



AGENDA OF THE GREEN BAY PLAN COMMISSION

**MONDAY, NOVEMBER 26, 2018, 6:00 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

A. Roll Call.

- I. Members: Timothy Gilbert - Chair, Sidney Bremer - Vice Chair, Ald. Veronica Corpus-Dax, Lisa Hanson, Jacob Miller, Randall Petrouske and Jerry Wiezbiskie

B. Approval of the Agenda.

- I. Approval of the agenda for the November 26, 2018, meeting of the Green Bay Plan Commission.

C. Approval of Minutes.

- I. Approval of the minutes from the October 22, 2018, meeting of the Green Bay Plan Commission.

D. Regular Business.

- I. (ED 18-01) Consideration with possible action on the request to approve a drainage easement discontinuance at 1208 Wolverine Court, submitted by Louis Ullmer (Ald B. Dorff).
2. (SV 18-03) Consideration with possible action on the request to vacate an unimproved portion of right-of-way north of Deckner Avenue, submitted by Green Bay Area Public School District (Ald. C. Stevens).
3. (VR 18-03) Consideration with possible action on the request for a subdivision variance at 1717 Morrow Street for a lot to be created smaller than the allowed square footage, submitted by Rob Harris (Ald. C. Stevens).
4. (VR 18-04) Consideration with possible action on the request for a subdivision variance on Burns Avenue (Parcel 6-153-E-1) for three lots to be created smaller than the allowed street frontage, submitted by Jonqma Homes LLC.

E. Adjournment.

F. Informational.

1. Director's Report.
2. Date of next meeting: Monday, December 10, 2018.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Plan Commission meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



MINUTES OF THE GREEN BAY PLAN COMMISSION

**MONDAY, OCTOBER 22, 2018, 6:00 PM
CITY HALL, ROOM 604**

A. ROLL CALL.

I. Members: Timothy Gilbert - Chair, Sidney Bremer - Vice Chair, Ald. Veronica Corpus-Dax, Lisa Hanson, Jacob Miller, Randall Petrouske and Jerry Wiezbiskie

Members Present: Randall Petrouske, Veronica Corpus-Dax, Jacob Miller, Timothy Gilbert, Jerry Wiezbiskie, Lisa Hanson, Sidney Bremer, Excused: None

Others Present: Ald. Brian Johnson

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the October 22, 2018, meeting of the Green Bay Plan Commission.

Moved by Sidney Bremer, seconded by Randall Petrouske to approve the agenda. Motion carried. Voice vote.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the October 8, 2018, meeting of the Green Bay Plan Commission.

Moved by Jerry Wiezbiskie, seconded by Ald. Veronica Corpus-Dax to approve the minutes.

Motion carried. Voice vote.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

D. REGULAR BUSINESS.

1. (PP 18-04) Consideration with possible action on the request of Downtown Green Bay, Inc. for approval of their 2019 Business Improvement District Operating Plan (Ald. R. Scannell, District 7).

Moved by Randall Petrouske, seconded by Jerry Wiezbiskie to approve the Downtown Green Bay, Inc 2019 Business Improvement District Operating Plan. Motion carried.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

2. (PP 18-05) Consideration with possible action on the request of Olde Main Street, Inc. for approval of their 2019 Business Improvement District Operating Plan (Ald. R. Scannell, District 7 and Ald. C. Stevens, District 5).

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to approve the Olde Main Street, Inc. 2019 Business Improvement District Operating Plan. Motion carried.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

3. (PP 18-06) Consideration with possible action on the request of On Broadway, Inc. for approval of their 2019 Business Improvement District Operating Plan (Ald. R. Scannell, District 7 and Ald. B. Johnson, District 9).

Moved by Lisa Hanson, seconded by Sidney Bremer to approve the On Broadway, Inc. 2019 Business Improvement District Operating Plan. Motion carried.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

4. (PP 18-07) Consideration with possible action on the request of Military Avenue Business Association for approval of their 2019 Business Improvement District Operating Plan (Ald. C. Wery, District 8, Ald. M Steuer, District 10 and Ald. J. Vander Leest, District 11).

Moved by Jerry Wiezbiskie, seconded by Lisa Hanson to approve the Military Avenue Business Association 2019 Business Improvement District Operating Plan. Motion carried.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

F. ADJOURNMENT.

Moved by Commissioner Sidney Bremer, seconded by Commissioner Lisa Hanson to adjourn. Motion carried. Voice vote.

Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

E. INFORMATIONAL.

1. Director's Report.

Kevin Vonck presented the Director's Report. No action taken.

2. Date of next meeting: Monday, November 12, 2018.



Report to the Green Bay Plan Commission

MEETING DATE

November 26, 2018

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # D.I.

(ED 18-01) Consideration with possible action on the request to approve a drainage easement discontinuance at 1208 Wolverine Court, submitted by Louis Ullmer (Ald B. Dorff).

BACKGROUND

Reason for Request: To discontinue an unused portion of an easement to allow for a residential home.

Aldersperson/District: Ald. Barbara Dorff / District I

Surrounding Zoning and Land Uses:

Subject Property: Planned Unit Development (PUD) -- Vacant

North: Planned Unit Development (PUD) Single Family Dwelling

South: Planned Unit Development (PUD) Single Family Dwelling

East: Planned Unit Development (PUD) Single Family Dwelling

West: Rural Residential (RR) Storm Water Facility

Report: The drainage easement was dedicated as a public easement during the original platting of this land. It was platted at 30 ft. along the western property line of parcel 21-7375. The applicant would like to build a single-family home on this lot and is requesting a reduction from 30 ft. to 18 ft. to accommodate setbacks for the proposed structure. Attached is the applicants narrative regarding the request, as well as their site plan.

Ald. B. Dorff, adjoining property owners and the below agencies were informed of the request. Agencies were informed that failure to respond will indicate that they have no objections or facilities in the subject area. No objections were received from property owners.

Department of Public Works: No Objection, with condition

Department of Parks, Recreation, & Forestry: No Response

Green Bay Water Utility: No Response

Wisconsin Public Service: No Objection

AT&T: No Response

Time Warner Cable: No Response

American Transmission Company: No Objection

Mobilitie: No Response

NEW Water: No Objection

Charter: No Response

RECOMMENDATION

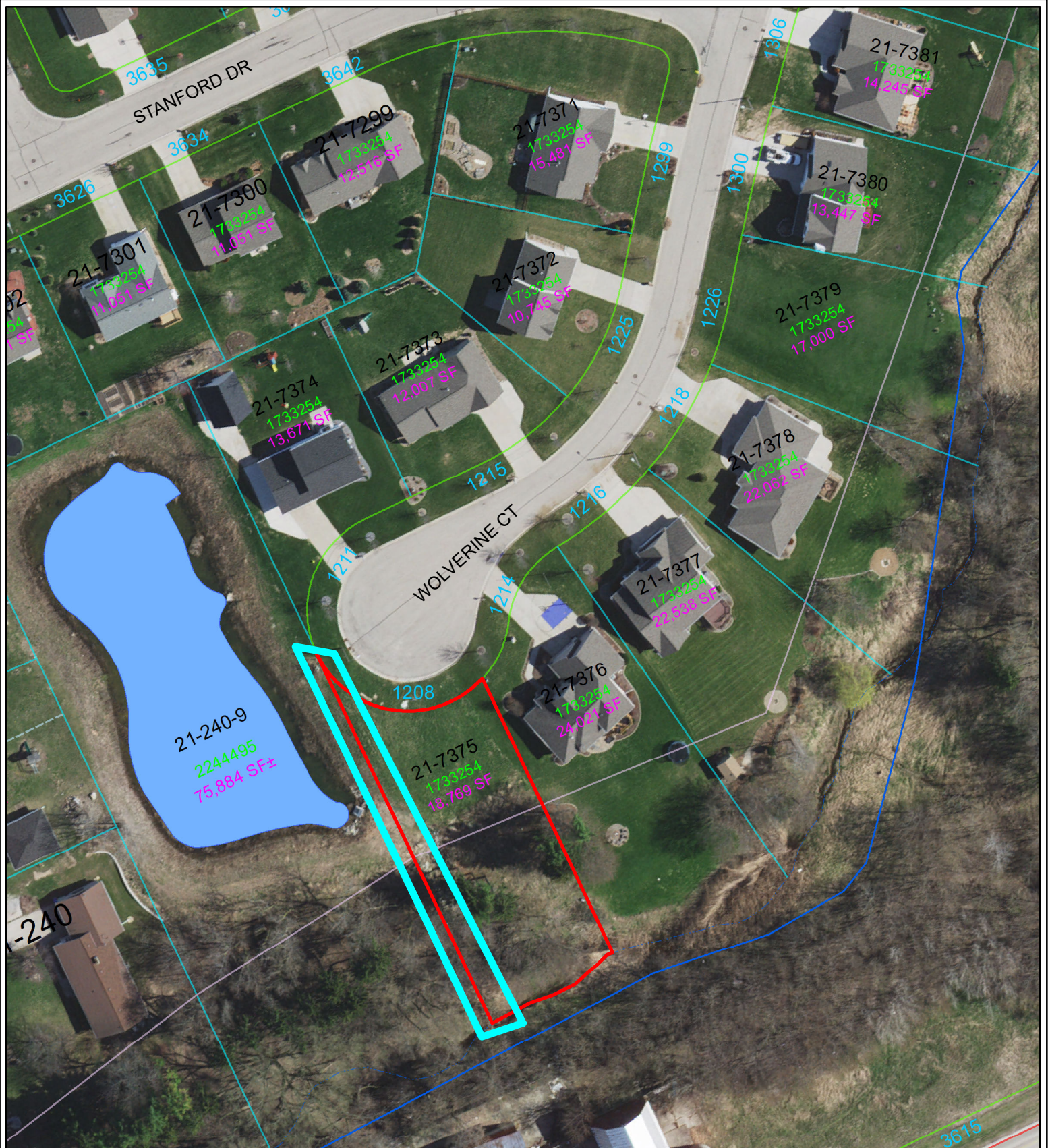
Approval of the request, subject to the following condition:

I. The discontinuance is limited to the easterly 10 ft. and the westerly 20 ft. shall be retained as Drainage Easement.

FISCAL IMPACT

ATTACHMENTS

1. ED I8-01 Map
2. ED I8-01, Applicant Narrative
3. ED I8-01, Site Plan Exhibit - ROTATED



Easement Discontinuance (ED 18-01) **Request to discontinue an easement** **located along Wolverine Court**

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.
 Map prepared by City of Green Bay Planning Department.
 SJH October 2018

0 50 100 200 Feet

 Subject Property
 Easement Area



Addendum A

Honorable Mayor and Common Council, c/o City Clerk

I, Louis Ullmer, respectfully request that the City of Green Bay reduces the drainage easement on the lot located at 1208 Wolverine Ct. The current drainage easement on record is 30' from the west lot line, adjoining the city's storm water pond.

I am requesting that this easement be reduced to 18', so I am able to build a new home with a three stall garage that fits in the character of this subdivision, while maintaining the property values of my neighbors. All neighbors on my side of the street have three stall garages. Since there is an ESA in the rear portion of my lot, I'm unable to even build a garden shed in the back yard to hold my yard equipment, yard furniture, bikes, trash and recycling containers, and so on.

Mark Aerts from the Dept of Public Works researched the property and attests that there are no drainage pipes still existing on my lot. The only access the city needs is for continued maintenance on the storm water pond. I would propose that an 18' easement would be sufficient for any continued maintenance needs on the storm water pond.

Likewise, the city will benefit in perpetuity from having the higher assessed tax value of a single family residence with three garage stalls.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'L. Ullmer', followed by a horizontal line extending to the right.

Louis Ullmer



Legend

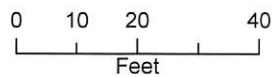
-  Site Boundary
-  Brown County ESA
-  Floodway
-  Proposed Building
-  Building Setback
-  20' Drainage Easement

Note: Brown County ESA and Floodway from Brown County GIS.

Ullmer Property Site Plan City of Green Bay Brown County, Wisconsin

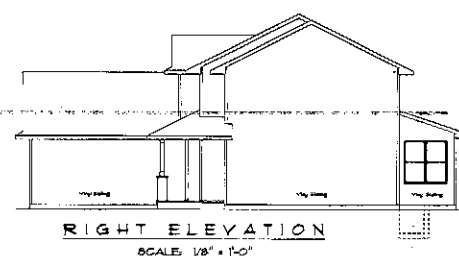
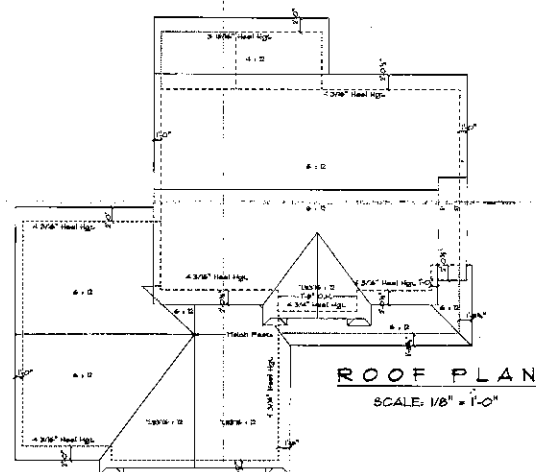
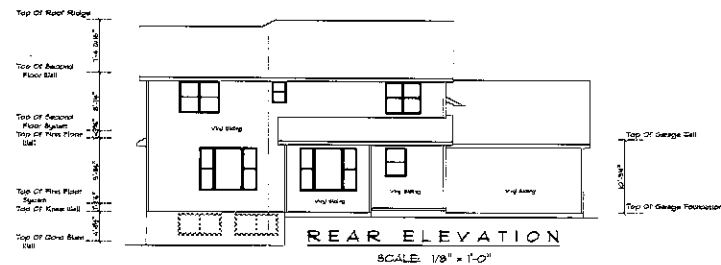
Parcel No.: 21-7375

Project: BRN18-046-15 Wolverine Ct



2907 Baylite Drive • Green Bay, WI 54313

Phone: 920.615.0019 • Website: www.evergreenwis.com



NOTE:
THIS CONSTRUCTION PLAN CURRENTLY
DOES NOT NOTATE PROPER WALL BRACING
REQUIREMENTS. PLEASE CONTACT WISCONSIN
BUILDING SUPPLY PRIOR TO APPLYING FOR
PERMITS TO INITIATE THE START OF THE WALL
BRACING PLAN CALCULATIONS

IMPORTANT NOTE:

It is stressed that although every effort has been made in preparing and circulating this plan for accuracy, the general contractors that will need all dimensions, details and specifications for the project are advised to verify all field dimensions, as well as locations, prior to construction. It is understood that the designers (architects, doors and windows) and the contractor will be responsible for the final project dimensions and specifications.

Custom Designed Now.
Bartolazzi Homes

JOE NAME	Kevin + Angie LaCombe
ORGANIZATION	Christ's Church

DATE	21 Feb 2011	SCALE	1/4" = 1'-0"
DRAWN BY	Chris Schuchette	60% PLOT	See Notes
REV/DATE	4/24/11	17-CEAT	

COMPONENTS:
PHONE (200) 486-8056
FAX (200) 486-8295
149 HIGHLAND TERRACE
GLAZIER DAY, III 84307

COMPASS
PHONE (202) 496-9062
FAX (202) 496-9075
1110 LANSER ROAD
GREEN BAY, WI 53003

Wisconsin
BUILDING SUPPLY

2000



Report to the Green Bay Plan Commission

MEETING DATE

November 26, 2018

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # D.2.

(SV 18-03) Consideration with possible action on the request to vacate an unimproved portion of right-of-way north of Deckner Avenue, submitted by Green Bay Area Public School District (Ald. C. Stevens).

BACKGROUND

Aldersperson/District: Ald. Craig Stevens / District 5

Reason for Request: To vacate an unimproved portion of right-of-way to accommodate a parking expansion at Sullivan Elementary.

Subject Parcel Zoning and Land Use: N/A, unimproved right-of-way

Surrounding Zoning and Land Uses:

All: Public Institutional, Sullivan Elementary School

Analysis: This vacation request will allow the school district to expand their existing parking area. A narrative from the applicant is attached, detailing how this vacation will accommodate the expansion, as well as the zoning code requirements. Staff is supportive of this request.

Ald. C. Stevens, adjacent property owners and reviewing agents have been notified of this request. There have been no objections as of the drafting of this report. WPS had light poles in the vacation area and a condition as been added to addresses this.

RECOMMENDATION

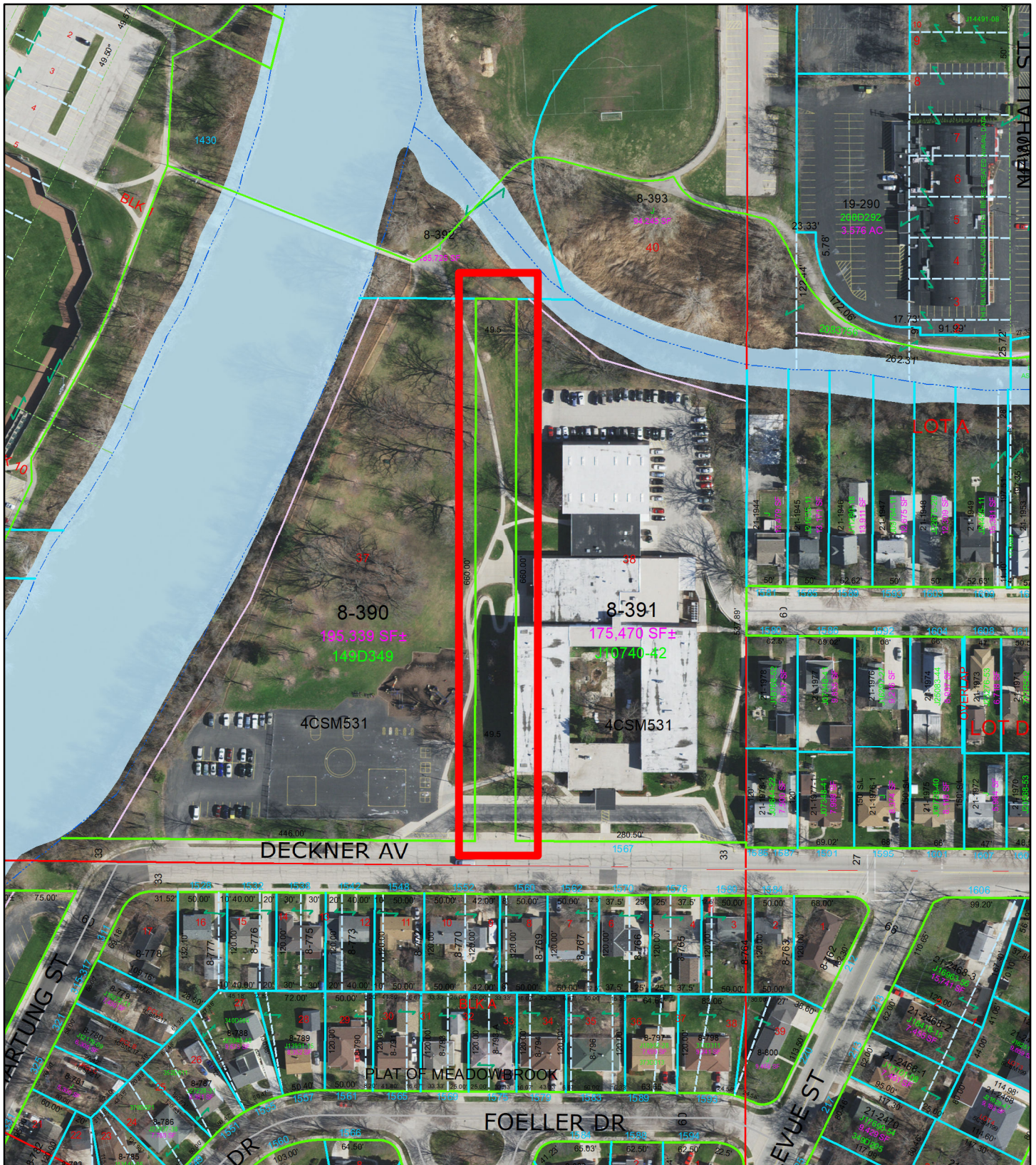
Approval of the request, with the following condition:

1. Wisconsin Public Service does not require an easement for the light pole facilities in this area as long as they can have access to the property to maintain/replace the facilities. If the vacation of the street prevents WPS from maintaining or replacing the facilities, they will be removed.

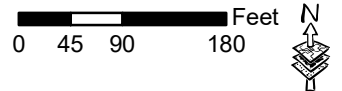
FISCAL IMPACT

ATTACHMENTS

1. SV 18-03 Map
2. SV 18-03 Vacation Exhibit
3. SV 18-03 Applicant Narrative



(SV 18-03) Street Vacation Right-of-Way near Deckner Avenue by Sullivan Elementary

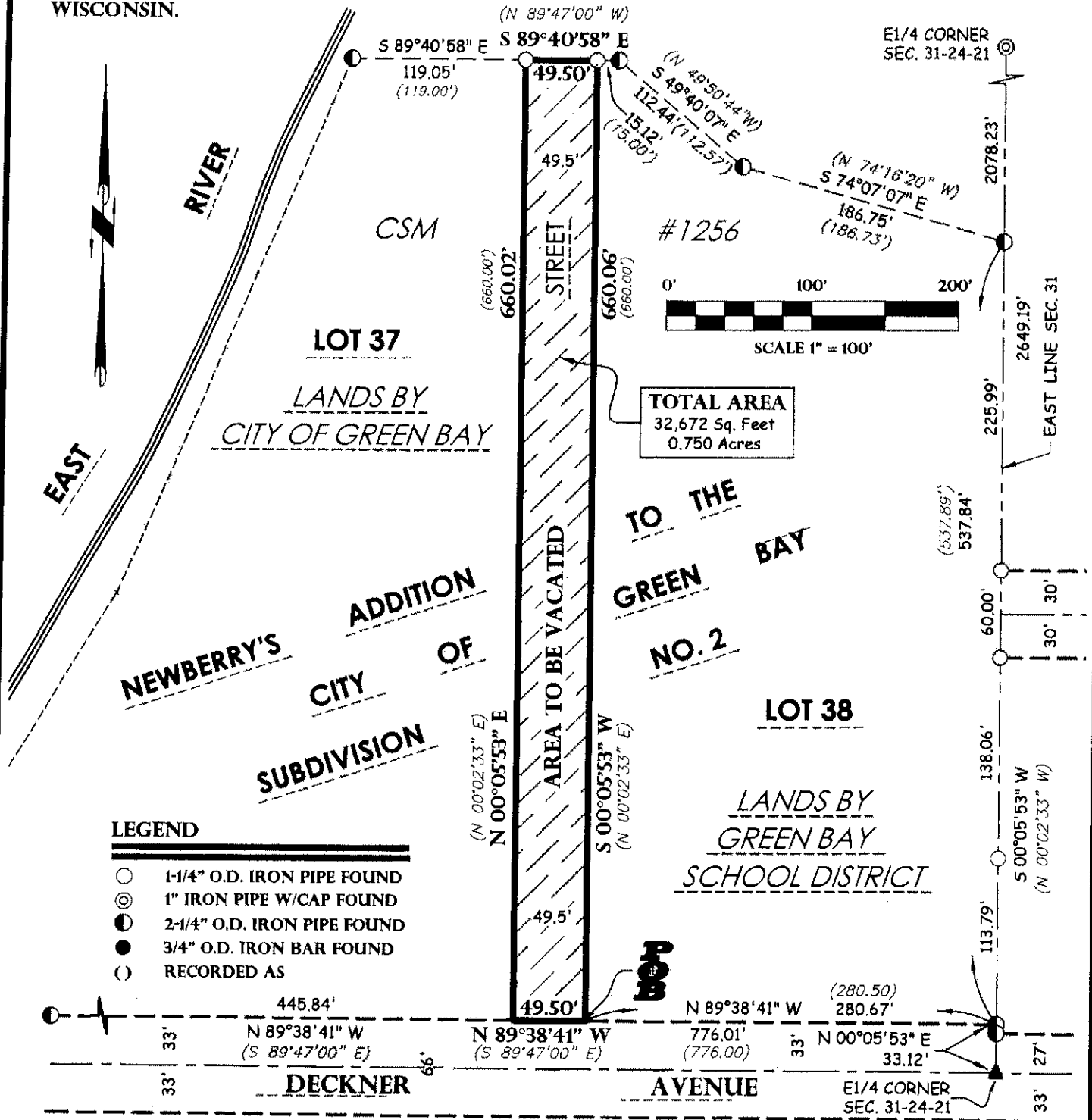


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31 Oct 2018 X:\Planning\City\DATA_GIS\CityActions\ST_VACSV 18-.mxd

Proposed Vacation Areas

VACATION EXHIBIT

BEING ALL OF AN UNNAMED STREET AS PLATTED BETWEEN LOTS 37 AND 38 OF NEWBERRY'S ADDITION TO THE CITY OF GREEN BAY, SUBDIVISION NO. 2, ALSO BEING A PART OF CERTIFIED SURVEY MAP NO. 1256, ALL BEING LOCATED IN GOVERNMENT LOT 3 OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 21 EAST, CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.



POB

Point of Beginning

Civil Engineering
Land Surveying
Landscape Architecture
Jordan G. Brost, PLS #3009

5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999 (Ph) 715.344.9922 (FX)

THIS INSTRUMENT WAS DRAFTED BY JORDAN BROST
AND DRAWN BY JORDAN BROST

FIELD BOOK 67 PAGE 27-28

JOB # 17.465

SHEET 1 OF 2 SHEETS

10/16/18

Request for City Action

Plan Commission

Attachment: Request for City Action Application

By Green Bay Area Public School District

Requesting: Green Bay Area Public School District is requesting the right-of-way located between parcel number 8-391 & 8-390 to be vacated. The school district is requesting the full vacated right-of-way to be added to parcel 8-391 (Green Bay Area Public School District Sullivan Elementary).

Reasoning: The school district is requesting the full right-of-way to become part of the school's property in order to have future capabilities for parking expansion. Currently, the school parking options are nearing capacity and facilitating future teacher/student growth will become increasingly difficult. The school property is zoned Public Institutional, meaning the impervious vs. pervious percentages are governed by the most restrictive abutting district, that being R-3 (Residential). This Residential zone (R3) is limited to 70% max impervious cover. See Tables below for a breakdown of the school property's cover percentages.

PROPOSED SITE STATISTICS (INCLUDING 1/2 ROW AREA)

ZONING = PI-PUBLIC INSTITUTIONAL DISTRICT		TOTAL LOT = 181,022.00 S.F. (4.15 Acres)
TOTAL IMPERVIOUS & PERVIOUS SURFACES- MAXIMUM IMPERVIOUS SURFACE COVERAGE IS 70%		
BUILDING	CONCRETE WALKS & BITUMINOUS PAVEMENT	GREEN SPACE
78,496.30 S.F. 1.80 Acre	44,614.90 S.F. 1.02 Acre	57,910.80 S.F. 1.33 Acre
OR 43.40% OF TOTAL AREA	OR 24.60% OF TOTAL AREA	OR 32.00% OF TOTAL AREA
68.00% OF TOTAL AREA		

PROPOSED SITE STATISTICS (INCLUDING ALL OF ROW AREA)

ZONING = PI-PUBLIC INSTITUTIONAL DISTRICT		TOTAL LOT = 197,357.80 S.F. (4.53 Acres)
TOTAL IMPERVIOUS & PERVIOUS SURFACES- MAXIMUM IMPERVIOUS SURFACE COVERAGE IS 70%		
BUILDING	CONCRETE WALKS & BITUMINOUS PAVEMENT	GREEN SPACE
78,496.30 S.F. 1.80 Acre	47,435.70 S.F. 1.09 Acre	71,425.80 S.F. 1.64 Acre
OR 39.70% OF TOTAL AREA	OR 24.10% OF TOTAL AREA	OR 36.20% OF TOTAL AREA
63.80% OF TOTAL AREA		

In the situation where the right-of-way is split in half, the school will be able to place 3,604 S.F. of additional impervious surface. This limits the potential for parking expansion to approximately 10 parking stalls. In the situation where the full right-of-way is granted to the school there is potential to add 12,218 S.F. of parking. This additional area will allow for more potential growth and help keep school parking from filling up offsite parking such as the city streets and the park parking lot.

Summary: The Green Bay Area Public School District is requesting the city to vacate the right of way located in-between the school property and the city park property. The school is additionally requesting that all of the right-of-way property is added to the school property in order to facilitate potential growth in the future.



Report to the Green Bay Plan Commission

MEETING DATE

November 26, 2018

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # D.3.

(VR 18-03) Consideration with possible action on the request for a subdivision variance at 1717 Morrow Street for a lot to be created smaller than the allowed square footage, submitted by Rob Harris (Ald. C. Stevens).

BACKGROUND

Aldersperson/District: Ald. Craig Stevens / District 5

Reason for Request: To reconfigure existing lots to reflect on-the-ground practices and a lot expansion.

Comprehensive Plan: The 2022 Smart Growth Comprehensive Plan recommends Light and General Industry uses for this area.

Analysis: The Plan Commission and City Council have the authority to approve variations to the specific requirements of the Subdivision and Platting Ordinance. See the code language below:

14-215. Modifications of Regulations: When the Plan Commission and Common Council find that extraordinary hardship or injustice will result from strict compliance with this ordinance, the terms may vary to the extent deemed necessary and proper to grant relief, provided that the modification meets the following standards:

- a. The modification is due to physical features of the site or its location.
- b. The modification is the least deviation from this ordinance, which will mitigate the hardship.
- c. The modification is not detrimental to the public interest and is in keeping with the general spirit and intent of this ordinance.
- d. Modifications may also be granted for a complete community or neighborhood unit that provides adequate public spaces and improvement for the circulation, recreation, light, air, and service needs when fully developed and populated.
- e. The requirement of filing and recording the plat or survey shall not be waived.
- f. Any modification thus granted shall be entered in the minutes of the Council, along with the reasons, which, in the opinion of the Council, justified the modification.

The existing parcel is zoned General Industry (GI) and is 1.607 acres. If this applicant is approved, a CSM will be submitted to divide the parcel into 1 Lot and 1 Outlot (see attached). The Outlot will eventually be attached to adjoining parcel 21-1202-3. This Outlot area is already being used by said adjoining parcel. Proposed Lot 1 has an existing structure that is not used by the property owner. With an offer to purchase the structure, the owner would like to retain the Outlot area and create a new lot for the sale of the structure. This land division will not change how the property functions today and will serve the clean-up ownership areas and create more accessible lots.

Proposed Lot 1 will be 14,355 sq. ft. The minimum in the GI district is 20,000 sq. ft. Staff believes this proposed CSM will meet the intent of the code, is the least deviation from the ordinance and will not be detrimental to public interest.

RECOMMENDATION

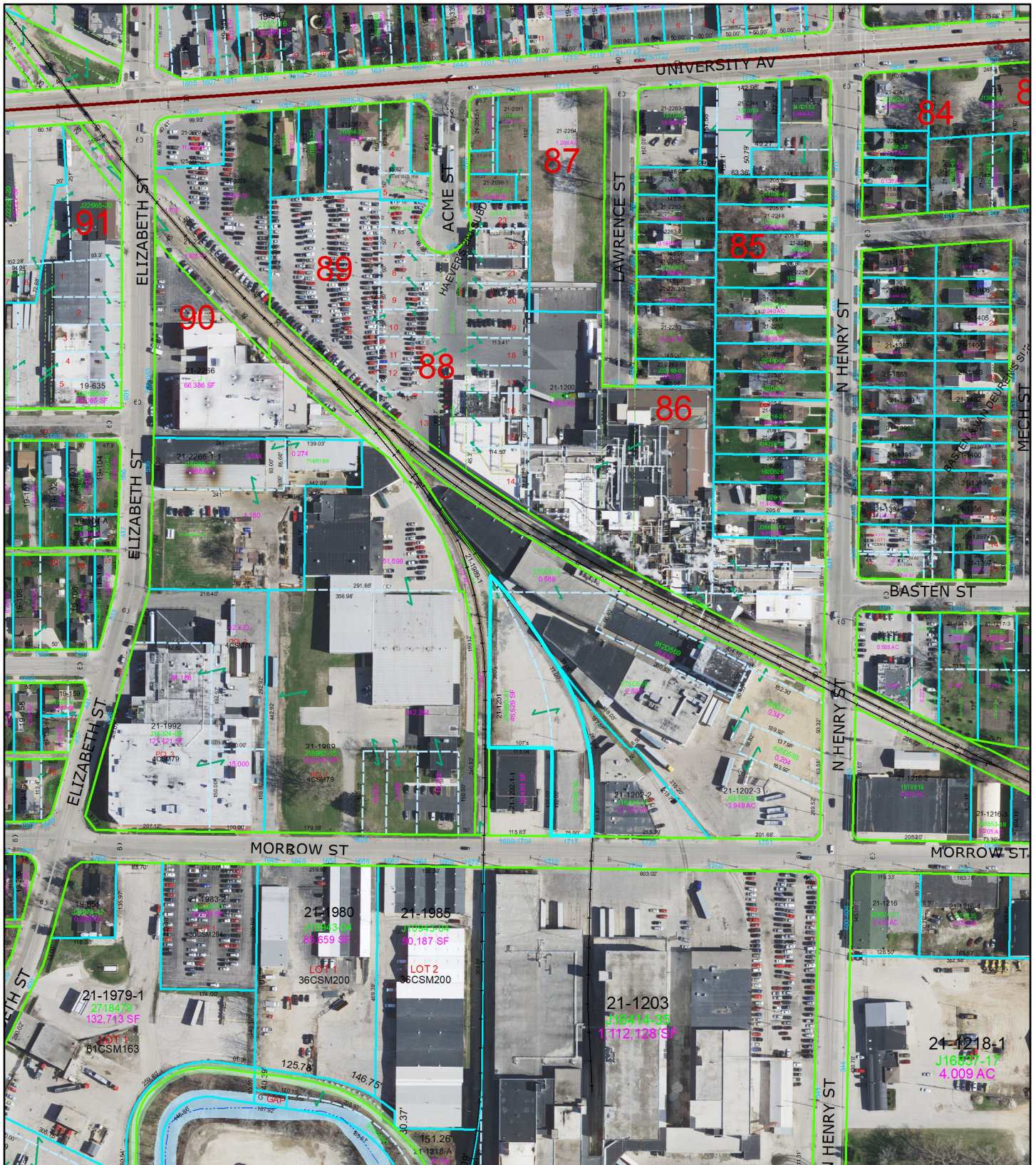
Approval of the request, with the following condition:

1. The Certified Survey Map submitted to create these lots must reflect the dimensions as proposed in the application.

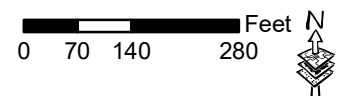
FISCAL IMPACT

ATTACHMENTS

1. VR 18-03, Map
2. VR 18-03, CSM Exhibit
3. VR 18-03, Applicant Narrative



VR 18-03, 1717 Morrow Street



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. SJH 11.20.18
20 Nov 2018 X:\Planning\City\DATA_GIS\CityActions\Variance_csm\VR 18-mxd

 Subject Property

EXHIBIT "A"

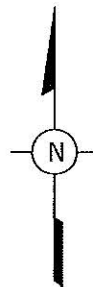
NEWBERRY ADDITION

SUBD. No. 1

DESCRIPTION:

Part of the Northeast 1/4 of the Southwest 1/4, and part of Lot 87, NEWBERRY ADDITION
SUBD. No. 1, Section 32, T24N, R21E, City of Green Bay, Brown County, Wisconsin.

PROPERTY ADDRESS
1717 MORROW ST
Parcel No. 21-1201



North is referenced to the
Wisconsin Coordinate System,
Brown County.

SCALE: 1" = 60'

CURVE - C1

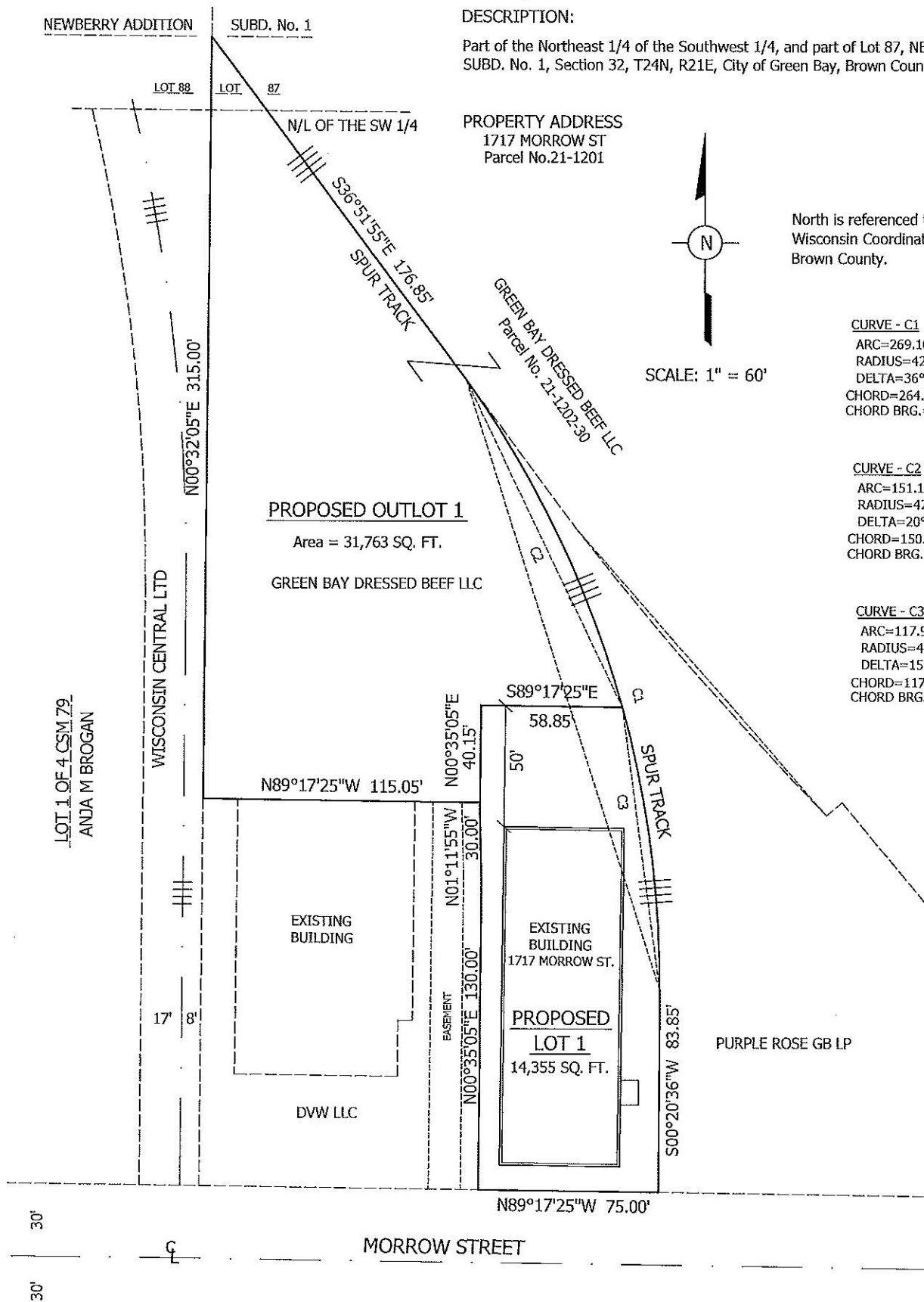
ARC=269.10'
RADIUS=425.40'
DELTA=36°14'31"
CHORD=264.60'
CHORD BRG.=S17°46'42"E

CURVE - C2

ARC=151.15'
RADIUS=425.40'
DELTA=20°21'37"
CHORD=150.35'
CHORD BRG.=S25°43'09"E

CURVE - C3

ARC=117.90'
RADIUS=425.40'
DELTA=15°52'54.5"
CHORD=117.55'
CHORD BRG.=S07°35'54"E



HARRIS
& ASSOCIATES, INC.
CONSULTING ENGINEERS
AND LAND SURVEYORS

2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731
www.harrisinc.net

DWG NO. AS-9780

Burden of Proof

1. Unnecessary Hardship.

Applicant/Owner owns significant real estate in proximity to 1717 Morrow Street, i.e. 510 North Henry Street (Parcel 21-1394); 443 North Henry Street (Parcel 21-1202-3); and 1812 Basten Street (Parcel 21-1215); all of the foregoing constituting a part of the Applicant's "business operations". A survey drawing is attached for informational purposes. The building situated at 1717 Morrow is not currently used by Applicant in its business operations. It has been leased to a third party for storage. Applicant has received an offer for the purchase of and intends to convey the building to a third party buyer who currently operates a small commercial business machining gears and small parts for the paper industry currently situated on Lawrence Street. The parking demands of the new owner do not require the entire parcel. Owner uses, and intends to continue using, the rest of the property for its business. The intended transferee intends to only use the building and minimal land area to the north of the building (see attached survey sketch identifying proposed Lot 1). Applicant wishes to proceed with this transfer of property provided Applicant can retain sufficient land area (identified as proposed Outlot 1 on the attached survey sketch) needed for its business operations; specifically, trailer storage and transfer on a daily basis. It is unlikely that this building (and proposed Lot 1) would be put to any better use than to convey it to the current interested buyer.

2. Unique Property Limitation.

The topography of the proposed Lot 1 and Outlot 1 creates a natural boundary between the Applicant's business operations and the building at 1717 Morrow. The interested buyer is not interested in purchasing more land than what is depicted as proposed Lot 1, and Applicant requires all of the square footage depicted in proposed Outlot 1 in order to have sufficient area for its trailer storage and transfer included in its business operations.

3. Protection of Public Interest.

The granting of the requested variance would not harm the public interest – Applicant's business operations will remain as currently operated by Applicant. The proposed Outlot 1 will provide a secluded and secure storage area for Applicant's trailers. The transferee of proposed Lot 1 intends to use 1717 Morrow for its business known as "Green Bay Gear Works", which machines gears and small parts for the paper industry.



Report to the Green Bay Plan Commission

MEETING DATE

November 26, 2018

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # D.4.

(VR 18-04) Consideration with possible action on the request for a subdivision variance on Burns Avenue (Parcel 6-153-E-1) for three lots to be created smaller than the allowed street frontage, submitted by Jonqma Homes LLC.

BACKGROUND

Aldersperson/District: Ald. John Vander Leest/ District 11

Reason for Request: To create new lots for residential construction

Comprehensive Plan: The 2022 Smart Growth Comprehensive Plan recommends Low Density Residential uses for this area.

Analysis: The Plan Commission and City Council have the authority to approve variations to the specific requirements of the Subdivision and Platting Ordinance. See the code language below:

14-215. Modifications of Regulations: When the Plan Commission and Common Council find that extraordinary hardship or injustice will result from strict compliance with this ordinance, the terms may vary to the extent deemed necessary and proper to grant relief, provided that the modification meets the following standards:

- a. The modification is due to physical features of the site or its location.
- b. The modification is the least deviation from this ordinance, which will mitigate the hardship.
- c. The modification is not detrimental to the public interest and is in keeping with the general spirit and intent of this ordinance.
- d. Modifications may also be granted for a complete community or neighborhood unit that provides adequate public spaces and improvement for the circulation, recreation, light, air, and service needs when fully developed and populated.
- e. The requirement of filing and recording the plat or survey shall not be waived.
- f. Any modification thus granted shall be entered in the minutes of the Council, along with the reasons, which, in the opinion of the Council, justified the modification.

The existing lot is zoned Low Density Residential (R1) and is 0.57 acres. If this request is approved, a CSM would be submitted to create three (3) new lots. Per code, a minimum of 7,500 square feet of area is required, as well as 75-feet of frontage. As proposed, each new lot would be 8,280 square feet and 69-feet is width. A variance is required for lot frontage.

An average of frontages within 300-feet of the subject property (excluding corner and cul-de-sac lots) gives an average frontage of 78.89-feet. The majority of lots are 80-feet, with a small amount of lots not meeting the existing frontage requirements. While the variance request is only for a decrease in frontage in the amount of 6-feet, Staff finds no hardship to support this request. There are no physical/site features that would interfere with strict compliance of the code. Financial gain or constraints are not considered a hardship.

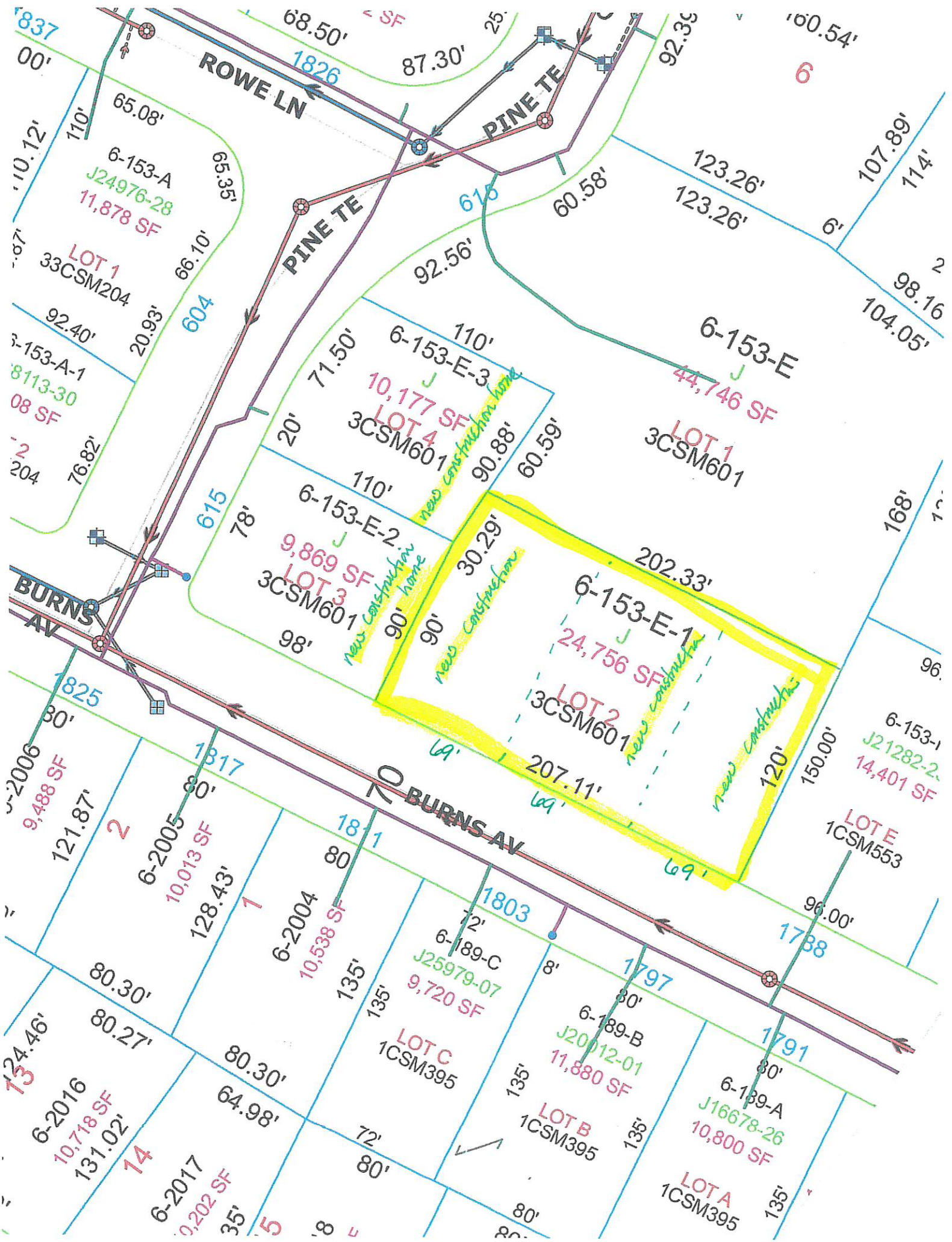
RECOMMENDATION

Denial of request.

FISCAL IMPACT

ATTACHMENTS

1. VR 18-04, Proposed Lots
2. VR 18-04, Applicant Narrative
3. VR 18-04 Map



Action Description for Parcel # 6-153-E-1

This lot is currently 207.11' X 120' (0.566 acres).

I am requesting to split this lot into three different parcels of **69'x120'** each.

The surround lots vary anywhere from smaller than 69' wide and up. One lot immediately across from said lot is 72' wide.

My plan is to put up a few, brand new, quality new construction homes, price range from \$230,000 to \$260,000, approx.. 1400 sqft and up, 3 bedrms 2 baths, 2 stall attached garage, on these parcels.

Many of the neighbors were concerned about what will become of this particular corner. I spoke and discuss with a few of the neighbors and they are excited and welcome my plan to put up these single family new construction homes in these lots.

These new construction homes will increase the neighbor's curb appeal, value and more.

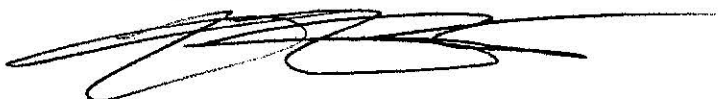
The neighbors will be very happy.

Therefore, I am requesting to split said parcel to three different parcels of 69'x120' each.

I am confident that this will be a win win plan for everyone.

Thank you for your consideration.

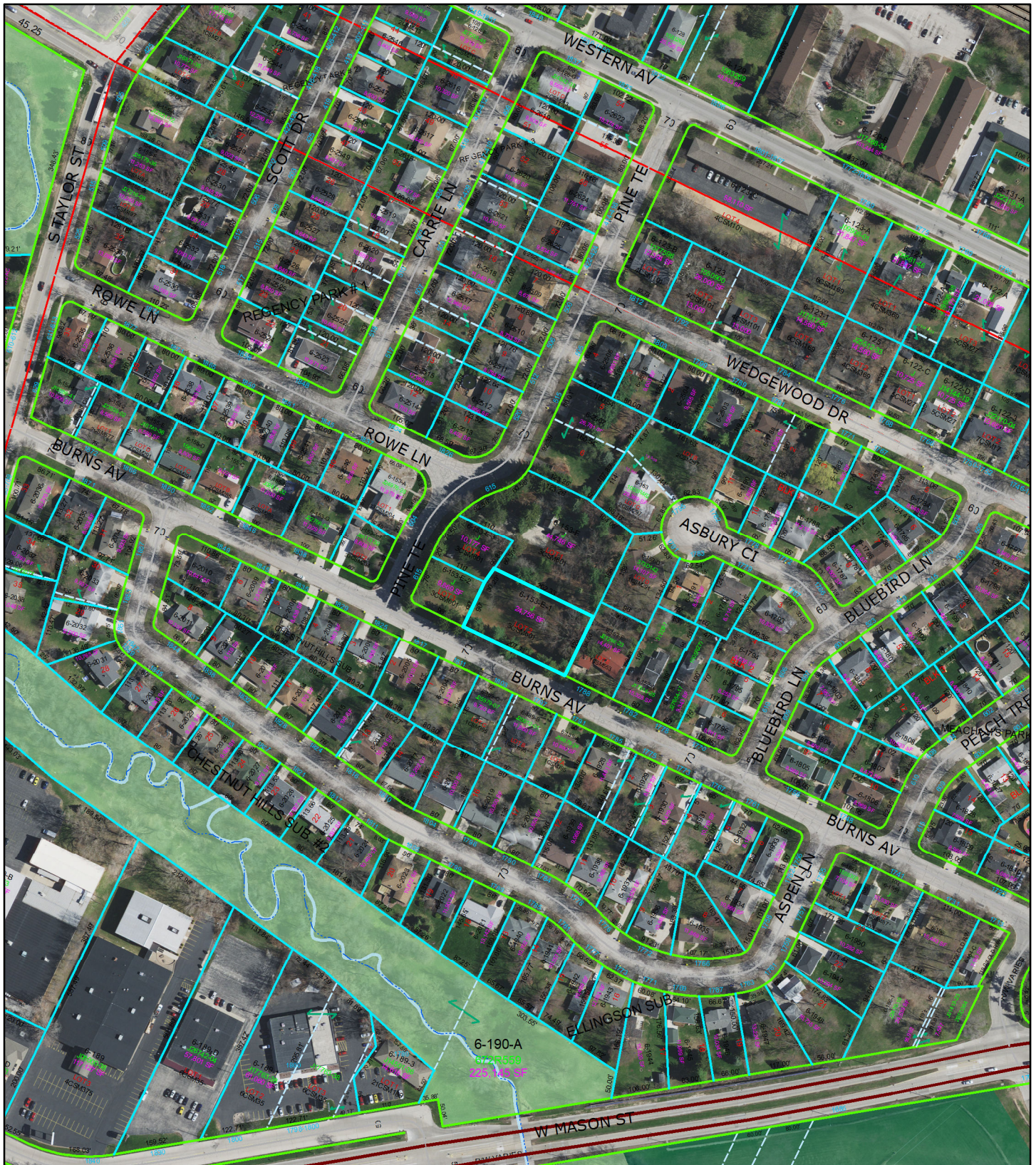
Sincerely,



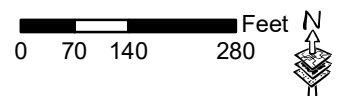
Xia Moua

Jongma Homes LLC

920-606-2518



VR 18-04, Burns Avenue (6-153-E-1)



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. SJH 11.20.18 20 Nov 2018 X:\Planning\City\DATA_GIS\CityActions\Variance_csm\VR 18-mxd

 Subject Property