



Meeting Date: 9/19/11
Agenda Item: 16

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: James Korotev, Director of Code Administration

AGENDA ITEM: Review and take action on plan review for Maes Property Investments at 2255 Salscheider Court, VH-268-3.
THE PLAN COMMISSION HAS FINAL REVIEW AUTHORITY FOR THIS MATTER

OWNER/APPLICANT: Aaron Maes/Maes Property Investments

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.

BACKGROUND INFORMATION

The applicant is requesting approval to alter an existing building at 2255 Salacheider Court by closing in four overhead door openings and installing one overhead door. 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..

EXECUTIVE ANALYSIS

1. **Zoning:** The property is properly zoned for the existing use.
2. **Setbacks:** The existing building complies with minimum setback regulations.
3. **Parking:** N/A
4. **Floodplain, Shoreland Zoning & Stormwater Management:** N/A
5. **Land Division:** N/A.
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-1 zone.

8. **Driveway Locations:** N/A.

9. **Signage:** N/A

10. **Garbage:** N/A

11. **Landscape:** N/A

CODE REQUIRED CONDITIONS

(1) A building permit is required for the proposed construction.

STAFF RECOMMENDED CONDITIONS

ATTACHMENTS

- I** Location Map
- II** Completed Plan Review Application
- III** Application Notes
- IV** Aerial Photo Showing Location of Proposed Construction
- V** Certified Survey Map Showing Location of Proposed Construction
- VI** Photo Showing Existing East Elevation of Building w/ Notes
- VII** Photo Showing Existing East and Partial North Elevations of Building
- VIII** Color Chart

ATTACHMENT I



ATTACHMENT II

DEPARTMENT OF CODE ADMINISTRATION
 2456 Glendale Avenue, Green Bay, WI 54313
 (Office) 920-434-4640 (FAX) 920-434-4643
 mailto:ikorotev@villageofhoward.com



**APPLICATION FOR
 PC PLAN APPROVAL**

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) 2255 Salscheider Court	LOT #	SUBDIVISION	TAX PARCEL #
PROPERTY OWNER	PROPERTY OWNER'S FULL NAME Maes Property Investments, LLC	DAYTIME PHONE # 920.819.7805		ALTERNATE PHONE # 920.884.6433
	PROPERTY OWNER'S MAILING ADDRESS (Include Zip Code) 2255 Salscheider Court Green Bay, WI 54313	PROPERTY OWNER'S E-MAIL ADDRESS aaron@pppi-wi.com		
APPLICANT/ AGENT	APPLICANT/AGENT FULL NAME AND BUSINESS NAME Maes Property Investments, LLC	APPLICANT/AGENT PHONE # 920.819.7805		ALTERNATE PHONE # 920.884.6433
	APPLICANT/AGENT MAILING ADDRESS (Include Zip Code) 2255 Salscheider Court Green Bay, WI 54313	APPLICANT/AGENT E-MAIL ADDRESS aaron@pppi-wi.com		
USE	BRIEFLY DESCRIBE THE EXISTING AND PROPOSED USE OF THE PROPERTY Building use will have no change, just requesting to close in garage door opening and make more astetic			
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.			

- Exterior Building Design** (required for all new buildings, additions and exterior alterations to existing buildings)
- 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)

- Site Features** (required for all projects)
- 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)

- Landscaping** (required for all projects where landscaping will be installed or altered or where required by the Plan Commission)
- 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.)

- Exterior Lighting Features** (required where exterior lighting fixtures will be installed or altered)
- 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)

- Signage Details** (required for all projects where signage exists or where new signage will be installed)
- 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	AFM	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 Sept 13, 2011
	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 BOUNDED 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.		

ATTACHMENT III

PC Application Notes

For Maes Property Investments, LLC.

Submitted on 8/13/11

Exterior Building Design:

- 1) Picture of current exterior attached walls and roof are both metal. Once openings are closed in they will be of matching color and style (Brown) sample picture attached.
- 2) Wall Height is 13 feet 4 inches and will not change
- 3) Existing roof is 4/12 pitch and steel roof.
- 4) Existing warehouse roof is steel and grey in color, Front of property(Street facing) is metal and brown in color. New walls to match this color

Site Features

- 1) Location: No location change just closing in openings
- 2) Location to street: Survey map and aerial photo attached
- 3) Parking will have no changes-Photo attached
- 4) Total Horizontal impervious surfaces will not change
- 5) Green Space will stay the same- Please see attached photo

Landscaping

- 1) No Landscaping alterations
- 2) Hedge row between side of building an street- See attached photo

Exterior Lighting

No Additional Exterior Lighting

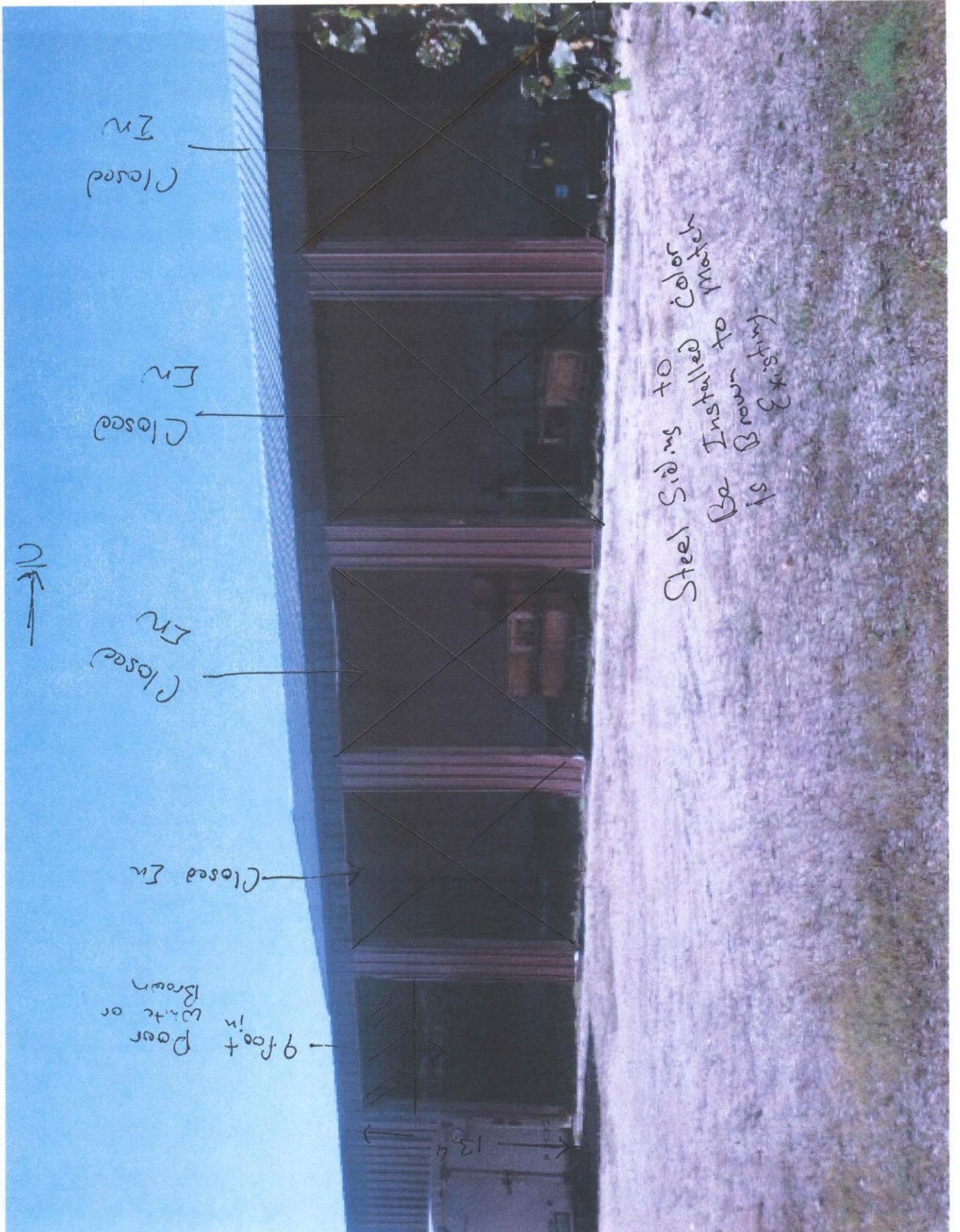
Signage Details:

No Changes to Existing Signage

ATTACHMENT IV



ATTACHMENT VI



ATTACHMENT VII

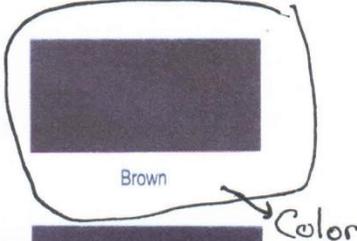


ATTACHMENT VIII

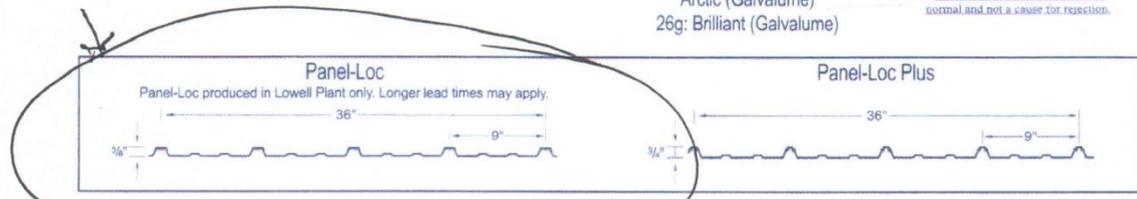
Low Rib Panel Color Chart

CENTRALGUARD™
Powered by Valspar's WeatherX™ technology

All colors meet ENERGY STAR® requirements for steep slope roofs.
Available in 26 and 29 gauge



Style



* Kynar 500®/Hylar 5000® color. Contact salesperson for accurate pricing.
All colors carry a 40 year limited paint warranty. See warranty sheets for warranty criteria.

Paint for all colors is provided by **valspar**

CENTRALGUARD™ is a trademark of CENTRAL STATES MANUFACTURING, INC.

