



Meeting Date: December 17, 2012
Agenda Item: # 7

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, Director of Community Development

AGENDA ITEM: Review and take action on a site plan for a building addition for Green Bay Pallet, located at 2330 Pamperin Road

ACTION REQUESTED: Approve the site plan for Green Bay Pallet, 2330 Pamperin Road

POLICY ISSUE

Is the design of the proposed building consistent with the trend of development in the neighborhood and with the desires of the Village for development in this industrial area?

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

Green Bay Pallet was purchased by Gordon Renn around 2007. The current facility is shared with another industrial user, Interflex. Green Bay Pallet operates out of the rear of the existing building at 2330 Pamperin Road. They occupy less than 20,000 square feet of the existing facility and employ 15 to 20 people. They are proposing a building addition of 17,500 square feet.

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 I-4 Industrial Park Heavy Industry.

Setbacks

The proposed building addition would meet the building setbacks.

Parking

Industrial uses – One space for every 1,000 square feet of building floor area or for every two employees, whichever constitutes the greater number of spaces. Industries operating more than one shift shall provide additional spaces to accommodate personnel at times of shift change.

Floodplain, Shoreland Zoning and Stormwater Management

A stormwater management plan is required and needs to be approved by the Village of Howard Engineering Department.

Land Division

A combination CSM shall be completed or an access easement recorded with the Brown County Register of Deeds.

Lighting

If lighting is provided for the exterior service doors, it shall be 90-degree cut off. A wall pack is not allowed.

Fire Protection

This property is currently served by the municipal water system and is located approximately 2.4 miles from the nearest fire station.

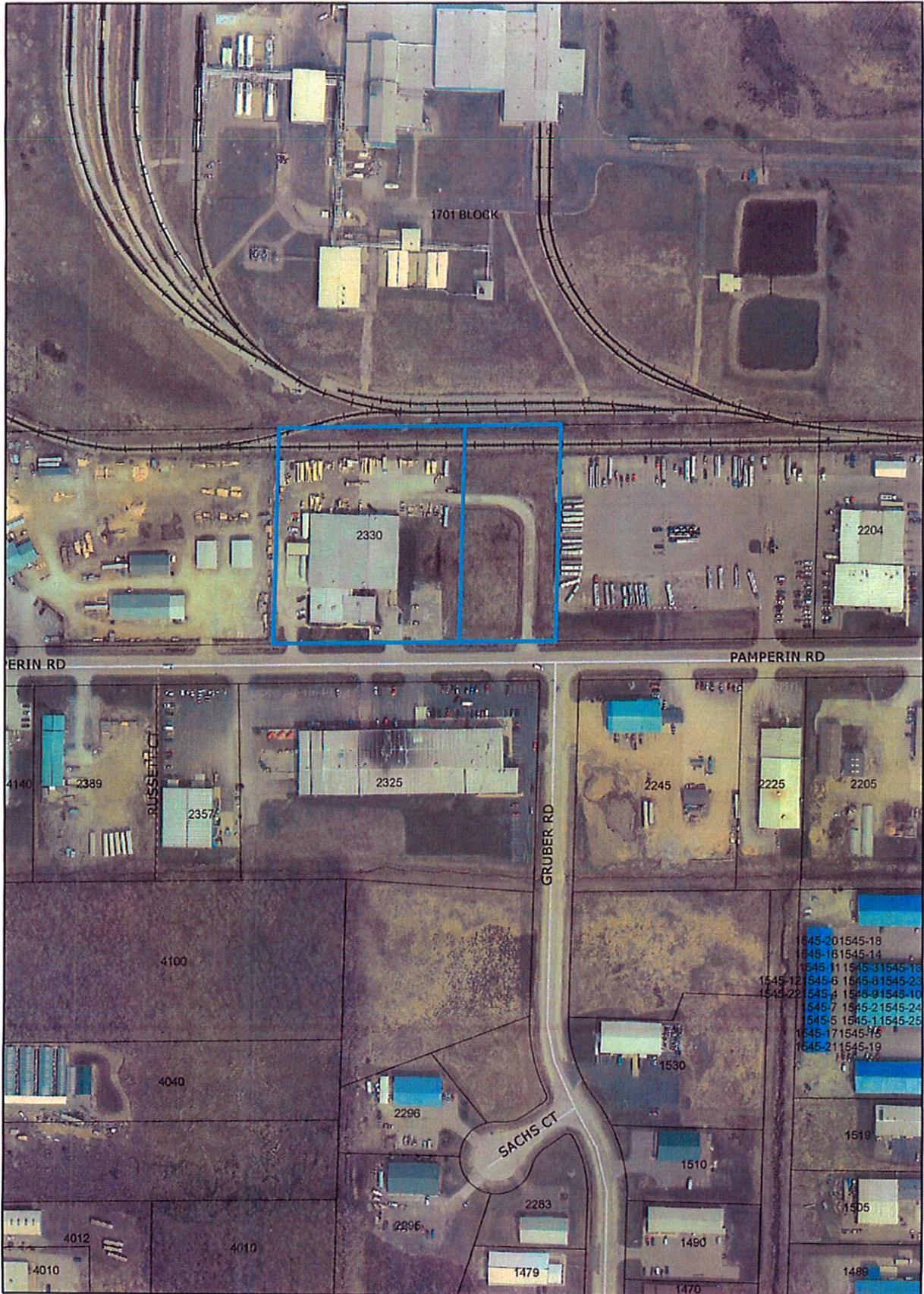
STAFF RECOMMENDED CONDITIONS

Since no substantial change of use is being proposed and the request involves a building addition that will match the existing exterior, staff recommends only the following conditions:

1. A stormwater management plan is required and needs to be approved by the Village of Howard Engineering Department.
2. All new existing exterior lighting shall be 90-degree cut off.
3. A parking plan indicating one space for every 1,000 square feet of building floor area or for every two employees, whichever constitutes the greater number of spaces shall be submitted to the Director of Code Administration. Industries operating more than one shift shall provide additional spaces to accommodate personnel at times of shift change.
4. The trash and recycling dumpsters shall be moved to the rear or side yard and shall be screened from public view.
5. The front gravel parking lot shall be paved within 24 months.

ATTACHMENTS

- I Property Location Map
- II Plan Application
- III Existing Photos



DEPARTMENT OF CODE ADMINISTRATION
 2456 Glendale Avenue, Green Bay, WI 54313
 (Office) 920-434-4640 (FAX) 920-434-4643
 mailto:ikorolev@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) 2330 PAMPERIN RD.	LOT # VH-747-B-763	SUBDIVISION	TAX PARCEL #
PROPERTY OWNER	PROPERTY OWNER'S FULL NAME PALLET PROPERTY LLC	DAYTIME PHONE # 920-434-2857	ALTERNATE PHONE #	
	PROPERTY OWNER'S MAILING ADDRESS (Include Zip Code) PO BOX 12795 GREEN BAY, WI 54307	PROPERTY OWNER'S E-MAIL ADDRESS		
APPLICANT/ AGENT	APPLICANT/AGENT FULL NAME AND BUSINESS NAME SCOTT CORRIGAN - CORRIGAN'S C.B.S.	APPLICANT/AGENT PHONE # 920336-2588	ALTERNATE PHONE # 920-371-2359	
	APPLICANT/AGENT MAILING ADDRESS (Include Zip Code) 4424 DICKINSON ROAD DE PERE, WI 54115	APPLICANT/AGENT E-MAIL ADDRESS scott.corrigan@corriganscbs.com		
USE	BRIEFLY DESCRIBE THE EXISTING AND PROPOSED USE OF THE PROPERTY PALLET SHOP			
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)

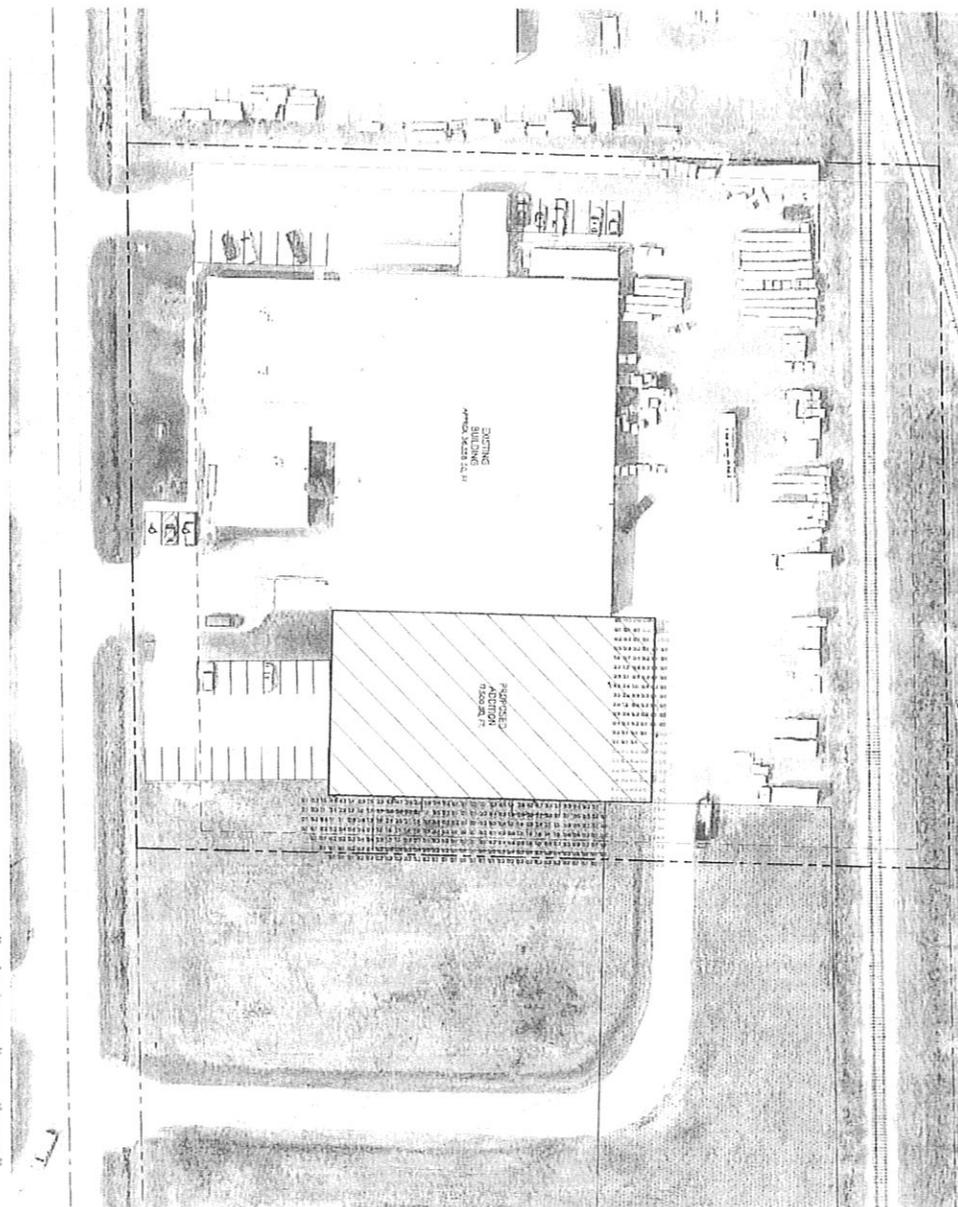
- Landscaping** (required for all projects where landscaping will be installed or altered or where required by the Plan Commission)
- Number, size, species and location of all existing and proposed trees
 - Number, size, species and location of all existing and proposed shrubs and ground plantings
 - 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	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 12-5-2012
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BY INITIALING 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 BOUND 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.



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number of Lamps	Watts Per Lamp	Light Use Factor	Wattage
	A	1	COOPER LIGHTING LUMARK	XTORIA	LUMARK CROSSOUR LED WALL PACK - 10W - 3000K WITH SPECULAR REFLECTOR, CLEAR LENS AND ALUMINUM HEAT-SINK	1	779, 300W	1	12.7
	C	3	COOPER LIGHTING LUMARK	XTORIA	LUMARK CROSSOUR LED WALL PACK - 10W - 3000K WITH SPECULAR REFLECTOR, CLEAR LENS AND ALUMINUM HEAT-SINK	1	544, 200W	1	20.7

Site Lighting Plan • Scale: 1/8" = 1'-0"



SITE LIGHTING PLAN
C02

DATE: 02/20/2014
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 TITLE: SITE LIGHTING PLAN

NO.	REVISIONS
1	ISSUED FOR PERMIT
2	REVISED PER COMMENTS
3	REVISED PER COMMENTS
4	REVISED PER COMMENTS
5	REVISED PER COMMENTS
6	REVISED PER COMMENTS
7	REVISED PER COMMENTS
8	REVISED PER COMMENTS
9	REVISED PER COMMENTS
10	REVISED PER COMMENTS

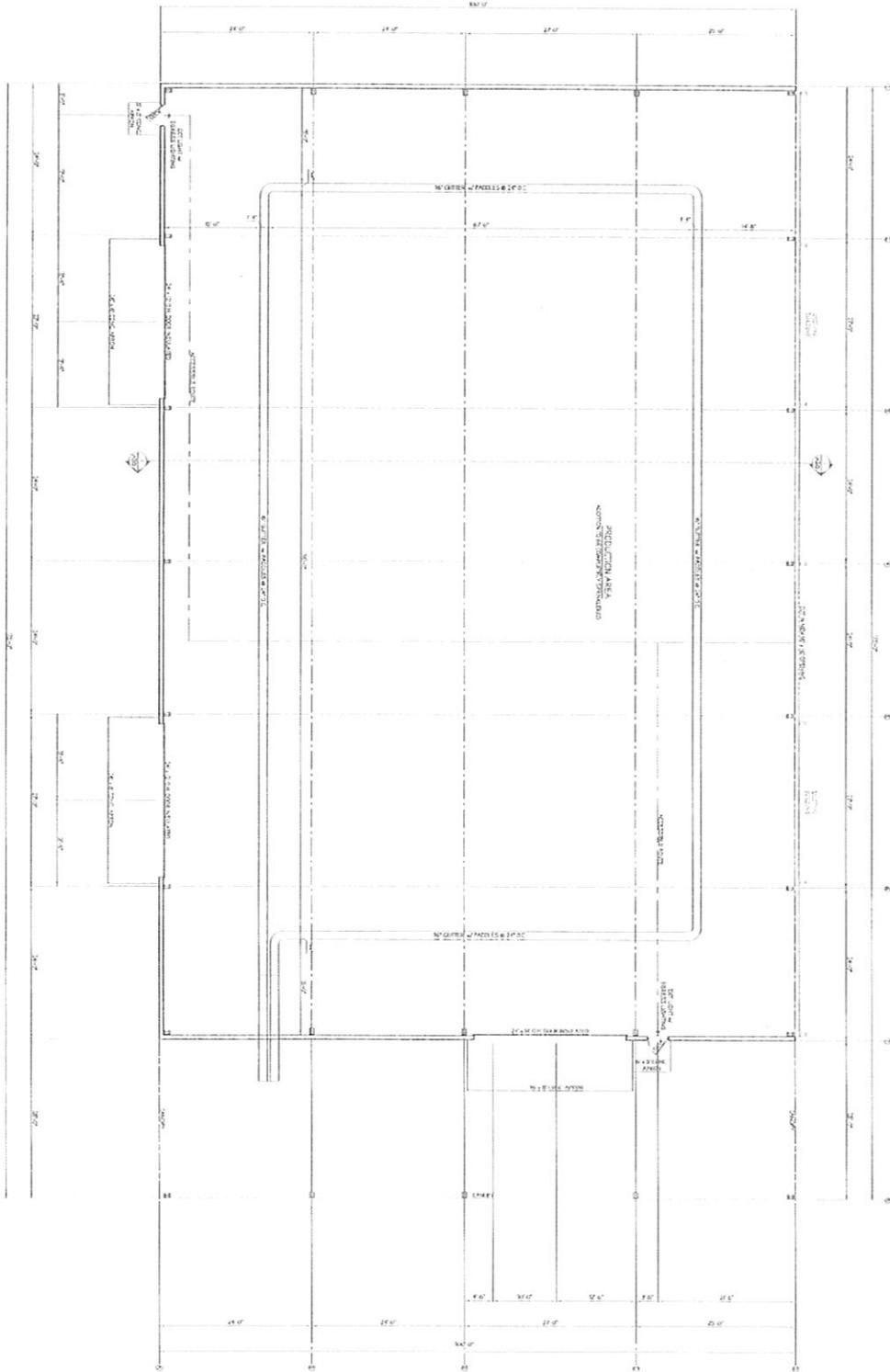
PROJECT INFO
 PROPOSED ADDITION
JOB NO. 12-5892
GREEN BAY PALLET INC.
 2330 PAMPERHILL ROAD
 GREEN BAY, WI 54313
 (VILLE OF HOWARD)

ARCHITECT: JENKINS
 PROJECT NO.: 12-5892



Corrigan's
 Custom Built Structures
 4484 Dickinson Road
 De Pere, WI 54115
 Telephone: (920)886-2208 Fax: (920)839-4082
 Website: www.corrigans.com

A true copy of plan has been forwarded for registration with the register of copyright at the Library of Congress, Washington, DC



Floor Plan • Scale: 1/8" = 1'-0"



A10

FLOOR PLAN

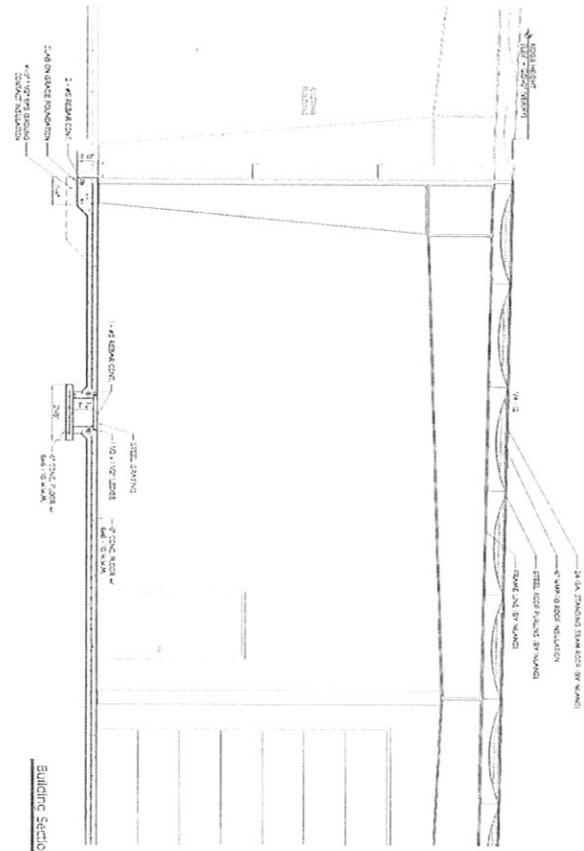
DATE	DESCRIPTION
01/15/12	ISSUED FOR PERMITS

PROJECT INFO
 PROPOSED ADDITION
JOB NO. 12-5892
GREEN BAY PALLET INC.
 2100 PAMPELTON ROAD
 GREEN BAY, WISCONSIN
 (VILLAGE OF HOWARD)

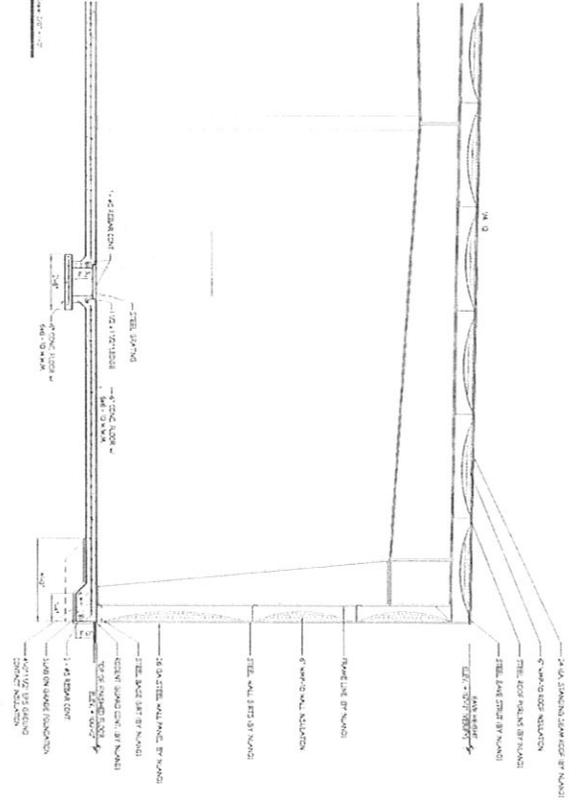
ARCHITECT: FERRELL
 PROFESSIONAL REG. NO. 1000000000



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 4424 Dickinson Road
 De Pere, WI 54115
 Telephone: (920)386-2500 Fax: (920)386-4102
 Website: www.corriganstructures.com
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Building Section # 12-5892



Building Section # 12-5893

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11-21-11
2	ISSUED FOR PERMITS	11-21-11
3	ISSUED FOR PERMITS	11-21-11
4	ISSUED FOR PERMITS	11-21-11
5	ISSUED FOR PERMITS	11-21-11
6	ISSUED FOR PERMITS	11-21-11
7	ISSUED FOR PERMITS	11-21-11
8	ISSUED FOR PERMITS	11-21-11
9	ISSUED FOR PERMITS	11-21-11
10	ISSUED FOR PERMITS	11-21-11

PROJECT INFO
 PROPOSED ADDITION
JOB NO. 12-5892
GREEN BAY
PALLET INC.
 2380 PAMPERO ROAD
 GREEN BAY, WI 54314
 (WISCONSIN)

ARCHITECT / ENGINEER
 CORRIGAN'S
 4424 DICKINSON ROAD
 DE PERE, WI 54115
 TEL: 920.328.2288 FAX: 920.328.4052
 WWW.CORRIGANS.COM



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A30

BUILDING SECTION

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