



**Meeting Date:** 08/26/13  
**Agenda Item:** #5j

**Mission Statement**  
Delivering quality services in a courteous,  
cost-effective and efficient manner

## VILLAGE BOARD STAFF REPORT

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**REPORT TO:** President Burt McIntyre and Village Plan Commission

**REPORT FROM:** Dave Wiese, Director of Community Development

**AGENDA ITEM:** Approve conditional use for Dr. Crystal Maloney, representing Vitality Chiropractic, to allow a chiropractic office at 2253 Woodale Avenue, VH-727-B-291-19 and VH-727-B-291-20 with Plan Commission recommendations.

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### **POLICY ISSUE**

Should the Village approve the conditional use thereby allowing a chiropractic office at 2253 Woodale Avenue?

### **RECOMMENDED ACTION BY PLAN COMMISSION**

The Village Plan Commission unanimously recommended approval with the following condition:

1. Any additional signage other than wall signs or a monument sign shall need site plan approval.

### **POLICY ALTERNATIVE(S)**

The Village Board could take any of the following actions:

- Approve the request without conditions.
- Approve the request with conditions.
- Deny the request
- Table the request until a later meeting date

### **BACKGROUND**

The applicant is requesting conditional use approval to allow for a chiropractic office in part of the tenant building at 2253 Woodale Avenue. As per section 50-562, conditional uses in the I-1 General Industrial Zoning District include limited non-accessory retail, office and business uses which are compatible with and operated concurrently in the same building as a permitted use.

### **EXECUTIVE ANALYSIS**

1. The property is presently zoned I-1. Several uses are established in the strip development.
2. **Setbacks** The applicant would be using the existing building and renting space.
3. **Parking** Adequate parking exists on site.
4. **Floodplain, Shoreland Zoning & Stormwater Management** N/A
5. **Land Division** No land division is being proposed in this request.
6. **Lighting** N/A
7. **Fire Protection** This property is not currently served by the municipal water system and is located approximately 3.0 road miles from the nearest fire station.

**CONDITIONAL USE STANDARDS** Section 50-267 of the Zoning Ordinance requires that *"The Plan Commission shall not recommend and the Village Board shall not approve a conditional use unless findings are first made, based on evidence presented, that the following standards are met."*

1. The conditional use shall not be detrimental to or endanger the health, safety, morals, comfort or general welfare of the public.
2. The conditional use shall not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted, nor shall it substantially diminish or impair property values within the neighborhood.
3. The conditional use shall not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district.
4. The exterior architectural appeal and functional plan of proposed buildings and structures shall not be so at variance with existing buildings and structures, or buildings and structures under construction in the immediate area, or the character of the zoning district, as to cause a substantial depreciation in property values within the neighborhood.
5. Adequate utilities, access roads, drainage and necessary facilities are in place or will be provided.
6. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
7. The conditional use shall, in all other respects, conform to applicable regulations of the zoning district in which it is located, except as such regulations may be modified by the Village Board pursuant to Plan Commission recommendations.

#### **ATTACHMENTS**

- I. Completed application
- II. Link to aerial view <http://data.mashedworld.com/dualmaps/map.htm?x=-88.0716612136&y=44.5725500668=16&gm=2&ve=5&gc=0&bz=16&bd=0&mw=1&sv=1&svb=0&svp=0&svz=0&svm=1&svf=1>



2456 Glendale Ave  
Green Bay, WI 54313

**CONDITIONAL USE PERMIT  
APPLICATION**

See Following Pages  
for Materials to be  
submitted with this  
application

Application Fee: \$250.00

Date: \_\_\_\_\_

Initials: \_\_\_\_\_

Application #: \_\_\_\_\_

**Applicant**

Name: Dr. Crystal A. Maloney D.C.  
Address: 11600 W. Shawano Ave. #124 Green Bay, WI 54303  
Phone: (920)-328-8400 Email: clarentdc@gmail.com  
Business Name: Vitality Chiropractic  
Conditional Use Site Address: 2253 Woodale Ave Green Bay, WI 54813  
Landowner of Record: Mi-Mar Builders II / Mike Derek  
Address: 1540 Capitol Drive Suite 107  
Phone: (920)-609-0118 Email: \_\_\_\_\_

**Consultant(s)**

**Architect**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: ( ) - - Email: \_\_\_\_\_

**Contractor/Engineer**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: ( ) - - Email: \_\_\_\_\_

**Parcel/Building Information**

Lot Size: \_\_\_\_\_ Acres/Sq. Ft Current Zoning: \_\_\_\_\_ Parcel Number: VH - \_\_\_\_\_  
Lot Dimensions: \_\_\_\_\_ Does Current Zoning Permit Intended Use: \_\_\_\_\_  
Bldg. Sq. Footage: \_\_\_\_\_ Street Frontage: \_\_\_\_\_

**Describe Specifically the Nature of the Request:**

Requesting to put a Chiropractic office/practice at this  
location / Doctor Practice.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**(Check the Box to Signify Your Submittal of Listed Items Which Apply to Your Request)**

- A plat of survey or the equivalent thereof depicting the location, dimensions, boundaries, uses and size of the site.
- A site plan including the following:
  - Density and floor area ratio
  - Building heights and setbacks
  - Size & location of lots
  - Screening and fencing
  - Location of sanitary and storm sewer lines
  - Location of water mains
  - Site drainage
  - Location of roads, driveways and walks
  - Existing and proposed structures, parking, loading areas, ingress/egress points
  - Location of recreational and open space areas reserved or dedicated for public uses
  - Percentage of green space & impervious surface
- Landscape plan including table depicting quantity, size and name of species.
- Lighting plan showing photometrics and a specification sheet of all fixtures to be used.
- Full-color rendering of building facades and large samples of colors and building materials that will be used on the project.
- An attachment stating the methods and hours of operation.
- Sign plan with dimensions of sign.

**Submit 10 copies of all color documents. If possible, provide electronic versions (pdf, word, excel, etc) of plans.**

With this signature, I certify that all required materials above have been submitted. Furthermore, I understand any required materials not submitted will result in an incomplete application. Incomplete applications will be returned to the applicant until all required materials are submitted.

x *D. Capital Maloney*  
Applicant Signature

6/20/13  
Date

Please direct all questions to Dave Wiese at 434-4640 or \_\_\_\_\_

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