



Meeting Date: 4/25/11
Agenda Item: #6p(iii)

Mission Statement
 Delivering quality services in a courteous, cost-effective and efficient manner

VILLAGE BOARD STAFF REPORT

REPORT TO: President Burt McIntyre and Village Board

REPORT FROM: Dave Wiese, Director of Community Development

AGENDA ITEM: Review and take action on a request for a planned development amendment from Timothy W. Reineck of Reineck Builders, representing Brookview Meadows, LLC to permit the construction of a 600-square-foot dining room addition at Brookview Meadows Assisted Senior Living at 1740 Condor Lane, VH-143-7-3.

ACTION REQUESTED: Approval of the PDD amendment for Brookview Meadows, LLC.

POLICY ISSUE

Is the proposed planned development amendment consistent with the original planned development and with the trend of development in the neighborhood?

RECOMMENDED ACTION BY PLAN COMMISSION

The Village of Howard Plan Commission unanimously recommended approval with the following code required conditions:

- (1) All new lighting will need to comply with Chapter 50 exterior lighting regulations.
- (2) A building permit is required prior to commencing construction.

BASIC INFORMATION

Project Name	Brookview Meadows PD Amend.
Applicant	Brookview Meadows, LLC
Phone	920-680-8080
Consultant/ Engineer	Dimension IV, Dan Roarty
Parcel Size	8.2 acres
Existing Zoning	Planned Development (PD)
Current Zoning	Planned Development (PD)
Land Map Designation	Neighborhood Commercial

ADJACENT LAND/ZONING MATRIX

	LAND USE	ZONING
North	Business	B-1
South	Residential	R-2
East	Industrial Park	I-4
West	Residential	R-2

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

BACKGROUND INFORMATION

The applicant is requesting approval for a planned development amendment to permit the construction of a 600-square-foot dining room addition at Brookview Meadows Assisted Senior Living at 1740 Condor Lane, VH-143-7-3. Section 50-752(4) requires the following:

Any request or petition for an amendment to a final approval shall be accompanied by an additional fee of \$200.00. No amendment shall be allowed or permitted until a public hearing is held, a recommendation is made by the Village Plan Commission, and approval is granted by the village board in accordance the procedures established in subsections (1), (2) and (3) of this section.

EXECUTIVE ANALYSIS

1. **Zoning:** The property is properly zoned for the existing and proposed use.
2. **Setbacks:** The proposed addition complies with underlying zoning setback regulations.
3. **Parking:** N/A
4. **Floodplain, Shoreland Zoning & Stormwater Management:** N/A
5. **Land Division:** N/A
6. **Lighting:** All new lighting will need to comply with Chapter 50 exterior lighting regulations.
7. **Lot and Width Area:** N/A
8. **Driveway Locations:** N/A
9. **Signage:** N/A
10. **Garbage:** N/A
11. **Landscape:** N/A

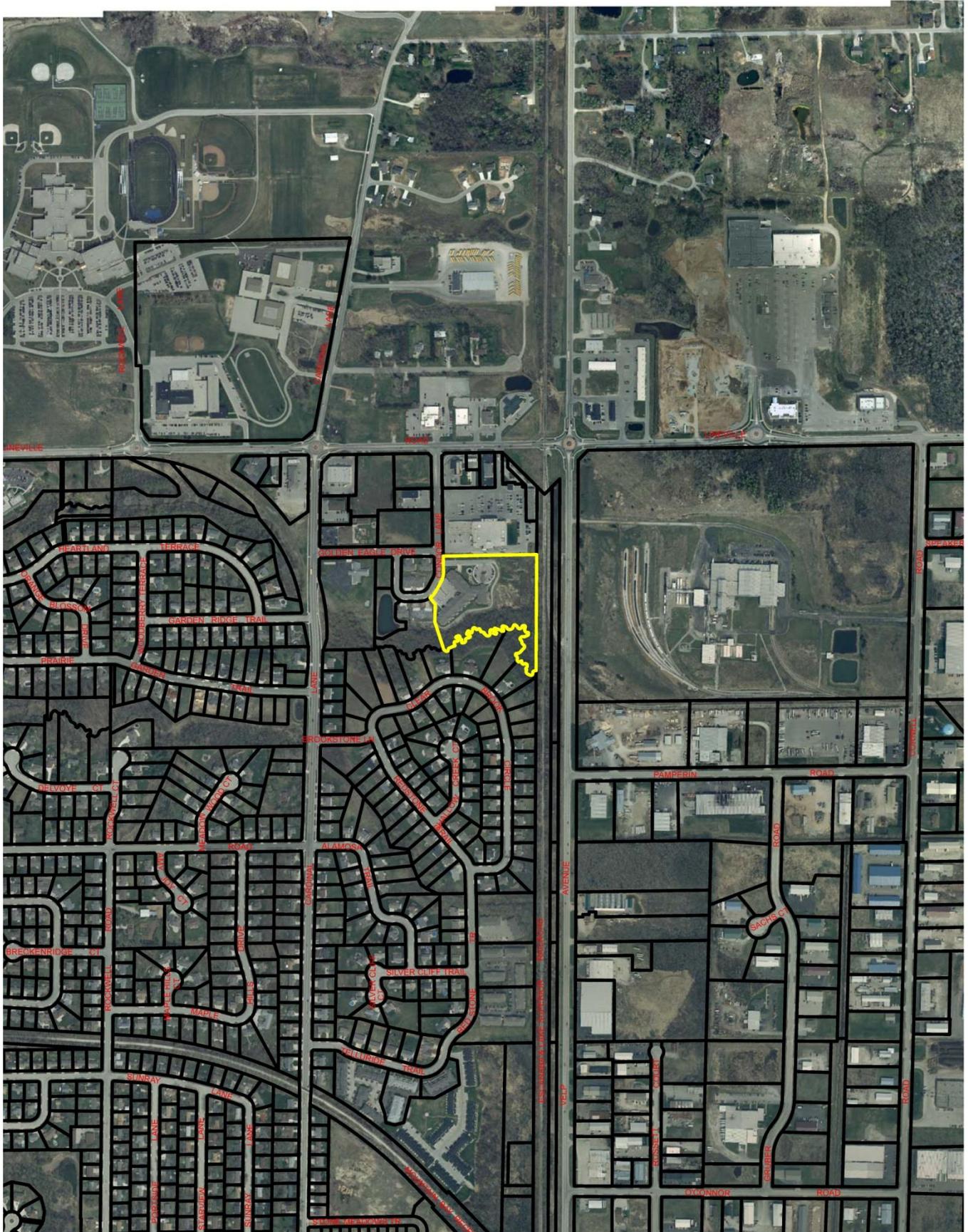
STAFF RECOMMENDED CONDITIONS

None

ATTACHMENTS

- | | |
|---------------|--|
| I | Location Map |
| II-III | Planned Development Amendment Application |
| IV | Aerial View of Property |
| V-VIII | Building Plans |
| IX | Photos Showing Building Materials & Colors |

ATTACHMENT I



ATTACHMENT II



2456 Glendale Ave
Green Bay, WI 54313

APPLICATION FOR
PLANNED DEVELOPMENT DISTRICT AMENDMENT

See Next Page
for Materials to be Submitted
with This Application

Application Fee: \$200.00
Date: _____
Initials: _____

Applicant

Name: Brookview Meadows LLC / c/o Tim J. Besaw

Address: 1740 CONROD LANE HOWARD WI 54313
Phone: (920) 680-8080 Email: tim@besawrealty.com

Business Name: Brookview Meadows LLC
Conditional Use Site Address: 1740 CONROD LANE GREEN BAY WI 54313
Landowner of Record: Brookview Meadows LLC / c/o Tim J. Besaw
Address: 1740 CONROD LANE GREEN BAY WI 54313
Phone: (920) 680-8080 Email: tim@besawrealty.com

Consultant(s)

Architect

Name: Dimension III DAN ROARBY
Address: 281 N. BROADWAY 2 Suite 4 Green Bay WI 54303
Phone: (920) 431-3444 Email: DJRoarby@dimension-llv.com

Contractor/Engineer

Name: Reinbeck Builders LLC
Address: 6410 STANGOR BAY RD. LUXEMBURG WI 54217
Phone: (920) 360-9445 Email: reinbeckbuilders@yahoo.com

Parcel/Building Information

Lot Size: 8.2 Acres Current Zoning: PD Street Frontage: 600'
Lot Dimensions: 581 x 614 Does Current Zoning Permit Intended Use: YES
Bldg. Sq. Footage: 150,463 Dimensions of Building: IRREGULAR

Business Information (If Applicable)

Days & Hours of Operation: 24 hour
Number of Employees: 27 This Use Will be in an Existing or New Bldg.

Describe Specifically the Nature of the Request: Due to the increasing
tenants of the Assisted Living Facility there is a
drastic need to increase the size of the dining room
in order to feed the residents 3 meals per day in a
timely fashion. The new addition will be constructed
of the same materials of the existing structure
and over the existing patio area.

ATTACHMENT III

Please Note the Following:

- Incomplete applications will not be accepted and/or processed
- All applications shall be submitted three (3) weeks prior to the Plan Commission meeting at which the applicant wishes to appear
- 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.
- A conditional use permit is valid for two years (unless otherwise noted) after approval by the Village Board.

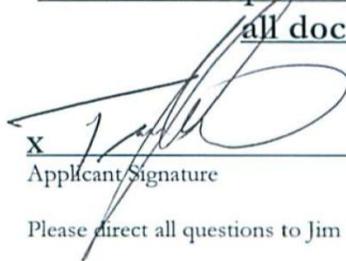
Standards Used by Plan Commission When Ruling on a Conditional Use Permit Request

- Not be detrimental to or endanger the health, safety, morals, comfort or general welfare of the public
- Not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted
- 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
- Adequate ingress/egress shall be designed to minimize traffic congestion
- Must conform to applicable regulations of the zoning district in which it is located

REQUIRED (Provide All That Apply)

- ✓ A plat of survey or the equivalent thereof depicting the location, dimensions, boundaries, uses and size of the site.
- ✓ A site plan depicting existing and proposed structures, parking, loading areas, ingress/egress points
- ✓ A landscape plan
- ✓ A lighting plan
- ✓ Full-color rendering of building facades and large samples of colors and building materials that will be used on the project

Submit 30 copies of all color documents. Submit 3 copies of all documents not printed in color.


X
Applicant Signature


Date

Please direct all questions to Jim Korotev at 434-4640 or jkorotev@villageofhoward.com

ATTACHMENT IV

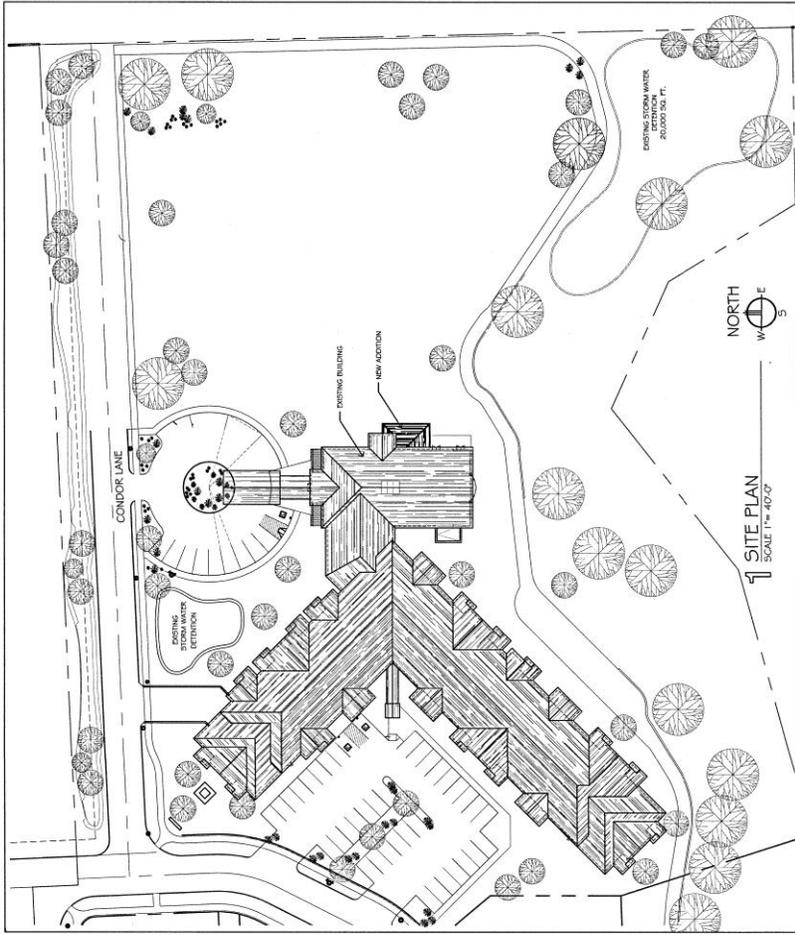


SENIOR LIVING COMPLEX
BROOKVIEW MEADOWS
 1742 CONDOR LANE
 GREEN BAY, WI 54313

Digitally
SIGNED
 BY ARCHITECT
 DANIEL J. BOARTY, AIA
 4/27/11



LOCATION MAP
 NOT TO SCALE



PROJECT INFORMATION

PROJECT: BROOKVIEW MEADOWS
 SENIOR LIVING
 1742 CONDOR LANE
 GREEN BAY, WI 54313
 CONTRACTOR: TIV DESIGN GROUP
 700 WISCONSIN ST.
 GREEN BAY, WI 54324-0347
 TEL: 920.499.0000
 PROJECT MANAGER: TBD

ARCHITECT:

DANIEL J. BOARTY, AIA
 DIMENSION IV
 211 NORTH BROADWAY ST., SUITE 4
 GREEN BAY, WI 54303
 TEL: 920.431.3444
 FAX: 920.431.3445

STRUCTURAL DESIGN:

LARSON ENGINEERING OF WISCONSIN
 2901 EAST ENTERPRISE AVE., SUITE 200
 GREEN BAY, WI 54303
 TEL: 920.734.9867
 FAX: 920.734.9900

MECHANICAL ELECTRICAL PLUMBING (MEP):

BY CONTRACTOR

OCCUPANCY:

EXISTING R-2

CONSTRUCTION TYPE:

EXISTING SA, FULLY SPRINKLED

FLOORSTORIES:

FIRST FLOOR = 43,659 SF
 TOTAL BUILDING = 474.3E
 FOOTPRINT = 44,342 SF

LIST OF DRAWINGS

- A100 PROJECT INFORMATION, SITE PLAN
- A200 REFERENCE PLAN, FLOOR PLAN DEMOLITION
- A201 FLOOR PLAN- NEW CONSTRUCTION
- A300 BUILDING SECTIONS
- H201 HVAC PLANS
- E201 LIGHTING PLANS

DIMENSION IV
 Planning, Architecture, Design and Construction Administration
 211 N. Broadway
 Green Bay, WI 54303
 TEL: 920.431.3444
 FAX: 920.431.3445

1740 Condor Lane
 Brookview Meadows
 Dining Room Expansion
 Green Bay, WI 54313

SHEET NUMBER: A100

DATE: 4/27/11

SCALE: AS SHOWN

PROJECT: BROOKVIEW MEADOWS SENIOR LIVING

DATE: 4/27/11

SCALE: AS SHOWN

PROJECT: BROOKVIEW MEADOWS SENIOR LIVING

ATTACHMENT IX

