



Meeting Date: April 15, 2013
Agenda Item: #12-13

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 5:50 p.m. on April 15, 2013 at 2456 Glendale Avenue concerning a request from Russ Roland for a conditional use permit to allow for outdoor trailer sales at VH-130-2, 1505 West Deerfield.

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

ACTION REQUESTED: Approval of the Conditional Use.

POLICY ISSUE

Should the Village approve the request from Russ Roland for a conditional use permit to allow for outdoor trailer sales at VH-130-2, 1505 West Deerfield?

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. Finally, if satisfied with the proposal, the Plan Commission should recommend approval to the Village Board.

BASIC INFORMATION

Project Name	Roland Deerfield CUP
Applicant	Russ Roland
Phone	920-499-9000
Consultant/ Engineer	N/A
Parcel Size	
Existing Zoning	R-5
Proposed Zoning	I-3 Industrial Park Light Industry

ADJACENT LAND/ZONING MATRIX

	LAND USE	ZONING
North	Rural Residential	R-5
South	Woodland	I-3
East	Rural Residential	R-5
West	Highway 41/ Deerfield	n/a

POLICY ALTERNATIVE(S)

The Plan Commission could take any of the following actions:

- Approve the request
- Approve the request with Conditions
- Deny the request
- Table the request until a later meeting date

BACKGROUND

The applicant is requesting to construct an approximate 3,000-square-foot building for trailer sales. Earlier in the evening was a request for rezoning of the property to I-3 Industrial Park Light Industry. The Conditional Use approval is needed for the outdoor display of merchandise.

EXECUTIVE ANALYSIS

The following links are to the I-3 zoning regulations can be found on the Village website or by the following link.

<http://library.municode.com/index.aspx?clientId=14479&stateId=49&stateName=Wisconsin>

1. **Zoning** The property is presently zoned R-5.
2. **Setbacks** The setbacks for buildings constructed in I-3 are :
Front and corner side yard: 35 feet.
Interior side yard: ten feet.
Rear yard: 17 feet.
3. **Parking** *Motor vehicle and machinery sales businesses.* One space for every 400 square feet of building floor area plus one space per employee.
4. **Floodplain, Shoreland Zoning and Stormwater Management** Impervious surface greater than 20,000 square feet will cause a stormwater management plan to be approved by the Village of Howard Engineering Department.
5. **Land Division** Any development will on the property will require a retracement CSM.
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 2.5 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.

ACTION REQUESTED It is requested that the Plan Commission open the public hearing and ask the applicant to present his proposal in detail. 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. Staff recommends either tabling the request or approval with the condition the applicant come back with building plans and detailed site plan. The CUP is for the outdoor storage.

ATTACHMENTS

- I Submitted example photo and site plan.
- II Aerial Photo

Link to Google Area Maps:

<http://data.mashedworld.com/dualmaps/map.htm?x=-88.0495939052&y=44.5829299304=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: 3-26-13

Initials: _____

Application #: _____

Applicant

Name: Russell V. ROLAND

Address: 1601 CARDINAL LANE GS 54313

Phone: (920) - 621 - 3935 Email: Russ @ Bay Lakes Commercial . com

Business Name: TRAILON SALES OUTDOOR

Conditional Use Site Address: _____

Landowner of Record: Russell V ROLAND

Address: 1601 CARDINAL LANE GS 54313

Phone: (920) - 621 - 3935 Email: SAME

Consultant(s)

Architect

Name: Bay Architect Dave Van Lannen

Address: Parkview Dr Green Bay

Phone: () - - Email: _____

Contractor/Engineer

Name: Ross Roland

Address: SAME AS ABOVE

Phone: () - - Email: _____

Parcel/Building Information

Lot Size: _____ Acres/Sq. Ft Current Zoning: R5 Parcel Number: VH - 130-2

Lot Dimensions: 146x190 Does Current Zoning Permit Intended Use: NO

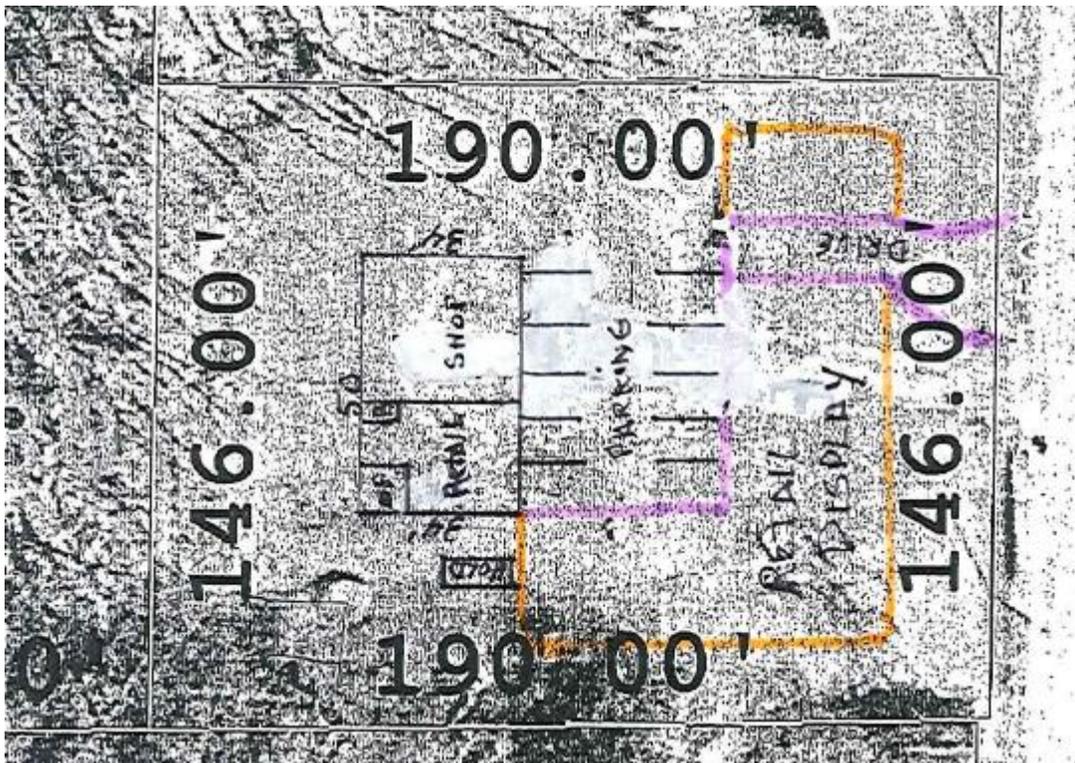
Bldg. Sq. Footage: est 3000 SQ FT Street Frontage: 146

Describe Specifically the Nature of the Request:

BUILD SALES OFFICE APPROXIMATE 3000 SQ FT
FRAME + BRICK

PLUS PAVED SALES LOT

Attachment II



Sell 1 TRAILER DAY
13 TRAILERS ON A SEMI

JOHN WIELAND ATTOR #2500 + WPS

