

Meeting Date: November 18, 2013
 Agenda Item: # 7



REPORT TO: President Burt McIntyre and Village Plan Commission

REPORT FROM: Dave Wiese, Director of Community Development

AGENDA ITEM: Review and take action on a proposed building plan for Allen Morin at 2260 Woodale Avenue, VH-268-4.
THE PLAN COMMISSION HAS FINAL REVIEW AUTHORITY FOR THIS MATTER

BASIC INFORMATION	
Project Name	MOR-IN STORAGE
Applicant Name/Contact No./ Email	ALLEN MORIN / 920-680-2878 / ATRAILSIDE@AOL.COM
Subject property address	2260 WOODALE AVE.
Abbreviated Legal	VH-268-4
Consultant	FOREST CONSTRUCTION
Size of Parcel	2 ACRES
Existing Zoning	GENERAL INDUSTRIAL I-1
Requested Zoning	NO CHANGE
Comp. Land Map Designation	GENERAL INDUSTRIAL

ADJACENT LAND USE/ZONING MATRIX		
Direction	Land Use	Zoning
North	COMMERCIAL	I-1
South	COMMERCIAL	I-1
East	COMMERCIAL	I-1
West	COMMERCIAL	I-1
ZONING MATRIX		
	Required	Provided
Current Zoning	R-1	X-1
Minimum Development Area	10,000 square feet	20, 424 square feet
Minimum Lot Width	100 feet	100', 75' & 70'
Minimum Street Building Setback	30 feet	+/- 5 feet (least dimension)
Minimum Side Yard Setback	10 feet	+/- 4 feet (least dimension)
Minimum Rear Yard Setback	15 feet	+/- 10 feet (least dimension)
Maximum Height	65 feet	<30 feet

BACKGROUND

The applicant is requesting to construct a 30' x 300' mini-storage building. The building is already under construction. The applicant had been issued a building permit without site plan approval. The style and color match the existing buildings on site. In all business and industrial zoning districts the Zoning Ordinance requires that no building or any improvement shall be erected, placed, or altered on any building site until the plans for such building or improvement, including the site plan, landscape plan, building plan and specifications, have been reviewed and approved by the Plan Commission.

ANALYSIS

EXECUTIVE ANALYSIS

1. **Zoning:** The property is presently zoned General Industrial (I-1) and the proposed use is consistent with the permitted uses in the I-1 zone and with the Village Comprehensive Plan.
2. **Setbacks:** All existing and proposed setbacks shown on the plan submitted comply with Zoning Ordinance regulations.
3. **Parking:** N/A
4. **Floodplain, Shoreland Zoning & Stormwater Management:** N/A
5. **Land Division:** N/A.
6. **Lighting:** All proposed new lighting will need to comply with Zoning Ordinance exterior lighting regulations.
7. **Lot and Width Area:** The existing lot complies with minimum lot width and area regulations for the B-1 zone.
8. **Driveway Locations:** N/A.
9. **Signage:** N/A
10. **Garbage:** N/A
11. **Landscape:** N/A

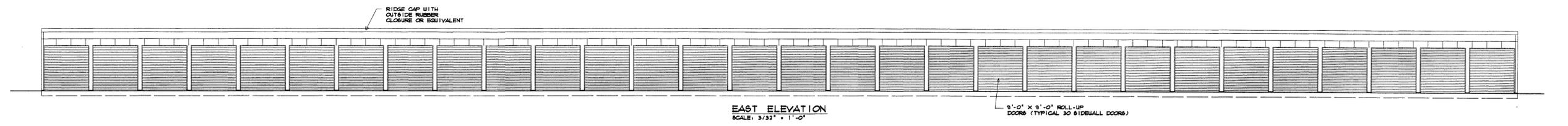
CODE REQUIRED CONDITIONS

- (1) Compliance with Zoning Ordinance exterior lighting regulations.
- (2) Except for permitted off-street parking and loading, all business, servicing, processing, sales and storage shall be conducted within completely enclosed buildings.

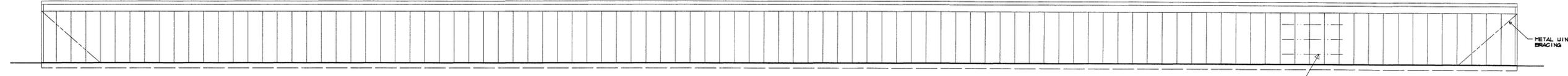
RECOMMENDED ACTION

Staff would recommend approval with the condition a stormwater management plan is approved by the Village of Howard Engineering Department.

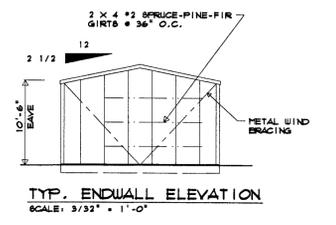
- | | |
|----|---|
| I | Plat map showing location of subject property |
| II | Site Plan |



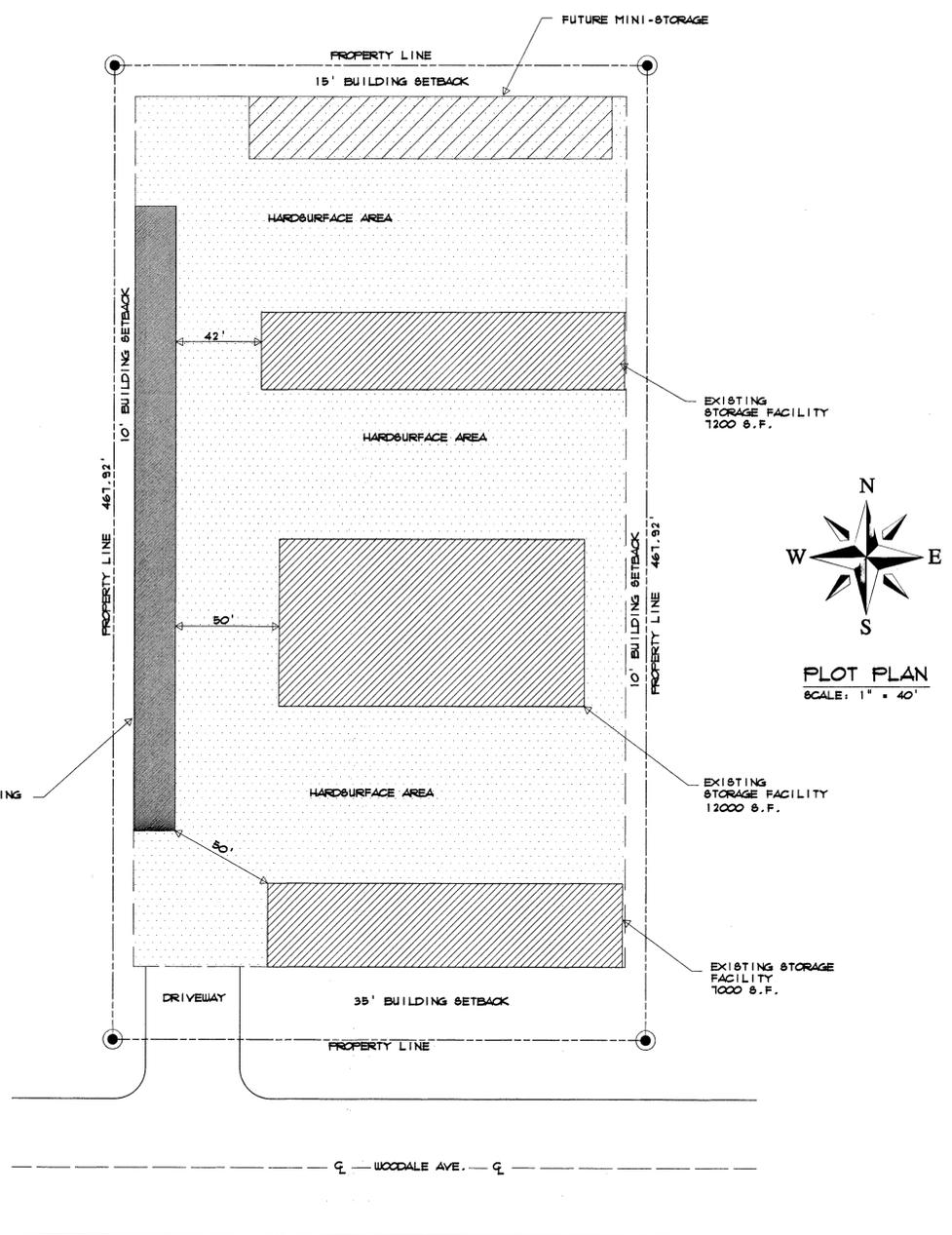
EAST ELEVATION
SCALE: 3/32" = 1'-0"



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

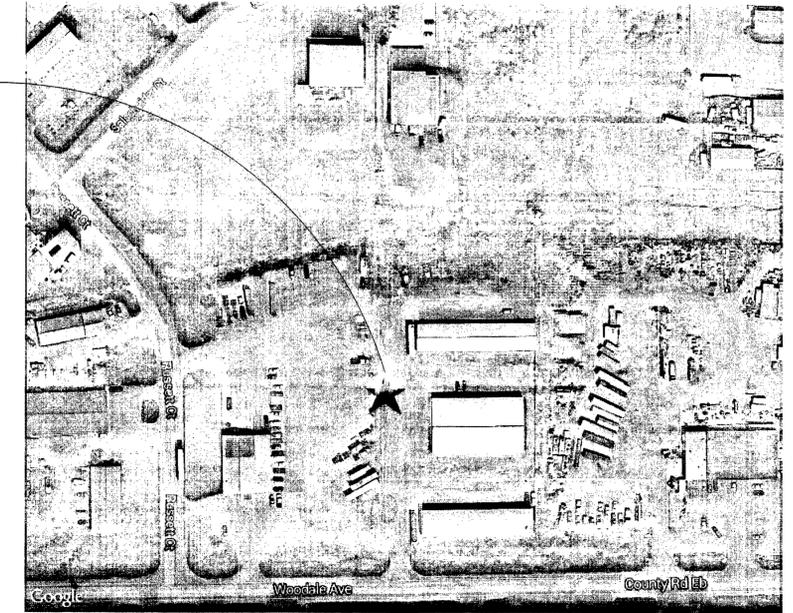


TYP. ENDWALL ELEVATION
SCALE: 3/32" = 1'-0"

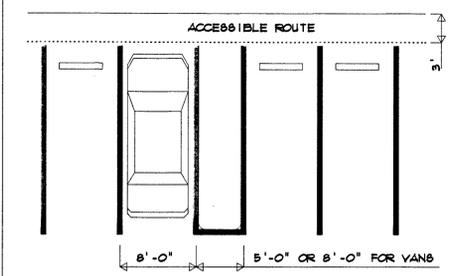


PLOT PLAN
SCALE: 1" = 40'

PROJECT LOCATION
MOR-IN STORAGE
2660 WOODALE AVE.
HOWARD, WISCONSIN 54162



PARKING AND PASSENGER LOADING ZONES



ACCESSIBLE PARKING SPACES SERVING THIS BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE.

ALL ACCESSIBLE SPACES SHALL BE 8' WIDE. PARKING SPACES AND ACCESSIBLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

PASSENGER LOADING ZONES SHALL PROVIDE AN ACCESSIBLE AT LEAST 5' WIDE AND 20' LONG ADJACENT AND PARALLEL TO THE VEHICLE FULL-UP SPACE. IF THERE ARE CURBS BETWEEN THE ACCESSIBLE AND THE VEHICLE FULL-UP SPACE, THEN A CURB RAMP SHALL BE PROVIDED.

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DRAWN BY:
M.T.H.
DATE:
9/19/13



E4525A SCHUETTE ROAD
P.O. BOX 389
LAVALLE, WI 53941
PHONE: 800-362-5898 OR 608-985-7207

OWNER: MOR-IN STORAGE
AL MORIN
920 COUNTY B
PULASKI, WI 54162

BUILDER: FOREST CONSTRUCTION
106 PRAIRIE P.O. BOX 350
LUXENBURG, WI 54211
PROJECT: 20' X 300'-3" MINI-STORAGE BUILDING

SHEET 3 OF 4
JOB NO. 1372