



Meeting Date: 4/18/11
Agenda Item: #10-11

Mission Statement

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

VILLAGE PLAN COMMISSION STAFF REPORT

REPORT TO: President Burt McIntyre & Village Plan Commission

REPORT FROM: James Korotev, Director of Code Administration

AGENDA ITEM: The Village of Howard Plan Commission will hold a public hearing at 6:45 p.m. on April 18, 2011 at 2456 Glendale Avenue concerning 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.
THIS WILL BE A RECOMMENDATION TO THE VILLAGE BOARD FOR THE APRIL 25, 2011 VILLAGE BOARD MEETING.

ACTION REQUESTED: Approve the PD 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

It is recommended that the Plan Commission open the public hearing and invite comments from the applicant and public. After the public hearing is closed, the Plan Commission should review the applicant's request with respect to the planned development amendment criteria. 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 improve aesthetics, preserve the integrity of the neighborhood, and address concerns voiced by the public, staff and Commission members.

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 Plan Commission 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

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.

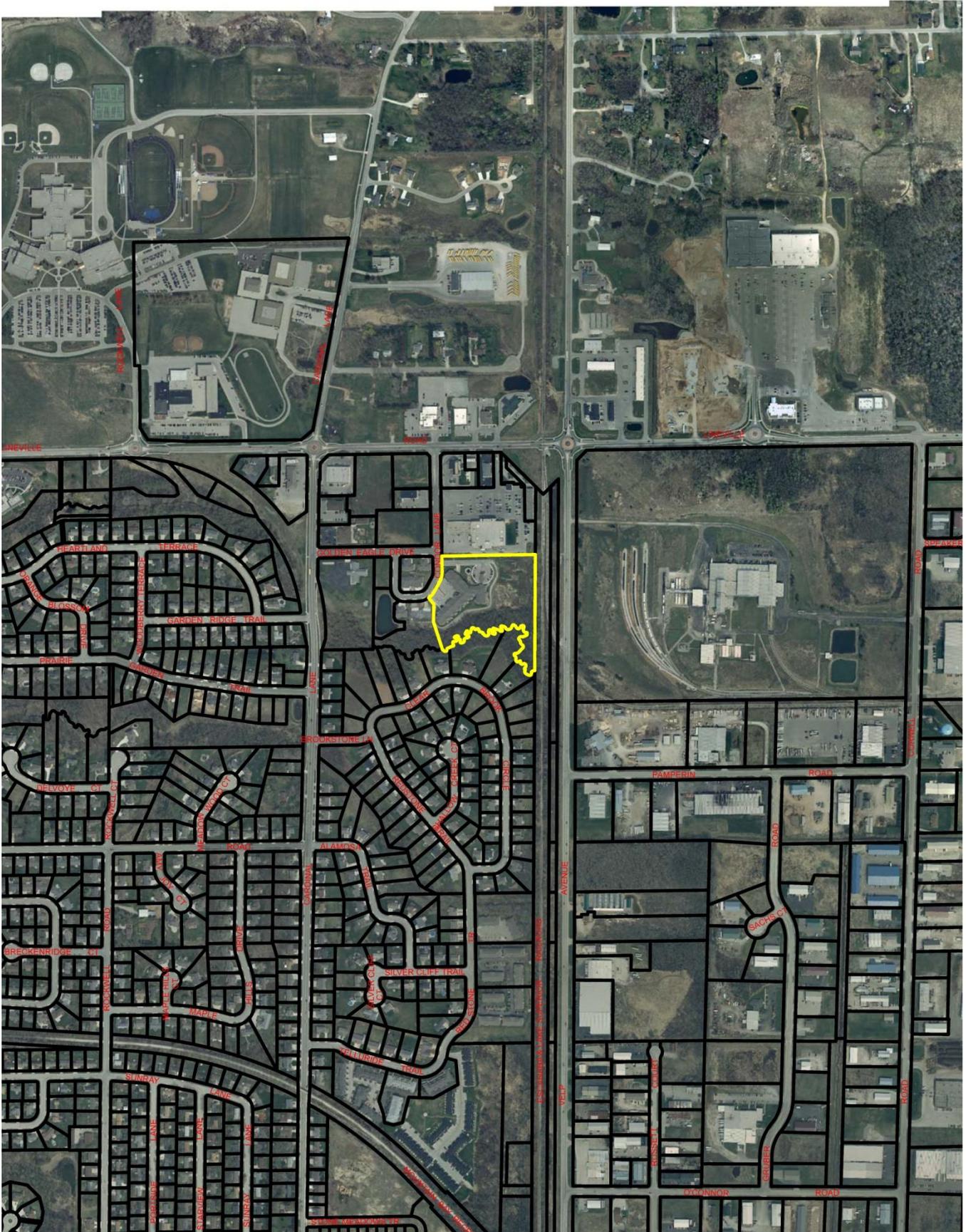
STAFF RECOMMENDED CONDITIONS

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 Condon Lane Howard WI 54313

Phone: (920) 680-8080 Email: tim@besawrealty.com

Business Name: Brookview Meadows LLC

Conditional Use Site Address: 1740 Condon Lane Green Bay WI 54313

Landowner of Record: Brookview Meadows LLC / c/o Tim J. Besaw

Address: 1740 Condon Lane Green Bay WI 54313

Phone: (920) 680-8080 Email: tim@besawrealty.com

Consultant(s)

Architect

Name: Dimension III Dan Roarty

Address: 281 N. Broadway 2 Suite 4 Green Bay WI 54303

Phone: (920) 431-3444 Email: djroarty@dimension-ll.com

Contractor/Engineer

Name: Reinect Builders LLC

Address: 6410 Sturgeon Bay Rd. Luxemburg WI 54217

Phone: (920) 360-9445 Email: reinectbuilders@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.

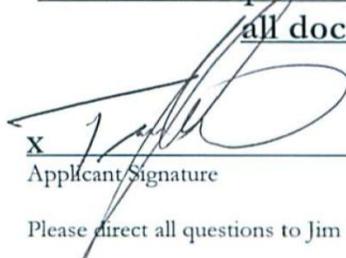
Standards Used by Plan Commission When Ruling on a Conditional Use Permit Request

- 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

4-18-11
Date

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

ATTACHMENT IV



ATTACHMENT V

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

1740 Condor Lane
BROOKVIEW MEADOWS
 Dining Room Expansion
 Green Bay, WI 54313

A100

PROJECT INFORMATION

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

CONTRACTOR: TIV DESIGN GROUP
 2901 EAST ENTERPRISE AVE., SUITE 200
 GREEN BAY, WI 54324-0347
 TEL: 920.499.6000

PROJECT MANAGER: TBD

ARCHITECT: DANIEL J. BOARTY, AIA
 DIMENSION IV
 211 N. BROWN ST., SUITE 200
 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 54324-0347
 TEL: 920.734.9867
 FAX: 920.734.9860

BY CONTRACTOR:

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

MECHANICAL
 ELECTRICAL
 PLUMBING

OCCUPANCY: EXISTING SA, FULLY SPRINKLED

CONSTRUCTION TYPE: EXISTING SA, FULLY SPRINKLED

FLOORSTORIES: FIRST FLOOR = 43,459 SF
 TOTAL BUILDING = 47,438 SF
 FOOTPRINT = 44,342 SF

LOCATION MAP
 NOT TO SCALE

STAMP

Wisconsin State Engineer
 Daniel J. Boarty, AIA
 License No. 1000000000
 Exp. 12/31/11

LOCATION MAP
 NOT TO SCALE

1 SITE PLAN
 SCALE 1" = 40'-0"

STAMP

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 GREEN BAY, WI 54313

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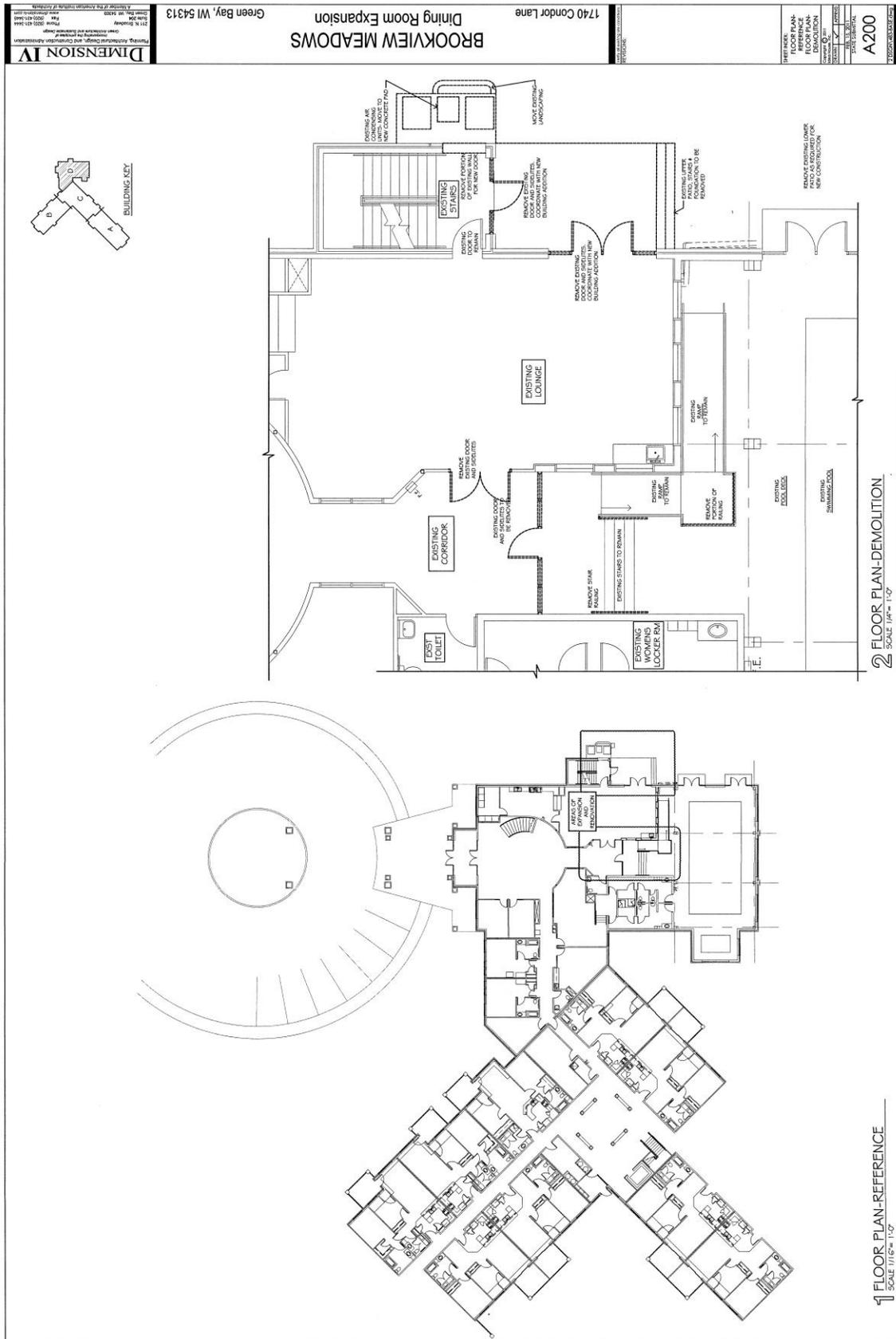
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1 SITE PLAN
 SCALE 1" = 40'-0"

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 Exp. 12/31/11

ATTACHMENT VI



DIMENSION IV
 PROJECT: Brookview Meadows Dining Room Expansion
 ARCHITECT: JAMES KOROTEV ARCHITECTS
 2711 Green Bay Road, Green Bay, WI 54303
 PHONE: 920.833.1111 FAX: 920.833.1112
 WWW: JKA-ARCHITECTS.COM

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

BROOKVIEW MEADOWS
 Dining Room Expansion

SHEET NO. 1
 FLOOR PLAN - DEMOLITION
 DATE: 11/11/10
 A200

2 FLOOR PLAN - DEMOLITION
 SCALE: 1/16" = 1'-0"

1 FLOOR PLAN - REFERENCE
 SCALE: 1/16" = 1'-0"

ATTACHMENT IX

