



Meeting Date: 8/20/12
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: The Village of Howard Plan Commission will hold a public hearing at 5:35 p.m. on August 20, 2012 in the Village Hall Board Room at 2456 Glendale Avenue concerning a request from Gary DeCaster of GDC Packerland LLC, to rezone a portion of parcel VH-726-16 located at 2661 Packerland Drive and a portion of parcel VH-726-16-2 located at 2681 Packerland Drive, from Business (B-1) to General Industrial (I-1). **THIS IS A RECOMMENDATION TO THE VILLAGE BOARD ONLY. THE VILLAGE BOARD HAS FINAL AUTHORITY TO APPROVE OR DENY THE REQUEST**

OWNER/APPLICANT: Mach IV Engineering Representing GDC Packerland LLC

BACKGROUND INFORMATION

This property owned by Gary DeCaster has had a history of rezonings and rezoning requests dating back to the 1990's. The parent parcel, previously referred to as the "railroad property" had been zoned General Industrial (I-1) for many years as were most properties east of Packerland Drive and south of Ulmer Road. In recent years there have been a number of lot splits and requests for rezoning to B-1 and B-2, with the expectation of business and commercial uses developing along the Packerland Drive frontage and industrial uses developing to the rear. Construction of the large Hattiesburg Paper building was approved in 1998 on the I-1 portion of the property and the Napa Auto Parts Store and Poochies & Mutts were approved later along the B-1 frontage. A C-Store/Fuel Sales development and a concrete crushing plant along the Packerland frontage were denied.

The owner is now proposing to rezone all of the vacant land he owns along Packerland Drive from B-1 back to its original zoning (I-1) to accommodate a 192,129-square foot expansion to the Hattiesburg Paper Building. This will result in a total overall building area of 600,073 square feet or nearly 14 acres under roof. The rezoning will involve a small area of B-1 land behind Napa Auto Parts and Poochies & Mutts but mainly includes a 300' deep area of frontage on Packerland Drive in front of the existing Hattiesburg Building.

BASIC INFORMATION

Project Name:	GDC Packerland LLC Rezoning
Applicant Name:	GDC Packerland LLC/Gary DeCaster
Consultant:	Bay Architects LLC
Overall Parcel Size:	427,536 square feet
Area to be Rezoned:	+/-135,000 square feet
Existing Zoning:	Business (B-1)
Requested Zoning:	General Industrial (I-1)
Comp Plan Designation:	Industrial

ADJACENT ZONING & LAND USES

North	B-2 & R-1	Local Businesses & Single Family Residential
South	B-2	Local Businesses, Warehousing, & Industrial City of GB
East	I-1	Heavy Industrial
West	B-2, R-1, R-4	Local Businesses & Residential

EXECUTIVE ANALYSIS

1. **Zoning:** The proposed zoning is consistent with adjacent zoning to the east and south and with the comprehensive plan. The proposed zoning is compatible with the proposed future use.
2. **Setbacks:** N/A – Rezoning only.
3. **Parking:** N/A – Rezoning only.
4. **Floodplain, Shoreland Zoning & Stormwater Management:** There are no mapped floodplain or wetland areas on the property.
5. **Land Division:** N/A – Rezoning only.
6. **Lighting:** N/A – Rezoning only.
7. **Fire Protection:** This property is served by municipal water and sewer and is located approximately 2.4 miles from the nearest fire station.
8. **Lot and Width Area:** The area to be rezoned meets the minimum width and area limitations for the I-1 zone,
9. **Driveway Locations:** No driveways are being proposed with this request.
10. **Signage:** N/A – Rezoning only.

REZONING CRITERIA

The Zoning Ordinance requires that “Where the purpose and effect of the proposed ordinance amendment is to change the zoning district classification of a particular property, the Plan Commission shall make findings based upon evidence presented to it in each specific case with respect to the following matters:

- (1) Existing land uses within the general area of the property in question.
- (2) The zoning district classification of land within the general area of the property in question.
- (3) The suitability of the property in question to uses permitted under the existing zoning district classification.
- (4) The trend of development in the general area of the property in question, including recent changes, if any, in zoning district classification.”

RECOMMENDED ACTION BY THE PLAN COMMISSION

It is recommended that the Village of Howard Plan Commission open the public hearing, receive comments from the applicant and the public, and make an appropriate recommendation to the Village Board based on the above rezoning criteria. The Plan Commission has the following options:

- (1) Approve the request as submitted.
- (2) Modify the request.
- (3) Deny the request.
- (4) Table the request until a later date.

ATTACHMENTS

- I** Location Map
- II-V** Completed Rezoning Application
- VI** CSM of Property
- VII** Description of Area to be Rezoned

ATTACHMENT II

Rezoning Application



Contact Type	Contact Information
Village Hall Phone Number	(920)-434-4640
Village Hall Fax Number	(920)-434-4643
Village Hall Email	jkorotev@villageofhoward.com

Village of Howard
2456 Glendale Avenue
Green Bay, WI 54313

ATTACHMENT III



2456 Glendale Ave
Green Bay, WI 54313

REZONING APPLICATION

See Next Page
for Materials to be Submitted
with This Application

Application Fee: \$250.00
Date: _____
Initials: _____
Application #: _____

Applicant

Name: GDC PACKERLAND LLC / GARY DE CASTER

Address: P.O. Box 13427

Phone: (920) - 498 - 1600

Email: gdecaster@gdcwarehousing.com

Business Name: HATTIESBERG PAPER

Conditional Use Site Address: 2641 N PACKERLAND

Landowner of Record: GDC PACKERLAND LLC

Address: P.O. Box 13427

Phone: (920) - 498 - 1600 Email: gdecaster@gdcwarehousing.com

Consultant(s)

Architect

Name: BAY ARCHITECTS LLC

Address: 901 PARKVIEW

Phone: (920) - 337 - 9400 Email: ricker@bayarch.net

Contractor/Engineer

Name: MACH IV ENGINEERING + SURVEYING LLC

Address: 211 N. BROADWAY STE 114

Phone: (920) 569 - 5765 Email: rmach@mach-iv.com

Parcel/Building Information

Lot Size: 9.81 Acres/Sq. Ft Current Zoning: B-1/I-1 Requested

Zoning: ALL I-1

Lot Dimensions: _____ Does Current Zoning Permit Intended

Use: No

Bldg. Sq. Footage: 600,073 Street Frontage: 736'

ATTACHMENT IVDescribe Specifically the Nature of the Request:

THE HATTIESBERG PAPER WAREHOUSE IS CURRENTLY LOCATED ON
PARCEL VH-726-11. THE OWNER WOULD LIKE TO EXPAND THE
FACILITY ONTO PARCEL VH-726-16 AND A PORTION OF VH-726-16-2
AS SHOWN ON THE ATTACHED PLAN. VH-726-16 IS CURRENTLY
SPLIT ZONED B-1 / I-1. WE ARE REQUESTING ALL OF VH-726-16
BE ZONED I-1 AS WELL AS 1,637 ft^2 OF VH-726-16-2 AS
SHOWN ON THE ATTACHED DRAWING.

2287176

7586

CERTIFIED SURVEY MAP



ALL OF LOT 1 CERTIFIED SURVEY MAPS VOLUME 47 PAGE 241,
 ALL BEING PART OF LOTS 303, 304, 310 AND 311,
 FORT HOWARD MILITARY RESERVE, VILLAGE OF HOWARD, BROWN
 COUNTY, WISCONSIN AND MORE FULLY DESCRIBED ON
 SHEET TWO.



SCALE 1" = 200'

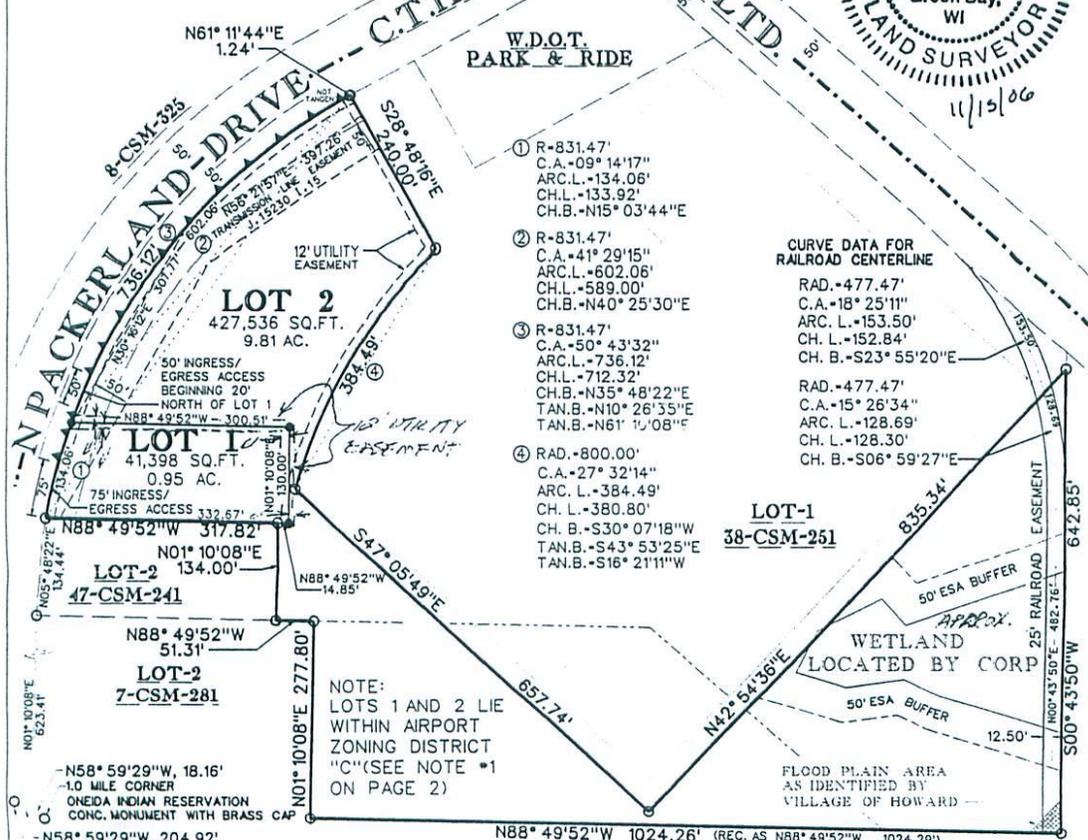
BEARINGS REFERENCED TO THE
 SOUTH LINE OF LOT 1, 37 CSM 446,
 RECORDED TO BEAR N88°49'52"W.

LEGEND

- --1" X 24" IRON PIPE WEIGHING 1.13 LBS/LIN. FOOT SET W/ID CAP
- ▲ --NO INGRESS/EGRESS
- --1" IRON PIPE FOUND UNLESS OTHERWISE NOTED

NOTE: A BROWN COUNTY HIGHWAY DEPARTMENT ACCESS PERMIT MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION OF A NEW STREET/ROAD CONNECTION OR DRIVEWAY TO A COUNTY TRUNK HIGHWAY.

RESTRICTIVE COVENANT: LOT 2 CONTAINS AN ENVIRONMENTALLY SENSITIVE AREA (ESA), AS DEFINED IN THE THE BROWN COUNTY SEWAGE PLAN. THE ESA INCLUDES THE WETLAND AND LAND WITHIN 50' OF THE WETLAND. FUTURE DEVELOPMENT AND LAND DISTURBING ACTIVITIES ARE RESTRICTED WITHIN THE ESA, UNLESS AMENDMENTS ARE APPROVED BY THE BROWN COUNTY PLANNING COMMISSION AND THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.



- ① R=831.47'
C.A.=09°14'17"
ARC.L.=134.06'
CH.L.=133.92'
CH.B.=N15°03'44"E
- ② R=831.47'
C.A.=41°29'15"
ARC.L.=602.06'
CH.L.=589.00'
CH.B.=N40°25'30"E
- ③ R=831.47'
C.A.=50°43'32"
ARC.L.=736.32'
CH.L.=712.32'
CH.B.=N35°48'22"E
TAN.B.=N10°26'35"E
TAN.B.=N61°10'08"E
- ④ RAD.=800.00'
C.A.=27°32'14"
ARC.L.=384.49'
CH.L.=380.80'
CH.B.=S30°07'18"W
TAN.B.=S43°53'25"E
TAN.B.=S16°21'11"W

CURVE DATA FOR RAILROAD CENTERLINE

- RAD.=477.47'
- C.A.=18°25'11"
- ARC.L.=153.50'
- CH.L.=152.84'
- CH.B.=S23°55'20"E
- RAD.=477.47'
- C.A.=15°26'34"
- ARC.L.=128.69'
- CH.L.=128.30'
- CH.B.=S06°59'27"E

NOTE:
 LOTS 1 AND 2 LIE
 WITHIN AIRPORT
 ZONING DISTRICT
 "C"(SEE NOTE *1
 ON PAGE 2)

FLOOD PLAIN AREA
 AS IDENTIFIED BY
 VILLAGE OF HOWARD

N58°59'29"W, 18.16'
 1.0 MILE CORNER
 ONEIDA INDIAN RESERVATION
 CONC. MONUMENT WITH BRASS CAP

N58°59'29"W, 204.92'
 SE. CORNER LOT-312
 FORT HOWARD MILITARY RESERVE
 1" P WITH PLASTIC CAP

FORT HOWARD MILITARY RESERVE
 LOT 311 LOT 310

