



AGENDA OF THE GREEN BAY PLAN COMMISSION

**MONDAY, APRIL 22, 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 April 22, 2019, meeting of the Green Bay Plan Commission.

C. Approval of Minutes.

- I. Approval of the minutes from the March 25, 2019, meeting of the Green Bay Plan Commission.

D. Public Hearings.

- I. (CPA 19-01) Consideration with possible action on a request to amend the City's Comprehensive Plan for a property located at 1725 North Irwin Avenue from Commercial to Industrial (Figure 22-4), submitted by Matthew Brummer and Dave Heil, Badger State Storage GB, LLC, property owners. (Ald. K. Lefebvre, District 6)

F. Regular Business.

- I. (CPA 19-01) Consideration with possible action on a request to amend the City's Comprehensive Plan for a property located at 1725 North Irwin Avenue from Commercial to Industrial (Figure 22-4), submitted by Matthew Brummer and Dave Heil, Badger State Storage GB, LLC, property owners. (Ald. K. Lefebvre, District 6)
2. (ZP 19-05) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for a proposed hotel and for the hotel to exceed the maximum height limitations located at 1004 Brett Favre Pass, submitted by Victoria Fabry, The Legacy Green Bay, LLC. (Ald. B. Johnson, District 9)

3. (SP 19-02) Consideration with possible action on the request to declare City property surplus, located at 1531 Main Street, submitted by Rory Barth (Ald. C. Stevens, District 5).

E. Referral of Petitions & Communications.

G. Informational.

1. Director's Report.
2. Date of next meeting: Monday, May 13, 2019.

H. 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, FEBRUARY 25, 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

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

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the February 25, 2019, meeting of the Green Bay Plan Commission.

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to approve the agenda. Motion carried.

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

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the February 11, 2019, meeting of the Green Bay Plan Commission.

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

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

D. REGULAR BUSINESS.

Chair Tim Gilbert read into record the guidelines for tonight's meeting.

I. (ZP 18-37) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for a shelter facility in an Office/Residential (OR) District located at 430 South Clay Street, submitted by Pastor Manuelus Reacco, Transformation House, Inc (Ald. B. Galvin, District 4).

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to open the floor for discussion.
Motion carried.

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

Moved by Jerry Wiezbiskie, seconded by Randall Petrouske to the close floor for discussion.
Motion carried.

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

Moved by Randall Petrouske, seconded by Jerry Wiezbiskie to authorize a Conditional Use Permit (CUP) for a shelter facility in an Office/Residential (OR) District located at 430 South Clay Street, subject to the following conditions:

- a. A maximum capacity of 46 individual residents within the shelter facility. Any increase in residents will require Plan Commission and Common Council approval.
- b. If the shelter facility use at 430 South Clay Street is discontinued, the operation is dissolved, or if the Transformation House no longer operates/manages the facility, the use shall terminate immediately. The use/operation shall not be renewed or reestablished without the Plan Commission and City Council review and approval.
- c. At the discretion of the Common Council, Plan Commission, or the Development Director a review may be required by the Plan Commission and Common Council to ensure compliance with this conditional use permit and identify any areas of concerns with the rooming & boarding house but not limited to:
 1. Police calls and other documented safety concerns.
 2. Inadequate facilities.
- d. A mandatory background check for all residents is required. Sex offenders required to register under §301.45, Wis. Stats., are prohibited from any stay at the facility.
- e. Conformance with the operating plan submitted by the applicant.
- f. Compliance with all other regulations of the Green Bay Municipal Code.
- g. A site plan be reviewed and approved by the Community Development Review Team (CDRT).
- h. Tax Parcels 14-882 and 14-876 be combined into one parcel.
- i. The facility may conduct activities to serve residents and may occasionally conduct neighborhood outreach events on site, but shall not conduct an ongoing soup kitchen.
- j. The applicant shall submit a safety and security plan that includes exterior recording cameras, landscaping, and lighting approved by the Green Bay Police Department.
- k. The Chief Building Official shall inspect the subject property for compliance with applicable building codes.

Motion carried.

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

E. INFORMATIONAL.

1. Director's Report.

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

2. Date of next meeting: Monday, March 11, 2019.

F. ADJOURNMENT.

Moved by Jerry Wiezbiskie, seconded by Lisa Hanson to adjourn. Motion carried.

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



Report to the Green Bay Plan Commission

MEETING DATE

April 22, 2019

PREPARED BY

AGENDA ITEM # D.I.

(CPA 19-01) Consideration with possible action on a request to amend the City's Comprehensive Plan for a property located at 1725 North Irwin Avenue from Commercial to Industrial (Figure 22-4), submitted by Matthew Brummer and Dave Heil, Badger State Storage GB, LLC, property owners. (Ald. K. Lefebvre, District 6)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

April 22, 2019

PREPARED BY

AGENDA ITEM # F.I.

(CPA 19-01) Consideration with possible action on a request to amend the City's Comprehensive Plan for a property located at 1725 North Irwin Avenue from Commercial to Industrial (Figure 22-4), submitted by Matthew Brummer and Dave Heil, Badger State Storage GB, LLC, property owners. (Ald. K. Lefebvre, District 6)

BACKGROUND

Reason for Request: To allow for a future rezoning of for the property for self-service storage.

Surrounding Zoning and Land Uses:

Subject Properties: General Commercial (CI)/Low Density Residential (RI) - existing self-service storage units/single-family home

North:	General Commercial (CI)	Restaurant
South:	Low Density Residential (RI)	Single & two family dwellings
East:	General Commercial (CI)/ Highway Commercial (C2)	American Legion, vacant, commercial
West:	Low Density Residential (RI)	Single & two family dwellings

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends commercial land uses.

Report: This request is in response to the potential expansion of self-service storage at 1725 North Irwin Avenue. The site has a split zoning with nearly the entire lot being zoned General Commercial (CI) and Low Density Residential (RI) for the westerly 53 feet of the lot. A majority portion of the lot is located within the AE district of the 100 year floodplain.

The site does contain existing self-service storage units in an "L" shape along the northwest corner of the property with a free-standing storage building on the north side of the property. 1729 North Irwin Avenue, the "L" shaped self-service storage unit was constructed in 1994; 1725 North Irwin is the free-standing self-service storage structure constructed in 1996 with an alteration in 2001. The south unit at 1707 North Irwin Avenue was constructed in 1991. An existing single-family home is located on the southeast corner of the property.

The parcel is 70,666 square feet or 1.62 acres in size. All existing uses on site are considered nonconforming to the existing zoning. The applicant proposes to expand the self-service storage units along the southeast corner of the property, see attached narrative from the applicant.

The Smart Growth 2022 Comprehensive Plan establishes the following review criteria for periodic

amendments:

The change is consistent with the goals and objectives or other elements of Smart Growth 2022. Staff feels the proposed amendment is not consistent with the goals of the plan or compatible with the surrounding land uses.

The change does not create an adverse impact on public facilities and services that cannot be mitigated. Public facilities and services include roads, sewers, water supply, drainage, schools, police, fire, and parks. The proposed development is located within the Urban Service Area and there are no significant issues relative to services or facilities. Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability. The proposed change in land use could represent a much higher intensity use relative to the surrounding properties if the future land use would be changed to industrial. The current proposal does not represent the highest and best use of the property.

The change allows a more viable transition to the planned uses on adjacent properties than the current land use. The proposed industrial land use is not compatible surrounding low density residential and the commercial nature along North Irwin Avenue.

The change does not have a significant adverse impact on the natural environment including trees, slopes, and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity. There are no known environmental impacts. Measures will have to be taken to flood-proof any future structures.

There is a change in City policies or neighborhood characteristics that would justify a change. Not applicable. The change corrects an error made in the original plan. Not applicable.

There is a community or regional need identified in the Comprehensive Plan for the proposed land use or service. Not applicable.

The change helps the City meet its life-cycle and affordable housing goals. Not applicable.

The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration, or dedication. There are no landmarks or historically significant features that are being modified as part of the request.

The proposed amendment, if approved, would allow the balance of the property to in-fill with self-storage units. The existing self-storage units were constructed in 1990 and were permitted under the First Business (BI) district now the General Commercial (CI) district. Since the update to the Zoning Code in 2006, self-service storage units were removed from the General Commercial (CI) district and are now only permitted in the Light Industrial (LI) district as a Conditional Use Permit (CUP) or permitted in the General Industrial (GI) district. Self-service storage units are considered an industrial use as defined in the Zoning Code and would have to be zoned accordingly to be permitted.

Based on the proposed request, staff feels the subject area is along the southern edge of a small commercial area that serves the immediate neighborhood. Opportunities exist to improve and redevelop the surrounding commercial properties to higher and better uses. An amendment to the subject property would create an industrial spot that is not compatible with existing commercial and low density residential areas.

Our staff does not support a change the future land use as the amended is not currently consistent with the current plan recommendation, current zoning and surrounding land uses with low density residential to the south and west. The subject property and nearby properties to the north and east represent an area for commercial uses to service the immediate area. Existing self-service storage units can remain and be used along with the option for expanded commercial on the southeast corner of the property.

In addition, the corridor along this portion of North Irwin, immediately south of I43 represents not only a commercial area but, an entrance to Bay Beach and the Wildlife Sanctuary.

The Public Participation Plan for Periodic Comprehensive Plan Amendments is being followed for this request and notices have been provided regarding the public hearings for this meeting. Ald. Lebfvre and neighbors within 200 ft. have been noticed of the meeting based on Plan Commission policy. Staff has received one inquiry as of the drafting of this report.

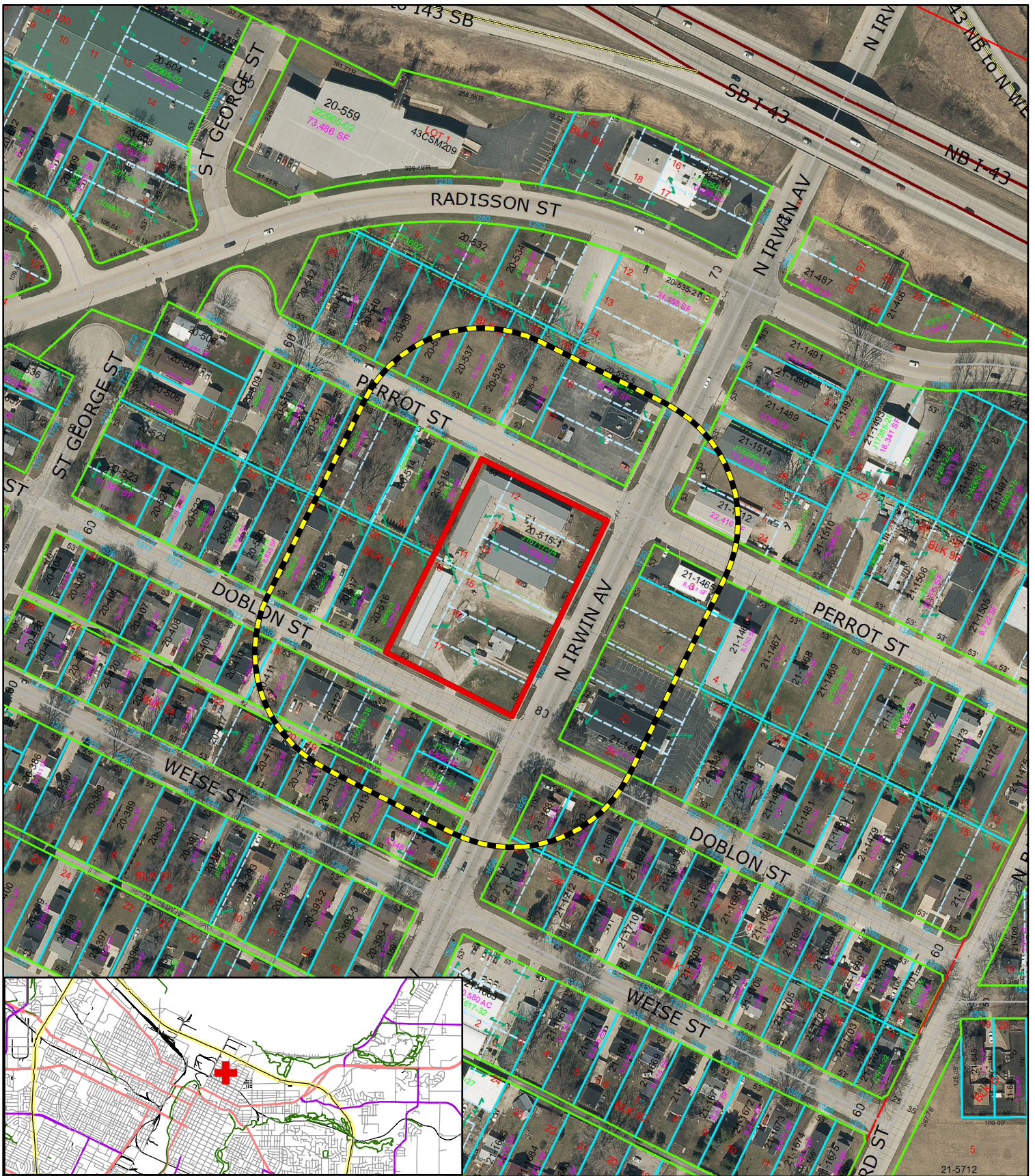
RECOMMENDATION

Denial of the request.

FISCAL IMPACT

ATTACHMENTS

1. CPA 19-01 letter
2. SSG Bay Beach as Proposed



Comprehensive Plan Amendment (CPA 19-01) **1725 North Irwin Avenue**

- Comprehensive Plan Amendment Area
- 200' Property Owner Notice



0 5,000 10,000
 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 PN

FROM THE DESK OF

BADGER STATE STORAGE GB LLC

March 7, 2019

Dave Heil
Badger State Storage GB LLC
Po box 27596
Golden Valley Mn 55427

Regarding the proposal for the add on parcels 1725 to 1709 N Irwin Ave Green Bay WI 54032. We have invested extensively into creating a proposed secured site that will conform well with nearby residences.

As shown below the secure fenced perimeter will solve all local theft concerns, in addition we will also be upgrading the entire site's lighting to LED downcast that will not emit any light pollution but increase security at entry points.

We have remote surveillance planned and will be able to respond to ground conditions immediately.

This site has been running at 100% occupancy for over a year now, so we would like the opportunity to grow with the local demand as well.

Please review our proposal, we are willing to address any concerns to make this site more of a destination for the local community.

We have seen this situation before with zoning concerns and have worked very diligently to make sure that conditional use is beneficial to everyone involved.



STATE STORAGE GROUP

As of today the site appears to be half way constructed when driving by. The site also has no means of security, poor landscaping, and a house that is nearly end of life.



Current Street View



Group Bio and introduction

David J Heil –CEO

- Studied at NDSU and completed a bachelor's in mechanical engineering 2004.
- Retired from Honeywell 2015 as a Senior mechanical design engineer
- 2016 Started the self storage portfolio valued right under 10 million in assets by end of year. By Completion of constructing over 50,000 Sq ft in Mn and WI.

Addresses expanded and Rehabbed to date:

1418 Main St. Houtlon WI 54082 –added 12k Sq ft, 2 buildings, and designed layout and water retention layout



1407 Main st Houlton—added 2 building 10k Sq ft and redesigned stormwater management and regrading/repaved site



2070 Hwy 65 New Richmond WI— Added 2 buildings and 10k Sq ft, replaced all roofs and doors to bring up to 2018 self storage specifications.



-2018 2 sites issued occupancy from ground up development.

36333 Forest Blvd North Branch



5560 152nd St N Hugo MN



Dave W Heil –COO

-Retired progression from 35+ years as commercial construction foreman in 2016 to help build the storage portfolio. (Oxentenko, Bismarck ND)

-Built and general contracted multiple homes that have since sold for a tremendous profit due to tight quality control in the last 25 years.

-High end homes valued around the 1 Million dollar target.

Matt and Rachel Brummer- Majority equity Partner

Matt and Rachel Brummer are entrepreneurs who have an extensive background in business development, sales, and management. Matt has over 12 years of industrial automation expertise, and is also experienced in residential construction and commercial road construction.

Rachel has 12+ years of professional sales and management experience with several market leading SAAS companies.

Looking forward to working with local city council committee to bring some life back into this property.

Best regards,

Dave Heil 651.955.9468



www.Statestoragegroup.com

CEO –State storage Group LLC

Managing Partner of Badger State Storage GB LLC



Report to the Green Bay Plan Commission

MEETING DATE

April 22, 2019

PREPARED BY

AGENDA ITEM # F.2.

(ZP 19-05) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for a proposed hotel and for the hotel to exceed the maximum height limitations located at 1004 Brett Favre Pass, submitted by Victoria Fabry, The Legacy Green Bay, LLC. (Ald. B. Johnson, District 9)

BACKGROUND

Reason for Request: To permit a hotel use and to allow the hotel to exceed the maximum height requirement of 35 ft.

Surrounding Zoning and Land Uses:

SUBJECT	Planned Unit Development (PUD)	Vacant restaurant
NORTH	General Commercial (CI)	Hotel
SOUTH	General Commercial (CI)	Vacant, parking
EAST	PUD-Planned Unit Development	Light industrial uses/brewery
WEST	Village of Ashwaubenon	

Comprehensive Plan: The 2022 Smart Growth Plan and the Legend's District Master Plan designate the subject area as Commercial (C). The proposed use of the subject property is compatible with and is not contradictory to the applicable recommended policy and the future land use map.

Consistency Analysis: While Ch. 66.1001 Wis. Stats. does not specifically require conditional uses to meet the consistency requirement; the proposed Conditional Use Permit is consistent with the current zoning of the property.

Report: The subject property is located on the site of the former Brett Favre's Steakhouse, along Brett Favre Pass and Tony Canadeo Run. Brett Favre's Steakhouse site plan was approved in April of 1998 and was constructed later that year. Previously, the Plan Commission reviewed and recommended, on two different occasions, a proposed Staybridge Hotel which at the time would have connected to the northwest corner of the existing restaurant with a court yard between the two buildings. The hotel was never constructed and the ownership of the subject property has changed. The current proposal is for a new luxury hotel called the Legacy.

The subject sites, as well as other nearby and adjacent sites were rezoned to a Planned Unit Development (PUD) in 2010, to address proposed off-premise signage for a series of properties which also regulated some future land uses for the immediate area. Hotel uses were included as a Conditional Use Permit (CUP) within the PUD and are to follow the General Commercial (CI) dimensional standards.

Site Analysis:

The lot size is approximately 136,125 sq. ft. or 3.13 acres with an existing one-story building with an approximate 23,154 square foot building footprint. On-site parking is provided with two driveway cuts onto Brett Favre Pass and one onto Tony Canadeo Run. There is an existing drive connection to the north connecting the Hilton Hotel to the subject property.

Proposed Hotel:

The proposed five-story hotel contains a total of 79 guest rooms comprised of 65 studio suites, 11 Classic Suites and 3 Grand Suites. There will also be a lobby bar and restaurant (Brasserie) on the main level, as well as a smaller bar and roof top patio on the 5th floor. There will also be 2 meeting rooms, wellness center, and fitness center.

There is a maximum height limitation of 35 ft. in the Planned Unit Development (PUD) /General Commercial (C1) district, the proposed hotel roof-height is approximately 75 ft. Within this area there are two other similar type hotels, Hilton Garden, located at 1015 Lombardi Avenue, directly north of the site, and Spring Hill Suites, located at 1011 Tony Canadeo Run, south of the site. The height is consistent with the generalized massing on Map 3.3 as shown in the Legends District Master Plan.

The Hilton Garden was constructed in 1999 under the General Industrial (GI) District and met the height requirements at that time; the hotel is five stories in height with 125 rooms. The Spring Hill Suites, originally built as a Cambria Suites Hotel, received a CUP in 2006, for the hotel use and to exceed the 35 ft. height limitation to 69 ft. 8 in.

The Legends Plan recommends industrial chic buildings; which as proposed structure is consistent with the plan. Building façade elevations area attached within this agenda and staff feels are consistent with the standards recommended in the plan below:

Building materials shall be of complementary colors and shall be used to break up the apparent mass and visual interest to the site and streetscaping. Matte materials are encouraged for large wall expanses, whereas gloss finishes are to be used as accents.

Building materials shall be varied in nature, with emphasis on high-quality materials in the pedestrian zone, such as brick or stone with accent materials, such as metal and tile accounting for no more than 20 percent of the façade. Simpler materials are suitable for upper portions of the building and sides not visible to the street.

Building materials shall not include materials such as EFIS, vinyl siding, and pressed wood siding.

Site Plan:

A concept has been submitted as part of the CUP review and a copy of the site plan is attached within this meeting packet. The proposed impervious site coverage is 70 percent and both ground-mounted and roof-mounted mechanical equipment will need to be screened per Chapter 13-1815, Green Bay Zoning.

The hotel is proposed to 79 rooms with the following break-down of uses within the hotel: Lobby Bar – 612 square feet restaurant(Brasserie) – 3,245 square feet Executive Board Rooms – 1,208 square feet (total between two rooms). Fifth Floor Bar – 1,788 square feet Roof Top Terrace – 2,375 square feet.

Based on the information provided above, approximately 136 will be required the site plan shows 132 on-site. Additional parking is available on the adjoining parcel with land owned by the applicant. Exact details about parking will be determined during the site plan review process.

Conclusion:

The land uses surrounding the proposed hotel are predominately made up of a mix of existing hotel/restaurant uses and some established light industrial uses; there are no residential uses in the immediate area. The proposed hotel is a complement to the existing developments in the area and will contribute to the continued transformation of the area from a one-time industrial development to a

commercial destination consistent with the City's Comprehensive Plan and the Legends District Master Plan. Ald. Johnson and adjacent property owners have been notified of the request. As of the drafting of this report, staff has received no inquiries regarding this request.

RECOMMENDATION

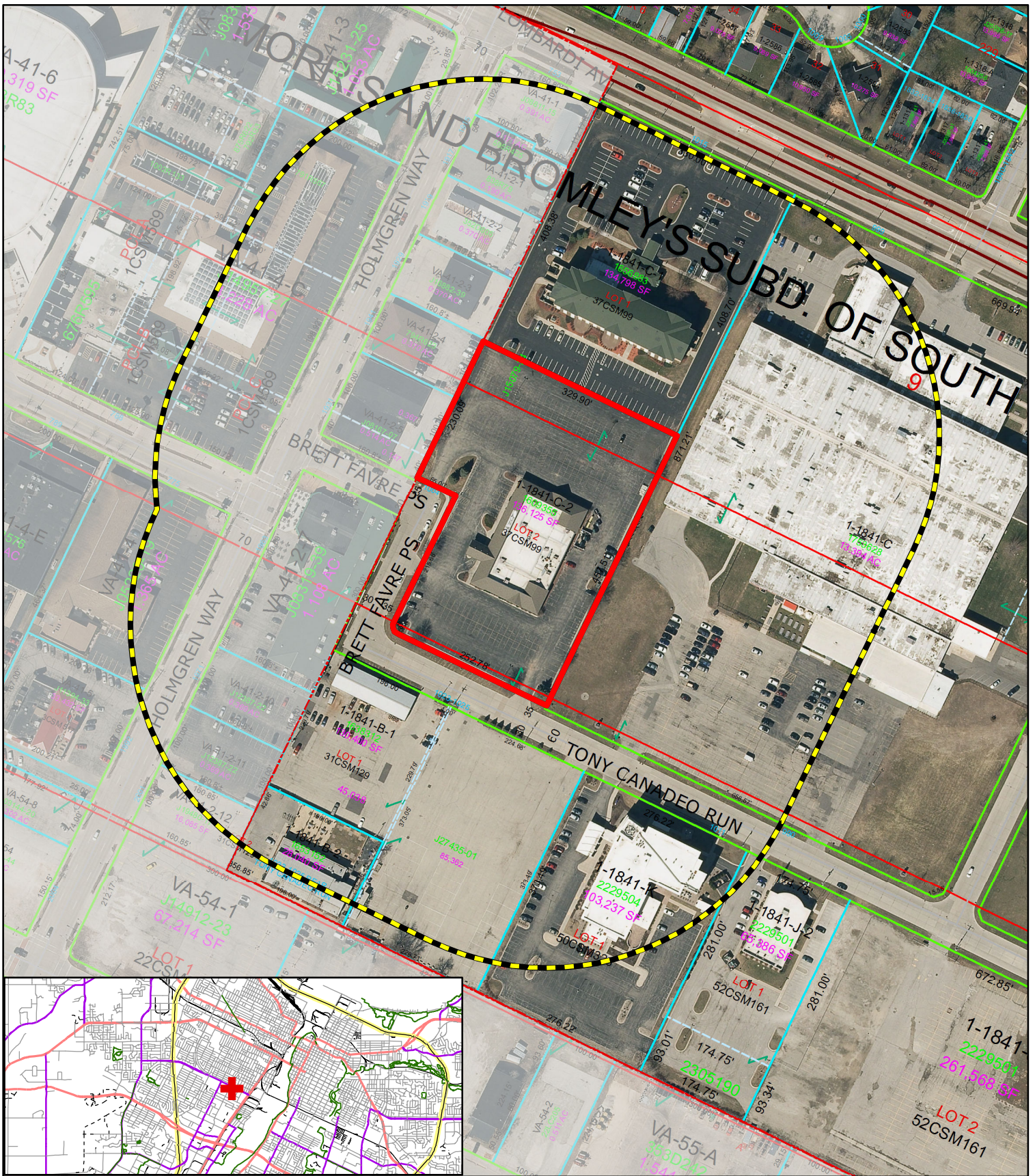
Approval of the request, subject to:

Compliance with all of the regulations of the Green Bay Municipal Code not covered under the conditional use permit, including standard site plan and building plan review and approval.

FISCAL IMPACT

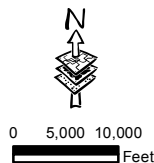
ATTACHMENTS

1. ZP 19-05 letter
2. 2019 04-17 Legacy Hotel - Rendering - UPDATED
3. 2019 04-08 City Render
4. 343901 ID-OVERALL
5. Legacy Hotel_Site -UPDATED



Zoning Petition (ZP 19-05)
Conditional Use Permit (CUP) - 1004 Brett Favre Pass

- Subject Area
- 400' Property Owner Notice



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 PN



 **Performa**
ARCHITECTS + ENGINEERS

THE LEGACY
HOTEL

New Hotel Design
CONCEPTUAL RENDERING

Southwest View

 **Performa**
ARCHITECTS + ENGINEERS
April 8, 2019



Natural Stone

Metal Panel -
Corten look

Metal Panel -
Dark grey

Steel Pergola

Steel Guardrails

75'-0"

71'-0"

74'-0"

70'-0"

57'-0"

57'-0"

44'-0"

31'-0"

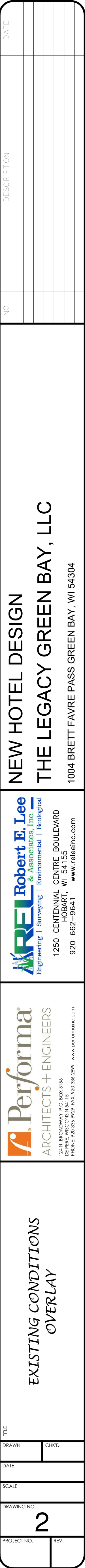
18'-0"

68'-0"

57'-0"

44'-0"

1004





Report to the Green Bay Plan Commission

MEETING DATE

April 22, 2019

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.3.

(SP 19-02) Consideration with possible action on the request to declare City property surplus, located at 1531 Main Street, submitted by Rory Barth (Ald. C. Stevens, District 5).

BACKGROUND

Primary Address: 1531 Main Street (Parcel 8-27)

Aldersperson/District: Ald. Craig Stevens / 5

Reason for Request: To declare City property as surplus property

Subject Parcel Zoning and Land Use: PI, Public/Institutional, Green Space

Surrounding Parcels Zoning and Land Use:

North: R1, Low Density Residential, Single-Family

South: Right-of-Way, Main Street

East: R1, Low Density Residential, Single-Family

West: PI, Public/Institutional, Green Space

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends Medium Intensity Retail, Office, or Housing for the surrounding area.

Assessor's Valuation: \$2,000

Analysis: This application was submitted by the property owner of 225 Newhall Street (parcel 19-323). The proposal includes declaring a portion of the subject property as surplus to then attach to parcel 19-323. Two options have been proposed (see attached), with the applicant preferring Option #1.

The current use of this parcel is passive green space. While the parcel is an odd shape since it runs along a diagonal road that meets with standard block-form streets, the parcel is considered a buildable lot. This is partially why it is designated for Medium Intensity Retail, Office, or Housing in our Comprehensive Plan. While there is not development currently proposed, there is development potential.

The Staff is concerned with the proposed surplus area due to the attachment of parcel 19-323. This would create a flag-shaped lot. The base of the lot as proposed in Option #1 would be 150-ft., with the street frontage being maintained at 80-ft. This would not require a variance as it would have to be over 50% of the frontage width. It does, however, create a parcel that is not favorable. Staff would find it more appropriate for the portion of the subject parcel immediately west of parcel 19-323 be declared and attached to said parcel (exhibit attached). This would provide cleaner parcel lines, and still leave additional room along the frontage of parcel 8-27 if future development were to occur.

Ald. C. Stevens, adjacent property owners, and reviewing agencies have been notified of this request. No

objections were received as of the drafting of this report, though the City's Real Estate Specialist has concerns about the creation of a flag-shaped lot.

RECOMMENDATION

Denial of the Request.

FISCAL IMPACT

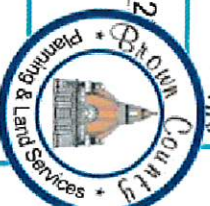
ATTACHMENTS

1. SP 19-02 Map
2. SP 19-02, Applicant Proposals
3. SP 19-02 Staff Exhibit



Brown County Land Information - Google Chrome

Layers Search Measure Print Identify Drilldown new BrownDog online GIS map ([click here](#))



1



