



Meeting Date: 7/16/12
Agenda Item: 10

Mission Statement

Provide quality services in a modern, courteous and cost-efficient manner.

PLAN COMMISSION STAFF REPORT

REPORT TO: President Burt McIntyre and Village Plan Commission

REPORT FROM: James Korotev, Director of Code Administration

AGENDA ITEM: Review and take action on the site plan for Michael Barlament to reconstruct a 55'x56' storage building at 1600 E. Deerfield Ave., VH-97. **The Plan Commission has final review authority for this matter.**

OWNER/APPLICANT: Michael Barlament

POLICY ISSUE

Is the plan consistent with the trend of development in the area and with the desires of the Village for development at this location?

RECOMMENDED ACTION BY PLAN COMMISSION

Review and 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

In 2005 the applicant constructed a car wash building on the property located at 1575 Lineville Road (VH-96) to complement the existing C-Store and restaurant. The car wash building was constructed with a wood-frame 2nd floor which was intended to be used as office space. Over the years the 2nd floor remained virtually empty.

This year the property was sold and the new owner made arrangements with the seller (Mr. Barlament) to remove the second floor from the car wash as a contingency of the sale of the property. Mr. Barlament owns an erection company and he used his cranes to remove the second floor from the building. He is temporarily storing the structure on property he owns at 1600 East Deerfield Avenue, VH-97-1.

Mr. Barlament is now planning to re-erect the structure on VH-97-1, directly behind and

approximately 100 feet from his office and shop at 1600 East Deerfield Avenue, VH-97. The relocated building will be 55'x56' in size with a floor area of 3080 square feet. It will be elevated approximately one foot above the existing building on VH-97 and will consist of gray steel siding and roofing with three courses of exposed split face concrete block at the base of the wall. Mr. Barlament intends to use the building for his own personal storage.

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-1. Warehousing and storage buildings are permitted uses in the I-1 zone. Although there is no road frontage available directly in front of the building (VH-97 and VH-97-1 are separate lots), Mr. Barlament intends to access the building using the same drive serving 1600 East Deerfield Avenue. This will result in crossing a property line with a driveway. The lot is a legal conforming lot in the I-1 zone because it has the minimum area and road frontage (although the road frontage is located several hundred feet north of the proposed building location.).

Setbacks The building meets all setback regulations in the I-1 zone.

Parking

N/A

Floodplain, Shoreland Zoning & Stormwater Management

There are no areas of mapped floodplain on the subject property. Wetlands have previously been identified in isolated areas but the owner has been working with the DNR for several years to identify and isolate these wetland areas. The owner is confident that the location of the relocated structure is not an area of wetland concern.

Land Division

No land division is being proposed in this request.

Lighting

No additional exterior lighting is being proposed with this request.

STAFF RECOMMENDED CONDITIONS

There are no architectural standards for buildings established in the I-1 zone. Likewise there are no landscaping, paving or exterior storage regulations in the I-1 zone. For this reason it would be difficult to establish any conditions of approval for the building. It is obvious from aerial photos and first-hand experience that the area could use some cleanup work. Perhaps Mr. Barlament can use the new building to store some of the vehicles, machinery and other items currently kept outdoors.

ATTACHMENTS

- I** Aerial View of Property Showing Approximate Building Location
- II** Plan Review Application
- III** Building and Site Plans
- IV** Various Photos Showing Removal of Structure From Car Wash
- V** Present Day Photos Showing Building in its Temporary Location

ATTACHMENT II

DEPARTMENT OF CODE ADMINISTRATION
 2456 Glendale Avenue, Green Bay, WI 54313
 (Office) 920-434-4640 (FAX) 920-434-4643
 mailto:jkorotev@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) <i>1600 E DEERFIELD</i>	LOT #	SUBDIVISION	TAX PARCEL # <i>VH 97</i>
PROPERTY OWNER	PROPERTY OWNER'S FULL NAME <i>MICHAEL S. BARLAMENT</i>	DAYTIME PHONE # <i>562-5080</i>		ALTERNATE PHONE # <i>562 5081</i>
	PROPERTY OWNER'S MAILING ADDRESS (Include Zip Code) <i>706 FREDRICK CT. GREEN BAY, WI 54313</i>	PROPERTY OWNER'S E-MAIL ADDRESS		
APPLICANT/ AGENT	APPLICANT/AGENT FULL NAME AND BUSINESS NAME <i>SAME</i>	APPLICANT/AGENT PHONE #		ALTERNATE PHONE #
	APPLICANT/AGENT MAILING ADDRESS (Include Zip Code)	APPLICANT/AGENT E-MAIL ADDRESS		
USE	BRIEFLY DESCRIBE THE EXISTING AND PROPOSED USE OF THE PROPERTY <i>MY PRIVATE STORAGE</i>			
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 *24'6"*
 - 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.) *NONE*

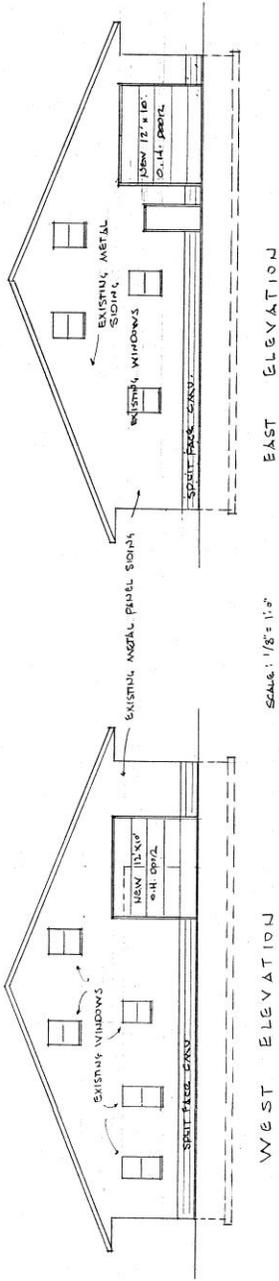
- Exterior Lighting Features** (required where exterior lighting fixtures will be installed or altered)
- Number, fixture type, location and wattage of all existing and proposed building lighting
 - Number, fixture type, location, wattage and height of all existing and proposed parking lot and exterior grounds lighting *NONE*
 - 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 *NONE*

SIGNATURE *M.B.* 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 *6-3-12*

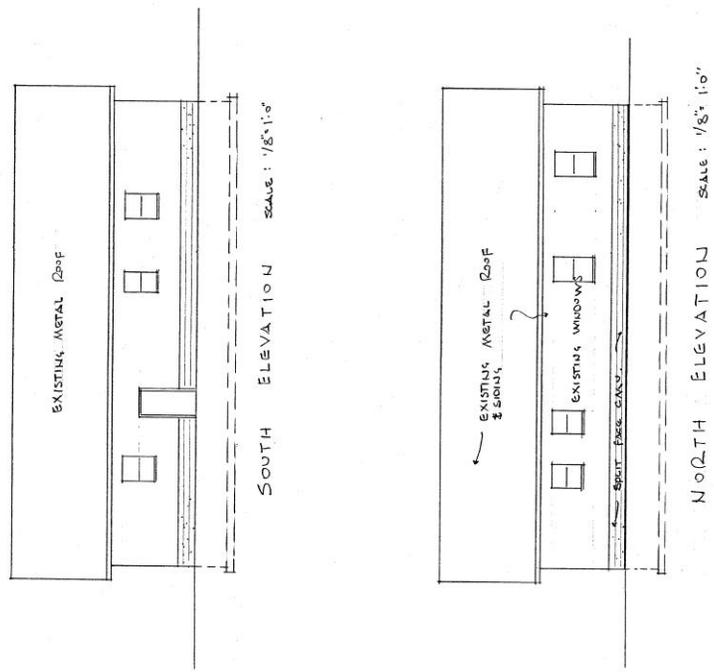
BY INITIATING THE BOX ABOVE, THE APPLICANT DOES HEREBY CERTIFY THAT: (1) ALL INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT. (2) THE APPLICANT UNDERSTANDS THAT APPROVAL OF THIS REQUEST CREATES NO LEGAL LIABILITY, EXPRESSED OR IMPLIED, ON THE VILLAGE OF HOWARD OR ON ANY OF ITS EMPLOYEES. (3) THE APPLICANT WILL BE BOUNDED 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.

ATTACHMENT III



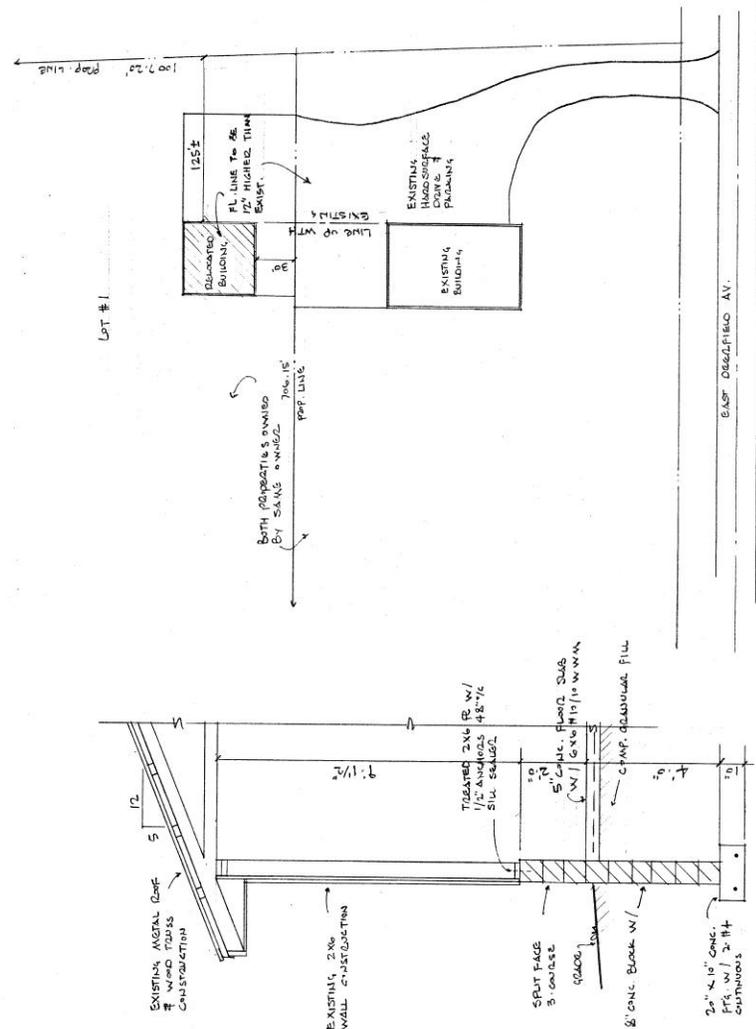
WEST ELEVATION SCALE: 1/8" = 1'-0"

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



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

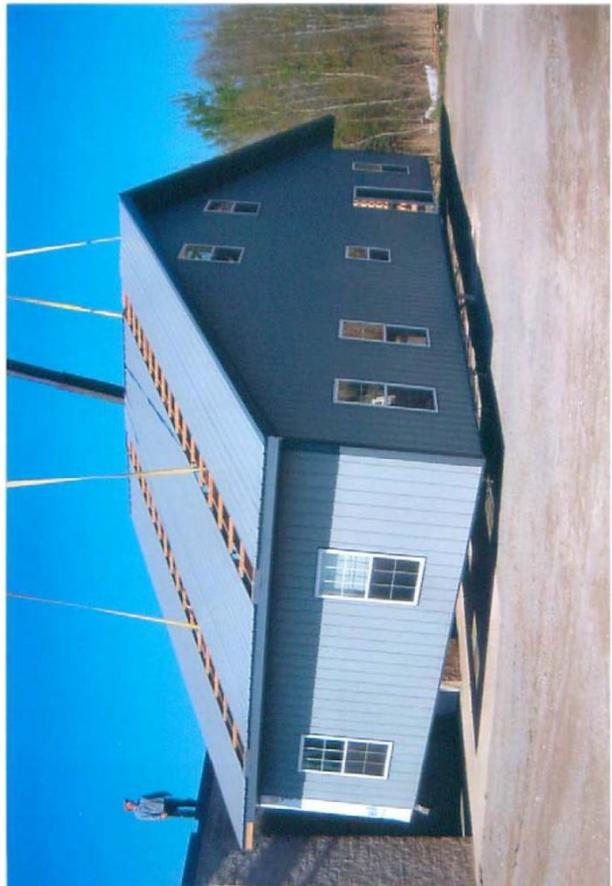
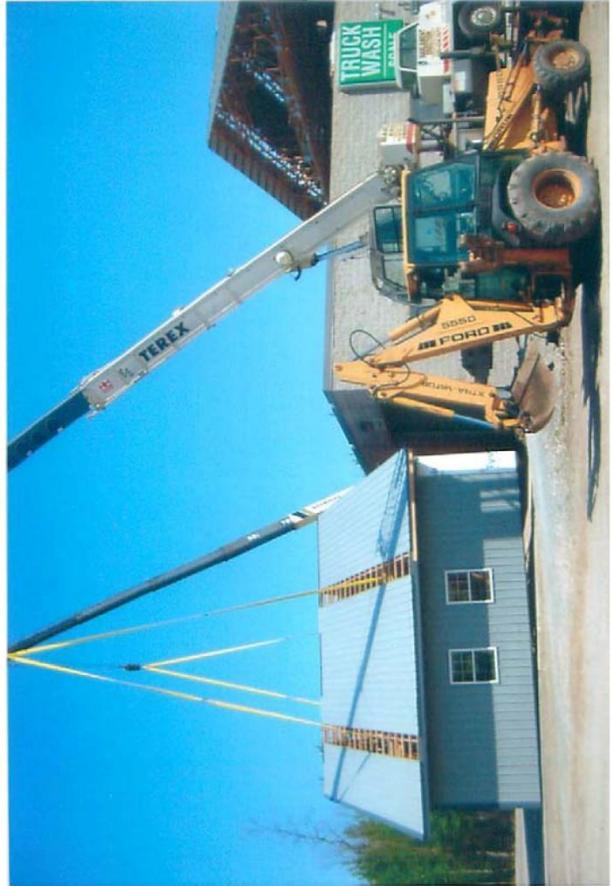
NORTH ELEVATION SCALE: 1/8" = 1'-0"



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

TYPICAL WALL SECTION SCALE: 1/2" = 1'-0"

ATTACHMENT IV



ATTACHMENT V

