Meeting Date: June 25, 2012
Agenda Item: # 6k

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

REPORT FROM: Dave Wiese, Director of Community Development

AGENDA ITEM: **Action on a request for preliminary planned development approval from Brad Rymer of Mau & Associates representing Garot Land Development to accommodate a mix of business/commercial, medium-density residential and single-family usage at 4001 Shawano Avenue, VH-61.**

ACTION REQUESTED: Approval of the proposed Preliminary PDD.

POLICY ISSUE

Should the Village Board approve the Preliminary PDD thereby moving the process forward to allow for a commercial site, two single-family lots, and (12) four-unit condominium buildings?

PLAN COMMISSION RECOMMENDATION

At the June 18, 2012 meeting, the Plan Commission unanimously recommended approval of the original preliminary planned development that was submitted in December, but with exceptions to the floor elevation and building materials. (See meeting minutes.)

The original December submittal, as well as the revised one the Plan Commission reviewed and rejected, are attached.

POLICY ALTERNATIVE(S)

The ~~Plan Commission~~ Board 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

On Dec. 19, 2011, the Plan Commission tabled a request for preliminary planned development approval from Brad Rymer of Mau & Associates representing Garot Land Development to accommodate a mix of business/commercial, medium-density residential and single-family usage at 4001 Shawano Ave., VH-61. The December proposal included one business commercial building, two single-family dwellings and 12 four-unit condominium buildings.

On June 18, 2012, the applicant came back to the Plan Commission with a revised preliminary planned development for a mixed-use development on the 16 acres located at the southwest corner of Greenfield Avenue and Shawano Avenue. The first phase of development would be for 8 four-unit condominium buildings. Water is located in front of the property and sewer would need to be

extended from the corner of Greenfield and Shawano. Future phases would include single-family homes and commercial. The site is bisected by a high tension power line that runs east and west. The units are 1,200 square feet in size. The applicant has indicated the price range would be from $129,900 to $149,900 per unit. Each unit would have a double stall garage and would be built on slabs. Basements are not being planned.

The Plan Commission unanimously voted to recommend approval of the original December plan, but with exceptions to the floor elevation and building materials.

BASIC INFORMATION

Project Name	Greenfield PDD
Applicant	Keith Garot
Phone	920-337-9566
Consultant/ Engineer	Brad Rymer Mau & Associates (920) 434-9670
Parcel Size	14 acres
Existing Zoning	R-5 Rural Estate Residential
Proposed Zoning	PDD
Land Map Designation	Mixed Use

ADJACENT LAND/ZONING MATRIX

	Land Use	
North	Tavern, Ball field	B-2
South	Agriculture	A-1
East	Rural Single Family Res.	R-5
West	Agriculture, Rural Res.	A-1

1. **Zoning** The property is presently zoned Rural Estate Residential (R-5) and the proposed use would require a PDD.
2. **Setbacks** The applicant is proposing multiple units on the 16 acre parcel.
3. **Parking** The proposed use does not generate a need for additional parking on the property.
4. **Floodplain, Shoreland Zoning & Stormwater Management** N/A
5. **Land Division** A Certified Survey Map would need to be approved and recorded showing the proposed uses on separate lots. A proposed CSM is included in the application.
6. **Lighting** Standard home lighting is being proposed.
7. **Fire Protection** This property is currently served by the municipal water system and is located approximately .5 miles from the nearest fire station.

Board Considerations

1. Minimum square footage requirements for the units (1,200 square feet.)
2. Variation of colors, materials, or façade.
3. Curb and gutter through the entire or portions of the parking and drive areas.
4. Basements for the structures
5. Landscape plan that includes focal features for properties (common area, gardens, decorative landscape islands, etc.)
6. Decorative garage doors for all doors as depicted in the submittal.
7. Easement dedicated to the Village for future sidewalk and future trail.
8. Stormwater management plan approved by the Engineering Department.

ATTACHMENTS

I **New** PDD Application
II Original PDD Application

COPY EMAILED TO: Randy Oettinger roettinger@mau-associates.com

PDD APPLICATION

See Next Page
for Materials to be Submitted
with This Application

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

2456 Glendale Ave
Green Bay, WI 54313

Applicant

Name Landmark Real Estate and Development _____
Address: 320 Main Street, Ste 300 DePere, WI 54115 _____
Phone:(920) – 337-9566 ____-_____
Email:_____
Business Name:_____
PDD Site Address: Shawano Avenue_____
Landowner of Record: Garot Land Development, LLC _____
Address:_____
Phone:(___)-_____-_____ Email:_____

Consultant(s)

SURVEYOR

Name: Randall Oettinger / Mau & Associates LLP_____
Address: 400 Security Blvd Green Bay, WI 54313_____
Phone:(920)434-9670 Email:__roettinger@mau-associates.com

Contractor/Engineer

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

Parcel/Building Information

Lot Size:_4.5___ Acres/Sq. Ft Current Zoning:____R-2___ Requested Zoning:__Multi-Family_____
Lot Dimensions:__400' x 600' (approx)_____ Does Current Zoning Permit Intended Use:__No___
Bldg. Sq. Footage:__7282 per building_____ Street Frontage:_____695'_____

Describe Specifically the Nature of the Request: We request project approval to move forward with final plans, rezoning and land division.

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 [signature] 6/4/12

Applicant Signature Date

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

MAU & ASSOCIATES-LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
400 SECURITY BOULEVARD ◊ GREEN BAY, WI 54313 ◊ PHONE (920) 434-9670 ◊ FAX (920) 434-9672

Date: 6/4/12

Village of Howard Planning Department
2456 Glendale Avenue
Green Bay, WI 54313

Re: Site Plan review for part of Parcel VH-61.

Dear Planning Members:

We are proposing a Planned Unit Development for the Garot Land Development, LLC property located at Shawano Avenue. The property is situated in the Southeast corner of the intersection of Shawano Avenue and Greenfield Avenue. The proposed parcel is approximately 4.5 acres and is currently zoned R-5 (Rural Estate). We are requesting a low density condominium development that will include four 8-unit buildings.

The proposed parcel will be located approximately 300 feet Southeast of the intersection of Shawano Avenue and Greenfield Avenue. There is existing water main along the North side of Shawano Avenue, extending the entire frontage of the proposed parcel. There is also existing sanitary sewer in the Northwest of Shawano Avenue and Greenfield Avenue, approximately 400 feet from the proposed parcel.

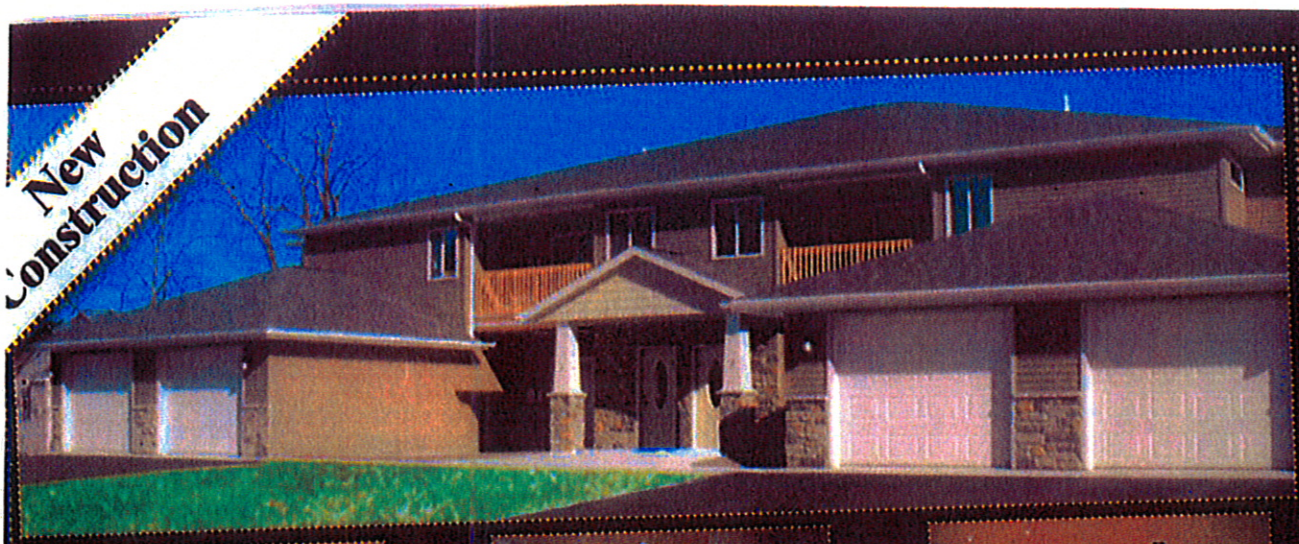
The proposed development will be made up of (4) 8 unit buildings with sufficient parking and green space to create an appealing setting. The calculations are further broken down on the attached site plan.

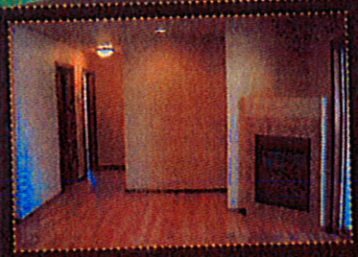
The property currently has an assessed value of $2,600 and pays approximately $44 in property taxes each year. The completed project will be upward of $1,800,000 assessed value, creating approximately $30,000 in taxes. Anticipated price range for the units will be $115,000 to $125,000.

Please accept this information as a submittal for the next planning meeting. Please call with any questions or comments.

Randall J. Oettinger
Randall J. Oettinger
Mau & Associates

New Construction





Starting at $125,000

- 2 Bedroom/ 2 Full Bathrooms 1300 sq. ft.
- Attached Garage • Gas Fireplace
- Washer/ Dryer Hook-Ups in Each Unit
- 9 ft. Ceilings in Lowers/ Vaulted in Uppers
- Patios/ Decks • Low Condo Fees
- Custom Maple Cabinets, 6 Panel Doors

Stony Ridge Condominiums

SISTER BAY, WI

LANDMARK
REAL ESTATE & DEVELOPMENT

www.landmarkneighborhoods.com
www.MyCoachHome.com
Broker/Owner - Keith Garot - 920.621.4929

Located on the corner of Cherrywood and Koessl Lane, behind the Piggly Wiggly

Site Plan

-Five Pointes Condominiums-

Part of the Northwest 1/4 of the Northeast 1/4 of Section12, T24N-R19E,
Village of Howard, Brown County, Wisconsin

Graphic Scale

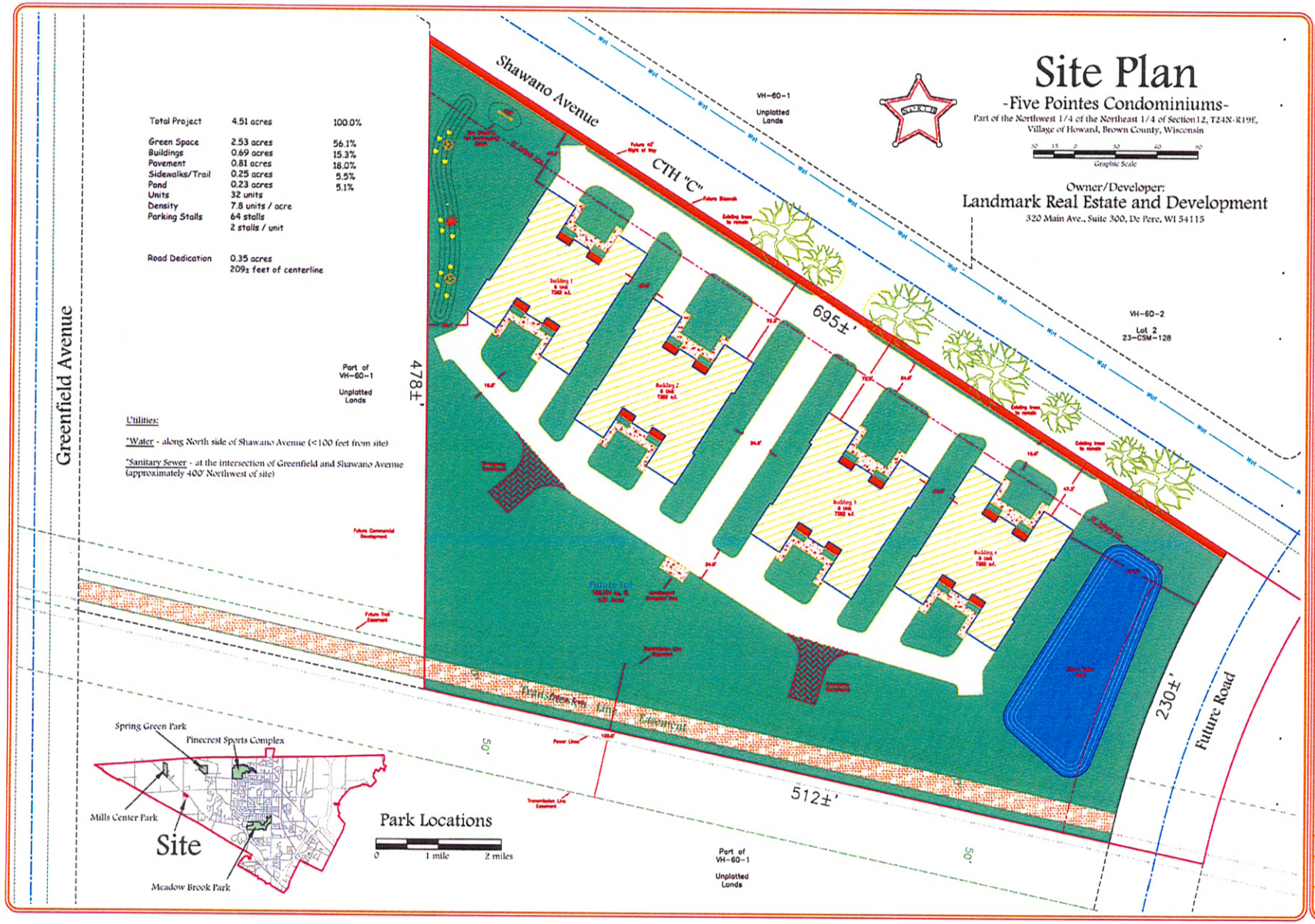
Owner/Developer:
Landmark Real Estate and Development
320 Main Ave., Suite 300, De Pere, WI 54115

Total Project	4.51 acres	100.0%
Green Space	2.53 acres	56.1%
Buildings	0.69 acres	15.3%
Pavement	0.81 acres	18.0%
Sidewalks/Trail	0.25 acres	5.5%
Pond	0.23 acres	5.1%
Units	32 units	
Density	7.8 units / acre	
Parking Stalls	64 stalls	
	2 stalls / unit	
Road Dedication	0.35 acres	
	209± feet of centerline	

Utilities:

*Water - along North side of Shawano Avenue (<100 feet from site)

*Sanitary Sewer - at the intersection of Greenfield and Shawano Avenue (approximately 400' Northwest of site)



Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
400 Security Boulevard * Green Bay, Wisconsin 54313
Phone: 920-434-9670 Fax: 920-434-9672

Site Plan
Landmark Real Estate and Development

SCALE: 1" = 40'

File: L-15708Layout 050712.dwg

PROJECT NO. L-15708
SHEET NO. 1 of 4
DRAWING NO. S-2094

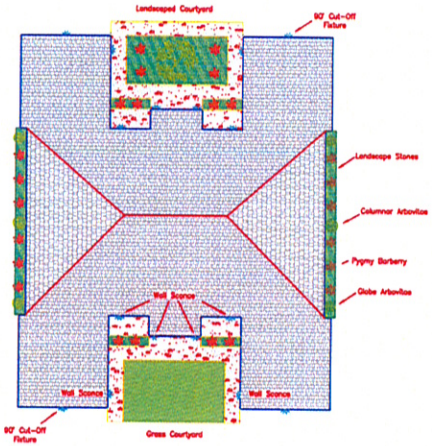
Landscape Plan

-Five Pointes Condominiums-

Part of the Northwest 1/4 of the Northeast 1/4 of Section12, T24N-R19E,
Village of Howard, Brown County, Wisconsin

Graphic Scale

Courtyard/Lighting Detail



Grass Courtyard

Landscaped Courtyard

Garage Light

Entrance Light

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
400 Security Boulevard * Green Bay, Wisconsin 54313
Phone: 920-434-6670 Fax: 920-434-9672

Landscape Plan

Landmark Real Estate and Development

SCALE: 1" = 40'

File: L-15708Landscape 050712.dwg

PROJECT NO. L-15708

SHEET NO. 2 of 4

DRAWING NO. S-2094

~Five Pointes Condominiums~

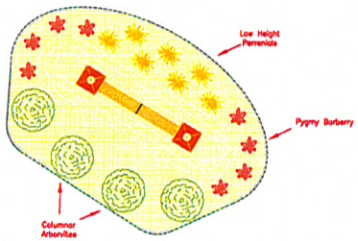
Part of the Northwest 1/4 of the Northeast 1/4 of Section12, T24N-R19E,
Village of Howard, Brown County, Wisconsin

Street View

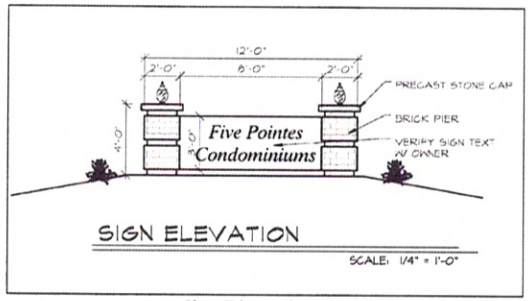
(Garage doors w/windows to be constructed on walls adjacent to the courtyards)

Side View

Sign Details



Sign Landscaping



Sign Dimensions

Sign from previous project

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
400 Security Boulevard * Green Bay, Wisconsin 54313
Phone: 920-434-9670 Fax: 920-434-9672

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(Reference 17 U.S.C. § 101 et seq.)

Sign Detail

Landmark Real Estate and Development

SCALE: 1" = 40'

DRAWN BY: RJS

FILE NAME NO: 15708.1

File: L-15708S signed 050712.dwg

PROJECT NO. L-15708

SHEET NO. 3 of 4

DRAWING NO. S-2094

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
400 Security Boulevard * Green Bay, Wisconsin 54313
Phone: 920-434-9670 Fax: 920-434-9672

Sign Detail

Landmark Real Estate and Development

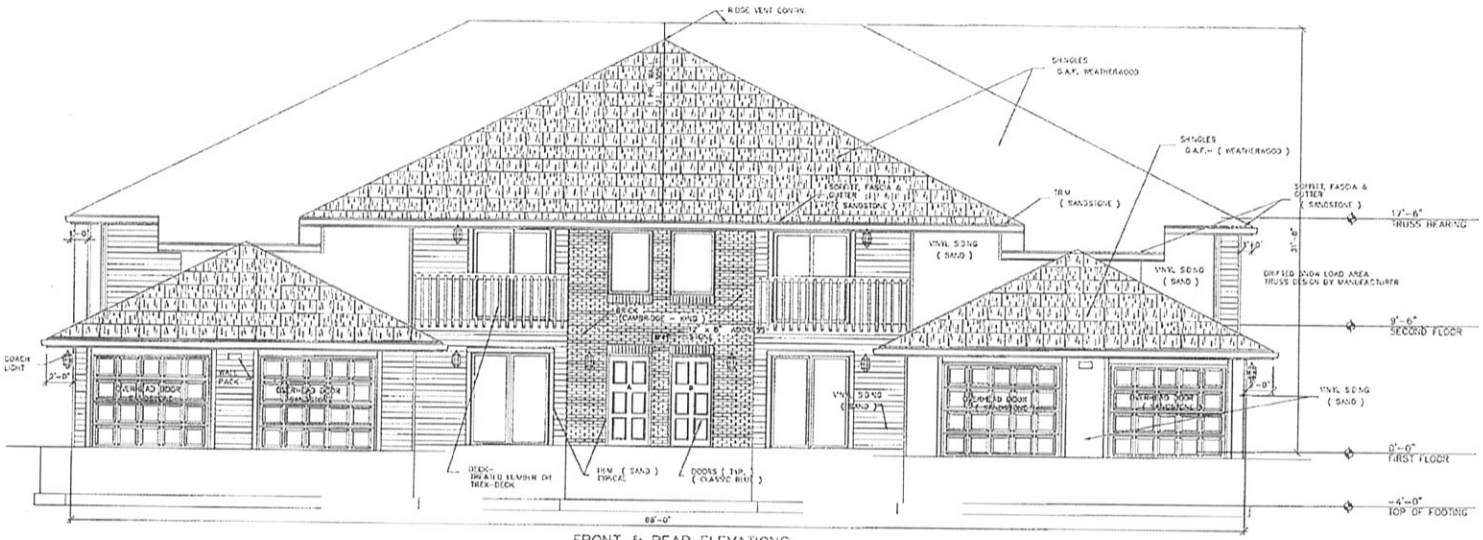
SCALE: 1" = 40'

File: L-15708Layout 050712.dwg

PROJECT NO. L-15708

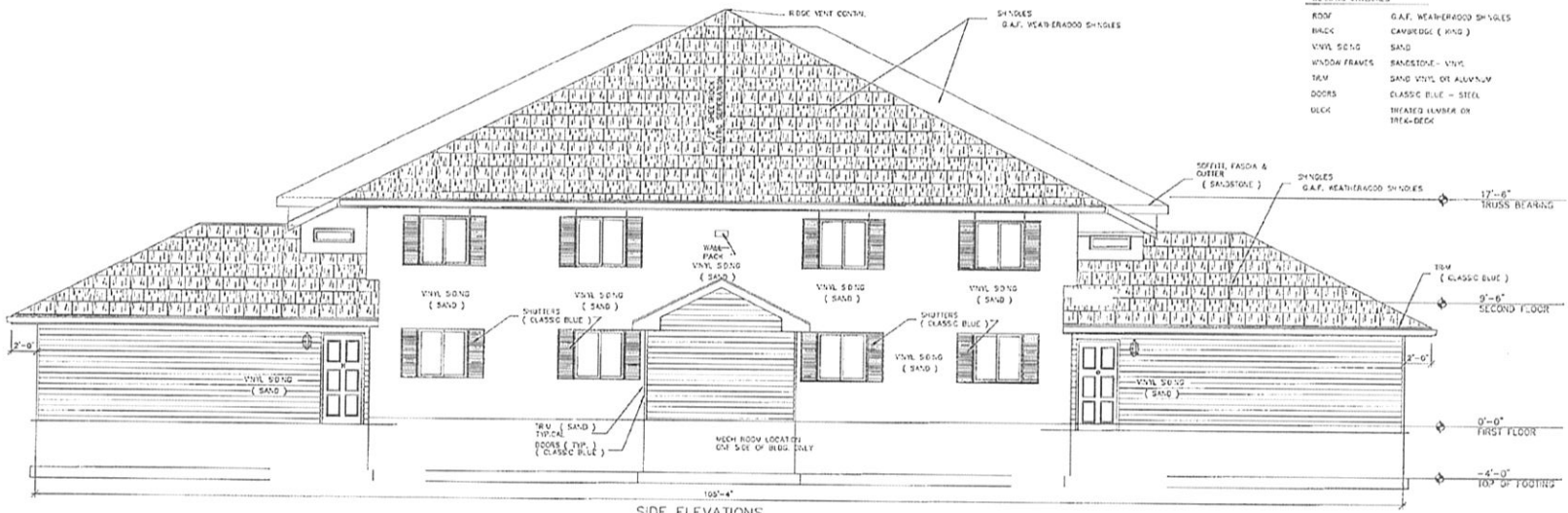
SHEET NO. 4 of 4

DRAWING NO. S-2094



FRONT & REAR ELEVATIONS

SCALE: 1/4" = 1'-0"



SIDE ELEVATIONS

SCALE: 1/4" = 1'-0"

BUILDING MATERIALS

ROOF	G.A.F. WEATHERWOOD SHINGLES
BRICK	CAMBRIDGE (KING)
VINYL SIDING	SAND
WINDOW FRAMES	SANDSTONE - VINYL
TRIM	SAND VINYL OR ALUMINUM
DOORS	CLASSIC BLUE - STEEL
DECK	TREATED LUMBER OR TREX-DECK

NOTE: ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME

NORTHBROOK CROSSING
LANDMARK CUSTOM HOMES, LLC
APPLETON, WI

BAY ARCHITECTS, L. L. C.
3019 HOLMGREN WAY
GREEN BAY, WI 54304
PHONE: 920-337-9400
FAX: 920-337-9416

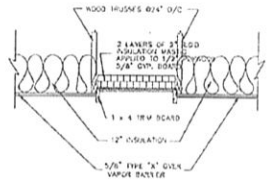
03-10-05

DATE	03-12-03
FILE	03
JOB NO.	-

7

NOTE:
ALL HEATING EQUIPMENT SHALL BE SEALED COMBUSTION DIRECT VENT. WATER HEATER SHALL BE ELECTRIC. TOILET ROOM FLUSHES (ALL) SHALL BE IMPERVIOUS TO WATER.

HEADER NOTE:
ALL HEADERS TO BE 2 – 2X10 UNLESS OTHERWISE NOTED
HEADERS SHOWN ON THIS PLAN SUPPORT ROOF TRUSSES



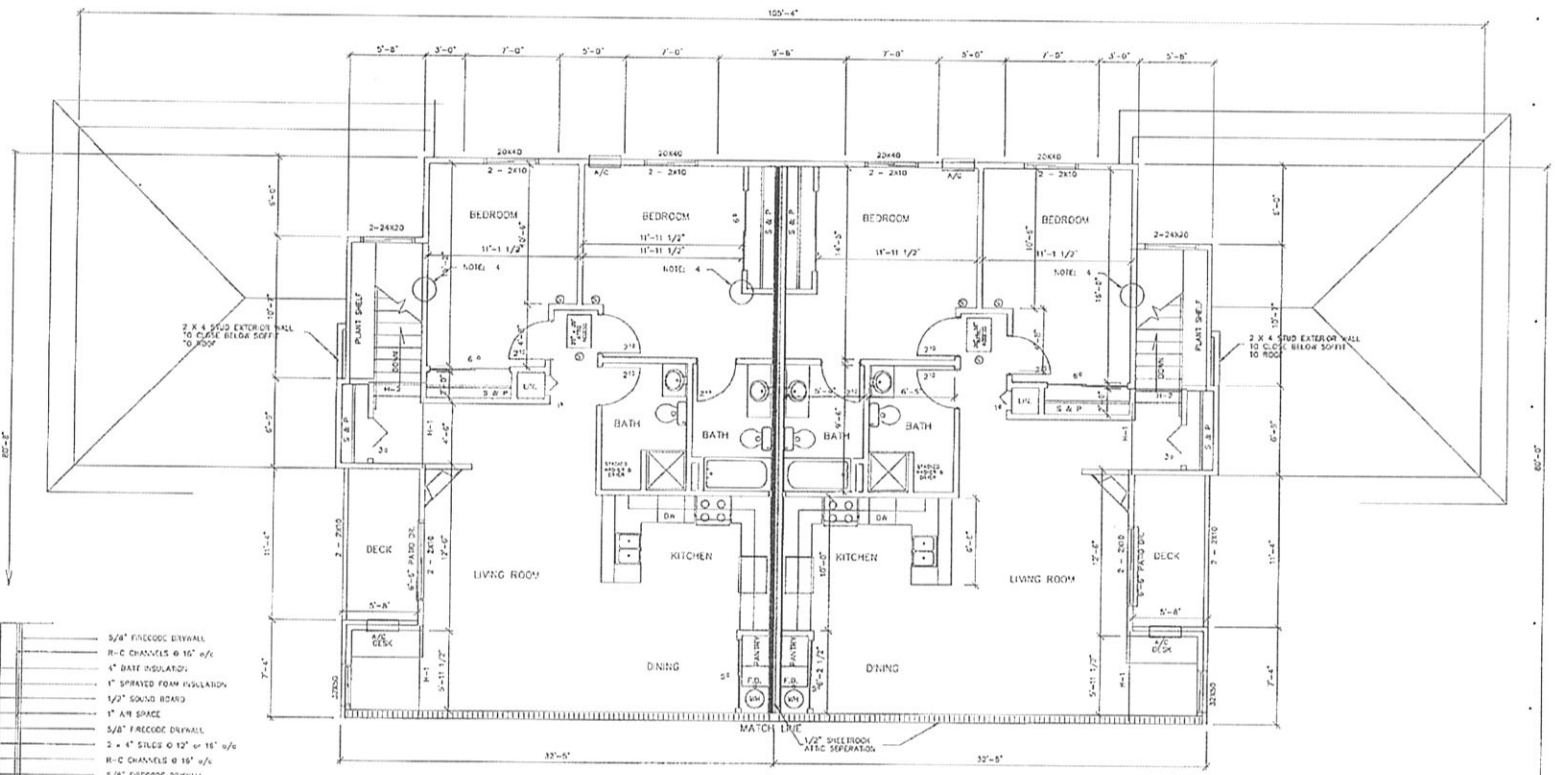
ATTIC ACCESS PANEL
N.T.S.

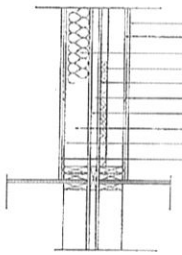
SYMBOLS

- EXIT LIGHT
- SMOKE DETECTOR
- MANUAL FIRE ALARM
- F-1 20 MIN. FIRE DOOR & FR. w/ CLOSER
- F-2 1 HR. FIRE DOOR & FR. w/ CLOSER

MATERIALS

- FACE BRICK
- 2X4 STUDS 16"o/c w/ 1/2" DRYWALL
- 1 HR RATED WALL – 5/8" FIRECODE SHEETROCK EA. SIDE w/ 2X4 STUDS U.L. DES U305– UNLESS NOTED
- 2x4 STUDS @ 16" o/c BEARING WALLS





UL DES U305 /
UL DES U327 BASED ON 16" STUD SPACING

PARTY WALL DETAIL

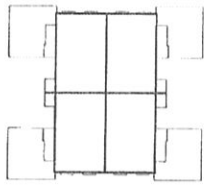
PLAN NOTES :

1. 1" GWB FASTENED TO ALL FRAMING w/ 5d NAILS @ 4" o/c. PROVIDE 2 x 4 BLOCKING BETWEEN STUDS AT ALL HORIZ. JOINTS IN GWB.
2. PROVIDE 2 x 4 STUD BELOW EACH TRUSS
3. STUDS SHALL BE USR 1650H – I.B.C.
4. PROVIDE (4) 2 x 4 STUDS BELOW ROOF GIRDER TRUSS
5. PROVIDE (2) 2 x 4 STUDS BELOW ROOF GIRDER TRUSS
6. DESIGN FLOOR TRUSSES TO SUPPORT BEARING WALL ABOVE SECOND FLOOR.

SECOND FLOOR PLAN (PART "B")
ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTE: ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME	NORTHBROOK CROSSING LANDMARK CUSTOM HOMES, LLC APPLETON, WI	05-10-05 DATE 05-12-05 FILE 03 JOB NO. –
	BAY ARCHITECTS, L. L. C 3019 HOLMGREN WAY GREEN BAY, WI 54304 PHONE: 920-337-9400 FAX: 920-337-9410	6



WALL DIAPHRAGM KEY

REQUIRED 1ST FLOOR WALLS ONLY

DIAPHRAGM WALLS (ONLY)

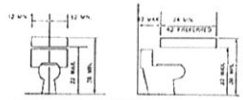
1ST FLOOR WALLS SHALL BE CONSTRUCTED AS FOLLOWS:

2x4 - #2 DOUGLAS-FIR-LARCH (S.P.F. U.S.N. GRADE) STUDS @ 16" o/c

WALLS TO BE SHEATHED AS FOLLOWS:

INTERIOR FACE
5/8" x 4' GYPSUM BOARD
WALLS SHALL BE BLOCKED AT 4' o/c
FASTENERS SHALL BE 6d CBLV , 1 3/4" LONG
W.N. 3/8" HEAD,
FASTENER SPACING SHALL BE NO MORE THAN 6" o/c EDGE & 7" o/c FIELD

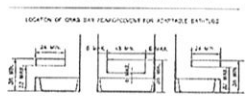
EXTERIOR FACE
3/4" INSUL. SHEATHING
W/O BRACING-
KANT SAG KST-29 W/O BRACING
AS SHOWN ON THE ELEVATIONS



REINFORCED AREAS FOR INSTALLATION OF GRAB BARS

LOCATION OF GRAB BAR REINFORCEMENT FOR WATER CLOSETS

LOCATION OF GRAB BAR REINFORCEMENT FOR BATHTUB ENTRY/EXIT



NOTE: BAR AREAS INDICATED ABOVE ARE REQUIRED FOR THE INSTALLATION OF GRAB BARS FOR TYPICAL FUTURE GRAB LOCATIONS

NOTE:
ALL HEATING EQUIPMENT SHALL BE SEALED COMBUSTION DIRECT VENT.
WATER HEATER SHALL BE ELECTRIC.
TOILET ROOM FIXTURES (ALL) SHALL BE IMPERVIOUS TO WATER.

HEADER NOTE:
ALL HEADERS TO BE 2 - 2x10 UNLESS OTHERWISE NOTED

FOR WALL BACK KNOTS
SEE CENTER POINTS
W/ WALL HEIGHT

HANDICAP ACCESSIBILITY NOTE:

ALL FIRST FLOOR UNITS TO BE ACCESSIBLE PER FEDERAL FAIR HOUSING ACT.

MIN. DOOR SIZE IN EACH INDIVIDUAL UNIT 2'-10" WIDE

MIN. DOOR SIZE IN COMMON AREAS 3'-0" WIDE

MAX. HEIGHT 48"-FOR ALL SWITCHES & /or CONTROLS
OUTLETS NO LOWER THAN 15" FROM FLOOR

PROVIDE BLOCKING AT ALL LOCATIONS REQUIRED FOR FUTURE GRAB BARS

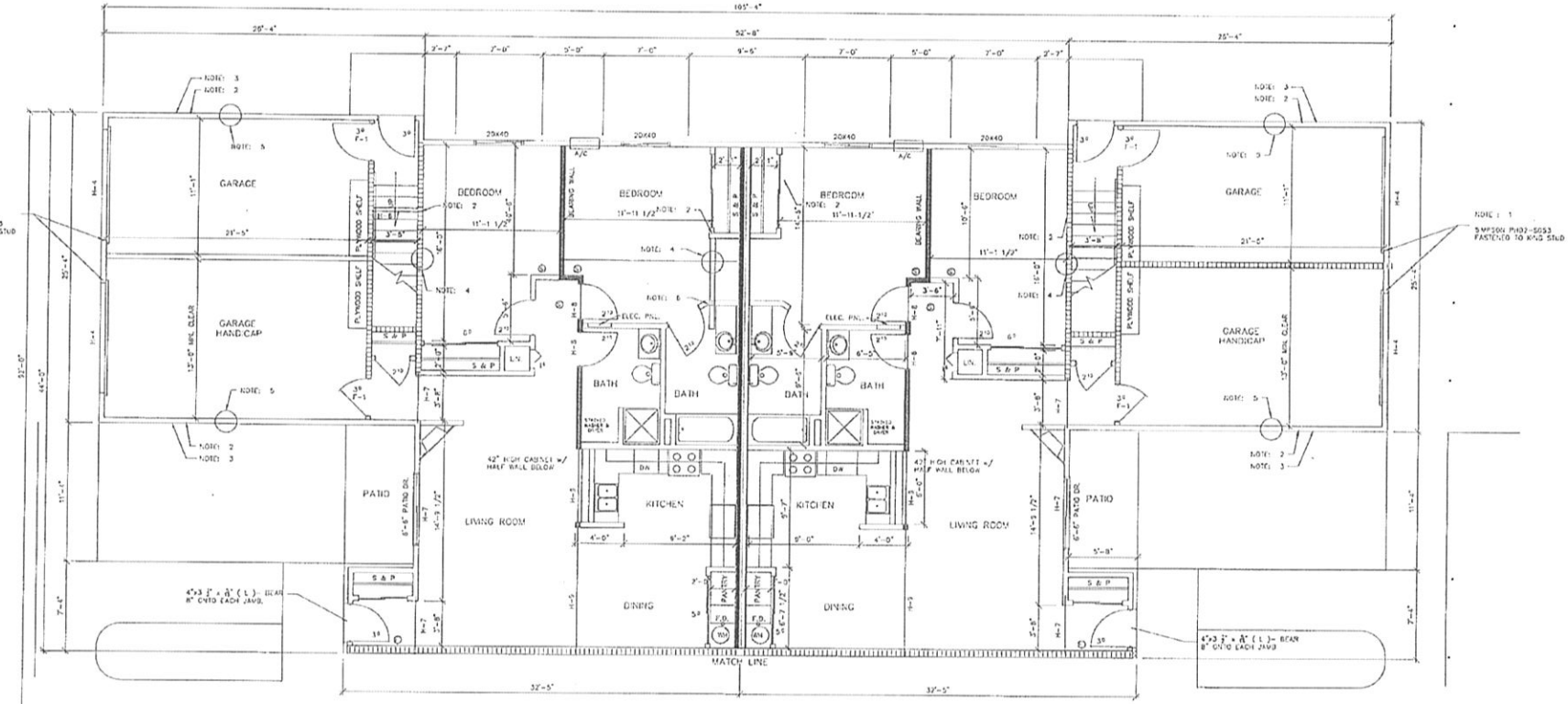
FIRE ALARM HORN SHALL BE IN COMBINATION W/ THE WALK-CON SYSTEM PER UHR 64.55(1)(a)

SYMBOLS

- EXIT LIGHT
- SMOKE DETECTOR
- MANUAL FIRE ALARM
- F-1 20 MIN. FIRE DOOR & FR. w/ CLOSER
- F-2 1 HR. FIRE DOOR & FR. w/ CLOSER

MATERIALS

- FACE BRICK
- 2x4 STUDS 16" o/c w/ 1/2" DRYWALL
- 1 HR RATED WALL- 5/8" FIRECODE SHEETROCK EA. SIDE w/ 2x4 STUDS U.L. DES U305- UNLESS NOTED
- 2x4 STUDS @ 16" o/c BEARING WALLS



PLAN NOTES :

1. 1/2" GWB FASTENED TO ALL FRAMING w/ 5d NAILS @ 4" o/c. PROVIDE 2 x 4 BLOCKING BETWEEN STUDS AT ALL HORIZ. JOINTS IN GWB.
2. PROVIDE 2 x 4 STUD BELOW EACH TRUSS.
3. STUDS SHALL BE M/R 1650F - 1.6E.
4. PROVIDE (4) 2 x 4 STUDS BELOW ROOF GIRDER TRUSS.
5. PROVIDE (2) 2 x 4 STUDS BELOW ROOF GIRDER TRUSS.
6. DESIGN FLOOR TRUSSES TO SUPPORT BEARING WALL ABOVE SECOND FLOOR.

FIRST FLOOR PLAN (PART "B")
SECOND FLOOR FRAMING

SCALE: 1/4" = 1'-0"

NOTE: ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME	NORTHBROOK CROSSING LANDMARK CUSTOM HOMES, LLC APPLETON, WI	DATE 05-12-05 FILE 03 JOB NO. --
	BAY ARCHITECTS, L. L. C. 3019 HOLMGREN WAY GREEN BAY, WI 54304 PHONE: 920-337-9400 FAX: 920-337-9416	4

Original Submittal

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: Keith Garot
Address: 320 Main Ave DePere WI 54115
Phone: (920) - 337 - 9566 Email: KeithGarot@xlew.rr.com

Business Name: Landmark Real Estate & Development
PDD Site Address: 4001 Shawano Avenue
Landowner of Record: Garot Land Development LLC
Address: 320 Main Ave DePere WI 54115
Phone: (920)-337-9566 Email: KeithGarot@xlew.rr.com

Consultant(s)

Architect

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

Contractor/Engineer/Surveyor

Name: Brad Rymer - Mau & Associates
Address: 400 Security Blvd Green Bay WI 54313
Phone: (920) - 434 - 9670 Email: brymer@mau-associates.com

Parcel/Building Information

Lot Size: 13 Acres ~~/Sq. Ft~~ Current Zoning: R-5 Parcel #: VH - 61
Lot Dimensions: 1000 x 1000± Does Current Zoning Permit Intended Use: NO
Bldg. Sq. Footage: Street Frontage: 2000'±

Describe Specifically the Nature of the Request:

Rezone to PDD - see attached packet

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.

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

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 _____ 10-6-11

Applicant Signature Date

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

MAU & ASSOCIATES-LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
400 SECURITY BOULEVARD ◊ GREEN BAY, WI 54313 ◊ PHONE (920) 434 - 9670 ◊ FAX (920) 434 - 9672

Date: 10/27/11

Village of Howard Planning Department
2456 Glendale Avenue
Green Bay, WI 54313

Re: Application for Change of Zoning and Land Division by Certified Survey Map for Parcel VH-61.

Dear Planning and Board Members:

We are proposing to develop the Garot Land Development, LLC property located at 4001 Shawano Avenue. The property is situated in the Southeast corner of the intersection of Shawano Avenue and Greenfield Avenue. The property is approximately 13.0 acres and is currently zoned R-5 (Rural Estate). We are requesting a rezone of the property to Planned District Development to accommodate a mix of Business/ Commercial, Medium Density Residential and Single Family Residential usage.

- The Business/Commercial site will be located at the intersection of Shawano Avenue and Greenfield Drive and will be approximately 3.18 acres.
- The Medium Density Residential will comprise the majority of the site at approximately 8.97 acres. This portion will be made up of (12) 4 unit buildings with sufficient parking and green space to create a park-like setting. The calculations are further broken down on the attached site plan.
- The Single Family Residential portion will be approximately 0.85 acres (two future lots).

Please accept this information as a submittal for the next planning meeting. Please call with any questions or comments.

Brad Rymer

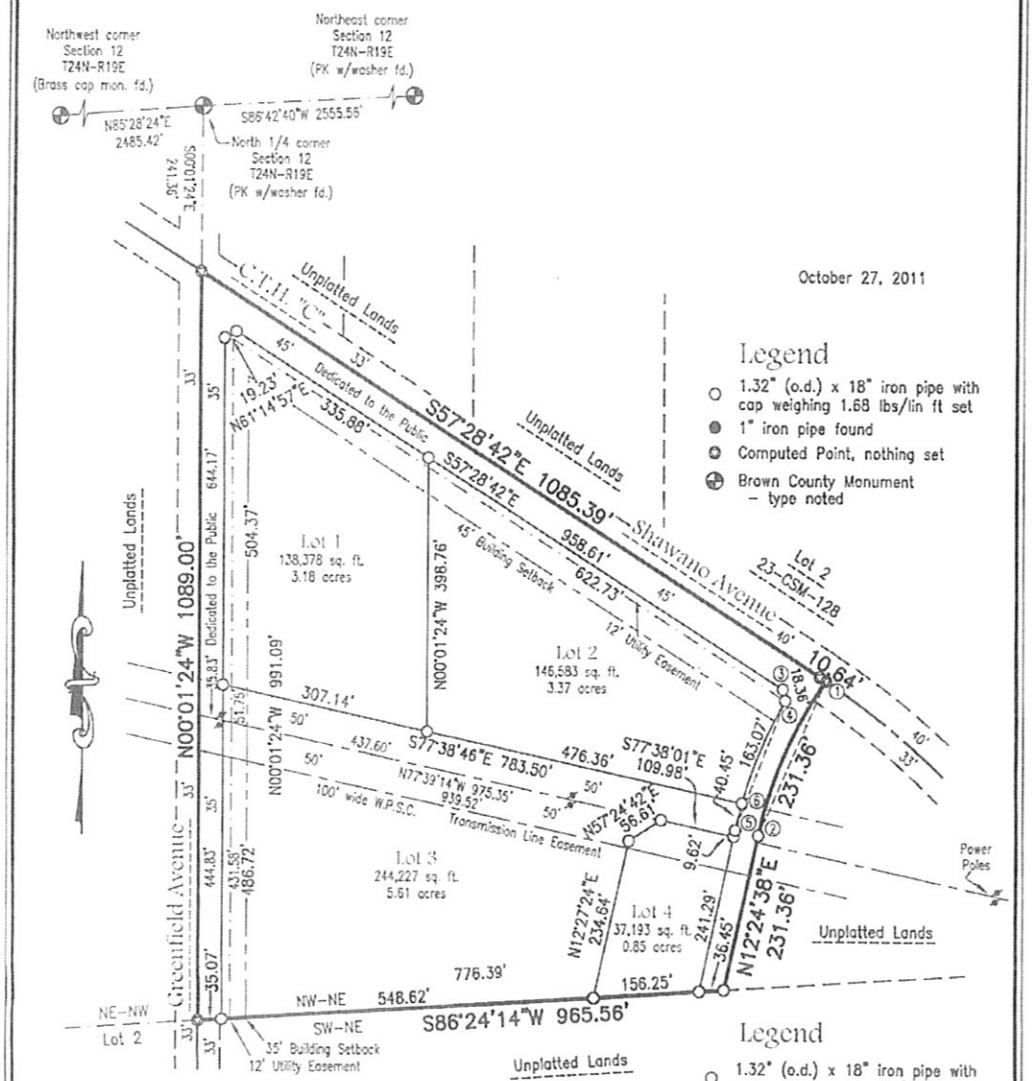
Mau & Associates

~Proposed~
Certified Survey Map

Part of the Northwest 1/4 of the Northeast 1/4 of Section 12, T24N-R19E,
in the Village of Howard, Brown County, Wisconsin

200 100 0 200 400 600

Graphic Scale



October 27, 2011

Bearings referenced to the North line of the Northeast 1/4 of Section 12, T24N-R19E, assumed to be S86°42'40"W.

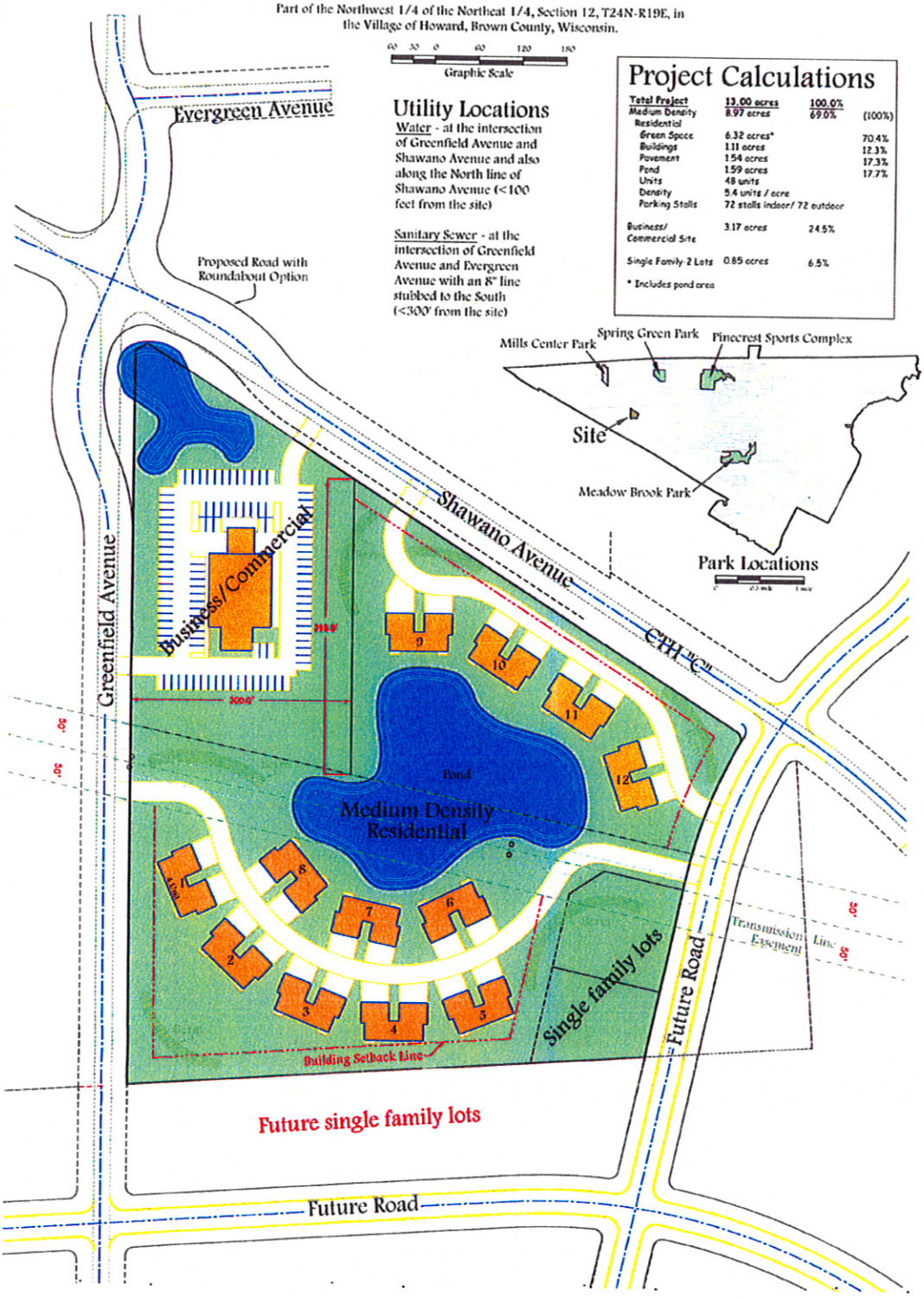
Legend
1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
1" iron pipe found
Brown County Monument - type noted

Client: Landmark Realty Drafted By: RJO File: L-15708 CSM 110808.dwg	Scale: 1"=200' Tax Parcel Number VH-61	Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING Phone 920-434-9670 Fax 920-434-0672	Sheet One of One Project No.: L-15708 Drawing No.: L-7406

Site Plan

~ Shawano Avenue ~

Part of the Northwest 1/4 of the Northeat 1/4, Section 12, T24N-R19E, in the Village of Howard, Brown County, Wisconsin.



Utility Locations

Water - at the intersection of Greenfield Avenue and Shawano Avenue and also along the North line of Shawano Avenue (<100 feet from the site)

Sanitary Sewer - at the intersection of Greenfield Avenue and Evergreen Avenue with an 8" line stubbed to the South (<300' from the site)

Project Calculations

Total Project	13.00 acres	100.0%	
Medium Density Residential	8.97 acres	69.0%	(100%)
Green Space	6.32 acres*		70.4%
Buildings	1.11 acres		12.3%
Pavement	1.54 acres		17.3%
Pond	1.59 acres		17.7%
Units	48 units		
Density	5.4 units / acre		
Parking Stalls	72 stalls indoor/ 72 outdoor		
Business/ Commercial Site	3.17 acres	24.5%	
Single Family-2 Lots	0.85 acres	6.5%	

* Includes pond area

DRAWING NO. S-2041	SHEET NO. 1 of 4	PROJECT NO. L-15708	SCALE: 1" = 60'
			L-15708PDD101711.dwg

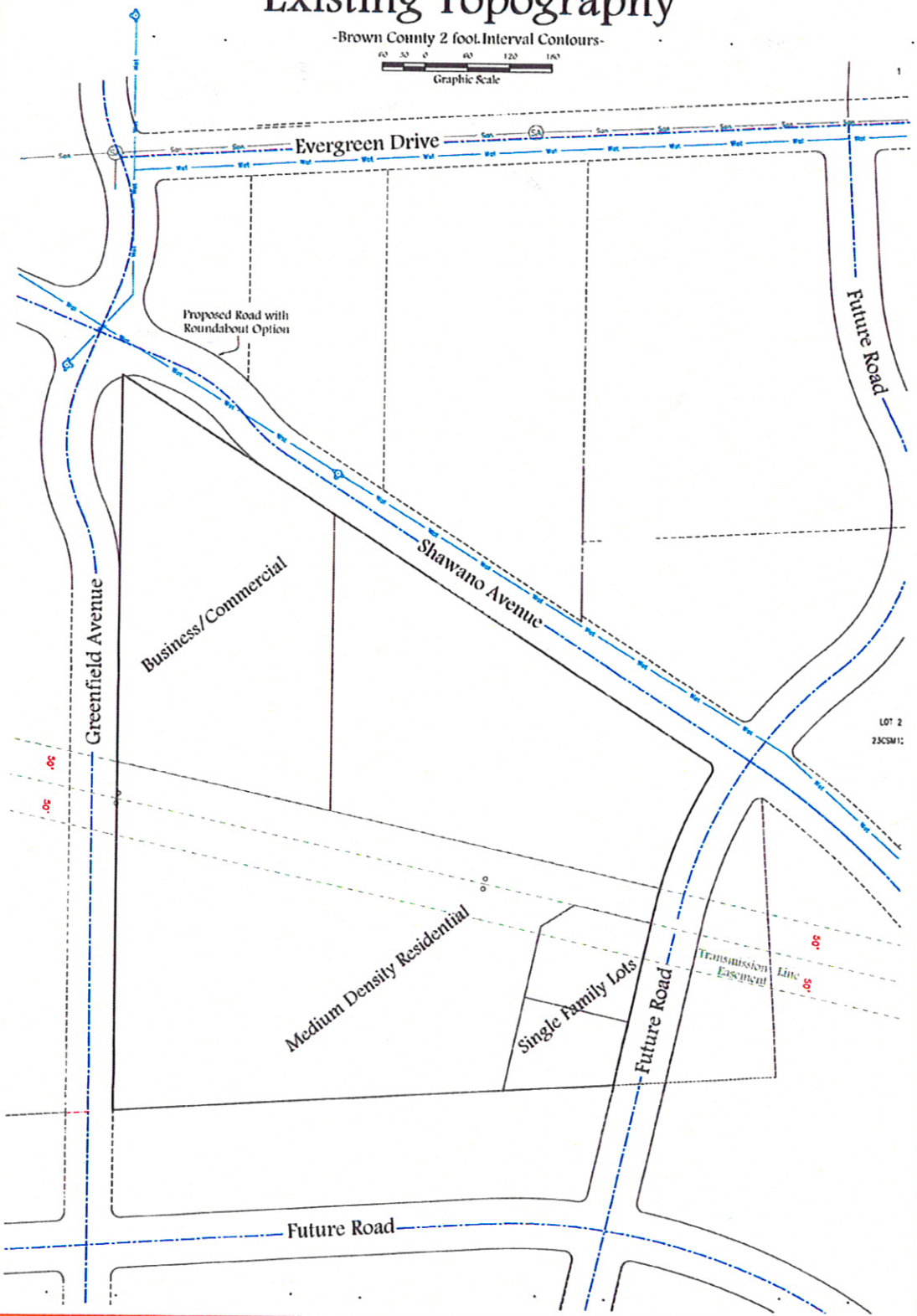
Site Plan

Landmark Realty

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
400 Security Boulevard * Green Bay, Wisconsin 54313
Phone: 920-434-9670 Fax: 920-434-9672

Existing Topography

-Brown County 2 foot Interval Contours-

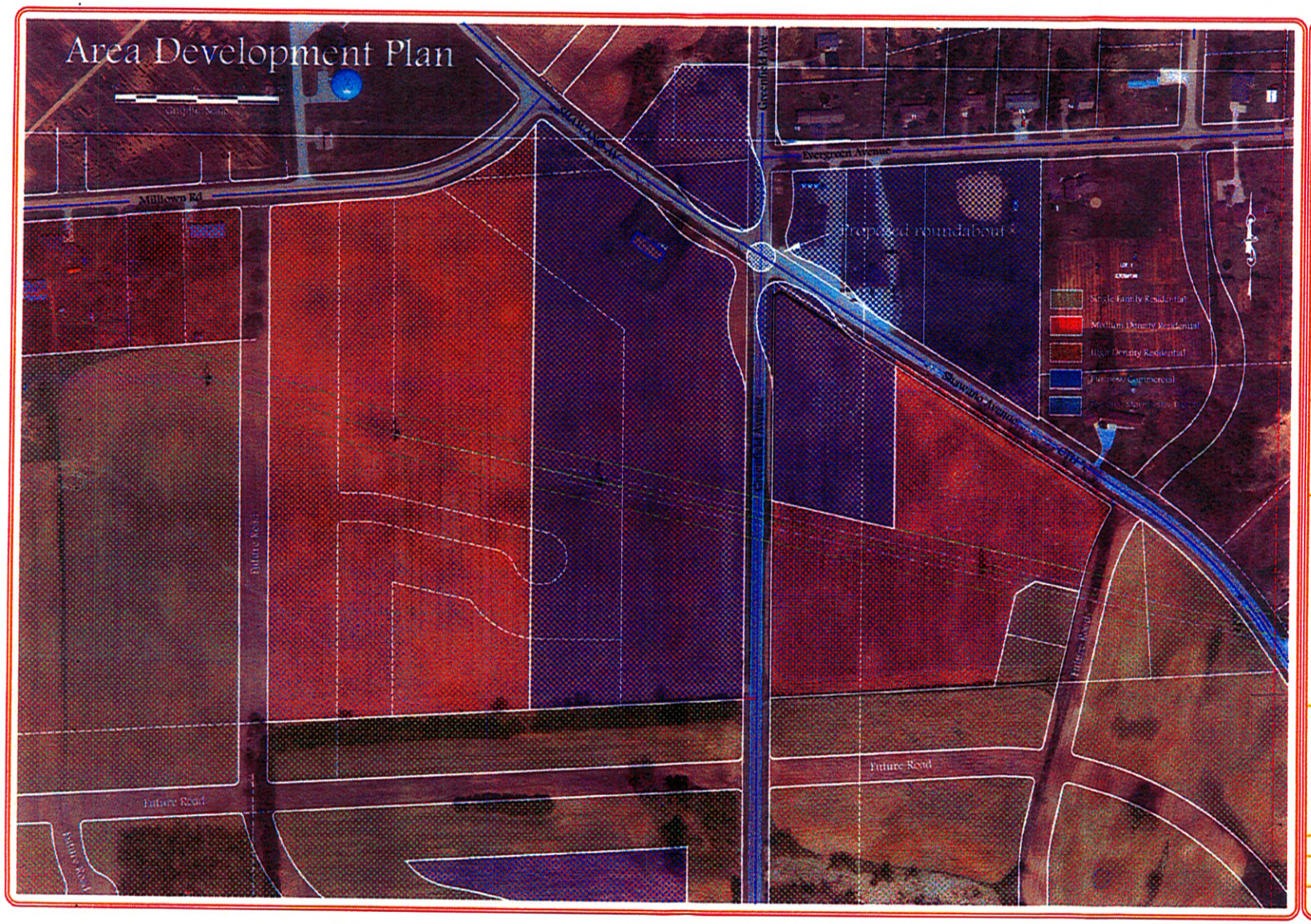


DRAWING NO. S-2041	SHEET NO. 2 of 4	PROJECT NO. L-15708	SCALE: 1" = 60'
			L-15708PDD101711.dwg

Existing Topography

Landmark Realty

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
400 Security Boulevard * Green Bay, Wisconsin 54313
Phone: 920-434-9670 Fax: 920-434-9672



Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
403 Lovedy Boulevard • Green Bay, Wisconsin 54313
Phone: 920-434-9670 Fax: 920-434-9672

Area Development Plan

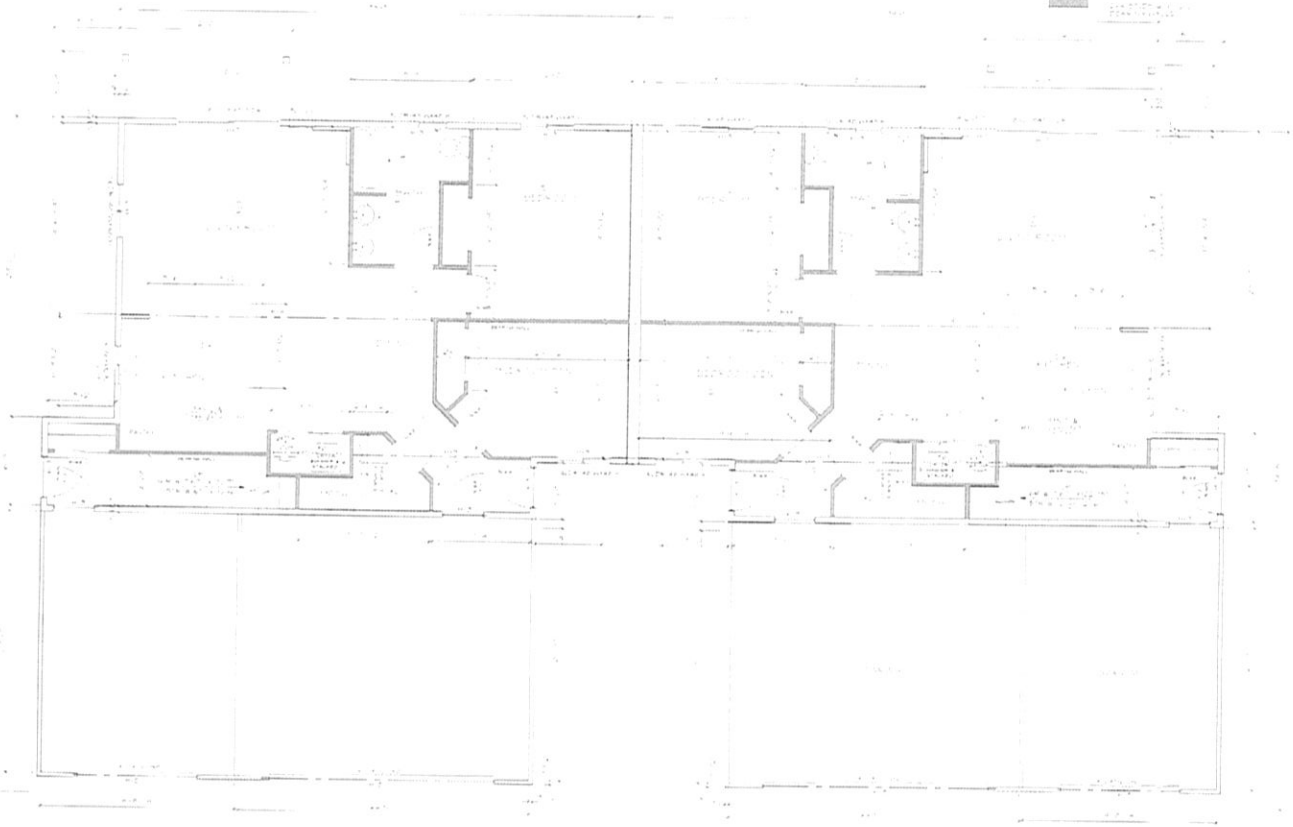
Landmark Realty

SCALE: 1" =

PROJECT NO. L-15708

SHEET NO. 3 of 4

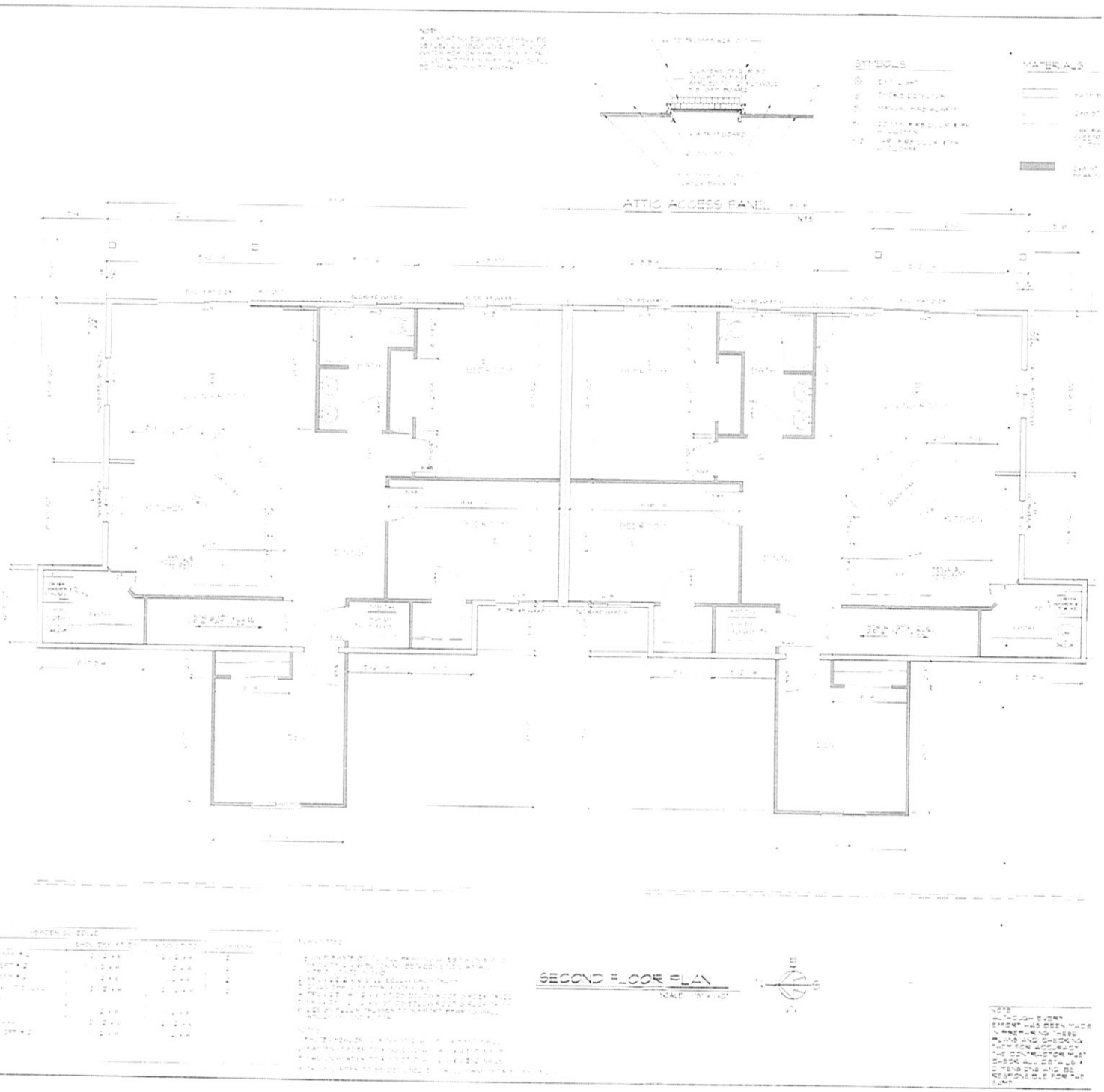
DRAWING NO. S-2041

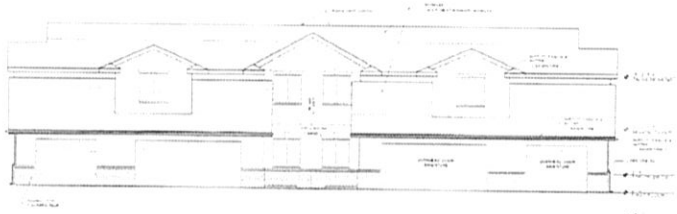


FIRST FLOOR PLAN

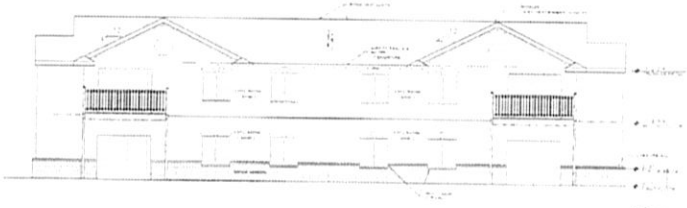
BAY ARCHITECTS, L.L.C.

3

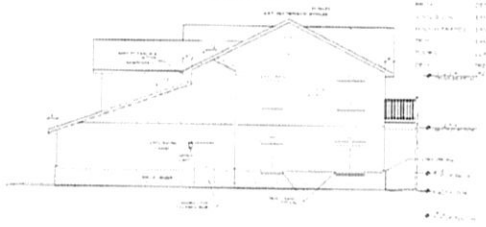

ATTIC ACCESS PANEL
SECOND FLOOR PLAN



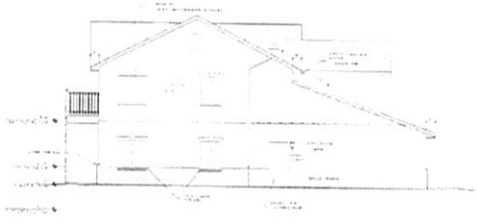
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

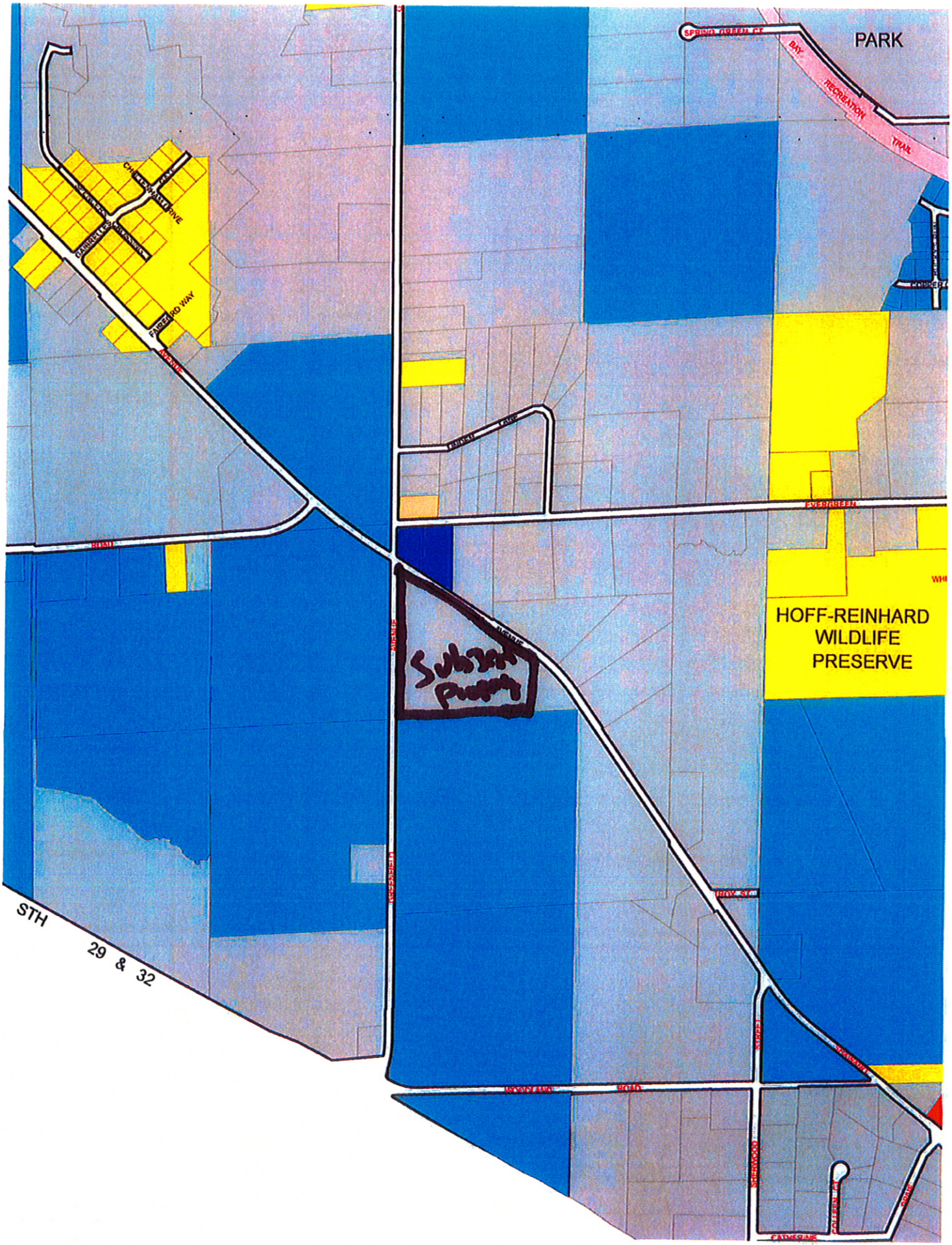


SIDE ELEVATION

PROPOSED BUILDING
LANDMARK REALTY

BAY ARCHITECTS LLC

5


PARK
BAY
RECREATION
TRAIL
FAIRFORD WAY
AVENUE
EVERGREEN
ROAD
HOFF-REINHARD
WILDLIFE
PRESERVE
STH
29 & 32
SHERWOOD
FATHERINE