



AGENDA OF THE GREEN BAY PLAN COMMISSION

**MONDAY, JANUARY 7, 2019, 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 January 7, 2019, meeting of the Green Bay Plan Commission.

C. Approval of Minutes.

- I. Approval of the minutes from the November 26, 2018, meeting of the Green Bay Plan Commission.

D. Regular Business.

- I. (SV 18-04) Consideration with possible action on the request to vacate a public service way and alley located near the corner of N. Adams Street and Pine Street, submitted by 304 N Adams Green Bay, LLC (Ald. R. Scannell, District 7).
2. (ED 18-03) Consideration with possible action on the request to approve an easement discontinuance located near the corner of N. Adams Street and Pine Street, submitted by 304 N Adams Green Bay, LLC (Ald. R. Scannell, District 7).
3. (ED 18-02) Consideration with possible action on the request to approve an easement discontinuance at 321 Moon Valley Drive, submitted by Mau & Associates (Ald V. Corpus-Dax, District 2).
4. (SP 18-04) Consideration with possible action on the request to declare City property surplus at 1416 Velp Avenue, submitted by Hurkman Mechanical (Ald. R. Scannell, District 7).

5. (TA 18-05) Consideration with possible action on a request of Zoning & Planning Board of Appeals to review the number of variance requests regarding driveways for non-residential zoned properties and consideration for a possible amendment.
6. (ROW 18-02) Consideration with possible action on the request to approve a Plat of Right-of-Way for Erie Road, submitted by the Improvement & Services Committee (Ald. V. Corpus-Dax, District 2).

E. Informational.

1. Director's Report.
2. Date of next meeting: Monday, January 21, 2019.

F. Adjournment.

- 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, 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

Members Present: Veronica Corpus-Dax, Randall Petrouske, Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Sidney Bremer, Timothy Gilbert, Excused:

B. APPROVAL OF THE AGENDA.

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

Moved by Lisa Hanson, seconded by Jerry Wiezbiskie to approve the agenda. Motion carried.
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 22, 2018, meeting of the Green Bay Plan Commission.

Moved by Jerry Wiezbiskie, seconded by Sidney Bremer to approve the minutes. Motion carried.
Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

D. REGULAR BUSINESS.

1. (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).

Moved by Jerry Wiezbiskie, seconded by Ald. Veronica Corpus-Dax to approve the request for a drainage easement discontinuance at 1208 Wolverine Court, subject to the following condition:

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

Motion carried.

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

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).

Moved by Randall Petrouske, seconded by Lisa Hanson to approve the request to vacate an unimproved portion of right-of-way north of Deckner Avenue, subject to 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.

Motion carried.

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

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).

Moved by Lisa Hanson, seconded by Sidney Bremer to approve the variance request at 1717 Morrow Street for a lot to be created smaller than the allowed square footage, subject to the following condition:

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

Motion carried.

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

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.

Moved by Lisa Hanson, seconded by Randall Petrouske to approve the subdivision variance request on Burns Avenue (Parcel 6-153-E-1) for three lots to be created smaller than the allowed street frontage. Motion carried.

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

F. INFORMATIONAL.

I. Director's Report.

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

2. Date of next meeting: Monday, December 10, 2018.

E. ADJOURNMENT.

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

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



Report to the Green Bay Plan Commission

MEETING DATE

January 7, 2019

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # D.I.

(SV 18-04) Consideration with possible action on the request to vacate a public service way and alley located near the corner of N. Adams Street and Pine Street, submitted by 304 N Adams Green Bay, LLC (Ald. R. Scannell, District 7).

BACKGROUND

Reason for Request: To vacate public right-of-way for a public service way and an alley.

Aldersperson/District: Ald. Randy Scannell / District 7

Surrounding Zoning and Land Uses:

North: D2, Downtown, Vacant Land

South: D2, Downtown, Commercial Building

East: D2, Downtown, Parking Ramp

West: D2, Downtown, Commercial Building

Report:

This request comes in as part of a joint request for easement discontinuances (ED 18-03). There is an existing east-west service way and north-south alley adjoining parcel 12-148, which is the site of the Hotel Northland. The applicant wishes to vacate both the service way and alley and discontinue all easements. The applicant owns the property immediately north of the service way, which they would like to combine into parcel 12-148. This cannot be done with the service way there.

Upon review, Staff is comfortable with vacating the service way. This will allow the applicant to combine the parcels. However, we recommend a condition maintaining easements in this area, as well as a pedestrian way from Pine Street Ramp to Adams Street across the entire service way area.

Staff is recommending the alley not be vacated and no easements removed. This alley is utilized for access to Pine Street Ramp, which will remain a public parking ramp. There are also utilities in this area that the City would like unrestricted access to. The alley is also beneficial for fire access. The alley area is not required to be vacated as part of the parcel combination.

Ald. R. Scannell, adjoining property owners and reviewing agencies were informed of this request.

RECOMMENDATION

Approval of the vacation of the PUBLIC SERVICE WAY, with the following condition:

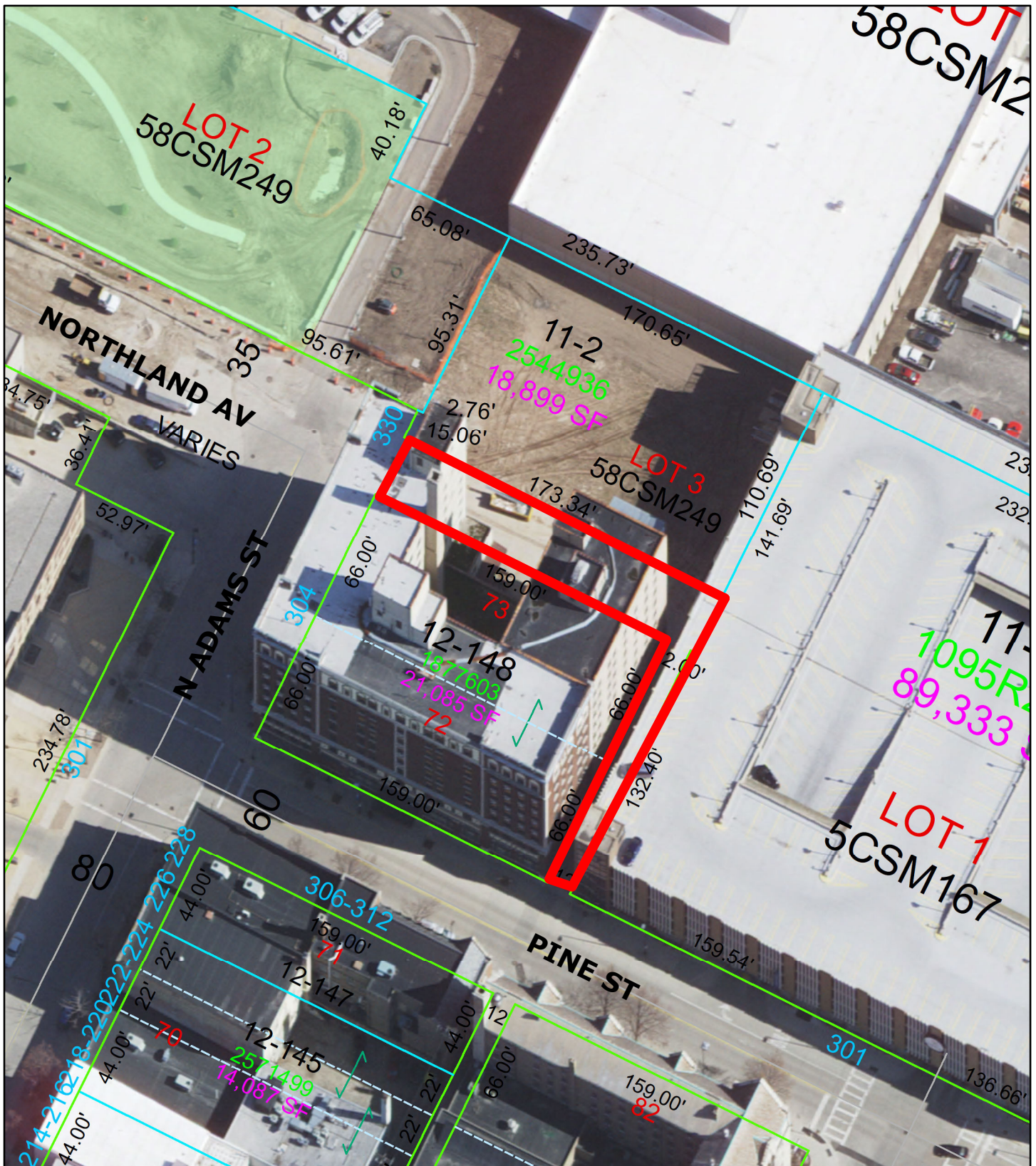
I. Easements are retained for utilities and pedestrian way from Pine Street Ramp to Adams Street across the entire Public Service Way area.

Denial of the vacation of the ALLEY WAY.

FISCAL IMPACT

ATTACHMENTS

1. SV 18-04 Map
2. SV 18-04 Exhibit



(SV 18-04) Consideration with possible action
on the request to vacate a public service way and alley
located near the corner of N Adams Street and Pine Street

0 15 30 60 Feet



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 12.18.2018 18 Dec 2018 X:\Planning\City\DATA_GIS\CityActions\ST_VAC\SV 18-mxd

Proposed Vacation Areas

[illegible][illegible][illegible][illegible]

the authors believe that there is a clear distinction between the two types of research and that the two types of research should be conducted by different groups of people.



SUBJECT PROPERTY IS LOCATED IN ZONE X. FORWARRANT TO THE NTSD (NATIONAL FLOOD INSURANCE PROGRAM) FIRM (FLOOD INSURANCE RATE MAP) FOR BROWN COUNTY, MISSOURI. MAP NUMBER 55009C0 (65F). FIRM EFFECTIVE DATE, AUGUST 15, 2009.

1. THERE IS CONSTRUCTIVE EVIDENCE OF RECENT RAINFALL MEASURING MOIST BUILDING CONSTRUCTION OR BUILDING ADJUSTMENTS. THE BUILDING CAPTIES WERE RESULT AND WERE IN THE PROCESS OF BEING FINISHED.
2. THERE WAS SUFFICIENT EVIDENCE OF RECENT EFFECT ON SOME WALL CONSTRUCTION OR REPAIRS. THE BROWNS ON THE SOUTHERLY SIDE WERE REPORTEDLY FROM 27 AND 28. THE EAST SIDE OF NORTH MAIN STREET WERE RECONSTRUCTED IN SEPTEMBER OF 2018.
3. THERE WAS INSUFFICIENT EVIDENCE OF RECENT RAIN OR A RECENT MOISTURE SOURCE IN A VICINITY LANDFILL.
4. THE WITCHAM DISTRICT OF NATURAL RESOURCES IMPACT WITH A DATA VIEWER INDICATED A POTENTIAL WETLAND ON THE EAST SIDE.

THE SUBMITTER HAS PROVIDED THE FOLLOWING INFORMATION PURSUANT TO TABLE A:

1. **PROJECT NAME:** Green Bay Downtown Office Building

2. **ADDRESS:** 1000 Wisconsin Avenue, Suite 200, Green Bay, WI 54303

3. **APPLICANT'S NAME:** Green Bay Downtown Office Building, LLC

4. **DATE OF SUBMITTAL:** September 2, 2010

5. **DATE OF EXPIRATION:** September 2, 2011

6. **DATE OF COMPLETION:** September 2, 2010

7. **DATE OF OCCUPANCY:** September 2, 2010

8. **DATE OF INSPECTION:** September 2, 2010

9. **DATE OF ASSESSMENT:** September 2, 2010

10. **DATE OF REVIEW:** September 2, 2010

11. **DATE OF APPROVAL:** September 2, 2010

12. **DATE OF CLOSURE:** September 2, 2010

13. **DATE OF REMEDIATION:** September 2, 2010

14. **DATE OF DECONTAMINATION:** September 2, 2010

15. **DATE OF DEMOLITION:** September 2, 2010

16. **DATE OF RECONSTRUCTION:** September 2, 2010

17. **DATE OF REUSE:** September 2, 2010

18. **DATE OF REPAIR:** September 2, 2010

19. **DATE OF RESTORATION:** September 2, 2010

20. **DATE OF REVIVAL:** September 2, 2010

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Report to the Green Bay Plan Commission

MEETING DATE

January 7, 2019

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # D.2.

(ED 18-03) Consideration with possible action on the request to approve an easement discontinuance located near the corner of N. Adams Street and Pine Street, submitted by 304 N Adams Green Bay, LLC (Ald. R. Scannell, District 7).

BACKGROUND

Reason for Request: To discontinue public utility easements in a public service way and alley.

Aldersperson/District: Ald. Randy Scannell / District 7

Surrounding Zoning and Land Uses:

North: D2, Downtown, Vacant

South: D2, Downtown, Commercial Building

East: D2, Downtown, Parking Ramp

West: D2, Downtown, Commercial Building

Report:

This easement discontinuance application is part of right-of-way vacation request (SV 18-04). The report and recommendation match the vacation request, with Staff recommending retaining the alley as a public right-of-way and vacating the service way while retaining utility easements and public access. Because of this, we are recommending denial of the easement discontinuance request.

Ald. R. Scannell, 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: Objection; need utilities and easements to remain

Department of Parks, Recreation, & Forestry: No Response

Green Bay Water Utility: No Objection, with condition

Green Bay Fire Department: No Objection

Wisconsin Public Service: No Response

AT&T: No Response

Time Warner Cable: No Response

American Transmission Company: No Objection

Mobilitie: No Response

NEW Water: No Response

Charter: No Response

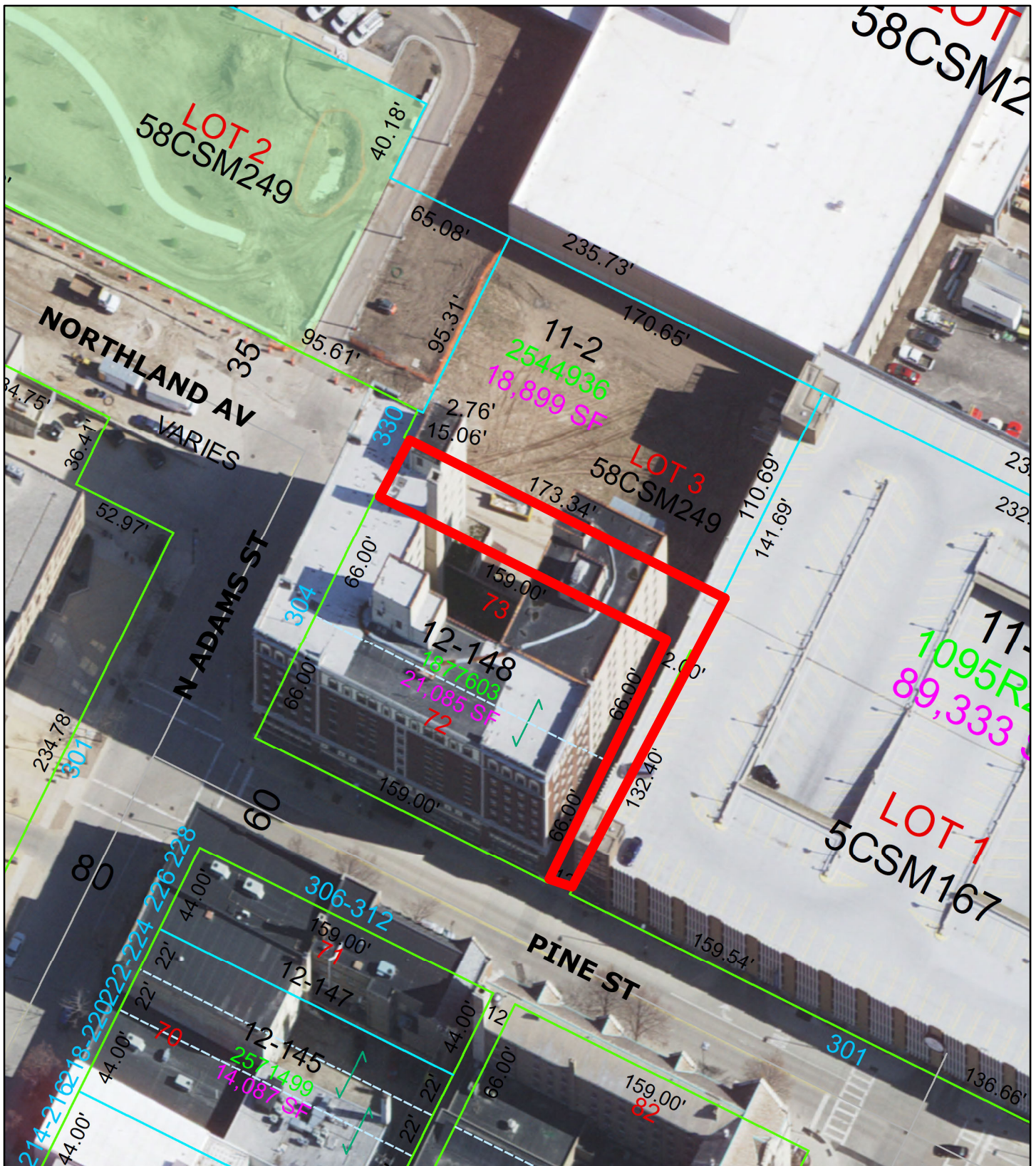
RECOMMENDATION

Denial of the request.

FISCAL IMPACT

ATTACHMENTS

1. ED I8-03 Map
2. ED I8-03 ALTA



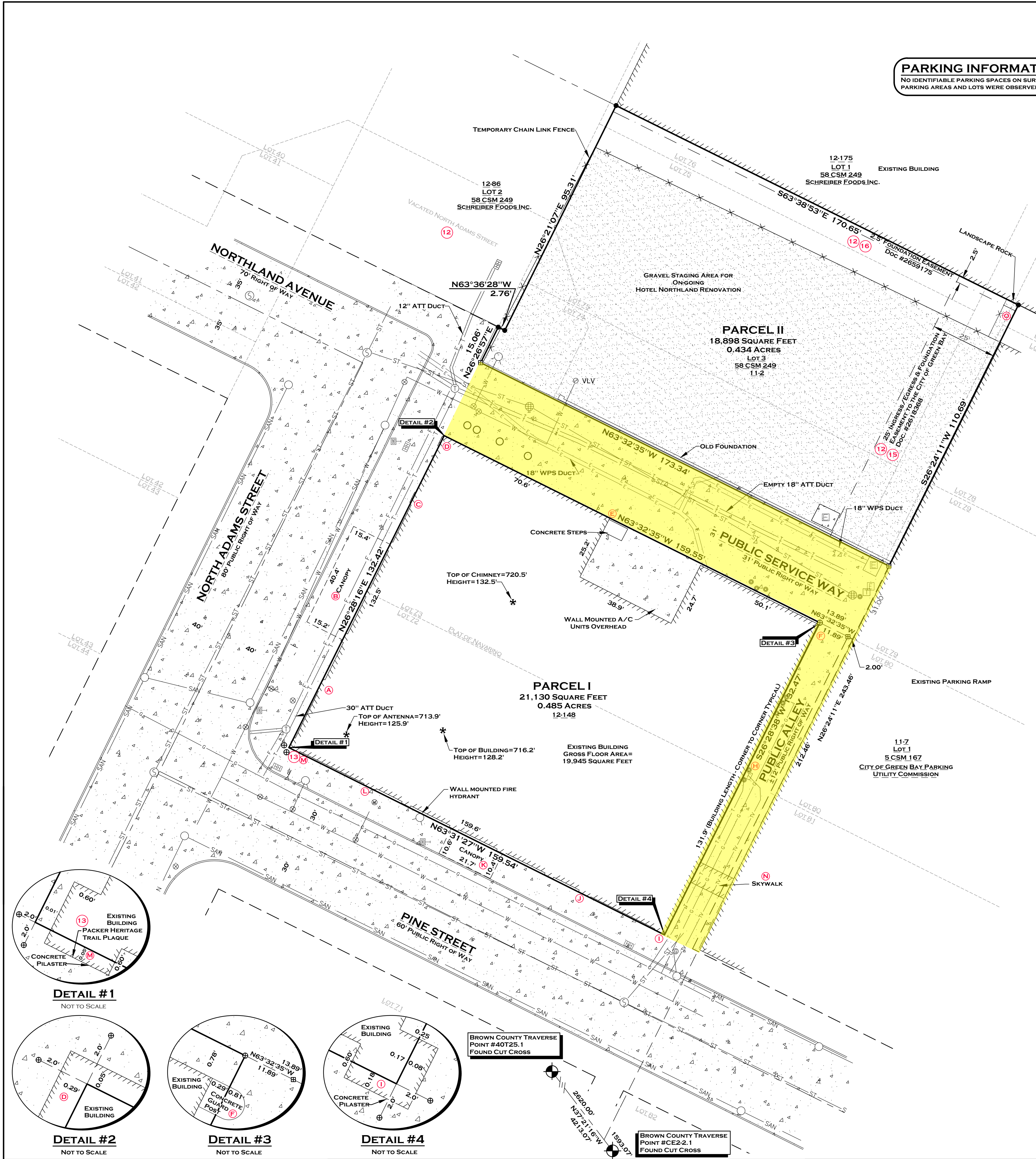
**(ED 18-03) Consideration with possible action
on the request to approve an easement discontinuance
located near the corner of N Adams Street and Pine Street**

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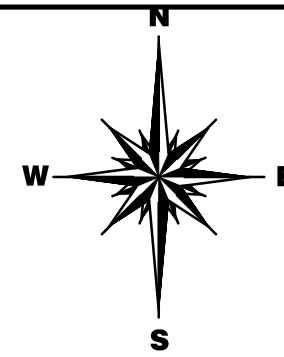


This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. SJH 12.18.2018
18 Dec 2018 X:\Planning\City\DATA_GIS\CityActions\ST_VAC\SV 18-mxd

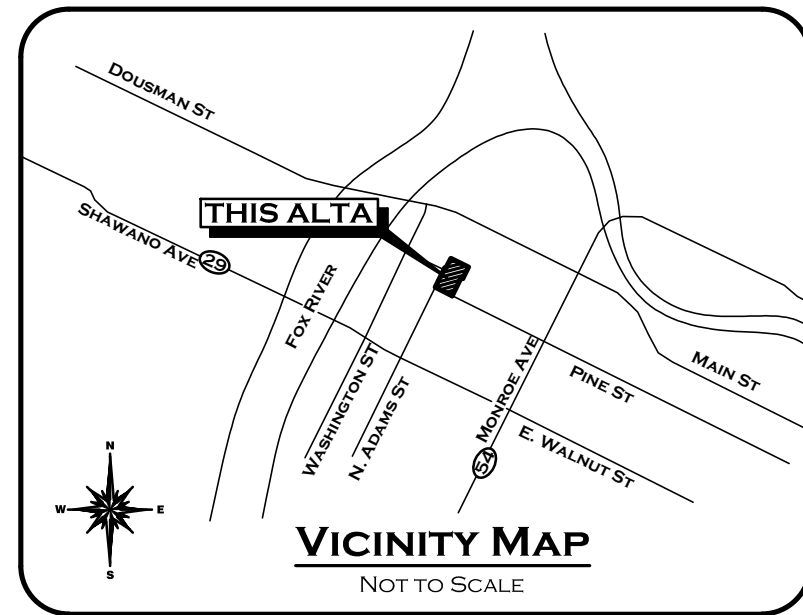
Proposed Discontinuance Areas



PARKING INFORMATION:
NO IDENTIFIABLE PARKING SPACES ON SURFACE
PARKING AREAS AND LOTS WERE OBSERVED



SCALE: 1"= 20'
0' 10' 20' 40'
BEARINGS ARE REFERENCED TO THE LINE INTERSECTING
BROWN COUNTY TRAVERSE POINTS #40T25.1 AND
#CE2-2.1 WHICH BEARS N37°21'16"W.



FLOOD INFORMATION

SUBJECT PROPERTY IS LOCATED IN ZONE X, PURSUANT TO THE NFIP (NATIONAL FLOOD INSURANCE PROGRAM) FIRM (FLOOD INSURANCE RATE MAP) FOR BROWN COUNTY, WISCONSIN, MAP NUMBER 55009C0169F. FIRM EFFECTIVE DATE: AUGUST 18, 2009.

SURVEYOR'S NOTES

1. THERE IS OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. THE BUILDING CANOPIES WERE REBUILT AND WERE IN THE PROCESS OF BEING FINISHED.
2. THERE IS OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. THE SIDEWALK ON THE NORTHERLY SIDE OF NORTH PINE ST AND THE EASTERLY SIDE OF NORTH ADAMS STREET WERE RECONSTRUCTED IN SEPTEMBER OF 2018.
3. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
4. THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES SURFACE WATER DATA VIEWER INDICATES NO POTENTIAL WETLANDS ON SUBJECT PROPERTY.

ZONING INFORMATION

THE SURVEYOR WAS PROVIDED THE FOLLOWING INFORMATION PURSUANT TO TABLE A ITEMS 6(A) AND/OR 6(B): LETTER FROM PAUL NUEMEYER, GREEN BAY ZONING ADMINISTRATOR DATED SEPTEMBER 21, 2018 WHICH STATES THE PROPERTY IS ZONED DOWNTOWN TWO (D2) AND THE HOTEL AND ITS RELATED ACCESSORY USES ARE CONSIDERED PERMITTED USES SUBJECT TO THE D2 REQUIREMENTS OF CHAPTER 13, GREEN BAY ZONING CODE.

BUILDING SETBACKS:
FRONT YARD MINIMUM: NONE
FRONT YARD MAXIMUM: NONE
SIDE YARD: NONE
REAR YARD: NONE

*IN THE NC AND D DISTRICTS, SIDE AND REAR YARDS SHALL BE REQUIRED WHEN A NONRESIDENTIAL USE ADJOINS A SIDE YARD OR REAR YARD OF A RESIDENTIAL PROPERTY OR AS NECESSARY TO PROVIDE ACCESS FOR DELIVERIES, LOADING, ETC.

REQUIRED PARKING:
1 SPACE PER GUEST ROOM PLUS ADDITIONAL SPACES AS NEEDED FOR MEETING OR RESTAURANT FACILITIES.
NOTE: ADDITIONAL FACILITIES MAY REQUIRE ADDITIONAL PARKING, AS DETERMINED BY ZONING ADMINISTRATOR

LEGEND

- | | |
|-------------------------------------|---------------------------------|
| ● SET CUT CROSS | ☐ TELEPHONE PEDESTAL |
| ■ EXISTING CUT CROSS | ⊕ GAS METER |
| ○ EXISTING 1" Ø IRON PIPE | ⊙ GAS METER |
| ● SANITARY MANHOLE | ⊕ LIGHT POLE |
| ⊕ STORM CATCHBASIN | ⊕ ELECTRIC PEDESTAL/TRANSFORMER |
| ⊕ STORM MANHOLE | ⊕ HAND HOLE |
| ⊕ WATER VALVE | ⊕ BOLLARD |
| ⊕ FIRE HYDRANT | ★ BUILDING HEIGHT LOCATION |
| ⊕ VLV WATERMAIN FLUSHING CONNECTION | ⊕ CONCRETE |
| ⊕ SIGN | ⊕ GRAVEL |
| ⑩ SCHEDULE B-II ITEM | — F — UNDERGROUND FIBER OPTIC |
| ⊕ POSSIBLE ENCROACHMENT | — E — UNDERGROUND ELECTRIC |
| — G — UNDERGROUND GAS MAIN | — ST — STORM SEWER LINE |
| — T — UNDERGROUND TELEPHONE | — SAN — SANITARY SEWER LINE |
| — TV — UNDERGROUND CABLE TV | — W — WATER MAIN LINE |
| | ▤ BUILDING WALL |

TITLE DESCRIPTION AND SURVEY DESCRIPTION

PARCEL I:
LOTS SEVENTY-TWO (72) AND SEVENTY-THREE (73), ACCORDING TO THE RECORDED PLAT OF NAVARINO, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

PARCEL II:
LOT THREE (3), VOLUME 58 CERTIFIED SURVEY MAPS, PAGE 249, MAP NO. 8340; SAID LOT BEING PART OF LOTS SEVENTY-FOUR (74) THROUGH SEVENTY-NINE (79), INCLUSIVE, ACCORDING TO THE RECORDED PLAT OF NAVARINO AND PART OF VACATED NORTH ADAMS STREET CUL-DE-SAC, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

TAX ID NO.: 12-148 AND 11-2

PROPERTY ADDRESS: 304 N. ADAMS STREET, 330 N. ADAMS STREET, GREEN BAY, WI

THE DESCRIPTIONS LISTED ABOVE DEFINE EXACTLY THE SAME PARCELS THAT HAVE BEEN SURVEYED AND IS EXACTLY THE SAME PARCELS AS COMAINED WITHIN THE LANDS DESCRIBED IN THE TITLE COMMITMENT IDENTIFIED AS STEWART TITLE GUARANTY COMPANY, COMMITMENT NO.: 49796, HAVING AN EFFECTIVE DATE OF SEPTEMBER 12, 2018 AT 12:01 A.M.

SCHEDULE B-II NOTES

12. RESTRICTIVE COVENANTS, NOTES, AND OTHER OTHER MATTERS AS CONTAINED ON THE RECORDED CERTIFIED SURVEY MAPS RECORDED IN VOL. 58, PAGE 249, MAP NO. 8340 AS DOCUMENT NUMBER 2638052. (EXHIBIT A)(PARCEL II) **MAY AFFECT SUBJECT PROPERTY BUT CANNOT BE SHOWN HEREON.**

13. RESTRICTIVE COVENANT FOR PACKER HISTORY PLAQUE FROM WISCONSIN HOUSING PRESERVATION CORP., A WISCONSIN NOT-FOR-PROFIT CORPORATION AND OWNER OF THE FORMER HOTEL NORTHLAND BUILDING TO PACKERS HERITAGE TRAIL FOUNDATION, INC., A WISCONSIN NON-PROFIT CORPORATION, DATED DECEMBER 21, 2011, FILED JULY 13, 2012 AND RECORDED AS DOCUMENT NO. 2582338, AFORSAID RECORDS. (EXHIBIT B)(PARCEL I) **DOES AFFECT SUBJECT PROPERTY AND HAS BEEN SHOWN HEREON.**

14. EASEMENTS RETAINED IN RELEASE OF EASEMENTS RECORDED AS DOCUMENT NUMBER 2582480. (EXHIBIT C) (PARCEL II) **MAY AFFECT SUBJECT PROPERTY BUT CANNOT BE SHOWN HEREON.**

15. INGRESS-EGRESS AND FOUNDATION EASEMENT AGREEMENT RECORDED AS DOC. NO. 2618368. (EXHIBIT D)(PARCEL II) **DOES AFFECT SUBJECT PROPERTY AND HAS BEEN SHOWN HEREON.**

16. INGRESS-EGRESS AND FOUNDATION EASEMENT AGREEMENT RECORDED AS DOC. NO. 2659175. (EXHIBIT E)(PARCEL II) **DOES AFFECT SUBJECT PROPERTY AND HAS BEEN SHOWN HEREON.**

21. MATTERS SET FORTH BELOW, AS SHOWN ON SURVEY BY ROBERT E. LEE & ASSOCIATES, INC. DATED NOVEMBER 6, 2014, LAST REVISED NOVEMBER 9, 2016, AND DESIGNATED JOB NO. 5497003. **DOES AFFECT SUBJECT PROPERTY AND HAS BEEN SHOWN HEREON. SEE POSSIBLE ENCROACHMENTS TABLE BELOW.**

POSSIBLE ENCROACHMENTS

- A. CONCRETE PILASTER IS 0.1' WESTERLY OF PROPERTY LINE.
- B. CANOPY EXTENDS WESTERLY OF PROPERTY LINE AS DIMENSIONED.
- C. CONCRETE PILASTER IS 0.5' WESTERLY OF PROPERTY LINE.
- D. CONCRETE PILASTER IS 0.5' WESTERLY OF PROPERTY LINE.
- E. BUILDING IS 0.1' NORTHERLY OF PROPERTY LINE.
- F. CONCRETE GUARD POST EXTENDS EASTERLY OF PROPERTY LINE AS DIMENSIONED IN DETAIL #3.
- H. TELEPHONE PEDESTAL AND BOLLARDS EXTEND EASTERLY OF PROPERTY LINE.
- I. CONCRETE PILASTER EXTENDS EASTERLY AND SOUTHERLY OF PROPERTY LINE AS DIMENSIONED IN DETAIL #4.
- J. CONCRETE PILASTER IS 0.2' SOUTHERLY OF PROPERTY LINE.
- K. CANOPY EXTENDS SOUTHERLY OF PROPERTY LINE AS DIMENSIONED.
- L. CONCRETE PILASTER IS 0.1' SOUTHERLY OF PROPERTY LINE.
- M. CONCRETE PILASTER EXTENDS SOUTHERLY OF PROPERTY LINE AS DIMENSIONED IN DETAIL #1.
- N. SKYWALK OWNERSHIP UNKNOWN. NO DOCUMENTATION FOUND IN TITLE COMMITMENT PERTAINING TO SKYWALK.
- O. LANDSCAPE ROCK EXTENDS 5' INTO PROPERTY

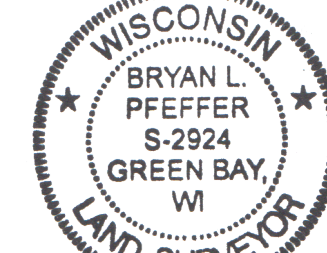
SURVEYOR'S CERTIFICATE

TO 304 NORTH ADAMS GREEN BAY, LLC, NTCIC HTC COMMUNITY FUND II, LLC, STEWART TITLE GUARANTY COMPANY, A TEXAS CORPORATION AND 304 NAGB MASTER TENANT, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09/13/18.

DATE OF PLAT OR MAP: 10/12/2018

Bryan L. Pfeiffer
BRYAN L. PFEFFER
REGISTRATION NO. 2924
WITHIN THE STATE OF WISCONSIN



ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155
PHONE: (920) 662-9641
INTERNET: WWW.RELEEINC.COM FAX: (920) 662-9141

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
								BRYAN PFEFFER
								CHECKED
								JAMES WESTERMAN

ALTA/ NSPS LAND TITLE SURVEY
ALL OF LOTS 72 AND 73, PLAT OF NAVARINO AND ALL OF LOT 3, VOLUME 58 OF
CERTIFIED SURVEY MAPS, PAGE 249, MAP NO. 8340, CITY OF GREEN BAY, BROWN
COUNTY, WISCONSIN

PREPARED FOR: 304 NORTH ADAMS GREEN BAY, LLC

DATE
09/13/18
FILE
5936001ALTA
JOB NO.
5936001

SHEET NO.
1



Report to the Green Bay Plan Commission

MEETING DATE

January 7, 2019

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # D.3.

(ED 18-02) Consideration with possible action on the request to approve an easement discontinuance at 321 Moon Valley Drive, submitted by Mau & Associates (Ald V. Corpus-Dax, District 2).

BACKGROUND

Reason for Request: To discontinue a utility easement to accommodate a three-lot residential land division

Aldersperson/District: Ald. Veronica Corpus-Dax / District 2

Surrounding Zoning and Land Uses:

Subject Property: R1 -- Single Family Home

North: R1, Low-Density Residential, Vacant

South: R1, Low-Density Residential, Single-Family Home

East: Right-of-Way, I43

West: Right-of-Way, Moon Valley Drive

Report: The subject easement is a utility easement that appears to be unused. It runs north-south through the middle of a 3.3 acre residential lot. This lot has a preliminary three-lot Certified Survey Map under review to create three individual residential lots. The discontinuance of this easement is part of that CSM.

Ald. V. Corpus-Dax, 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 Objection

Green Bay Water Utility: No Objection

Wisconsin Public Service: No Response

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

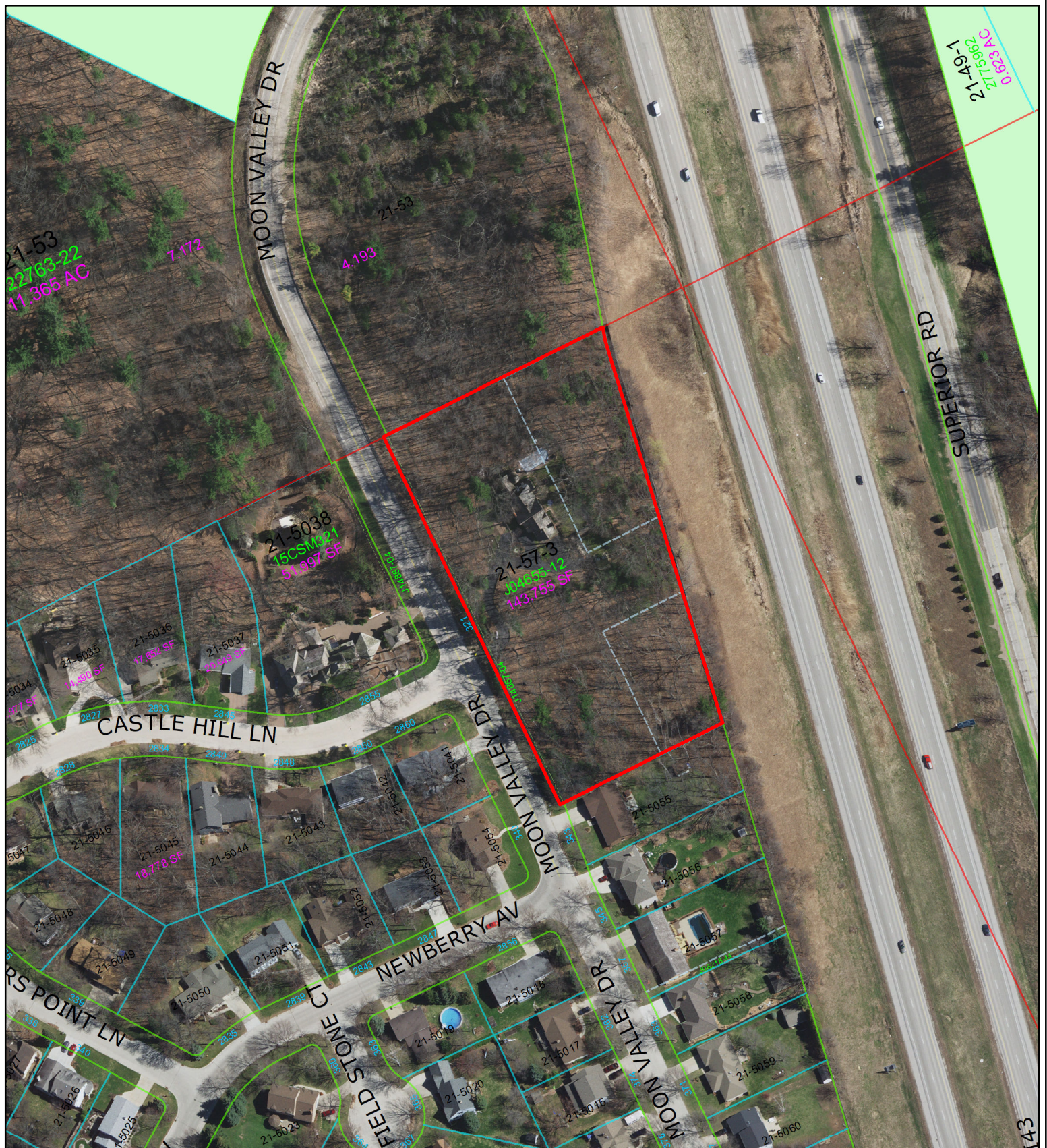
Approval of the request, subject to the following condition:

I. The Owners are notified that the City does not have any records if there are private sewer laterals within the requested area that may be affected by this Discontinuance Request.

FISCAL IMPACT

ATTACHMENTS

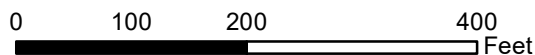
1. ED I8-02 Map
2. ED I8-02 Discontinuance Exhibit



Easement Discontinuance (ED 18-02)
Request to discontinue an easement
located at 321 Moon Valley Drive

Subject Property

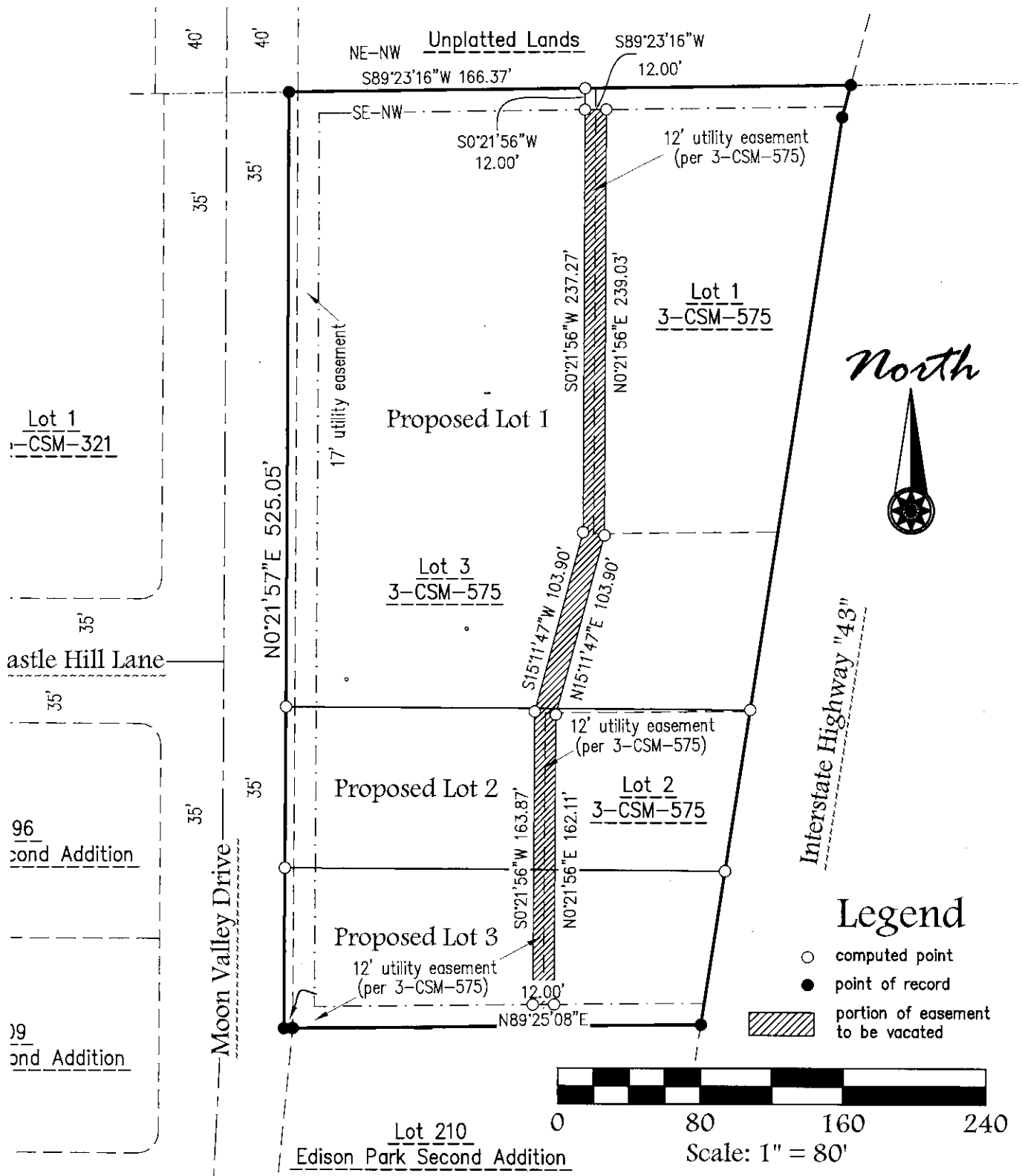
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.
 Map prepared by City of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



Easement Vacation Exhibit

Part of Lots 1, 2, and 3 of Volume 3, Certified Survey Maps, Page 575, Map No. 966, Document No. 734685, Brown County Records, being in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 23 North, Range 21 East, City of Green Bay, Wisconsin more fully described as follows:

Commencing at the Northwest Corner of Lot 3 of Volume 3, Certified Survey Maps, Page 575, Map No. 966, Document No. 734685, Brown County Records; thence S89°23'16"W, 166.37 feet along the North Line of said Lot 3; thence S00°21'56"W, 12.00 feet to the Point of Beginning; thence continuing S00°21'56"W, 237.27 feet; thence S15°11'47"W, 103.90 feet; thence S00°21'56"W, 163.87 feet; thence N89°25'08"E, 12.00 feet; thence N00°21'56"E, 162.11 feet; thence N15°11'47"E, 103.90 feet; thence N00°21'56"E, 239.03 feet; thence S89°23'16"W, 12.00 feet to the Point of Beginning.



Client: Thomas Kohl

Tax Parcel: 21-57-3

Drafted By: ZRH

File: K-11618Exhibit 120618.dwg

Data File: K-11618.txt

Mau & Associates, LLP

LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet One of One

Project No.: K-11618

Drawing No.: L-10574

Fieldwork Completed:



Report to the Green Bay Plan Commission

MEETING DATE

January 7, 2019

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # D.4.

(SP 18-04) Consideration with possible action on the request to declare City property surplus at 1416 Velp Avenue, submitted by Hurkman Mechanical (Ald. R. Scannell, District 7).

BACKGROUND

Primary Address: 1416 Velp Avenue

Aldersperson/District: Ald. Randy Scannell / 7

Reason for Request: To declare City property as surplus property for sale

Subject Parcel Zoning and Land Use: GI, Vacant

Surrounding Parcels Zoning and Land Use:

North: GI, General Industrial, Hurckman Mechanical

South: Right-of-Way, Velp Avenue

East: GI, General Industrial, Vacant Land

West: GI, General Industrial, Vacant Building

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends Commercial for the surrounding area.

Assessor's Valuation: \$30,000

Analysis: The subject property is currently owned by the City, likely as part of a property acquisition done for the reconstruction of Velp Avenue. The applicant is a nearby property owner interested in an expansion. They have already acquired the parcel owned by the Redevelopment Authority immediately east of the subject property. Staff supports this request as the City has no need for the property, the expansion of this business is good for the area and greater community, it will put the property back on the tax rolls and will release the City of maintenance and liability on the property.

Ald. R. Scannell, adjacent property owners and reviewing agencies have been notified of this request. No objections were received as of the drafting of this report.

RECOMMENDATION

Approval of the request, subject to the following conditions:

1. Sale of the subject parcel shall be to the applicant, as negotiated by the City's Purchasing Office and the applicant.
2. Any proceeds from the sale of this property return to the Department of Public Works R/W Acquisition account.

FISCAL IMPACT

ATTACHMENTS

- I. SP 18-04 Map



Surplus Property Declaration (SP 18-04) 1416 Velp Avenue, Parcel 6-40-B

0 20 40 80 Feet



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 12.11.2018
11 Dec 2018 X:\Planning\City\DATA_GIS\CityActions\SUR_PROP\SP 18-03 Map.mxd

Proposed Surplus Property



Report to the Green Bay Plan Commission

MEETING DATE

January 7, 2019

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.5.

(TA 18-05) Consideration with possible action on a request of Zoning & Planning Board of Appeals to review the number of variance requests regarding driveways for non-residential zoned properties and consideration for a possible amendment.

BACKGROUND

Aldersperson/District: All

Reason for Request: To review the number of non-residential driveway variance requests and possible need to amend driveway requirements within the Zoning Code.

Analysis: The request is a referral from the Zoning & Planning Board of Appeals (ZPBOA) to review the number of variance requests the Board has seen over the recent past related to non-residential driveways. Staff researched a five year period from 2013 to 2018 for all driveway related variance requests considered by the ZPBOA. Nine non-residential variance requests were made and approved by the Board for both commercial and industrial zoned properties. The ZPBOA requested staff to further review the issue and make the Plan Commission aware of the requests the ZPBOA have seen in that five year period.

The current requirements for non-residential drives are listed below:

13-1706. Nonresidential and multifamily driveways. The following regulations apply to all nonresidential and mixed uses, as well as multifamily and single-family attached uses.

(a) Double or two-way drives.

PRIMARY USE OF DRIVE

MAXIMUM WIDTH AT PROPERTY AND SETBACK LINE

MAXIMUM WIDTH AT CURB LINE

Autos and Single
Axle Trucks

20 feet

30 feet

Semi-Trailers

25 feet

35 feet

Staff feels there is not an excessive number of requests for non-residential drives over the five year period and does not warrant an amendment to the ordinance at this time. Staff believes many of the requests were related to a hardship issue and are best handled by the ZPBOA. A brief review of other communities in Wisconsin shows the widths at the right-of-way line are consistently between 25 ft. to 30 ft. However, they are varying drive requirements at the curb line from 35 ft. to 55 ft.

The planning staff is recommending no change to the ordinance; however, recommends that requests for non-residential drive expansions be monitored by the Zoning Administrator and to inform the ZPBOA and Plan Commission if there is a significant number of requests received.

RECOMMENDATION

No change to the ordinance with the Zoning Administrator monitoring the number of requests related to non-residential drives.

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

January 7, 2019

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # D.6.

(ROW 18-02) Consideration with possible action on the request to approve a Plat of Right-of-Way for Erie Road, submitted by the Improvement & Services Committee (Ald. V. Corpus-Dax, District 2).

BACKGROUND

This request was referred from the Improvement & Services Committee. The request will allow for a road reconstruction project along Erie Road from Padi Wood Lane south to the city limits. No Official Map Amendment is required as part of this request; only temporary and permanent easements are required as part of this project. A similar application was approved for the northern portion of this road in Fall of 2017.

Ald. V. Corpus-Dax and affected property owners have been notified of this request. Staff has not received any objections as of the drafting of this report.

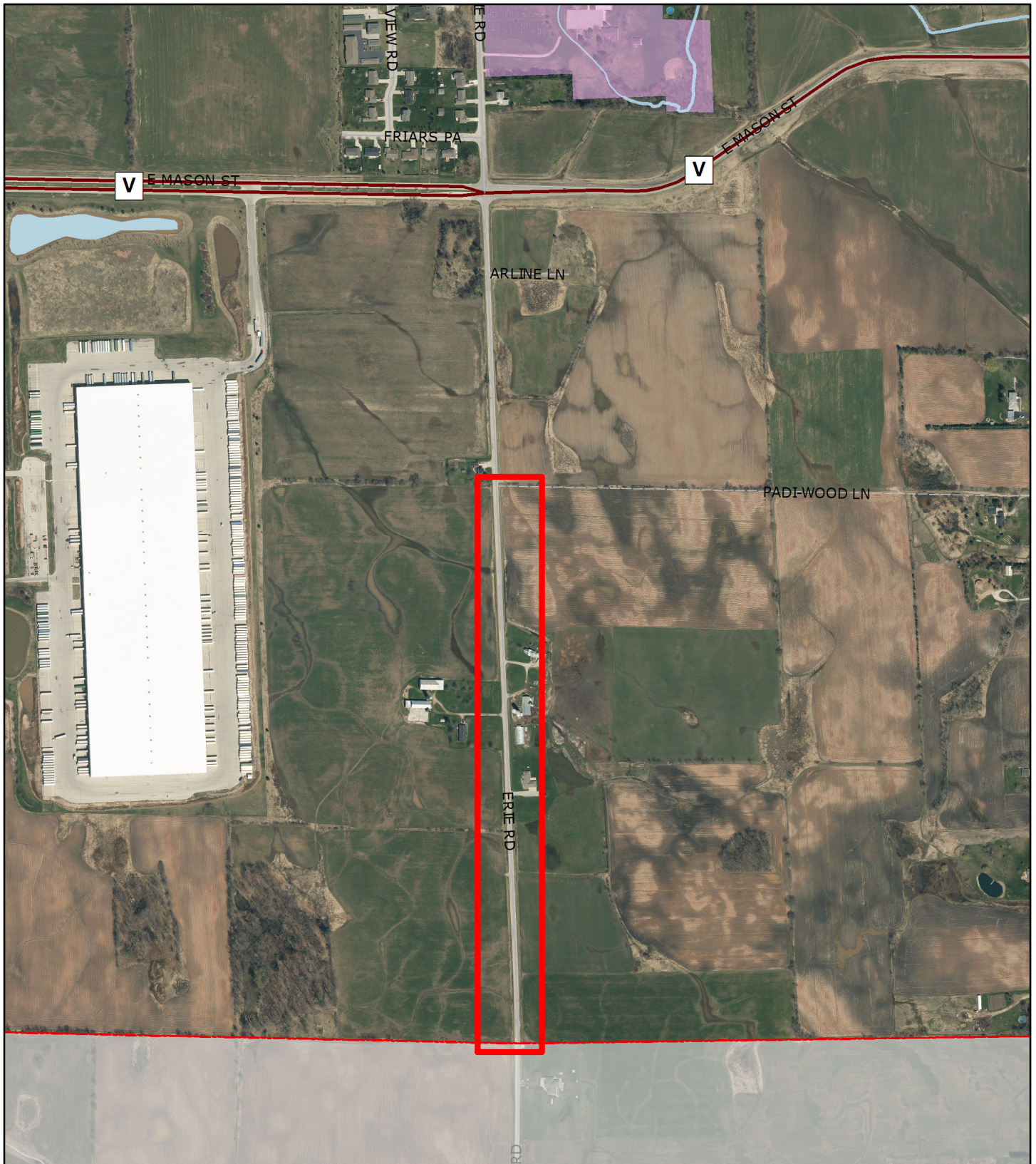
RECOMMENDATION

Approval of the request.

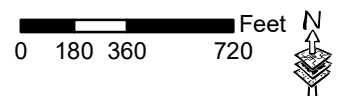
FISCAL IMPACT

ATTACHMENTS

1. ROW 18-02 Map
2. ROW 18-02, Color Exhibit

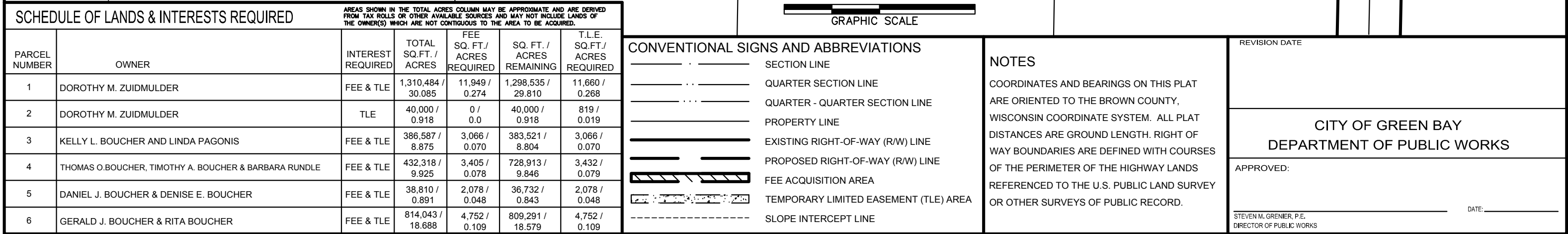


(ROW 18-02) Plat of Right-of-Way for Erie Road from Padi Wood Lane to southern City Limits



Reconstruction Area

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GRAPHIC SCALE