Meeting Date: 5/20/13
Agenda Item: #8

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

PLAN COMMISSION STAFF REPORT

REPORT TO: President Burt McIntyre and Village Plan Commission

REPORT FROM: David L. Wiese, Executive Director of Community Development

AGENDA ITEM: **Review and take action on the site plan for Mead Investments to construct a mini-storage building at 1200 Cornell Road, VH-319-3**

THE PLAN COMMISSION HAS FINAL REVIEW AUTHORITY FOR THIS MATTER

POLICY ISSUE
Is the site plan consistent with the trend of development in the neighborhood and with the desires of the Village for development on Cornell Road?

BACKGROUND INFORMATION
The applicant is requesting approval to construct a 12,096-square-foot building at 1200 Cornell Road. 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.

RECOMMENDED ACTION BY PLAN COMMISSION
Approve the applicant's plan with any conditions as may be necessary to improve aesthetics, preserve the integrity of the neighborhood, and address concerns of staff and Commission members.

POLICY ALTERNATIVE(S)
The Plan Commission could take the following action:

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

EXECUTIVE ANALYSIS

1. **Zoning:** The property is zoned (I-1) General Industrial

2. **Setbacks:** The existing building complies with minimum setback regulations.

3. **Parking:** 1 space per 1,000 square feet is required or 1 per two employees whichever is greater.

4. **Floodplain, Shoreland Zoning & Stormwater Management:** Village engineer stormwater approval.

5. **Lighting:** No new lighting is being proposed with this request.

6. **Lot and Width Area:** The existing lot complies with the minimum lot width and area regulations for the I-1 zone.

7. **Driveway Locations:** The proposed building addition will use the existing Drive areas.

8. **Signage:** No additional signage is being proposed.

CODE REQUIRED CONDITIONS

1. All new lighting will need to comply with Chapter 50 exterior lighting regulations.
2. A stormwater management plan needs to be approved by the Village of Howard Engineering Department.

STAFF RECOMMENDED CONDITIONS

1. The Village does not have Land Use Controls for this particular industrial area. However, staff would like to see some landscaping on the property to break up the site. Landscaping at a rate of 8 trees per acre and 14 shrubs per acre is required in the Industrial park areas where covenants apply. There are some existing shrubs adjacent to the building. Staff would recommend 20 trees be planted over the next 2 years along Cornell Road and Woodale and an additional 20 shrubs be planted along the South Elevation to help break up the building line.
2. All building colors and materials must match the existing building.
3. No other outdoor storage of vehicles is allowed. All equipment, vehicles, etc. must be stored indoors.

ATTACHMENTS

I Application for site plan approval

ATTACHMENT I

DEPARTMENT OF CODE ADMINISTRATION
2456 Glendale Avenue, Green Bay, WI 54313
(Office) 920-434-4640 (FAX) 920-434-4643
mailto:jkorotev@villageofhoward.com

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HOWARD
WISCONSIN
www.villageofhoward.com

APPLICATION FOR PC PLAN APPROVAL

IMPORTANT INFORMATION FOR APPLICANTS

(1) INCOMPLETE APPLICATIONS CANNOT BE ACCEPTED OR PROCESSED
(2) YOU MAY USE YOUR COMPUTER KEYBOARD TO FILL OUT THIS APPLICATION FORM
(3) PLEASE SUBMIT COMPLETED APPLICATIONS TO THE DEPARTMENT OF CODE ADMINISTRATION AT THE ABOVE ADDRESS

LOCATION	ADDRESS OF SUBJECT PROPERTY (Street Number and Name) 1200 Comell Road	LOT # 1	SUBDIVISION Industrial Park	TAX PARCEL # VH-319-3
PROPERTY OWNER	PROPERTY OWNER'S FULL NAME Mead Investments, LLC		DAYTIME PHONE # 920-338-8483	ALTERNATE PHONE #
	PROPERTY OWNER'S MAILING ADDRESS (Include Zip Code) 3011 Lillian Lane		PROPERTY OWNER'S E-MAIL ADDRESS jaydressen@sbcglobal.net	
APPLICANT/ AGENT	APPLICANT/AGENT FULL NAME AND BUSINESS NAME Tonya Wagner - Mau & Associates		APPLICANT/AGENT PHONE # 920-434-9670	ALTERNATE PHONE # 920-241-0009
	APPLICANT/AGENT MAILING ADDRESS (Include Zip Code) 400 security Blvd		APPLICANT/AGENT E-MAIL ADDRESS tawagner@mau-associates.com	
USE	BRIEFLY DESCRIBE THE EXISTING AND PROPOSED USE OF THE PROPERTY Exisitng Mini Warehouses - Adding one building to the site			
SUBMITTALS	WHERE APPLICABLE, THE FOLLOWING SUBMITTALS ARE REQUIRED TO ACCOMPANY THIS APPLICATION FOR THE APPLICATION TO BE ACCEPTED AND REVIEWED BY THE PLAN COMMISSION. REQUIRED SUBMITTALS MAY CONSIST OF PLANS, DRAWINGS, ANNOTATED PHOTOGRAPHS, OR OTHER DOCUMENTATION THAT SUFFICIENTLY PROVIDES ALL REQUIRED INFORMATION.			

Exterior Building Design (required for all new buildings, additions and exterior alterations to existing buildings)

- Exterior elevations of all proposed new and existing buildings showing wall materials and exterior construction details (including colors)
- Height of all proposed new buildings and structures and all existing buildings and structures
- Specific roof types (gable, hip, flat, etc.) and roof pitches of all proposed new and existing buildings
- Roofing materials to be used on proposed new buildings and existing roofing materials on existing buildings (including colors)

Site Features (required for all projects)

- Location of all proposed new and existing buildings & structures, including dimensions to property lines and to each other
- Locations of all streets, property lines, wells, septic systems, power lines, easements, etc.
- All proposed new and existing off-street parking drive and loading areas (location, number, size, access, etc.)
- The total accumulated horizontal impervious surface area after development (surfaces impervious to the penetration of storm water)
- The total accumulated greenspace on the property (non-impervious), including the percentage of lot area (post development)

Landscaping (required for all projects where landscaping will be installed or altered or where required by the Plan Commission)

- Number, size, species and location of all existing and proposed trees
- Number, size, species and location of all existing and proposed shrubs and ground plantings
- Description and location of any existing or proposed buffering (fences, berms, hedges, plantings, etc.)

Exterior Lighting Features (required where exterior lighting fixtures will be installed or altered)

- Number, fixture type, location and wattage of all existing and proposed building lighting
- Number, fixture type, location, wattage and height of all existing and proposed parking lot and exterior grounds lighting
- Number, fixture type, location, wattage and height of all existing and proposed other exterior lighting
- Photometric plan prepared by a professional lighting designer (when required by the Plan Comission)

Signage Details (required for all projects where signage exists or where new signage will be installed)

- Building elevations showing the location, number, size and message of all existing and proposed building signs and building lettering
- A site plan showing the location of all existing and proposed free-standing signs, including the distance of such signs to property lines
- Elevations of all existing and proposed free-standing signs showing the height, width, depth, material composition, colors, illumination, sign area and message of all such signs

SIGNATURE	TAW	ENTER YOUR INITIALS IN THIS BOX TO VERIFY THAT YOU HAVE READ AND AGREE TO THE TERMS AND CONDITIONS DETAILED BELOW (REQUIRED FOR APPLICATION TO BE PROCESSED)	APPLICATION DATE May 3, 2013

BY INITIALING THE BOX ABOVE, THE APPLICANT DOES HEREBY CERTIFY THAT: (1) ALL INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT. (2) THE APPLICANT UNDERSTANDS THAT APPROVAL OF THIS REQUEST CREATES NO LEGAL LIABILITY, EXPRESSED OR IMPLIED, ON THE VILLAGE OF HOWARD OR ON ANY OF ITS EMPLOYEES. (3) THE APPLICANT WILL BE BOUNDED BY AND SUBMIT TO ALL STATUTES OF THE STATE OF WISCONSIN, CONFORM TO ALL APPLICABLE CODES AND ORDINANCES OF THE VILLAGE OF HOWARD, AND ABIDE BY ALL RULES AND REGULATIONS PRESCRIBED BY THE DEPARTMENT OF CODE ADMINISTRATION.

CERTIFIED SURVEY MAP

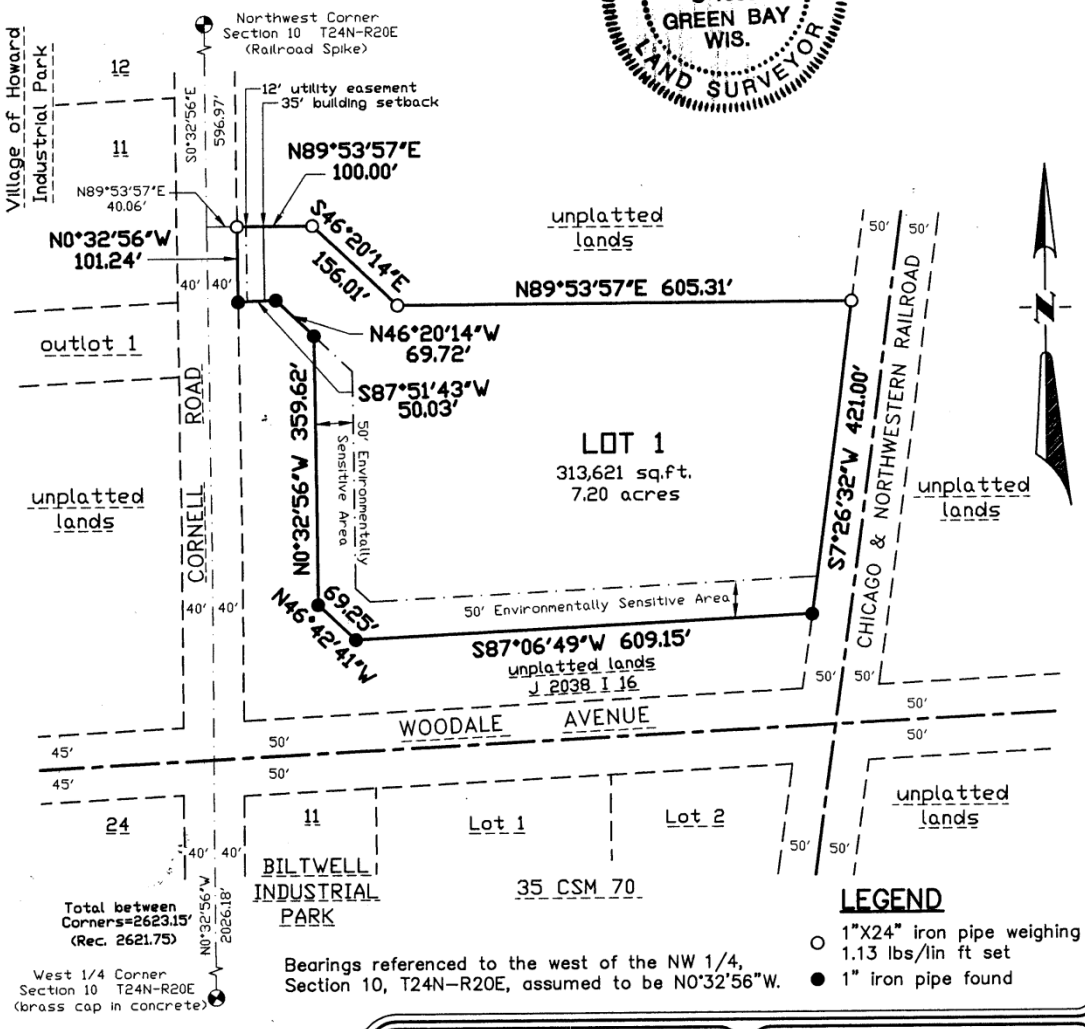
SURVEYOR'S CERTIFICATE

I, David W. Mau, Registered Land Surveyor, do hereby certify that I have surveyed, divided and mapped part of the Northwest 1/4 of the Northwest 1/4, Section 10, T24N–R20E, Village of Howard, Brown County, Wisconsin, more fully described on sheet Two.

That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes, the Village of Howard, and the Brown County Planning Commission in surveying, dividing and mapping the same.

David W. Mau S–1030
July 2, 1997
August 22, 1997 (Revised)
October 10, 1997 (Revised)
October 22, 1997 (Revised)

WISCONSIN
DAVID W. MAU
S-1030
GREEN BAY WIS.
LAND SURVEYOR



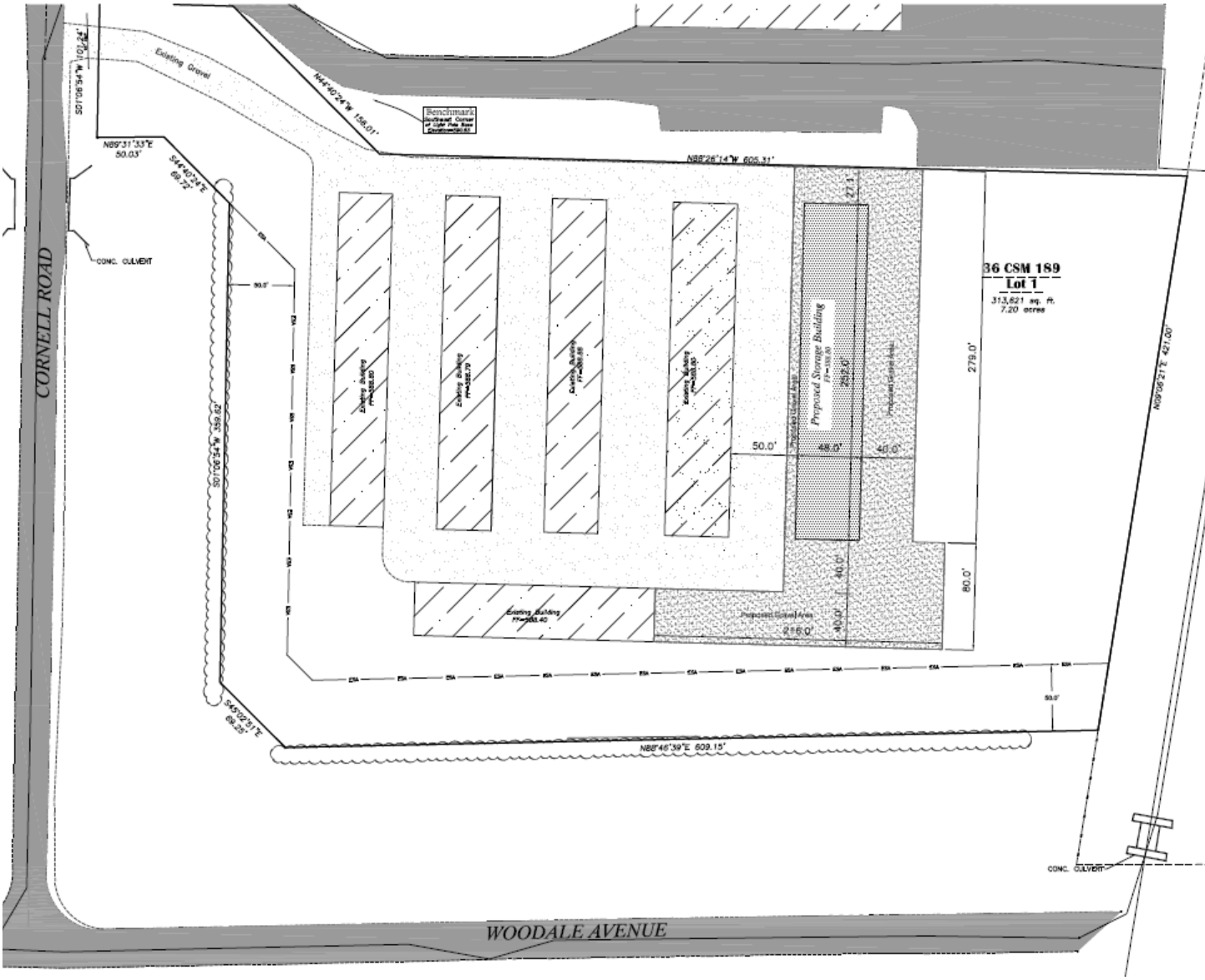
MAU & ASSOCIATES
LAND SURVEYING * CIVIL ENGINEERING

CLIENT: Gary DeCaster
DATE DRAFTED: July 2, 1997
AUTOCAD DRAWING NO.: D–14694
DRAFTED BY: KAT

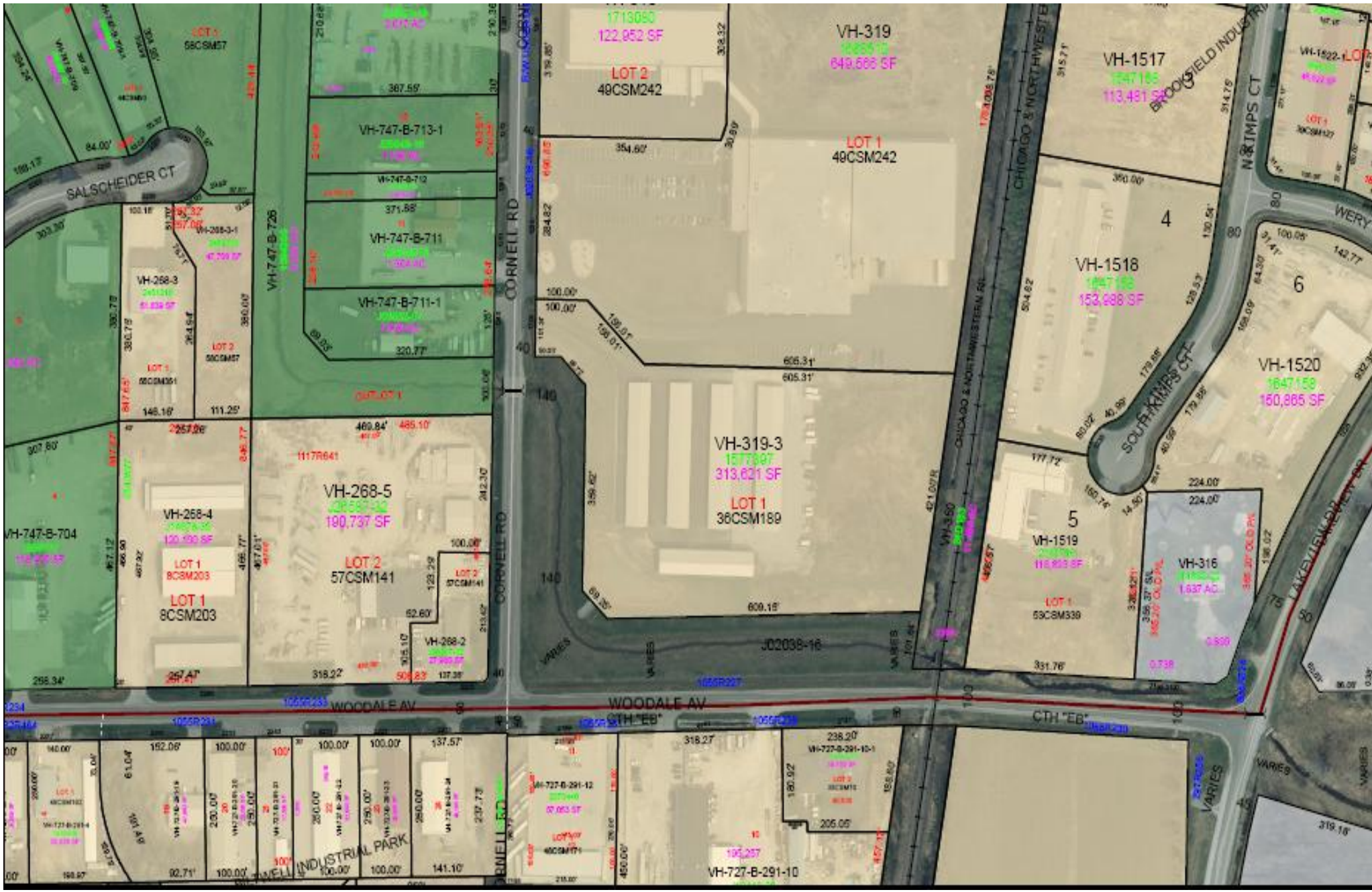
SCALE: 1"=200'

Sheet One of Three
Project No.: D–14694
Drawing No.: L–4400

Site Plan



CORNELL ROAD
WOODALE AVENUE
Existing Gravel
Benchmark
N44°40'24"W 156.01'
N88°26'14"W 605.31'
N89°31'33"E 50.03'
S44°40'24"E 69.72'
S01°06'54"W 359.62'
S45°02'51"E 69.25'
N88°46'39"E 609.15'
N09°06'21"E 421.00'
CONC. CULVERT
36 CSM 189
Lot 1
313,621 sq. ft.
7.20 acres
Proposed Storage Building
Proposed Gravel Area
279.0'
80.0'
216.0'
50.0'
48.0'
40.0'
27.1'



VH-319
649,566 SF
LOT 2
49CSM242
LOT 1
49CSM242
VH-1517
113,481 SF
VH-747-B-713-1
VH-747-B-711
VH-747-B-711-1
VH-747-B-726
SALSCHEIDER CT
CORNELL RD
CHICAGO & NORTHWESTERN RD
BROOKFIELD INDUSTRIAL
N KIMPS CT
SOUTH KIMPS CT
VH-1518
153,988 SF
VH-1520
160,865 SF
VH-319-3
313,621 SF
LOT 1
36CSM189
VH-268-5
190,737 SF
LOT 2
57CSM141
VH-268-4
LOT 1
8CSM203
VH-268-3
VH-268-2
VH-747-B-704
VH-1519
LOT 1
53CSM339
VH-316
J02038-16
WOODALE AV
CTH "EB"
VARIES
VH-727-B-291-10
INDUSTRIAL PARK