



Meeting Date: 10/15/12  
 Agenda Item: 15

**VILLAGE OF HOWARD PLAN COMMISSION  
 STAFF REPORT**

**REPORT TO:** Burt McIntyre, President  
 Village Plan Commission  
 Village Board of Trustees

**REPORT FROM:** Dave Wiese, Director of Community Development

**REPORT WRITTEN:** October 10, 2012

**REPORT SUBJECT:** Review and take action on a site plan for Select Plastering to construct a 30' x 30' storage building at 2188 Shawano Avenue, VH-723-1. **THIS IS A RECOMMENDATION TO THE VILLAGE BOARD FOR THE OCT. 22, 2012 MEETING. \***

<b>BASIC INFORMATION</b>	
<b>Project Name</b>	Select Plastering Storage Building
<b>Applicant Name/Contact No.</b>	J. Boetcher, 920-436-0470
<b>Consulting Planner and/or Engineer</b>	Barron Building 920-833-6388
<b>Size of Parcel</b>	.88 acres
<b>Existing Zoning</b>	General Industrial (I-1)
<b>Requested Zoning</b>	N/A
<b>Abbreviated Legal</b>	VH-723-1
<b>Comp. Land Map Designation</b>	REGIONAL COMMERCIAL

**BACKGROUND**

The subject property is located along Shawano Avenue . The new constructed building would be located on the east side of the existing principal structure. The building would be used to house materials used for the applicant's business. The property is shown in Redevelopment Plan Area No. 1. This area is intended to be regional commercial in the future and the proposed use is not consistent with the future intended Land Use for the area.

**EXECUTIVE ANALYSIS**

1. **Zoning** The property is presently zoned I-1, General Industrial.
2. **Setbacks** All Setbacks would be met by the proposed addition.
3. **Parking** N/A
4. **Floodplain, Shoreland Zoning & Stormwater Management** N/A
5. **Land Division** A land division is not being proposed at this time
6. **Lighting** New lighting is not being proposed for the facility

7. **Fire Protection** This property is currently served by the municipal water system and is located approximately 3.5 miles from the nearest fire station.

**RECOMMENDED ACTION BY THE PLAN COMMISSION**

**\*Normally, just a site plan approval from the Plan Commission is necessary to approve the project; however, in this particular instance because this is part of Redevelopment Plan Area No. 1, and there is a building moratorium in the plan area, the Village Board will also have to approve the improvements.** Staff has indicated in the background portion of the report that the proposed building is not compatible with the future land use map for the area.

**ATTACHMENTS**

- I Proposed Site Plan and Elevations**
- II Existing Google Map and Pictures**
- III Copy of Redevelopment Plan No. 1**
- IV Future Road Layout for the Area**

# Select Plastering - Site Plan

2188 SHAWANO AVE. V.O.F HOWARD

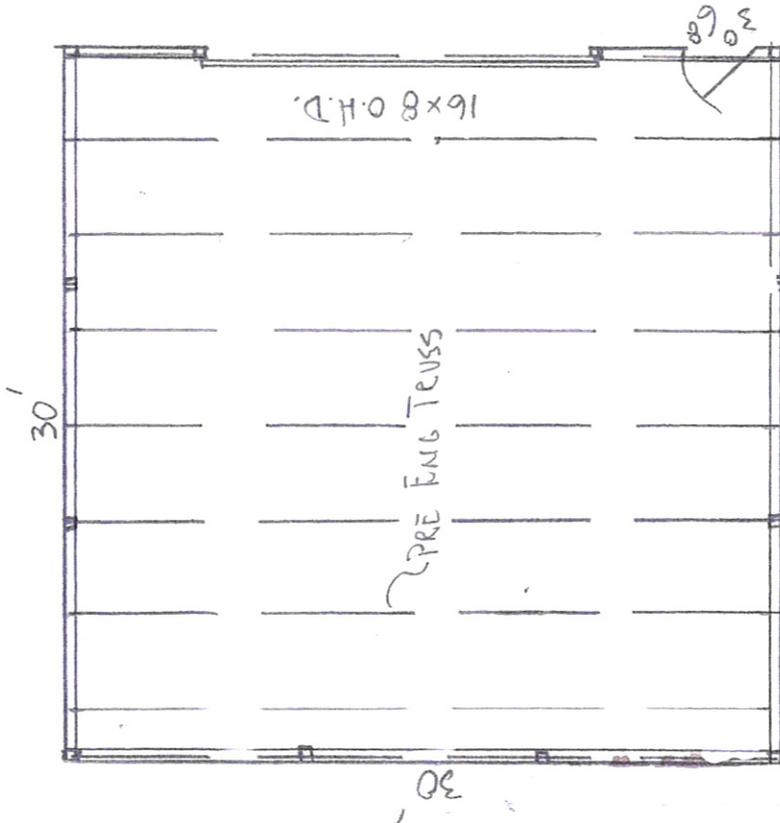


Map provided by the Brown County Planning & Land Services Department - Land Information Office (LIO)

A map key (legend) and other information about this map is available at: [maps.gis.co.brown.wi.us](http://maps.gis.co.brown.wi.us)

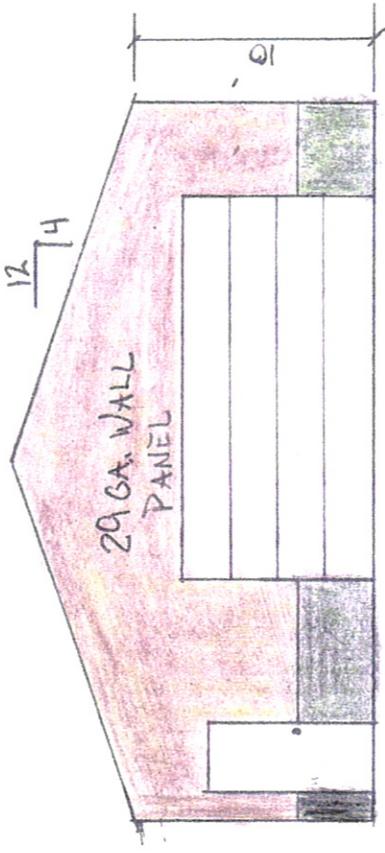
This map is intended for advisory purposes only. It is based on sources believed to be reliable, but Brown County distributes this information on an "As Is" basis. No warranties are implied. Boundaries shown on this map are general representations only and should not be used for legal documentation, boundary survey determinations, or other property boundary issues.

09/10/2012  
Scale 1:500

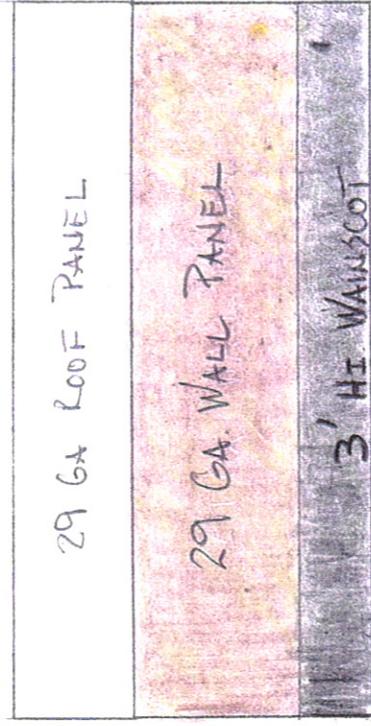


PLAN VIEW  
1/8" = 1'

BARROW BUILDING  
P.O. BOX 189  
SEYMOUR, WI 54165



FRONT VIEW  
1/8" = 1'



SIDE VIEW  
1/8" = 1'

STORAGE SHED

SELECT PLASTERING  
2188 SHAWANO AVE  
GREEN BAY, WI



Firefox

Dual Maps: Google Maps, Street View... Dual Maps: Google Maps, Street View... Dual Maps: Google Maps, Street View... +

data.mashedworld.com/dualmaps/map.htm?x=-88.0861487204&y=44.5398617548&gm=2&ve=5&gc=0&bz=16&bd=0&mw=1&sv=1&svb=0&svp=0&svz=0&svm=1&svf=1

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**Community Development Authority**  
**Of the**  
**Village of Howard**  
**Redevelopment Plan**  
**For Redevelopment Area No. 1**



February 5, 2009

Prepared by Ehlers & Associates



## **ACKNOWLEDGEMENTS**

### **COMMUNITY DEVELOPMENT AUTHORITY**

#### **Commissioners**

**Gary Rozmarynoski, Chairperson**

**Jim Widiger, Vice-Chairperson**

**George Speaker**

**Scott Beyer**

**Tim Brunette**

**Jim Morrison**

**Jody Zepnick**

#### **Other Officials**

**Dave Wiese, Executive Director**

**Chris Haltom, Secretary/Treasurer**

**Joshua Smith, Village Administrator**

## FORWARD

In 2007 the Village of Howard Board adopted Ordinance No. 2007-20 creating the Community Development Authority of the Village of Howard, Wisconsin. Broadly stated, the purpose of the Community Development Authority (CDA) is to enhance the quality of community life in the Village of Howard, Wisconsin.

This document establishes the community's first Redevelopment Plan pursuant to 66.1333(6) Wisconsin Statutes, and enables the CDA and Village Board to pursue additional strategies for the advancement of significant community-oriented developments projects.

The criterion for defining conditions of blight in this analysis is the statutory definition of "blighted area" appearing in Sections 66.1331 and 66.1333, Wisconsin Statutes, which read as follows:

Section 66.1331:

*Blighted area means any area, including a slum area, in which a majority of the structures are residential or in which there is a predominance of buildings or improvements, whether residential or non-residential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare.*

Section 66.1333(2m)(b):

"Blighted are" means any of the following:

- *An area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or non-residential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals, or welfare.*
- *An area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or*

- Defective or inadequate street layout, faulty lot layout, diversity of ownership

This Redevelopment Plan conforms to the general plan of the Village. With the implementation of this plan, the Village intends to improve public utilities, street façade along with recreational and community facilities.

### **DESIGNATION OF PROJECT BOUNDARIES**

The proposed development/redevelopment project area in Redevelopment Area No. 1, District No. 1 is generally described as a portion of Village of Howard Tax Increment District #4.

The District No. 1 contains parcels for land legally described as:

**[Metes & Bounds Description to be added]**

The District boundaries are depicted on Exhibit 1, on the following page.

## **EXISTING LAND USES AND CONDITIONS**

The area is a general mix of uses. For purposes of this Redevelopment Plan, Ehlers has broken the district into several sub-areas, defined as follows:

**Sub-Area A:** Bounded by STH 29/32 on the south and Cardinal Lane on the west. This area is predominantly residential;

**Sub-Area B:** Bounded by STH 29/32 on the north and North Packerland Dr on the south. This area is predominantly residential, but does have limited commercial uses located within the area;

**Sub-Area C:** Bounded by North Packerland Dr. on the northwest and STH 29/32 on north. This area is a mix of commercial, residential and light industrial type uses. The area is comprised with a number of dual use lots;

**Sub-Area D:** Balance of redevelopment properties located west of US 41 and south of STH 29/32. This area is comprised of a mix of light industrial/heavy industrial type uses.

**Sub-Area E:** Bounded by Dousman Street on the north, South Taylor Street on the east, Larsen Rd on the south and US 41 on the west. This area is comprised of a mix of commercial and industrial uses.

A map depicting the various redevelopment areas is included in Exhibit 2, with representative pictures of the property conditions.

## **CONDITIONS OF REAL PROPERTY**

Properties within the proposed Redevelopment District are largely developed, with a variety of uses and conditions. (See Photos on the next several pages) Within the redevelopment area, some properties have vacant buildings, dilapidated structures, substandard structures, inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility and /or usefulness. The combinations of the above factors impair the ability of the Village to maintain and/or improve the value of the properties. Further, these factors substantially impair or arrest the Village's ability to encourage sound growth in the community.

Some of the properties are in need of total redevelopment (removal), while others simply may need façade type improvements. Contained in Exhibit 4 is an inventory of the parcels included in this redevelopment plan.

### **General Descriptions Used in this Plan**

In accordance with State Statutes, several criteria were used to define blight within the STH 29/US 41 Redevelopment Study area. The following examples and description highlight the primary indicators of blight observed during the analysis of the area:

#### ***Public Safety: Predominance of Defective or Inadequate Street Layout in Relation to Accessibility***

Based on the intended reconstruction of the STH 29/US 41 interchange, and the dramatic rerouting of traffic patterns, the vast majority of parcels included in the redevelopment area will be impacted by these changes. In some cases the finding is applied as to the ingress/egress onto STH 29, and in others the resultant rerouting of traffic through proposed frontage roads.

#### ***Dilapidation and Deterioration: Structural Deficiencies***

Blight due to structural deficiencies represents parcels that require substantial repair(s) to the principal and/or accessory buildings on the property. Repairs may include improvements to the roof, external walls, or porches/stairs. For the purpose of the blight analysis, "Structural Deficiencies" were limited to those conditions on the exterior of the structure, visible from the public right-of-way.

#### ***Obsolete Platting/Diversity of Ownership Impairing or Arresting the Sound Growth of the Community***

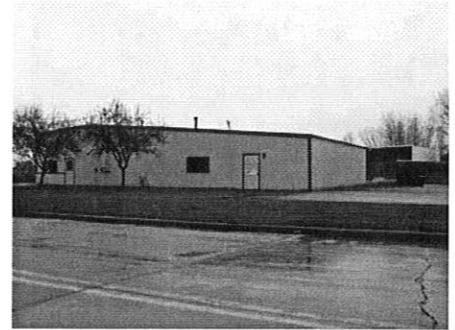
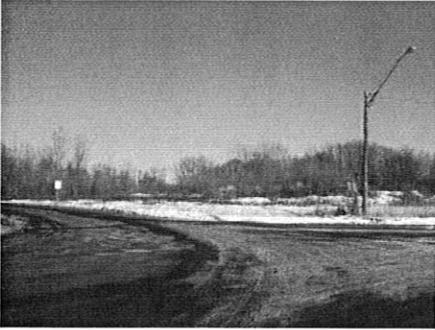
Blight due to platting or diversity of ownership that impedes the ability of the Village to grow. For the purpose of the blight analysis, "Obsolete Platting/Diversity of Ownership" is limited to lot configuration and/or fractional ownership rendering redevelopment difficult.

**Sub-Area B:**



Within **Sub-Area B**, it is noted that there is a mix of uses. Although this area is predominantly residential, commercial uses do exist that will be impacted by the US 41/STH 29 & 32 interchange project. As the interchange project proceeds, the redevelopment of the area may become more attractive for non-residential uses.

## Sub-Area D



The area within **Sub-Area D** is noted as predominantly light industrial to heavy industrial uses. The area will be significantly impacted by the US 41/STH 29 & 32 interchange project. With the interchange project, the access to STH 29 & 32 will be reduced which may result in pressure for uses to relocate and redevelop.

## **LAND USE PLAN (or VISION PLAN)**

The Village's development/redevelopment plans for this area are best defined in the original Tax Increment District #4 Plan. The Tax Increment District #4 plan is hereby attached by reference and is on file with the Village.

## **STANDARDS OF POPULATION DENSITY, LAND COVERAGE AND BUILDING INTENSITY**

At this time, the Village does not have any standards for population density, land coverage and building intensity for this area.

## **PRESENT AND POTENTIAL EQUALIZED VALUE**

The majority of the property in the Redevelopment District is currently owned by private parties. As of January 1 of 2008 the equalized value in the area is \$25,129,600. The equalized value for the Village of Howard has increased on average by approximately 6% annually over the last 10 years. The area within the redevelopment district has not experienced the same level of growth.

TID #4 project plan has estimated growth over the next 10 years to be as much as \$49,500,000. To be conservative, the TIF project plans have only assumed 2% annual increases.

## **PROPOSED CHANGES IN ZONING ORDINANCES AND MAPS**

At this time there are no proposed changes in the Village Zoning Ordinances and Maps.

## **PROPOSED CHANGES IN BUILDING CODES AND ORDINANCES**

At this time there are no proposed changes in the Building Codes and Ordinances.

## **SITE IMPROVEMENTS AND ADDITIONAL PUBLIC UTILITIES REQUIRED**

The most significant aspect of redevelopment will occur throughout the entire redevelopment area, affecting all sub-areas, with the reconstruction of the US 41/STH 29 & 32 Interchange. Contained on page 18 is a map depicting the

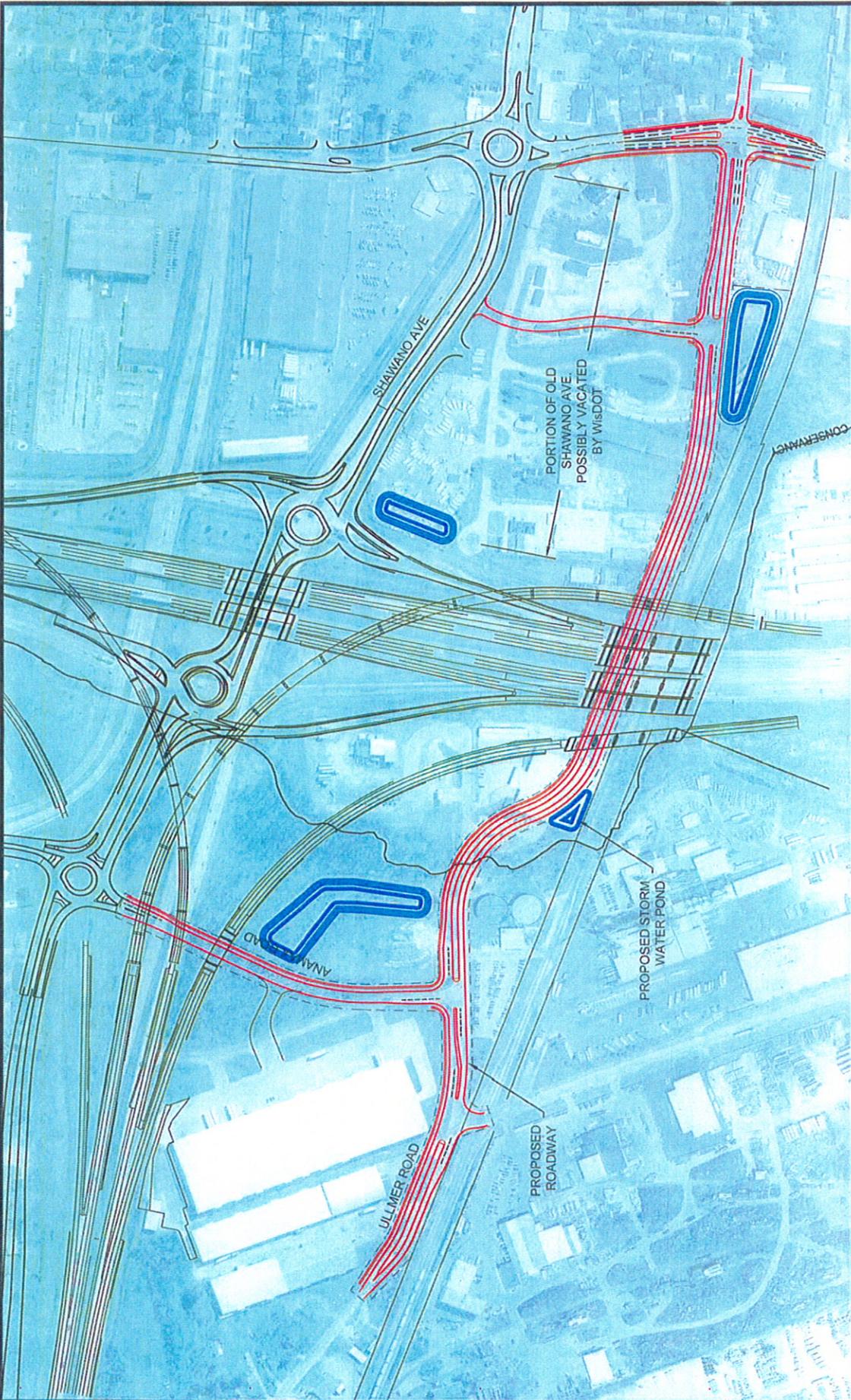
## **RELOCATION**

In the event relocation becomes necessary at any time during the implementation of this plan, the following steps and actions will be taken:

Before negotiations begin for the acquisition of property or easements, all affected property owners will be provided an informational pamphlet prepared by the State of Wisconsin, and if any person is to be displaced as a result of the acquisition, they will be given a pamphlet on "relocation benefits". The Village will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of all or at least ten neighboring landowners to whom offers are being made.

The Village and CDA will not proceed with any activity that may involve the displacement of persons or business concerns until it has filed in writing a relocation payment plan and a relocation assistance plan and has had both plans approved in writing by the Wisconsin Department of commerce in accordance with section 32.25 of the Wisconsin Statutes and Chapter Comm. 202 of the Wisconsin Administration code. The Village and CDA will maintain project records in accordance with Section 32.27 of the Wisconsin Statutes.

**Exhibit 4 – Property Inventory**



Sheet No. **1**

**OVERALL ROAD PLAN**  
ULLMER & ANAMAX ROAD CONNECTION

**HOWARD**  
V L L A G E O F  
1506 CORNELL ROAD GREEN BAY, WISCONSIN 54313

**1"=300'**

Prepared By: <b>MM &amp; ASSOC.</b> Project No: <b>15010</b> File Name: <b>15010</b> Date: <b>11/11/11</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">                 Revision/Description                  No. Description Date                  1 Initial             </td> <td style="width: 50%;"></td> </tr> </table>	Revision/Description No. Description Date 1 Initial	
Revision/Description No. Description Date 1 Initial			

RECORD DRAWINGS OF COMPLETED CONSTRUCTION CONFORMING TO CONSTRUCTION PERMITS  
By: \_\_\_\_\_ Date: \_\_\_\_\_