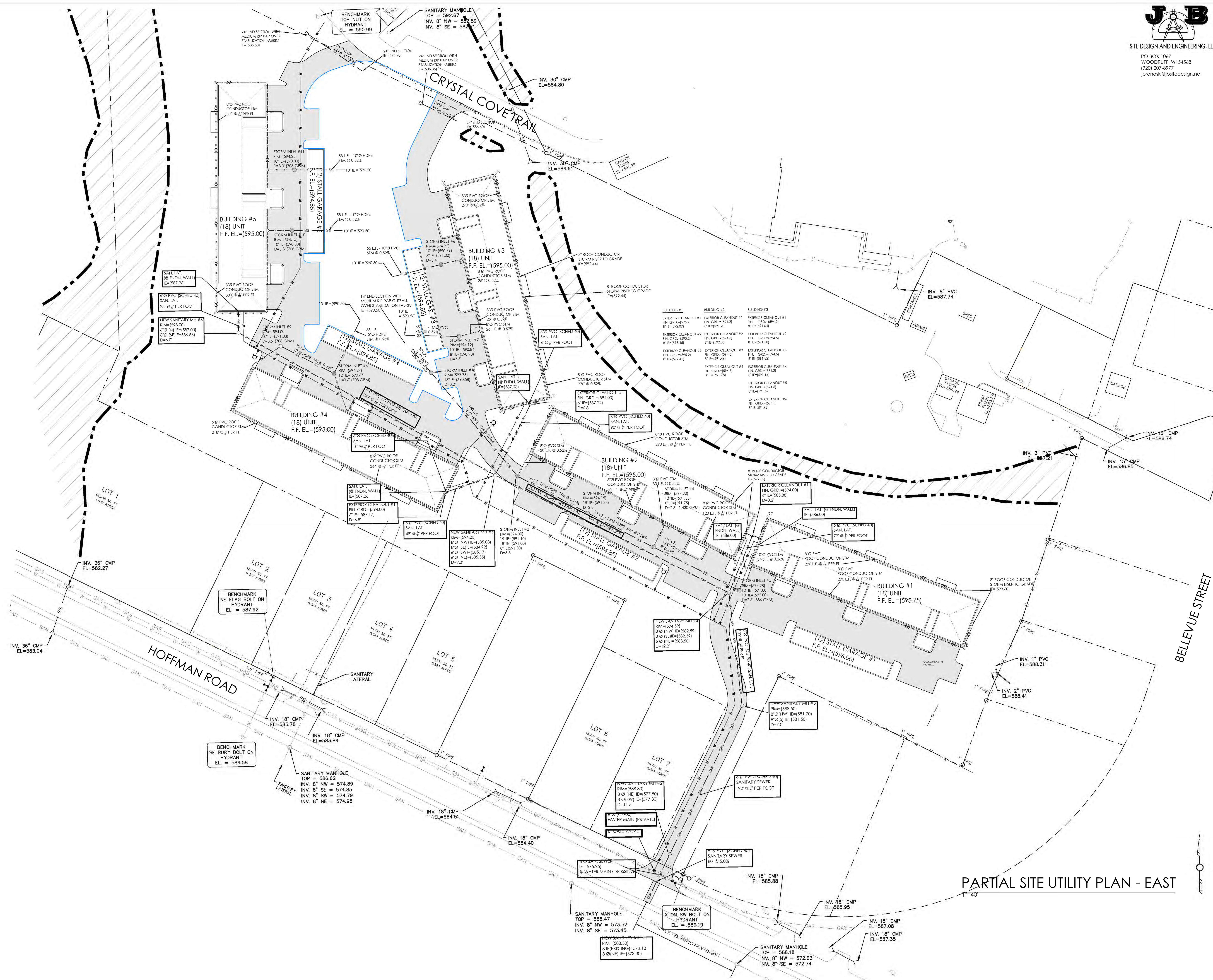
Issue Dates
 Revision Date

PROPOSED APARTMENT DEVELOPMENT
CRYSTAL COVE TRAIL - PHASE 2
 2526 BELLEVUE STREET
 Bellevue, Wisconsin 54311

SHEET TITLE	
SITE PLAN	
DRAWN BY	
CHECKED BY	
DATE	
03/25/2021	
PROJECT NO.	
2020-22	
SHEET NO.	
C - 3	



SITE DESIGN AND ENGINEERING, LLC
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 WOODRUFF, WI 54568
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 jbronoski@jbsitedesign.net



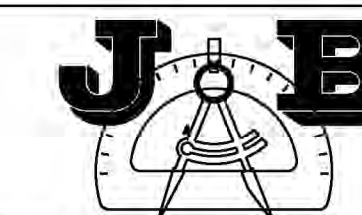
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Issue Dates	
Revision	Date

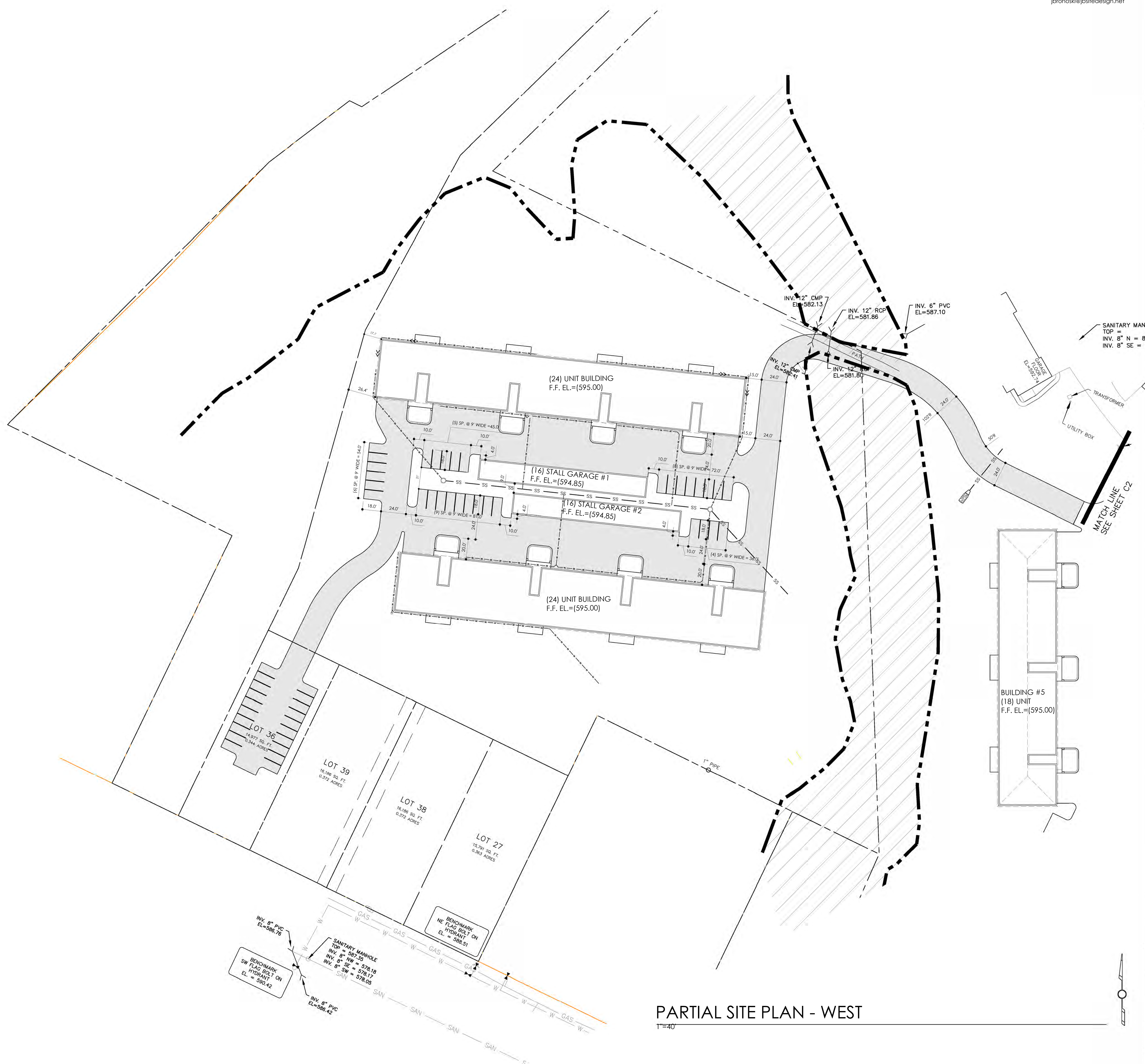
PROPOSED APARTMENT DEVELOPMENT
CRYSTAL COVE TRAIL - PHASE 2
 2526 BELLEVUE STREET
 Bellevue, Wisconsin 54311

SHEET TITLE SITE PLAN
DRAWN BY
CHECKED BY
DATE 03/25/2021
PROJECT NO. 2020-22
SHEET NO. C - 4

PARTIAL SITE UTILITY PLAN - EAST



SITE DESIGN AND ENGINEERING, LLC
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 (920) 207-8977
 jbronoski@sdengineering.net



PARTIAL SITE PLAN - WEST
 1"=40'

NO.	REVISIONS	DATE

Issue Dates

Revision	Date

PROPOSED APARTMENT DEVELOPMENT
 CRYSTAL COVE TRAIL - PHASE 2
 2526 BELLEVUE STREET
 Bellevue, Wisconsin 54311

SHEET TITLE
 SITE PLAN

DRAWN BY

CHECKED BY

DATE

03/25/2021

PROJECT NO.

2020-22

SHEET NO.

C - 5

PRELIMINARY PLAT OF CRYSTAL COVE PHASE 2

Part of Private Claims 21, 22, and 23, East Side of Fox River, Town of Bellevue, Brown County, Wisconsin.



LOCATION MAP

Crystal Cove Trail Boundary Legal Description:

Part of Lots 1, 2 and 3 of Certified Survey Map recorded in Volume 56, Pages 65 through 71, and part of Private Claims 21, 22 and 23, East Side of the Fox River, Village of Bellevue, Brown County, Wisconsin, described as:

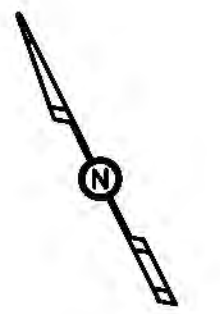
Commencing at the Northeast Corner of said Private Claim 21; thence S30°06'34"W 696.87 feet along the East line of said Private Claim 21 to the Northeast Corner of said Private Claim 22; thence N63°25'59"W 3619.88 feet along the North line of said Private Claim 22 to the POINT OF BEGINNING of this description; thence N63°25'59"W 135.16 feet along said North line; thence S18°48'25"W 240.31 feet along the East line of said Lot 1; thence N71°12'43"W 30.00 feet; thence S18°47'17"W 70.51 feet; thence N63°26'43"W 93.00 feet; thence S26°33'18"W 95.00 feet; thence S63°26'48"E 163.91 feet; thence N72°51'57"E 94.91 feet; thence S63°26'43"E 30.00 feet; thence S18°47'17"W 90.00 feet; thence N63°21'30"W 165.72 feet; thence S18°47'17"W 224.11 feet; thence S24°38'05"W 100.29 feet; thence S20°30'44"W 81.74 feet; thence N63°20'09"W 237.60 feet along the North line of the South 1/2 of said Private Claim 23; thence S26°22'27"W 255.67 feet; thence N63°37'33"W 200.00 feet along the North right-of-way line of Hoffman Road; thence N25°22'27"E 255.68 feet; thence N63°20'09"W 118.21 feet along the North line of the South 1/2 of said Private Claim 23; thence S26°22'27"W 257.28 feet; thence N63°37'33"W 629.24 feet along the North right-of-way line of Hoffman Road; thence N26°23'00"E 260.47 feet; thence N63°20'09"W 208.67 feet along the North line of the South 1/2 of said Private Claim 23; thence S26°21'55"W 261.52 feet; thence N63°37'33"W 390.66 feet along the North right-of-way line of Hoffman Road; thence N26°22'28"E 263.50 feet; thence N63°20'09"W 240.09 feet along the North line of the South 1/2 of said Private Claim 23; thence N45°24'30"E 355.87 feet; thence N53°20'51"E 96.68 feet; thence S63°22'23"E 13.06 feet; thence N56°36'47"E 204.01 feet along the West line of said Lot 2; thence N40°23'10"E 282.27 feet along the West line of said Lot 2; thence N4°14'32"E 266.98 feet along the West line of said Lot 1; thence N20°06'00"W 82.55 feet along the West line of said Lot 1; thence N32°15'58"E 352.00 feet along the West line of said Lot 1; thence S63°24'58"E 1713.59 feet along the Northeastly line of said Lot 1; thence S18°47'17"W 45.42 feet along the East line of said Lot 1; thence S63°24'58"E 65.61 feet along the Northeastly line of said Lot 1; thence S18°47'20"W 657.68 feet along the East line of said Lot 1 to the point of beginning.

This parcel contains 3,081,806 square feet, or 70.749 acres. This parcel may be subject to easements and rights not shown that a complete title search may disclose.

GENERAL NOTES:

- EXISTING ZONING IS NOTED ON THIS PLAT
- NEIGHBORING ZONING IS NOTED ON THE DRAWING
- LOTS 8, 9, AND 10 ARE PROPOSED TO BE ZONED PDD
- LOT 11 IS TO REMAIN ZONED R-2
- LOTS 1 THROUGH 7 AND 12 THROUGH 14 ARE TO REMAIN ZONED R-1
- ELEVATIONS ARE NAVD83
- BUILDING SETBACKS: FRONT YARD 30', REAR YARD 25', AND SIDE YARD 5'

OWNER/SUBDIVIDER:
CRYSTAL COVE, LLC
RYAN VAN STRATEN
P.O. BOX 488
DE PERE, WI 54115



Scale: 1" = 100'

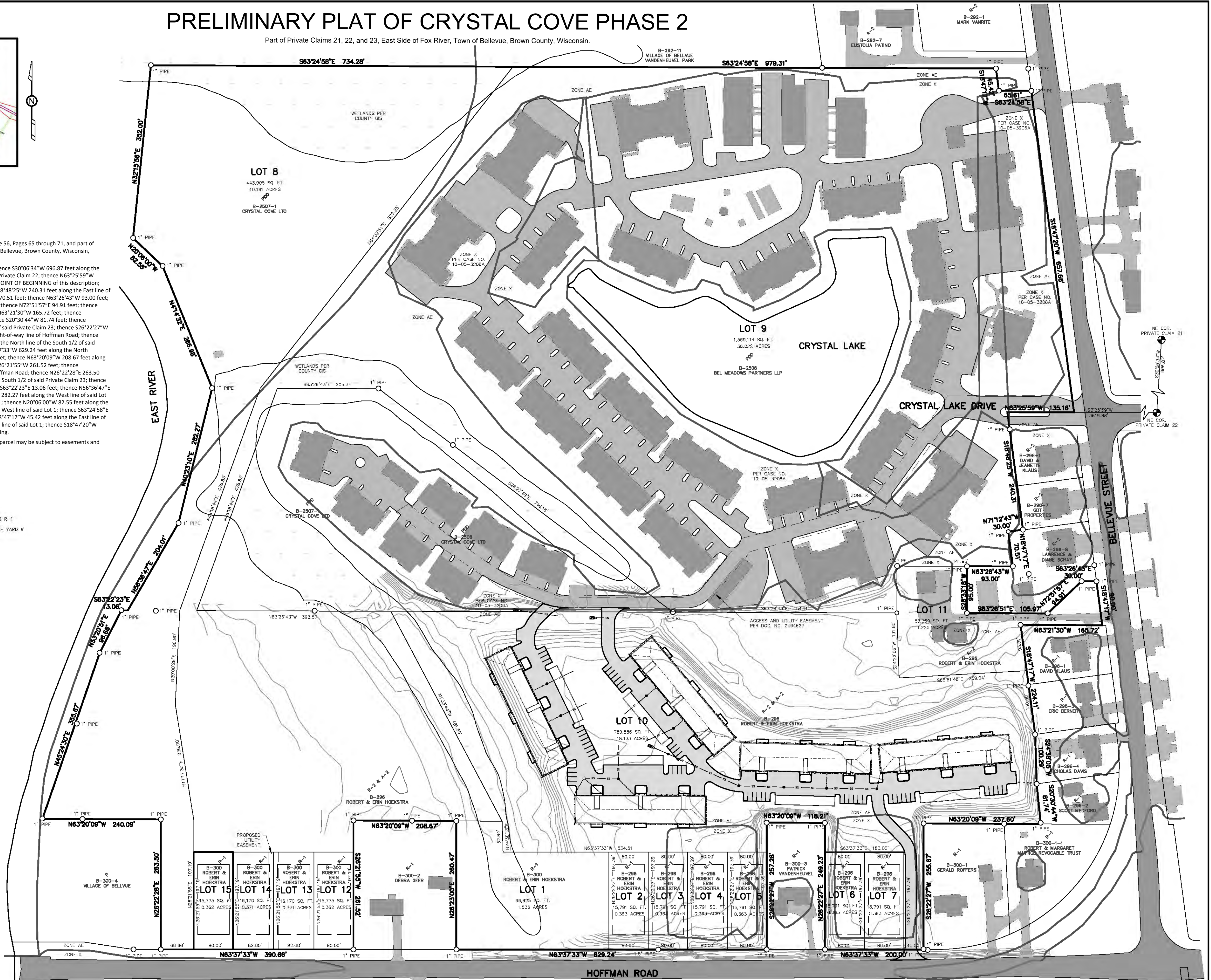
BEARINGS ARE REFERENCED TO THE NORTH LINE OF PRIVATE CLAIM 22, EAST SIDE OF THE FOX RIVER, AS BEING N63°25'59"W PER THE BROWN COUNTY COORDINATE SYSTEM

- ⊕ = County Monument
- = Iron Stake Found



I Benjamin J. Reenders do hereby certify that this survey is correct to the best of my knowledge and belief.

841 Center Avenue, Suite 1
Oostburg, WI 53070
920-547-0599
CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com



PRELIMINARY PLAT OF CRYSTAL COVE PHASE 2

Part of Private Claims 21, 22, and 23, East Side of Fox River, Town of Bellevue, Brown County, Wisconsin.



LOCATION MAP

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Part of Lots 1, 2 and 3 of Certified Survey Map recorded in Volume 56, Pages 65 through 71, and part of Private Claims 21, 22 and 23, East Side of the Fox River, Village of Bellevue, Brown County, Wisconsin, described as:

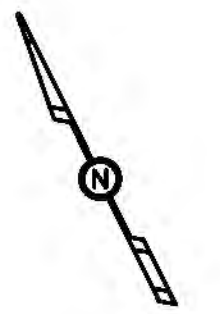
Commencing at the Northeast Corner of said Private Claim 21; thence S30°06'34"W 696.87 feet along the East line of said Private Claim 21 to the Northeast Corner of said Private Claim 22; thence N63°25'59"W 3619.88 feet along the North line of said Private Claim 22 to the POINT OF BEGINNING of this description; thence N63°25'59"W 135.16 feet along said North line; thence S18°48'25"W 240.31 feet along the East line of said Lot 1; thence N71°12'43"W 30.00 feet; thence S18°47'17"W 70.51 feet; thence N63°26'43"W 93.00 feet; thence S26°33'18"W 95.00 feet; thence S63°26'48"E 163.91 feet; thence N72°51'57"E 94.91 feet; thence S63°26'43"E 30.00 feet; thence S18°47'17"W 90.00 feet; thence N63°21'30"W 165.72 feet; thence S18°47'17"W 224.11 feet; thence S24°38'05"W 100.29 feet; thence S20°30'44"W 81.74 feet; thence N63°20'09"W 237.60 feet along the North line of the South 1/2 of said Private Claim 23; thence S26°22'27"W 255.67 feet; thence N63°37'33"W 200.00 feet along the North right-of-way line of Hoffman Road; thence N25°22'27"E 255.68 feet; thence N63°20'09"W 118.21 feet along the North line of the South 1/2 of said Private Claim 23; thence S26°22'27"W 257.28 feet; thence N63°37'33"W 629.24 feet along the North right-of-way line of Hoffman Road; thence N26°23'00"E 260.47 feet; thence N63°20'09"W 208.67 feet along the North line of the South 1/2 of said Private Claim 23; thence S26°21'55"W 261.52 feet; thence N63°37'33"W 390.66 feet along the North right-of-way line of Hoffman Road; thence N26°22'28"E 263.50 feet; thence N63°20'09"W 240.09 feet along the North line of the South 1/2 of said Private Claim 23; thence N45°24'30"E 355.87 feet; thence N53°20'51"E 96.68 feet; thence S63°22'23"E 13.06 feet; thence N56°36'47"E 204.01 feet along the West line of said Lot 2; thence N40°23'10"E 282.27 feet along the West line of said Lot 2; thence N4°14'32"E 266.98 feet along the West line of said Lot 1; thence N20°06'00"W 82.55 feet along the West line of said Lot 1; thence N32°15'58"E 352.00 feet along the West line of said Lot 1; thence S63°24'58"E 1713.59 feet along the Northeastly line of said Lot 1; thence S18°47'17"W 45.42 feet along the East line of said Lot 1; thence S63°24'58"E 65.61 feet along the Northeastly line of said Lot 1; thence S18°47'20"W 657.68 feet along the East line of said Lot 1 to the point of beginning.

This parcel contains 3,081,806 square feet, or 70.749 acres. This parcel may be subject to easements and rights not shown that a complete title search may disclose.

GENERAL NOTES:

- EXISTING ZONING IS NOTED ON THIS PLAT
- NEIGHBORING ZONING IS NOTED ON THE DRAWING
- LOTS 8, 9, AND 10 ARE PROPOSED TO BE ZONED PDD
- LOT 11 IS TO REMAIN ZONED R-2
- LOTS 1 THROUGH 7 AND 12 THROUGH 14 ARE TO REMAIN ZONED R-1
- ELEVATIONS ARE NAVD83
- BUILDING SETBACKS: FRONT YARD 30', REAR YARD 25', AND SIDE YARD 5'

OWNER/SUBDIVIDER:
CRYSTAL COVE, LLC
RYAN VAN STRATEN
P.O. BOX 488
DE PERE, WI 54115



Scale: 1" = 100'

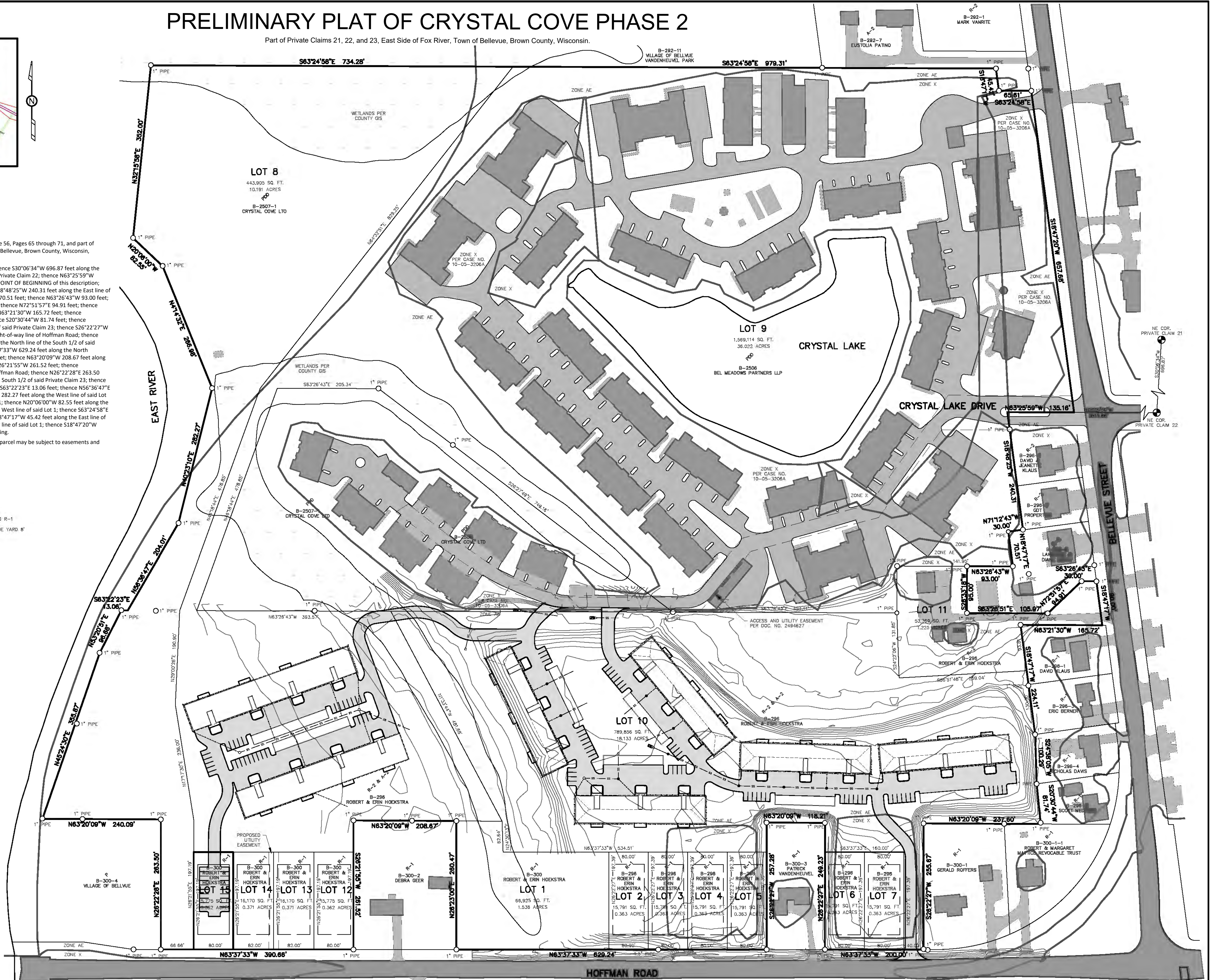
BEARINGS ARE REFERENCED TO THE NORTH LINE OF PRIVATE CLAIM 22, EAST SIDE OF THE FOX RIVER, AS BEING N63°25'59"W PER THE BROWN COUNTY COORDINATE SYSTEM

- ⊕ = County Monument
- = Iron Stake Found



I Benjamin J. Reenders do hereby certify that this survey is correct to the best of my knowledge and belief.

841 Center Avenue, Suite 1
Oostburg, WI 53070
920-547-0599
CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com



Crystal Cove Trail

Plant List			
Qty	Botanical Name	Common Name	Size
15	<i>Syringa meyeri</i> 'Palibin'	Dwarf Korean Lilac	3gal
6	<i>Gleditsia triacanthos inermis</i> 'Skyline'	Skyline Honeylocust	2"
11	<i>Viburnum trilobum</i>	American Cranberrybush Viburnum	---
23	<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple	2"
15	<i>Viburnum dentatum</i> 'Christom'	Blue Muffin Arrowwood Viburnum	3 gal
4	<i>Betula nigra</i>	River Birch	6-8'
47	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Foerster's Feather Reed Grass	1gal
7	<i>Cornus sericea</i>	Red Twig Dogwood	---
95	<i>Echinacea purpurea</i>	Purple Coneflower	1 gal
75	<i>Hydrangea arborescens</i> 'Snowhill'	Snowhill Hydrangea	2 gal
15	<i>Cornus alba</i> 'Bailhalo'	Ivory Halo Dogwood	3 gal
97	<i>Spiraea japonica</i> 'Shirobana' (S. J. 'Shibori')	Shirobana Spirea	2 gal
40	<i>Picea pungens</i> 'Glaucia'	Colorado Blue Spruce	---
16	<i>Pinus nigra</i>	Austrian Pine	5'
22	<i>Pinus strobus</i>	White Pine	---
31	<i>Rosa x 'Noare'</i> P.P.# 11308	Red Drift Rose	2 gal
3	<i>Salix alba</i> 'Tristis'	Weeping Willow	2"
49	<i>Spiraea x bumalda</i> 'Anthony Waterer'	Anthony Waterer Spirea	2gal
6	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Tree Lilac	2"
4	<i>Syringa vulgaris</i>	Common Lilac	3gal
4	<i>Tilia cordata</i>	Littleleaf Linden	2"
5	<i>Amelanchier canadensis</i>	Serviceberry (Single Stem)	1 1/2"
75	<i>Hemerocallis x 'Stella de Oro'</i>	Daylily 'Stella D'Oro'	1 gal
5	<i>Pyrus calleryana</i>	Callery Pear	1 1/2"
17	<i>Quercus bicolor</i>	Swamp White Oak	2"
7	<i>Malus x 'Prairifire'</i>	Prairifire Crabapple	1 1/2"
13	<i>Ulmus americana</i> 'New Harmony'	New Harmony Elm	2"
10	<i>Weigela florida</i> 'Red Prince'	Red Prince Weigela	3 gal
54	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac	2 gal
45	<i>Rosa x 'Knock Out' (R)</i>	Knock Out Rose	2 gal
2	<i>Hydrangea paniculata</i> 'Pinky Winky'	Pinky Winky Hydrangea	3gal
6	<i>Hosta x 'Patriot'</i>	Hosta Mix	1gal
14	<i>Sedum</i>	Autumn Joy Sedum	1gal
12	<i>Viburnum carlesii</i>	Koreanspice Viburnum	3 gal
45	<i>Weigela florida</i> 'Java Red'	Java Red Weigela	2 gal



Landtect Design, LLC
 2072 Sylvan Ct.
 Green Bay, WI 54313
 Ph: 920-228-0000

Revisions		
No.	Date	Description

Crystal Cove Trail
 2526 Bellevue St
 Bellevue, WI 54311

Project Title: Crystal Cove Trail
 Date: 03/15/2021
 Company: Cory Sticha, PLA

Drawn By: Cory Sticha, PLA	Checked By: [Blank]	Reviewed By: [Blank]	Blottered By: [Blank]	Project Manager: [Blank]
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Scale: 1" = 40'

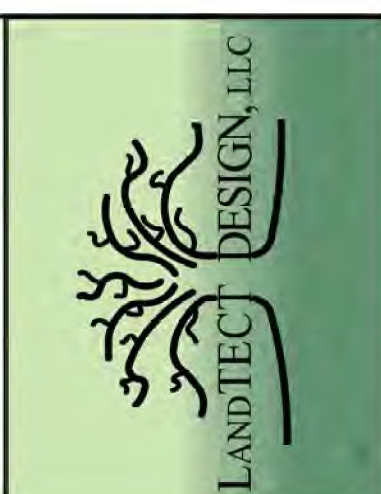
Sheet No: 1 of 6



- Notes:**
- All trees are to have 6' dia. hardwood mulch around the base, 3 inch minimum thickness. Do not cover the root flare on the trees.
 - Hardwood Mulch in the planting beds should be 3" thickness minimum around the woody plants and 1" minimum thickness around all the perennial plants.
 - Minimum 3" topsoil to cover all of the lawn and planting areas. To be checked by the project manager before any planting is started.
 - Gravel Mow strips are to be 3" thick of 1 1/2" Mississippi River stone mulch with DeWitt Pro-5 Weed barrier or similar fabric, under stone.
 - Use a professional grade landscape edging for all of the planting beds. Edging is to be staked a minimum of every 3'. All trees in the lawn panel are to have a cut edge, with no edging required.
 - Use a low growing Prairie seed mix for the natural areas that are disturbed. 2 lbs per thousand sq. ft.

1 Master
 Scale: 1" = 40'-0"

1a Drive from Hoffman Rd.
 Scale: 1" = 40'-0"



Landtec Design, LLC
 2072 Sylvan Ct.
 Green Bay, WI 54313
 Ph: 920-228-0000

Revisions	
No.	Description

Crystal Cove Trail
 2526 Bellevue St
 Bellevue, WI 54311

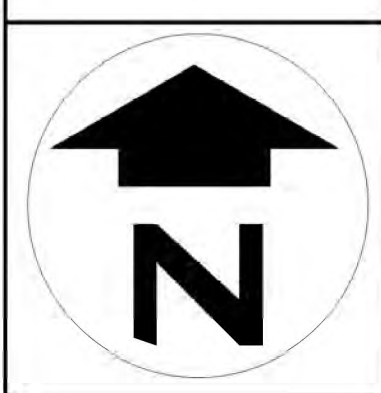
Enlarged View 1

Date	03/15/2021
Company	Landtec Design, LLC
Project ID	
Drawing Code	
CAD File Name	
Plot Code	

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Scale: 1" = 20'

Sheet No. 2 of 6



1 Enlarged view 1
 Scale: 1" = 20'-0"



1 Master
Scale: 1" = 20'-0"



Design Firm: **Landtect Design, LLC**
 2072 Sylvan Ct.
 Green Bay, WI 54313
 P: 920-228-0000

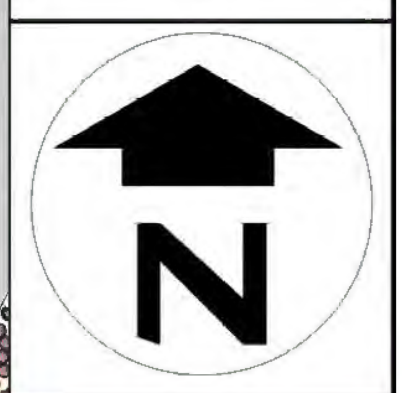
Revisions	
No.	Description

Project Title: **Crystal Cove Trail**
 2526 Bellevue St
 Bellevue, WI 54311

Date:	03/15/2021
Company:	PLA
Project ID:	
Drawing Code:	
CAD File Name:	
Plot Date:	

Scale: 1" = 20'

Sheet No. 3 of 6



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1 Enlarged view 3
Scale: 1" = 20'-0"



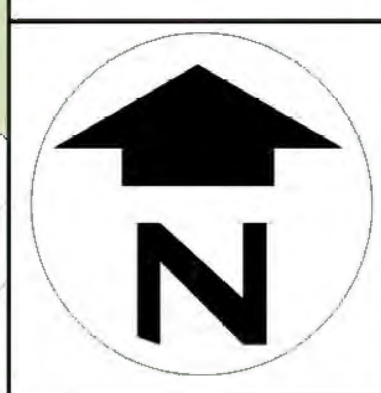
Design Firm: **Landtect Design, LLC**
 2072 Sylvan Ct.
 Green Bay, WI 54313
 PH: 920-228-0000

Revisions	
No.	Description

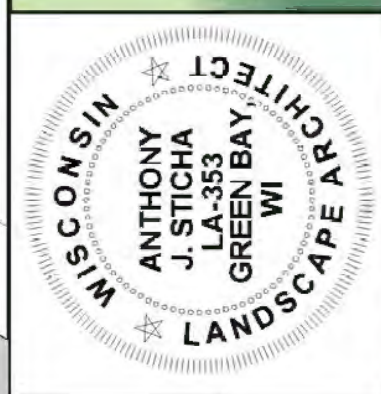
Project Title: **Crystal Cove Trail**
 2526 Bellevue St
 Bellevue, WI 54311

Date	Company	Project ID	Drawing Code	DATE File Name	Plot Date
03/15/2021	PLA				

Scale: **1" = 20'**
 Sheet No: **4** of **6**



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Landtect Design, LLC
 2072 Sylvan Ct.
 Green Bay, WI 54313
 PH: 920-228-0000
 Designer: [Name]

Revisions	
No.	Description

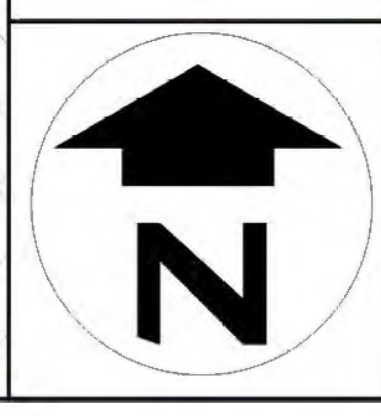
Crystal Cove Trail
 2526 Bellevue St
 Bellevue, WI 54311
 Project Title: [Name]
 Sheet Title: **Future Development**

Date: 03/15/2021	Company: [Name]
Project ID: [ID]	Drawing Code: [Code]
Designed By: Tony Sticha, PLA	Checked By: [Name]
Drawn By: [Name]	Reviewed By: [Name]
Submitted By: [Name]	Project Manager: [Name]
Post Date: [Date]	

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Scale: 1" = 20'

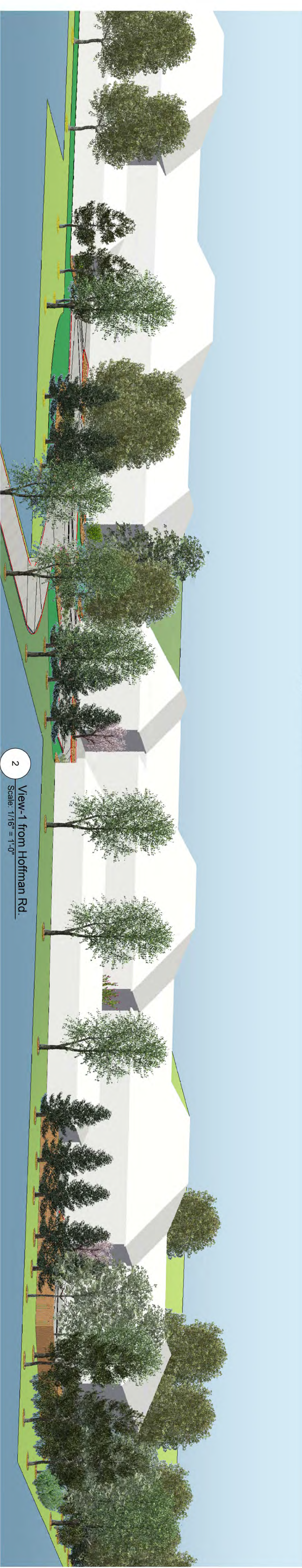
Sheet No. 5 of 6



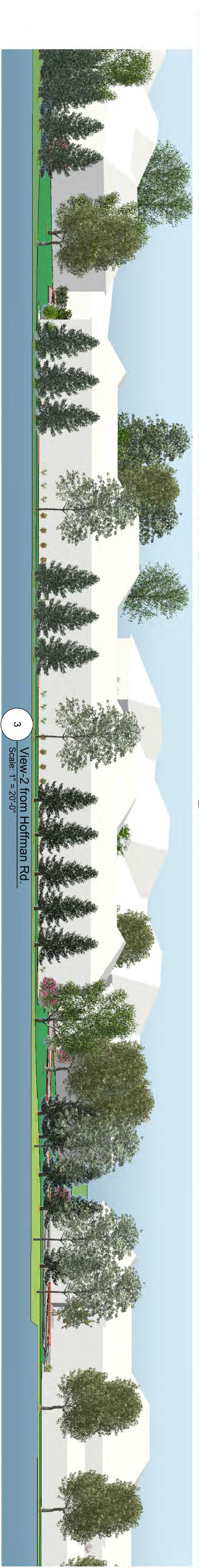
1 Future Development
 Scale: 1" = 20'-0"



1 View from Bellevue St.
Scale: 1/16" = 1'-0"



2 View-1 from Hoffman Rd.
Scale: 1/16" = 1'-0"



3 View-2 from Hoffman Rd.
Scale: 1/16" = 20'-0"



4 Entrance from Hoffman Rd
Scale: 1/16" = 1'-0"



5 Entry Planting
Scale: 1/16" = 1'-0"



Scale: 1/16" = 1'-0"

Design: By	Tony Sticha, PLA
Date	12/8/2020
Drawn By	Comply
Checked By	Project ID
Revised By	Drawing Code
Submitted By	CAD File Name
Project Manager	Plot Date

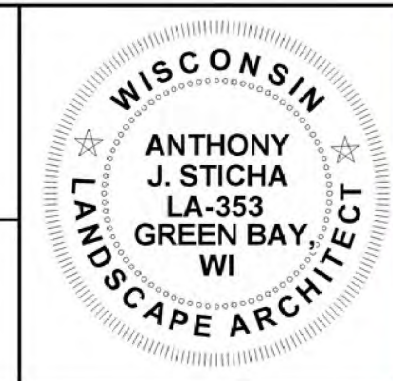
Project Title
Crystal Cove Trail
2526 Bellevue St
Bellevue, WI 54311

Sheet Title
Elevations

Revisions		
No.	Date	Description

Design Firm
Landtect Design, LLC
2072 Sylvan Ct.
Green Bay, WI 54313
Ph: 920-228-0000

Consultant





VISION
ARCHITECTURE, LLC

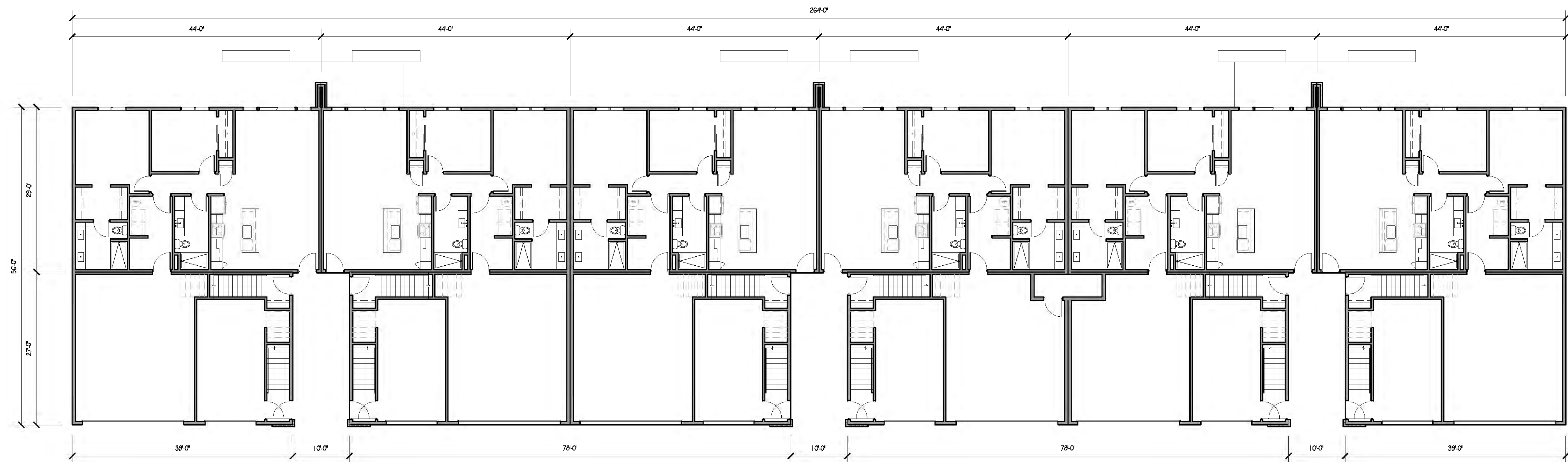
P. O. Box 224
Neenah, WI 54956
920-904-4300

www.vision-architecture.net



Second Floor Plan

SCALE: 3/32" = 1'-0"



First Floor Plan

SCALE: 3/32" = 1'-0"

Proposed Development For:

Alliance Management
Bellevue, Wisconsin

Issue Date: 3/25/2021

Revisions:

Revisions:

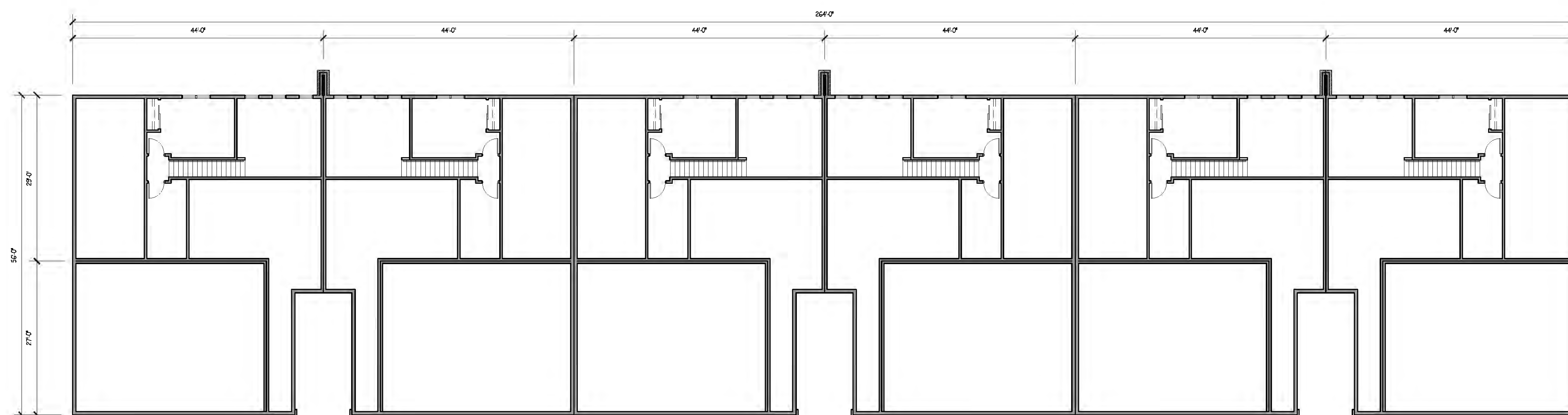
A1.0



VISION
ARCHITECTURE, LLC

P.O. Box 224
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920-904-4300

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Loft Level Plan

SCALE: 3/32" = 1'-0"

Proposed Development For:

Alliance Management

Bellevue, Wisconsin

Issue Date: 3/25/2021

Revisions:

Revisions:

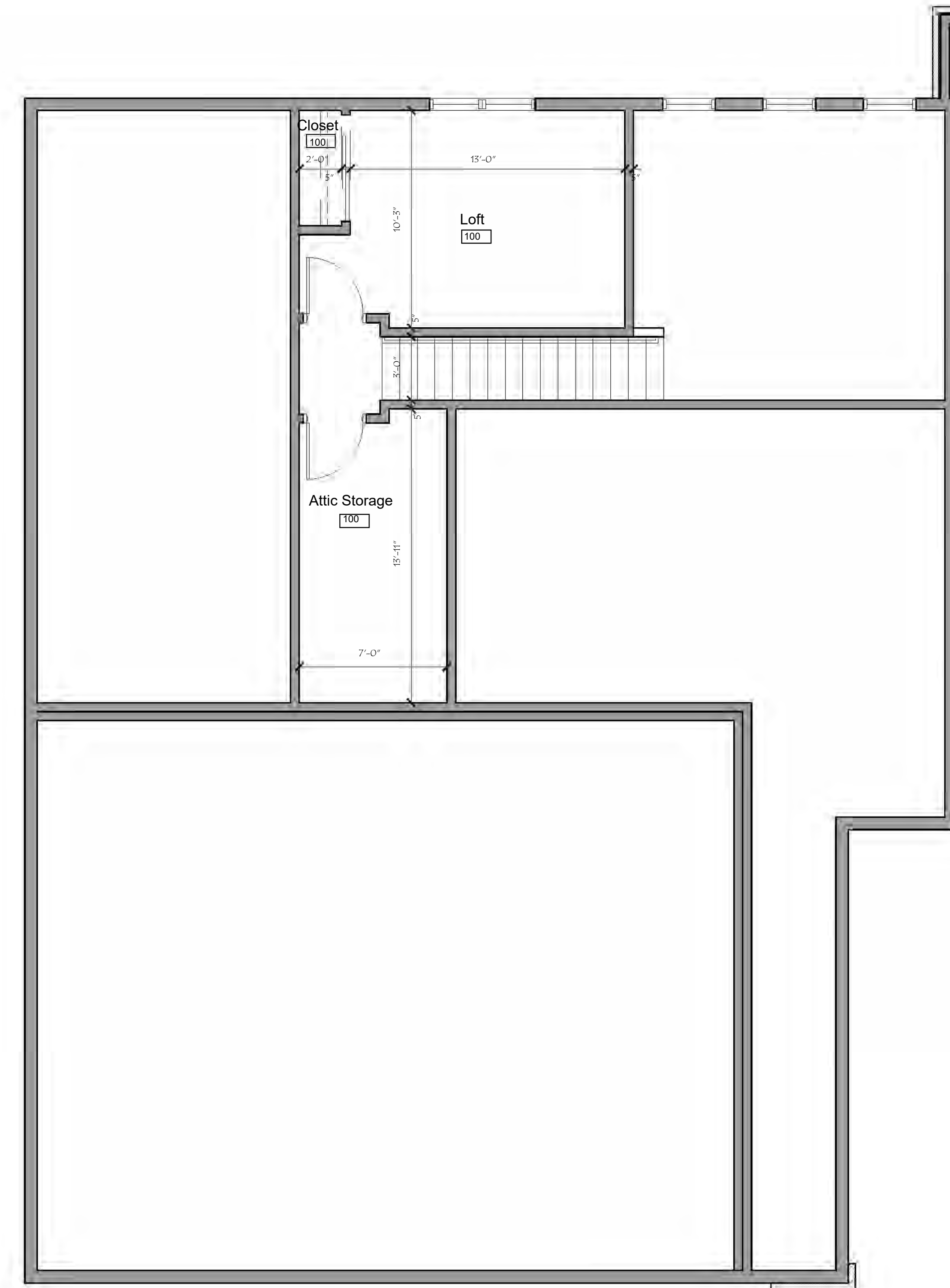
A1.1



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ARCHITECTURE, LLC

P.O. Box 224
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920-904-4300

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Enlarged Loft level Plan

SCALE: 1/4" = 1'-0"

Proposed Development For:

Alliance Management
Bellevue, Wisconsin

Issue Date: 3/25/2021

Revisions:

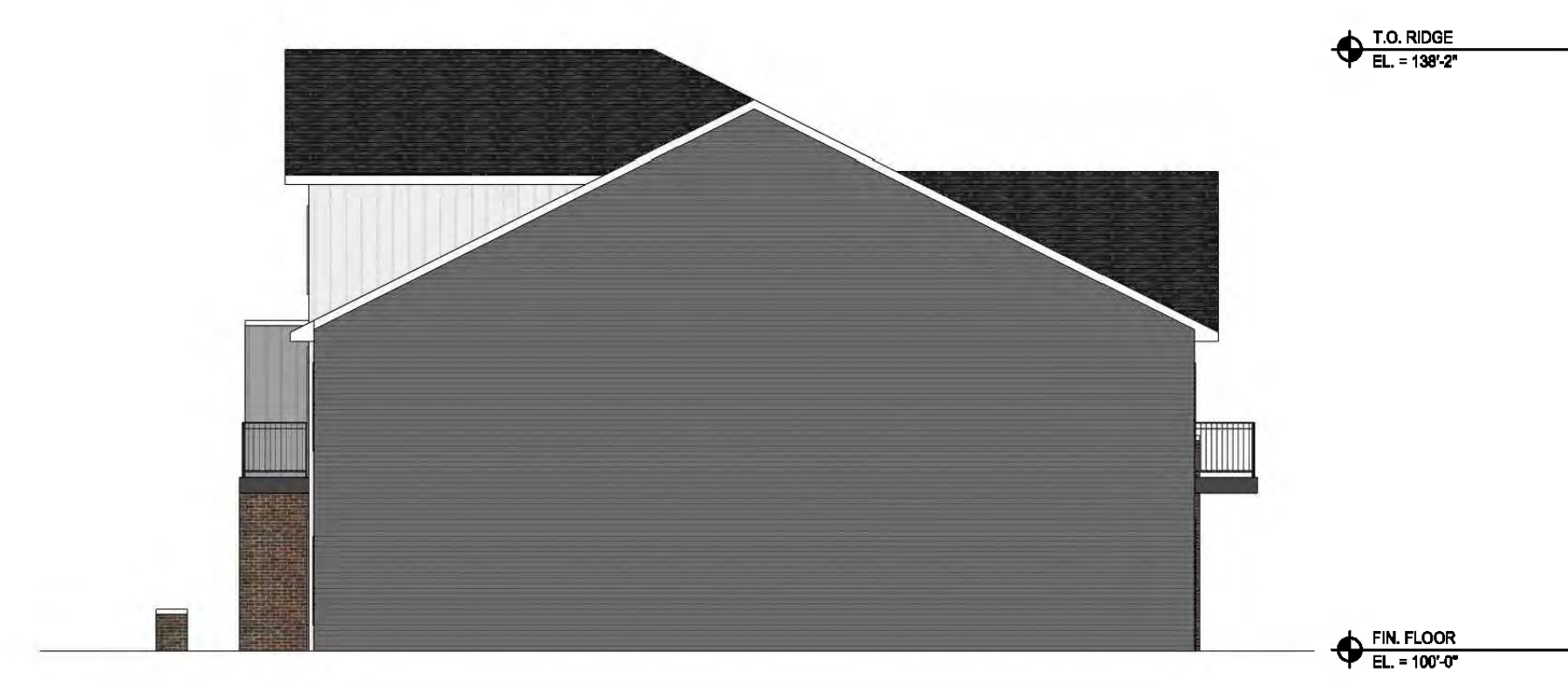
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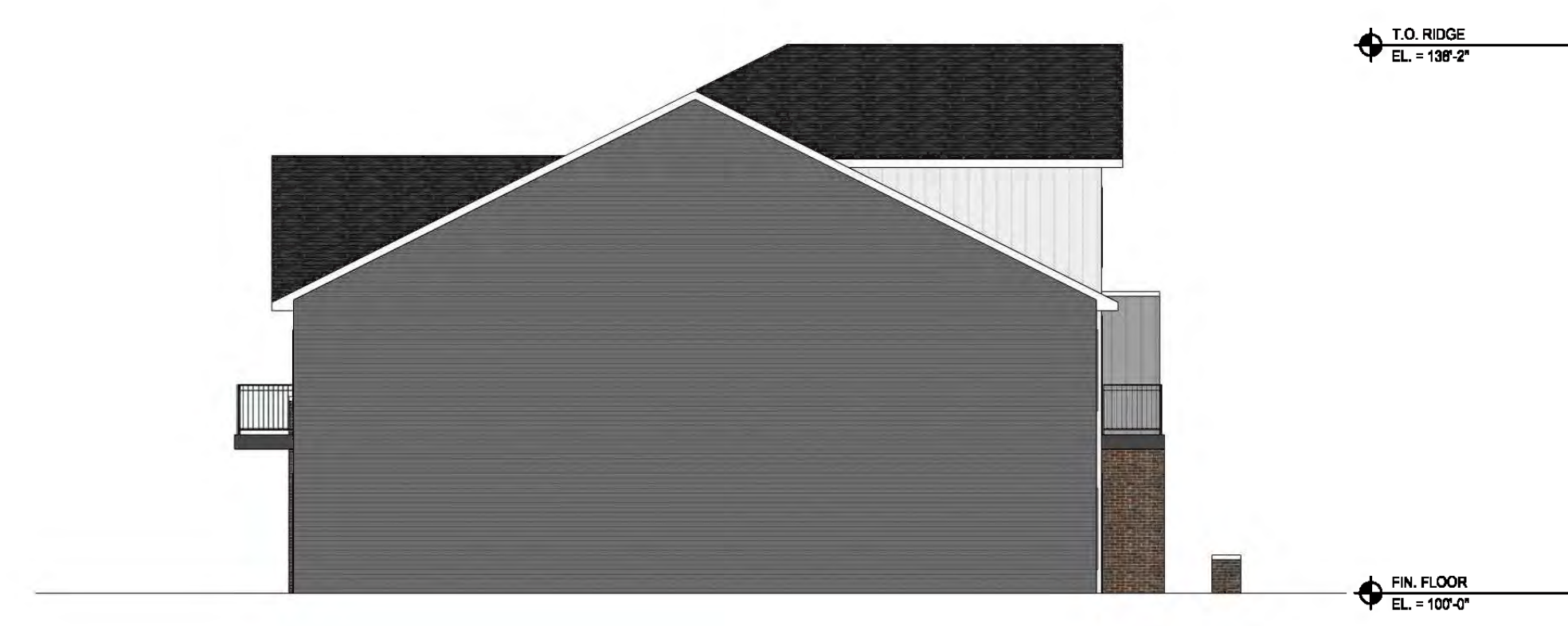
VISION
ARCHITECTURE, LLC
P.O. Box 224
Neenah, WI 54956
920-904-4300
www.vision-architecture.net



Front Elevation
SCALE: 3/32" = 1'-0"



Side Elevation
SCALE: 3/32" = 1'-0"



Side Elevation
SCALE: 3/32" = 1'-0"



Rear Elevation
SCALE: 3/32" = 1'-0"

Proposed Development For:

Alliance Management
Bellevue, Wisconsin

Issue Date: 3/25/2021

Revisions:



NO.	DATE	BY	DESCRIPTION
1	03/26/21	AD	ISSUED FOR PERMIT
2	03/26/21	AD	ISSUED FOR PERMIT
3	03/26/21	AD	ISSUED FOR PERMIT
4	03/26/21	AD	ISSUED FOR PERMIT
5	03/26/21	AD	ISSUED FOR PERMIT
6	03/26/21	AD	ISSUED FOR PERMIT
7	03/26/21	AD	ISSUED FOR PERMIT
8	03/26/21	AD	ISSUED FOR PERMIT
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17	03/26/21	AD	ISSUED FOR PERMIT
18	03/26/21	AD	ISSUED FOR PERMIT
19	03/26/21	AD	ISSUED FOR PERMIT
20	03/26/21	AD	ISSUED FOR PERMIT

CRYSTAL COVE APARTMENTS
BELLEVUE, WISCONSIN
LIGHTING LAYOUT

DRAWN BY : AD
DATE : MAR 26, 2021
SCALE : 1"= 60'-0"

#	DATE	COMMENTS	
			REVISIONS

ENTERPRISE
Lighting & Control

VOS ELECTRIC INC.



WPX LED Wall Packs



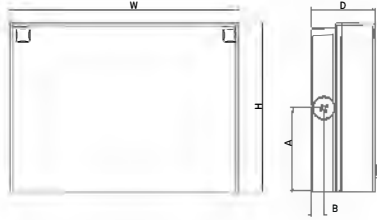
Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications



Front View

Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED P1	1,550 Lumens, 11W ¹ 30K 3000K	MVOLT 120V - 277V	(blank) None	DDBXD Dark bronze
WPX1 LED P2	2,900 Lumens, 24W 40K 4000K	347 347V ³	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) ²	DWHXD White
WPX2 LED	6,000 Lumens, 47W 50K 5000K		E14WC Emergency battery backup, CEC compliant (14W, -20°C min) ²	DBLXD Black
WPX3 LED	9,200 Lumens, 69W		PE Photocell ³	Note : For other options, consult factory.

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES

- All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection. Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
- Battery pack options only available on WPX1 and WPX2.
- Battery pack options not available with 347V and PE options.

FEATURES & SPECIFICATIONS

INTENDED USE

The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution.

CONSTRUCTION

WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection).

All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION

WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WPX LED
Rev. 09/29/20

Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,201
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Emergency Egress Battery Packs

The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT E4WH DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT E14WC DDBXD

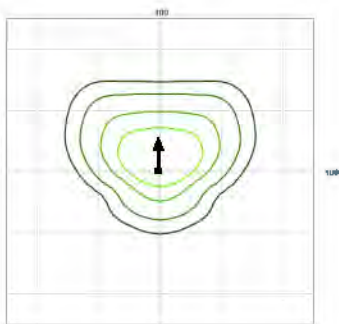
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting [WPX LED](http://www.lithonia.com) homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

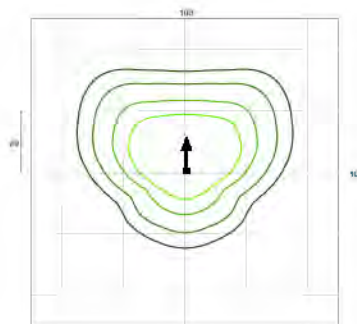
LEGEND

	0.1 fc
	0.2 fc
	0.5 fc
	1.0 fc

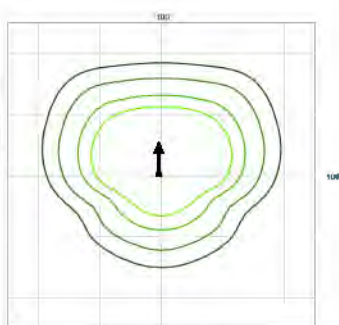
WPX1 LED P1



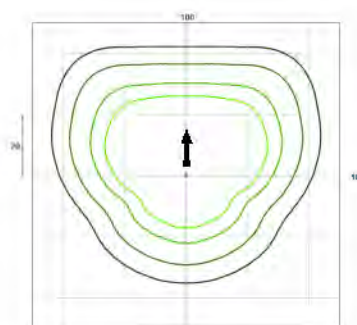
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.

**LUND
EW3210-BK**

WALL

PROJECT



EW3210-BK
Black

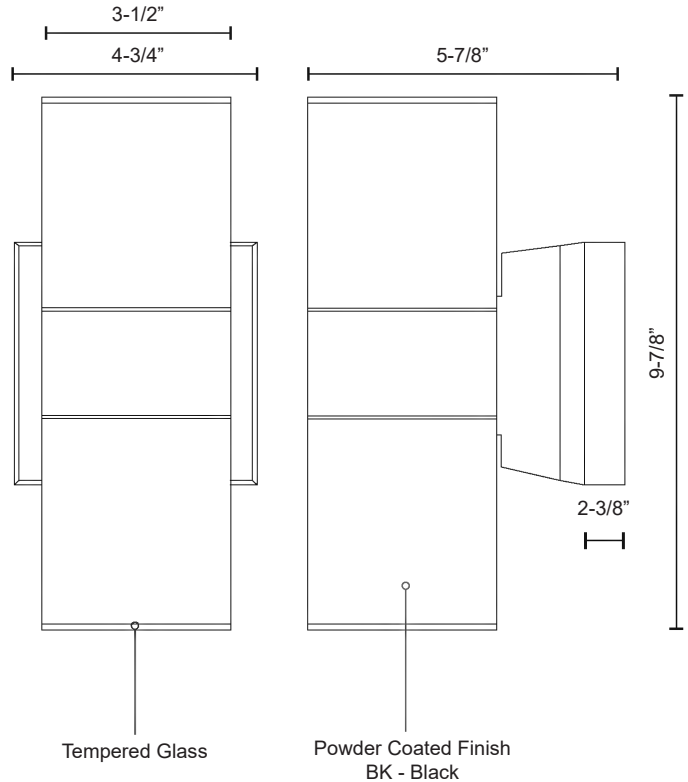
SPECIFICATION DETAILS

* For custom options, consult factory for details.

Fixture Dimensions	W3-1/2" x H9-7/8" x E5-7/8"
Light Source	LED
Wattage	24W
Total Lumens	1600lm
Delivered Lumens	BK-1177lm
Voltage	120V
Color Temperature	3000K
CRI (Ra)	>90
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Diffuser Details	Tempered Glass
Location	Wet
Warranty	5 Years
Canopy Dimensions	W4-3/4" x H4-3/4" x E2-3/8"

DESCRIPTION

High powered LED exterior two light wall mount fixture, die-cast aluminum housing molded into a cylinder shape with in powder coated black finish. Concealed inside is our 120V AC LED technology with a tempered glass diffusers radiating light upward and downward against the wall where installed. Certified ETL wet location listed and is available in different sizes and one light options.



KUZCO

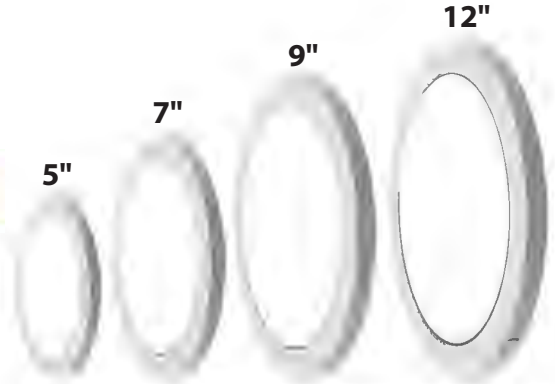
19054 28TH AVENUE
SURREY - BC V3Z 6M3
CANADA

WWW.KUZCOLIGHTING.COM

COMMENT



THINTEK™ MINI R LED Edge Lit Downlight



DESCRIPTION

The TGS ThinTek™ Mini R low profile surface mounted downlight is an ideal solution for ceiling or surface mount applications. This 0.5" ultra-slim luminaire is the thinnest available option with an integral driver for existing junction boxes, can lights, or new construction applications. It comes with built-in tri-color switch option for 3000K, 4000K, and 5000K.

APPLICATIONS

Residential, Institution, Hospitality, Retail, Offices, Schools, Basement remodels, Kitchens and Hallways.

FEATURES

Construction

Injection molded PC housing, white thin profile and lightweight design. It comes in three optional trim pieces that are easily installed: Chrome, Satin Nickel, Matte Black. Trim pieces are attached using integral magnets.

Optical System

Glare controlling lens for comfortable light distribution. Provides a 110° beam angle.

Warranty

36,000 Hours warranty.
See warranty documentation for more information.

Electrical

Integrated driver with short circuit protection.
Input voltage: 120VAC, 60Hz

Installation/ Mounting

Friction Clip Mounting, Torsion Clip Mounting, and Recessed Clip Mounting. Multiple Color Trims Available.

Controls/Dimming

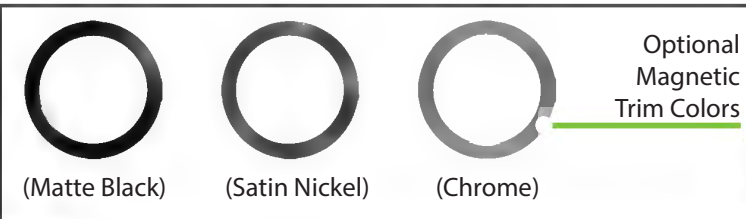
Phase/TRIAC Dimming.
CCT Switchable between 3000K, 4000K, 5000K.



ThinTek™ Mini R

- 5", 6W (400 lm)
- 7", 12W (1,000 lm)
- 9", 18W (1,530 lm)
- 12", 24W (2,160 lm)

Projected L70: 60,000+ hours
Phase/TRIAC Dimming



Ordering Information

EXAMPLE: 880506-R-TM-CC

LED Round Panel	Size/Wattage	Shape	Series	CCT Switchable	CRI
88	0506 - 5 in/ 6W 0712 - 7 in/12W 0918 - 9 in/18W 1224 - 12 in/24W	R - Round	TM - ThinTek™ Mini	CC - 3000K/4000K/5000K	90CRI (Standard)
			Trim Option		Mounting Option
			Example: 8805-R-BL		88-FC (4inch Friction Clip Retrofit Kit) 88-TC-R (5/6 Torsion Clip Retrofit Kit)
		Size	Trim Finish		
		8805-R (5inch)	BL (Matte Black)		
		8807-R (7inch)	SN (Satin Nickel)		
		8809-R (9inch)	CH (Chrome)		
		8812-R (12inch)			

Specifications and Dimensions subject to change without notice.

Optional Trim and Mounting Options are purchased separately.

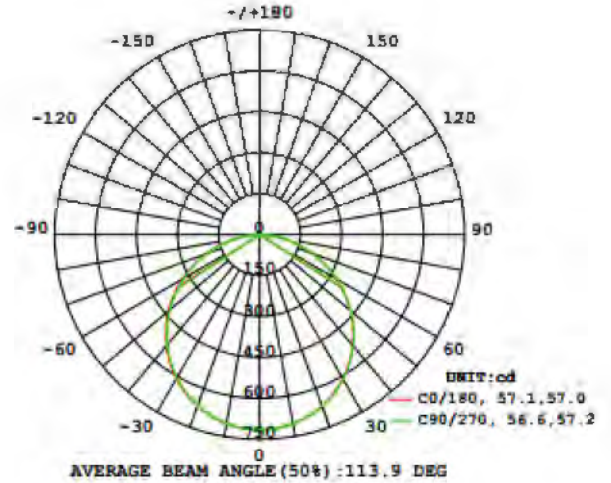
*MOQ and longer lead times may apply, please contact customer service for more information.

Performance Information

Input Voltage	120VAC
Input Frequency	60Hz
Wattage	See Performance Table
Delivered Lumens	See Performance Table
Efficacy	See Performance Table
CRI	>90
Available CCT	3000K, 4000K, 5000K
Projected L70	60,000+ hours
Power Factor	>0.9
THD	<20%
Dimming	Phase/TRIAC Dimming (Compatible Dimmer List Available)
Operating Temp.	-4°~104°F

Photometric Data

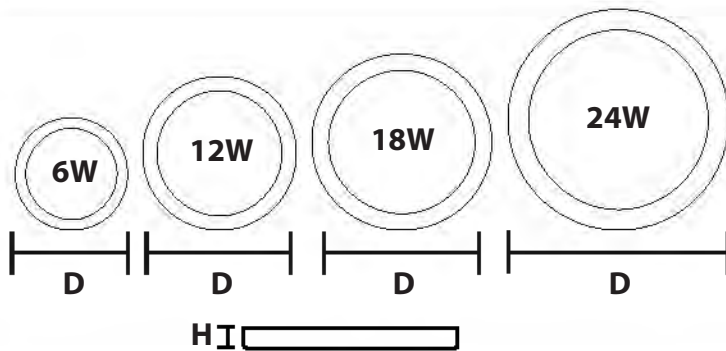
*IES Available Upon Request



Performance Table

SKU	Wattage (W)	5000K	
		Delivered Lumens (lm)	Efficacy (lm/W)
880506-R-TM-CC	6	400	67
880712-R-TM-CC	12	1000	83
880918-R-TM-CC	18	1530	85
881224-R-TM-CC	24	2160	90

Product Dimensions



Wattage	H	D
6W	0.5"	ø5.3"
12W	0.5"	ø7.1"
18W	0.5"	ø8.9"
24W	0.5"	ø11.8"

Installation Kits and Accessories



**Surface Mount Kit
(Included)**



**Friction Clip Kit
(For 4" Recess Housing)
Housing Not Included
88-FC**



**Torsion Clip Kit
(For 6" Recess Housing)
Housing Not Included
88-TC-R**



**Trims
(Matte Black, Satin Nickel,
Chrome)**

Dimmer Compatibility List

Recommended dimmers

Lutron	Leviton
MSCL-OP153M	DSL06-1LZ
DVW-603PGH	6674-P0W
PD-6WCL	IPL06-10Z
SCL-153P	6672-1LW
CTCL-153P	
MACL-153M	
DVCL-153P	

Roof Heights





Updated design with all asphalt roofs









One Bedroom Unit



Two Bedroom Unit



Two and Three Bedroom Master Bath



Three Bedroom Unit



Three Bedroom Unit



Three Bedroom Unit





Proudly Serving the communities of Allouez, Bellevue, and Green Bay

Green Bay Metro Fire Department

David Litton
Fire Chief

April 9th, 2021

Ryan Van Straten
Alliance Management
1530 Crystal Lake Circle
Green Bay, WI 54311

Crystal Cove Apartment Development Addition
Parcel Number B-296 and B-300
Bellevue, WI 54311

RE: Planned Development District for Parcel B-296 and B-300

Your site plans have been reviewed. This letter reflect only those items that are necessary to continue the development and building process, and does not contain the findings of the review or note the corrections that may be necessary once the review is completed; nor does it address the needs of any other Village divisions or departments.

Please review the following conditions which are conditional for the Release for construction. The code references in the following comments refer to the 2015 editions of the International Building Code (IBC), the 2015 edition of International Fire Code, the Wisconsin Department of Safety & Professional Services, & Administrative Code (WDSPS), and the Village of Bellevue local ordinances.

The following is a list of issues that will have to be addressed in the site plan to move the Crystal Cove Development project forward.

1. The apartment buildings in the complex shall have an alpha or numeric numbering system that easily identifies each building in an orderly fashion on each building. IFC 505.1
2. The roads and parking lot construction within the complex shall meet the specs of the most challenged apparatus (turning radius) in the Green Bay Metro Fire Department Fleet (See Attached specs) IFC Chapter #3.
3. GBMFD will require a *Knox Box* brand lock box at the Main entrance locked Emergency Access Gate off Hoffman Road. The *Knox Box* brand locking boxes can be purchased by visiting the Knox Box website at <https://www.knoxbox.com/commercial-knoxboxes/> and utilizing the Green Bay Metro Fire Department as the jurisdiction. Knox boxes will also

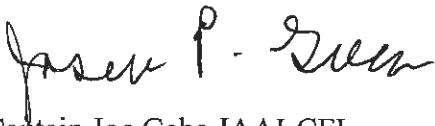
need to be attached to each building at the exterior door into the mechanical room for the Fire Department Connection. IFC #506.1 and 506.1.1

4. The fire department is satisfied with the number, location, and size of the private water mains inside the development project. NFPA 24
5. Please reach out to me on the FDC locations on the buildings. I assume they will be located on the ends of the building in a small mechanical rooms where the water runs into each building.

*Note-Any future fire protection plans where required by the AHJ for new construction, modification, or rehabilitation, construction documents and shop drawings shall be submitted, reviewed, and approved prior to the start of such work.

If you have any questions or comments regarding this review, please contact me by email or by phone as noted below.

Sincerely,

A handwritten signature in black ink that reads "Joe P. Gabe". The signature is written in a cursive style with a large initial "J" and "G".

Captain Joe Gabe-IAAI-CFI
Green Bay Metro Fire Marshal's Office
501 South Washington Street
Green Bay, WI 54301
Phone-920-448-3289
joe.gabe@greenbaywi.gov

COBMEID ENGINE

General Information / DNA

Job Number: 27815

Unit # 1
 # of Units 1
 PWO 17229336
 VIN 4P1BAAFF2FA015004
 Cab Cab, Velocity 2010, 7010 Raised Roof
 Engine Engine, Cummins ISL9, 450 hp, 1250 ft-lb, W/OBD, EPA 2013, Imp/Vel
 Overall Height
 Foam Systems Foam Sys, Husky 12, Single Agent
 Horsepower
 Front Axle 2314079 Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb,
 Rear Axle RS26185NFKF447-538 Axle, Rear, Meritor RS26-185, 27,000 lb, Imp/Vel/D
 Front Tire Tires, Front, Michelin, XZY3 (wb), 425/65R22.50, 20 ply
 Rear Tire Tires, Rear, Michelin, XZY3, 12R22.50, 16 ply, Single, Fire-Service Speed Rating
 Seating Capacity 5
 Tank Tank, Water, 750 Gallon, Poly, Long
 Aerial
 Generator
 Compt. Door Doors, Lap w/ "D" Handles - SS, Side Compartments
 Custom Features
 Pressure Governor



Weights

Gross Vehicle Weight Rating	49800	Rear Weight Without Water	16200
Gross Weight Without Water	33825	Rear Weight With Water	22300
Gross Weight With Water	40325		
Front Weight Rating	22800		
Front Weight Without Water	17625		
Front Weight With Water	18025		
Rear Weight Rating	27000		

Paint Codes

Body Primary Paint Color	# 90 RED BC
Body Secondary Paint Color	# 10 WHITE BC
Aerial Paint Color	

Serial Numbers

Engine	73736348	Multiplex		Rear Tire 3
Transmission	6511263333	Front Axle 1	N/A	Rear Tire 4
Transfer Case	N/A	Rear Axle 1	LRS00777555	Rear Tire 5
Generator	N/A	Rear Axle 2		Rear Tire 6
Alternator	14J02	Front Tire 1	HEHXK9FX3414	Rear Tire 7
PTO		Front Tire 2		Rear Tire 8
Pump	H05780	Rear Tire 1	B63XPAKX4113	Trail Tire 1
Tank		Rear Tire 2		Trail Tire 2
Aerial				Trail Tire 3
Side Roll Prot.	See Service Bulletin #189			Trail Tire 4

Customer Contact Information

Customer Name GREEN BAY FD
 City GREEN BAY
 State WI
 Country US
 Zip 54301

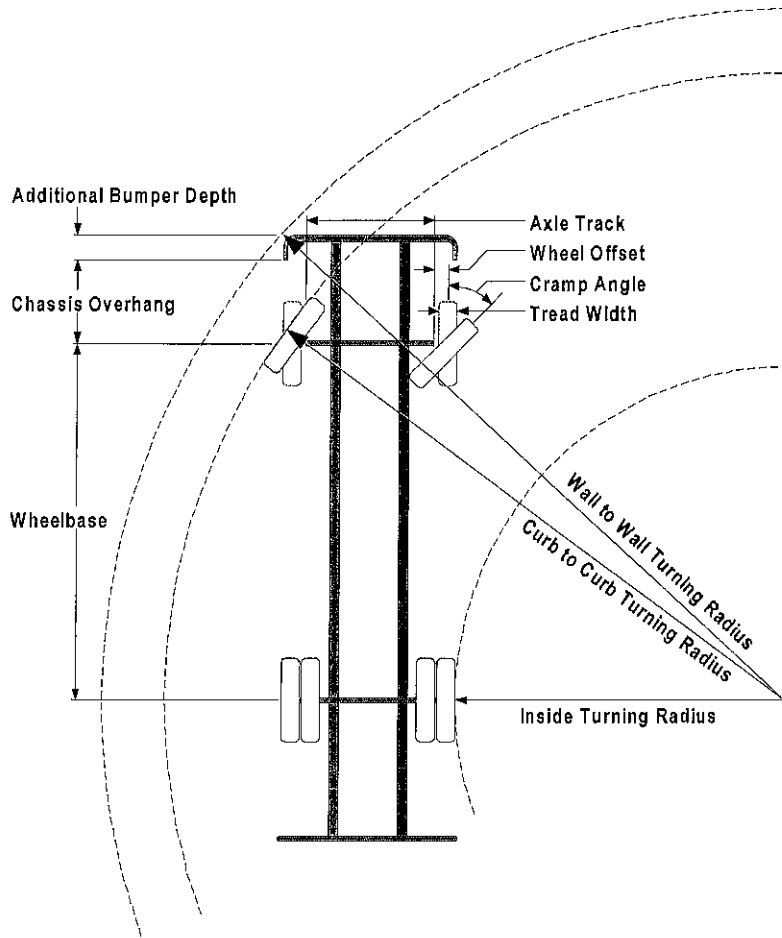
Dealer Information

Dealer Name FIRE APPARATUS & EQUIPMENT INC*
 Salesman NILES LESLIE
 Contract Admin BONS, GERARD W



Turning Performance Analysis

2/17/2015



Parameters:

Inside Cramp Angle:	45.00 °
Axle Track:	82.92 in.
Wheel Offset:	5.25 in.
Tread Width:	16.60 in.
Chassis Overhang:	78.00 in.
Additional Bumper Depth:	26.00 in.
Front Overhang:	104.00 in.
Wheelbase:	226.00 in.

Calculated Turning Radii:

Inside Turn:	17 ft. 8 in.
Curb to Curb:	33 ft. 0 in.
Wall to Wall:	38 ft. 5 in.

Comments:

27815

Components	PRIDE #	Description
Front Axle	0508849	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, Imp/Vel
Front Tires	0078244	Tires, Michelin, 425/65R22.50 20 ply XZY 3 tread
Front Bumper	0123627	Bumper, 26" extended, Imp/Vel

Notes:

Actual Inside Cramp Angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for a 9.00 inch curb.



Definitions:

Inside Cramp Angle	Maximum turning angle of the front inside tire.
Axle Track	King-pin to king-pin distance of the front axle.
Wheel Offset	Offset from the center-line of the wheel to the king-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance from the center-line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Depth	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicle's front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle inside of which the vehicle's tires can turn. This measurement assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle inside of which the entire vehicle can turn. This measurement takes into account any front overhang due to the chassis, bumper extensions and/or aerial devices.

Pierce Job# 27815

Overall Length = 35' 6"

Width = 10'

Overall Height = 10' 1"

GBMFD LADDER

General Information / DNA

Job Number: 23211

Unit # 1
of Units 2
PWO 11645638
VIN 4P1CA01H4AA011178
Cab Cab, Arrow-XT, 103" H, 67"
Engine Engine, DDC Series 60, 14.0L 515 hp, 1650 Torque, AXT, 2007 Transition



Overall Height

Foam Systems

Horsepower

Front Axle 1478780 Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb,
Rear Axle RP26185NFPF298 Axle, Rear, Meritor RT52-185, 54,000 lb
Front Tire Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply
Rear Tire Tires, Rear, Goodyear, G287 MSA, 12R22.50, 16 ply, Tandem

Seating Capacity 5

Tank

Aerial Aerial, 100' Pierce Platform

Generator Generator, Westerbeke 12.5 kW BTDBR, Diesel (10,500W Cont. Rating)

Compt. Door Doors, Lap w/"D" Handles - Side Compts

Custom Features

Pressure Governor

Weights

Gross Vehicle Weight Rating 76800
Gross Weight Without Water 67030
Gross Weight With Water 0
Front Weight Rating 22800
Front Weight Without Water 19330
Front Weight With Water 0
Rear Weight Rating 54000

Rear Weight Without Water 47700
Rear Weight With Water 0

Paint Codes

Body Primary Paint Color #90 RED BC
Body Secondary Paint Color #10 WHITE BC
Aerial Paint Color #10 WHITE

Serial Numbers

Engine 06R1022627
Transmission 6610301750
Transfer Case N/A
Generator 55552
Alternator 11830
PTO
Pump N/A
Tank
Aerial 23211-01
Side Roll Prot. See Service Bulletin #189

Multiplex
Front Axle 1 N/A
Rear Axle 1 NWK00246771
Rear Axle 2
Front Tire 1 MC9M6PEW2110
Front Tire 2
Rear Tire 1 MC3XKPOW0910
Rear Tire 2 MC3XKPOW1210

Rear Tire 3
Rear Tire 4
Rear Tire 5
Rear Tire 6
Rear Tire 7
Rear Tire 8
Trail Tire 1
Trail Tire 2
Trail Tire 3
Trail Tire 4

Customer Contact Information

Customer Name GREEN BAY FD
City GREEN BAY
State WI
Country US
Zip 54301

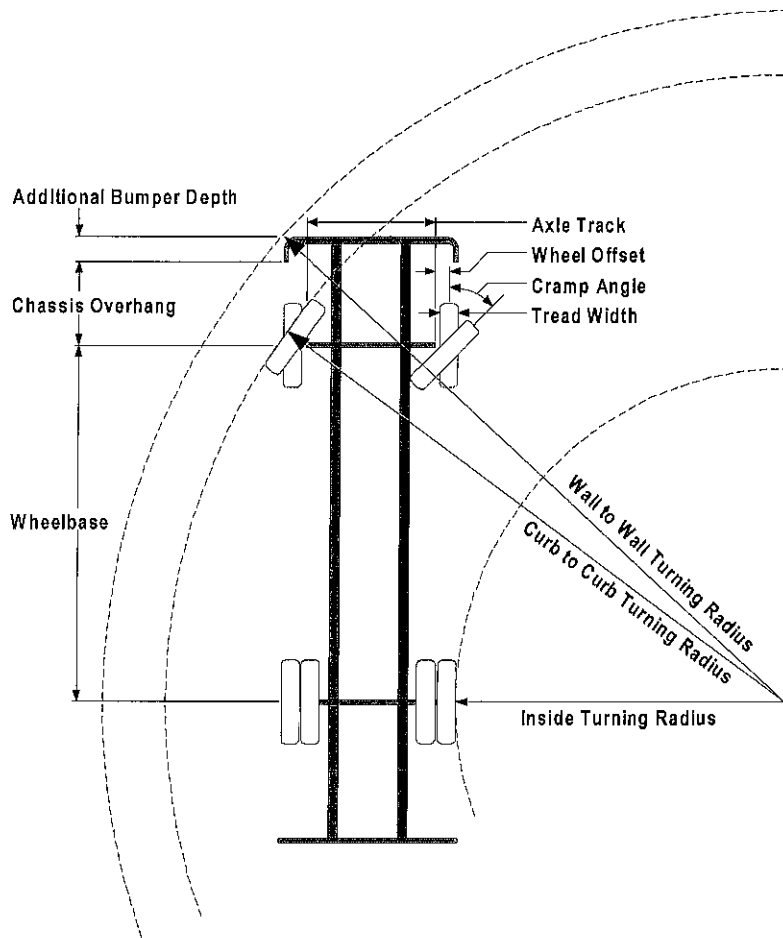
Dealer Information

Dealer Name FIRE APPARATUS & EQUIPMENT INC
Salesman NILES LESLIE
Contract Admin GODINA, JESSICA



Turning Performance Analysis

2/17/2015



Parameters:

Inside Cramp Angle:	45.00 °
Axle Track:	82.92 in.
Wheel Offset:	5.25 in.
Tread Width:	17.40 in.
Chassis Overhang:	68.99 in.
Additional Bumper Depth:	7.00 in.
Front Overhang	149.60 in.
Wheelbase:	254.00 in.

Calculated Turning Radii:

Inside Turn:	20 ft. 0 in.
Curb to Curb:	36 ft. 4 in.
Wall to Wall:	44 ft. 7 in.

Comments:

Aerial Application

23211

Components	PRIDE #	Description
Front Axle	0018453	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, DLX/Enf/Qtm/AXT
Front Tires	0052978	Tires, Goodyear, 425/65R22.50 20 ply G286 tread
Chassis	0534428	Arrow-XT Chassis, PAP/SkyArm/Midmount MUX
Front Bumper	0550026	Bumper, Non-extended, AXT
Aerial Device	0022160	Aerial, 100' Pierce Platform

Notes:

Actual Inside Cramp Angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for a 9.00 inch curb.



Definitions:

Inside Cramp Angle	Maximum turning angle of the front inside tire.
Axle Track	King-pin to king-pin distance of the front axle.
Wheel Offset	Offset from the center-line of the wheel to the king-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance from the center-line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Depth	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicle's front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle inside of which the vehicle's tires can turn. This measurement assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle inside of which the entire vehicle can turn. This measurement takes into account any front overhang due to the chassis, bumper extensions and/or aerial devices.

Pierce Job# 23211x2

Overall Length = 46' 9"

Width = 9' 8"

Overall Height = 12' 2"

From: [Thad Majkowski](#)
To: [Andrew Vissers](#)
Cc: [Shawn Geiger](#); [Adam Waszak](#); [Joe Pingel](#)
Subject: RE: Planned Development District PDD 2021-0007 Review (Crystal Cove Apartment Expansion)
Date: Wednesday, April 14, 2021 8:46:18 AM
Attachments: [image002.png](#)
[image003.png](#)
[Hoffman Rd 05.pdf](#)
[Hoffman Rd 06.pdf](#)

CAUTION!

This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Our preliminary review is as follows:

General

The 100 Yr Flood Elevation should be shown on all plans.

Was a Wetland Delineation done? The ones shown on the plans is from the County Maps.

Waterway crossings require permitting? The storm water plan will have the sizing.

The entrance off Hoffman Rd should be centered, reason why offset?

Storm Water

Joe's review has questions on draining any storm water off the site to the adjacent property owners along Hoffman Road. The plans show the ground sloping away and draining to the property. They should show flow arrows and how they are picking it up and not affecting the neighbors.

The storm water plan will address the design.

Sanitary Sewer

All private sewers. All manholes within the floodplain to be flood proofed, 2 feet above or bolt down covers. Plans should show the 100 yr flood plain elevation and limits.

Lots along Hoffman Rd - each will need a service. Are they responsible to construct them now? Open cut the road or directional bore it?

Water Main

All private water main. If they are looped, per code, they will need backflow prevention on both connection points to the public infrastructure. Submittal will need to provide fire flow calcs for the end hydrant on the long stub.

Lots along Hoffman Rd - each will need a service. Are they responsible to construct them now? Open cut the road or directional bore it?

If you need this on the standard form,. Send me a blank one and I can transfer.

Thanks

Thad M. Majkowski, P.E.

Director

Cedar Corporation

1695 Bellevue Street | Green Bay | WI | 54311

Office: 920-491-9081 | TF: 800-472-7372

Direct: 920-785-7302 | Mobile: 920-655-7929

thad.majkowski@cedarcorp.com

www.cedarcorp.com | [LinkedIn](#) | [Facebook](#) | [Twitter](#)

This e-mail and any attachments may contain proprietary and confidential information from Cedar Corporation. Please visit our website at <http://www.cedarcorp.com/disclaimer> for more details.

From: Andrew Vissers <AndrewV@villageofbellevue.org>

Sent: Wednesday, April 7, 2021 1:02 PM

To: Thad Majkowski <thad.majkowski@cedarcorp.com>; Shawn Geiger <sgeiger@villageofbellevue.org>; Adam Waszak <AWaszak@villageofbellevue.org>; joe.gabe@greenbaywi.gov

Subject: Planned Development District PDD 2021-0007 Review (Crystal Cove Apartment Expansion)

Please find the attached link to download or access the materials for the PDD application for the Crystal Cove Apartment development. There will still be a site plan review but this should focus in if there are any issues with entrances, drive locations, widths, circulation, utility services, stormwater concerns, etc. Those should be made known now while we can add it into the zoning overlay. I believe they are proposing a gate at the new entrance on Hoffman to be emergency only.




 [Pages from Application Packet.pdf](#)

If you have any issues accessing this, please let me know.

Thanks,

Andrew J. Vissers, Community Development Director

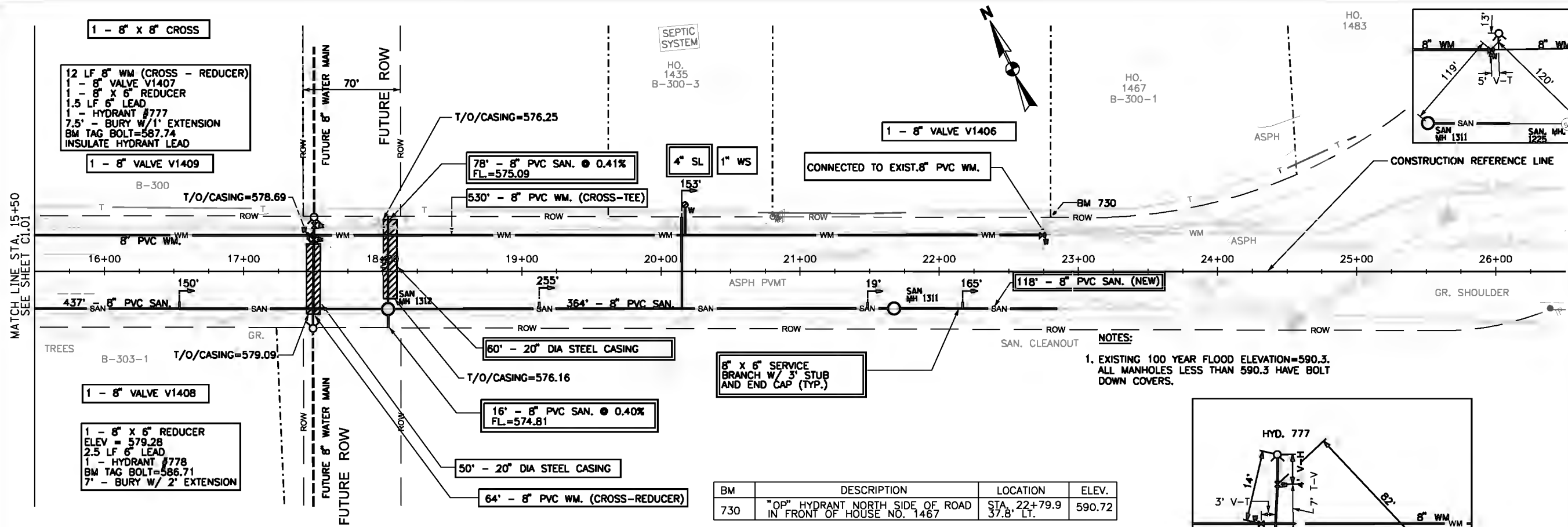
Village of Bellevue | 2828 Allouez Avenue | Bellevue, Wisconsin 54311

 Main (920) 468-5225 x 508 |  Direct (920) 593-5508 |  Fax (920) 468-4196 |

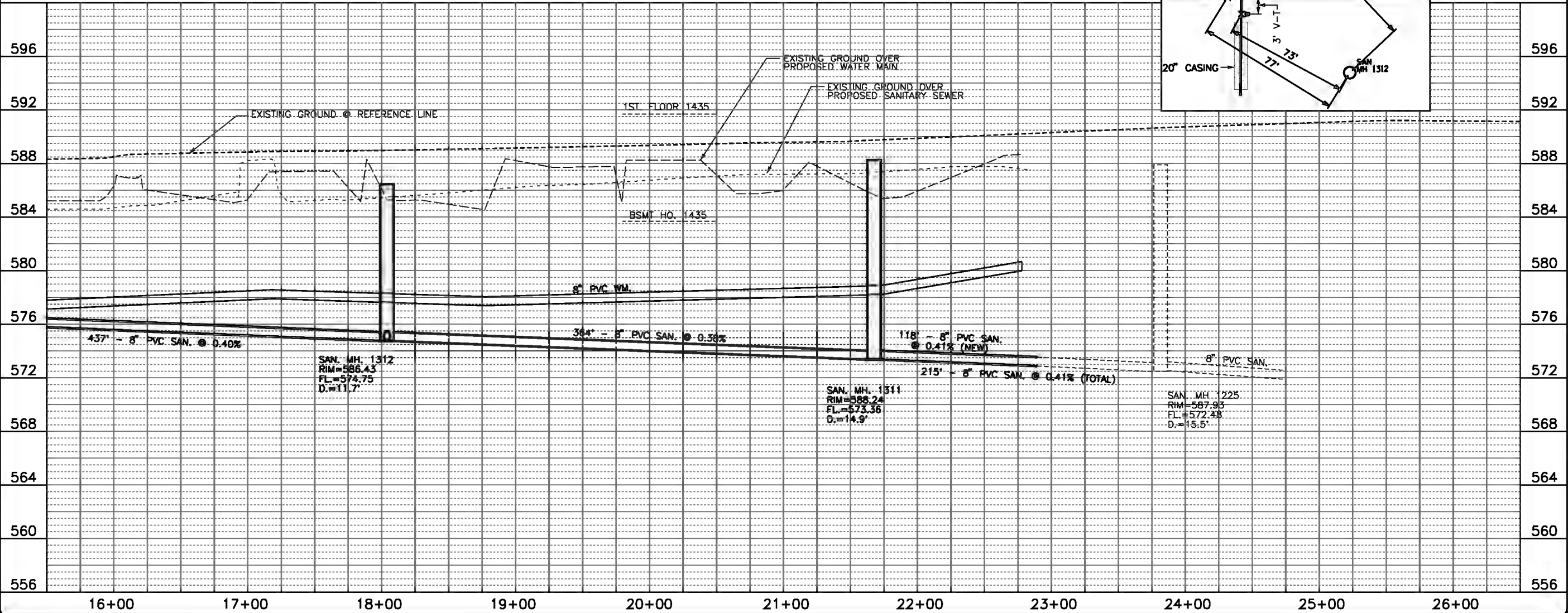
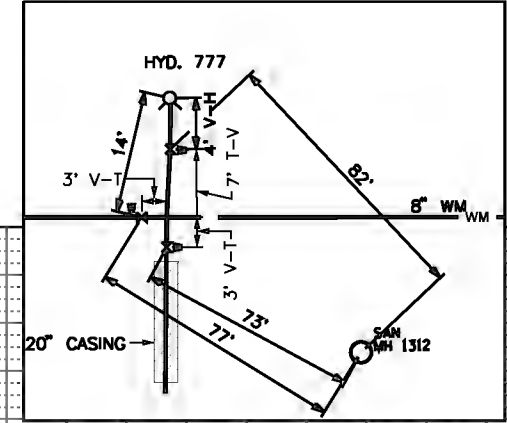
 andrewv@villageofbellevue.org

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BM	DESCRIPTION	LOCATION	ELEV.
730	"OP" HYDRANT NORTH SIDE OF ROAD IN FRONT OF HOUSE NO. 1467	STA. 22+79.9 37.8' LT.	590.72



Foth
 Foth Infrastructure & Environment, LLC
 2737 South Ridge Road, Suite 800
 Green Bay, WI 54307-2326
 Phone: 920-997-5500 Fax: 920-997-8516

REUSE OF DOCUMENTS
 THIS DOCUMENT HAS BEEN PREPARED FOR A SPECIFIC APPLICATION AND NOT BE USED WITHOUT THE WRITTEN APPROVAL OF FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC.
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2008 SPRING CONSTRUCTION
 CONTRACT A-08
 VILLAGE OF BELLEVUE

BROWN COUNTY
 BELLEVUE, WISCONSIN

NO.	BY	DATE	DESCRIPTION

REVISION / ISSUE

RECORD DRAWINGS OF COMPLETED CONSTRUCTION BY
 HOFFMAN ROAD SANITARY SEWER AND WATER MAIN
 RECORD DRAWINGS OF COMPLETED CONSTRUCTION
 CONFORMING TO CONTRACTOR AND/OR OWNER'S RECORDS.
 BY: JRP DATE: SEPTEMBER, 2008

DATE OF PREPARATION

SURVEYED	BY	DATE
JMS4	JMS4	2/08
DESIGNED	CLT	4/08
CHECKED	TMM	4/08

HOFFMAN ROAD
 SANITARY SEWER
 AND
 WATER MAIN

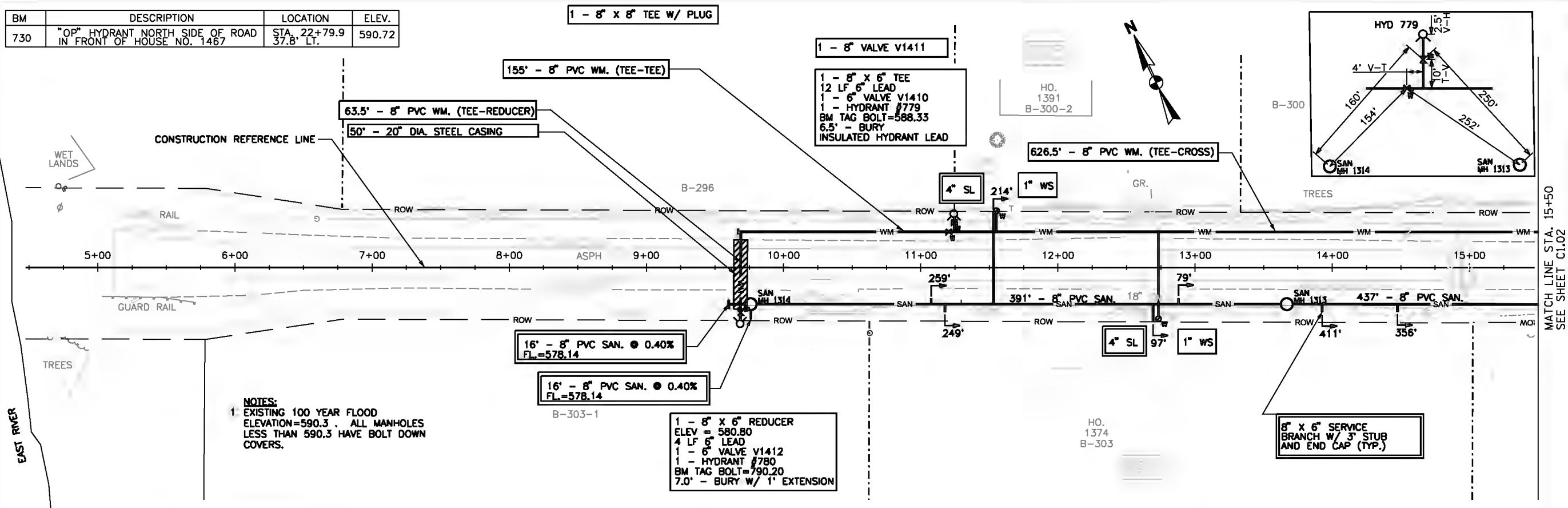
VERTICAL SCALE: 1" = 4'

HORIZONTAL SCALE: 1" = 40'

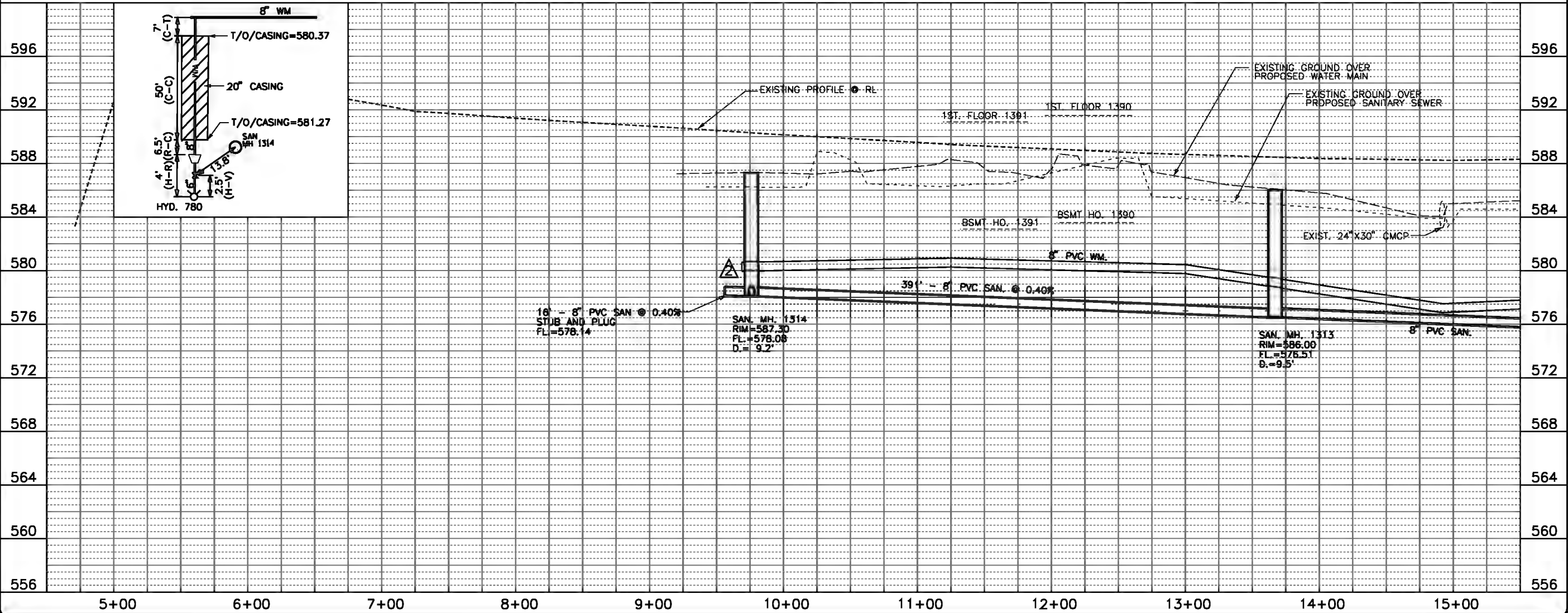
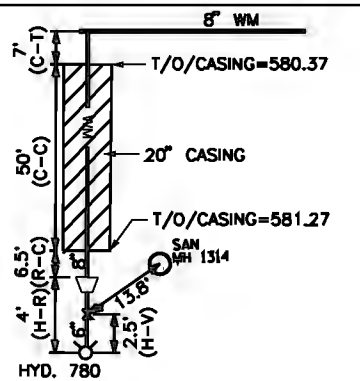
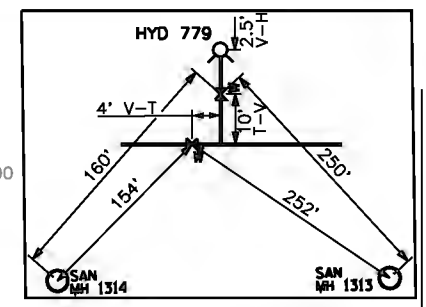
PROJECT ID: 08B005

C1.02
 SHEET 4 OF 12

BM	DESCRIPTION	LOCATION	ELEV.
730	"OP" HYDRANT NORTH SIDE OF ROAD IN FRONT OF HOUSE NO. 1467	STA. 22+79.9 37.8' LT.	590.72



NOTES:
 1. EXISTING 100 YEAR FLOOD ELEVATION=590.3. ALL MANHOLES LESS THAN 590.3 HAVE BOLT DOWN COVERS.



Foth
 Foth Infrastructure & Environment, LLC
 2737 South Ridge Road, Suite 600
 Green Bay, WI 54307-2326
 Phone: 920-597-5500 Fax: 920-497-8516

REUSE OF DOCUMENTS
 THIS DOCUMENT HAS BEEN PREPARED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. REUSE OF THIS DOCUMENT WITHOUT THE WRITTEN APPROVAL OF FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC, IS PROHIBITED. THE USER ASSUMES ALL RESPONSIBILITY FOR THE UNAUTHORIZED USE OF THIS DOCUMENT.

2008 SPRING CONSTRUCTION
 CONTRACT A-08
 VILLAGE OF BELLEVUE

BELLEVUE, WISCONSIN
 BROWN COUNTY

NO.	BY	DATE	DESCRIPTION

RECORD DRAWING OF COMPLETED CONSTRUCTION BY
 HOFFMAN ROAD CONSTRUCTION COMPANY
 RECORD DRAWINGS OF COMPLETED CONSTRUCTION
 CONFORMING TO CONTRACTOR AND/OR OWNERS RECORDS.
 BY: JRP DATE: SEPTEMBER, 2008

DATE OF PREPARATION		
SURVEYED	BY	DATE
JMS4	JMS4	2/08
DRAWN	RMH	4/08
DESIGNED	CLT	4/08
CHECKED	TMM	4/08

**HOFFMAN ROAD
 SANITARY SEWER
 AND
 WATER MAIN**

VERTICAL SCALE: 1" = 4'
 HORIZONTAL SCALE: 1" = 40'

PROJECT ID: 08B005
C1.01
 SHEET 3 OF 12

Ordinance No. O-2021-07

PDD 2021-0007

**VILLAGE OF BELLEVUE
Crystal Lake Apartments Addition**

An ordinance rezoning certain land located on Parcels B-296 and B-300 from R-1 – Single-Family Residential District, R-2 – Two-Family District and A-2 – Agricultural Transition District to PDD – Planned Development Overlay District.

Be it resolved that the Village of Bellevue Board of Trustees does hereby ordain as follows:

Pursuant to Article 1 and Article XV et. Sec. of the Village of Bellevue Zoning Code, the Zoning Code together with the zoning map referred to therein, are hereby amended by rezoning the following described property from R-1 – Single-Family Residential District, R-2 – Two-Family District and A-2 – Agricultural Transition District to Planned Development Overlay District, in order to construct single-family dwellings, apartments and other related uses on lands described herein.

(Legal description) –

B-296 21.795 AC M/L PRT OF LOT 1 OF 16 CSM 193 & PRT OF PC 22 & 23 ESFR DESC IN 2124297 & PRT IN 2138049 & PRT IN 2150101 EX 2188194 & EX 2576507 & EX 2576508 & PRT OF LOT 1 OF 56 CSM 65 DESC IN 2818725

B-300 4.787 AC M/L PRT S1/2 OF PC 23 ESFR W OF RIVER RD EX 347 D 590 & EX 749 R 250 & EX 754 R 528 & EX 960 R 346 & EX RDS & EX J19988-03 & EX 2177802

Parcels Contain 1,157,955 square feet / 26.58 acres more or less

A. INTENT

This ordinance is intended to promote the orderly development of the community in accordance with the Official Village Comprehensive Plan or any of the component parts thereof. More specifically this ordinance is intended to create regulations for the use of certain lands described above and for the development of apartments and related uses as well as zone land for general business uses on said lands.

B. PURPOSE

This Ordinance is adopted for the following purposes: to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote and to protect the public health, safety, comfort, convenience and general welfare; to provide adequate standards of light, air and open space; to maintain the aesthetic appearances and scenic values of the Village; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and to foster a more rational pattern of relationship among agricultural, residential, business, commercial and manufacturing uses for the mutual benefit of all.

Additionally, the purpose of this Planned Development Overlay District and the regulations applicable to the same are to encourage and provide means for effecting desirable and quality development by permitting greater flexibility and design freedom than that permitted under the basic district regulations, and to accomplish a well balanced, aesthetically satisfying Village and economically desirable development of building sites within a Planned Development Overlay District. These regulations are established to permit latitude in the development of the building site if such development is found to be in accordance with the purpose, spirit and intent of this ordinance and is found not to be hazardous, harmful, offensive or otherwise adverse to the environment, property values or the character of the neighborhood or the health, safety and welfare of the community. It is intended to permit and encourage diversification, variation and imagination in the relationship of uses, structures, open spaces and heights of structures for developments conceived and implemented as comprehensive and cohesive unified projects. It is further intended

to encourage more rational and economic development with relationship to public services, and to encourage and facilitate preservation of open space and other natural features, such as woodlands, floodplains and wetlands.

The following regulations shall apply:

C. PERMITTED USES

1. The subject property shall generally develop subject to the layout shown on Exhibit A (see Exhibit A) and further described as follows:
 - a. Multiple Family Dwellings with a maximum of 138 units and 5 buildings and conforming to the R-3 – Multi-Family Residential Zoning District requirements in addition to the minimum requirements established within the Multi-Family Development Standards found in the Village of Bellevue Zoning Code unless identified within this ordinance.
 - b. Single-family dwellings following the R-1 District shall be permitted on Lots 2-7 and 12-15.
 - c. A parking lot for residents shall be permitted on Lot 15 as an alternative to a single-family dwelling following all required Zoning Ordinance requirements including but not limited to surfacing, lighting, landscaping, screening etc.

D. PERMITTED ACCESSORY USES

1. Private detached garages including apartment garages related to use by tenants or apartment management and maintenance (no outside renting of garages as storage units for the public or businesses are permitted).
2. Associated parking lots meeting the screening requirements as established by the Physical Development Standards found in the Village of Bellevue Zoning Code from existing and future single-family residential lots.
3. Stormwater Pond(s)

E. ZONING

1. The property described herein (Parcels B-296 and B-300) is hereby rezoned from R-1 – Single-Family Residential District, R-2 – Two-Family District and A-2 – Agricultural Transition District to a Planned Development District (PDD) overlay with an underlying zoning district of R-1 – Single-Family Residential District, R-3 – Multi-Family Residential Zoning District as shown on the attached Exhibit (See Exhibit A).
2. If land is dedicated to the Village of Bellevue, those lands shall have an underlying zoning District of P – Public Use District.
3. The overlay PDD Zoning District shall regulate the standards and uses of the property except where not specifically listed herein the Village of Bellevue Zoning Ordinance shall apply as appropriate.

F. DENSITY

1. Development shall follow the maximum impervious surface coverages allowed for the multi-family development identified.

G. SANITARY SEWER AND POTABLE WATER REQUIREMENTS

1. Sanitary sewer and water on this site will be installed according to adopted Village standards, WDNR and State Plumbing Codes.
2. Department of Public Works shall approve all design and installation of private sanitary sewer interceptors and private water mains.
 3. Install all hydrants for fire protection as deemed necessary by the Village of Bellevue Fire Department.

H. STORMWATER MANAGEMENT

1. Stormwater management shall be designed and installed according to Village of Bellevue Municipal Code.

I. HEIGHT OF STRUCTURES

1. All structures shall be regulated by the maximum height limit for primary and accessory uses for the specific zoning district in which they are developed except as follows:
 - a. Primary Apartment Buildings shall be a maximum of 40' in height.

J. NUMBER OF STRUCTURES AND UNITS

1. Multi-Family:
 - a. Five (5) apartment buildings
 - b. An aggregate maximum of 138 units
2. Detached Garages
 - a. Five (5) detached garage buildings

K. MINIMUM RESIDENTIAL UNIT SIZE IN SQUARE FEET

1. One bedroom apt. 750
2. Two bedroom apt. 850
3. Three or more bedrooms 1000 sq. ft. plus 200 sq. ft. for each additional bedroom over

L. MINIMUM REQUIRED SETBACKS AND SPACING

1. All structures shall be regulated by the required yard setbacks and spacing for primary and accessory uses for the specific zoning district in which they are developed.

M. PARKING

1. Parking shall be provided in accordance with Village of Bellevue Zoning Ordinance
2. All private streets/drives within the multi-family development shall be signed NO PARKING on both sides of the street.
3. Parking areas shall incorporate curbing and bump outs.

N. SIGNS

1. Signage shall be in accordance with the R-3 signage allowances as set forth in the Village of Bellevue Zoning Code.

O. OTHER REQUIREMENTS

1. The location of all streets, buildings, structures shall generally comply with the attached exhibits. Final site plan approval for each phase shall be required by the DRC – Development Review Committee
2. Development of the Multi-Family Development shall be consistent with Multi-Family Development Standards (Architecture, Green Space, Landscaping, Materials, etc.) Materials for buildings shall be permitted as shown on the attached exhibits.
3. All driveways and private streets must be hard surfaced with either concrete or blacktop.
4. The Village shall assign street numbers. Numbering shall be approved by the Village at or before the issuance of the first building permit.
5. No outside storage is permitted on-site.
6. No building permits shall be issued for the pond or any structure until the developer has obtained Wisconsin Dept. of Natural Resource, Army Corp. of Engineers, and/or Brown County Land Use permits as necessary.
7. Permittee does hereby consent to recording of this Planned District Development at Brown County Register of Deeds office.
8. Recycle and garbage area shall be screened as defined in the Village of Bellevue Ordinance.
9. Detailed grading, drainage, utility, stormwater, site, landscaping, and elevation plans shall be submitted for review and approval prior to issuance of a building permit.
10. Developer shall provide directional signage subject to review and approval by Fire Department.
11. Developer shall provide additional street/drive lighting throughout the development and at intersection of public right-of-way and private drive if requested.

- 12. The trash enclosure shall be made of masonry, identical to the building materials used on the main apartment buildings, be fully enclosed and provide appropriate gates.
- 13. Meet all Fire Department requirements for knox boxes, gates, monitored alarms, hydrant locations, and access distances.

P. PENALTIES

Any violation of the provisions of this ordinance by any person shall be unlawful and shall be referred to the municipal attorney who shall expeditiously prosecute all such violators. A violator shall, upon conviction, forfeit to the municipality a penalty in accordance with Village of Bellevue Municipal Code Chapter 25.04. Each day of continued violation shall constitute a separate offense. Every violation of this ordinance is a public nuisance and the creation may be enjoined and the maintenance may be abated by action at suit of the municipality, the state, or any citizen thereof pursuant to s. 87.30, Stats.

This section shall not preclude the Village of Bellevue from maintaining any appropriate action to prevent or remove a violation of this section.

Q. SEVERABILITY.

The several sections of this ordinance are declared to be severable. If any section, phrase, sentence, or portion of this Ordinance is for any reason adjudged to be invalid or unconstitutional by a court of competent jurisdiction, such portions shall be deemed a separate, distinct, and independent provision, and such decision shall not affect the validity of the remaining portions thereof.

Approved by the Village of Bellevue Village Board on the 28th day of April 2021.

Approved:

Attest:

Steve Soukup, Village President

Karen M. Simons, Clerk

Signed and sworn to before me
this _____ day of _____ 20__.

Printed name

Signature

Notary Public of Wisconsin
My commission expires on

Motion by

Seconded by

Name	Aye	Nay	Abstain	Absent
Pres. Soukup				
Trustee Gauthier				
Trustee Kaster				
Trustee Katers				
Trustee Sinkler				
Total				

Motion:

Adopted _____

Defeated _____

DRAFT



MEMORANDUM

Date: April 23, 2021

To: Diane Wessel, Village Administrator
Cc: Village Board
Fm: Andrew J. Vissers, Community Development Director
Re: **STAFF REPORT ON REVIEW OF ACCESS POINTS TO PARCELS B-2541, B-2542 & B-279 LOCATED WITHIN THE TAX INCREMENTAL FINANCE DISTRICT NO. 1 (TID #1).**

BACKGROUND INFORMATION

This item was initially presented at the April 14th Village Board meeting and the request was to develop some additional concept plans for a clearer picture of the narrative staff provided. Staff worked with Cedar to produce a group of exhibits showing what access cuts could look like.

For background reference, the American Association of State Highway and Transportation Officials (AASHTO) guidelines, the Highway Capacity Manual (HCM), and Traffic Engineering Handbook recommends that a turn lane should be designed to allow the turning vehicle to exit the through lane, to decelerate, and to provide enough storage space for vehicles waiting to complete the turn. The taper length, deceleration length and storage length will be based on many factors including but not limited to existing and future traffic counts (including peak hours), types of traffic (vehicle types), lane width, road cross section, traffic controls and the speed limit.

In speaking with Cedar, these examples are intended to be taken as representatives of what various types of access cuts could look like but did not necessarily take into account all of the factors listed above and how in turn they would function. If a direction is made by the Village Board, staff would highly recommend that a full analysis be conducted, including a Traffic Impact Analysis (TIA), to determine if a proposed improvement would function before committing to any type of access without that knowledge.

To be clear, staff has concerns regarding future traffic circulation, safety, increased congestion possibilities and appearance with all of the exhibits that were created.

SUMMARY

CONCEPT 1:

Town Hall Road

Concept 1 shows the only exhibit created for the possible Town Hall Road full access cut. Town Hall Road has been engineered and designed and will closely resemble the appearance of Landmark Boulevard with two travel lanes, a center median and bike lanes.

The eastbound north turn lane onto Lime Kiln Road has been designed to accommodate a future traffic signal at the intersection of Town Hall Road & Lime Kiln Road if traffic counts warrant it. With a stop condition at the intersection of Town Hall Road and Lime Kiln Road, if there is heavy traffic present on Lime Kiln - this area will back up. Keeping the storage and deceleration lane as designed will help keep traffic moving that intends to make a southbound turning movement.

The full access cut is shown approximately 178' east of the property line of Costco and Parcel B-2541. Factors that influenced the shown placement of the full access cut are the curve in Town Hall Road (to the west) and the eastbound north turn lane onto Lime Kiln Road as described above. The storage lane length for each direction is 50' and the taper length is 95' for a total length of 145'. As a comparison, the existing turn lane at the full access cut on Landmark Boulevard are 100' in length for the storage lane and 100' in length for the taper lane for a total length of 200'.

Here is a snapshot of vehicle lengths (taken from a Google Search):

- 2021 Chevy Tahoe – 210.7" (17.5')
- 2021 Ram 1500 – 228.9" (19.075')
- 2021 Honda Accord 196.1" (16.34')
- Typical Box Truck (26')
- Typical Semi Cab and Trailer (70')

At 50' for the storage lane length, it will take two to three passenger vehicles to be at capacity taking into account leaving space between vehicles. Any additional vehicles will then start to impede the traffic movement lanes potentially leading to backups if the turning movement is delayed by oncoming traffic. This condition will not be constantly present, but at peak times could be. Traffic counts will be influenced by many factors. The trips generated by the uses that develop in the area as well as the cut through traffic. As all of the concepts shown for this agenda item show a 50' storage lane – this information can be applied to the other concepts discussed in this memo.

Based on the location of the full cut, there will be limited ability to lengthen the storage or taper lanes, thus limiting the available corrective measures available if the level of service of the road begins to decrease.

Landmark Boulevard

Concept 1 shows a full access cut located within the existing median between the easternmost Costco entrance and the intersection of Landmark Boulevard and Lime Kiln Road. The easternmost Costco entrance was intended to be a full access cut for Costco and Parcel B-2542. In this option, that is no longer the case. The turning movement for eastbound traffic to turn into Costco remains, but the westbound traffic movement to turn into Parcel B-2542 is removed due to the proposed new full access cut. Therefore, no driveways would be approved of any kind for Parcel B-2542 that would give the appearance of the ability to make a left turn for westbound traffic at this location.

The full access cut shown on the exhibit is influenced by two factors:

- The existing eastbound traffic deceleration and storage lane for the northbound turning movement at Lime Kiln Road off of Landmark Boulevard
- The eastern most median cut on Landmark Boulevard (Costco entrance)

The full access cut is shown approximately 163' east of the property line of Costco and Parcel B-2541 and approximately 280' between the full access cut and the Costco access cut. The storage lane length for each direction is 50' and the taper length is 105' for east bound turns and 150' for west bound turns for a total length of 155' for eastbound and 200' for westbound. As a comparison, the existing turn lane at the full access cut on Landmark Boulevard are 100' in length for the storage lane and 100' in length for the taper lane for a total length of 200'.

Based on the location of the full cut, there will be no ability to lengthen the storage or taper lanes, thus limiting the available corrective measures available if the level of service of the road begins to decrease.

CONCEPT 2:

Landmark Boulevard

Concept 2 shows a full access cut located within the existing median between the easternmost Costco entrance and the intersection of Landmark Boulevard and Lime Kiln Road. The median cut at the easternmost Costco driveway remain a full access cut in this concept.

The full access cut shown on the exhibit is influenced by two factors:

- The existing eastbound traffic deceleration and storage lane for the northbound turning movement at Lime Kiln Road off of Landmark Boulevard
- The eastern most median cut on Landmark Boulevard (Costco entrance)

The full access cut is shown approximately 257' east of the property line of Costco and Parcel B-2541 and approximately 374' between the full access cut and the Costco full access cut. The storage lane length for each direction is 50' and the taper length is 158' for east bound turns and 150' for west bound turns for a total length of 208' for eastbound and 200' for westbound. As a comparison, the existing turn lane at the full access cut on Landmark Boulevard are 100' in length for the storage lane and 100' in length for the taper lane for a total length of 200'.

Based on the location of the full cut, there will be no ability to lengthen the storage or taper lanes, thus limiting the available corrective measures available if the level of service of the road begins to decrease. The added access cuts and existing cuts lock everything in place based on the taper lane location of one cut impacting the location of another starting.

In this concept, all of the median features would need to be relocated or removed in this section:

- Four (4) dual mast head street lights would need to be removed. Eight (8) replacement single mast street lights and poles would be needed.
- All trees would need to be removed (approx. 8 year old trees)
- Very little if any grass would be left

CONCEPT 3:

Landmark Boulevard

Concept 3 shows a full access cut located within the existing median at the easternmost Costco entrance and a hooded left turn movement for eastbound traffic into Parcel B-2541. Right In/Out driveways would be permitted at this location for both parcel B-2541 and B-2542. The only movement not permitted in this concept is a vehicle heading back towards Lime Kiln Road from Parcel B-2541. However, this movement could be accomplished by utilizing the future driveway connection to Town Hall Road.

The restricted access cut is shown approximately 226' east of the property line of Costco and Parcel B-2541 and approximately 343' between the restricted access cut and the Costco full access cut. The storage lane is 50' and the taper length is 158' for east bound turns for a total length of 208'. As a comparison, the existing turn lane at the full access cut on Landmark Boulevard are 100' in length for the storage lane and 100' in length for the taper lane for a total length of 200'.

Based on the location of the restricted access cut, there will be no ability to lengthen the storage or taper lane, thus limiting the available corrective measures available if the level of service of the road begins to decrease.

In this concept, some of the median features would need to be relocated or removed in this section:

- Two (2) dual mast head street lights would need to be removed. Four (4) replacement single mast street lights and poles would be needed.
- A majority of the trees would need to be removed (approx. 8 year old trees)
- A smaller median grass area would remain

SUMMARY

As was stated initially, these concepts were drawn using a representative of other existing facilities in the area to give an idea of what conditions could exist. They were not designed taking into account all of the factors and influences that should be considered as a decision made without that could have a long-term implication as well as be very costly to correct.

The current location of the full access cuts on Landmark Boulevard provide flexibility to expand both the taper and storage lanes given the distance between the access points and median length. If traffic increased and the road was showing storage issues, those modifications could be done to help alleviate or improve the level of service. Adding any

of these concepts on Landmark Boulevard, eliminates that ability for the area from the easternmost Costco driveway to Lime Kiln Road.

As was stated in our previous memo, Staff wants to be very clear; access is not being denied. However, access is being regulated to ensure that traffic flows, conflict points, sight distances and safety are the primary determining factors in our conclusions.

Staff wants to see development occur but also recommends that it occur in an orderly fashion for the long-term benefit to the community. Traffic will only increase in this area and we are attempting to plan for the future as well as the present. Providing substandard queuing lanes or increasing the number of conflict points or not taking into account trip generation of future uses will only increase the probability that traffic issues will occur and eliminate less costly solutions to traffic congestion.

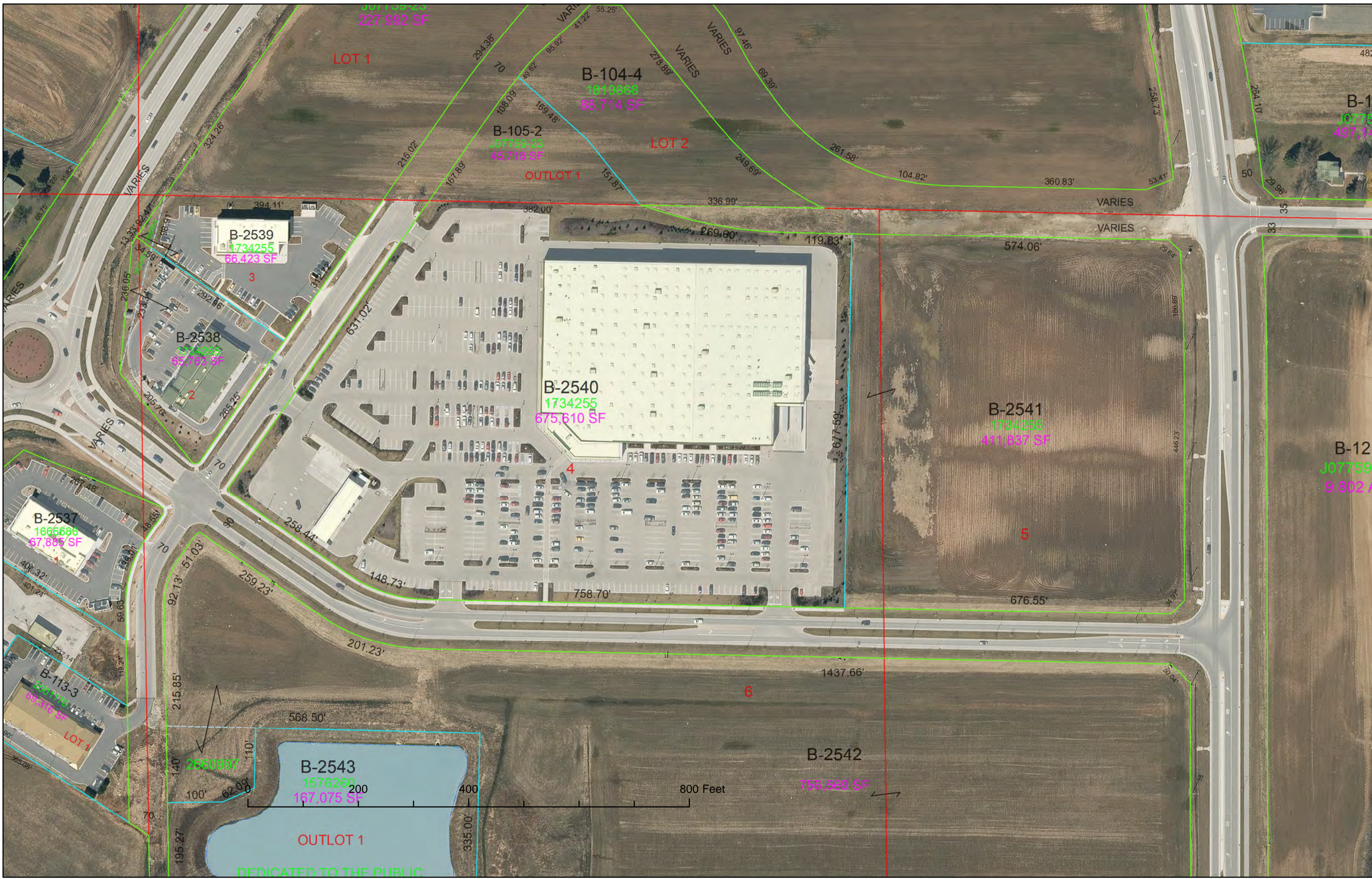
If there is a desire to further analyze one or all of these concepts, staff would recommend retaining a traffic engineer to conduct a TIA and make recommendations back to the Village Board after applying all of the factors that should be considered before the Village committing to any type of access cut.

REQUESTED MOTION

“This Agenda Item is for DISCUSSION ONLY, no action is required.”

ATTACHMENTS

- Existing Aerial Overview of Area
- Concept 1
- Concept 2
- Concept 3



227,992 SF

B-104-4
1810233
88,714 SF

B-105-2
J07759-23
45,718 SF

B-2539
1734255
66,423 SF

B-2538
57707 SF

B-2537
1666686
67,805 SF

B-2540
1734255
675,610 SF

B-2541
1734255
411,007 SF

B-12
J07759
9,802 SF

B-2543
1576260
167,075 SF

B-2542
756,569 SF

DEDICATED TO THE PUBLIC

800 Feet

OUTLOT 1

LOT 2

OUTLOT 1

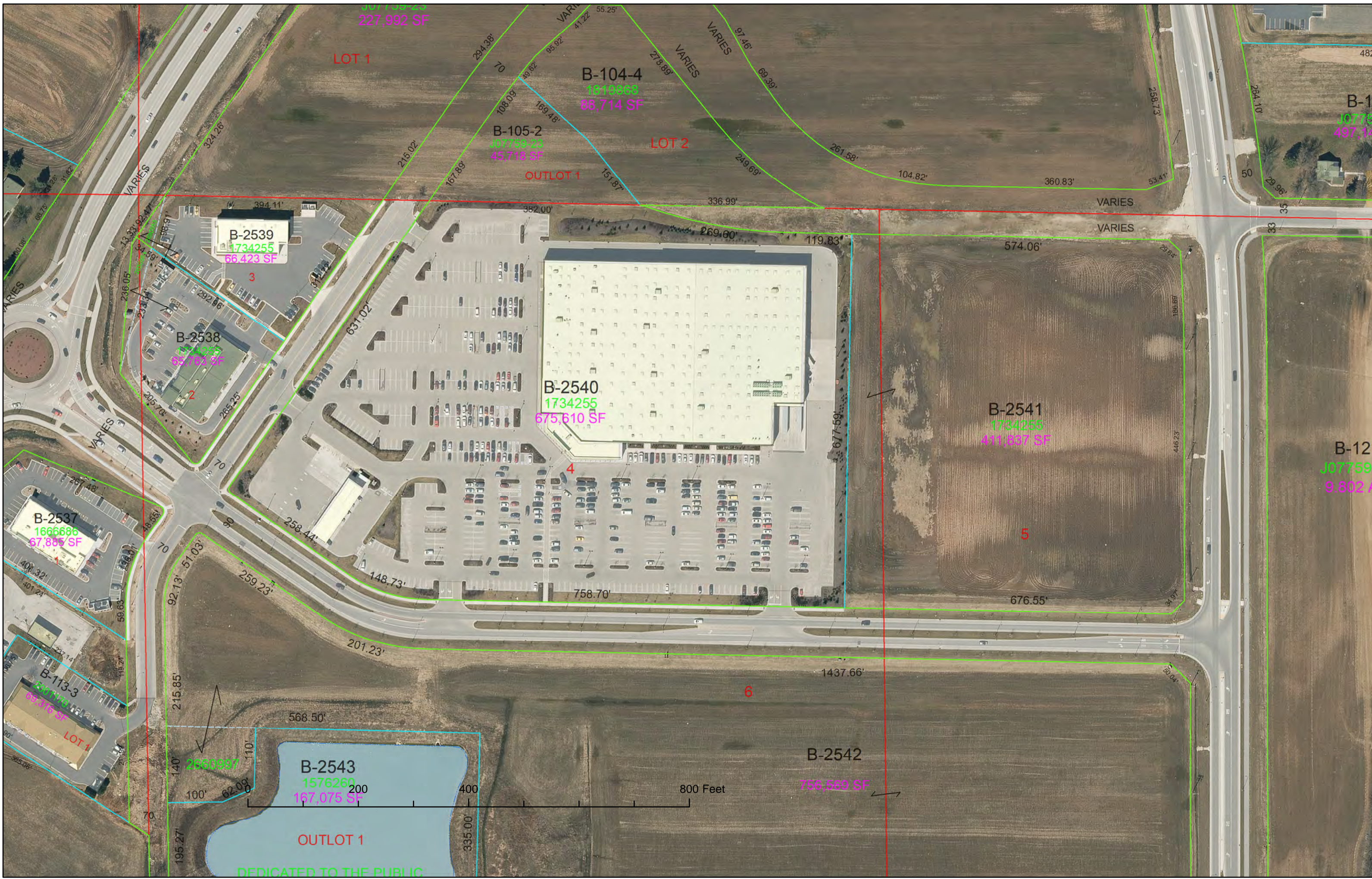
LOT 1

6

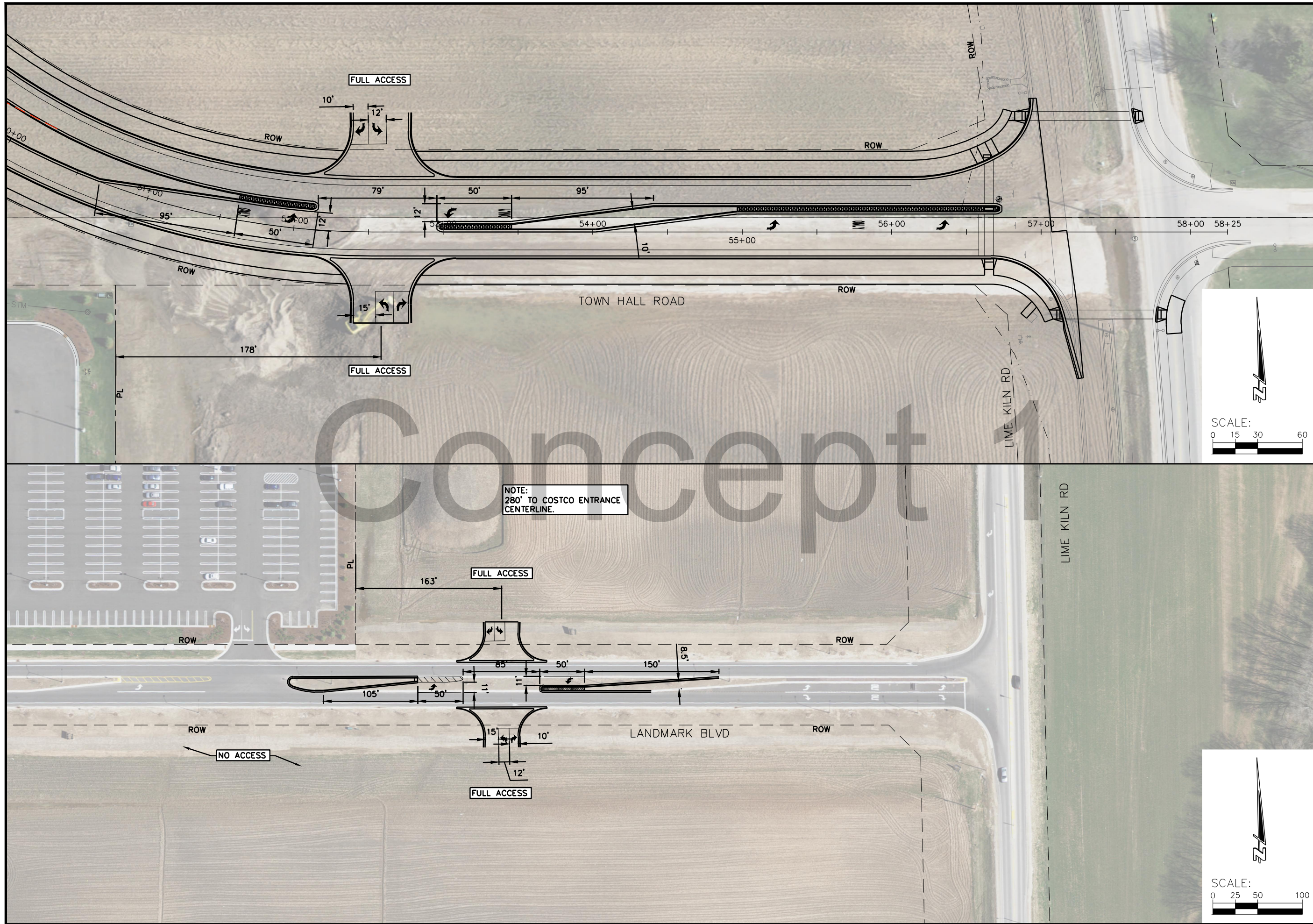
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3

4



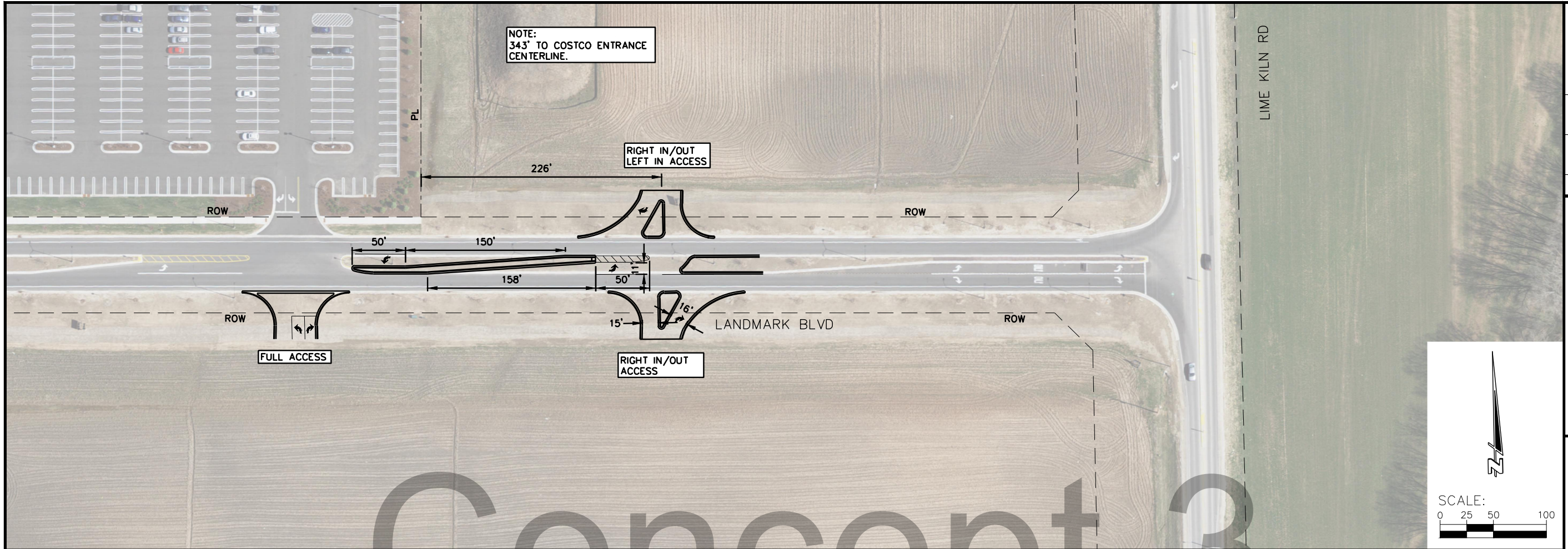
I:\Clients-CrBay\B4914 Bellevue Village of\162 2021 Interim Public Works Director\2009 GV Access Parcel on Landmark Blvd\Bellevue GV Access Parcel Option 1.DWG 04/21/21 2:00:38 PM



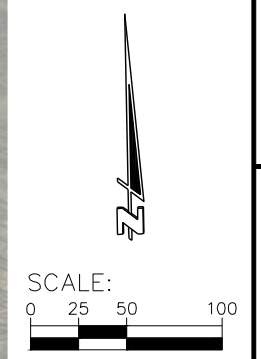
NOTE:
280' TO COSTCO ENTRANCE
CENTERLINE.

<p>800-472-7172 WWW.CEDARCORP.COM MEMORBER • MAISON • GREEN • BAY • CEDARBURG</p>		NO. 0 DATE APVD REVISION
<p>VILLAGE OF BELLEVUE GV ACCESS PARCEL ON LANDMARK BLVD TOWN HALL ROAD AND LANDMARK BLVD</p>		
JOB NO. 04914-0162		
DRAWN BY BJG		
CHECKED BY TMM		
DATE 04-19-21		
SET TYPE EXHIBIT		
<p>SCALE: 0 25 50 100</p>		SHEET NO. 1 of 4

i:\Clients-CrBay\B4914 Bellevue Village of\162 2021 Interim Public Works Director\2009 GV Access Parcel on Landmark Blvd\Bellevue GV Access Parcel Option 4.DWG 04/21/21 1:59:48 PM



Concept 3



<p>800-475-7172 WWW.CEDARCORP.COM MEMORIBE • MADISON • GREEN BAY • CEDARBURG</p>		NO.	DATE	APVD	REVISION
		0			
<p>VILLAGE OF BELLEVUE GV ACCESS PARCEL ON LANDMARK BLVD TOWN HALL ROAD AND LANDMARK BLVD</p>					
JOB NO. 04914-0162					
DRAWN BY BJG					
CHECKED BY TMM					
DATE 04-19-21					
SET TYPE EXHIBIT					
SCALE 0 NA					
SHEET NO. 4 of 4					



MEMORANDUM

Date: April 22, 2021

To: Diane Wessel, Village Administrator
CC: Village Board
FM: Adam Waszak, Director of Parks, Recreation & Forestry
Re: **STAFF REPORT ON THE POSSIBLE LAND DEDICATION IN LIEU OF IMPACT FEES FOR A FUTURE TRAIL/PARKLAND NORTH OF COUNTY HWY XX ALONG THE EAST RIVER**

BACKGROUND INFORMATION

A Preliminary Planned Development (PDD) District has been approved by the Village of Bellevue for the expansion of the Crystal Lake/Crystal Cove Apartment Development adding an additional 138 units. A Final PDD has been submitted and recommended for approval by the Bellevue Plan Commission on Tuesday, April 20, 2021. The PDD will be considered by the Bellevue Village Board at a public hearing to be held Wednesday, April 28, 2021.

Village staff and the Developer have had preliminary discussions about a possible land dedication in lieu of paying the required park impact fees for the expansion of the development. When the project is fully built-out it is projected that under the current fee structure the impact fees would total \$64,028. The Developer has proposed dedicating roughly 11.65 acres of land (made up of lots 8, 12, 13, 14 & 15). These discussions lead to the drafting of a Memorandum of Understanding, which was presented to the Village's Park Commission & Tree Board on Monday, April 12th. The Park Commission & Tree Board made a formal recommendation to the Village Board, in form of a vote that passed 4-0, to enter into the drafted MOU with Alliance Management for land dedication in lieu of impact fees.

Municipal Code §270-5 allows for the Village to accept land in lieu of impact fees when the land to be dedicated is of interest to the Village for the promotion of recreation or open space opportunities. Through the adoption of the 2021-2025 CORP, the Village has identified a future parkland in the general location of the land to be dedicated. The dedication would also allow for a potential connection to the Laura & Peter Mossakowski Family Dog Park from CTY HWY XX, as well as, create the opportunity to develop an extension of the East River Trail. The Developer has also proposed a parking lot on lot 36 to be used initially for the residents of the Development for closer proximity to the existing trail in the Village of Allouez. This parking lot in the future would be acquired or dedicated from the Developer to the Village based on need and the development timing of Village of Bellevue Park & Recreational facilities in this area. A lease and possible buy out would need to be negotiated for this improvement.

Staff are in favor of the land dedication in lieu of impact fees. Ultimately staff feel that the value of the land alone rivals what would be collected in impact fees, and that the recreational opportunities that are created by obtaining this property directly aligns with the strategic plans and goals of the Parks, Recreation & Forestry Department.

CONSISTENCY WITH STRATEGIC PLAN, POLICIES, ETC.

The acquisition of this land is consistent with the Departments 2021-2025 Comprehensive Outdoor Recreation Plan (CORP). The adopted plan identifies the development of parkland in the vicinity of the Village-Owned parcel B-300-4. Acquiring these parcels, specifically lot 8, would also support a future extension of the East River Trail.

REQUESTED MOTION

“Motion to enter into a MEMORANDUM OF UNDERSTANDING with Alliance Management for the dedication of 11.65 acres in lieu of park impact fees.”

ATTACHMENTS

- MEMORANDUM OF UNDERSTANDING
- PLAT
- 4/12/21 PARK COMMISSION MINUTES
- 2021-2025 COMPREHENSIVE OUTDOOR RECREATION PLAN FIGURE 7.1



MEMORANDUM OF UNDERSTANDING

Date: April 5, 2021

Memorandum of Understanding between the Village of Bellevue and Alliance Management

BACKGROUND INFORMATION

The undersigned _____ Bellevue Village President, Bellevue, Wisconsin ("the Village") and Ryan Van Straten, Crystal Cove, LLC ("the Developer") acknowledge that a Preliminary Planned Development (PDD) District has been approved by the Village of Bellevue for the expansion of the Crystal Lake/Crystal Cove Apartment Development adding an additional 138 units ("the Development"). A Final PDD has been submitted and is anticipated to be considered by the Bellevue Plan Commission on Tuesday, April 20, 2021 and by the Bellevue Village Board at a public hearing to be held Wednesday, April 28, 2021.

Village staff and the Developer have had preliminary discussions about a possible land dedication in lieu of paying required Village park impact fees. Based on the make-up of the proposed development, it is anticipated if the project is fully built out as proposed under the current fee structure that approximately \$64,028 would be collected for park impact fees. In areas where the Village has interest in land to further promote recreation and open space opportunities, the ability to consider an alternative exists under § 270-5 of the Village of Bellevue Municipal Code.

The Developer is proposing to dedicate approximately 11.652 acres (made up of Lots 8, 12, 13, 14, & 15 as shown on the attached Exhibit) The land is made up of a mixture of "fillable & buildable" land as well as areas of floodway and floodplain. These areas are directly adjacent to Village owned property along the East River on the Bellevue western boundary. The dedication would allow for future flexibility of a possible trail location between Hoffman Road and the Mossakowski Family Dog Park to the north, a connection to the East River Trail in Allouez to the west and Osprey Point - Izaak Walton League Conservancy to the south. Based on high water levels, the Village likely does not have adequate land currently suitable for trail construction or use in our inventory. The Village currently owns property within the vicinity identified in the Comprehensive Outdoor Recreation Plan (CORP) as an East River Parkway Park.

The Developer has also proposed a parking lot on future Lot 15 to be used initially for the residents of the Development for closer proximity to the existing trail in the Village of Allouez. This parking lot in the future would be acquired or dedicated from the Developer to the Village based on need and the development timing of Village of Bellevue Park & Recreational facilities in this area. A lease and possible buy out would need to be negotiated for this improvement.

PUROPOSE

The purpose of this Memorandum of Understanding is to layout the generally agreed upon terms and conditions set forth to be considered by the Bellevue Park Commission at their Monday, April 12, 2021 meeting and the Bellevue Village Board at their Wednesday, April 28, 2021 meeting. If found acceptable, the Village and the Developer would work from this framework to create a formal Agreement to be executed between both parties outlining all aspects of dedication and waiving of fees.

§ 270-5 of the Village of Bellevue Municipal Code states that if the Village and the developer agree upon the dedication of land in lieu of all or a portion of the impact fees imposed in this section, the impact fees owed on the land development shall be reduced by an amount equal to the value of land being dedicated to the Village. The value of the land to be dedicated shall be determined by the Village's Assessor on the basis of full and fair market value of the land to be dedicated. If the developer is not satisfied with the appraisal, he may appeal the determination, in which case the appraisal board, consisting of one appraiser selected by the Village at its own expense, one appraiser selected by the developer at his own expense, and a third selected by the two appraisers at the Village expense, shall determine the value.

INTENT OF PARTIES

The parties agree that a long-term mutually beneficial relationship should be established to provide for a further park and recreational amenity to not only serve the residents of the area but as well as the enhance amenities for the residents of the Crystal Lake/Crystal Cove development

The Village Acknowledges and Agrees to:

- Accepting the dedication of approximately 11.652 acres from the Developer identified as Lots 8, 12, 13, 14, & 15) in exchange for waiving all current and future Park Impact Fees associated with the Development.
- The Village of Bellevue will negotiate in good faith a lease with the Developer for the Developer to construct a parking lot for Crystal Lake/Crystal Cove Residents to use for purposes of being closer to the existing trail in the Village of Allouez for \$1.
- The Village of Bellevue shall be responsible for all improvements (i.e. expansion or addition of a connection to Hoffman Road) of the parking lot as well as maintenance and upkeep upon dedication or acquisition of the parking lot from the Developer.
- The Village agrees to pay for the acquisition of the parking lot based on the depreciated value of the fair market value cost of the parking lot at time the lot is available for "public" use and the lease terminates.
- The Village will allow current AG user to harvest crops in the event that the land is dedicated to the Village prior to harvest.
- A deed restriction shall be added for the dedicated land that it can be only utilized as park, recreational and open space and be owned by the Village of Bellevue.

The land shall be rezoned by the Village to P – Public Use District shortly after dedication.

The Developer Acknowledges and Agrees to:

- Dedication of approximately 11.652 acres identified as Lots 8, 12, 13, 14, & 15) in exchange for waiving all current and future Park Impact Fees associated with the Development (approximately \$64,028).
- Waiving of any appraisal related to the dedication or claims to any future credits related to this dedication.
- Developer will be responsible for all initial construction costs, maintenance and upkeep until such time the parking lot is made available for “public” use by the Village of Bellevue. Developer shall keep lot maintained in a manner that is consistent with Village Ordinances.

MUTUAL ACKNOWLEDGEMENTS

The terms in this MOU are subject to final negotiations as well as the fiduciary and statutory obligations of both the Village and the Developer. The undersigned acknowledge the importance of finalizing the terms of a mutually-beneficial agreement and are committed to assigning the necessary resources to meet the timeframe.

By and Behalf of Village of Bellevue

Village President

DATE

By and Behalf of Crystal Cove, LLC

Ryan Van Straten

DATE

ATTACHMENTS

- Land Dedication Exhibit

PRELIMINARY PLAT OF CRYSTAL COVE PHASE 2

Part of Private Claims 21, 22, and 23, East Side of Fox River, Town of Bellevue, Brown County, Wisconsin.



LOCATION MAP

Crystal Cove Trail Boundary Legal Description:

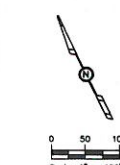
Part of Lots 1, 2 and 3 of Certified Survey Map recorded in Volume 36, Pages 65 through 71, and part of Private Claims 21, 22 and 23, East Side of the Fox River, Village of Bellevue, Brown County, Wisconsin, described as:

Commencing at the Northeast Corner of said Private Claim 21; thence S30°06'34"W 696.87 feet along the East line of said Private Claim 21 to the Northeast Corner of said Private Claim 22; thence N63°25'59"W 3659.88 feet along the North line of said Private Claim 22 to the POINT OF BEGINNING of this description; thence N63°25'59"W 135.36 feet along said North line; thence S18°44'25"W 240.31 feet along the East line of said Lot 1; thence N71°32'48"W 80.00 feet; thence S18°47'37"W 70.51 feet; thence N63°26'48"W 93.00 feet; thence S26°33'18"W 93.00 feet; thence S63°26'48"E 163.91 feet; thence N72°51'57"E 84.91 feet; thence S63°26'43"E 30.00 feet; thence S18°47'17"W 90.00 feet; thence N63°21'30"W 165.72 feet; thence S18°47'17"W 226.11 feet; thence S24°38'00"W 100.29 feet; thence S07°04'46"W 81.74 feet; thence N63°20'09"W 237.60 feet along the North line of the South 1/2 of said Private Claim 23; thence S26°22'27"W 255.67 feet; thence N63°37'33"W 200.00 feet along the North right-of-way line of Hoffman Road; thence N20°22'27"E 256.68 feet; thence N63°00'00"W 116.31 feet along the North line of the South 1/2 of said Private Claim 23; thence S26°22'27"W 257.28 feet; thence N63°37'33"W 629.24 feet along the North right-of-way line of Hoffman Road; thence N28°23'30"E 202.67 feet; thence N63°20'09"W 286.67 feet along the North line of the South 1/2 of said Private Claim 23; thence S58°21'55"W 263.52 feet; thence N63°37'33"W 390.66 feet along the North right-of-way line of Hoffman Road; thence N26°22'28"E 283.50 feet; thence N63°20'09"W 240.09 feet along the North line of the South 1/2 of said Private Claim 23; thence N45°24'30"E 355.87 feet; thence N53°20'51"E 96.68 feet; thence S63°22'23"E 110.06 feet; thence N56°54'47"E 204.01 feet along the West line of said Lot 2; thence N47°23'10"E 282.27 feet along the West line of said Lot 2; thence N45°43'E 366.58 feet along the West line of said Lot 2; thence N20°00'00"W 82.59 feet along the West line of said Lot 1; thence N31°15'58"E 352.00 feet along the West line of said Lot 2; thence S63°24'58"E 173.59 feet along the Northeastern line of said Lot 1; thence S18°47'17"W 45.42 feet along the East line of said Lot 1; thence S63°24'58"E 65.63 feet along the Northeastern line of said Lot 1; thence S28°47'20"W 637.68 feet along the East line of said Lot 1 to the point of beginning.

This parcel contains 3,081,806 square feet, or 70.749 acres. This parcel may be subject to easements and rights not shown that a complete title search may disclose.

- GENERAL NOTES:**
- EXISTING ZONING IS NOTED ON THIS PLAT.
 - IMPROVING ZONING IS NOTED ON THIS DRAWING.
 - IMPROVING ZONING IS NOTED ON THE RECORD PLO.
 - LOT 1 IS TO REMAIN ZONED R-2.
 - LOTS 2 THROUGH 14 ARE TO REMAIN ZONED R-1.
 - ELEVATIONS ARE NAVD83.
 - BOUNDARY SURVEYS: FRONT YARD 30', REAR YARD 25', AND SIDE YARD 5'

OWNER/OWNER:
CRYSTAL COVE, LLC
RYAN VAN STRATTON
P.O. BOX 458
DE PERE, WI 54115



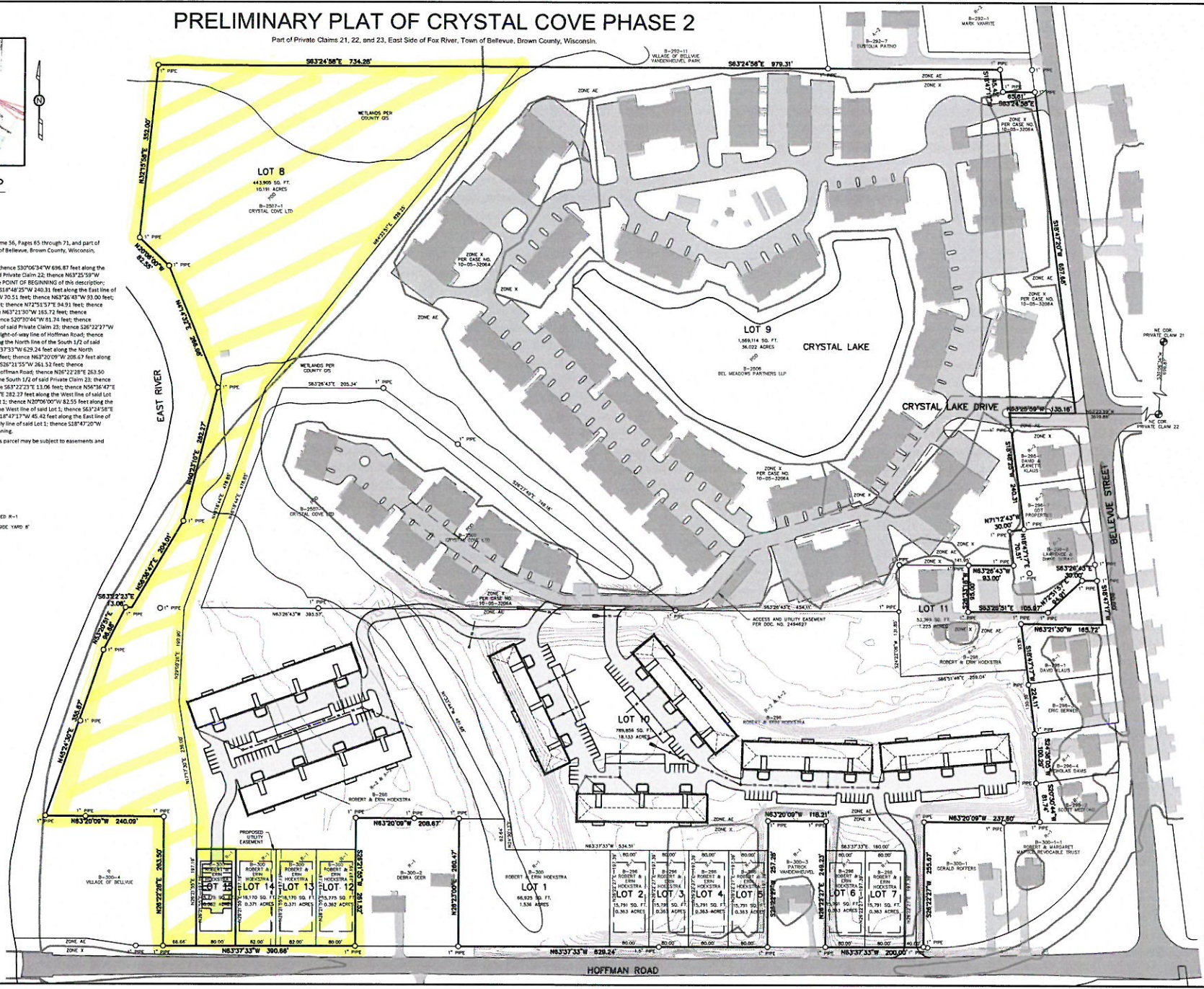
BEARINGS ARE REFERENCED TO THE NORTH LINE OF PRIVATE CLAIM 21 EAST OF THE FOX RIVER, AS BEING N63°25'59"W PER THE BROWN COUNTY COGNOMINE SYSTEM.

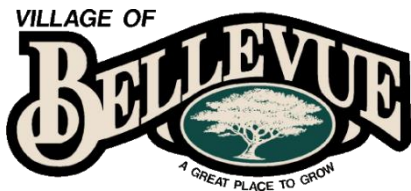
Benjamin J. Reenders
Benjamin J. Reenders
S-3114
OOSTBURG
WI
LAND SURVEYOR
3/29/2009

I, Benjamin J. Reenders do hereby certify that this survey is correct to the best of my knowledge and belief.

381 Cedar Avenue, Suite 1
Oostburg, WI 53151
608-644-0159

CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com





VILLAGE OF BELLEVUE
PARK COMMISSION / TREE BOARD AGENDA

Village Hall/Public Safety Building
3100 Eaton Road, Bellevue, WI
April 12, 2021 6:00pm

1. **Call Meeting to Order**

Meeting called to order at 6:03pm by W. Mielke.

2. **Roll Call**

Roger VandenLangenberg, Chair	Excused	Jack Schlag, Commissioner	Excused
Henry Kollross, Commissioner	X	Nathan Hoerning, Commissioner	X
William Mielke, Commissioner	X	Jonathan Virant, Commissioner	X

Also in attendance Bryanna Fogel, PR&F Intern, Andrew Vissers, Director of Community Development, Ryan Van Straten Alliance Management, Adam Waszak, PR&F Director.

3. **Approve/Amend Agenda**

Motion by H. Kollross and seconded by J. Virant to approve. Motion passed 4-0.

4. **Consent Agenda** *These items consist of non-controversial or "housekeeping" items required by law. Any Commission member making such request prior to a motion and vote on the Consent items may consider items individually.*

4.1. Approval of the February 8, 2021 Park Commission Meeting Minutes.

Motion by H. Kollross and seconded by N. Hoerning to approve. Motion passed 4-0.

5. **Old Business**

5.1 Discussion/Action: Continuation of the Bellevue/Allouez Youth Dance Partnership.

A. Waszak reported that the partnership with the Village of Allouez has worked great over the course of the past year. Staff are recommending continuing the partnership.

Motion to approve by W. Mielke and seconded by N. Hoerning. Motion passed 4-0.

6. **New Business**

6.1 Discussion/Action: Preble Cross Country Fee Waiver Request.

Motion by J. Virant and seconded by H. Kollross to approve the fee waiver request submitted by Preble Cross Country. Motion passed 4-0.

6.2 Discussion/Action: Land Dedication – Crystal Lake

A. Waszak reported on the PDD for the Crystal Lake/Crystal Cove development project. As part of the new development, Staff and representatives from Alliance Management have had discussion regarding land dedication in lieu of park impact fees. Staff are recommending entering into an agreement with Alliance Management that would waive any park impact fees associated with the development in return for the dedication of the proposed acreage.

W. Mielke questioned the proposed parking lot, and how the transfer will look in the future. A. Waszak stated that Village would lease space back to the developer to construct a parking lot on lot #15. This lot would be utilized by residents of the development looking to park their vehicles closer to the East River Trail access off of CTY HWY XX on the other side of the bridge. When the Village is ready to develop the parkland, the Village would purchase the parking lot back from the developer based on the depreciated value of the fair market value cost of the parking lot at the time of leaser termination. R. Van Straten stated that the Village would need to construct a lot at the time the parkland is developed anyways, and that the developer would be saving the Village a future step.

N. Hoerning asked if the land to be dedicated is buildable. A. Waszak stated that land with frontage on CTW HWY XX is developable, however there are areas adjacent to the East River and the Dog Park that are in the floodway. A. Waszak confirmed that deducted land would support a future trail from CTW Hwy to the North, connecting with the Dog Park.

Motion by W. Mielke and seconded by N. Hoerning to recommend the Village Board enters into an agreement with Alliance Management for the dedication of 11.65 acres of land in lieu of park impact fees. Motion passed 4-0.

6.3 Discussion/Action: Manitowoc Rd Street Tree Waiver - Kaminski.

A. Waszak presented the (10) Street Tree Waivers submitted by K. Kaminski. W. Mielke questioned if staff had concerns with the proposed trees damaging curbing/sidewalks in the future. A. Waszak stated all plantings will meet the location specifications stated within the adopted Arboricultural Specifications Manual.

H. Kollross stated that several of the lots in question do not have a tree canopy present.

N. Hoerning and H. Kollross questioned if the existing trees on several of the properties would interfere with the proposed plantings. A. Waszak stated that the Arboricultural Specifications Manual requires spacing of 40' - 60' between trees, based on size. A. Waszak explained that at the time the planting setup was developed there were questions if some of the existing trees would be removed as part of the reconstruction project. Because some of these trees in question will remain, not all of the proposed trees will be planted. Staff will update the planting plan as the start of the construction project gets closer.

Motion by W. Mielke and seconded by N. Hoerning to deny the (10) included Street Tree Waivers submitted by K. Kaminski. Motion passed 4-0.

7. Other

7.1. Matters from the Public.

7.2. Staff Updates.

7.2.1. Park Equity Presentation

B. Fogel presented her findings on park accessibility and equity.

7.3. Next Scheduled Regular Meeting: May 10, 2021 at 6:00 pm.

8. Adjourn

Motion to adjourn at 6:50 pm by J. Virant and seconded by W. Mielke. Motion passed 4-0.

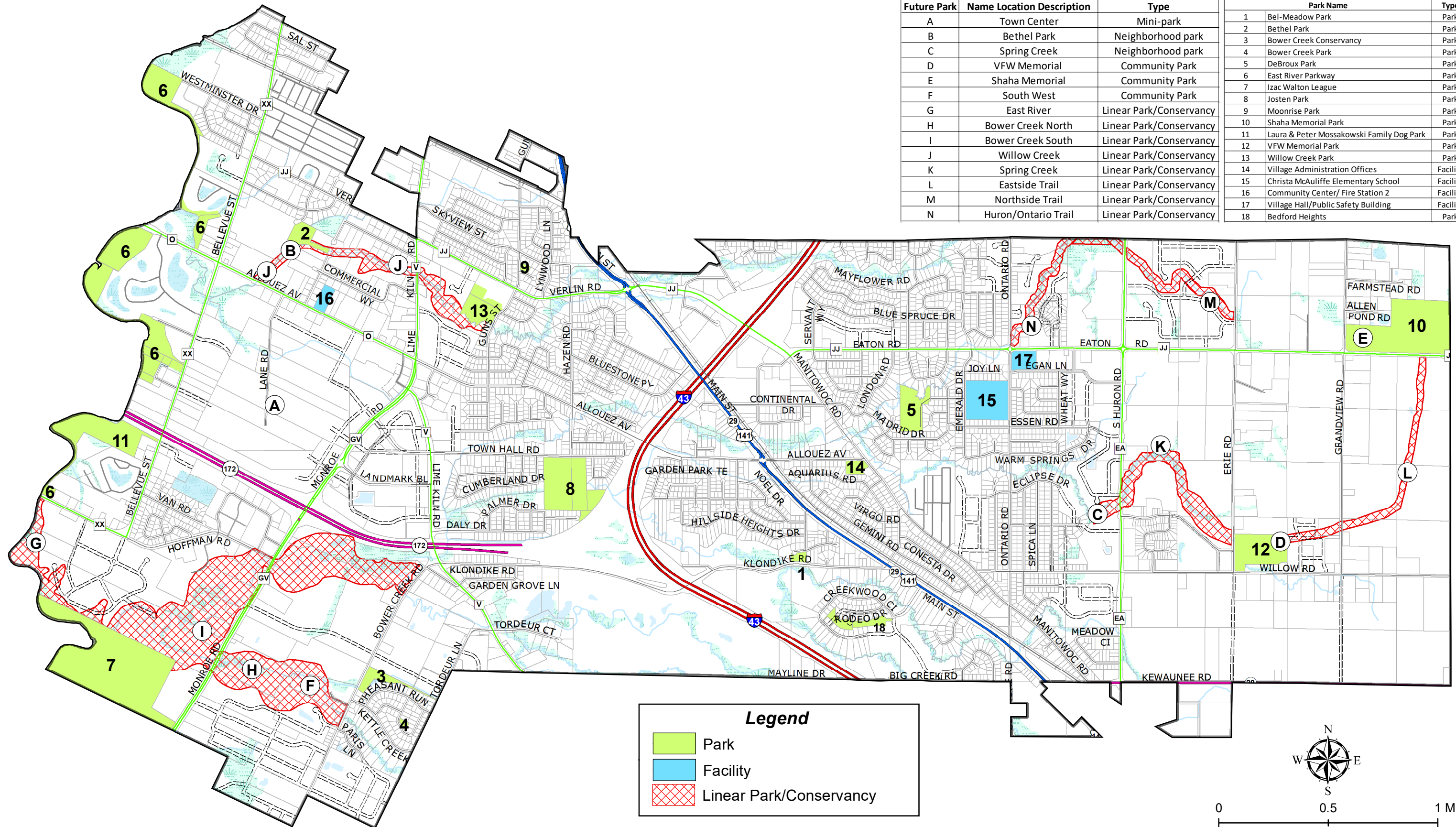
Respectfully submitted,
Adam Waszak
Director of Parks, Recreation & Forestry



Figure 7.1

Future Park and Facility Locations

Village of Bellevue, Brown County, Wisconsin



Future Park	Name Location Description	Type	Park Name	Type
A	Town Center	Mini-park	1 Bel-Meadow Park	Park
B	Bethel Park	Neighborhood park	2 Bethel Park	Park
C	Spring Creek	Neighborhood park	3 Bower Creek Conservancy	Park
D	VFW Memorial	Community Park	4 Bower Creek Park	Park
E	Shaha Memorial	Community Park	5 DeBroux Park	Park
F	South West	Community Park	6 East River Parkway	Park
G	East River	Linear Park/Conservancy	7 Izac Walton League	Park
H	Bower Creek North	Linear Park/Conservancy	8 Josten Park	Park
I	Bower Creek South	Linear Park/Conservancy	9 Moonrise Park	Park
J	Willow Creek	Linear Park/Conservancy	10 Shaha Memorial Park	Park
K	Spring Creek	Linear Park/Conservancy	11 Laura & Peter Mossakowski Family Dog Park	Park
L	Eastside Trail	Linear Park/Conservancy	12 VFW Memorial Park	Park
M	Northside Trail	Linear Park/Conservancy	13 Willow Creek Park	Park
N	Huron/Ontario Trail	Linear Park/Conservancy	14 Village Administration Offices	Facility
			15 Christa McAuliffe Elementary School	Facility
			16 Community Center/ Fire Station 2	Facility
			17 Village Hall/Public Safety Building	Facility
			18 Bedford Heights	Park



MEMORANDUM

Date: April 22, 2021

To: Diane Wessel, Village Administrator
Cc: Village Board
Fm: Adam Waszak, Director of Parks, Recreation & Forestry
Re: **STAFF REPORT ON BUILDINGS AND GROUNDS MAINTENANCE POSITION**

BACKGROUND INFORMATION

Gary Rentmeester has served as the Buildings and Grounds Maintenance Worker since 2018. Gary has submitted his resignation and his last day will be Wednesday, May 12th.

The position is responsible for maintenance and upkeep of Village buildings (Village Hall, Community Center, Village Offices, park shelters/pavilions) and grounds. Duties of the position include, but are not limited to; custodial, grounds maintenance, building operations, repair, and general maintenance. The position is budgeted at 20 hours per week, year-round.

PREVIOUS ACTION

In August of 2019 the board directed staff to explore alternatives for buildings and grounds maintenance staffing. At that time, staff proposed changing the part-time Buildings and Grounds Maintenance worker to a full-time Buildings and grounds foreman. This recommendation was to address the following:

- **Public Works:** If buildings and grounds responsibilities were shifted to public works, the most logical position to oversee this work would be with the Operations Manager or Utilities Manager. However, both managers currently work 45-50 hours per week to complete their current duties. Neither has the time available within their work week to assume building maintenance and repair responsibilities.
- **Parks, Recreation, and Forestry:** Buildings and grounds responsibilities currently rest with the Director. While it makes sense for these responsibilities to be within the department and overseen by the Director, it is not logical for a Director to be responsible for managing the day-to-day activities of building and grounds maintenance. It is more reasonable and logical for the Director to oversee buildings and grounds management rather than activities. I.E. for the director to oversee a buildings and grounds manager who attends to the day to day activities, much like the director currently oversees the Recreation Supervisor and the Parks Foreman/Village Forester.

At that time, the motion requested was to “authorize the administrator to create and fill the position of Buildings and Grounds Foreman as presented”. The board declined the proposal and directed staff to fill the position as a part-time buildings and grounds maintenance worker.

DISCUSSION

The staffing deficiencies in buildings and grounds, parks and public works persists. This is an opportunity to immediately address some of these staffing deficiencies by increasing this position from 0.5 to 1.0 FTE.

Functions that are experiencing staffing deficiencies:

Buildings

- Preventative Maintenance with HVAC systems and mechanical systems.
- Diagnostics with HVAC, electrical systems, plumbing and mechanical components.
- Beautification and routine maintenance (patching, painting, stripping/buffing, etc).

Grounds

- Landscape maintenance (weeding, watering, hedging, pruning, etc.).
- Snow removal of parking lots and sidewalks/entrances.

Parks

- Traffic circle landscape maintenance.
- Park facility landscape maintenance.
- Park facility beautification and routine maintenance.
- Snow removal of parking lots and sidewalks.

Public Works

- ROW maintenance/repairs.
- Snow removal from sidewalks and trails.
- Snow plowing (streets).
- Utility facilities routine maintenance.

RECOMMENDATION

To change the 0.5 FTE position to a 1.0 FTE position to address some of the staffing level deficiencies in Buildings & Grounds, Parks and Public Works.

If the board does not choose to change the position from 0.5 FTE to 1.0 FTE, staff will contract for as many of the responsibilities of the position as possible pending recommendations of the upcoming organizational structure and compensation and implementation plan.

FISCAL IMPACT

The increased cost of going from 0.5 FTE to 1.0 FTE could be lessened by incorporating some of the currently contracted mowing operations including 3100, 2828, 1811, water tower and wells, lift stations, and stormwater ponds.

REQUESTED MOTION

If the board chooses to change the position from 0.5 FTE to 1.0 FTE:

“Motion to direct staff to revise the buildings and grounds maintenance position and conduct a fiscal analysis for the May 12, 2021 board meeting”.

ATTACHMENTS

- Buildings and grounds maintenance worker job description



JOB DESCRIPTION

POSITION TITLE: Buildings Maintenance Worker

DEPARTMENT: Parks & Leisure Services

REPORTS TO: Director of Parks & Leisure Services

FLSA CATEGORY: Non-Exempt

EMPLOYMENT CLASSIFICATION: Part-time

PAY TYPE: Hourly

LATEST REVISION DATE: 10/2014

POSITION SUMMARY

The Buildings Maintenance Worker is responsible for maintenance and upkeep of Village buildings and grounds. This position may report to different staff members to achieve Village building and grounds needs.

ESSENTIAL DUTIES AND RESPONSIBILITIES

Custodial Responsibilities

- Through contracted services, ensures the following custodial duties are satisfactorily accomplished in accordance with cleaning schedule: Vacuum and mop floors, dust/clean desks and other surfaces, empty all trash and recyclable materials containers, mop and disinfect toilet floors; clean all sanitary fixtures and drinking fountains.
- Ensure all bathrooms have adequate supplies of paper towels, soap, toilet paper, etc. Ensure all dispensers are kept full.
- Regulate heat, ventilation, and air conditioning systems to provide temperatures appropriate to the season, and to ensure economical usage of fuel, water and electricity and work with contracted HVAC service providers.
- Wash all windows on both the inside and outside at least semi-annually and more frequently if necessary.
- Change lock combination on all public building doors annually, or as requested.
- Provide any other custodial services as determined by the Supervisor.

Grounds

- Trim trees, remove weeds, maintain landscaping, and perform other routine grounds maintenance at Village sites.
- Shovel, plow, and sand walkways, driveways, parking areas, and steps, as appropriate to conditions.
- Provide any other grounds maintenance services as determined by the Supervisor.

Building Operations

- Inventory supplies and equipment on hand and requisition needed replacement supplies in a timely fashion so as to provide for continuous operations.
- Set-up meeting room tables and chairs as needed.
- Provide any other building operations services as determined by the Supervisor.

Repair and General Maintenance

- Perform routine maintenance tasks such as changing light bulbs and furnace filters, flushing hot water heaters, hanging items on walls, moving furniture, painting, carpet cleaning, tile cleaning, etc.
- Report major repairs needed promptly to supervisor.
- As directed, coordinate with contractors for repairs to HVAC, plumbing, electrical and structural building systems.
- Provide any other repair and general maintenance services as determined by Supervisor.

ESSENTIAL KNOWLEDGE, SKILLS AND ABILITIES

- Knowledge of cleaning equipment, products, techniques and standards.
- Skilled in using cleaning products and equipment.
- Knowledge and experience of general building maintenance techniques and standards.
- Ability to manage multiple work assignments, and complete all assignments accurately and in a timely manner.
- Ability to take direction, resolve problems, work as part of a team, and receive and give constructive criticism.
- Ability to make sound decisions and exercise good judgment in the absence of supervision.
- Ability to add, subtract, multiply, divide, calculate decimals and percentages, and make use of the principles of descriptive statistics.
- Ability to effectively communicate verbally with citizens, other staff members and contractors.

REQUIRED EXPERIENCE, EDUCATION AND TRAINING

- High School Diploma or equivalent, and a minimum of one year work experience, in the field of building maintenance and/or custodial services.
- Requires a valid Wisconsin driver's license.

PHYSICAL DEMANDS

- Position is performed in both indoor and outdoor environments.
- Requires the ability to sit, stand and walk for up to eight hours per day.
- Requires the ability to use hand tools and to manipulate objects.
- Requires the ability to climb and descend stairs and ladders.
- Requires the ability to operate a motor vehicle.
- Requires the ability to lift and carry objects weighing up to fifty pounds.

This job description is intended to describe the functions and minimum requirements for the performance of this job. It is not to be construed as an exhaustive statement of all duties, responsibilities or requirements. In addition, the Village reserves the right to add, change or delete functions of this position at any time. This job description supersedes all previous job descriptions for this position.



MEMORANDUM

Date: April 23, 2021

To: Diane Wessel, Administrator
Cc: Village Board
Fm: Eric Woodke, Street Superintendent
Re: **STAFF REPORT ON VOM PURCHASE – USED 2017 BELLEVUE SQUAD SUV**

BACKGROUND INFORMATION

The Bellevue Police has decommissioned a 2017 Ford SUV, with approximately 60,000 miles. With the vehicle being decommissioned from law enforcement use, it has had all law enforcement equipment, lighting, and graphics removed. After review and inspection, the vehicle appears to be in good overall condition. This inspection did not discover any body damage or mechanical issues to the SUV.

ANALYSIS and DISCUSSION

Throughout the year, Public Works and seasonal staff see a shortage of vehicles. This shortage forces the staff to rely on toolcats and administration vehicles for transportation. This poses the following issues:

- Administrative vehicles are not equipped with warning lighting for crews working in road right of ways.
- The toolcat might be needed on projects or currently being utilized elsewhere when transportation needs arise.

The superintendents currently use a ¾ ton truck for transportation. By purchasing the SUV for superintendents' use, the ¾ ton truck would then be available for field staff and daily crew operations, freeing up the administrative vehicles and tool cats for their intended purpose.

STAFF RECOMMENDATION

Staff recommends the purchase of the Bellevue Police squad in the amount of \$8,000 utilizing VOM funds.

This is not budgeted for 2021.

REQUESTED MOTION

"Motion to APPROVE the purchase of 2017 Ford SUV as presented in the amount of \$8,000.00."

ATTACHMENTS

- Photos of the vehicle
- Perhaps blue book or similar for value if available





My Car's Value

2017 Ford Explorer Sport Utility 4D

near **Green Bay, WI 54311**

Mileage: **60,000**

[Edit Options](#)

4.3 ★ (299 Ratings) [Write a review](#)

Recalls: 7 Recalls Found
Is my car affected? →

Repair Estimator: See Pricing
What's a fair price? →

1 Compare Your Values

Use these values to help make a confident decision on whether to sell, trade or donate your car.

Instant Cash Offer

Trade-in

Private Party

Donate Your Car

Private Party Range
\$19,535 - \$21,942
Private Party Value
\$20,739



Important info & definitions

Condition: Fair ▼

Valid for ZIP Code **54311** through **04/23/2021**

4.3 ★ (299 Ratings)
[Write a review](#)

Private Party Value

Leverage this value to set your price and negotiate with private-party buyers.

Average Time to Sell:

30
DAYS

How Much to Expect:

\$\$\$\$

Level of Effort:



Track This Car's Value

Be the first to know when this vehicle's trade-in value changes by more than 2%.

Email Address

Send Me Updates