



Meeting Date: 11/21/11
Agenda Item: 7-8

PLAN COMMISSION STAFF REPORT

REPORT TO: President Burt McIntyre and Village Plan Commission

REPORT FROM: James Korotev, Director of Code Administration

AGENDA ITEM: The Plan Commission will hold a public hearing at 6:35 p.m. concerning a request from Dale Lardinois for renewal of the conditional-use approval previously granted for a coverall structure at 1373 Shoreview Court, VH-787

ACTION BY THE PLAN COMMISSION IS A RECOMMENDATION ONLY. THE VILLAGE BOARD HAS FINAL APPROVAL AUTHORITY FOR THIS MATTER.

OWNER/APPLICANT: Dale Lardinois

BACKGROUND INFORMATION

On Oct. 25, 2006, the Village Board approved a conditional use for a 30'x48' tension fabric type coverall structure at the above address. The approval was granted for a five-year time period with the condition that a certified survey map combining three lots in the Rausch Subdivision be completed. The required certified survey map was subsequently submitted (attached). The five-year time period ended on Oct. 25, 2011, and the owner is now requesting that the conditional use be renewed for another five years.

RECOMMENDED ACTION BY PLAN COMMISSION

It is recommended that the Plan Commission open the public hearing and ask the applicant to explain his request in detail. Subsequently, the Plan Commission should invite comments from the public and then close the public hearing. After the public hearing is closed, the Plan Commission should review the applicant's request, including how the Conditional Use standards will be met. Finally, if satisfied with the proposal, the Plan Commission should recommend approval to the Village Board with any specific conditions as may be necessary to address concerns voiced by the public, staff or Commission members.

CONDITIONAL USE STANDARDS

The Village 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 Village Plan Commission recommendations.

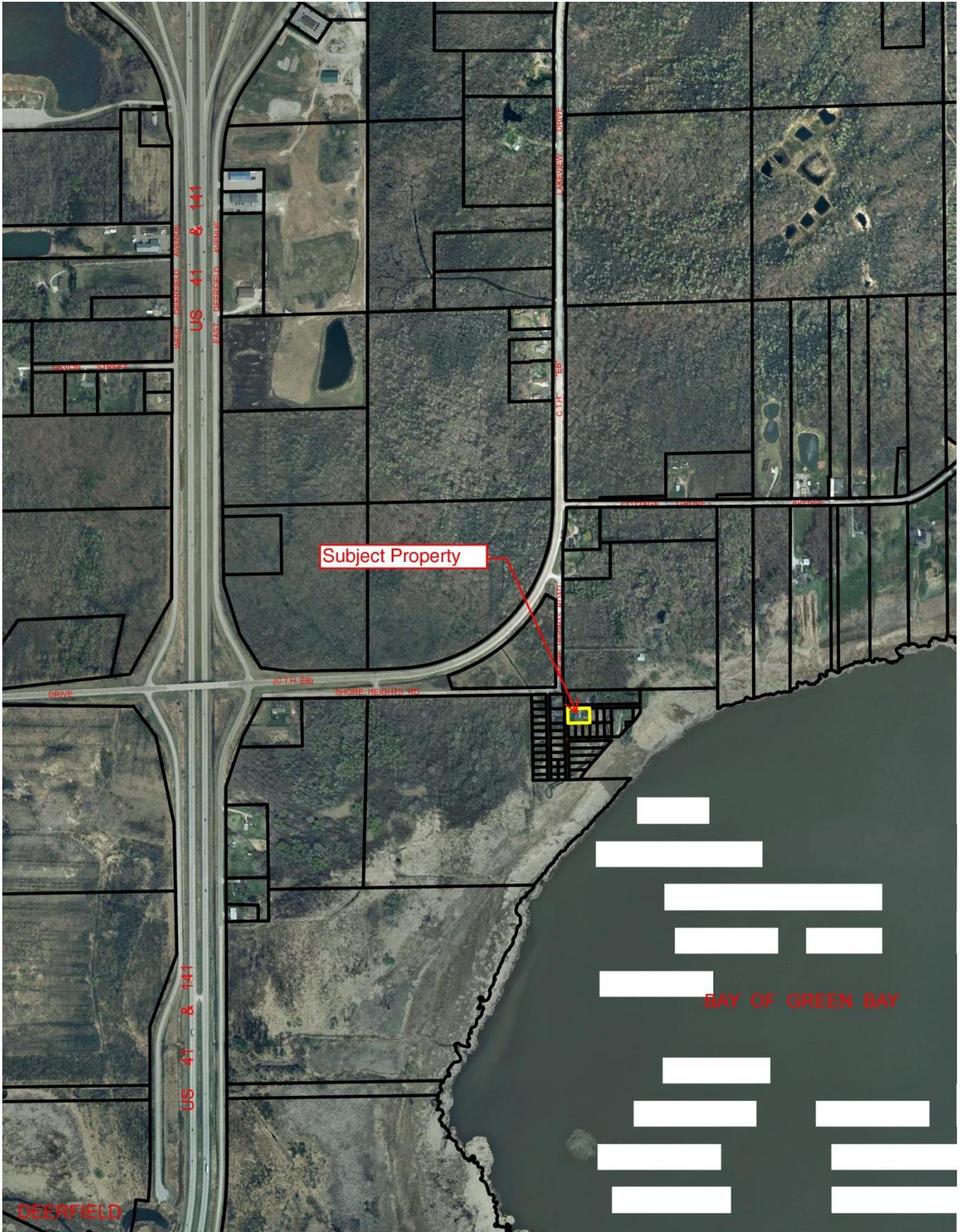
RECOMMENDATION

Approval of the request is recommended with the condition that the approval expires on Oct. 25, 2016.

ATTACHMENTS

- I** Location Map
- II-III** Completed Conditional Use Application
- IV** Street View Photo of Structure
- V** Bird's Eye View of Structure
- VI** Certified Survey Map of Property

ATTACHMENT I



ATTACHMENT II



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: Dale Lardinois
Address: 1368 Shoreview Ct. Green Bay WI 54313
Phone: 920-434-2457 Email: _____
Business Name: _____
Conditional Use Site Address: 1373 Shoreview Ct.
Landowner of Record: _____
Address: _____
Phone: () - - Email: _____

Consultant(s)

Architect

Name: _____
Address: _____
Phone: () - - Email: _____

Contractor/Engineer

Name: _____
Address: _____
Phone: () - - Email: _____

Parcel/Building Information

Lot Size: _____ Acres/Sq. Ft Current Zoning: _____ Parcel Number: VH - 787
Lot Dimensions: _____ Does Current Zoning Permit Intended Use: _____
Bldg. Sq. Footage: _____ Street Frontage: _____

Describe Specifically the Nature of the Request:

Renew Conditional Use Permit for the Existing Coverall

ATTACHMENT III

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.
- A site plan including the following:
 - Density and floor area ratio
 - Building heights and setbacks
 - Size & location of lots
 - Screening and fencing
 - Location of sanitary and storm sewer lines
 - Location of water mains
 - Site drainage
 - Location of roads, driveways and walks
 - Existing and proposed structures, parking, loading areas, ingress/egress points
 - 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.
- Full-color rendering of building facades and large samples of colors and building materials that will be used on the project.
- An attachment stating the methods and hours of operation.
- Sign plan with dimensions of sign.

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.

X Dale Perdomo 10-25-11
 Applicant Signature Date

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

ATTACHMENT IV



ATTACHMENT V



