



Meeting Date: 9/19/11
Agenda Item: #14

Mission Statement

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

PLAN COMMISSION STAFF REPORT

REPORT TO: President Burt McIntyre and Village Plan Commission

REPORT FROM: David L. Wiese, Executive Director of Community Development

AGENDA ITEM: **Review and take action on the site plan for SMT Machine for a 25,267-square-foot building addition at 1325 Cornell Road**

THE PLAN COMMISSION HAS FINAL REVIEW AUTHORITY FOR THIS MATTER

POLICY ISSUE

Is the site plan consistent with the trend of development in the neighborhood and with the desires of the Village for development on Cornell Road?

BACKGROUND INFORMATION

The applicant is requesting approval to construct a 25,267-square-foot building addition at 1325 Cornell Road. In all business and industrial zoning districts the Zoning Ordinance requires that no building or any improvement shall be erected, placed, or altered on any building site until the plans for such building or improvement, including the site plan, landscape plan, building plan and specifications, have been reviewed and approved by the Plan Commission..

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

EXECUTIVE ANALYSIS

1. **Zoning:** The property is zoned (I-3) Industrial Park Light Industry.
2. **Setbacks:** The existing building complies with minimum setback regulations.

3. **Parking:** 1 space per 1,000 square feet is required or 1 per two employees whichever is greater.
4. **Floodplain, Shoreland Zoning & Stormwater Management:** N/A
5. **Land Division:** A combination CSM is required in order to combine the property with the adjacent lot.
6. **Lighting:** No new lighting is being proposed with this request.
7. **Lot and Width Area:** The existing lot complies with the minimum lot width and area regulations for the I-3 zone once parcels VH-747-B-722-2 and VH-747-B-722-1 are combined.
8. **Driveway Locations:** The proposed building addition will use the existing Drive areas.
9. **Signage:** No additional signage is being proposed.

CODE REQUIRED CONDITIONS

1. All new lighting will need to comply with Chapter 50 exterior lighting regulations.
2. A stormwater management plan needs to be approved by the Village of Howard Engineering Department.
3. A combination Certified Survey Map is completed to combine the two existing parcels VH-747-B-722-2 and VH-747-B-722-1.
4. A parking plan needs to be provided verifying the number of employees. The minimum number of spaces is met when calculated by building square footage (1 per 1,000 square feet.)

STAFF RECOMMENDED CONDITIONS

1. The Village does not have Land Use Controls for this particular industrial area. However, staff would like to see some landscaping on the property to break up the site. Landscaping at a rate of 8 trees per acre and 14 shrubs per acre is required in the Industrial park areas where covenants apply. There are some existing shrubs adjacent to the building. Staff would recommend 20 trees be planted over the next 2 years along Cornell Road and O'Connor Road to and an additional 20 shrubs be planted along the South Elevation (O'Connor Road) to help break up the building line.
2. All building colors and materials must match the existing building.
3. The recycling and dumpster containers are screened from public view.

ATTACHMENTS

- I Application for site plan approval**
- II Color Rendering**
- III Site Photos**

ATTACHMENT

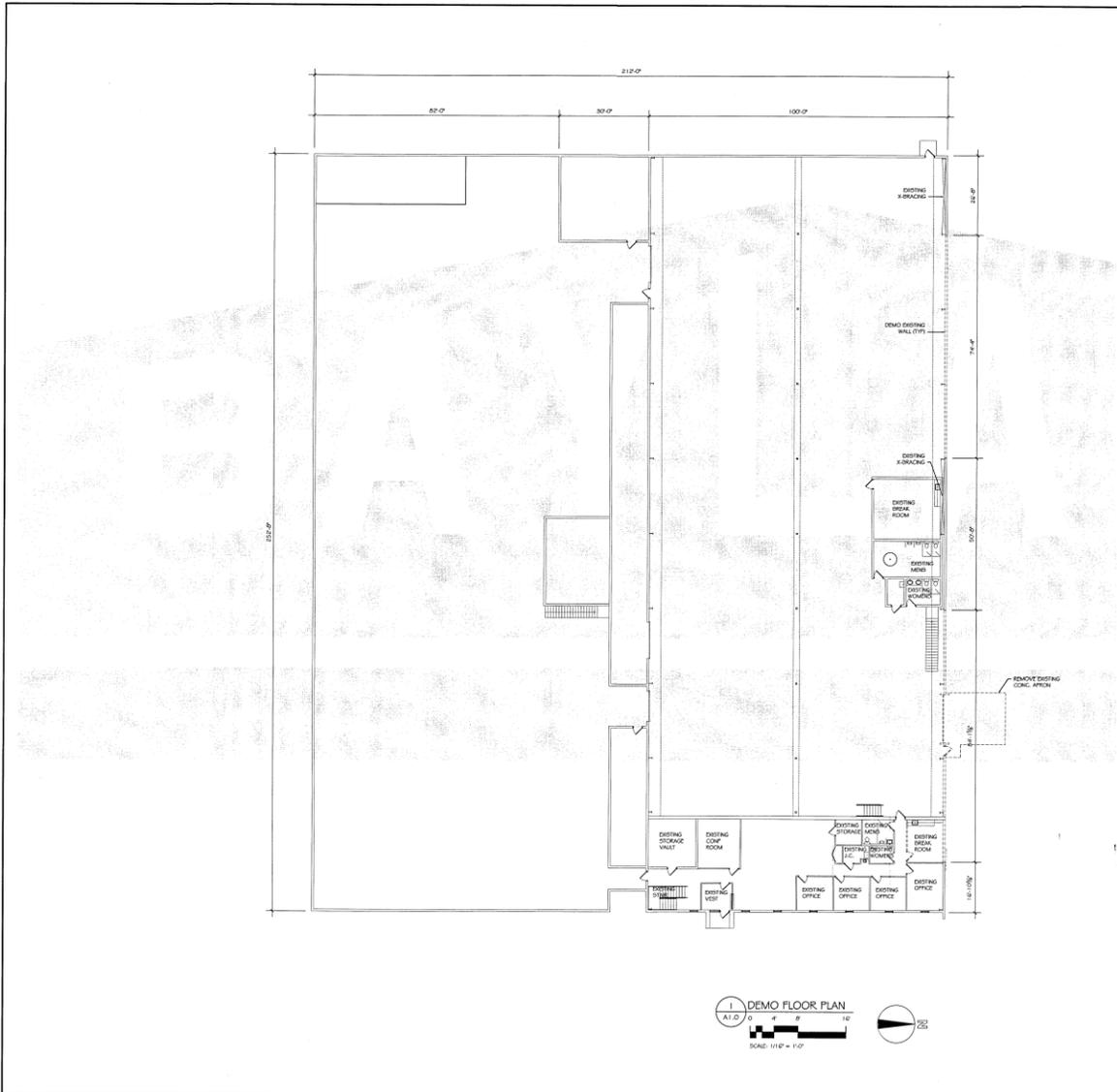
I



IMPORTANT INFORMATION FOR APPLICANTS

(1) INCOMPLETE APPLICATIONS CANNOT BE ACCEPTED OR PROCESSED
 (2) YOU MAY USE YOUR COMPUTER KEYBOARD TO FILL OUT THIS APPLICATION FORM
 (3) PLEASE SUBMIT COMPLETED APPLICATIONS TO THE DEPARTMENT OF CODE ADMINISTRATION AT THE ABOVE ADDRESS

LOCATION	ADDRESS OF SUBJECT PROPERTY (Street Number and Name) 1325 Cornell Road	LOT #	SUBDIVISION	TAX PARCEL #
PROPERTY OWNER	PROPERTY OWNER'S FULL NAME Russ Styczynski	DAYTIME PHONE # 434-3275	ALTERNATE PHONE #	
	PROPERTY OWNER'S MAILING ADDRESS (include Zip Code) 1325 Cornell Road Green Bay, WI	PROPERTY OWNER'S E-MAIL ADDRESS		
APPLICANT/ AGENT	APPLICANT/AGENT FULL NAME AND BUSINESS NAME David OBrien Bayland Buildings, Inc.	APPLICANT/AGENT PHONE # 498-9300	ALTERNATE PHONE # 371-6200	
	APPLICANT/AGENT MAILING ADDRESS (include Zip Code) P.O. Box 13571 Green Bay, WI. 54307	APPLICANT/AGENT E-MAIL ADDRESS dobrien@baylandbuildings.com		
USE	BRIEFLY DESCRIBE THE EXISTING AND PROPOSED USE OF THE PROPERTY SMT (Machine Shop) 25,267 S.F. Addition with 43,838 hard surface addition			
SUBMITTALS	WHERE APPLICABLE, THE FOLLOWING SUBMITTALS ARE REQUIRED TO ACCOMPANY THIS APPLICATION FOR THE APPLICATION TO BE ACCEPTED AND REVIEWED BY THE PLAN COMMISSION. REQUIRED SUBMITTALS MAY CONSIST OF PLANS, DRAWINGS, ANNOTATED PHOTOGRAPHS, OR OTHER DOCUMENTATION THAT SUFFICIENTLY PROVIDES ALL REQUIRED INFORMATION.			
<p>Exterior Building Design (required for all new buildings, additions and exterior alterations to existing buildings)</p> <ul style="list-style-type: none"> Exterior elevations of all proposed new and existing buildings showing wall materials and exterior construction details (including colors) Height of all proposed new buildings and structures and all existing buildings and structures Specific roof types (gable, hip, flat, etc.) and roof pitches of all proposed new and existing buildings Roofing materials to be used on proposed new buildings and existing roofing materials on existing buildings (including colors) <p>Site Features (required for all projects)</p> <ul style="list-style-type: none"> Location of all proposed new and existing buildings & structures, including dimensions to property lines and to each other Locations of all streets, property lines, wells, septic systems, power lines, easements, etc. All proposed new and existing off-street parking drive and loading areas (location, number, size, access, etc.) The total accumulated horizontal impervious surface area after development (surfaces impervious to the penetration of storm water) The total accumulated greenspace on the property (non-impervious), including the percentage of lot area (post development) <p>Landscaping (required for all projects where landscaping will be installed or altered or where required by the Plan Commission)</p> <ul style="list-style-type: none"> Number, size, species and location of all existing and proposed trees Number, size, species and location of all existing and proposed shrubs and ground plantings Description and location of any existing or proposed buffering (fences, berms, hedges, plantings, etc.) <p>Exterior Lighting Features (required where exterior lighting fixtures will be installed or altered)</p> <ul style="list-style-type: none"> Number, fixture type, location and wattage of all existing and proposed building lighting Number, fixture type, location, wattage and height of all existing and proposed parking lot and exterior grounds lighting Number, fixture type, location, wattage and height of all existing and proposed other exterior lighting Photometric plan prepared by a professional lighting designer (when required by the Plan Commission) <p>Signage Details (required for all projects where signage exists or where new signage will be installed)</p> <ul style="list-style-type: none"> Building elevations showing the location, number, size and message of all existing and proposed building signs and building lettering A site plan showing the location of all existing and proposed free-standing signs, including the distance of such signs to property lines Elevations of all existing and proposed free-standing signs showing the height, width, depth, material composition, colors, illumination, sign area and message of all such signs 				
SIGNATURE	DPO	ENTER YOUR INITIALS IN THIS BOX TO VERIFY THAT YOU HAVE READ AND AGREE TO THE TERMS AND CONDITIONS DETAILED BELOW (REQUIRED FOR APPLICATION TO BE PROCESSED)		APPLICATION DATE 8-25-2011
<p>BY INITIATING THE BOX ABOVE, THE APPLICANT DOES HEREBY CERTIFY THAT: (1) ALL INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT, (2) THE APPLICANT UNDERSTANDS THAT APPROVAL OF THIS REQUEST CREATES NO LEGAL LIABILITY, EXPRESSED OR IMPLIED, ON THE VILLAGE OF HOWARD OR ON ANY OF ITS EMPLOYEES, (3) THE APPLICANT WILL BE BOUND BY AND SUBMIT TO ALL STATUTES OF THE STATE OF WISCONSIN, CONFORM TO ALL APPLICABLE CODES AND ORDINANCES OF THE VILLAGE OF HOWARD, AND ABIDE BY ALL RULES AND REGULATIONS PRESCRIBED BY THE DEPARTMENT OF CODE ADMINISTRATION.</p>				



PROPOSED BUILDING ADDITION FOR:
10-6076 HOWARD WISCONSIN; COUNTY OF: BROWN
 SALES REP: LANCE VANDEN HEUVEL (920) 371-8157
 JOB NO. - (N/A) FILE. -
 DATE: 2-3-11 DRAWN BY: CPO
 BAYLAND BUILDINGS, INC.

SCALE VERIFICATION
 THE DRAWING'S 1" = 10' ORIGINAL SCALE SHALL GOVERN.

REVISIONS

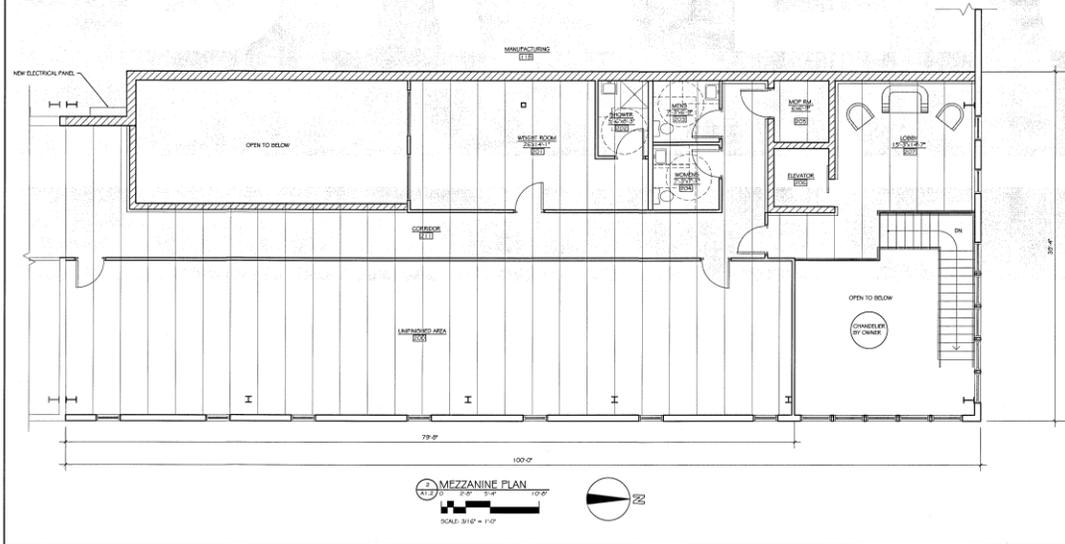
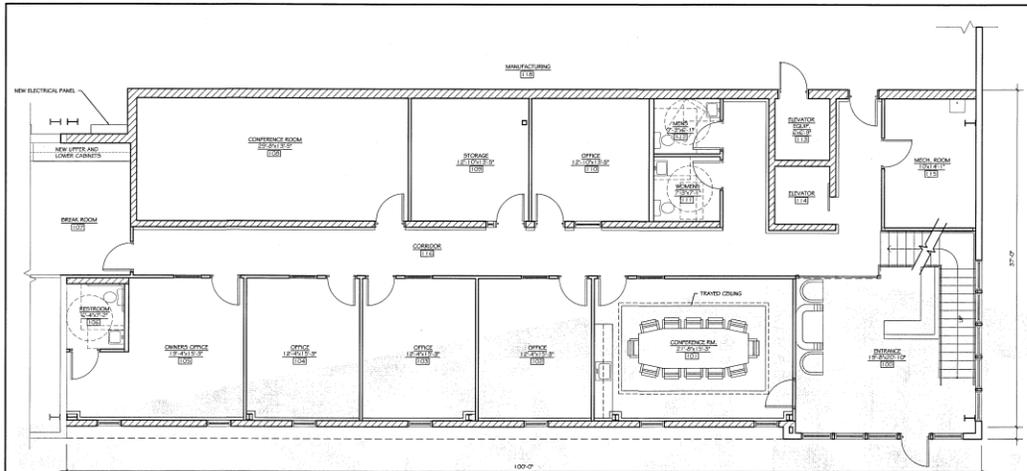
BAYLAND BUILDINGS, INC.
 P.O. BOX 13371, GREEN BAY, WI 54307
 920.371.8157
 DESIGN & BUILD GENERAL CONTRACTOR

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION
 AGENT OR CONTRACTOR
 These plans are unperfected and are subject to copyright protection as an Architectural work under Sec. 102 of the Copyright Act, 17 U.S.C. as amended through 1990 and their derivative works through October 21, 2003. The protection herein shall in no way limit the landowner's right, as well as the architect's and contractor's right of use and display of the design, trade and production, and/or any of these plans, with or without restriction, in any manner or for any purpose of construction or building, including, but not limited to, reproduction in paper or electronic form.

APPROVED

OWNER SIGNATURE _____ DATE _____
 SEAL REPRESENTATIVE _____ DATE _____

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APPROVED
OWNER SIGNATURE _____ DATE _____
SALES REPRESENTATIVE _____ DATE _____

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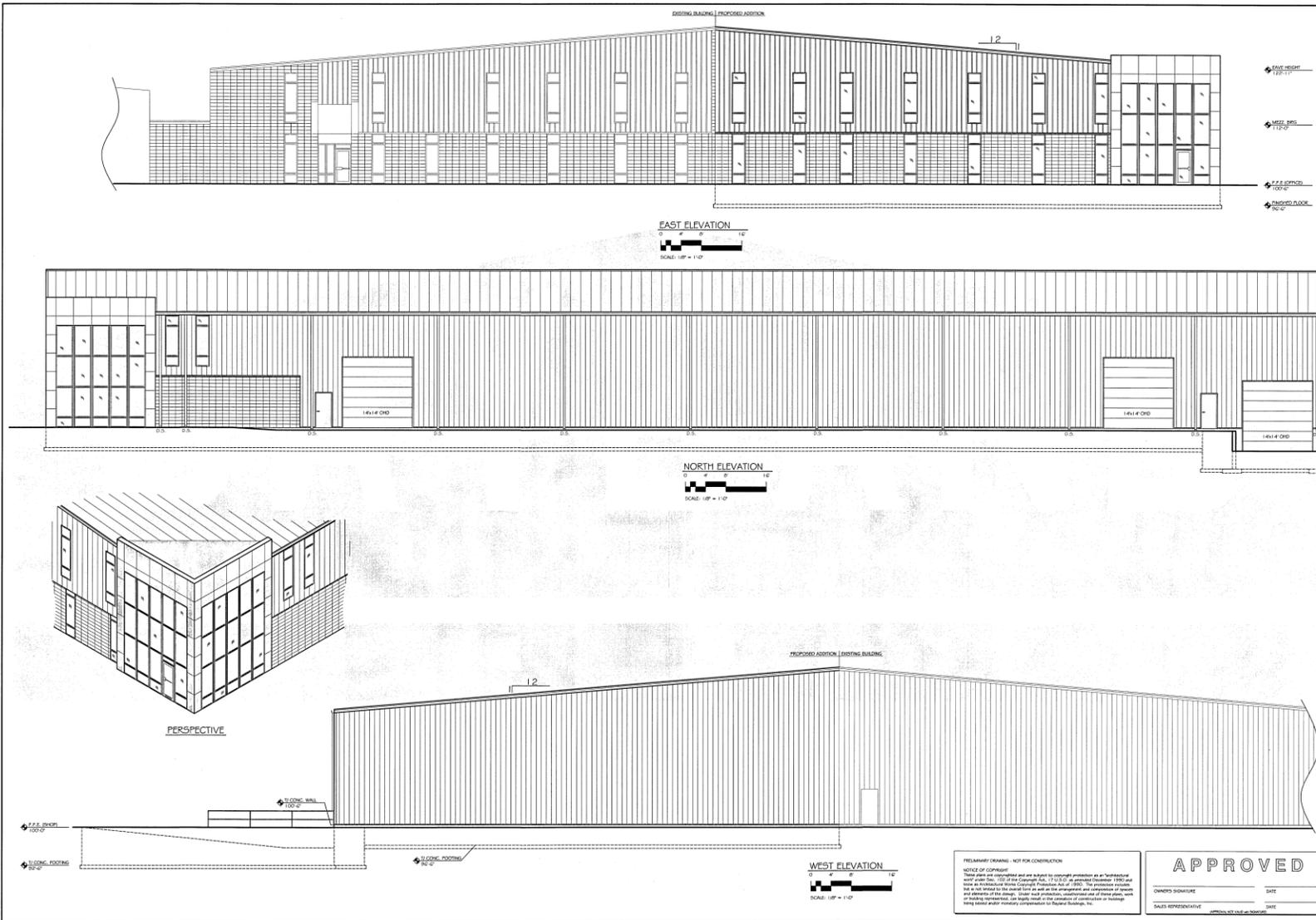
BAYLAND BUILDINGS, INC.
P.O. BOX 13571 SALES BLDG. W-5437
600 498-3300 FAX (502) 498-3333
DESIGN & BUILD GENERAL CONTRACTORS

BAYLAND

REVISIONS:
SCALE: 3/16" = 1'-0"
PROPOSED BUILDING ADDITION FOR:
10-6076 HOWARD, WISCONSIN; COUNTY OF: BROWN
SALES REPRESENTATIVE: LANCE VANDER HEUVEL (502) 371-5157 JOB NO. 10-6076
DATE: 11/20/11 DRAWN BY: JAE
BAYLAND BUILDINGS, INC.

NOTICE OF COPYRIGHT
These plans are copyrighted and are subject to copyright protection as provided by the Copyright Act of 1976 and the Copyright Act of 1909. The protection provided by the Copyright Act of 1976 and the Copyright Act of 1909 shall extend to the design and drawings of the plans. Under no circumstances, and without the prior written consent of the copyright owner, shall any part of these plans, or any part of the design and drawings, be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the copyright owner. The copyright owner is Bayland Buildings, Inc.

BAYLAND BUILDINGS, INC. CAD # - JOB DESCRIPTION - JOB # - FILE # -



BAYLAND BUILDINGS, INC.
 P.O. BOX 13571 SACRED BAY, W. 54337
 (800) 488-3300 FAX (800) 488-3333
 DESIGN & BUILD GENERAL CONTRACTOR



REVISIONS:
 A

SCALE VERIFICATION
 THE SEA MEASURES L.P. ORIGINAL
 THIS SCALE TOOL ACCURACIES:

PROPOSED BUILDING ADDITION FOR:
 10-6076 HOWARD, WISCONSIN; COUNTY OF: BROWN
 SALES REPRESENTATIVE: LANCE VANDER HEUVEL (920) 371-6167
 DATE: 12/16/11 DRAWN BY: JACOB
 BAYLAND BUILDINGS, INC.

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION
 NOTICE OF COPYRIGHT
 These plans are copyrighted and are subject to copyright protection as an architectural work under Title 17 of the Copyright Act, 17 U.S.C. as amended (December 1990) and have an effective term of copyright protection until 2040. The architect reserves the right to file for copyright in the architectural and construction drawings and elements of the design. Owner and architect, notwithstanding use of these plans, work on building construction, and shall remain in the exclusive copyright of drawings being issued under temporary copyright of Bayland Buildings, Inc.

APPROVED
 OWNER SIGNATURE _____ DATE _____
 SALES REPRESENTATIVE _____ DATE _____

A2.0





