



Meeting Date: 3/18/13
 Agenda Item: #7

**VILLAGE OF HOWARD PLAN COMMISSION
 STAFF REPORT**

REPORT TO: Burt McIntyre, President
 Village Plan Commission

REPORT FROM: Dave Wiese, Director of Community Development

REPORT WRITTEN: March 12, 2013

REPORT SUBJECT: Review and take action on the site plan for Gilligan's to move the outdoor shelter at 1985 Velp Avenue.

BACKGROUND

BASIC INFORMATION

Project Name	Gilligans CUP
Applicant Name/Contact No.	Jess Senn 920-544-5922
Consulting Planner and/or Engineer	N/A
Size of Parcel	24,133 square feet, 0.55 acres
Existing Zoning	B-2
Requested Zoning	N/A
Abbreviated Legal	VH-630
Comp. Land Map Designation	Neighborhood Commercial

ADJACENT LAND USE/ZONING MATRIX

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	Local Business	B-2
South	Single Family Residential	R-1
East	Residential	B-2
West	Duck Creek River & Cemetery	B-1 & B-2

ZONING CONSISTENCY MATRIX

	<i>Required</i>	<i>Provided</i>
Zoning Requested:		
Minimum Development Area	7500 square feet	24,133 square feet
Minimum Lot Width	100 feet	>145 feet
Minimum Street Building Setback	35 feet	<20 feet
Minimum Side Yard Setback	10 feet	>40 feet
Minimum Rear Yard Setback	15 feet	>60 feet
Maximum Height	65	<20 feet

BACKGROUND

The applicant received Conditional Use Approval in November 2012 to allow outdoor sales and service. The conditions for approval were as follows:

1. The hours of operation for the outdoor service area shall be limited to 10 p.m.
2. The number of patrons permitted outdoors at any one time shall not cause the entire building to exceed its existing stated capacity.
3. The sale and consumption of alcoholic beverages shall be confined to the fenced area.
4. Access to the outdoor service area shall be through the tavern only.
5. The outdoor service area shall be monitored and supervised by staff personnel at all times.
6. The existing music system shall not emit outside speaker sound or amplified music past 10 p.m.
7. No additional lighting or other electrical devices shall be permitted outdoors.
8. Outdoor activities shall be limited to beverage and food consumption only.
9. All recycling and garbage dumpsters shall be screened from public view with a fenced area within the next 24 months.
10. The stairs to the existing deck shall be removed so that the deck is self-contained with no access to the parking lot, unless the Fire Department determines otherwise.
11. The existing non-complying structure shall be removed or modified to become compliant.
*** The conditional use permit shall not be issued until the completion of Items #1-11. ***
12. The building owner shall dedicate the 30 feet of right of way currently shown within the lot line.

The applicant is asking for site plan approval to move the shelter. The applicant is also showing the current recycling area/ garbage area will be enclosed with chain link fence and gates.

EXECUTIVE ANALYSIS

Zoning

The property is presently zoned B-2. Taverns are permitted in the B-2 zone.

Setbacks

The current building and deck comply with all required setbacks except the for the front yard setback. The building and deck are set back from Velp Avenue less than 20 feet while the Zoning Ordinance requires a minimum front yard setback of 35 feet.

Parking

The current facility has limited parking.

Floodplain, Shoreland Zoning & Stormwater Management

The current building and deck are located in a 100-year floodplain district.

Land Division

No land division is being proposed in this request.

Lighting

No additional exterior lighting is being proposed with this request.

Fire Protection

This property is currently served by the municipal water system and is located approximately 0.65 miles from the nearest fire station.

RECOMMENDATION

Staff recommends approval of the site plan with the following conditions:

- 1) The proposed fencing for the garbage/recycling area shall meet the required 30-foot front yard setback.
- 2) The proposed fencing for the garbage recycling area including the gate is equipped with opaque privacy slats with a color complimentary to the building.
- 3) The fence and gates are 6 feet high in order to provide appropriate screening.

ATTACHMENTS

- I Plat map showing location of subject property
- II Proposed Site Plan
- III Photos of Existing Property



BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
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www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING ALTERATIONS FOR:

13-7342

, WISCONSIN; COUNTY OF:

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL
ADJUST SCALE ACCORDINGLY.



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JOB NUMBER:

SALES REP:
JIM ROGERS
(920) 246-1840

DRAWN BY:
DPO

DATE:
2-21-13

REVISIONS:

△	

ISSUED FOR:

- PRELIMINARY
- BID SET
- CONSTRUCTION

SHEET

C1.0



CONCEPTUAL SITE PLAN

DISCLAIMER: THE SITE INFORMATION PROVIDED IS BASED ON SOURCES BELIEVED TO BE RELIABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE. BAYLAND BUILDINGS, INC. MAKES NO GUARANTEE, WARRANTY, OR REPRESENTATION AS TO THE ACCURACY AND COMPLETENESS OF SUCH INFORMATION.

APPROVED

OWNER SIGNATURE _____ DATE _____
 SALES REPRESENTATIVE _____ DATE _____
(OFFICIAL SEAL REQUIRED)

SITE PLAN

SCALE: 1" = 50'-0"

0 25' 50' 100'



SCALE: 1" = 50'-0"





