



Meeting Date: 3/21/11
Agenda Item: #13

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

PLAN COMMISSION STAFF REPORT

REPORT TO: President Burt McIntyre & Village Plan Commission

REPORT FROM: James Korotev, Director of Code Administration

AGENDA ITEM: Review and take action on the site plan for upgrades to the former Piggly Wiggly building at 3816 Velp Ave., VH-160-1
THE PLAN COMMISSION HAS FINAL REVIEW AUTHORITY FOR THIS MATTER

ACTION REQUESTED: Approve the site plan for KAP Investments at 3816 Velp Avenue

POLICY ISSUE

Is the site plan consistent with the trend of development in the neighborhood and with the desires of the Village for development along the Velp Avenue corridor?

RECOMMENDED ACTION BY PLAN COMMISSION

Approve the applicant’s plan with any conditions as may be necessary to improve aesthetics, preserve the integrity of the neighborhood, and address concerns of staff and Commission members.

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

BASIC INFORMATION

Project Name	KAP Site Plan review
Applicant	Ist Choice Builders
Phone	920-336-4980
Consultant/ Engineer	N/A
Parcel Size	1.87 acres
Existing Zoning	Business (B-1)
Current Zoning	Business (B-1)
Land Map Designation	Industrial

ADJACENT LAND/ZONING MATRIX

	LAND USE	ZONING
North	Business/Industrial	I-1
South	Business/Industrial	I-1
East	Business/Industrial	I-1
West	Vacant Land	R-2 & R-4

BACKGROUND INFORMATION

The applicant is requesting approval to reconstruct the roof and improve the front façade of the existing building at 3816 Velp Avenue. Plan Commission review is required per Section 50-500(4) of the Zoning Ordinance which requires the following:

No building or any improvement shall be erected, placed, or altered on any building site in the Business (B-1) zoning district until the plans for such building or improvement, including the site plan, landscape plan, building plan and specifications, have been submitted for review to the village plan commission. The village plan commission shall approve, conditionally approve or disapprove such plans with respect to conformity with this section and other applicable codes and ordinances of the village and with respect to harmony of external design and land use as it affects property within and adjacent to the Business (B-1) zoning district. Failure on the part of the village plan commission to act within 60 days of submission shall constitute approval of such plans.

EXECUTIVE ANALYSIS

1. **Zoning:** The property is properly zoned for the existing and proposed use.
2. **Setbacks:** N/A
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:** The existing lot complies with the minimum lot width and area regulations for the B-1 zone.
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.

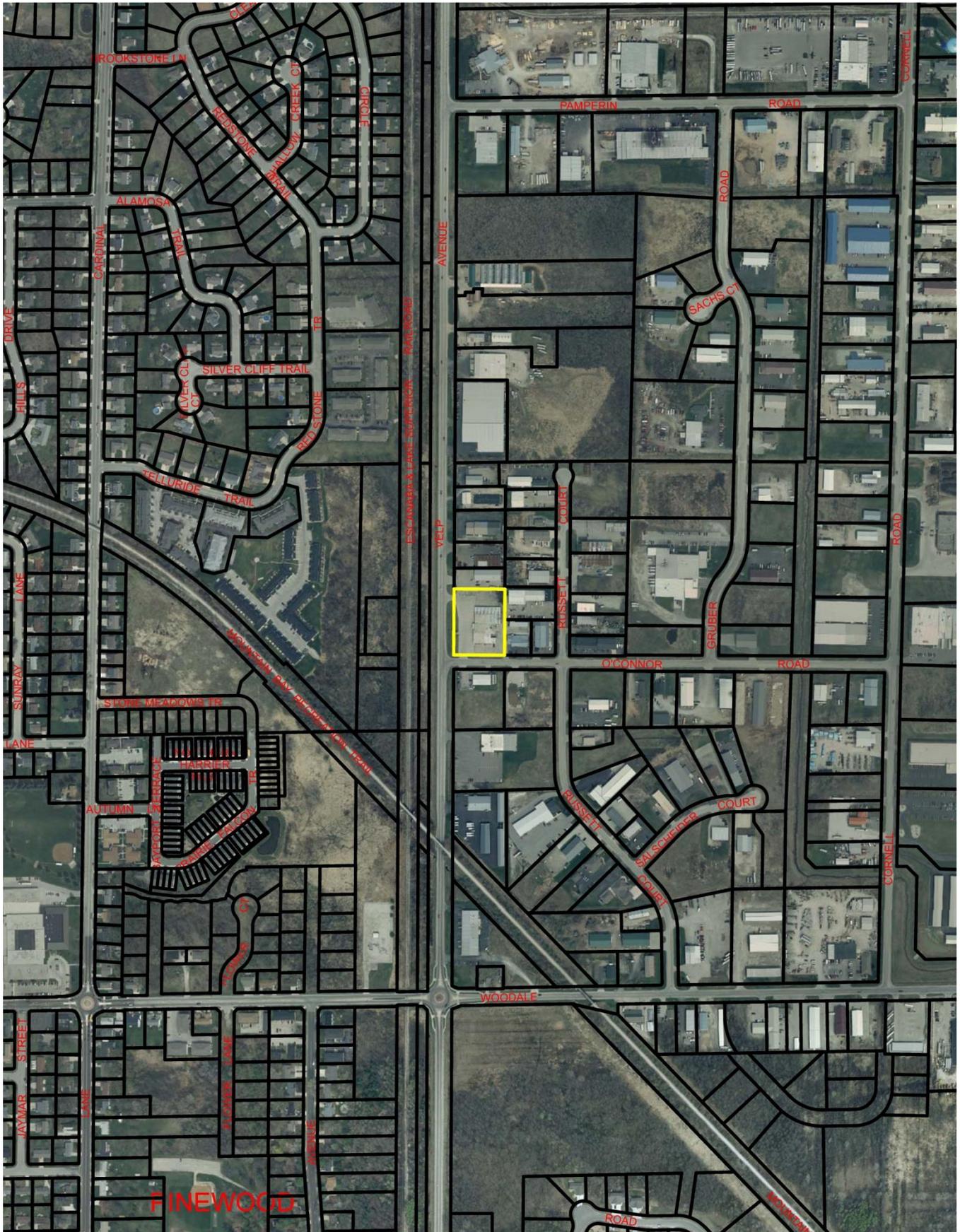
STAFF RECOMMENDED CONDITIONS

- (1) 6 to 8 trees shall be provided along with landscaping consisting of a minimum of 20 shrubs/plants adjacent to the building and along the sign area and any future sign area.

ATTACHMENTS

- | | |
|----------------|---|
| I | Location Map |
| II-IV | Site Plan Review Application |
| V | Aerial View of Property |
| VI-VIII | Building Plans |
| IX-X | Photos Showing Proposed Building Materials & Colors |

ATTACHMENT I



ATTACHMENT II

Date of Application: 2/23/2011

VILLAGE OF HOWARD

SITE PLAN REVIEW APPLICATION

1. Location

Project/Development - Site Location: 3816 Velp Ave.

Parcel Number: HB - 196 - 1 - 2

2. Type of Development

Size of parcel: 2.503 acres

Size of facility: 19,289 square feet

Type of facility (i.e. manufacturing, retail, etc.): III B

Owner/Developer: KAP Investments

Address: 1251 Schenck Rd Deerpark, WI 54115 Phone: 336-4980

Contractor/
Construction Firm: 1st Choice Builders, Inc.

Contact Person: Mark Soderlund

Address: 1251 Schenck Rd Deerpark, WI 54115 Phone: 336-4980

3. Site Plan Approval

Industrial Business Park Commercial

Other - Identify: _____

Provide scaled site plan and elevations.

Exterior Construction Identify: page 3 of architectural drawings supplied

ATTACHMENT III

Setback Information: see site plan page 1

Parking Information: see site plan page 1

Ingress/Egress Information (Site Access): reference site plan page 1

Utility Information (Water Hydrants, etc.): _____

Driveway - Curb Cut

Width of Curb Cut: _____ Radius/Flare: _____

4. Architectural Plan Approval

Exterior construction information:

Type of Construction Materials: combination split-face block / brick

Height of Facility: per plan

Roof Pitch and Information: 6/12

Compatibility with existing adjacent structure: exterior improvements will be completed (roof & front facade) to provide better curb appeal.

ATTACHMENT IV

5. Landscaping Plan Approval

Provide detailed scaled landscaping of plan for parcel.

Identify trees and location specifics - Quantity/Diameter, etc.: N/A

Identify Shrubs & Location Specifics - Quantity: N/A

Identify Green Space - Spectral Area / Type of Property:

existing

Identify Buffering (i.e. fence, berm, plantings, etc.) - Type -Quantity:

N/A

6. Lighting Plan Approval

Provide detailed scaled lighting plan for parcel.

Identify Building Lighting - Quantity, Wattage, Location: existing

Identify Parking Lighting - Quantity, Wattage, Location: existing

Identify other Lighting - Quantity, Wattage, Location: existing

7. Signage Approval

Provide scaled drawings.

Provide Site Plan for signage

existing

Provide building elevations with signage.

ATTACHMENT V



ATTACHMENT IX



ATTACHMENT X

