



Plan Commission

October 3, 2023

Agenda No. 7.b

Department: Community Development

Initiator: Aaron Schuette

Category: Action Item

Appearance: Yes

Consider/Discuss/Act on a Planned Unit Development (PUD) request by Engberg Anderson Architects for a new senior housing apartment building and branch library - The Promenade located at 2305 San Luis Place, Parcel VA-99-5.

FULL EXPLANATION: Engberg Anderson Architects, on behalf of property owner Woodside Senior Communities, is requesting a planned unit development (PUD) for a new a new senior housing apartment building and branch library located at 2305 San Luis Place, Parcel VA-99-5. The property is currently zoned B-3 Community Business and includes the former San Luis Manor nursing home building on the site. The existing building is undergoing asbestos abatement and will be razed this fall. The property experiences a grade change as one moves from east to west across the property. The PUD request is to permit the development of a mix of uses including 83 (1 & 2 bedroom) market-rate senior housing apartments, new 16,500 sq.ft. Ashwaubenon branch of the Brown County Library and small cafe (1,350 sq.ft.), and increase in the allowable building height on the property from 36' to 75'. It should be noted the 75' height is measured from the east elevation of the building, but due to the change in grade on the site, the west elevation of the building is measured at 58' as depicted on Sheet S500. As the building height exceeds 50' and is within Airport Zoning District "C", a height permit has already been submitted to the Green Bay - Austin Straubel Airport for review.

As identified on site plan Sheet 101, 55 surface parking stalls are oriented along the eastern property line to serve the library and visitors, with 82 at grade covered parking stalls located under the apartment building for residents. Bicycle parking is available with bicycle racks at the library entrance, apartment visitors' entrance, both sidewalks from San Luis Place, and bicycle storage room in the interior parking area for the apartment. Additional exterior amenities for the apartments include pickleball courts, Amphitheatre, pool, deck, grilling station, turf area for fitness classes and seating area. Exterior amenities for the library include a butterfly garden, drive-thru book drop, and plaza areas. Sidewalks extend across the development with direct pedestrian access to the library, cafe, and apartment building via a covered walkway (passagio) from San Luis Place, which provides separation between the library and apartment building. Direct pedestrian access to the library is also available from Cormier Road.

As indicated on Sheets S401 and S402, exterior building materials include aluminum storefront window glazing, fiberglass window assemblies, aluminum balconies, masonry veneer, quarry stone veneer, and, board formed concrete, and two types of system wall cladding with concealed fasteners. Masonry veneer, quarry stone veneer, and board formed concrete are utilized on the first floor exterior elevations to meet the Village's masonry wainscot requirement. Under Section 17-2-200(C)(1)(k) Ashwaubenon Municipal Code, any rooftop or ground-mounted mechanical units visible from property boundaries or public right of way is to be screened. Site landscaping is depicted in Sheet L-1 and includes trees in the parking lot islands and extensive landscaping throughout the development.

As the request is a for a PUD with site plan review, Village Planning Commission review and Village Board review and approval is required.

MONETARY IMPACT: None

BUDGETED: N/A

RECOMMENDATION: Recommend approval of the Planned Unit Development (PUD) for a new senior housing apartment building and branch library located at 2305 San Luis Place, Parcel VA-99-5 with staff conditions.

ATTACHMENTS:

- [SPR Int Comment Sheet2 - The Promenade.pdf](#)
- [THE PROMENADE_voa-pud-plan-review-application \(height change\).pdf](#)
- [THE PROMENADE_voa-site-plan-review-application_signed.pdf](#)
- [THE PROMENADE_site plan review package.pdf](#)