



**Meeting Date:** 11/19/12  
**Agenda Item:** #10

**Mission Statement**

Delivering quality services in a courteous, cost-effective and efficient manner

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**PLAN COMMISSION STAFF REPORT**

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**REPORT TO:** President Burt McIntyre and Village Plan Commission

**REPORT FROM:** David L. Wiese, Executive Director of Community Development

**AGENDA ITEM:** **Review and take action on the site plan for Servpro for a building addition at 1425 Cornell Road.**

**OWNER/APPLICANT:** Gordon Wilson, DDC Construction

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**RECOMMENED ACTION BY PLAN COMMISSION**

If satisfied with the applicant's proposal, the Plan Commission should approve the 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**

The applicant is requesting to construct a 1,600-square-foot building addition onto the rear of the existing principal structure. The existing building is 3,768 square feet in size and is located on a 1.37 acre lot. There is an existing mini-storage building on the property that is approximately 5,100 square feet in size located in the rear of the property.

**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 Industrial.

**Setbacks** The proposed addition would meet all building setbacks.

**Parking** The property complies with the parking requirements.

### **Floodplain, Shoreland Zoning and Stormwater Management**

The property is not in a Floodplain or Shoreland area. The applicant is disturbing less than 20,000 square feet of impervious surface.

**Land Division** (N/A)

### **Lighting**

Staff would recommend any new lighting on the addition to be 90 degree cut off or recessed.

### **Fire Protection**

The property is located approximately 2.7 miles from the nearest fire station

## **STAFF RECOMMENDED CONDITIONS**

1. Staff would like to see some landscaping on the property to break up the site. The Plan Commission may want to consider the addition of four deciduous trees and landscaping adjacent to the front of the building.
2. The color of the proposed addition shall match the existing buildings.
3. The dumpster recycling area shall be screened with opaque fencing.

## **ATTACHMENTS**

- I** Plan Approval Application
- II** Site Photos

**DEPARTMENT OF CODE ADMINISTRATION**  
 2456 Glendale Avenue, Green Bay, WI 54313  
 (Office) 920-434-4640 (Fax) 920-434-4643  
 email: kordlev@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

<b>LOCATION</b>	ADDRESS OF SUBJECT PROPERTY (Street Number and Name) <b>1425 Cornell Road</b>	LOT #	SUBDIVISION	TAX PARCEL #
<b>PROPERTY OWNER</b>	PROPERTY OWNER'S FULL NAME <b>Gordon Wilson</b>	DAYTIME PHONE # <b>920-676-3861</b>		ALTERNATE PHONE #
	PROPERTY OWNER'S MAILING ADDRESS (include Zip Code) <b>2655 Indian Hill Dr Green Bay 54313</b>	PROPERTY OWNER'S E-MAIL ADDRESS		
<b>APPLICANT/ AGENT</b>	APPLICANT/AGENT FULL NAME AND BUSINESS NAME <b>DDC Construction LLC</b>	APPLICANT/AGENT PHONE # <b>715-853-2944</b>		ALTERNATE PHONE #
	APPLICANT/AGENT MAILING ADDRESS (include Zip Code) <b>N2842 Chipmunk Dr Clintonville WI 54929</b>	APPLICANT/AGENT E-MAIL ADDRESS <b>sooner3@frontiernet.net</b>		
<b>USE</b>	BRIEFLY DESCRIBE THE EXISTING AND PROPOSED USE OF THE PROPERTY <b>Servpro addition for cold storage 40x 40</b>			
<b>SUBMITTALS</b>	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

<b>SIGNATURE</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 <b>10-18-2012</b>
	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 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.		



**NORDIN DESIGN GROUP, INC.**

CONSULTING ENGINEERS

N5841 HWY. 47-55 • SHAWANO WI 54166

Phone (715)526-2827 FAX (715)524-2179

CLIENT SELU PRO

JOB NO. \_\_\_\_\_

SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_

CALCULATED BY SN DATE 10/17/12

LOT AREA = 59,385 S.F.

EX. BUILDING = 3768 S.F.

PROPOSED ADDITION = 1600 S.F.

EX. MINI STORAGE = 5100 S.F.

EX. GRAVEL = 16,948 S.F.

GRAVEL AFTER COMPLETION =  $16948 - 1600 = 15,348$  S.F.

EX. ASPHALT PAVEMENT = 7960 S.F.

EX. GREEN SPACE = 25,609 S.F.

designed  
NS  
drawn  
NS  
checked  
NS

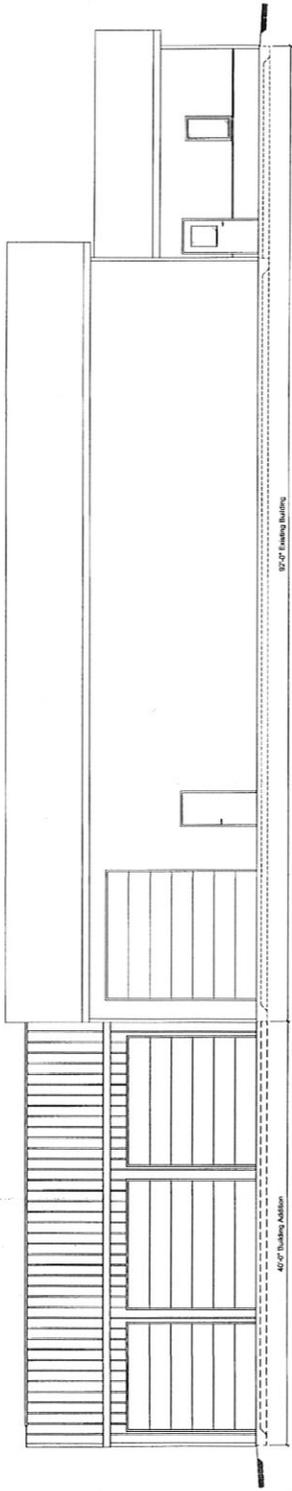
**Elevations, Site Plan & Notes**  
 Sarpro Office - 40'x40' Cold Storage Addition  
 1425 Cornell Road, Green Bay WI 54313  
 Phone: (715)246-2423

**Nordin Design Group, Inc.**  
 consulting engineers  
 1425 CORNELL ROAD  
 GREEN BAY, WI 54313  
 NORDIN DESIGN GROUP INC  
 1425 CORNELL ROAD  
 GREEN BAY, WI 54313  
 Phone: (715)246-2423

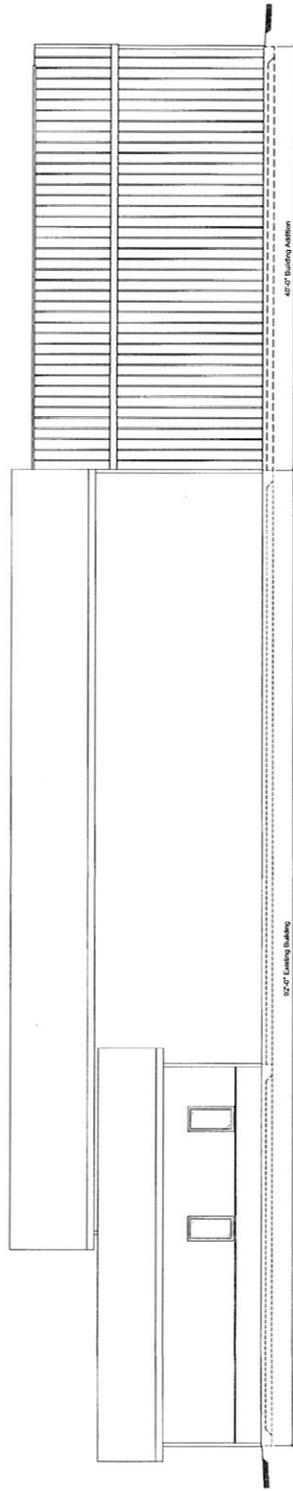


SCALE: As Shown  
 DATE: October 17, 2012  
 PROJECT NO. D41-1

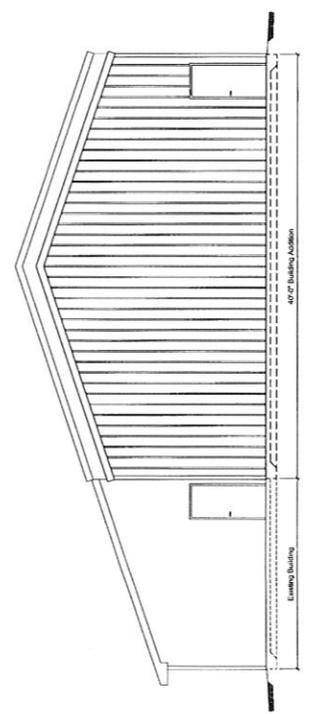
SHEET  
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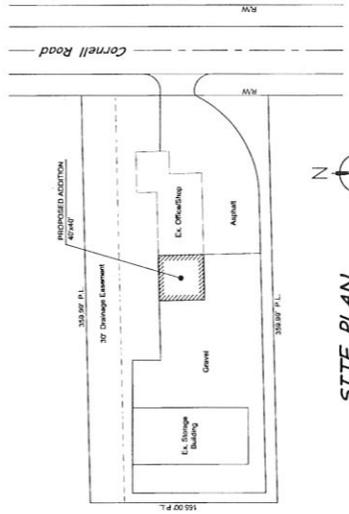
**SOUTH ELEVATION**  
 Scale: 3/16" = 1'-0"



**NORTH ELEVATION**  
 Scale: 3/16" = 1'-0"



**WEST ELEVATION**  
 Scale: 3/16" = 1'-0"



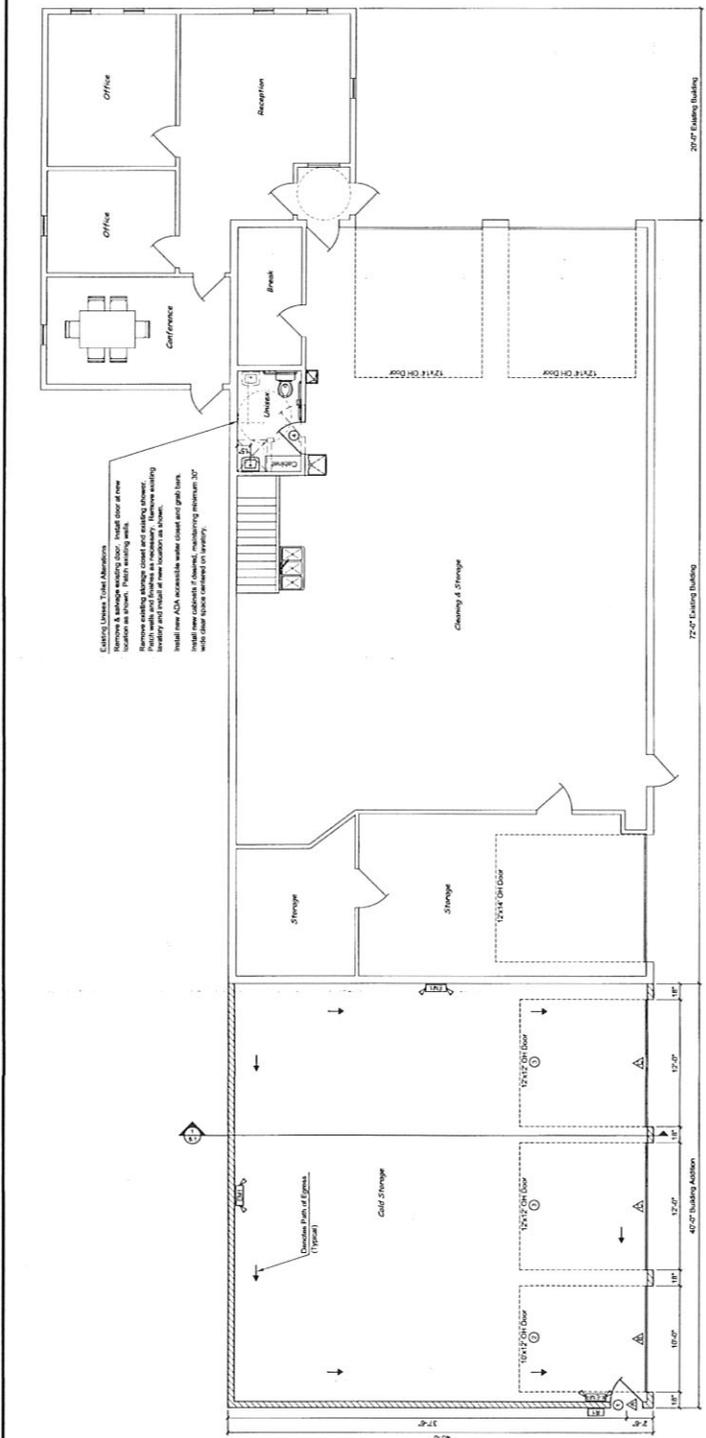
**SITE PLAN**  
 Scale: 1" = 20'

**SPECIFICATIONS & NOTES**

THE BUILDING IS CLASSIFIED AS TYPE VI.  
 THE BUILDING OCCUPANCY IS TYPE E. THE BUILDING ADDITION WILL BE USED FOR COLD STORAGE.  
 BUILDING OWNER: ATTN: GORDON WILSON  
 1425 CORNELL ROAD  
 GREEN BAY, WI 54313  
 BUILDING DESIGNER: SCOTT NORDIN, P.E.  
 NORDIN DESIGN GROUP INC  
 1425 CORNELL ROAD  
 GREEN BAY, WI 54313  
 DESIGN LOADS: DEAD LOAD (DL) • 20 PSF  
 UNBALANCED SNOW LOAD • 34 PSF  
 ROOF LIVE LOAD (RLL) • 3 PSF  
 COLLATERAL LOAD • 3 PSF  
 ALLOWABLE SOIL BEARING • 2,000 PSF  
 WIND LOAD (WL) • 64 MPH  
 CONCRETE SHALL BE MINIMUM 4500 MIX WITH MINIMUM 3500 PSI COMPRESSIVE STRENGTH AT 28 DAYS.  
 ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED WITH DECAY PREVENTATIVE.  
 ALL STRUCTURAL LUMBER SHALL BE SPT #2, OR BETTER.

**PLAN SHEET INDEX**

Drawing No.	Description Of Drawing
A.1	Elevations, Site Plan & Notes
A.2	Floor & Emergency Egress Plan
S.1	Foundation Plan & Details



Callout Letters: Letter Abbreviations  
 (A) - Existing wall to be removed  
 (B) - New wall to be added  
 (C) - Existing wall to be retained  
 (D) - New wall to be added  
 (E) - Existing wall to be retained  
 (F) - New wall to be added  
 (G) - Existing wall to be retained  
 (H) - New wall to be added  
 (I) - Existing wall to be retained  
 (J) - New wall to be added  
 (K) - Existing wall to be retained  
 (L) - New wall to be added  
 (M) - Existing wall to be retained  
 (N) - New wall to be added  
 (O) - Existing wall to be retained  
 (P) - New wall to be added  
 (Q) - Existing wall to be retained  
 (R) - New wall to be added  
 (S) - Existing wall to be retained  
 (T) - New wall to be added  
 (U) - Existing wall to be retained  
 (V) - New wall to be added  
 (W) - Existing wall to be retained  
 (X) - New wall to be added  
 (Y) - Existing wall to be retained  
 (Z) - New wall to be added

**FLOOR & EMERGENCY EGRESS PLAN**  
 SCALE: 3/16" = 1'-0"

**Wall Legend**

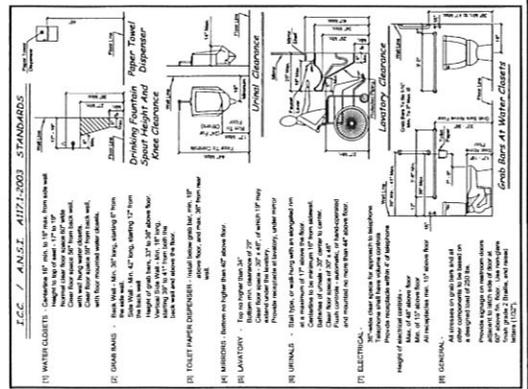
(A)	Existing Wall to Remove
(B)	New Wall to be Added
(C)	Existing Wall to be Retained
(D)	New Wall to be Added
(E)	Existing Wall to be Retained

**DOOR SCHEDULE**

Design	Type	Size	Frame	Remarks
1	Steel Frame	3'-0" x 7'-0"	Steel	
2	Wood Frame	3'-0" x 7'-0"	Wood	
3	Wood Frame	3'-0" x 7'-0"	Wood	
4	Wood Frame	3'-0" x 7'-0"	Wood	
5	Wood Frame	3'-0" x 7'-0"	Wood	

**LINTEL SCHEDULE**

Design	Description
1	30" x 40" x 1/2"
2	30" x 40" x 1/2"
3	30" x 40" x 1/2"



- ICC / ANS I A117.1-2003 STANDARDS
- (1) WATER CLOSETS - Comply with ICC / ANS I A117.1-2003 STANDARDS
- (2) DRINKING FOUNTAIN - Comply with ICC / ANS I A117.1-2003 STANDARDS
- (3) PAPER TOWEL DISPENSER - Comply with ICC / ANS I A117.1-2003 STANDARDS
- (4) URINALS - Comply with ICC / ANS I A117.1-2003 STANDARDS
- (5) LAVATORY - Comply with ICC / ANS I A117.1-2003 STANDARDS
- (6) ELECTRICAL - Comply with ICC / ANS I A117.1-2003 STANDARDS
- (7) GRAB BARS - Comply with ICC / ANS I A117.1-2003 STANDARDS

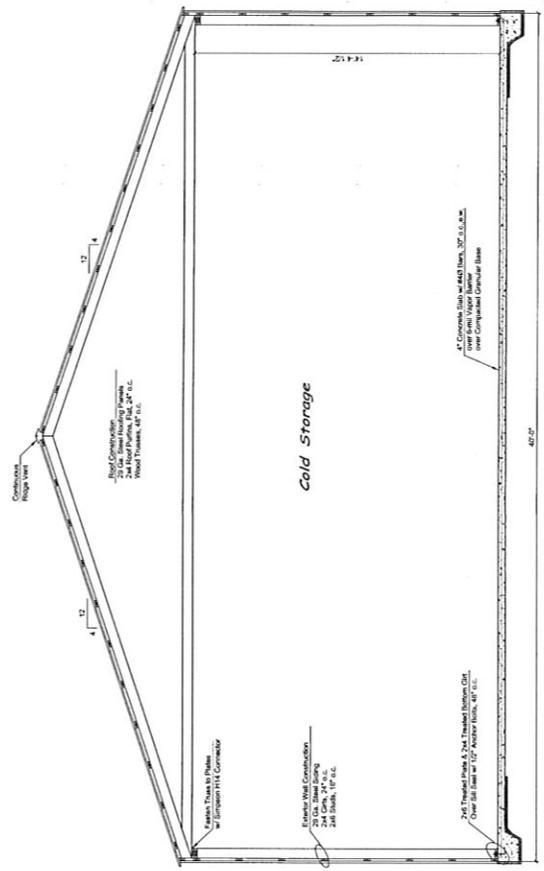
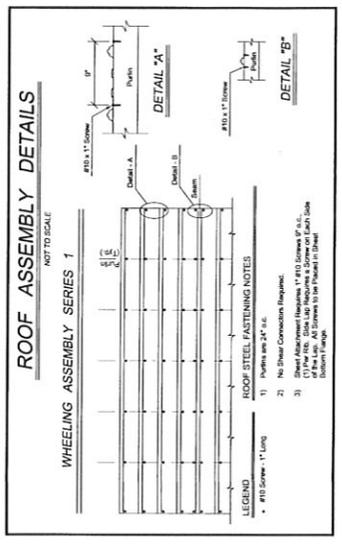
designed  
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Foundation Plan & Sections  
Sarpro Office - 40'x40' Cold Storage Addition  
1425 Cornell Road, Green Bay WI 54313

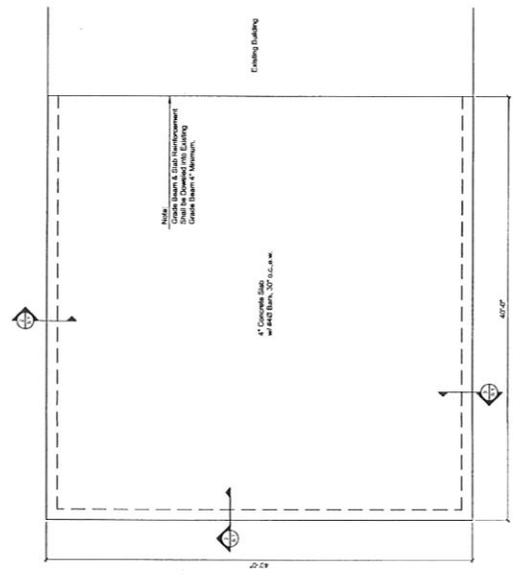
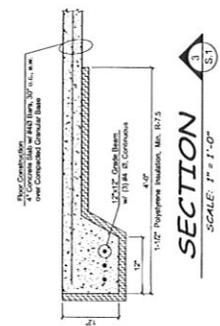
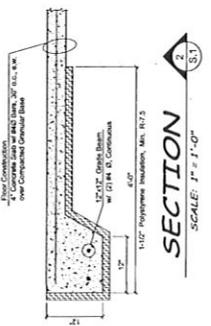
Nordin Design Group, Inc.  
Consulting Engineers  
NORTH EAST ST. SHAWANO, WISCONSIN 54981  
Phone: (715) 233-2822

SCALE: As Shown  
DATE: October 17, 2012  
PROJECT NO. D41-1

SHEET  
S.1



**SECTION 1**  
SCALE: 3/8" = 1'-0"



**FOUNDATION PLAN**  
Scale: 3/8" = 1'-0"









SERVPRO

CAUTION  
WIDE RIGHT  
TURNS



