



Meeting Date: 9/17/12
Agenda Item: #14

PLAN COMMISSION STAFF REPORT

REPORT TO: President Burt McIntyre & Village Plan Commission

REPORT FROM: James Korotev, Director of Code Administration

AGENDA ITEM: Review and take action on a site plan for siding and roofing work for Pfothenauer Funeral Home and Crematory, 1145 Cardinal Lane, VH-1035-2.
THE PLAN COMMISSION HAS FINAL REVIEW AUTHORITY FOR THIS MATTER

OWNER/APPLICANT: Andrew Pfothenauer/Vernon Heyrman

POLICY ISSUE

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

RECOMMENDED ACTION BY PLAN COMMISSION

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

The applicant is proposing to give Pfothenauer Funeral Home a major face lift with new siding, new roofing and removal of the mansard roof. The siding will be vertical metal on the building with shake-style siding on the canopy. Roofing will be metal. Please see attachments for colors.

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 R-1. Although funeral homes were permitted in residential zones in 1977 when the building was constructed, they are only permitted in the B-1 zone today. The property should be rezoned to B-1 to make the use conforming..

Setbacks

The building is currently situated on two separate parcels of land with a property line bisecting the building. The two parcels should be combined by CSM to correct this problem.

Parking

Off street parking meets minimum Zoning Ordinance regulations.

Floodplain, Shoreland Zoning & Stormwater Management

N/A

Land Division

No land division is being proposed in this request.

Lighting

No additional exterior lighting is being proposed with this request.

Fire Protection

This property is currently served by the municipal water system and is located approximately 0.9 miles from the nearest fire station.

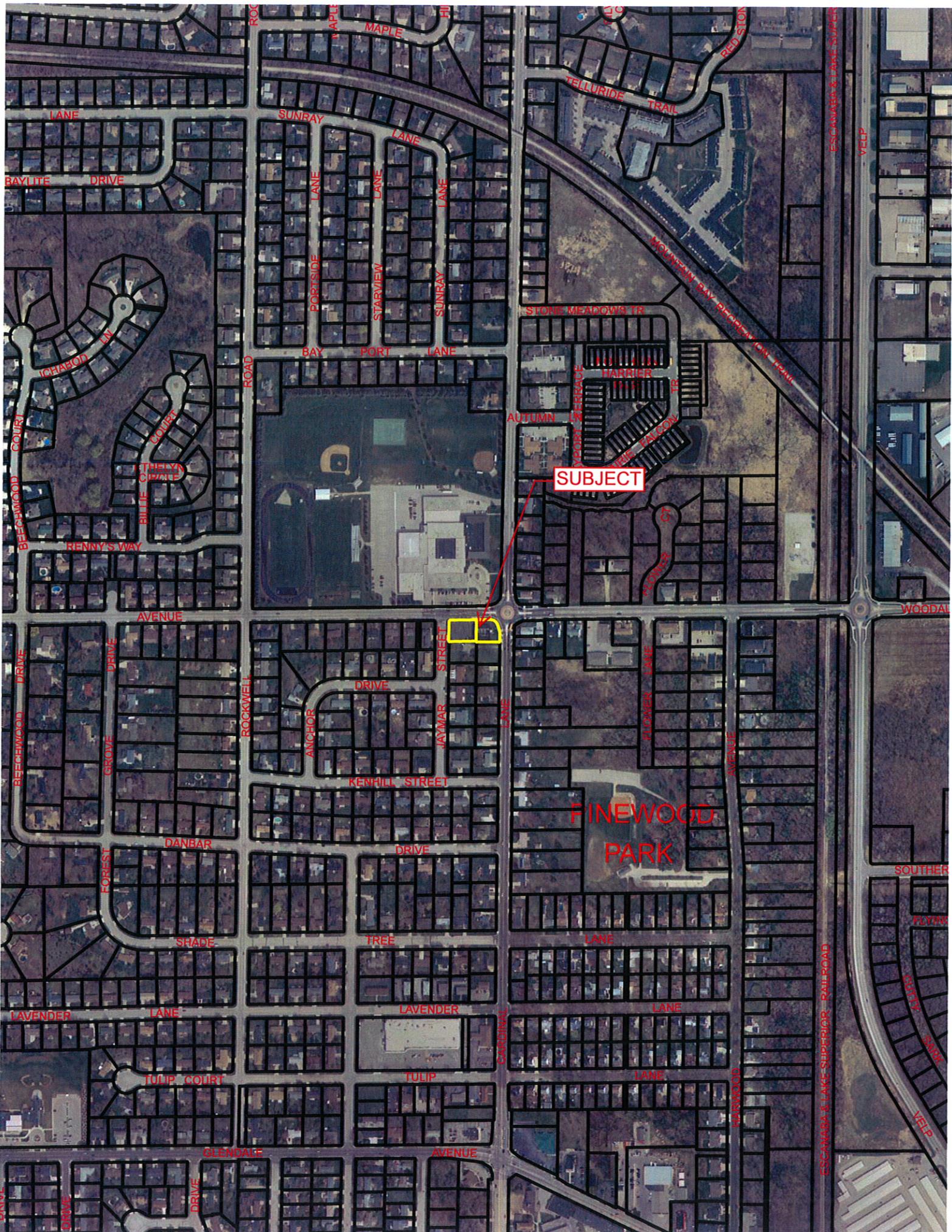
STAFF RECOMMENDED CONDITIONS

Staff recommends approval of the request with the following conditions:

- (1) Both parcels shall be rezoned to B-1 so that the use becomes conforming.
- (2) The two parcels shall be combined into one via certified survey map

ATTACHMENTS

- I** Property Location Map
- II** Completed Plan Review Application
- III** Photos, Renderings and Color Samples



SUBJECT

FINWOOD PARK

Map labels include: LANE, DRIVE, COURT, TRAIL, ROAD, AVENUE, STREET, and various street names such as BAYLITE, SUNRAY, PORTSIDE, STARVIEW, SUNRAY, TELLURIDE, BAY PORT, STONE MEADOWS, AUTUMN, HARRIS, FALCON, WOODAL, DANBAR, TREE, LAVENDER, TULIP, and GLENDALE.

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 PG 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) 1145 CARDINAL LANE	LOT # 2	SUBDIVISION WHITE PINE	TAX PARCEL # VH-1035-2
PROPERTY OWNER	PROPERTY OWNER'S FULL NAME ANDREW PFOTENHAUER	PROPERTY OWNER'S MAILING ADDRESS (Include Zip Code) 3152 WARM SPRINGS DR GREEN BAY, WI 54311		DAYTIME PHONE # 920-434-2060 ALTERNATE PHONE # PROPERTY OWNER'S E-MAIL ADDRESS
APPLICANT/ AGENT	APPLICANT/AGENT FULL NAME AND BUSINESS NAME HEYRMAN CONSTRUCTION CO., INC.	CONTACT: VERNON HEYRMAN		APPLICANT/AGENT PHONE # 920-347-0827 ALTERNATE PHONE # 920-660-0600 APPLICANT/AGENT E-MAIL ADDRESS lori@heyрманconst.com
USE	BRIEFLY DESCRIBE THE EXISTING AND PROPOSED USE OF THE PROPERTY FUNERAL HOME & CREMATORY			
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
- 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)

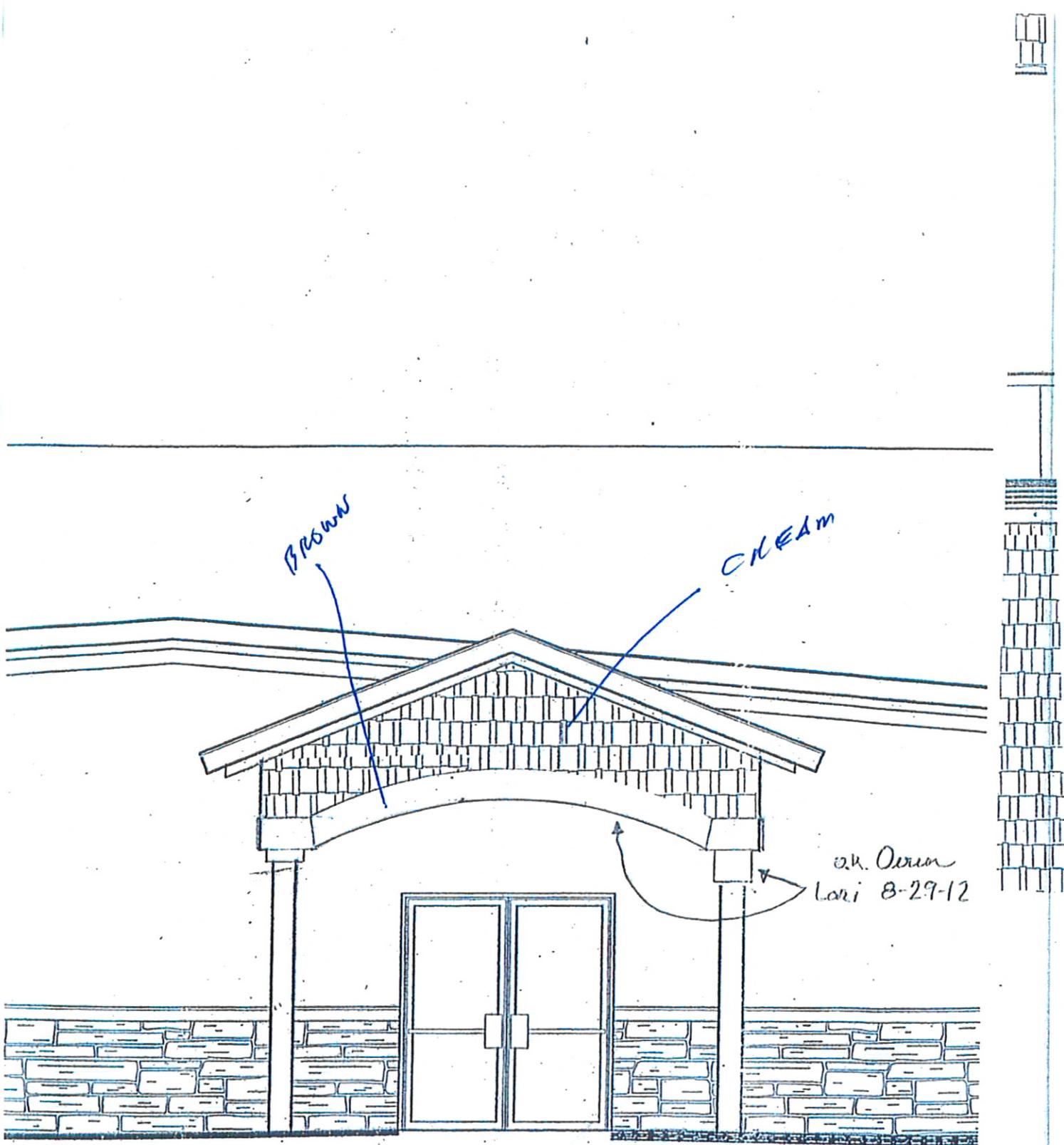
- Building elevations showing the location, number, size and message of all existing and proposed building signs and building lettering
- A site plan showing the location of all existing and proposed free-standing signs, including the distance of such signs to property lines
- Elevations of all existing and proposed free-standing signs showing the height, width, depth, material composition, colors, illumination, sign area and message of all such signs

SIGNATURE

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)

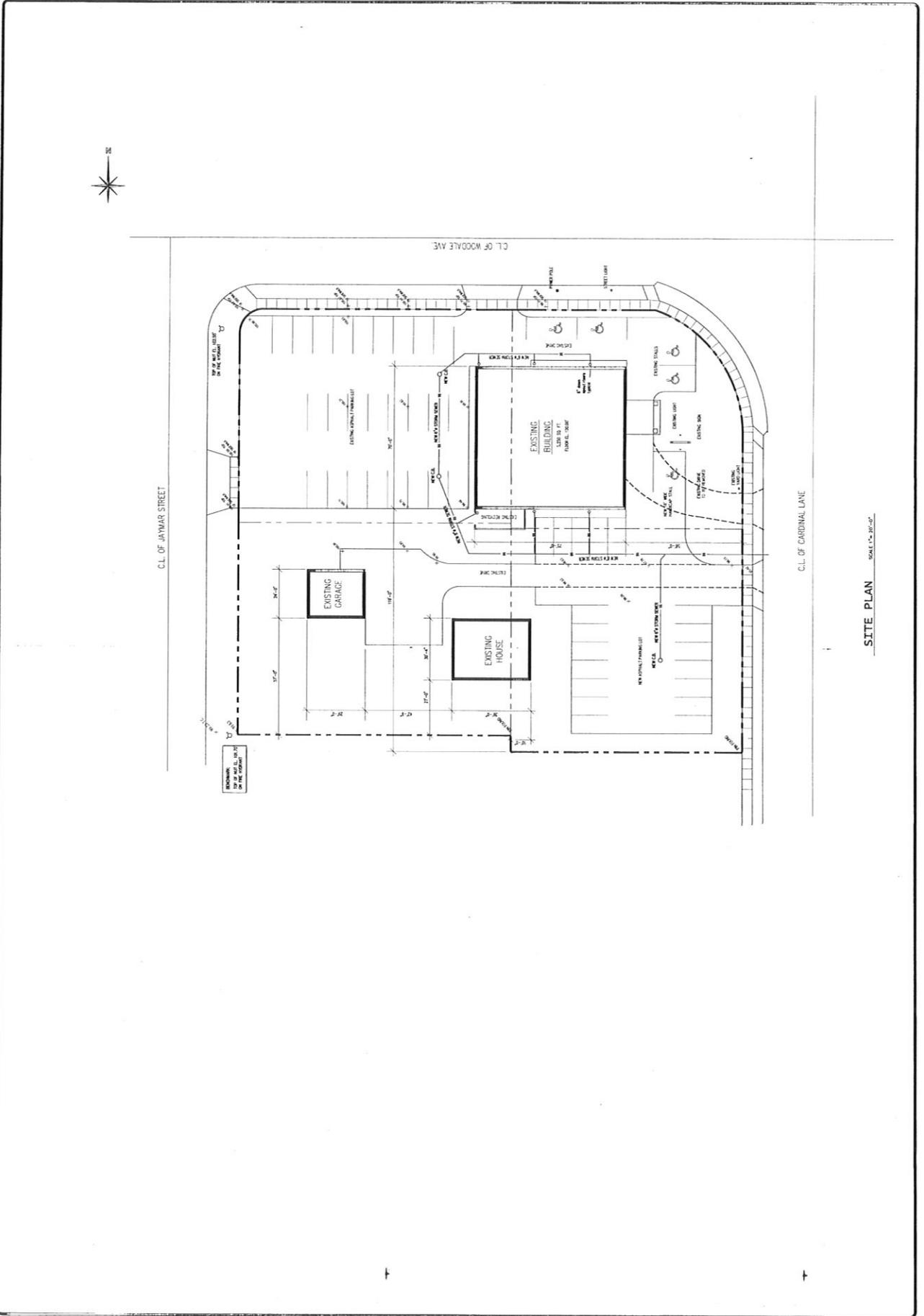
APPLICATION DATE

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.



ELEVATION

= 1'-0"



SITE PLAN SCALE: 1" = 20'-0"

11-13-12

PROJ. NO.

A1

SHEET

DATE: 5/23/12

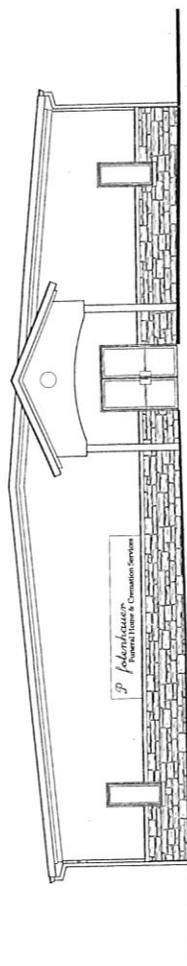
BY: C. RENIER

C. RENIER ARCHITECTS, INC.
348 MAIN AVENUE
DE PERE, WISCONSIN 54115
PH: (920) 330-0500 FAX: (920) 330-0504

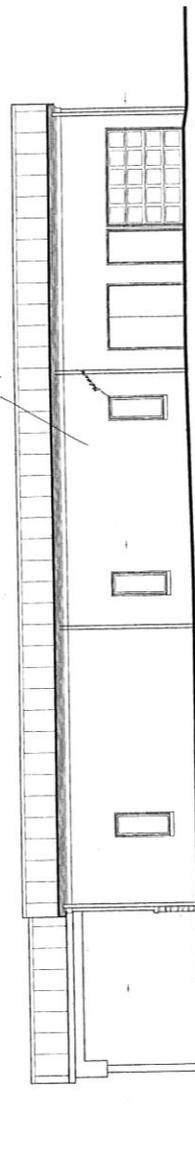
REMODELED ELEVATIONS

POTENHAUER
Funeral Home & Cremation Services
1145 Cardinal Lane
Green Bay, Wisconsin

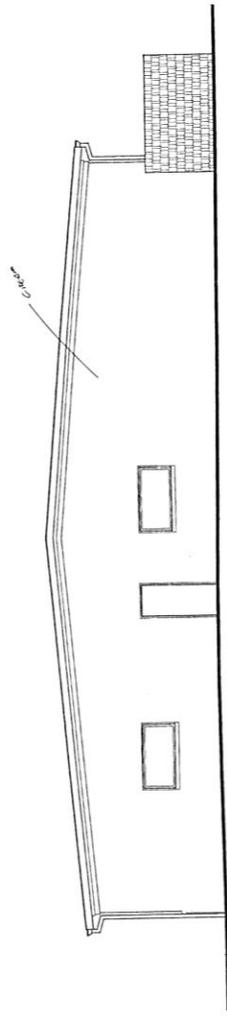
DRAWN: C.C.R.
CHECKED: C.C.R.
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE KEPT IN HIS OFFICE FOR THE ARCHITECT'S USE AND NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT HIS WRITTEN PERMISSION.



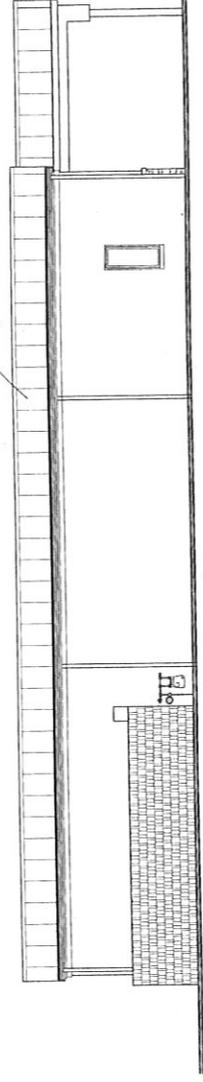
EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



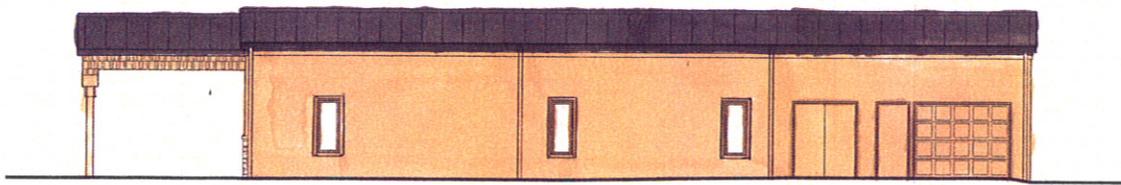
EXISTING BUILDING
← →



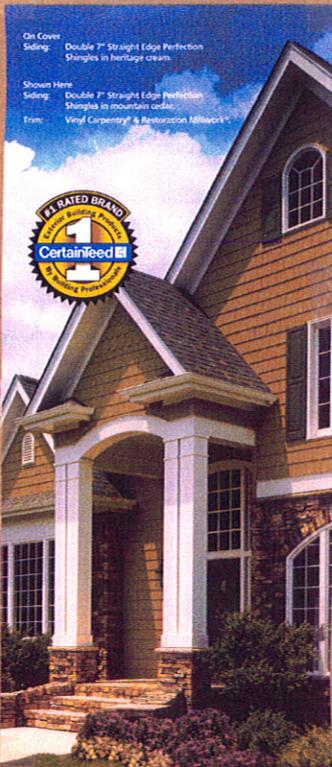
PROPOSED REMODELING



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



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



SHINGLE STYLE ON FRONT CANOPY
←

ROOF, FASCIA AND METAL TRIM COLORS
↓

TRIM COLORS FOR WINDOWS AND CANOPY COLUMNS →



SHINGLE AND BUILDING COLORS →