



Meeting Date: 9/17/12
Agenda Item: 10-11

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 5:45 p.m. on Sept. 17, 2012 in the Village Hall Board room at 2456 Glendale Avenue concerning a request from Gerald & Karen Patenaude for conditional use approval to construct a 12'x16' temporary greenhouse at 3436 Glendale Avenue, VH-219-9.
ACTION BY THE PLAN COMMISSION IS A RECOMMENDATION ONLY. THE VILLAGE BOARD HAS FINAL APPROVAL AUTHORITY FOR THIS MATTER

OWNER/APPLICANT: Gerald & Karen Patenaude

BACKGROUND

The applicant is proposing to erect a 12'x16' greenhouse on his property which meets the Zoning Ordinance definition of a temporary building. Though the building can be easily dismantled the applicant intends to keep it up more than 60 days. By definition this is a long term use and the Zoning Ordinance requires that conditional use approval be granted for long term use buildings. The Ordinance also requires that the conditional use can be valid for no longer than five years at which time the structure must be disassembled or the conditional use renewed.

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, including how the Conditional Use standards will be met. 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.

CONDITIONAL USE STANDARDS

The Village Plan Commission shall not recommend and the Village Board shall not approve a conditional use unless findings are first made, based on evidence presented, that the following standards are met:

- (1) The conditional use shall not be detrimental to or endanger the health, safety, morals, comfort or general welfare of the public.

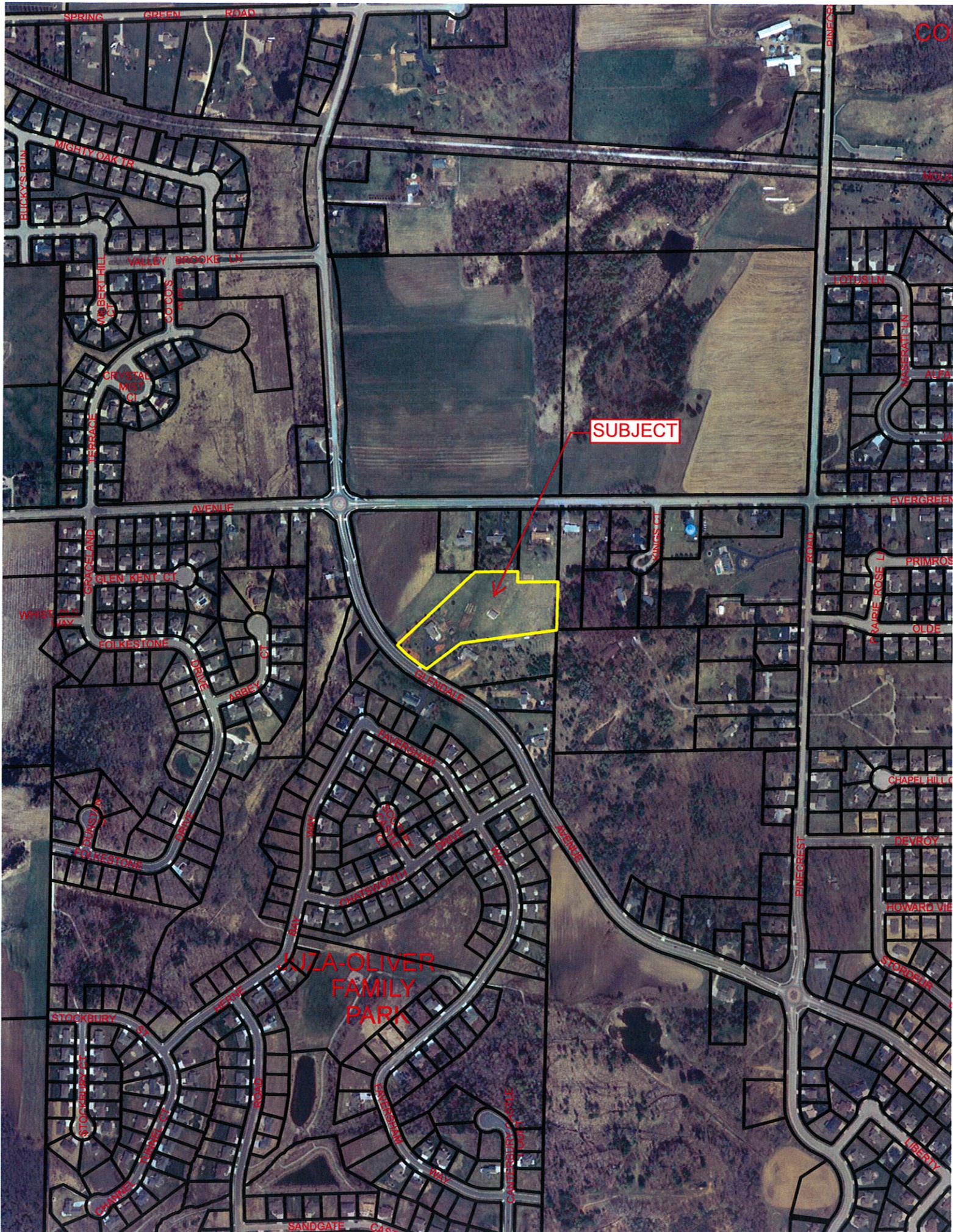
- (2) The conditional use shall not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted, nor shall it substantially diminish or impair property values within the neighborhood.
- (3) The conditional use shall not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district.
- (4) The exterior architectural appeal and functional plan of proposed buildings and structures shall not be so at variance with existing buildings and structures, or buildings and structures under construction in the immediate area, or the character of the zoning district, as to cause a substantial depreciation in property values within the neighborhood.
- (5) Adequate utilities, access roads, drainage and necessary facilities are in place or will be provided.
- (6) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- (7) The conditional use shall, in all other respects, conform to applicable regulations of the zoning district in which it is located, except as such regulations may be modified by the village board pursuant to village plan commission recommendations.

RECOMMENDATION

Approval of the request is recommended with the condition that the approval expires five years from the date granted.

ATTACHMENTS

- I** Location Map
- II-V** Completed Conditional Use Application
- VI** Site Plan
- VII** Typical Photos
- VIII-IX** Building Plans



SUBJECT

JAZA-OLIVER
FAMILY
PARK

SPRING GREEN ROAD
BUCKYSSBETH
MIGHTY OAK TR
VALLEY BROOKE LN
MILBERT HILL CT
CO COUS WAY
CRYSTAL MIST CT
TEBRACE
LOTUS LN
WASSERMAN LN
ALFA
EVERGREEN
PRIMROSE
PAIDIE ROSE LN
OLDE
CHAPEL HILL
DEVROY
HOWARD VIE
STORDELIR
LIBERTY
SANDGATE
CASTLEBERRY COTTAGES
EMERHAM WAY
ROAD
PINECREST
ROAD
GLENDALE
AUBURN
POMPE
HAY
CHATSWORTH
GLEN KENT CT
FOLKESTONE
DRIVE
ABBEY CT
WHISTLE WAY
GRACELAND
FOLKESTONE
DEWICK DR
STOCKBURY ST
CANNON

Conditional Use Permit Application



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

**Village of Howard
2456 Glendale Avenue
Green Bay, WI 54313**



2456 Glendale Ave
Green Bay, WI 54313

**CONDITIONAL USE PERMIT
APPLICATION**

See Following Pages
for Materials to be
submitted with this
application

Application Fee: \$250.00

Date: Aug 29, 2012

Initials: HP

Application #: _____

Applicant

Name: Gerald + Karen Patenaude
Address: 3436 Glendale Ave Green Bay, WI 54313
Phone: (920) - 434 - 2840 Email: KPatenaude1@AOL.COM
Business Name: N/A
Conditional Use Site Address: same
Landowner of Record: same
Address: _____
Phone: () - - - Email: _____

Consultant(s)

Architect

Name: NA
Address: _____
Phone: () - - - Email: _____

Contractor/Engineer

Name: NA (Self + dad)
Address: _____
Phone: () - - - Email: _____

Parcel/Building Information

Lot Size: 5.3 Acres/Sq. Ft Current Zoning: Residential Parcel Number: VH - 219-9
Lot Dimensions: _____ Does Current Zoning Permit Intended Use: _____
Bldg. Sq. Footage: 192 sq ft 12x16 Street Frontage: 200'

Describe Specifically the Nature of the Request:

12x16 Cedar Greenhouse. Contain (2) 2'x16'x11" deep raised bed (1) 3'x12'x11" deep raised bed
Purpose is to home grow vegetables that we enjoy + share with our friends.
Growing season Mid February to late November Personal use only.

Structure will be cedar construction, use windows (Double pane clad + storms)
triple polycarbonate on roof structure with 4 vent windows that open
with wax based actuators (solar power)
Structure will be built to be disassembled if not being used. (Screws,
bolts etc)

Base for walls is crushed stone (fines!) with 4x8x16" solid block
on crushed stone. Picture is very similar to final structure.

Please Note the Following

- Incomplete applications will not be accepted and/or processed.
- All applications and required materials must be submitted on or prior to the deadline on the schedule displayed on page three (3) of this application.
- Processing an application may take up to sixty (60) days due to legal notices mandated by State law
- The Plan Commission meets on the third Monday of every month at 6:30 p.m. at 2456 Glendale Avenue
- The Plan Commission will make a recommendation to the Village Board (often with conditions) to approve or deny the conditional use permit request. The Village Board will take action on the recommendation from the Plan Commission at the next scheduled Board meeting (typically the fourth Monday of the month).
- If approved, the permit must be signed by the Village Administrator and the applicant prior to any construction or business activity taking place.

Standards Used by Plan Commission When Ruling on a Conditional Use Permit Request

- Issuance of conditional use permit shall not be detrimental to or endanger the health, safety, morals, comfort or general welfare of the public. ✓
- Shall not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted. ✓
- Shall not substantially diminish or impair property values within the neighborhood or impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district. ✓
- The exterior aesthetic appeal and functionality of proposed buildings must complement existing buildings and the character of the zoning district. ✓
- Adequate utilities, access roads, drainage and other necessary utilities are provided. NA
- Adequate ingress/egress shall be designed to minimize traffic congestion. NA
- Must conform to applicable regulations of the zoning district in which it is located.

REQUIRED

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

- A plat of survey or the equivalent thereof depicting the location, dimensions, boundaries, uses and size of the site.
- A site plan including the following:
 - Density and floor area ratio
 - Building heights and setbacks
 - Size & location of lots
 - Screening and fencing *NA*
 - Location of sanitary and storm sewer lines
 - Location of water mains
 - Site drainage *SAND!*
 - 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 *NA*
 - Percentage of green space & impervious surface
- Landscape plan including table depicting quantity, size and name of species.
- Lighting plan showing photometrics and a specification sheet of all fixtures to be used. *NA*
- Full-color rendering of building facades and large samples of colors and building materials that will be used on the project.
- An attachment stating the methods and hours of operation. *whenever we can during daylight hours.*
- Sign plan with dimensions of sign.

Submit 10 copies of all color documents. If possible, provide electronic versions (pdf, word, excel, etc) of plans.

With this signature, I certify that 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 
Applicant Signature

8/28/2012
Date

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

HOWARD, WI VILLAGE

2456 Glendale Ave

PO Box 12207

Green Bay WI 4307--2207

920-434-4642

Transaction 22317-4386

28-Aug-12 11:41am

Other Permits & Fees

\$250.00

Conditional Use Permit 3436 Glendale Ave Gerald & Karen Pat

Subtotal	\$250.00
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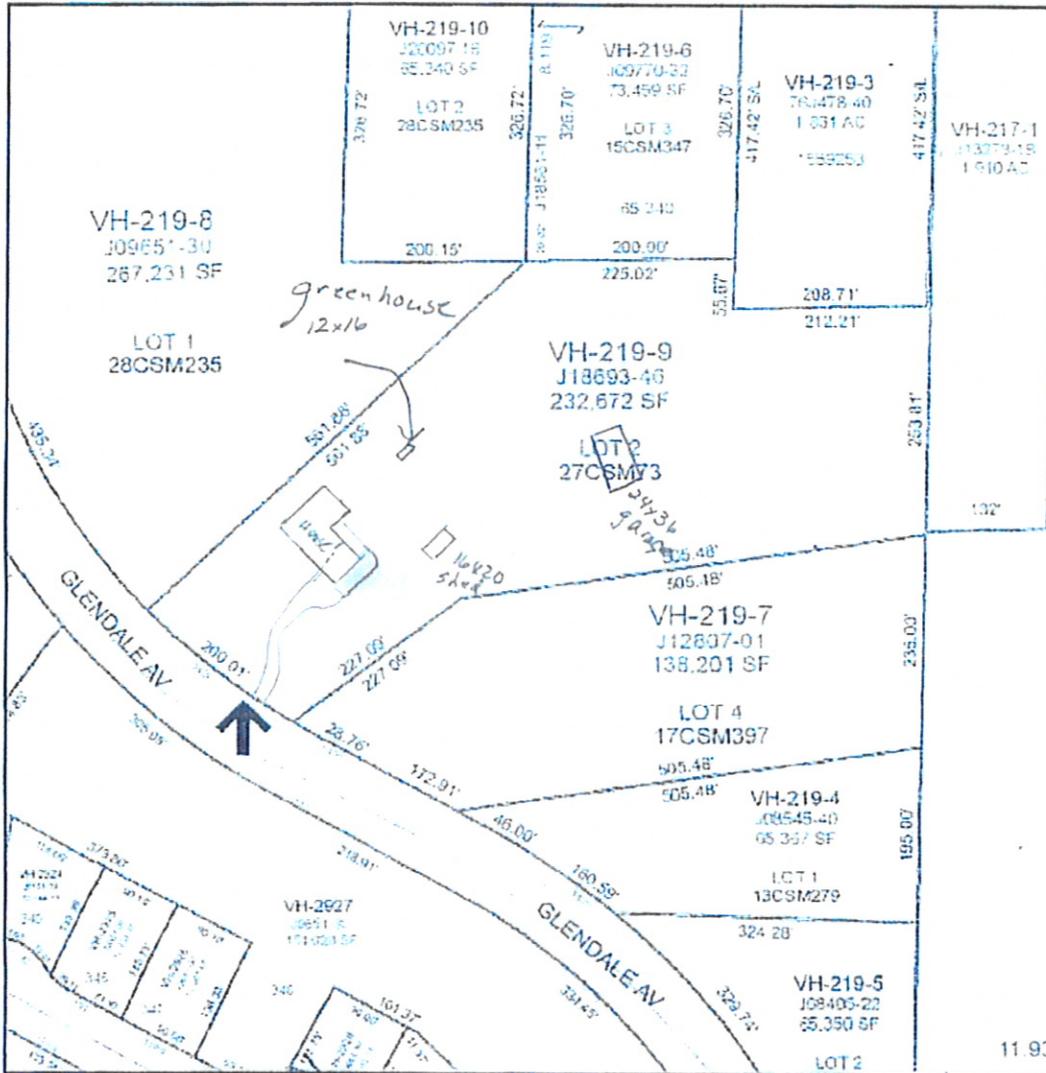
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Site Map

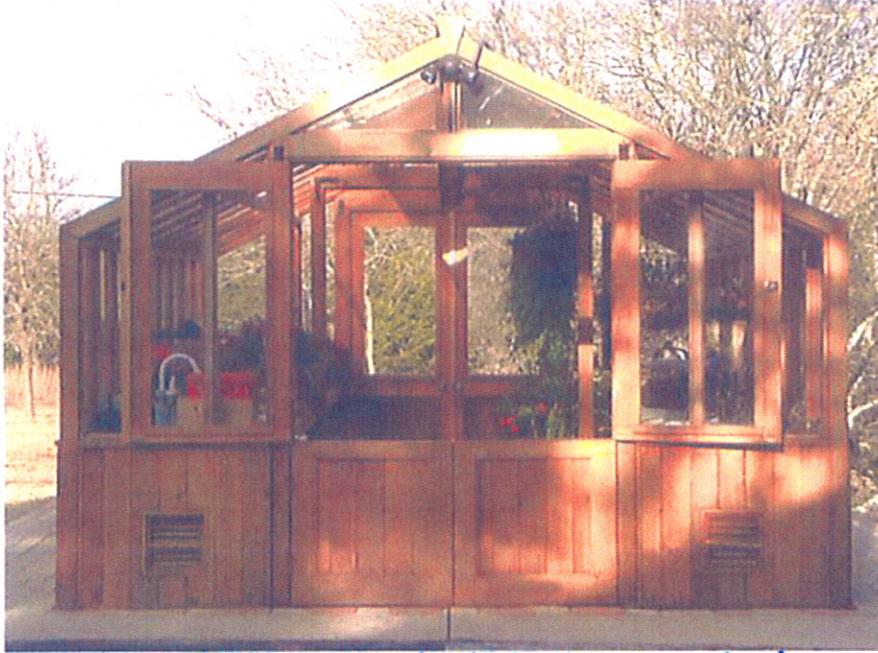
Borrower/Clerk Gerald E. & Karen M. Patenaude			
Property Address 3436 Glendale Avenue			
City Green Bay	County Brown	State WI	Zip Code 54313
Lender Johnson Bank			

SCALE 1" = 200 ft

Permit is for greenhouse



12x16 Greenhouse



End walls to look like this to front.
BACK WALL ONLY SINGLE DOOR.



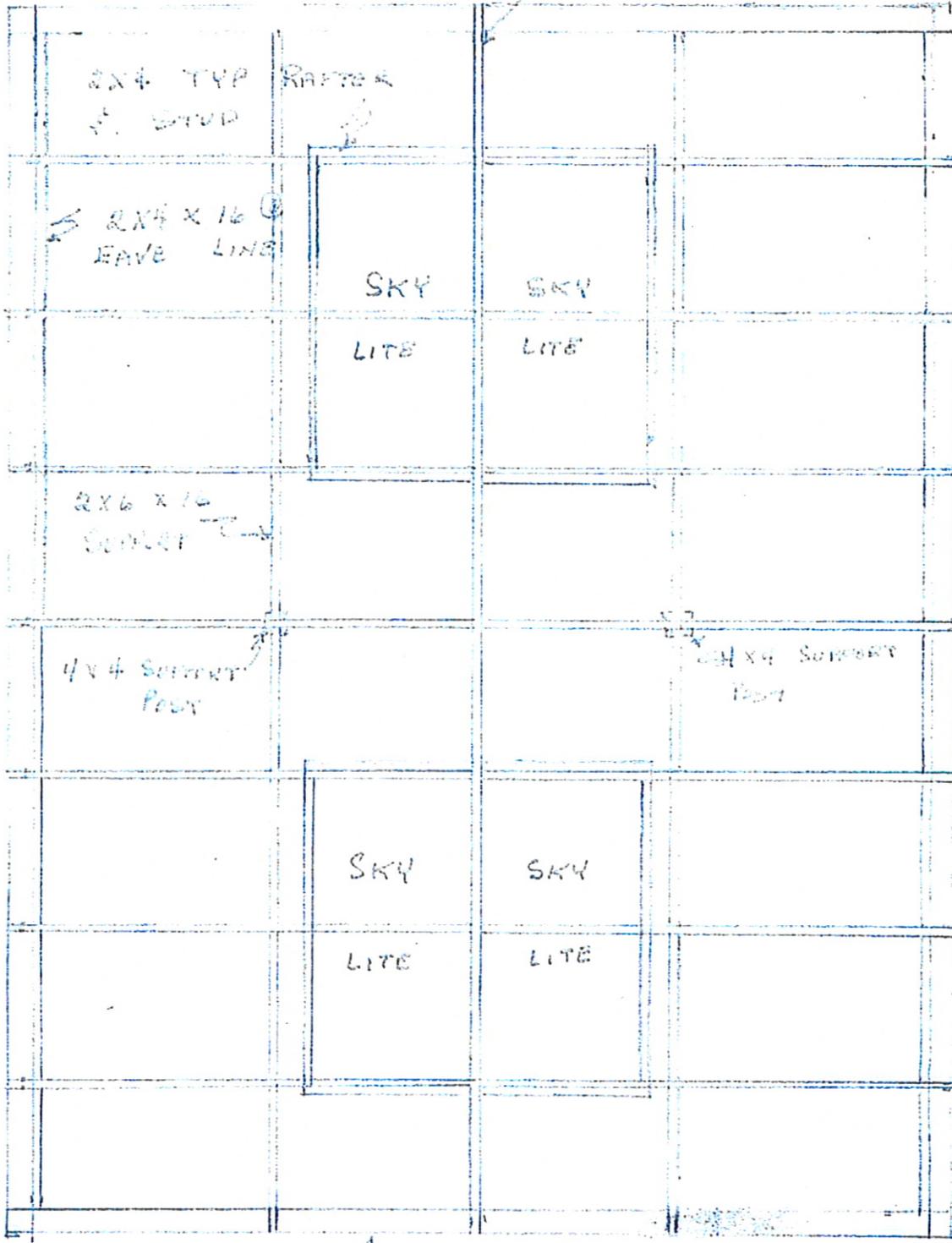
Roof to look almost identical to this picture.
End walls almost identical
Side walls slightly different due to using clad windows.

Sept 3

			Maards	
✓ 2	4x4 x 12	CEDAR		28.46 _{ea}
✓ 2	4x4 x 14	END RAFTERS		
1	2x8 x 16	RIDGE		58.12
✓ 6	2x6 x 16	BEAMS	25.97	25.13
✓ 2	4x4 x 8'	POST	17.98	14.99
✓ 1	2x4 x 16'	ROOF CAP		13.49
7	2x4 x 14'	RAFTERS		12.19
10	2x4 x 12	STUDS	11.18	10.84
✓ 2	2x6 x 16	SILL	25.97	25.13
✓ 2	2x4 x 14	SILL		13.49
10	2x4 x 8'	STUDS & FRMC	7.38	6.95
220 LF	1x6 x 8'12"	SIDING		12.99
16	24" x 78"	PL. GLASS		
4	24 x 48	" "		
2	2x4 - 16'	TREATED		5.99
2	2x4 x 12	" "		4.49
6	PAIR	HINGES	5.97	940.54
4		HOOKS		
6		PULLS		
2		WALL VENTS		
8	HEAT HEAT SET	HINGES		
	Range			

← (10 for beds)
(5x4) 2x6x12" inside bed

2 X 8 X 16² RIDGE BEAM



DOUBLE END

2 x 9 Riped Ply

2 x 4

4 x 4 SUPPORT
POSTS ON CORNERS

2 x 4 STUDS
24" O.C.

2 x 4 B. BOARD
ON FLOOR

