



**Meeting Date:** 1/23/12  
**Agenda Item:** #5g (i)

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

**VILLAGE BOARD STAFF REPORT**

**REPORT TO:** President Burt McIntyre and Village Board of Trustees

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

**AGENDA ITEM:** Review and take action on a request from T.C. Investors L.L.C. for a planned development amendment to allow a building addition for cooler and storage use at 345 Cardinal Lane, VH-461-2.

**POLICY ISSUE**

Should the Village approve the PDD amendment to allow for a restaurant to locate in the Shops at Thornberry?

**RECOMMENDED ACTION BY PLAN COMMISSION**

The Plan Commission unanimously recommended approval of the request for preliminary planned development for an 8' x 21' building addition for cooler and storage use with the condition that the building elevations are to match the building materials and color of the existing exterior, also using a shed roof design.

<b><u>BASIC INFORMATION</u></b>		<b><u>ADJACENT LAND/ZONING MATRIX</u></b>		
Project Name	PDD Amendment Thornberry Cottage Restaurant	LAND USE		ZONING
Applicant	T.C. Investors, LLC	North	Woodfield Village Development, Associated Bank	PDD
Phone	920-499-8786	South	Vacant Undeveloped Land	B-3
Consultant	Tom Lemkuil Architect	East	Walgreens, Pioneer Credit Union, Strip Mall	PDD
Parcel Size	1.99 Acres	West	Vacant Undeveloped, Agriculture	B-3
Existing Zoning	PDD			
Proposed Zoning	PDD Amendment			
Land Map Designation	Regional Commercial			

**POLICY ALTERNATIVE(S)**

The Village Board 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 subject property is currently the site of Thornberry Cottage complex at 345 Cardinal Lane. The applicant is requesting a PDD amendment in order to allow for a restaurant to occupy the southernmost tenant space. The applicant anticipates a delivery truck once a week.

**EXECUTIVE ANALYSIS:**

1. **Zoning**  
The original PDD has been approved. The underlying zoning is B-3 South Cardinal Lane Business District.
3. **Floodplain, Shoreland Zoning & Stormwater Management**  
The proposed development is not located within a shoreland or floodplain area. A stormwater management plan and wetland delineation are not needed.
4. **Land Division**  
N/A
5. **Lighting**  
The applicant will not be proposing any new lighting but will have signs that are illuminated.
6. **Fire Protection**  
The existing building is in place and is approximately 1.25 miles from Fire Station#1.

**ATTACHMENTS**

- I. French Toastery FAQ
- II. PDD Application
- III. Location Map
- IV. Site Plan

## **French Toast Eatery – Howard, WI**

### **What are we looking to do?**

We are looking to add an addition off of the southwest corner of suite #1 on the rear of the building, as shown on the attached site plan and building elevation sheets. The addition will consist of a cooler/freezer and storage space. Construction materials for the addition will match the masonry and EIFS of the existing center.

### **What is French Toast Eatery?**

French Toast Eatery is a breakfast/lunch café serving Tuesday through Sunday from 6 am until 2:30 pm. The restaurant would go into the currently vacant suite #1 of the Shoppes at Thornberry complex located at 345 Cardinal Lane.

### **What sort of services do they provide?**

The menu will feature typical breakfast fare with a non-typical presentation (Omelets, sandwiches, salads, etc.) The restaurant will also feature scratch made breads and desserts and offer a limited wine and beer menu. True to the name of the café the restaurant will have a few varieties of French toast and will serve the breakfast menu through the entire hours of operation. In addition to the food they provide, French Toast Eatery will provide night cooking classes' specific nights of the week.

### **How much traffic flow can be expected through the development of this space for French Toast Eatery?**

The space, once complete will have approximately a 60 person occupancy rating. There will be no alterations made to the existing parking lot, and no drive thru lanes or altered traffic patterns required.

### **How will parking be affected?**

The existing site per the site plan would be required to have 73 parking stalls based on building square footage. The existing site plan and parking layout, which actually contains 89 parking stalls(Including 4 handicap stalls) will be unaffected by this proposed addition.

### **Hours/days of operation**

Tuesday-Sunday 6:00 am-2:30 pm

### **Truck Traffic/Deliveries**

#### **Type of Truck/Frequency:**

- Most if not all deliveries will be made off of a delivery truck(2-3 times per week)





APPLICATION FOR  
PLANNED DEVELOPMENT DISTRICT AMENDMENT

See Next Page  
for Materials to be Submitted  
with This Application

2456 Glendale Ave  
Green Bay, WI 54313

Application Fee: \$200.00  
Date: \_\_\_\_\_  
Initials: \_\_\_\_\_

**Applicant**

Name: Rich Otracovec

Address: 1365 North Rd Suite F Green Bay, WI 54313  
Phone: (920) 444-8786 Email: \_\_\_\_\_

Business Name: TBD - Restaurant  
Conditional Use Site Address: 345 Cardinal Lane Suite 2 Green Bay, WI 54913  
Landowner of Record: TC Investors LLC  
Address: 13975 Velp Ave Suamico, WI 54173  
Phone: (920) 444-8786 Email: sue@rodacilc.com

**Consultant(s)**

**Architect**

Name: Harris and Associates  
Address: 2718 N Meade St. #2 Appleton, WI 54911  
Phone: (920) 733-8377 Email: btolleson@harrisinc.net

**Contractor/Engineer**

Name: Rodac Development and Construction  
Address: 1365 North Rd Suite F Green Bay, WI 54313  
Phone: (920) 444-8786 Email: rich@rodacilc.com

**Parcel/Building Information**

Lot Size: 1.995 Acres Current Zoning: PDD Street Frontage: 370' Cardinal Lane  
Lot Dimensions: 320' x 270' Does Current Zoning Permit Intended Use: \_\_\_\_\_  
Bldg. Sq. Footage: 1,786 sq. ft. Dimensions of Building: 29' x 61'

**Business Information (If Applicable)**

Days & Hours of Operation: 6:00 AM - 10:00 PM  
Number of Employees: 6 This Use Will be in an  Existing or  New Bldg.

**Describe Specifically the Nature of the Request:**

WE ARE REQUESTING TO ADD APPROX. 150 SQFT. COOLER  
ADDITION OFF THE TINE BACK / REAR S.W. CORNER OF THE  
EXISTING BUILDING.

WE ARE ALSO REQUESTING TO ADD A SMALL MAINTENANCE  
SHED (10' x 10') TO THE SOUTH DUMPSTER ENCLOSURE

**Please Note the Following:**

- Incomplete applications will not be accepted and/or processed
- All applications shall be submitted three (3) weeks prior to the Plan Commission meeting at which the applicant wishes to appear
- Processing an application may take up to sixty (60) days due to legal notices mandated by State law
- The Plan Commission meets on the third Monday of every month at 6:30 p.m. at 2456 Glendale Avenue
- The Plan Commission will make a recommendation to the Village Board (often with conditions) to approve or deny the conditional use permit request. The Village Board will take action on the recommendation from the Plan Commission at the next scheduled Board meeting (typically the fourth Monday of the month).
- If approved, the permit must be signed by the Village Administrator and the applicant prior to any construction or business activity taking place.
- A conditional use permit is valid for two years (unless otherwise noted) after approval by the Village Board.

**Standards Used by Plan Commission When Ruling on a Conditional Use Permit Request**

- Not be detrimental to or endanger the health, safety, morals, comfort or general welfare of the public
- Not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted
- Not substantially diminish or impair property values within the neighborhood or impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district.
- The exterior aesthetic appeal and functionality of proposed buildings must complement existing buildings and the character of the zoning district
- Adequate utilities, access roads, drainage and other necessary utilities are provided
- Adequate ingress/egress shall be designed to minimize traffic congestion
- Must conform to applicable regulations of the zoning district in which it is located

**REQUIRED (Provide All That Apply)**

- ✓ A plat of survey or the equivalent thereof depicting the location, dimensions, boundaries, uses and size of the site.
- ✓ A site plan depicting existing and proposed structures, parking, loading areas, ingress/egress points
- ✓ A landscape plan
- ✓ A lighting plan
- ✓ Full-color rendering of building facades and large samples of colors and building materials that will be used on the project

**Submit 30 copies of all color documents. Submit 3 copies of all documents not printed in color.**

X   
Applicant Signature

12/27/11  
Date

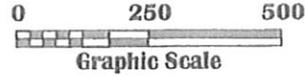
Please direct all questions to Jim Korotev at 434-4640 or [jkorotev@villageofhoward.com](mailto:jkorotev@villageofhoward.com)

# Certified Survey Map

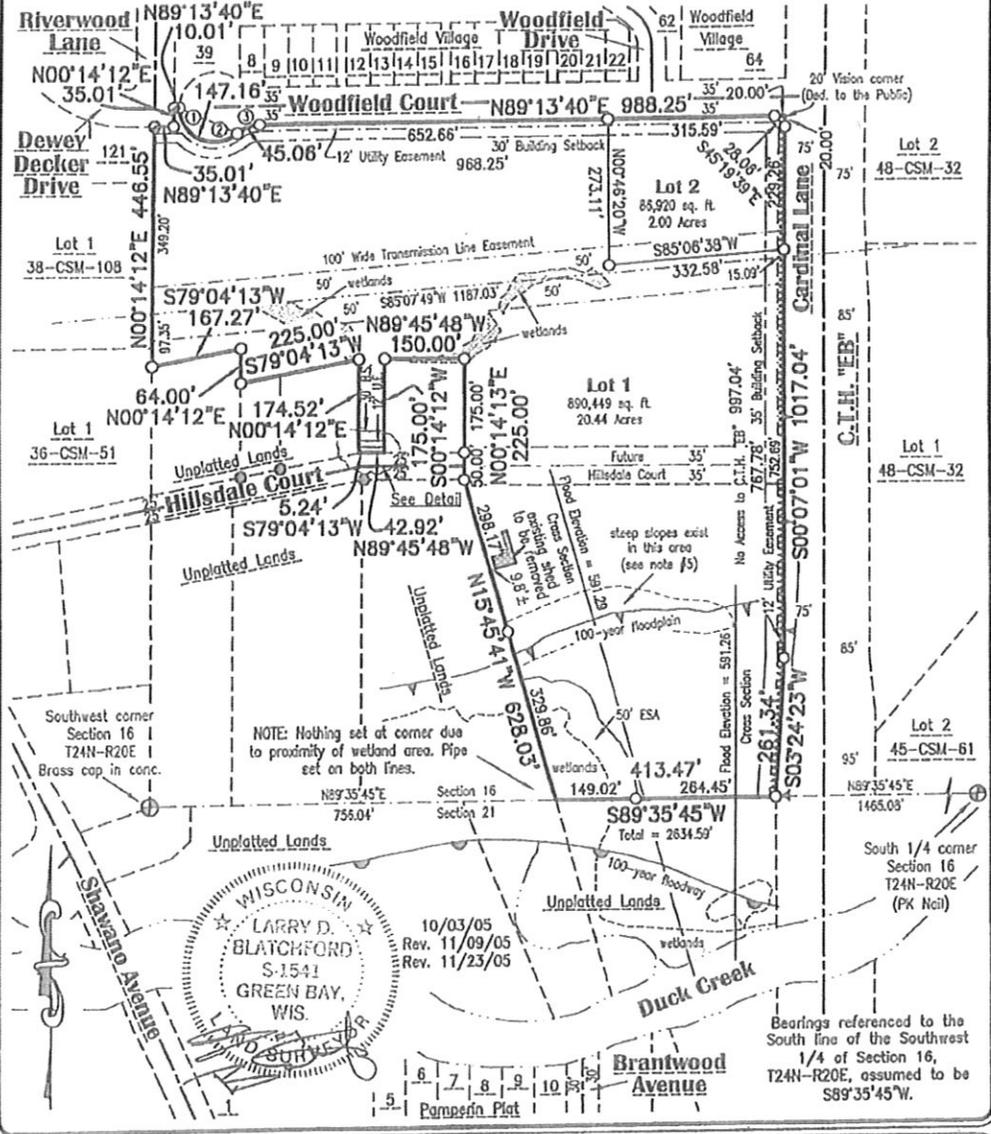
Part of the Government Lot 13, Section 16, T24N-R20E,  
Village of Howard, Brown County, Wisconsin.

### Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/in ft set
- ⊙ 2" iron pipe found
- ⊙ 1" iron pipe found
- ⊙ Brown County Monument - type noted
- ..... No Access



Flood information taken from the preliminary FEMA FIRM as provided by Brown County.



Southwest corner Section 16 T24N-R20E Brass cap in conc.

NOTE: Nothing set of corner due to proximity of wetland area. Pipe set on both lines.



10/03/05  
Rev. 11/09/05  
Rev. 11/23/05

Bearings referenced to the South line of the Southwest 1/4 of Section 16, T24N-R20E, assumed to be S89°35'45"W.

Client: Athey Land LLC  
Date Drafted: Sept. 29, 2005  
AutoCAD No.: A-280.dwg  
Drafted By: BAR

Scale: 1"=250'  
Tax Parcel Number VII-461

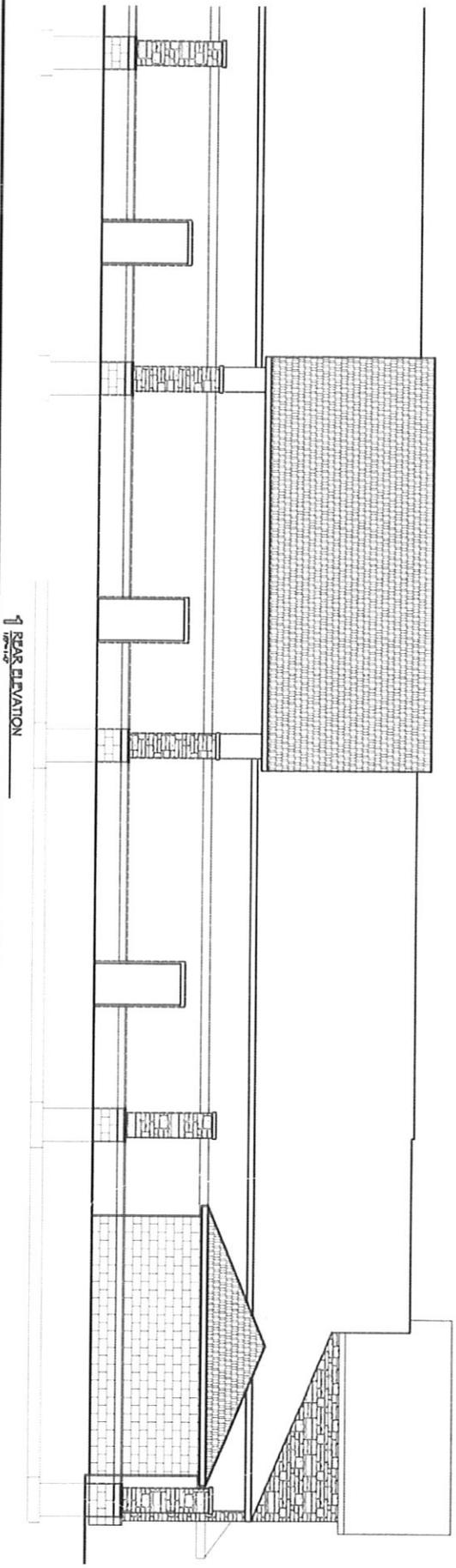
Mau & Associates  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone 920-34-9576 Fax 920-34-9872

Sheet One of Three  
Project No.: A-280  
Drawing No.: L-6666

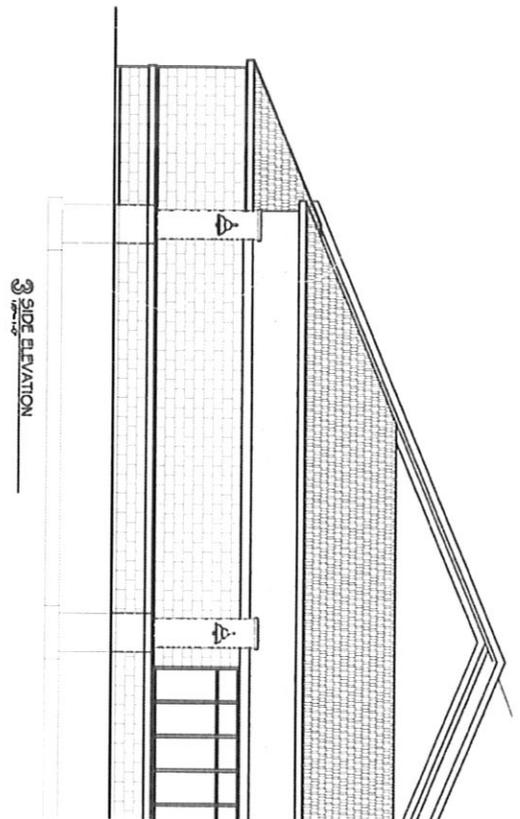




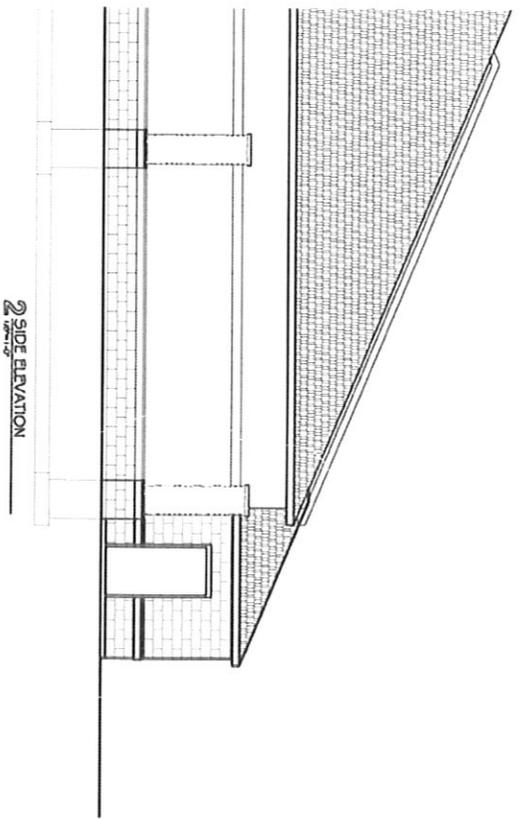
Thornberry Cottage



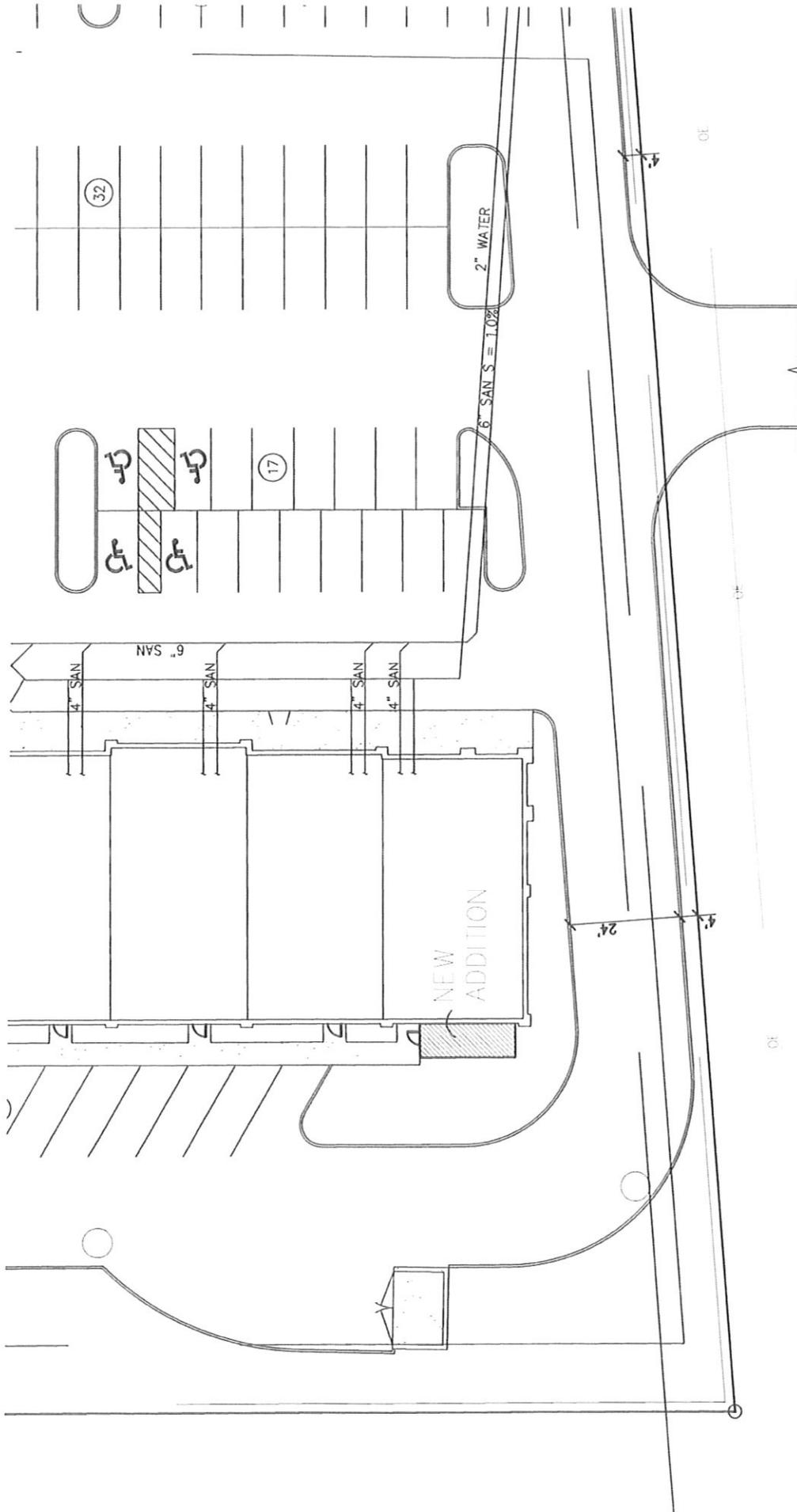
1 REAR ELEVATION



3 SIDE ELEVATION



2 SIDE ELEVATION



1 SITE PLAN  
 SCALE 1" = 20'-0"



