

MINUTES
GREEN BAY PLAN COMMISSION
Monday, September 27, 1999
Room 604, City Hall
7:00 PM

ROLL CALL:

G. Van	<u>X</u>	J. Hamann	<u>X</u>
H. Erickson	<u>EXC</u>	K. Dax	<u>X</u>
B. Zeise	<u>EXC</u>	J. Hansen	<u>X</u>
J. Schmitt	<u>X</u>		

APPROVAL OF MINUTES:

A motion was made by Ms. Hansen and seconded by Mr. Dax to approve the Commission Minutes for the September 13, 1999 meeting.

Motion carried.

COMMUNICATIONS:

1. Request by the Planning Department to review the Wireless Communication Tower Ordinance, Section 13.55, City Zoning Code.

A motion was made by Ms. Hansen and seconded by Mr. Hamann to refer to Staff.

Motion carried.

2. Request to vacate an alley in Block 26, Eastman's Addition, running east/west between Jackson Street and North Van Buren Street, between Eastman Avenue and Smith Street, submitted by Wisconsin Public Service.

A motion was made by Mr. Hamann and seconded by Ms. Hansen to refer to Staff.

Motion carried.

OLD BUSINESS:

3. Request for final site plan approval for the proposed Walgreen's Drug Store located on the northwest corner of the intersection of East Mason Street and Main Street, submitted by GNI development.

Mr. Lockery gave the report.

A motion was made by Mr. Hamann and seconded by Mr. Schmitt to recommend approval of the final site plan subject to normal City Staff approvals.

Motion carried.

4. Request for approval of the final site plan for the Planned Unit Residential Development (PURD), 6 unit multi-family building at 2324 Preble Avenue, submitted by the Planning Staff.

Mr. Neumeyer gave the report.

A motion was made by Mr. Dax and seconded by Mr. Schmitt to recommend approval subject to final site plan review by the city's site plan review process.

Motion carried.

NEW BUSINESS:

5. (Z.P. 1198) Discussion and action on a request to rezone a proposed Certified Survey Map, located along the extension of Parkwood Drive, west of South Point Road, from Residential Park to First Residential for proposed Lots 1-4 and wetland areas from Residential Park to Conservancy District, submitted by The Planning Staff.

Mr. Neumeyer gave the report.

A motion was made by Mr. Schmitt and seconded by Mr. Dax to recommend approval of the request.

Motion carried.

6. Discussion and action on a request to declare 1430 Main Street as surplus submitted by Mr. Harold J. Melotte and Mr. Robert J. Skaleski.

Mr. Neumeyer gave the report.

Harold Melotte said that the land is needed for truck access. In the past, he said, that there were cooperative agreements to use the paved area. With the Main Street expansion being completed he would like to acquire the property.

Mr. Van asked if the petitioner was aware of the conditions.

Mr. Melotte said yes.

A motion was made by Mr. Dax and seconded by Mr. Schmitt to recommend approval of the request, subject to:

- a. Ameritech has requested that existing easements be retained along the south side of Main Street to Baird Street for existing telephone cables.
- b. The Department of Public Works has requested that a 30-foot wide sanitary easement be retained along the southerly property line.
- c. Non-objection from commenting departments and agencies.

Motion carried.

7. Discussion and action on the request for final plat approval of Country Winds II, located along Meadow Breeze Court, west of Amber Lane, in the Town of Ledgeview, within the extraterritorial jurisdiction of the City of Green Bay, submitted by Mike Soletski, Land Surveyor.

Mr. Neumeyer gave the report.

A motion was made by Ms. Hansen and seconded by Mr. Dax to recommend approval of the request, subject to:

- a. Non-objection from the Dept. of Agriculture, Trade and Consumer Protection.
- b. All standards and easements.
- c. Non-objection from Brown County Planning Commission.
- d. The proposed Meadow Breeze Court cul-de-sac not exceed 500 feet in length per 14.04(2)(n) Subdivision & Platting Code.
- e. Right-of-way to be Dedicated to the Public be noted on the plat.

Motion carried with Mr. Hamann abstaining.

8. Discussion and action on the request for preliminary plat approval of Willow Creek Estates, located on the future Lynwood Lane and Verlin Road, in the Town of Bellevue, within the extraterritorial jurisdiction of the City of Green Bay, submitted by David Mau, Land Surveyor.

Mr. Neumeyer gave the report.

A motion was made by Ms. Hansen and seconded by Mr. Schmitt to recommend approval of the request, subject to:

- a. Non-objection from the Dept. of Agriculture, Trade and Consumer Protection.
- b. All standards and easements.
- c. Non-objection from Brown County Planning Commission.
- d. Right-of-way to be Dedicated to the Public should be noted.

Motion carried with Mr. Hamann abstaining.

Legal Descriptions

Legal Description (Z.P. 1198)

Part of Government Lot 21 & 22, Section 31, T24N-R20E, City of Green Bay, Brown County, Wisconsin, more fully as follows:

Residential Park to First Residential

Commencing at the northwest corner of Government Lot 22, T24N-R20E, Section 31, being the south line of Parkwood Drive, thence N89 35'12"W, 19.27 feet along said Parkwood Drive, thence S03 56'58"E, 154.09 feet along the west line of Lot 1 34 CSM 134, thence N89 33'55"W, 85.00 feet to the western edge of the existing wetland limits, the Point of Beginning, thence N89 33'55"W, 464.70 feet, thence, N06 59'38"E, 143.61 to the south line of Parkwood Drive right-of-way, thence S77 06'15"W, 61.02 feet continuing along the right-of-way of Parkwood Drive, thence

N71 52'41"W, 30.16 feet, thence S66 42'36"W, 17.35 feet, thence S25 13'57"W, 112.57 along the east line of a future street located on the southeast corner with Parkwood Drive, thence S64 46'03"E, 166.82 feet along the south line of proposed Lot 1, thence S78 18'50"E, 135.91 feet along the south line of proposed Lot 2, thence, S03 48'42"E, 67.10 feet along the west line of proposed Lot 3, thence, S75 57'21"E, 99.93 feet along the south line of proposed Lot 3, thence, S40 29'41"E, 83.86 feet continuing along said south lot line, S76 54'33"E, 143.74 feet along the south line of proposed Lot 4, thence, S64 44'46"E 133.14 feet to the west line of existing wetlands, thence northerly along the western edge of the wetland area to the Point of Beginning.

Residential Park to Conservancy District

Commencing at the northwest corner of Government Lot 22, T24N-R20E, Section 31, being the south line of Parkwood Drive, thence N89 35'12"W, 19.27 feet along said Parkwood Drive, thence S03 56'58"E, 154.09 feet along the west line of Lot 1 34 CSM 134, thence westerly 35 feet, thence southerly along the existing wetland limits to the south line of proposed Lot 4, thence southeasterly 50 feet along said proposed Lot 4 to the west line of Lot 15, Ogdan Woods First Addition, to the Point of Beginning.

