



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

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(ii) 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 2400 Dousman Street.

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 Woodman’s to permit temporary structures and the sale of plants and flowers over a period of 110 days for a two-year time period at the Woodman’s Foods Store, located at 2400 Dousman Street?

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. The conditional use approval is good for 110 days for two years (2011 and 2012)

<u>BASIC INFORMATION</u>		<u>ADJACENT LAND/ZONING MATRIX</u>		
Project Name	Schroeder’s Flowers CU-Woodmans	LAND USE		ZONING
Applicant	Schroeder’s Flowers,	North	Vacant Land & Agriculture	B-1
Phone	920-499-1480	South	Strip Center and Office	B-1,
Consultant/Engineer	N/A	East	Highway 29	B-2
Parcel Size	12 ac	West	Single Family Dwellings	R-1
Existing Zoning	B-1 Business			
Proposed Zoning	N/A			
Land Map Designation	Regional Commercial			

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 from 2006-2010.

BACKGROUND

The subject property is currently the site of the Woodman's Grocery Store. The applicant is requesting a conditional use permit to place a 30' x 64' greenhouse and a 30' x 48' awning type structure in Woodman's 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 is zoned B-1 Business. A Conditional Use approval is needed for any outdoor sales and storage.
2. **Setbacks** The locations of the structures are the same as last year. All setbacks would be met.
3. **Parking** Shared with Woodman's.
4. **Floodplain, Shoreland Zoning & Stormwater Management** N/A
5. **Land Division** No land division is being proposed in this request.
6. **Lighting** All new lighting will be required to comply with Section 17.24 of the Zoning Ordinance (Exterior Lighting Regulations).
7. **Fire Protection** This property is currently served by the municipal water system and is located approximately 3.0 miles from the nearest fire station.

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

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. The conditional use approval is good for 110 days for two years (2011 and 2012)

The first three conditions were recommended by staff to the Plan Commission. The Plan Commission added condition #4 as part of the recommendation for approval.

ATTACHMENTS

I-VIII Completed Conditional Use Application/ Supplemental Information

COPIES EMAILED TO

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



2456 Glendale Ave
Green Bay, WI 54313

ATTACHMENT I
CONDITIONAL USE PERMIT
APPLICATION

See Following Pages
for Materials to be
submitted with this
application

Application Fee: \$50.00

Date: _____

Initials: _____

Application #: _____

Applicant

Name: Schroeders Flowers Inc and woodmans Food Market
Address: 1530 S Webster Ave Green Bay WI 54301
Phone: (920) 436-6363 Email: Plant dr @ schroeder flower . com
Business Name: Woodmans Food Market
Conditional Use Site Address: 2400 Douglas St Green Bay WI 54303
Landowner of Record: Woodmans Food
Address: 2400 Douglas St Green Bay WI 54303
Phone: (920) 499-1480 Email: _____

Consultant(s)

Architect

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

Contractor/Engineer

Name: Schroeders Flowers Inc
Address: 1530 S Webster Ave Green Bay WI 54301
Phone: (920) 436-6363 Email: Plant dr @ Schroeder Flower . 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: 1920 sq Ft Street Frontage: 30x64 - 30x48
1440 sq Ft

Describe Specifically the Nature of the Request: We request to place 2 Temporary
Structure in Woodmans Parking lot. The same size structure
as the last 3 years - in the same location. these are Greenhouse
type structures 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
openings. we would like to request a total of 110 days
also similar to last year 5 days to set up, and 3 days
to remove structures. 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 to 8pm 7 days a week*
- Sign plan with dimensions of sign. *- Maximum the only signs with Schroeders Name would be on the building (Greenhouse) picture # 2 Shows a banner with name that we use until we could get our name printed on the Greenhouse.*
- 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.



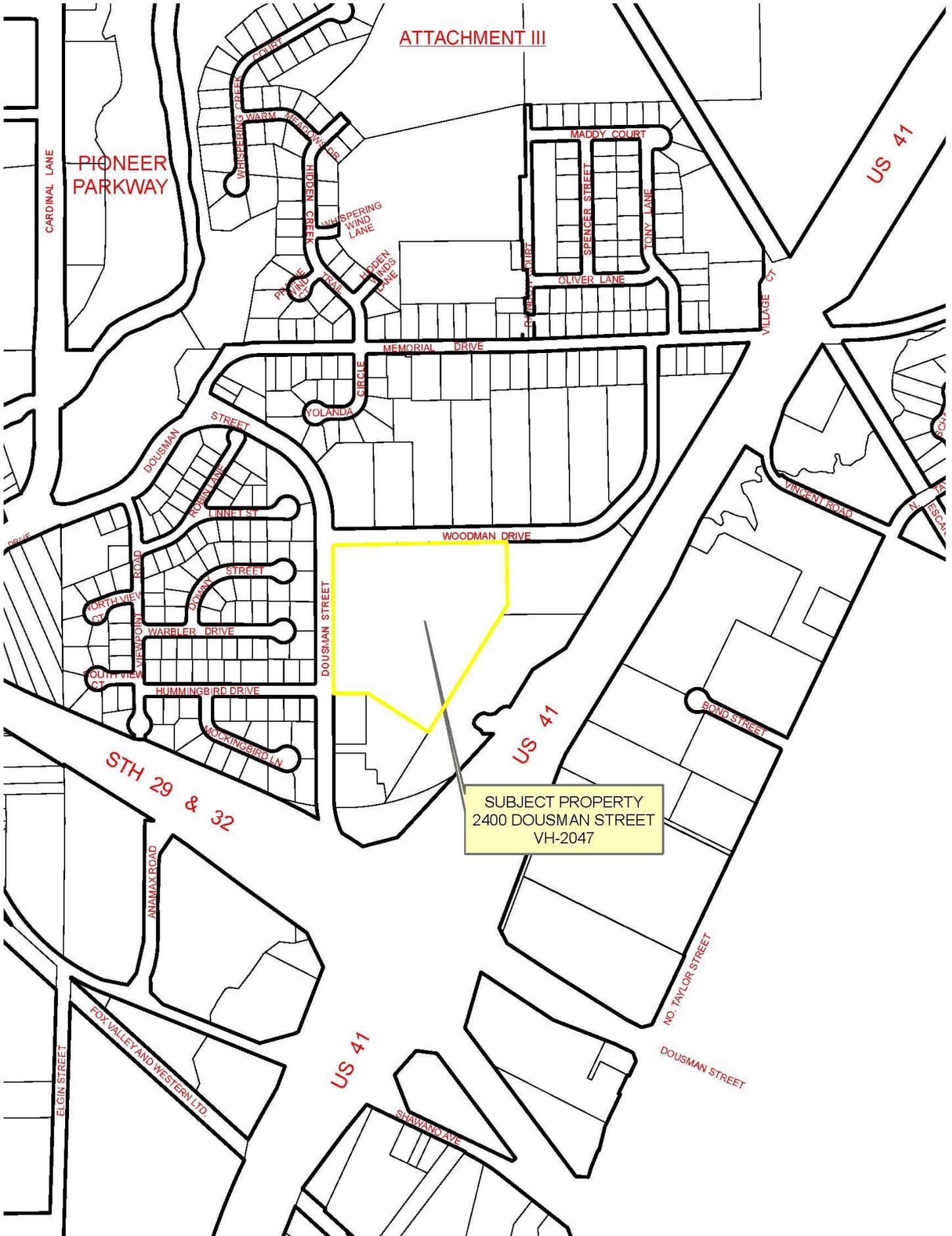
Applicant Signature

11-30-10

Date

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

ATTACHMENT III



PIONEER PARKWAY

US 41

SUBJECT PROPERTY
2400 DOUSMAN STREET
VH-2047

STH 29 & 32

US 41

US 41

NO. TAYLOR STREET

DOUSMAN STREET

SHAWANO AVE

FOX VALLEY AND WESTERN LTD.

ELGIN STREET

ANAMAX ROAD

SOUTH VIEW CT

NORTH VIEW CT

HUMMINGBIRD DRIVE

WARBLER DRIVE

DOUSMAN STREET

YOLANDA CIRCLE

MEMORIAL DRIVE

HIDDEN WINDS LANE

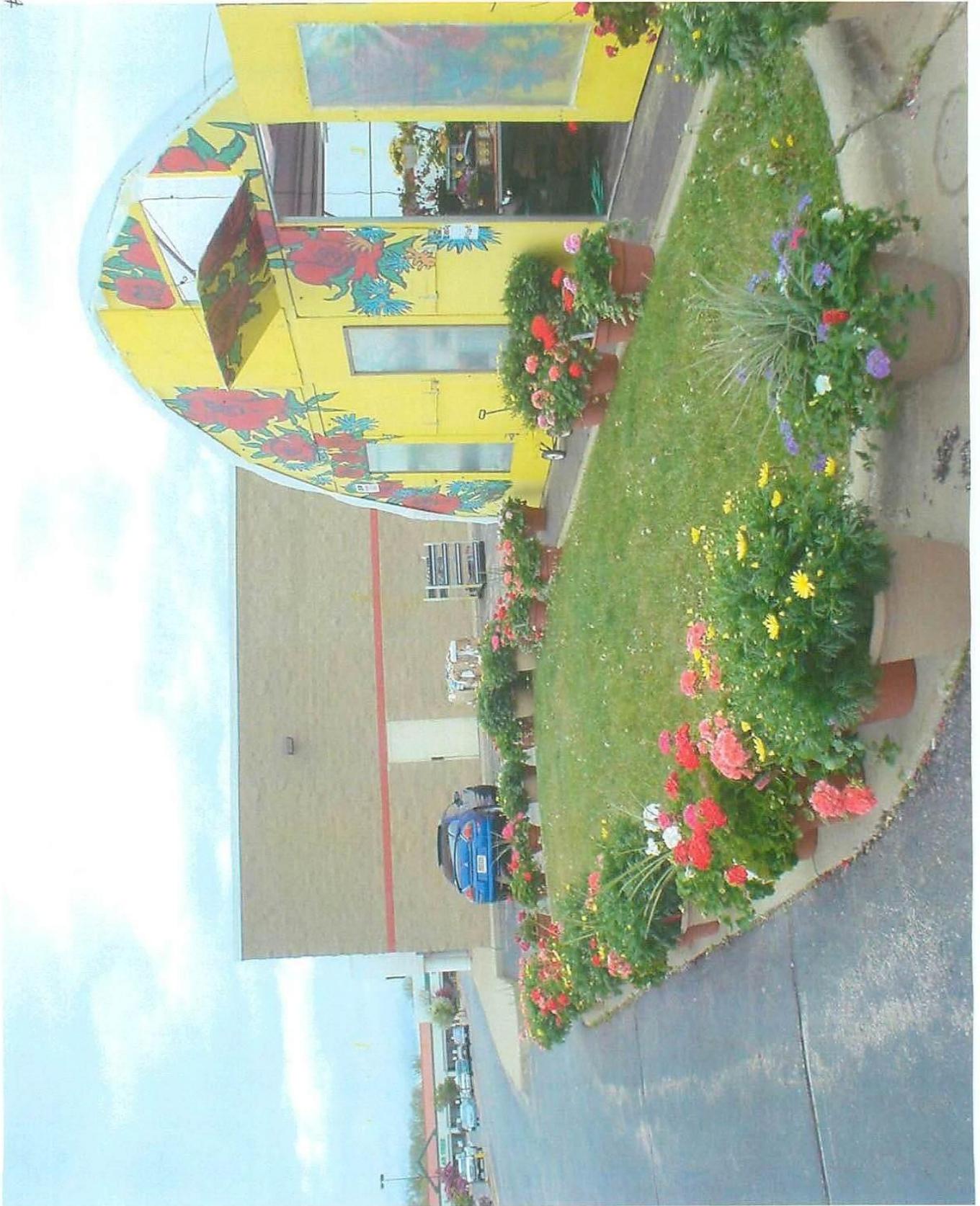
WHISPERING WIND LANE

WOODMAN DRIVE



ATTACHMENT VI

#7



#2

ATTACHMENT VII



74



Schmoedens

