



Meeting Date: April 15, 2013
Agenda Item: # 8-9

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

VILLAGE PLAN COMMISSION STAFF REPORT

REPORT TO: President Burt McIntyre and Village Plan Commission

REPORT FROM: Dave Wiese, Director of Community Development

AGENDA ITEM: A public hearing at 6:35 p.m. concerning a request for a conditional use approval from Russ Roland, representing Centerpiece LLC, to permit a group day care at 986 Lakeview Drive, VH-329-2.

THIS WILL BE A RECOMMENDATION TO THE VILLAGE BOARD FOR THE April 22, 2013 VILLAGE BOARD MEETING.

ACTION REQUESTED: Approval of the proposed conditional use permit.

POLICY ISSUE

Should the Village approve the conditional use thereby allowing Centerpiece, LLC to run an Autism Treatment Center at 986 Lakeview Drive, VH-329-2?

RECOMMENDED ACTION BY PLAN COMMISSION

It is recommended that the Plan Commission open the public hearing and ask the applicant to explain his request in detail. Subsequently, the Plan Commission should invite comments from the public and then close the public hearing. After the public hearing is closed, the Plan Commission should review the applicant's request, including how the Conditional Use Standards will be met. Finally, if satisfied with the proposal, the Plan Commission should recommend approval to the Village Board with any specific conditions as may be necessary to address concerns voiced by the public, staff or Commission members.

BASIC INFORMATION

Project Name	Centerpiece LLC
Applicant	Russ Roland
Phone	920-499-9000
Consultant/ Engineer	N/A
Parcel Size	2.99
Existing Zoning	R-1 & R-5
Proposed Zoning	N/A
Land Map	Residential Neighborhood

ADJACENT LAND/ZONING MATRIX

	LAND USE	ZONING
North	Vacant Land & Rural Residential	R-1 R-5
South	Vacant Land & Rural Residential	R-1 R-5
East	Vacant Land	R-5
West	Duplex	R-3

POLICY ALTERNATIVE(S)

The Plan Commission 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 a Centerpiece autism treatment center at 986 Lakeview Drive, VH-329-2. Earlier on the agenda was consideration of allowing Group Day Cares as a Conditional Use in the R-1 Residential Single Family Zoning District.

The applicant is proposing to relocate their current business from Tulip Lane in Howard. Centerpiece provides ABA Therapy to children with autism, which is one-on-one therapy aimed at increasing skills and independence in children with autism. They also plan to offer Speech and Occupational Therapy, as well as wraparound and respite care (which is specialized care for children with special needs whose parents have difficulty finding other care). They currently serve 15 children – no more than five in the center at a time. The state of Wisconsin has mandated that all autism treatment centers contracted with the state will pursue daycare licensure immediately. In order to continue providing care to children with autism, Centerpiece must move into a building that meets daycare specifications, including a fenced-in yard.

Background from website: www.centerpieceautism.com

Centerpiece LLC is Green Bay, Wisconsin's first center-based autism treatment program. Centerpiece utilizes Applied Behavioral Analysis, which is a science that develops methods of changing behavior. In the most basic terms, ABA therapy seeks to change behaviors by extinguishing undesirable behaviors and reinforcing the good behaviors.

Centerpiece LLC offers clients a unique opportunity to excel and progress through:

- One-on-one individual teaching time with highly trained and experienced therapists
- Facilitated group activities within the center that allow children the opportunity to immediately practice the skills and behaviors mastered in one-on-one sessions and interact with their peers.
- Access to therapy tools, toys, and equipment that may not be available to children who receive therapy in home.
- Direct and immediate access to senior level staff and center director when problem behaviors or questions arise.
- Emphasis on providing a wide array of therapy activities to all clients including gross and fine motor activities, structured and unstructured play opportunities, and equipment and activities designed to meet the sensory needs of clients of all ages.

The staff at Centerpiece uses an eclectic approach to therapy, bringing a wide range of ideas, styles and strategies together and harnessing these approaches into a consistent and measurable ABA program. Staff have an emphasis on respecting a family's right to choose other complementary therapies (HBOT, special diets, craniosacral, neurofeedback, etc.) because we believe that no one therapy or treatment is the answer and it takes an entire toolbox of approaches to get the best results for a child and to change with the child over the years as they grow and progress.

EXECUTIVE ANALYSIS

1. **Zoning** The property is presently zoned R-1 and R-5 and the proposed use is a conditional use.
2. **Setbacks** This building was originally constructed as a children's day care center in 1990 requiring a front, rear and side yard setback of 35', 25' and 8' respectively. The building complies with the required setbacks for day care use.
3. **Parking** One space for every eight children plus one space per employee. This requirement may be reduced to one space for every ten children plus one space per employee if a patron pickup and drop-off zone, located behind the front setback line, is provided on a directional driveway in such a manner as not to interfere with other required parking spaces.
4. **Floodplain, Shoreland Zoning & Stormwater Management** There are areas of mapped wetland toward the rear undeveloped portion. The building is also located in a regulated floodplain district but Department records that the structure has been constructed to meet floodplain construction standards.
5. **Land Division** No land division is being proposed in this request.
6. **Lighting** No lighting alterations are being proposed with this request.
7. **Fire Protection** This property is currently not served by the municipal water system and is located approximately 1.1 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.

ACTION REQUESTED It is requested that the Plan Commission open the public hearing and ask the applicant to present his proposal in detail, including how the above referenced *"Conditional Use Standards"* will be met. Subsequently, the Plan Commission should invite comments from the public

and then close the public hearing. The Village staff is requesting that, after the public hearing is closed, the Plan Commission review the applicant's request and, if satisfied with the proposal, recommend approval to the Village Board with any specific conditions as may be necessary to satisfy the "Conditional Use Standards" referenced above:

CONDITIONS REQUIRED BY CODE

- (1) Prior to occupancy or use of the building for the proposed use, the applicant shall submit written documentation to the Village verifying the maximum number of assembled persons in the building at any one time. The documentation shall include a detailed site plan showing where all required off-street parking spaces are located on the property.

ATTACHMENTS

- I** Completed Conditional Use Permit Application
- II** Aerial Photo
- III** Photo of Existing Building

Link to Google Area Maps:

<http://data.mashedworld.com/dualmaps/map.htm?x=-88.0619597816&y=44.5688305883=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>

ATTACHMENT I



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: April mtg
Initials: DR
Application #: _____

Applicant

Name: Centerpiece LLC / Russ Roland Realtor
Address: 2638 Tullip Lane Suite B
Phone: ()-660-7555 Email: _____
Business Name: Centerpiece LLC
Conditional Use Site Address: 986 Lakewood Drive
Landowner of Record: MARU Wess
Address: 3159 High Country Ct
Phone: ()- - - - - Email: _____

Consultant(s)

Architect

Name: Russ Roland BAYLAKES
Address: 1601 Cardinal Lane
Phone: ()- - - - - Email: _____

Contractor/Engineer

Name: _____
Address: _____
Phone: ()- - - - - Email: _____

Parcel/Building Information

Lot Size: 2.99 Acres/Sq. Ft Current Zoning: R1/R5 Parcel Number: VH - _____
Lot Dimensions: _____ Does Current Zoning Permit Intended Use: _____
Bldg. Sq. Footage: 12000 Street Frontage: _____

Describe Specifically the Nature of the Request:

Autism treatment center

ATTACHMENT II



ATTACHMENT III

