



Meeting Date: 3/19/12
Agenda Item: #6

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, Executive Director of Community Development

AGENDA ITEM: Action to amend a conditional-use approval for Scott Flaeschel to permit a 16-unit addition to the existing 24-unit community-based residential facility (CBRF) at 2723 Lineville Road, VH-165.

ACTION REQUESTED: Approval of the proposed conditional-use approval

POLICY ISSUE

Should the Village approve the conditional-use amendment thereby allowing an additional 16 units to the existing 24-unit community based residential facility (CBRF) at 2723 Lineville Road, VH-165?

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	CBRF Lineville Road
Applicant	Scott Flaeschel
Phone	920-434-0592
Consultant/ Engineer	N/A
Parcel Size	.81 acres
Existing Zoning	B-3 Neighborhood Business
Proposed Zoning	Same as Above
Land Map Designation	Residential

ADJACENT LAND/ZONING MATRIX

	LAND USE	ZONING
North	Suamico	Business Residential High School
South	Residential	R-1
East	Prevea Clinic	B-1
West	Environmental vacant	R-1

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 wishes to add an additional 16 units to the existing assisted living complex. It would add approximately 7,749 square feet of building area to the existing building. The property is currently zoned B-3. Sec. 50-775. (2) of the Zoning Ordinance requires a conditional use approval for nursing homes or personal care facilities.

EXECUTIVE ANALYSIS

1. **Zoning:** The property is zoned Business (B-3). The proposed use is a conditional use in the B-3zone.
2. **Setbacks:** All setback requirements would be met
3. **Parking:** Fourteen parking stalls have been provided. The code requires one space for every four beds plus one space for every two employees (other than staff doctors) plus one space per staff doctor.
4. **Floodplain, Shoreland Zoning and Stormwater Management:** Stormwater is contingent upon approval of the Village of Howard Engineering Department.
5. **Land Division:** Currently 39 CSM 228. The applicant is proposing a future split of the property see attached application.
6. **Lighting:** Recessed residential lighting is being proposed.
7. **Fire Protection:** This property is served by municipal water and sewer and is located approximately 3 miles from the nearest fire station.
8. **Lot Width and Area:** The future lot would be approximately 170 feet wide
9. **Driveway Locations:** The Brown County Highway Department would need to approve the driveway locations
10. **Signage:** A proposed sign plan has been provided. A base needs to be established for the sign. It would meet the minimum 40 square feet less than 8 feet high.
11. **Garbage:** An elevation for the garbage/recycling area has been attached.
12. **Landscape:** A landscape plan has not been provided. Submittal of a landscape plan consistent with B3 requirements and subsequent review by the Village Forester is a condition of approval below.

CONDITIONAL USE STANDARDS

The Village 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 village plan commission recommendations.

CONDITIONS REQUIRED BY VILLAGE CODES

1. Parking requirements need to be addressed by verification by the applicant. The requirements would be one space for every four beds plus one space for every two employees (other than staff doctors) plus one space per staff doctor.
2. Exterior wall materials shall consist of stone, brick or textured masonry on all sides.
3. A minimum of one tree shall be required for every 5,000 square feet of lot area. All proposed deciduous trees shall be a minimum of one and three-quarter inches in diameter and all evergreen trees shall be a minimum of four feet in height at the time of planting. Large maturing shade trees shall account for at least 50 percent of the total trees required.
4. Landscape buffers (trees, hedges, plantings, berms or a combination thereof) shall be installed adjacent to and across from all residential areas.
5. A stormwater management plan needs to be submitted to the Public Works Department for approval.

CONDITIONS SUGGESTED BY STAFF

1. South property is Village of Howard conservancy property and shall not be disturbed during construction.
2. The proposed shed shall be constructed to match the existing building. Brick should be used as the primary building material. The garage door should be a decorative garage door with windows.
3. The Garbage/Recycling area shall be constructed to match the existing building. Brick and stone should be the primary building materials.
4. A stormwater management plan needs to be approved by the Village of Howard Public Works Department.
5. The applicant shall submit a landscape plan consistent with B3 zoning requirements for review by the Village Forester.

ATTACHMENTS

- | | |
|-----------|----------------------------------------------|
| I | Completed Conditional Use Permit Application |
| II | Site plan and Building Elevations |

Copies emailed to applicant

Planned Development District Application



Contact Type	Contact Information
Village Hall Phone Number	(920)-434-4640
Village Hall Fax Number	(920)-434-4643
Village Hall Email	dwiese@villageofhoward.com

Village of Howard
2456 Glendale Avenue
Green Bay, WI 54313





Example dumpster enclosure





2456 Glendale Ave
Green Bay, WI 54313

PDD APPLICATION

See Next Page
for Materials to be Submitted
with This Application

Application Fee: \$200.00
Date: _____
Initials: _____
Application #: _____

Applicant

Name: Scott Flaeschel
Address: 1201 Riverside Dr. Suamico, WI 54173
Phone: (920)-434-0592 Email: Scott@alphasenioreconcepts.com

Business Name: Alpha Senior Concepts
PDD Site Address: 2723 Lineville Rd
Landowner of Record: Scott Flaeschel
Address: 1201 Riverside Dr. Suamico, WI 54173
Phone: (920)-434-0592 Email: scott@alphasenioreconcepts.com

Consultant(s)

Architect

Name: Bayland Building Inc
Address: PO Box 13571 Green Bay, WI 54307-3571
Phone: (920)-498-9300 Email: rthiel@baylandbuildings.com

Contractor/Engineer

Name: Bayland Buildings Inc
Address: PO Box 13571 Green Bay, WI 54307-3571
Phone: (920)-498-9300 Email: jrogers@baylandbuildings.com

Parcel/Building Information

Lot Size: _____ Acres/Sq. Ft Current Zoning: _____ Parcel #: VH - 1165
Lot Dimensions: _____ Does Current Zoning Permit Intended Use: _____
Bldg. Sq. Footage: _____ Street Frontage: _____

Describe Specifically the Nature of the Request:

Amend PUD to allow for a 16 bed addition to the existing CBRF Located at 2723 Lineville Rd.

REQUIRED

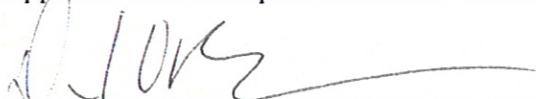
(Check the Box to Signify Your Submittal of Listed Items)

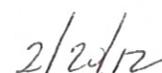
- Statement describing the general character of the proposed development.
- A plat of survey or the equivalent thereof depicting the location, dimensions, boundaries, uses and size of the site.
- Legal description of the proposed development site.
- A site plan including the following:
 - Density and floor area ratio
 - Building heights and setbacks
 - Size & location of lots
 - Screening and fencing
 - Location of sanitary and storm sewer lines
 - Location of water mains
 - Site drainage
 - Location of roads, driveways and walks
 - Existing and proposed structures, parking, loading areas, ingress/egress points
 - Location of recreational and open space areas reserved or dedicated for public uses
 - Percentage of green space & impervious surface
- An accurate topographical map showing elevation and contour data at two (2) foot intervals and extending one hundred (100) feet beyond exterior boundaries of site and also the following
 - Topographical map showing all public right-of-ways & existing buildings within the project area.
 - Size and capacities of all available utilities and high water elevations along rivers and bodies of water.
- Easements to the Village for common open space areas, roadways and other right-of-ways not dedicated to the public.
- Landscape plan including table depicting quantity, size and name of species.
- Lighting plan showing photometrics and a spec sheet of all fixtures used.
- Sign plan with dimensions of sign.
- An attachment stating the methods and hours of operation (if applicable).
- Full-color rendering of building facades and large samples of colors and building materials to be used on the project.
- Table showing square footage of proposed buildings along with proportions of buildings devoted to office, production, manufacturing, warehousing, etc. and proposed number of employees in each area.
- Evidence showing proposed project is economically feasible.
- Table showing the approximate costs of individual buildings and dates of construction.
- Copies of deed restrictions, sureties, performance bonds, conditions, provisions, requirements and/or limitations to ensure public safety, health and welfare.
- Ownership and tax liability of private open space reservations and right-of-ways.
- Implementation schedule with proposed commencement and completion dates.

Please refer to Section 17.18 of the *Howard Municipal Code of Ordinances* for additional information on Planned Development District requirements.

Submit 10 color copies of all documents. If possible, provide electronic copies (pdf, word, excel, etc) of plans.

With this signature, I certify all required materials above have been submitted. Furthermore, I understand any required materials not submitted will result in an incomplete application. Incomplete applications will be returned to the applicant until all required materials are submitted.

X 
Applicant Signature


Date

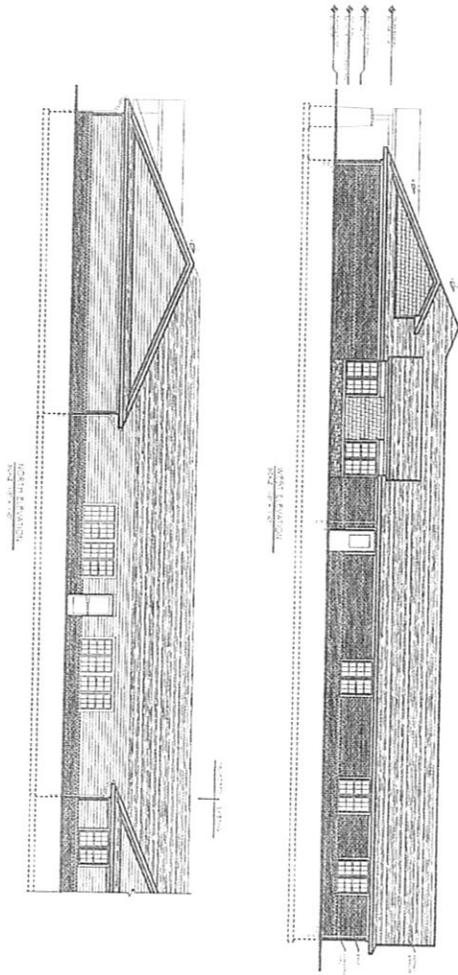
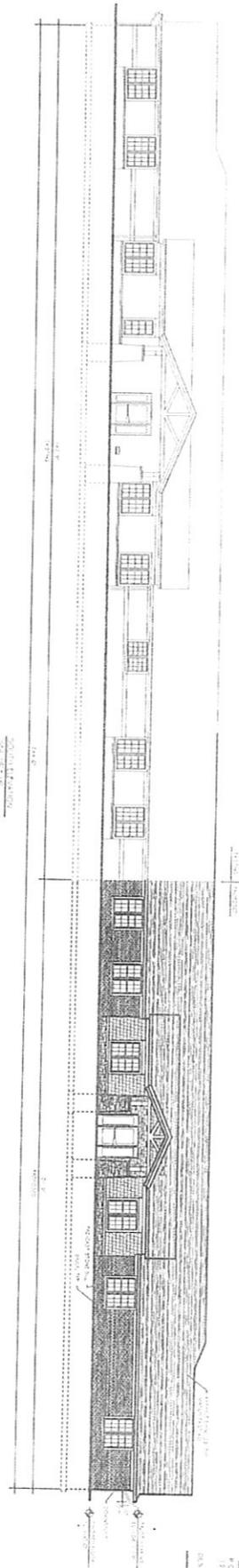
Please direct all questions to Dave Wiese at 434-4640 or dwiese@villageofhoward.com

APPROVED

DATE: _____
 BY: _____

EXISTING CONDITIONS

FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS PRIOR TO CONSTRUCTION.



A3.0

PRELIMINARY
 BID SET
 CONSTRUCTION
 SHEET

DESIGNER: JIM ROGERS
 DRAWING NO: 12-6775
 DATE: 02/12
 REV: 004

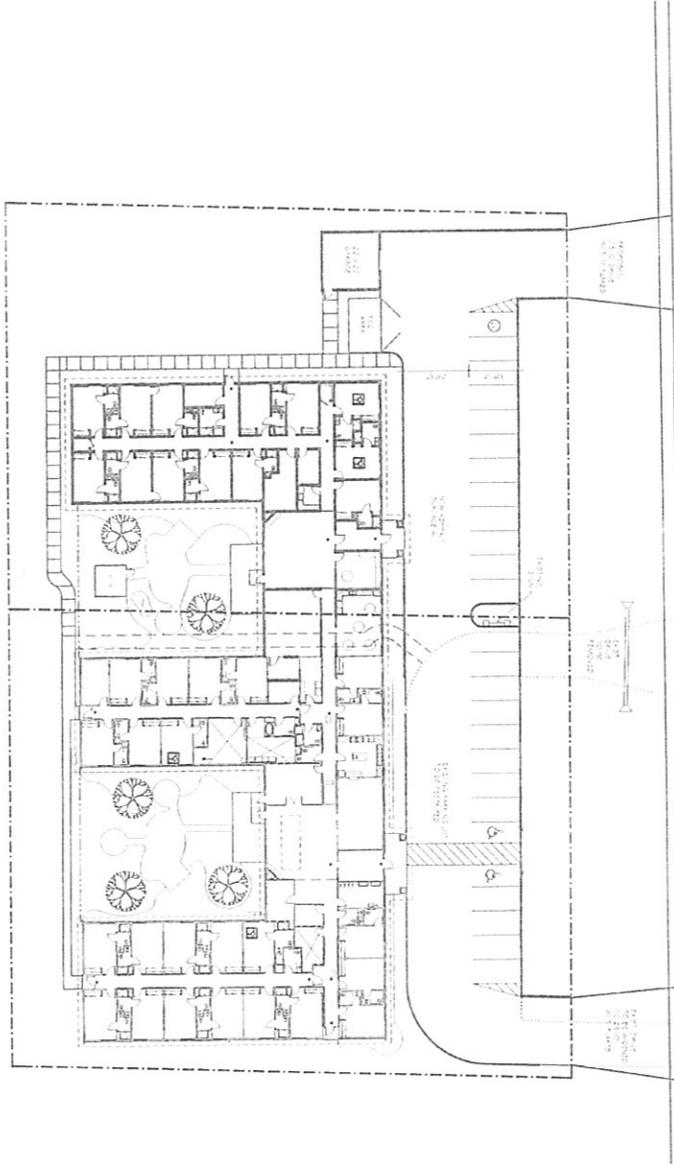
SCALE VERIFICATION
 SCALE: AS SHOWN
 DATE: 02/12

PROPOSED BUILDING FOR:
#12-6775
 WISCONSIN; COUNTY OF:

BAYLAND

BAYLAND BUILDINGS

412 EAST WISCONSIN STREET
 12200 WAUKESHA, WISCONSIN 53186
 WWW.BAYLANDBUILDINGS.COM



CTH M

SITE PLAN
SCALE: 1/8" = 1'-0"

BAYLAND
 BAYLAND BUILDINGS
 40 SOUTH GREENWAY, W. ASHTON
 MILWAUKEE, WI 53212
 PHONE: 414-224-1000
 FAX: 414-224-1001
 WWW.BAYLAND-BUILDINGS.COM

PROPOSED ADDITION FOR:
#12-6775
 WISCONSIN; BROWN COUNTY

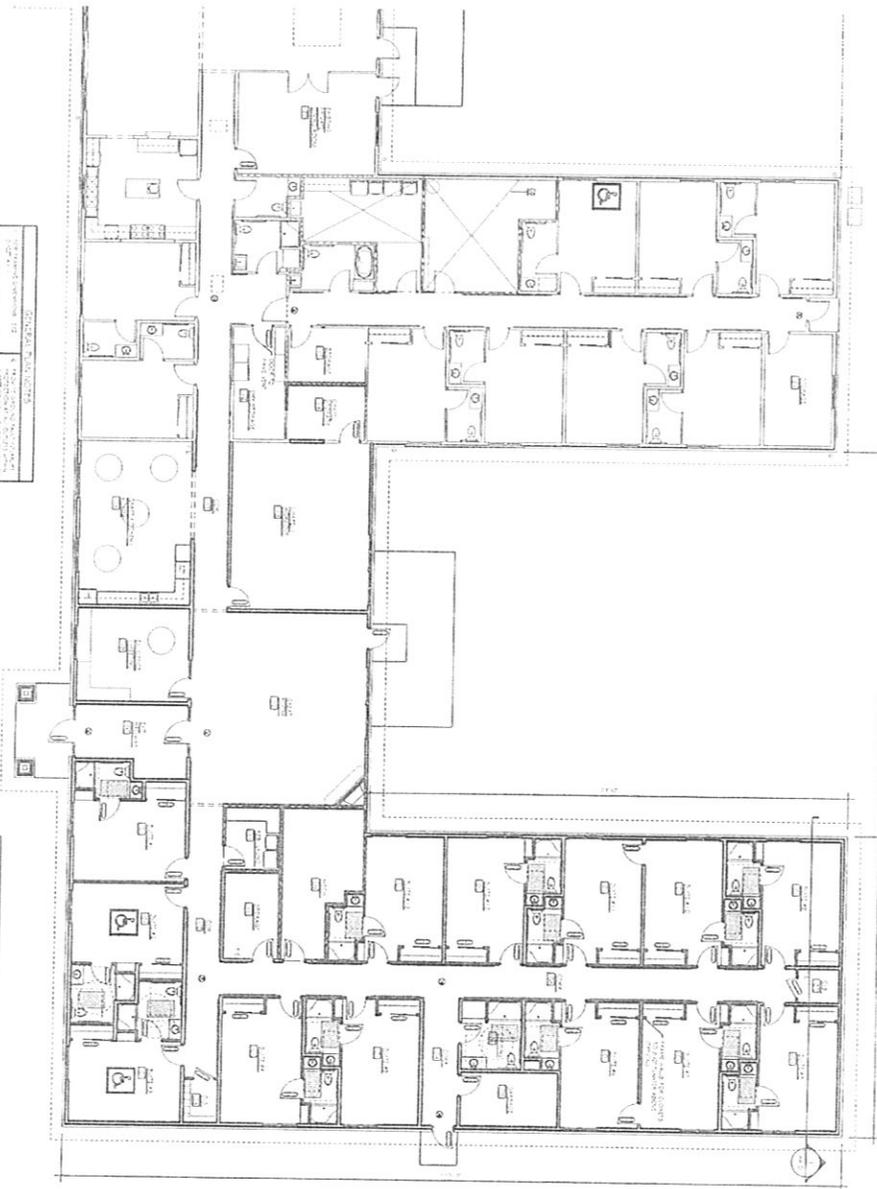
SCALE: 1/8" = 1'-0"
 1/8" = 1'-0"

DATE: 1/30/12
 DRAWN BY: DMD
 CHECKED BY: JIM ROGERS
 (920) 246-1640
 SALES REP: JIM ROGERS
 JOB NUMBER: 12-6775

POTENTIAL SITE PLAN
 THIS PLAN IS A POTENTIAL SITE PLAN AND IS NOT A FINAL SITE PLAN. IT IS SUBJECT TO APPROVAL BY THE LOCAL GOVERNMENT AND THE STATE OF WISCONSIN. THE LOCAL GOVERNMENT AND THE STATE OF WISCONSIN ARE NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAN.

APPROVED
 DATE: 1/30/12
 BY: [Signature]

CONSTRUCTION
 BID SET
 PRELIMINARY
 SHEET
C1.0



GENERAL NOTES:

1. See General Notes to Plans.
2. See General Notes to Plans.
3. See General Notes to Plans.
4. See General Notes to Plans.
5. See General Notes to Plans.
6. See General Notes to Plans.
7. See General Notes to Plans.
8. See General Notes to Plans.
9. See General Notes to Plans.
10. See General Notes to Plans.

EXISTING CONDITIONS:

- 1. Existing walls
- 2. Existing doors
- 3. Existing windows
- 4. Existing stairs
- 5. Existing elevators
- 6. Existing mechanical equipment
- 7. Existing electrical equipment
- 8. Existing plumbing equipment
- 9. Existing fire alarm equipment
- 10. Existing fire extinguishers

LEGEND:

- 1. Proposed walls
- 2. Proposed doors
- 3. Proposed windows
- 4. Proposed stairs
- 5. Proposed elevators
- 6. Proposed mechanical equipment
- 7. Proposed electrical equipment
- 8. Proposed plumbing equipment
- 9. Proposed fire alarm equipment
- 10. Proposed fire extinguishers

EXTERIOR WALL:

1. See General Notes to Plans.

2. See General Notes to Plans.

3. See General Notes to Plans.

4. See General Notes to Plans.

5. See General Notes to Plans.

6. See General Notes to Plans.

7. See General Notes to Plans.

8. See General Notes to Plans.

9. See General Notes to Plans.

10. See General Notes to Plans.

ROOFING:

1. See General Notes to Plans.

2. See General Notes to Plans.

3. See General Notes to Plans.

4. See General Notes to Plans.

5. See General Notes to Plans.

6. See General Notes to Plans.

7. See General Notes to Plans.

8. See General Notes to Plans.

9. See General Notes to Plans.

10. See General Notes to Plans.

CILING:

1. See General Notes to Plans.

2. See General Notes to Plans.

3. See General Notes to Plans.

4. See General Notes to Plans.

5. See General Notes to Plans.

6. See General Notes to Plans.

7. See General Notes to Plans.

8. See General Notes to Plans.

9. See General Notes to Plans.

10. See General Notes to Plans.

APPROVED

FILED VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS PRIOR TO CONSTRUCTION!

EXISTING CONDITIONS:

FILED VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS PRIOR TO CONSTRUCTION!



SCALE VERIFICATION:

DATE: 12-07-15

BY: JAY ROGERS

PROJECT: 1200 24th St

OWNER: DND

DATE: 10/27/15

PROJECT: 12-6775

PROPOSED BUILDING FOR:

#12-6775

WISCONSIN; COUNTY OF:

BAYLAND

BAYLAND BUILDINGS

400 WEST GREENWAY WISCONSIN

TEL: 414-224-1400

WWW.BAYLANDBUILDINGS.COM

LICENSED ARCHITECT

GENERAL NOTES

1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE PLANT MATERIAL SCHEDULE.

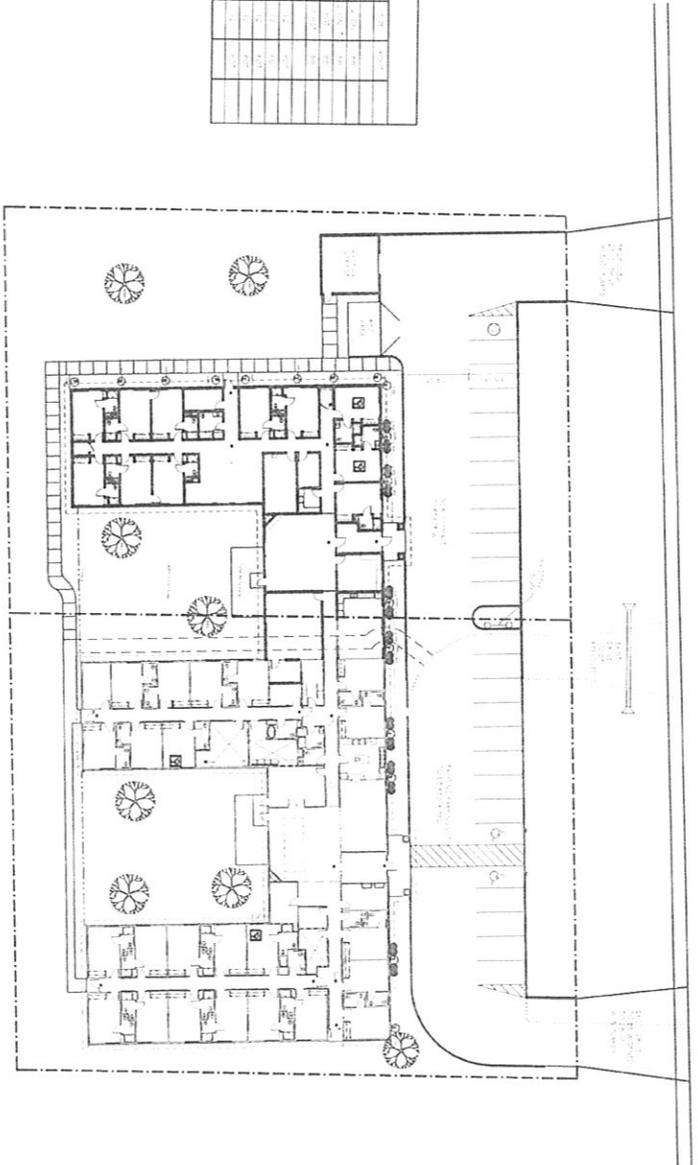
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3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE PLANT MATERIAL SCHEDULE.

4. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE PLANT MATERIAL SCHEDULE.

PLANT MATERIAL SCHEDULE

NO.	SYMBOL	PLANT NAME	SIZE	QUANTITY	REMARKS
1	(Symbol)	Red Maple	12" DBH	1	
2	(Symbol)	White Birch	12" DBH	1	
3	(Symbol)	Black Walnut	12" DBH	1	
4	(Symbol)	Red Oak	12" DBH	1	
5	(Symbol)	White Oak	12" DBH	1	
6	(Symbol)	Black Locust	12" DBH	1	
7	(Symbol)	Green Ash	12" DBH	1	
8	(Symbol)	Red Elm	12" DBH	1	
9	(Symbol)	White Elm	12" DBH	1	
10	(Symbol)	Black Elm	12" DBH	1	
11	(Symbol)	Red Pine	12" DBH	1	
12	(Symbol)	White Pine	12" DBH	1	
13	(Symbol)	Black Pine	12" DBH	1	
14	(Symbol)	Red Spruce	12" DBH	1	
15	(Symbol)	White Spruce	12" DBH	1	
16	(Symbol)	Black Spruce	12" DBH	1	
17	(Symbol)	Red Fir	12" DBH	1	
18	(Symbol)	White Fir	12" DBH	1	
19	(Symbol)	Black Fir	12" DBH	1	
20	(Symbol)	Red Cedar	12" DBH	1	
21	(Symbol)	White Cedar	12" DBH	1	
22	(Symbol)	Black Cedar	12" DBH	1	
23	(Symbol)	Red Juniper	12" DBH	1	
24	(Symbol)	White Juniper	12" DBH	1	
25	(Symbol)	Black Juniper	12" DBH	1	



LANDSCAPE PLAN

CONCEPTUAL SITE PLAN

APPROVED

L1.0

PRELIMINARY
BID SET
CONSTRUCTION

SCALE VERIFICATION

SCALE: 1/8" = 1'-0"

DATE: 3/1/17

DESIGNER: J.M. ROSS

DRAWN BY: D.M.

CHECKED BY: J.M. ROSS

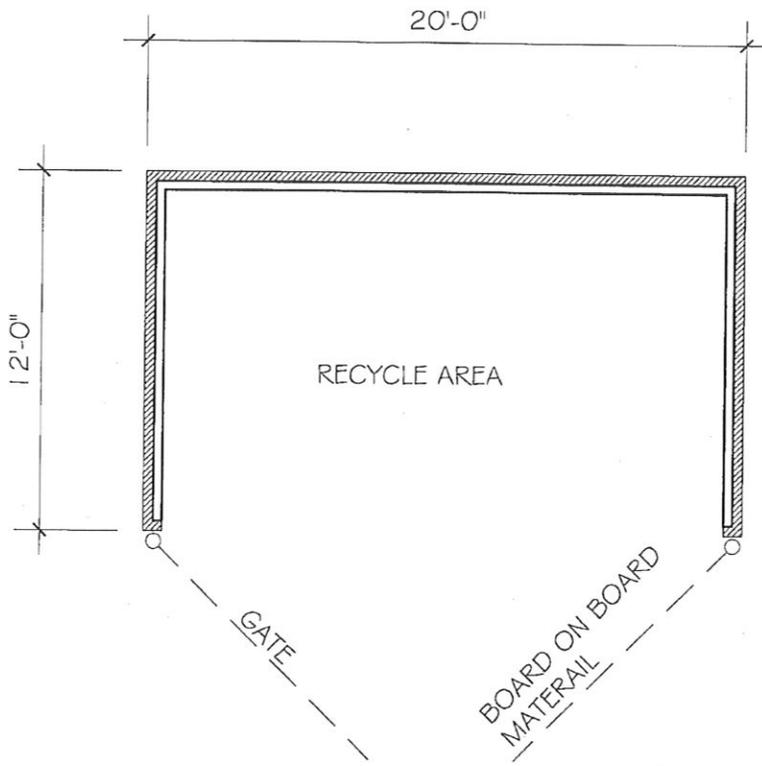
DATE: 3/1/17

PROPOSED ADDITION FOR:

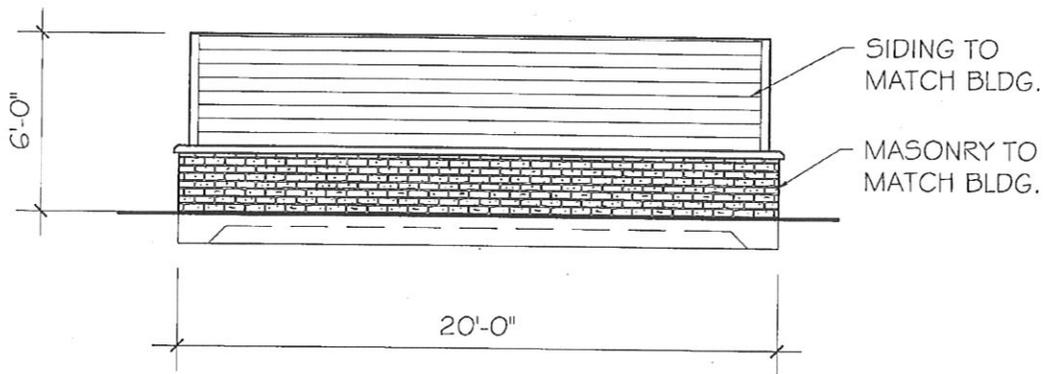
#12-6775

WISCONSIN; BROWN COUNTY

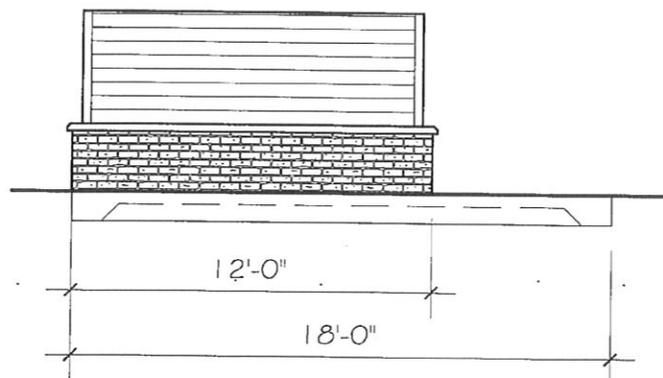




RECYCLE AREA
SCALE: NTS



SOUTH ELEVATION
SCALE: NTS



EAST/WEST ELEVATION
SCALE: NTS

