



Meeting Date: 7/16/12
Agenda Item: 8-9

PLAN COMMISSION STAFF REPORT

REPORT TO: President Burt McIntyre and Village Plan Commission

REPORT FROM: James Korotev, Director of Code Administration

AGENDA ITEM: **6:10 PUBLIC HEARING** Concerning 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. **This is a recommendation to the Village Board for the July 23 meeting.**

OWNER/APPLICANT: David O'Brien/Bayland Buildings

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.

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. 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.

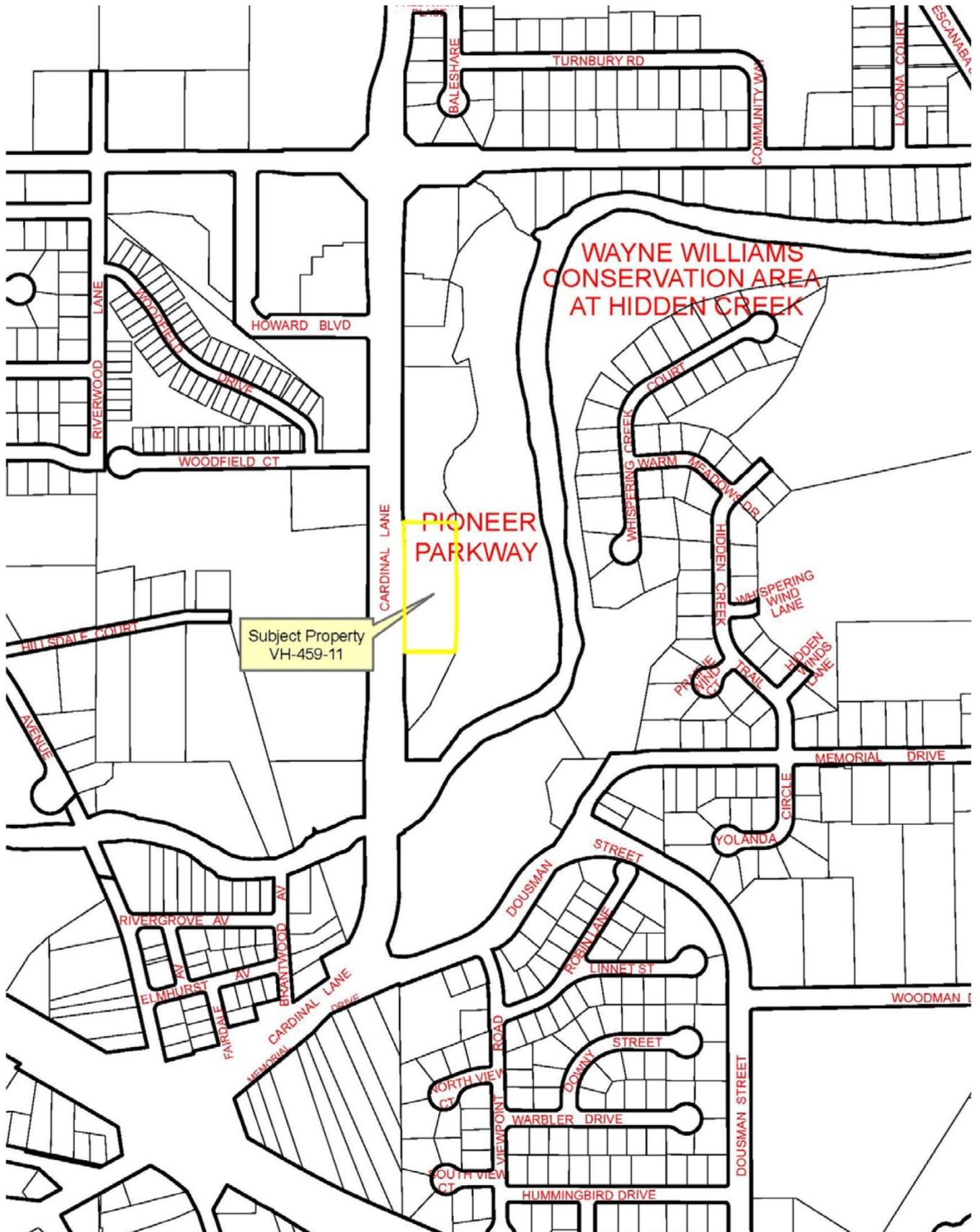
RECOMMENDATION

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.

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 O'Brien

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 20'-0" X 20'-0")

ATTACHMENT III

REQUIRED

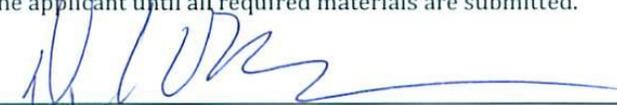
(Check the Box to Signify Your Submittal of Listed Items)

- 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  _____ Date 5/31/12

Applicant Signature

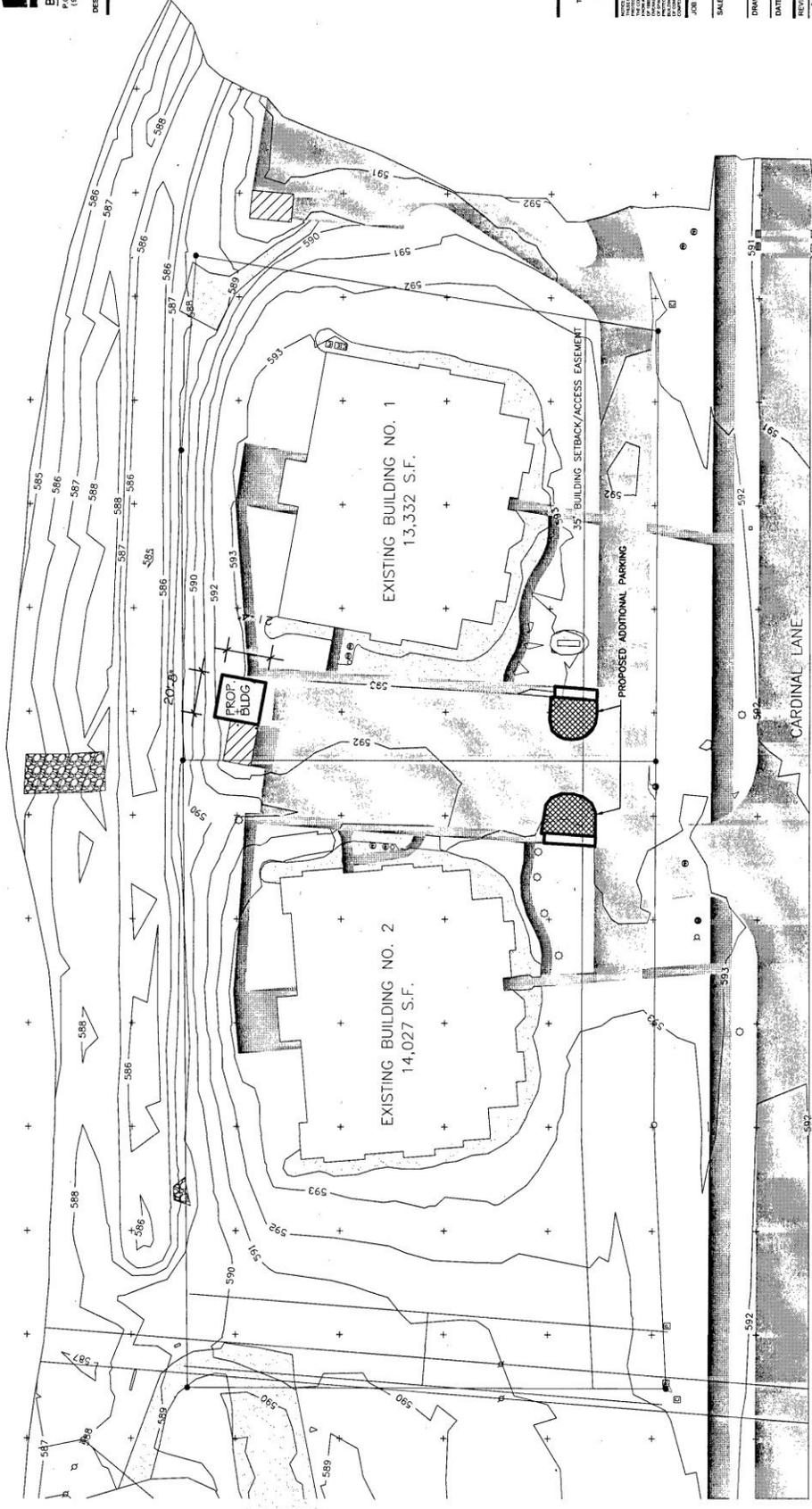
Please direct all questions to Dave Wiese at 434-4640 or dwiese@villageofhoward.com

ATTACHMENT IV

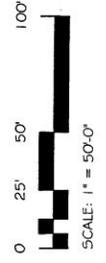


PROPOSED BUILDING FOR: 12-6941 WISCONSIN; COUNTY OF:

SCALE VERIFICATION, SALES REP. TOM AMBROSUS, DRAWN BY: 5-30-12, SHEET C1.0



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



APPROVED stamp with signature lines

