



Meeting Date: 1/24/11
Agenda Item: #5h(i)

Mission Statement

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

VILLAGE BOARD STAFF REPORT

REPORT TO: President Burt McIntyre & Village Board

REPORT FROM: Dave Wiese, Executive Director of Community Development

AGENDA ITEM: #5h(i) Review and take action on Conditional Use request from Schroeder's Flowers to permit a temporary structure and the sale of plants and flowers at 4720 Milltown Road.

ACTION REQUESTED: Approval of Conditional Use for Schroeder's Flowers with Plan Commission recommendations.

POLICY ISSUE

Should the Village Board approve a conditional use request from Schroeder's Flowers Inc. and Maplewood Shell to permit a temporary structure and the sale of plants and flowers over a period of 110 days for a two-year time period at the Maplewood Shell, located at 4720 Milltown Road?

RECOMMENDED ACTION BY PLAN COMMISSION

At its January 17, 2011 meeting, the Plan Commission unanimously recommended the Village Board approve the Conditional Use with the following conditions:

1. No additional lighting is added.
2. No additional signs are added (only the name on the cover of the greenhouse).
3. If electricity is needed, proper measures are in place to protect the public.
4. Hours of operation are from 8 a.m. to 8 p.m. seven days a week.
5. All development is done consistent with the application as submitted.
6. The conditional use approval is good for 110 days for two years (2011 and 2012)

BASIC INFORMATION

Project Name	Schroeder's Flowers CU
Applicant	Schroeder's Flowers
Phone	920-499-1480
Consultant/ Engineer	N/A
Parcel Size	3.49 ac
Existing Zoning	R-3 Duplex
Proposed Zoning	N/A
Land Map Designation	Agriculture and Mixed Office, Residential, and Retail

ADJACENT LAND/ZONING MATRIX

	LAND USE	ZONING
North	Vacant Land & Agriculture	R-2, B-1
South	Maplewood Meats and S.T.H. 29	B-2,
East	Agriculture Fields	A-1
West	Single Family Dwellings/ Ag	R-5

POLICY ALTERNATIVE(S)

The Village Board 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

PRIOR ACTION/REVIEW

A similar request was approved in 2010 for the Maplewood Shell property. The location of the greenhouse was in the actual parking lot of the Maplewood Shell gas station. This year the applicants are proposing to use the vacant grass and gravel area to the east of the gas station.

BACKGROUND

The subject property is currently the site of the Maplewood Shell. The applicant is requesting a conditional use to place a 1408-square-foot building at the vacant property adjacent to the Maplewood Shell parking lot for the outdoor storage and sale of garden plants (annuals and perennials.) The time frame requested is for a 110-day period.

EXECUTIVE ANALYSIS

1. **Zoning** – The property is presently zoned B-2 Highway Commercial. A Conditional Use is needed for any outdoor sales and storage.
2. **Setbacks** – All setbacks would be met.
3. **Parking** – The parking is shared with the Maplewood Shell. The following parking is required by ordinance:
 - C-Store - I for every 200 sq. ft. of building floor area (3500/200 = 18 required)
 - Fuel Sales - Three (3) stacked spaces for every fueling position plus one (1) space per employee
 - Car Wash - Three (3) stacked spaces for every wash bay or lane plus one (1) space per employee
 - Arbys - One (1) space for every fifty (50) square feet of building floor area devoted to patron use (excluding restrooms) plus six (6) stacked spaces for every drive-up window plus one (1) space per employee.
 - The applicant is proposing 10 stalls for the proposed use.
4. **Floodplain, Shoreland Zoning & Stormwater Management** N/A
5. **Land Division** – Land division is not being proposed.
6. **Lighting** – All new lighting will be required to comply with Section 17.24 of the Zoning Ordinance (Exterior Lighting Regulations). The application indicates lighting is not being proposed.
7. **Fire Protection** – This property is not served by the municipal water system and is located approximately 1.25 miles from Fire Station #2.

CONDITIONAL USE STANDARDS Section 17.20(10)(g) of the Zoning Ordinance requires that “The 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 Plan Commission recommendations.

RECOMMENDED ACTION BY THE PLAN COMMISSION

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The first five conditions were recommended by staff to the Plan Commission. The Plan Commission added condition #6 as part of the recommendation for approval.

ATTACHMENTS

I Completed Conditional Use Application w/ attachments

COPIES EMAILED TO

Schroeder 's Flowers 1530 S. Webster Ave., Green Bay, WI 54301 plantdr@schroederflowers.com



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: _____

Initials: _____

Application #: _____

Applicant

Name: Schroeders Flowers and Maplewood Shell
Address: 1530 S Webster Ave Green Bay WI 54301
Phone: (920) 436-6363 Email: Plant dr @ schroeder flowers . com
Business Name: Maplewood Shell
Conditional Use Site Address: 4720 milltown Rl Green Bay WI 54858
Landowner of Record: Bay Services Linda Flinn
Address: 2401 Velp Ave Green Bay 54313
Phone: (920) 371 4001 Email: _____

Consultant(s)

Architect

Name: None
Address: _____
Phone: () - - - - - Email: _____

Contractor/Engineer

Name: Schroeder's Flowers Inc.
Address: 1530 S Webster Ave. Green Bay WI 54301
Phone: (920) 436 6363 Email: Plant dr @ schroeder flowers . com

Parcel/Building Information

Lot Size: X Acres/Sq. Ft Current Zoning: Business Parcel Number: VH - X
Lot Dimensions: _____ Does Current Zoning Permit Intended Use: yes
Bldg. Sq. Footage: 1408 sq Ft. Street Frontage: 22 x 64

Describe Specifically the Nature of the Request:

We request to Place 1 temporary structure East of Maplewood Shell carwash on gravel lot. The Greenhouse type structure made of steel frames and covered with plastic. some wood covers part of the ends. we propose to sell plants, flowers and assorted products in or around the green house. we would like to request of a total of 110 days. 5 days to set up and 3 days to remove structure. Greenhouse are 14' high.

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. *Enclosed 2 Air photos*
- A site plan including the following:
 - Density and floor area ratio
 - Building heights and setbacks - *Greenhouse height 14' set backs shown on photo*
 - Size & location of lots
 - Screening and fencing *No screening or Fencing Planned*
 - Location of sanitary and storm sewer lines
 - Location of water mains
 - Site drainage
 - Location of roads, driveways and walks - *shown on Air photo*
 - Existing and proposed structures, parking, loading areas, ingress/egress points *Shown*
 - Location of recreational and open space areas reserved or dedicated for public uses
 - 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. *No lighting*
- Full-color rendering of building facades and large samples of colors and building materials that will be used on the project. *pictures enclosed*
- An attachment stating the methods and hours of operation. *8am-8pm 7 days a week*
- Sign plan with dimensions of sign. *Maximum the only signs with Schroeder name would be on the building (greenhouse) picture number 2 shows a banner with name that we used until we could get our name painted on the green house.*

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.

[Handwritten Signature]

Applicant Signature

11-30-10

Date

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









