



Meeting Date: 6/18/12
Agenda Item: #6

Mission Statement

Provide quality services in a modern, courteous and cost-efficient manner.

PLAN COMMISSION STAFF REPORT

REPORT TO: President Burt McIntyre and Village Plan Commission

REPORT FROM: James Korotev, Director of Code Administration

AGENDA ITEM: Review and take action on a proposed site plan for Steve VanStraten for the Avenue Bar at 1745 Velp Avenue, VH-576.
THE PLAN COMMISSION HAS FINAL REVIEW AUTHORITY FOR THIS MATTER.

OWNER/APPLICANT: Steve VanStraten

POLICY ISSUE

Is the plan consistent with the trend of development in the neighborhood and with the desires of the Village for development at this location?

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

BACKGROUND INFORMATION

The applicant received conditional use approval in 2009 to allow the outdoor sale and consumption of alcoholic beverages on the rear deck of the building with a number of conditions. Also in 2009, the applicant obtained a building permit to erect a free-standing structure to be used as a smoking room. The applicant is asking today to modify the smoking room by turning it 90 degrees and lowering it 17 inches to ground level (parking lot level). The applicant is also asking to create a 10' x 17' outside picnic and sitting area adjacent to the smoking room enclosed by a 6' high fence.

ZONING CODE REQUIREMENT

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 submitted for review to the village plan commission. The village plan commission shall approve, conditionally approve or disapprove such plans with respect to

conformity with this section and other applicable codes and ordinances of the village and with respect to harmony of external design and land use as it affects property within and adjacent. Failure on the part of the village plan commission to act within 60 days of submission shall constitute approval of such plans.

EXECUTIVE ANALYSIS

Zoning

The property is presently zoned B-2. Taverns are permitted in the B-2 zone.

Setbacks

The current building, deck and smoking room comply with all required setbacks in the B-2 zone.

Parking

N/A

Floodplain, Shoreland Zoning & Stormwater Management

N/A

Land Division

No land division is being proposed in this request.

Lighting

No additional exterior lighting is being proposed with this request. The applicant indicates that there is security lighting on site.

Fire Protection

This property is currently served by the municipal water system and is located approximately 1.4 miles from the nearest fire station.

STAFF RECOMMENDED CONDITIONS

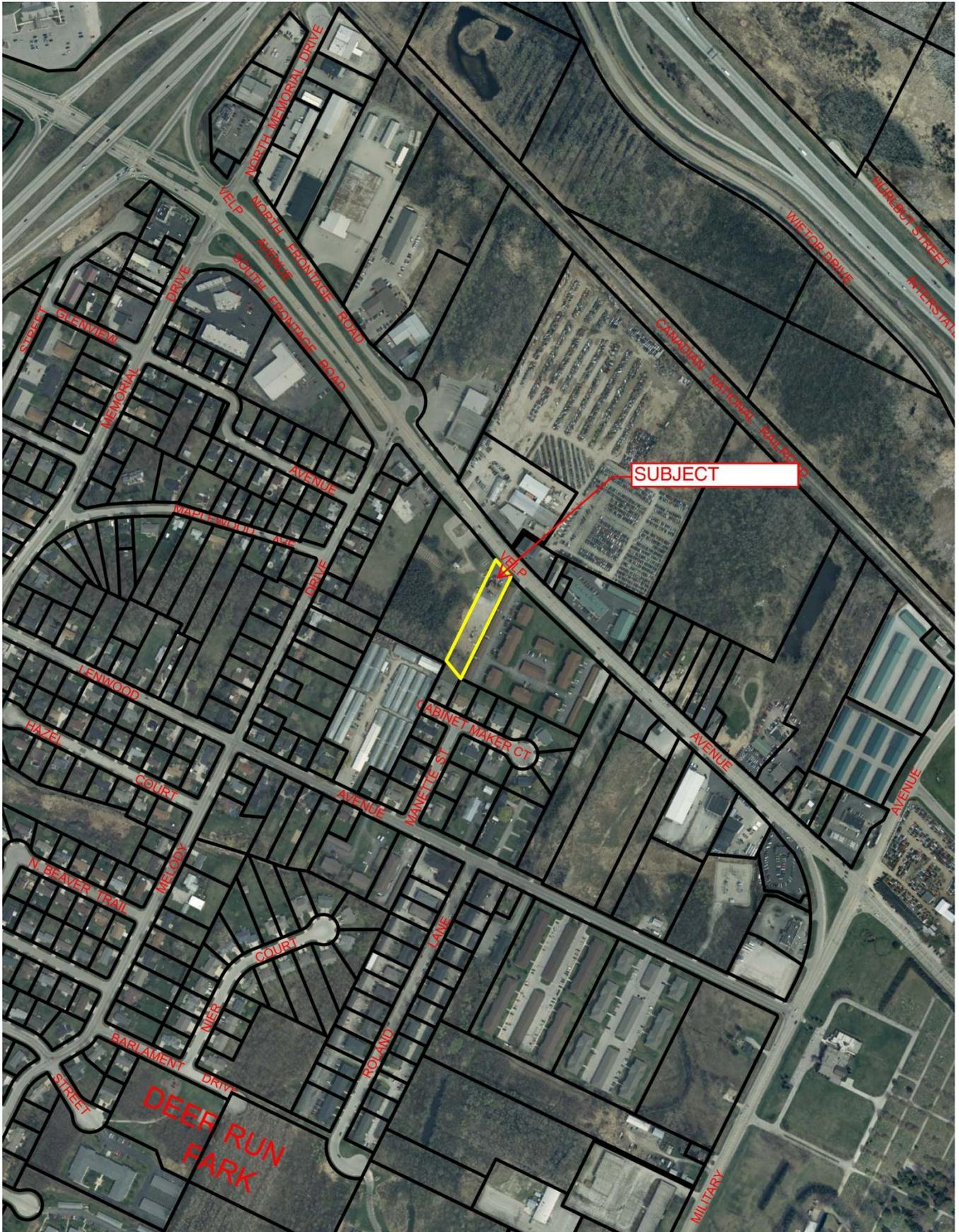
Since no substantial change of use is being proposed and the request involves minor changes only to the smoking room and outside sitting area, Staff recommends that the following conditions, established in 2009 when the conditional use was approved, be reiterated in this approval:

- 1) The outdoor service area shall be enclosed within an opaque fence at least 6 feet in height.
- 2) The sale and consumption of alcoholic beverages shall be confined to the fenced area.
- 3) Access to the outdoor service area shall be through the tavern only and one emergency exit shall be provided in the outdoor service area.
- 4) The outdoor service area shall be monitored and supervised by staff personnel at all times.
- 5) No music or other electronically amplified sounds shall be permitted outdoors.
- 6) No additional lighting or other electrical devices shall be permitted outdoors except for local lighting.
- 7) Outdoor activities shall be limited to food and beverage sales and consumption only.
- 8) The patio/deck shall not exceed 400 square feet in size.

ATTACHMENTS

- I** Property Location Map
- II** Aerial View of Property
- III** Existing Conditions
- IV** Sketch of Proposed Changes
- V-VI** Additional Photos & Descriptions

ATTACHMENT I



ATTACHMENT II

DEPARTMENT OF CODE ADMINISTRATION
 2456 Glendale Avenue, Green Bay, WI 54313
 (Office) 920-434-4640 (FAX) 920-434-4643
 mailto:ikorotev@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) <i>1745 Velp Ave</i>	LOT #	SUBDIVISION	TAX PARCEL #
PROPERTY OWNER	PROPERTY OWNER'S FULL NAME <i>Steven J. Van Shredon</i>	DAYTIME PHONE # <i>920.621.2280</i>	ALTERNATE PHONE #	
	PROPERTY OWNER'S MAILING ADDRESS (Include Zip Code) <i>1730 S. Military Ave GB, 54301</i>	PROPERTY OWNER'S E-MAIL ADDRESS <i>Steve@smashie-services.com</i>		
APPLICANT/ AGENT	APPLICANT/AGENT FULL NAME AND BUSINESS NAME <i>Steve Van Shredon Avenue Bar LLC</i>	APPLICANT/AGENT PHONE # <i>920.621.2280</i>	ALTERNATE PHONE #	
	APPLICANT/AGENT MAILING ADDRESS (Include Zip Code)	APPLICANT/AGENT E-MAIL ADDRESS		
USE	BRIEFLY DESCRIBE THE EXISTING AND PROPOSED USE OF THE PROPERTY <i>would like to slide over smoke structure put on ground. Add. by A small Area for picnic Table</i>			
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 Commission)

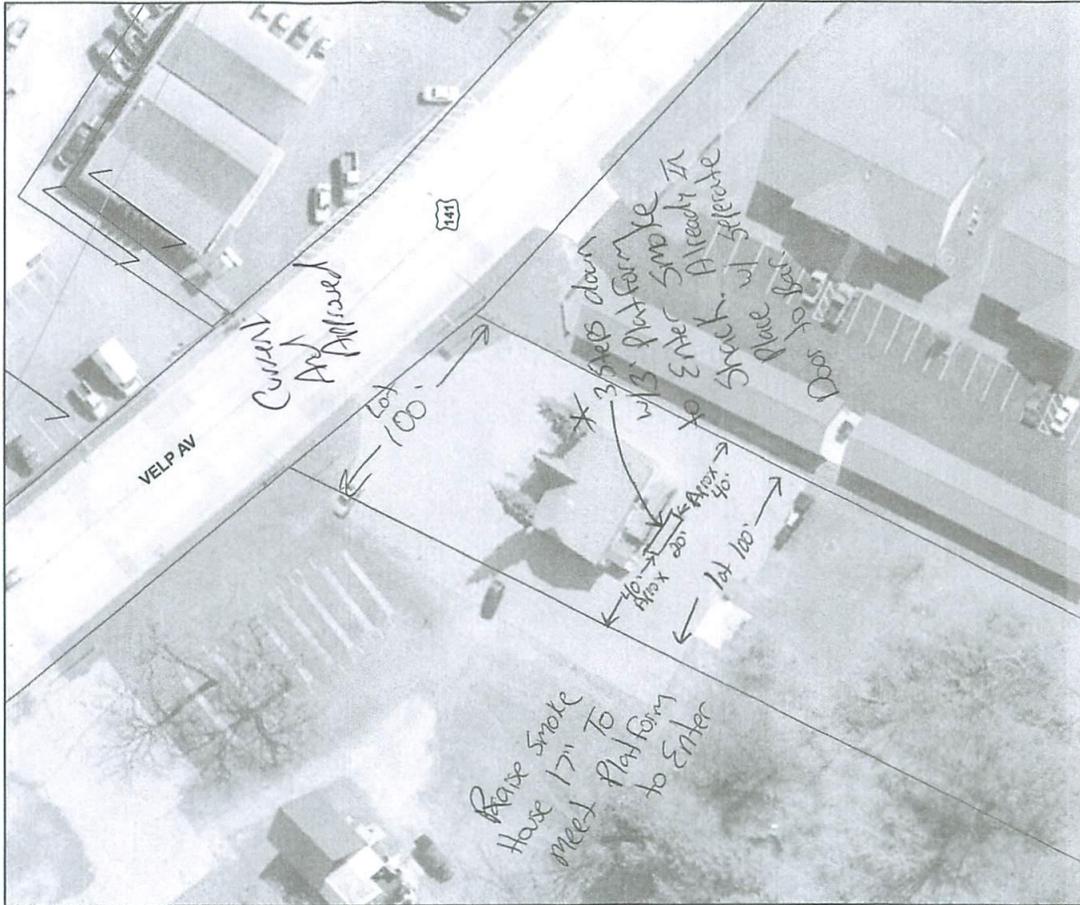
Signage Details (required for all projects where signage exists or where new signage will be installed)

- 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	<i>[Signature]</i>	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 <i>5-16-12</i>
BY INITIALIZING 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.			

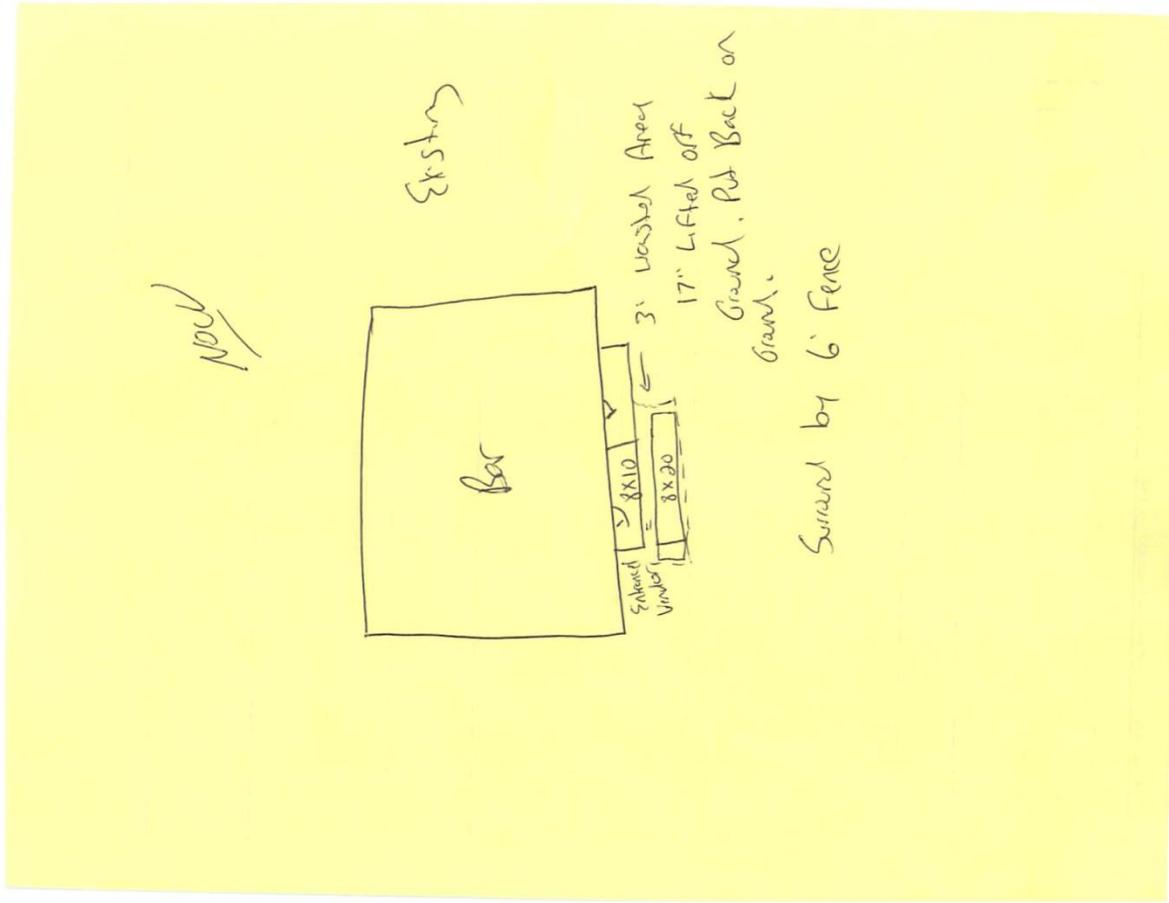
ATTACHMENT III

* Now
* 2009-35



April 2005 aerial photo with parcel map overlay
Map printed 9/17/2009 at 09:40 AM by BC3-PL5-005

Now



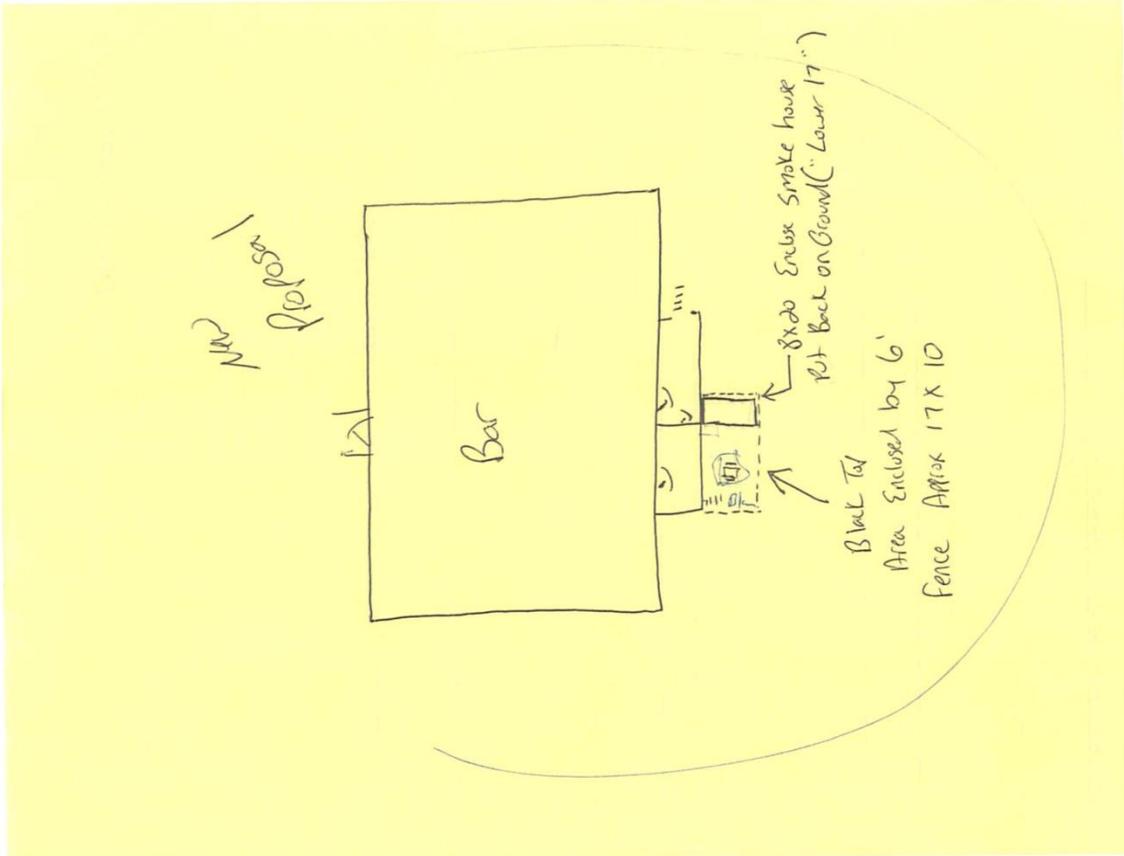
ATTACHMENT IV



Map printed 9/17/2009 at 09:40 AM by BC:PAI.S.005

April 2005 aerial photo with parcel map overlay
 1745 Velp Ave, Green Bay WI

This map is intended for planning purposes only. It is based on sources believed to be reliable.



ATTACHMENT V

2009-354

Currently

Smoke house / Shack

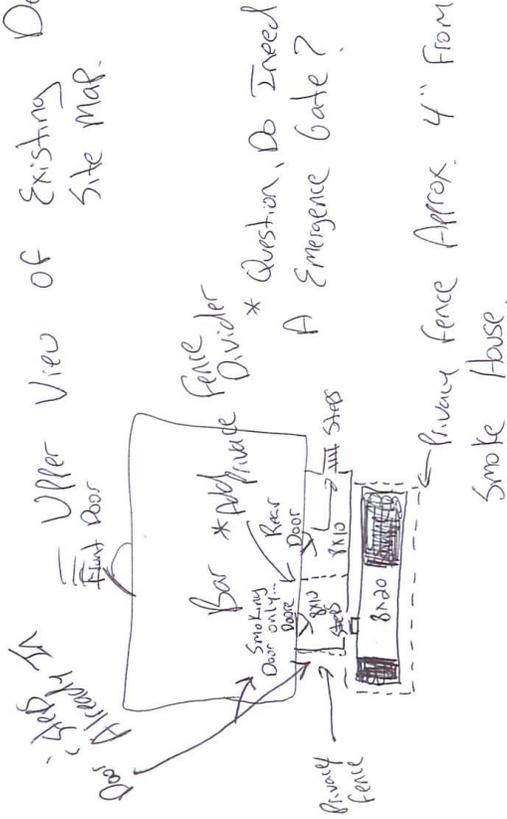
Side View

8x20

Existing Deck 8x20



Upper View of Existing Deck
Site Map.



2009-354

Smoke house / Shack

8x20'

Side View

Existing Deck 8x20

Smoke Area

It's half of that "Upper Deck"

Other side is Rear Entrance..



