Meeting Date: 7/23/12
Agenda Item: 6a

VILLAGE BOARD STAFF REPORT

REPORT TO: President Burt McIntyre and Village Board

REPORT FROM: Dave Wiese, Director of Community Development

AGENDA ITEM: A request from Bayland Buildings, Inc. on behalf of Tender Hearts Assisted Living Center to amend the existing Planned Development zoning district to allow the construction of a 21'-4" by 20'-0" storage garage attached to the existing dumpster enclosure at 300 Cardinal Lane, VH-359-11.

OWNER/APPLICANT: David O'Brien/Bayland Buildings

POLICY ISSUE

Should the Village Board approve the PDD amendment to allow the construction of a 21'-4" by 20' storage garage attached to the existing dumpster enclosure at 300 Cardinal Lane, VH-359-11 and the removal of two landscape islands for additional parking?

POLICY ALTERNATIVE(S)

The Village Board could take the following action:

- Approve the request.
- Deny the request.
- Table the request until a later meeting date.

PLAN COMMISSION RECOMMENDATION

The Plan Commission recommended approval of the PDD amendment with a 4-2 vote (No: J. Faikel; D. Roarty).

BACKGROUND INFORMATION

A planned development was approved for 300 Cardinal Lane by the Plan Commission and Village Board in 2009. Since the original PDD was approved there has been one amendment requested for the free standing sign. This amendment was approved. The applicant is now requesting a second amendment to the PDD to construct a storage garage adjacent to the dumpster enclosure and to remove two peninsula-style islands near the parking lot to provide more available off-street parking.

RECOMMENDATION

This is a minor request for amendment that does not appear to be contrary to the spirit and intent of the original agreement 3 years ago. It can be argued that both proposed changes improve the property by providing enclosed storage space (shed) and more parking spaces with easier, safer access. Approval of the request is recommended.

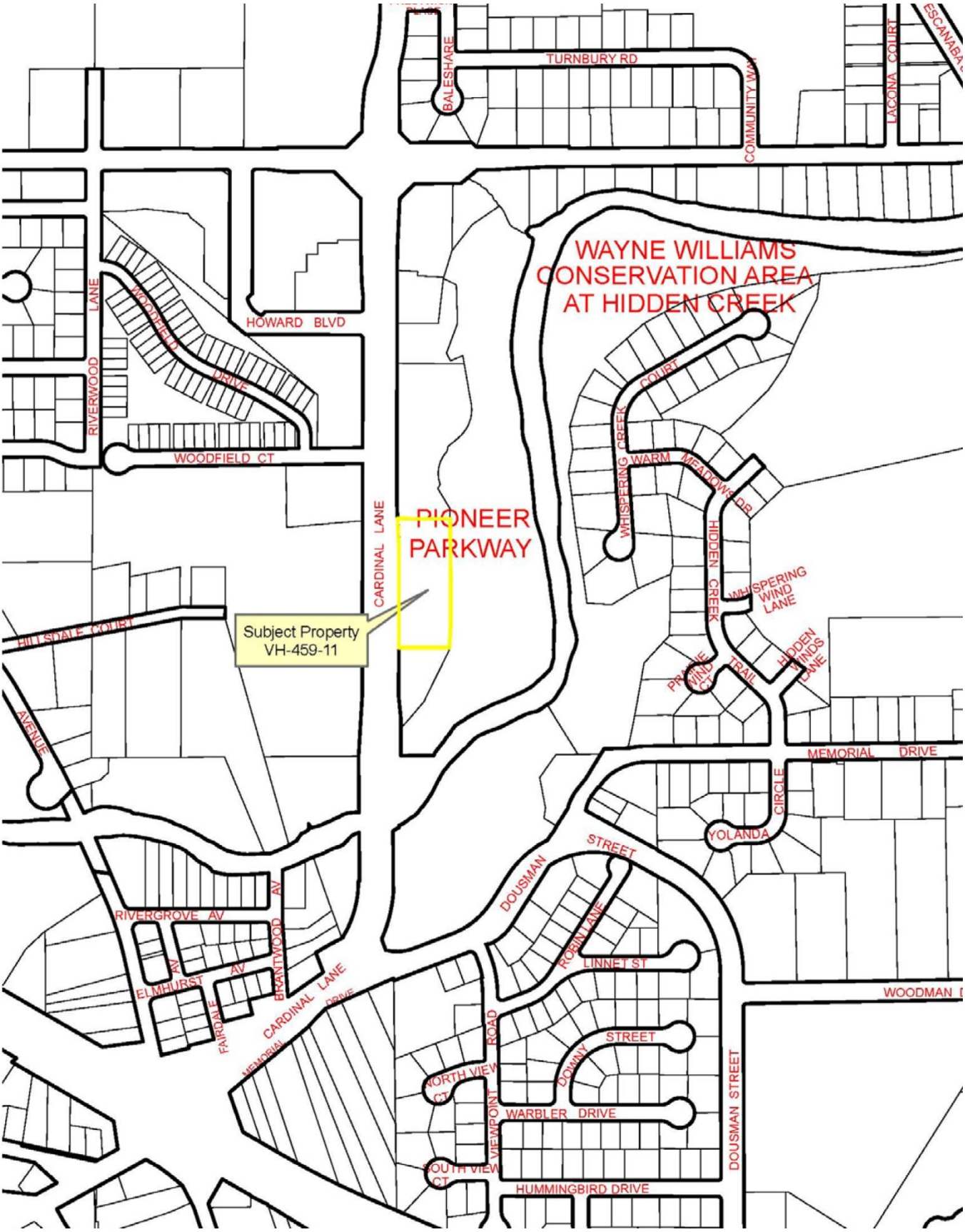
If the Village Board is in agreement with the recommendation, the following motion may be made:

"Motion to approve the amendment to the existing Planned Development zoning district to allow the construction of a 21'-4" by 20'-0" storage garage attached to the existing dumpster enclosure at 300 Cardinal Lane, VH-359-11.

ATTACHMENTS

I	Location Map
II-III	Completed Conditional Use Application
IV	Street View Photo of Structure
V	Bird's Eye View of Structure
VI	Certified Survey Map of Property

ATTACHMENT I



ATTACHMENT II

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: David OBrien
Address: P.O. Box 13571 Green Bay, Wi 54307
Phone:( )-371-6200 Email:_____

Business Name: Tender Hearts Assisted Living
PDD Site Address: 300 Cardinal Ln.
Landowner of Record: Chris Goffard.
Address:_____
Phone:( )-857 9881 Email:_____

Consultant(s)

Architect

Name:_____
Address:_____
Phone:( )- - Email:_____

Contractor/Engineer

Name: Bayland Buildings, Inc.
Address: P.O. Box 13571 Green Bay, Wi 54307
Phone:( )-371-6200 Email:_____

Parcel/Building Information EXISTING TENDER HEARTS

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

Describe Specifically the Nature of the Request: To construct a new 21'-4" x 20'-0" garage attached to dumpster. And convert two existing islands into new asphalt to provide additional parking (Island approx. sizes are 26'-0" x 20'-0")

ATTACHMENT III

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.

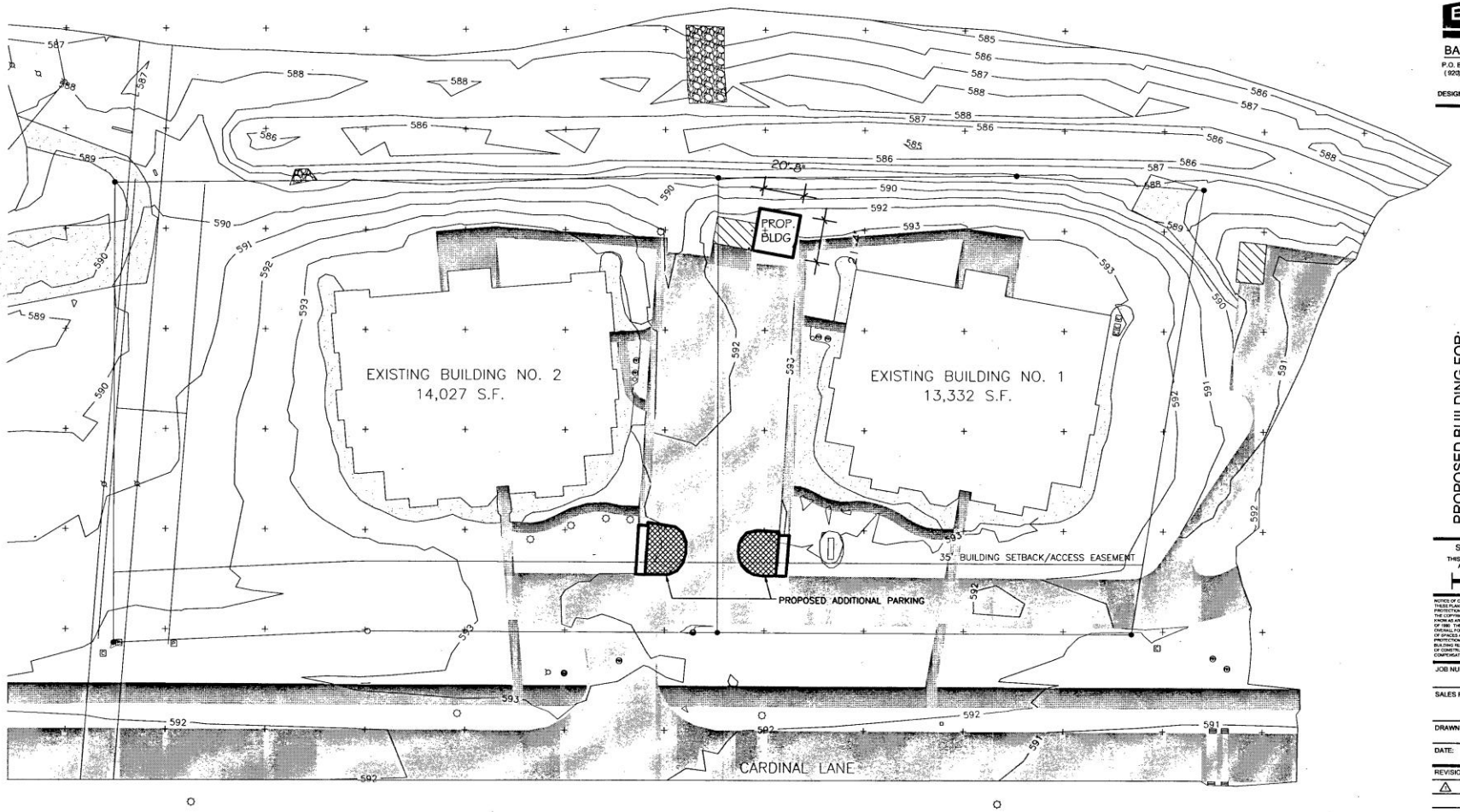
With this signature, I certify all required materials above have been submitted. Furthermore, I understand any required materials not submitted will result in an incomplete application. Incomplete applications will be returned to the applicant until all required materials are submitted.

X _____ 5/31/12

Applicant Signature Date

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

ATTACHMENT IV



SITE PLAN
SCALE: 1" = 50'-0"

N

0 25' 50' 100'
SCALE: 1" = 50'-0"

APPROVED

OWNER'S SIGNATURE DATE

SALES REPRESENTATIVE DATE

APPROVAL NOT VALID w/o SIGNATURE

BAYLAND

BAYLAND BUILDINGS
P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com
DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

12-6941

, WISCONSIN; COUNTY OF:

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL. ADJUST SCALE ACCORDINGLY.

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, AS AMENDED BY THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING REPRESENTED CAN LEAD TO THE RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDING BEING ORDERED AND/OR MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: -

SALES REP: TOM AMBROSIUS (920) 371-2544

DRAWN BY: -

DATE: 5-30-12

REVISIONS:
△ - -

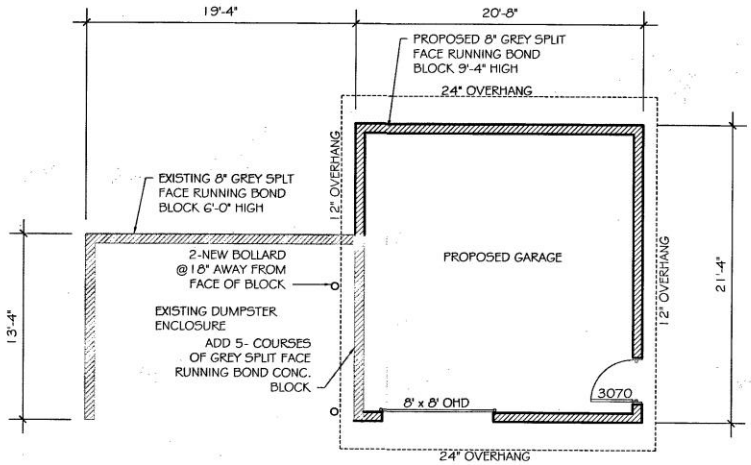
ISSUED FOR:
- ☐ PRELIMINARY
- ☐ BID SET
- ☐ CONSTRUCTION

SHEET

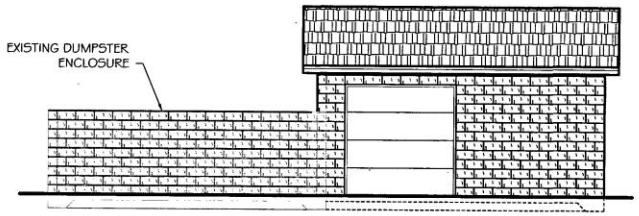
C1.0

5/31/2012 12:21:51 PM, Sevin2560PCL

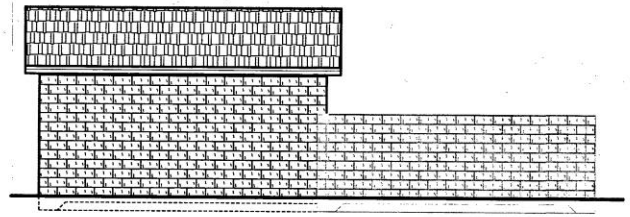
ATTACHMENT V



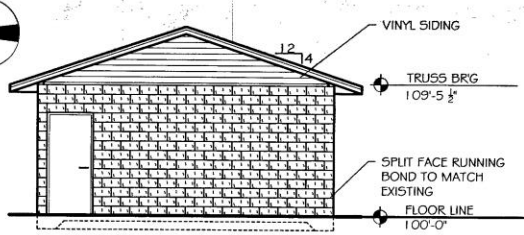
FLOOR PLAN



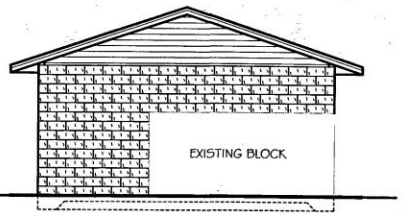
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

0 4' 8' 16'

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

APPROVED

OWNER'S SIGNATURE DATE

SALES REPRESENTATIVE DATE

APPROVAL NOT VALID w/o SIGNATURE

EXISTING CONDITIONS

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

BASE BID

BAYLAND

BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 496-9300 FAX (920) 496-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

12-6941

, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL ADJUST SCALE ACCORDINGLY.

NOTICE OF COPYRIGHT

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND EFFECTIVE DECEMBER 1990 AND ARCHITECTURAL WORKS PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR DESIGN, INCLUDING BUT NOT LIMITED TO USE BY ANY OTHER PERSON IN THE CREATION OF CONSTRUCTION OR BUILDINGS BEING BUILT AND/OR MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER:

SALES REP: TOM AMBROSIUS (920) 371-2544

DRAWN BY: DPO

DATE: 5-3-12

REVISIONS:

ISSUED FOR:

- PRELIMINARY
- BID SET
- CONSTRUCTION

SHEET

A1.0

5/31/2012 12:22:08 PM, Sal=2550PCL