Meeting Date: October 22, 2012
Agenda Item: 6a

VILLAGE OF HOWARD BOARDSTAFF REPORT

REPORT TO: Burt R. McIntyre, President
Village Plan Commission

REPORT FROM: Dave Wiese, Executive Director of Community Development

REPORT WRITTEN: October 18, 2012

REPORT SUBJECT: A request for PDD Amendment for Lexington Homes, Inc. to allow for the construction of an identification sign for the Stone Meadows Trail Apartment Complex, located at 2500-2568 Stone Meadows Trail, VH-3162.

POLICY ISSUE

Should the Village approve the PDD amendment to allow for the construction of an identification sign for the Stone Meadows Trail Apartment Complex, located at 2500-2568 Stone Meadows Trail, VH-3162?

PLAN COMMISSION RECOMMNEDATION

The Plan Commission recommended approval of the PDD amendment for the sign on a 4 to 1 vote with the following condition:

The sign must be set back a minimum of 10 feet off the property line for vision clearance.

The standard setback for this type of sign is 15 feet.

STAFF RECOMMNEDATION

- Approval of the sign with a 10 foot front yard setback

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

ATTACHMENTS

I PLAN COMMISSION STAFF REPORT

Meeting Date: October 15, 2012
Agenda Item: 6-7

VILLAGE OF HOWARD PLAN COMMISSION
STAFF REPORT

REPORT TO: Burt R. McIntyre, President
Village Plan Commission

REPORT FROM: Dave Wiese, Executive Director of Community Development

REPORT WRITTEN: October 9, 2012

REPORT SUBJECT: A request for PDD Amendment for Lexington Homes, Inc. to allow for the construction of an identification sign for the Stone Meadows Trail Apartment Complex, located at 2500-2568 Stone Meadows Trail, VH-3162.

BASIC INFORMATION	
Project Name	PDD Amendment Stonewater Crossing -1316 Cardinal Lane VH-3162 Sign Amendment
Applicant Name/Contact No.	Mountain Lake Development, LLC 920-662-1611
Consulting Planner and/or Engineer	N/A
Size of Parcel	11.06 Acres
Existing Zoning	R-4 Residential Multi-family
Requested Zoning	N/A
Abbreviated Legal	PRT OF SE1/4 SW1/4 S4 T24N R20E LYG S & W OF R.R. R-O-W & EX 638 R 360 & EX 13 CSM 179
Comprehensive Land Map Designation	Neighborhood Residential

ADJACENT LAND USE/ZONING MATRIX		
Direction	***Land Use***	***Zoning***
North	Mountain Bay Trail – Telluride Condos	R-4
South	Whitehawk Single family attached/ Apartments	R-4/PDD
East	Duck Creek River, Residential	R-2/I-1
West	Single Family homes/ Duplexes	R-1

BACKGROUND:
The applicant is proposing to construct a 24-square-foot identification sign for the apartment complex. The sign would be located adjacent to the western driveway.

PLANNED DEVELOPMENT DISTRICT STANDARDS Sec. 50-744. - The planned development (PD) zoning district shall be used as an alternative to the permitted uses and regulations applicable to those lands which may be hereafter zoned planned development (PD) by the village board. All basic zoning district regulations for lands "over-zoned" as planned development (PD) shall continue in full force and effect, and shall be solely applicable, until such time as the village board grants final planned development (PD) zoning district approval as hereinafter provided.

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.

Staff Recommendations

It is requested the Plan Commission open the public hearing and ask the applicant to present his request. Subsequently, the Plan Commission should invite comments from the public and then close the public hearing.

The Village staff is requesting after the public hearing is closed, the Plan Commission review the applicant's request and make a recommendation to the Village Board based on two criteria:

The Plan Commission must decide if the proposed changes are consistent with what you want to see for development in this area and if the new layout is adequate.

Staff recommends the sign be set back a minimum of 10 feet off the property line for vision clearance. The standard setback for this type of sign is 15 feet.

ATTACHMENTS

I. Site Plan Application
II. Sign Plan

REC'D SEP 14 2012

APPLICATION FOR PLANNED DEVELOPMENT DISTRICT AMENDMENT

2456 Glendale Ave
Green Bay, WI 54313

See Next Page
for Materials to be Submitted
with This Application

Application Fee: $200.00
Date: 9-13-12
Initials: _____

Applicant
Name: Lexington Homes, Inc.
Address: 1300 No. Kimpsct, Green Bay
Phone: 920 662-1630 Email: Cruge@lexingtonneighborhoods.com

Business Name: _____
Conditional Use Site Address: Stone Meadows Trail
Landowner of Record: Lexington Homes, Inc.
Address: 1300 No. Kimpsct.
Phone: 920 662-1630 Email: same

Consultant(s)
Architect
Name: n/a
Address: _____
Phone: ( ) - Email: _____

Contractor/Engineer
Name: n/a
Address: _____
Phone: ( ) - Email: _____

Parcel/Building Information
Lot Size: 14.14 Acres Current Zoning: _____ Street Frontage: See ATTACHED
Lot Dimensions: See Attached Does Current Zoning Permit Intended Use: ✓
Bldg. Sq. Footage: 10 Bldgs-Garage 98,520 Sq Ft. Dimensions of Building: Varies

Business Information (If Applicable)
Days & Hours of Operation: _____
Number of Employees: _____ This Use Will be in an ___Existing or ___New Bldg.

Describe Specifically the Nature of the Request: _____

Requesting sign permit for Stone Meadows Apts., which was previously Approved.

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

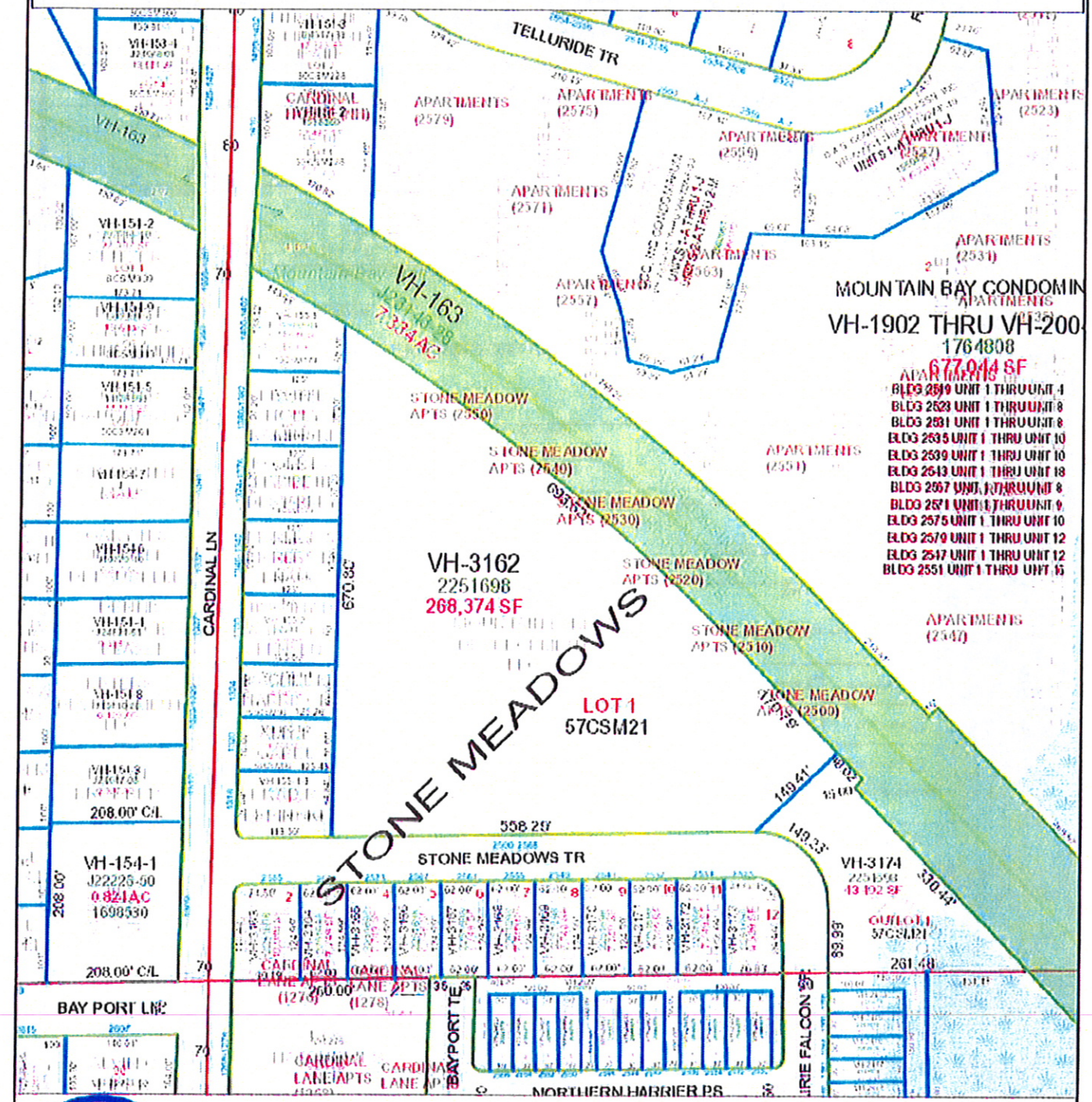
Submit ~~30~~ copies of all color documents. Submit 3 copies of all documents not printed in color.

X _____ 9-13-12

Applicant Signature Date

Please direct all questions to Jim Korotev at 434-4640 or jkorotev@villageofhoward.com

<Title>



Map provided by the Brown County Planning & Land Services Department - Land Information Office (LIO)

A map key (legend) and other information about this map is available at: **maps.gis.co.brown.wi.us**

This map is intended for advisory purposes only. It is based on sources believed to be reliable, but Brown County distributes this information on an "As Is" basis. No warranties are implied. Boundaries shown on this map are general representations only and should not be used for legal documentation, boundary survey determinations, or other property boundary issues.

09/26/2012
Scale 1:2000

DEPARTMENT OF CODE ADMINISTRATION
2456 Glendale Avenue, Green Bay, WI 54313
(Office) 920-434-4640 (FAX) 920-434-4643
(Email) jkorotev@villageofhoward.com

RISING TO NEW HEIGHTS
HOWARD
WISCONSIN
www.villageofhoward.com

PERMIT APPLICATION

PLEASE COMPLETE ALL APPLICABLE SECTIONS — **INCOMPLETE APPLICATIONS CANNOT BE ACCEPTED**

LOCATION
JOB SITE ADDRESS (Street Number and Name): Stone Meadows Trail - Apt. Complex | LOT # | SUBDIVISION

PROPERTY OWNER
PROPERTY OWNER'S FULL NAME: Lexington Homes, Inc. | DAYTIME PHONE #: 662-1430
PROPERTY OWNER'S MAILING ADDRESS (Include Zip Code): 1300 No. Kimps Ct, Green Bay, WI 54313

PERMIT APPLICANT
PERMIT APPLICANT'S COMPANY NAME: Lexington Homes, Inc. | PERMIT APPLICANT'S FULL NAME (First, Middle Initial, Last) | DAYTIME PHONE #: 662-1430
PERMIT APPLICANT'S MAILING ADDRESS (Include Zip Code): 1300 No. Kimps Ct, Green Bay, WI 54313 | FAX # | ALTERNATE OR CELL PHONE #: 3

BUILDING CONTRACTOR
BUILDING CONTRACTOR'S COMPANY NAME | BUILDING CONTRACTOR'S FULL NAME (First, Middle Initial, Last) | DAYTIME PHONE #
BUILDING CONTRACTOR'S MAILING ADDRESS (Include Zip Code) | WI DWELLING CONTRACTOR QUALIFIER # | WI DWELLING CONTRACTOR #

ELECTRICAL CONTRACTOR
ELECTRICAL CONTRACTOR'S COMPANY NAME | ELECTRICAL CONTRACTOR'S FULL NAME (First, Middle Initial, Last) | WI ELECTRICAL CREDENTIAL #
ELECTRICAL CONTRACTOR'S MAILING ADDRESS (Include Zip Co | DAYTIME PHONE #

PLUMBING CONTRACTOR
PLUMBING CONTRACTOR'S COMPANY NAME | PLUMBING CONTRACTOR'S FULL NAME (First, Middle Initial, Last) | WI PLUMBING CREDENTIAL #
PLUMBING CONTRACTOR'S MAILING ADDRESS (Include Zip Code | DAYTIME PHONE #

HVAC CONTRACTOR
HVAC CONTRACTOR'S COMPANY NAME | HVAC CONTRACTOR'S FULL NAME (First, Middle Initial, Last) | WI HVAC CREDENTIAL #
HVAC CONTRACTOR'S MAILING ADDRESS (Include Zip Code) | DAYTIME PHONE #

SEWER CONTRACTOR
SEWER CONTRACTOR'S COMPANY NAME | SEWER CONTRACTOR'S FULL NAME (First, Middle Initial, Last) | WI PLUMBING CREDENTIAL #
SEWER CONTRACTOR'S MAILING ADDRESS (Include Zip Code) | DAYTIME PHONE #

PROJECT (CHECK ONE)
☐ NEW BUILDING ☐ ADDITION ☐ ALTERATION/REMODELING ☐ REPAIR ☐ MOVING ☐ DEMOLITION ☒ OTHER Signage

BLDG TYPE (CHECK ONE)
☐ SINGLE FAMILY ☐ DUPLEX ☒ MULTI-FAMILY ☐ COMMERCIAL/INDUSTRIAL ☐ GARAGE/STORAGE ☐ AGRICULTURAL ☐ OTHER

WORK TYPE (CHECK ALL PROPOSED WORK)
☐ BUILDING CONSTRUCTION ☐ ELECTRICAL ☐ PLUMBING ☐ HEATING/VENTILATING/AIR CONDITIONING ☒ OTHER Sign - 24 sq FT

EST COST (LABOR AND MATERIALS)

BUILDING CONSTRUCTION ($)	ELECTRICAL ($)	PLUMBING ($)	HVAC($)	OTHER ($)	TOTAL ESTIMATED COST ($)

JOB DESCRIPTION (DESCRIBE ALL PROPOSED WORK)
24 sq. ft. sign for Stone Meadows Apt. Complex

GO GREEN! (DESCRIBE ANY ENERGY OR RESOURCE-SAVING "GREEN" TECHNOLOGY, MATERIALS OR CONSTRUCTION TECHNIQUES PROPOSED FOR THIS PROJECT)

NOTE: The Village of Howard is a partner with Focus on Energy and forwards all permit information to the organization to review for potential cost savings projects and programs.

BUILDING FEATURES (COMPLETE THIS SECTION FOR NEW BUILDINGS AND ADDITIONS ONLY)

CONSTRUCTION TYPE (Site Constructed or Manufactured)	BASEMENT? (Yes or No)	# OF STORIES (Above Basement)	FOUNDATION TYPE (Poured Concrete, Masonry Block, Treated Wood, Etc.)
ELECTRICAL SERVICE SIZE (Amperes)	ELECTRICAL SERVICE LOCATION (Overhead or Underground)		BUILDING USE (Permanent or Seasonal)
HVAC EQUIPMENT (Forced Air, Radiant, Heat Pump, Boiler, Etc.)	HVAC FUEL (Natural Gas, LP Gas, Fuel Oil, Electricity, Solid Fuel, Solar, Etc.)		WATER HEATING FUEL (Natural Gas, LP Gas, Fuel Oil, Electricity, Etc.)
CENTRAL AIR CONDITIONING? (Yes or No)	SEWER TYPE (Municipal or Private)		WATER SUPPLY (Municipal Utility or Private Well)

SIGNATURE
[ ] 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: 9-10-12 | CONSTRUCTION START DATE: ASAP

BY INITIALING THE BOX ABOVE, THE PERMIT APPLICANT DOES HEREBY CERTIFY THAT: (1) ALL INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT. (2) THE PERMIT APPLICANT UNDERSTANDS THAT THE ISSUANCE OF A PERMIT CREATES NO LEGAL LIABILITY, EXPRESSED OR IMPLIED, ON THE VILLAGE OF HOWARD OR ON ANY OF ITS EMPLOYEES. (3) IN THE PERFORMANCE OF ALL WORK COVERED, THE PERMIT 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.

8'0"

FORMED PLASTIC LETTERS

4.25"

3'0"

1234

STONE MEADOWS

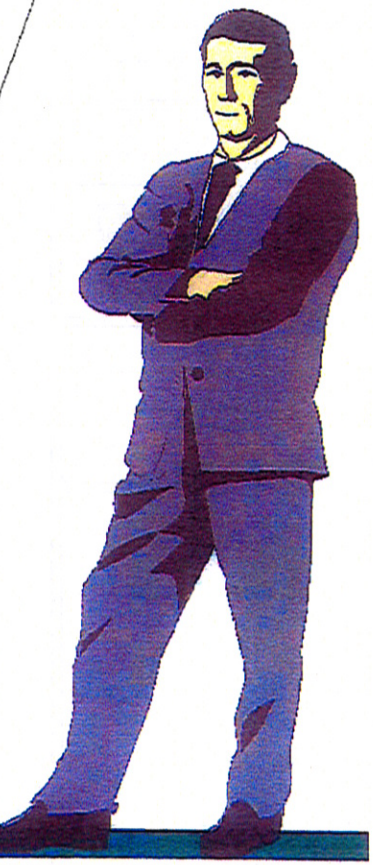
LEASED RESIDENCES

REMOVEABLE PANELS

920-662-1611

IMMEDIATE OCCUPANCY

2'6"



24 sq. ft.

Name STONE MEADOWS

Address _____ City _____

Date _____ Scale _____

☐ APPROVED ☐ APPROVED AS CORRECTED

☐ NOT APPROVED ☐ REVISE & RE-SUBMIT

APPROVED BY: _____

DATE: _____

UNITEDSIGN
1117 SUBURBAN COURT
920-983-5300
DEPERE, WI

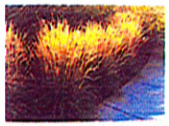
P.O. BOX 5134

Copyright 2008 UNITED SIGN CORPORATION

Plant Material

COTONEASTER, CRANBERRY

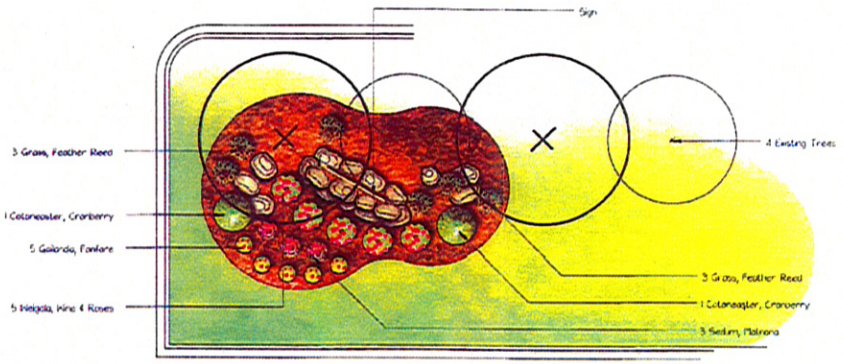
NINE 4 ROSES WEIGELA



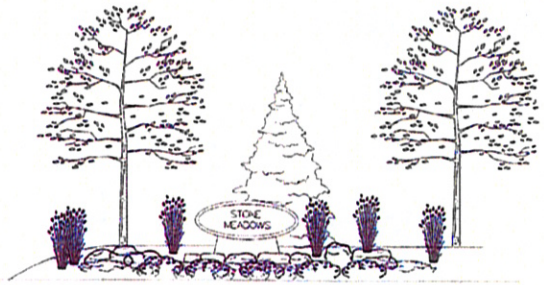
GRASS, FEATHER REED, KARL FOERSTER

GAILARDIA, BURGUNDY

NATRONA SEDUM



Line of sight for elevation view



Elevation View

Not to scale

SCALE IN FEET

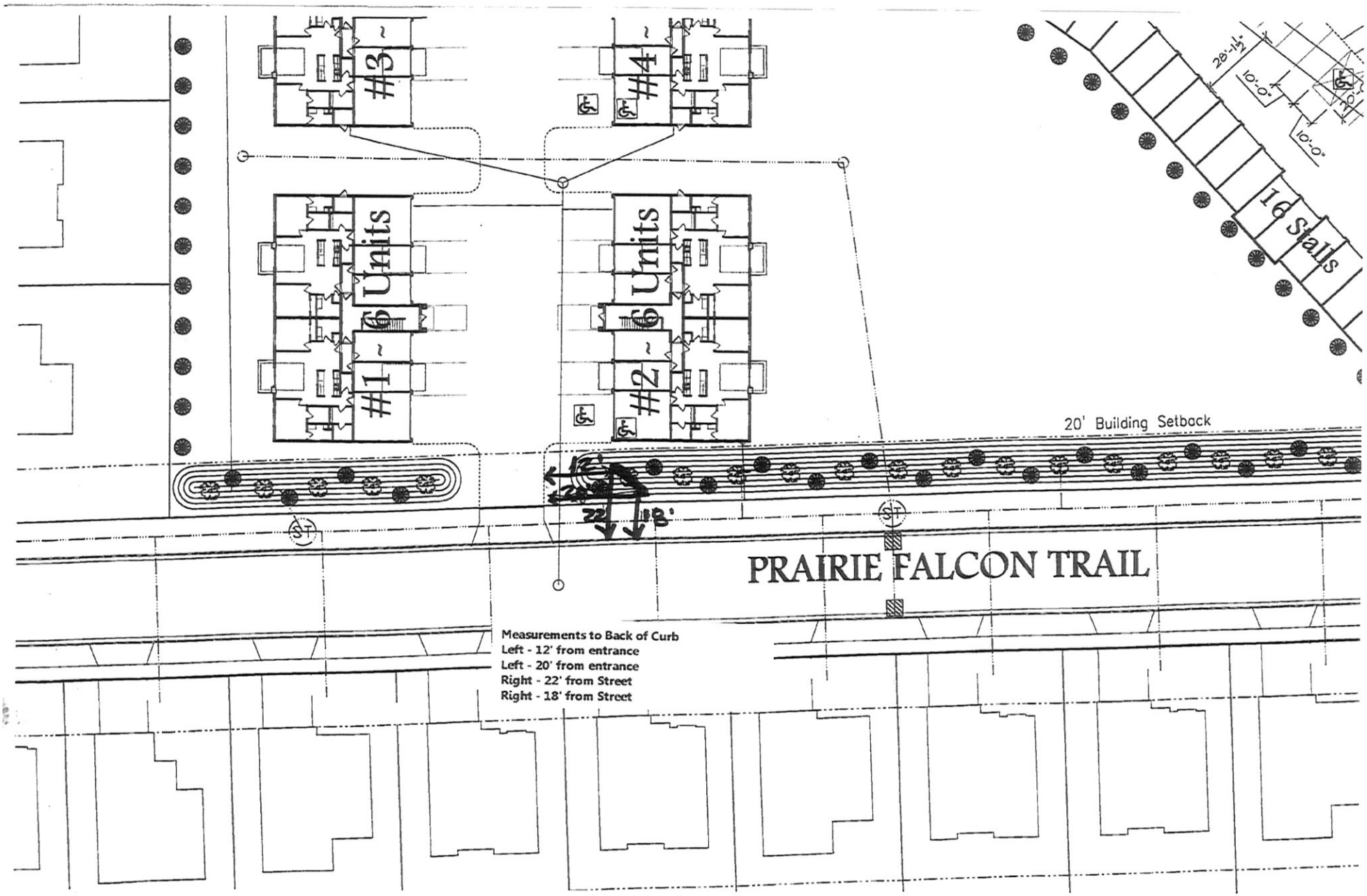
NOTES

BLUESTEM EDGE LANDSCAPING

2750 Little Rapids Rd.
De Pere, WI 54115
920-983-8432

Stone Meadows
Sign Bed

Stone Meadows Trail
Green Bay, WI


#3
#4
6 Units
6 Units
#1
#2
16 Stalls
20' Building Setback
PRAIRIE FALCON TRAIL
Measurements to Back of Curb
Left - 12' from entrance
Left - 20' from entrance
Right - 22' from Street
Right - 18' from Street