

Meeting Date: 02/17/14  
 Agenda Item: # 7



**VILLAGE OF HOWARD PLAN COMMISSION  
 APPLICATION**

**REPORT TO:** Burt McIntyre, President  
 Village Plan Commission  
 Village Board of Trustees

**BACKGROUND**

**BASIC INFORMATION**

<b>Project Name</b>	<b>Flower Lane Apartments</b>
<b>Applicant Name/Contact No./ Email</b>	Meacham Realty 494-4557 meacham1@live.com
<b>Subject property address</b>	Flower Lane south of Woodale Ave
<b>Abbreviated Legal</b>	Lots 132-137 Meacham's Garden City Subd No.2
<b>Consultant</b>	Dave Chrouser, Mau and Associates 434-9670 dchrouser@mau-associates.com
<b>Size of Parcel</b>	3.01 Ac
<b>Existing Zoning</b>	Multi-family and single-family
<b>Requested Zoning</b>	Multi-family PDD
<b>Comp. Land Map Designation</b>	Greenway/Open Space

**ADJACENT LAND USE/ZONING MATRIX**

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
<b>North</b>	Multi family	Multi-Family
<b>South</b>	Village Pinewood Park	Single Family
<b>East</b>	Multi- Family, Duplex, Single-Family	Multi-Family, Duplex, Single-Family
<b>West</b>	Village Pinewood Park, Single Family	Single Family

**BACKGROUND**

The Meachams presently own six lots in a subdivision known as Meachams Garden City Subdivision No. 2 that was developed by Lloyd Meacham back in 1974. They have been unable to develop the property due to wetlands that exist within the platted street of Flower Lane.

Lots 132-134 are presently zoned R-1 single- family and Lots 135-137 are zoned R-4 multi-family. The proposal would require Flower Lane to be vacated and a private access drive with utilities constructed to service the site.

The developer is proposing to construct two, 14-unit buildings (28 units.) The site, including part of vacated Flower Lane, consists of 3.01 acres. The density is approximately 9.33 units per acre. Green space totals 1.37 Acres or 45.5% of the proposed site.

## **PRIOR APPROVALS**

In 2000, there was a conditional use approval granted for two 9-unit apartment buildings on lots 135-137. A cul-de-sac was going to be constructed partially down Flower Lane in order to provide access. The proposed development was never constructed, and the Conditional Use Approval expired.

In 2006, a Preliminary PDD was approved for nine single-family homes on a private road. The applicant never moved forward with the project.

## **PLAN COMMISSION RECOMMENDATION**

If the Plan Commission were to recommend approval of the Preliminary PDD, staff would recommend the following conditions:

1. A public walkway constructed from Woodale Avenue to Pinewood Park.
2. Curb and gutter through the parking lot.
3. Decorative garage doors with windows
4. Stormwater management plan approved by the Engineering Department.
5. All decks and rails made from a decorative material. Wood is not allowed.

## **ATTACHMENTS**

- |            |   |
|------------|---|
| <b>I</b>   | Plat map  |
| <b>II</b>  | Proposed Site Plan  |
| <b>III</b> | Other project information   |
| <b>IV</b>  | Plan Commission and Village Board records of prior approval (2000 and 2006) |

The Brown County Land Information Office Website is a good source for another detailed map of the area:

[http://www.co.brown.wi.us/departments/page\\_7f0c2fbe6bc6/?department=85713eda4cdc&subdepartment=89ce08984445](http://www.co.brown.wi.us/departments/page_7f0c2fbe6bc6/?department=85713eda4cdc&subdepartment=89ce08984445)

REGISTER'S OFFICE  
Brown Co., Wis.  
Received for record the 9th day  
of October, A. D. 1974 at  
4:29 o'clock P. M. and recorded in  
Vol. 16 of Plats on page 48

Arnold P. Loch  
Register of Deeds

UNPLATTED LANDS

NE-NW SECTION NO. 9 T. 24 N., R. 20 E.

# MEACHAM'S GARDEN CITY SUBDIVISION NO. 2

PART OF SE 1/4 OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4  
IN SECTION 9, TOWNSHIP 24 NORTH, RANGE 20 EAST  
VILLAGE OF HOWARD, BROWN COUNTY, WISCONSIN  
JULY 1974 R. E. STRASSBURGER, SURVEYOR  
SCALE 1"=100'



### SURVEYORS CERTIFICATE

I, R. E. Strassburger, registered Land Surveyor, do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Howard, and under the direction of the Meacham Corporation, owner of said land, I have surveyed, divided and mapped MEACHAM'S GARDEN CITY SUBDIVISION NO. 2; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the SE 1/4 of the NW 1/4 and NE 1/4 of the SW 1/4, Section 9, T. 24 N., R. 20 E., Village of Howard, Brown County, Wisconsin, to-wit: Commencing at the West One quarter corner of said Section 9; thence N 87° 59' 30" E (recorded as N 87° 19' E), 1277.81 feet to the center-line of Cardinal Lane; thence N 87° 51' E, 1109.65 feet (recorded as 1110.00 feet) to the point of beginning; thence N 0° 49' 30" W, 54.00 feet; thence S 87° 51' W, 210.00 feet; thence N 0° 49' 30" W, 500.00 feet; thence S 87° 51' W, 210.01 feet; thence N 0° 49' 30" W, 300.00 feet; thence S 87° 51' W, 504.63 feet; thence N 0° 49' 30" W, 462.71 feet to the center-line of Woodale Avenue and the North line of said SE 1/4-NW 1/4; thence N 87° 51' E along said center-line and North line, 1132.66 feet to the Northeast corner of said SE 1/4-NW 1/4; thence S 0° 49' 30" E, 1316.71 feet to the center of said Section 9; thence S 0° 05' 37" E, 60.04 feet (recorded as 60.03); thence S 87° 51' W, 207.09 feet; thence N 0° 58' W, 60.01 feet to the point of beginning. Dated this 4th day of August, 1974. Revised this 25th day of September, 1974.

R. E. Strassburger  
R. E. STRASSBURGER, REGISTRATION NO. S-1043

### CORPORATE OWNERS CERTIFICATE

We Lloyd Meacham, president and Earl W. Meacham, secretary of Meacham Corporation, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, does hereby certify that said Corporation caused the land described on this plat to be surveyed, divided mapped and dedicated as represented on this plat. Said Corporation does further certify that this plat is required by S. 236.10 or S. 236.12 to be submitted to the following for approval or objection: Director, Regional Planning and Community Assistance, Department of Local Affairs and Development, Village Board, Village of Howard. Given under our hands this 4th day of August, 1974.

MEACHAM CORPORATION

WITNESS R. E. Strassburger

Lloyd Meacham  
LOYD MEACHAM, PRESIDENT

WITNESS Fern H. Davies

Earl W. Meacham  
EARL W. MEACHAM, SECRETARY

State of Wisconsin, ss  
Brown County

Personally came before me this 4th day of August, 1974, Lloyd Meacham, president and Earl W. Meacham, secretary of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such president and secretary of said Corporation, and they executed the foregoing instrument as such officers as the deed of said Corporation.

Fern H. Davies  
Notary Public, Brown County, Wisconsin  
My commission expires Oct. 5, 1975

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Statutes.

Certified this 17th day of SEPTEMBER 1974.

George A. James  
Director, Regional Planning & Community Assistance  
Department of Local Affairs & Development

### VILLAGE OF HOWARD - RESOLUTION OF APPROVAL

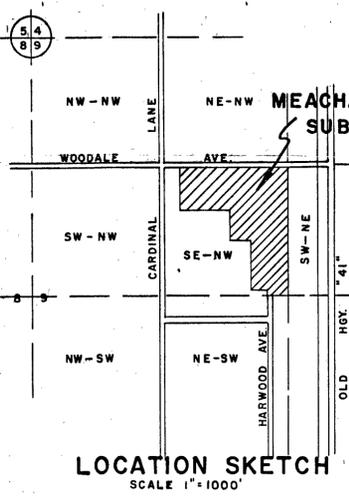
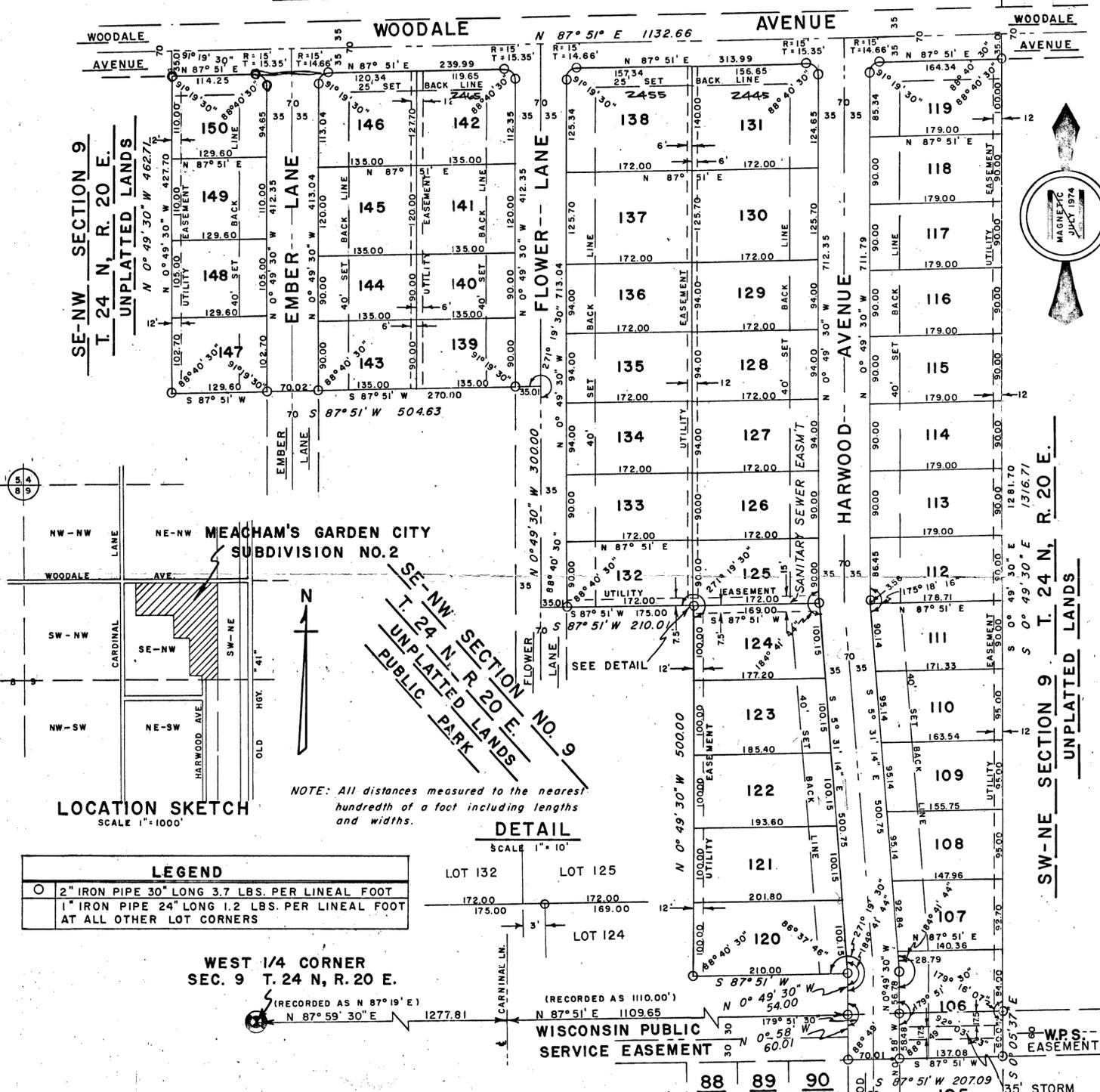
Resolved that the plat of MEACHAM'S GARDEN CITY SUBDIVISION NO. 2, located in the Village of Howard, Brown County, Wis., be and the same is hereby approved by the Village Board of the Village of Howard on the 7 day of Oct., 1974

I, hereby certify that the above is a true and correct copy of a resolution passed by the Village Board of the Village of Howard on this 7 day of Oct., 1974.

Peter S. Verhaegh  
PETER VERHAEGH  
VILLAGE CLERK, VILLAGE OF HOWARD

### RESTRICTIVE COVENANTS

- The land on the rear of all lots within the area occupied by the utility easements shall be graded by the subdivider and maintained by the abutting property owners to provide for adequate drainage of storm water.
- Owners of lots shall grade areas abutting streets to adopted sidewalk grade elevation.
- One family dwellings shall occupy a minimum of of 1140 sq. ft. of ground area, have a two stall garage, and one third of the front shall be brick or stone.



NOTE: All distances measured to the nearest hundredth of a foot including lengths and widths.

DETAIL  
SCALE 1"=10'

LEGEND	
○	2" IRON PIPE 30" LONG 3.7 LBS. PER LINEAL FOOT
○	1" IRON PIPE 24" LONG 1.2 LBS. PER LINEAL FOOT AT ALL OTHER LOT CORNERS

WEST 1/4 CORNER  
SEC. 9 T. 24 N., R. 20 E.

(RECORDED AS N 87° 19' E)  
N 87° 59' 30" E 1277.81

(RECORDED AS 1110.00')  
N 87° 51' E 1109.65

WISCONSIN PUBLIC SERVICE EASEMENT

MEACHAM'S GARDEN CITY SUBDIVISION

State of Wisconsin, ss  
Brown County  
I, Larry Brunette, being duly elected, qualified and acting Treasurer of the Village of Howard, Brown County, Wisconsin, do hereby certify that in accordance with the records in my office there are no unpaid taxes of unpaid special assessments on any of the lands included in the plat of MEACHAM'S GARDEN CITY SUBDIVISION NO. 2, at this date.

Dated this 7 day of OCTOBER, 1974.  
Lawrence Brunette  
VILLAGE TREASURER, VILLAGE OF HOWARD

State of Wisconsin, ss  
Brown County  
I, Mable M. Thome, being duly elected, qualified and acting County Treasurer, Brown County, Wisconsin, do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments on any of the lands included in the plat of MEACHAM'S GARDEN CITY SUBDIVISION NO. 2 at this date.

Dated this 26th day of September, 1974.  
Mable M. Thome  
COUNTY TREASURER, BROWN COUNTY



**MAU & ASSOCIATES-LLP**

**LAND SURVEYING & PLANNING**

**CIVIL & WATER RESOURCE ENGINEERING**

**400 SECURITY BOULEVARD ♦ GREEN BAY, WI 54313 ♦ PHONE (920) 434 - 9670 ♦ FAX (920) 434 - 9672**

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Jan. 27, 2014

Dave Wiese  
Village of Howard  
2456 Glendale Ave  
Green Bay, Wis. 54313

Re: Meacham Flower La.

**Site Specifics:**

The Meacham's presently own 6 lots in a subdivision know as Meacham's Garden City Subdivision No. 2 that was developed by Lloyd Meacham back in 1974. They have been unable to develop the property due to wetlands that exist within the platted street of Flower Lane which services the lots. Lots 132-134 are presently zoned single- family and Lots 135-137, multi-family. Without road frontage single family lots will not work. With multi-family it can be done with private entrance and utilities. Flower Lane will need to be vacated and a private access drive with utilities constructed to service the site. This will also provide a second access point for the existing apartments that presently abut Flower Lane

The site consists of 3.01 acres including part of vacated Flower Lane. 28 units are requested which sets the yield at 9.33 units per acre. Which is comparable with the Toonen project on Fredrick Ct.

Green space totals 1.37 Ac. Which equates to 45.5 %

**Surrounding Uses:**

The property to the northeast, north, and northwest are all existing multi-family. Properties to the east are existing single family residential. Property to the south and west owned by the village of Howard as Pinewood Park, with the exception of one parcel off of Cardinal Lane which is developed as single family at Cardinal Lane and undeveloped to the rear. The land to the west does contain wetlands making a large portion of it undevelopable. A wetlands delineation is underway and will be completed in spring as weather permits.

The distance from the back of the existing homes to the east, to the proposed apartment buildings range from 183 feet to just under 200 feet. If Single family homes were to be constructed you could expect the distance between them to be about 125 feet.

**Building Specifics:**

The 14 unit buildings are two stories with overall dimensions of 271'x 48' including side entrances. 10 of which are 2 bedroom and 4 of which are 1 bedroom. Each unit has its own garage with direct access to their unit and a huge plus, the building consists of no hallways. It is designed with the young professional in mind that is looking for something more upscale. And quite. We would like to coordinate with the village for walking trails to and from Pinewood Park.

**Sanitary Sewer & Water:**

Sanitary Sewer and Water presently exist at Woodale Ave. These lines would be extended into the property to service the buildings per Public Works specifications. Easements for services would be provided if needed by the village.

**MAU & ASSOCIATES-LLP**

**LAND SURVEYING & PLANNING**

**CIVIL & WATER RESOURCE ENGINEERING**

**400 SECURITY BOULEVARD ♦ GREEN BAY, WI 54313 ♦ PHONE (920) 434 - 9670 ♦ FAX (920) 434 - 9672**

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**Stormwater Management:**

Stormwater Management will be placed between the parking areas and the existing lots and discharged to the existing wetlands and or storm sewer. This location will fit best with the existing lots to the east and the runoff that they generate.

**Site Lighting:**

Lighting will be kept to a minimum and consist of building mounted lights and possibly 3 poles all of which will be downward directional box stile lighting which eliminates spillage onto adjoining lots.

**Landscaping:**

A dense hedge is planned along the east property line to shield view of the parking lot and head lights from cars. Spruce trees will be also be interspersed along this line to break up and soften building views.

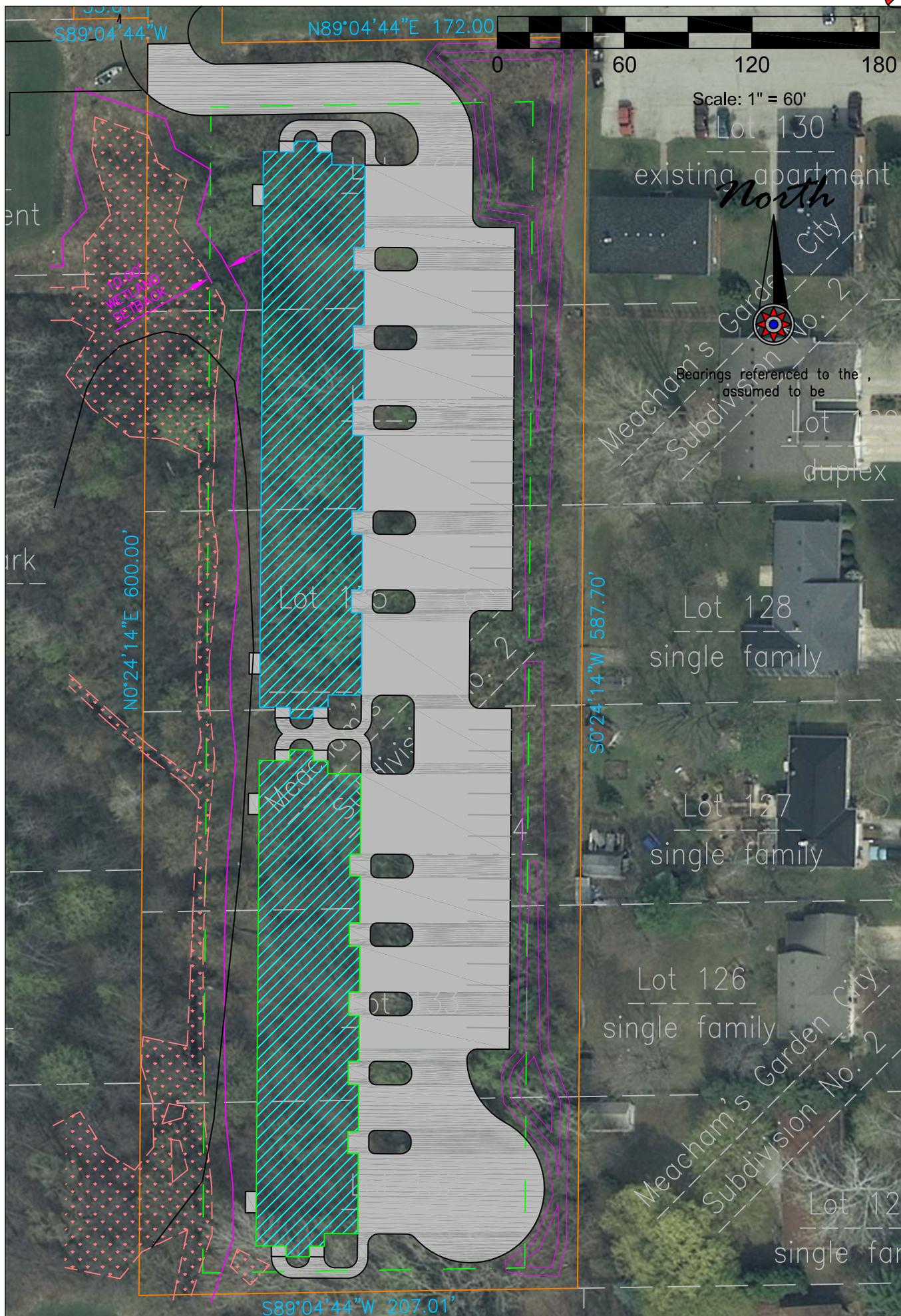
Respectfully Submitted,

David J. Chrouser  
RLS-1579



McEacham's  
February 12th, 2014

www.AtlantaSketchGroup.com • 5555 Glenridge Connector • Suite 200 • Atlanta, GA • 30342 • (404) 459-4044



Client: Meacham's  
 Tax Parcel: VH-747-E-132 to 137  
 Drafted By: law  
 File: M-5985

**Mau & Associates**  
 LAND SURVEYING & PLANNING  
 CIVIL & WATER RESOURCE ENGINEERING  
 Phone: 920-434-9670 Fax: 920-434-9672

Sheet One of One  
 Project No.: M-5985  
 Drawing No.: L-8747

# Site Plan

All of Lots 132, 133, 134, 135, 136, and 137 and a portion of Vacated Flower Lane, of the recorded plat of "Meacham's Garden City Subdivision No.2, located in the Northeast quarter of the Northwest quarter of Section 9, T24N, R20E, Village of Howard, Brown County Wisconsin.

Graphic Scale



Bearings referenced to the assumed to be

Woodale Avenue

CTH "EB"

Flower Lane

Lot 142  
existing duplex

Lot 138  
existing apartment

existing apartment

Lot 1  
37-CSM-280  
existing apartment

Lot 130  
existing apartment

Meacham's Garden City  
Subdivision No. 2  
lot  
duplex

Pine Wood Park

Lot 129  
single family

Lot 128  
single family

Lot 127  
single family

Lot 3  
8-CSM-321

Lot 126  
single family

Lot 125  
single family

Pine Wood Park

SCALE  
1"=50'

DRAWN BY  
Djc

## Preliminary Site Plan

TAX PARCEL NO. V47747E-132 (to 137)

File: M-5985LAYOUT 0121214.dwg

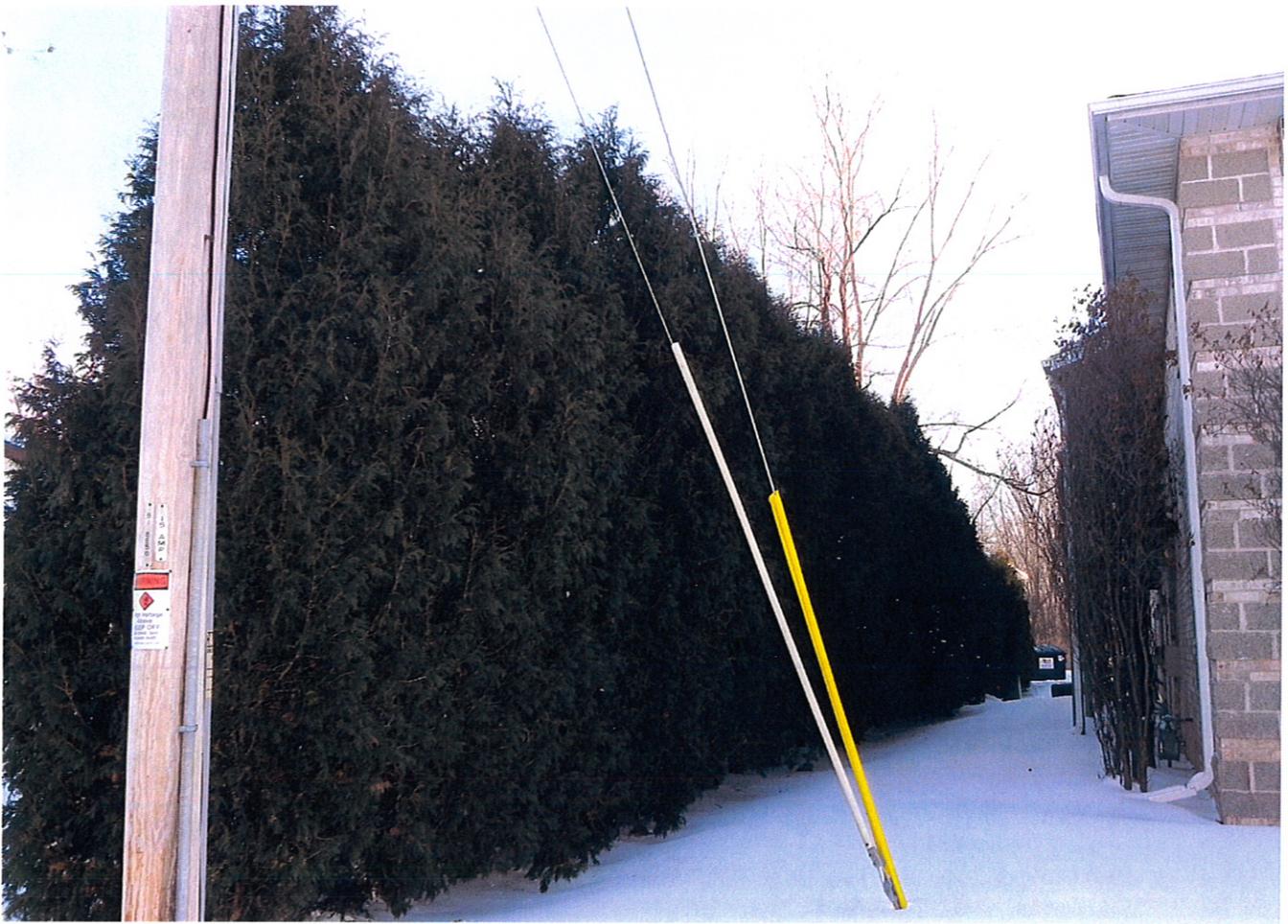
**Mau & Associates**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Fax: 920-434-9672

**Meacham Realty**

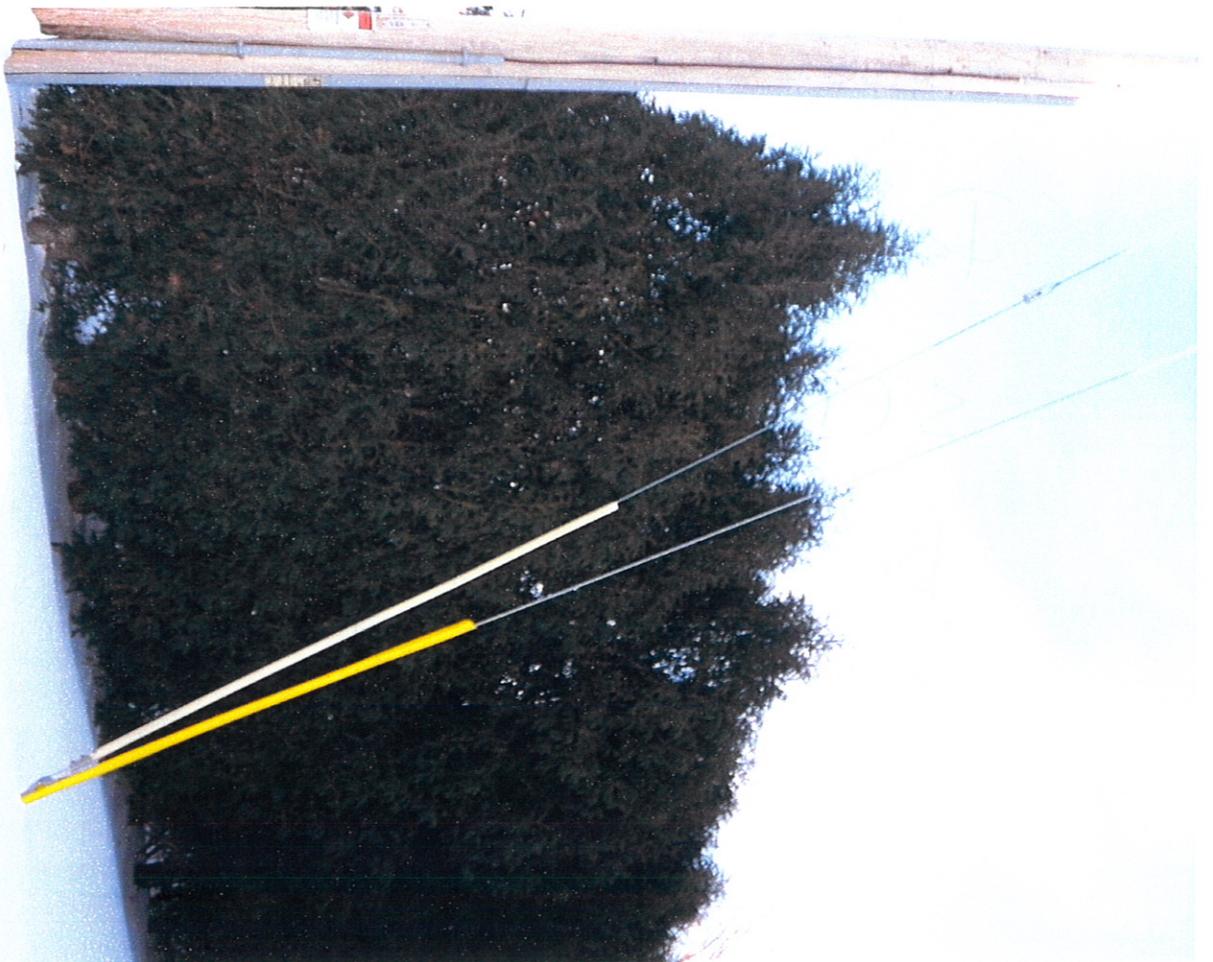
PROJECT NO.  
M-5985

SHEET NO.  
1 of 1

DRAWING NO.  
S-2312



Proposed  
screwing  
behind  
apartments







Jim LaPlant <laplantarchitecture@yahoo.com>   
 To: meacham1@live.com , katie meacham  
 Unit count

February 9, 2014 11:35 AM

Here are the anticipated unit counts,  
 Jim



LaPlant Architecture LLC

**Meacham 14 Unit  
 Buildings  
 2/10/2014**

Phone 920-737-9769  
 Office-926 Willard Drive  
 Green Bay, WI  
 Mailing address-1592 Rustic Way  
 Green Bay, WI 54313

Floor	Unit #	Unit type	Square Feet of Unit on both floors	Total S.F. of Units under roof including deck/patio and garage
2 -	Unit 1	2 bedroom 2 bath	1,391	1,711
1 -	Unit 2	2 bedroom 2 bath accessible, two car garage option	1,150	1,620
2 -	Unit 3	2 bedroom 2 bath	1,300	1,620
1 -	Unit 4	1 bedroom 1 bath	905	1,225
2 -	Unit 5	2 bedroom 2 bath	1,300	1,620
1 -	Unit 6	1 bedroom 1 bath	905	1,225
2 -	Unit 7	2 bedroom 2 bath	1,300	1,620
2 -	Unit 8	2 bedroom 2 bath	1,300	1,620
1 -	Unit 9	1 bedroom 1 bath	905	1,225
2 -	Unit 10	2 bedroom 2 bath	1,300	1,620
1 -	Unit 11	1 bedroom 1 bath	905	1,225
2 -	Unit 12	2 bedroom 2 bath	1,300	1,620
1 -	Unit 13	2 bedroom 2 bath accessible, two car garage option	1,150	1,620
2 -	Unit 14	2 bedroom 2 bath	1,391	1,711
			16,502	21,282

Building Data		Deck Patio	Mech.	Descriptions	Total units on floors
Floor	Gross S. F. of building per floor				
First Floor	10,582	420	84	2 bedroom 2 bath	2
				1 bedroom 1 bath	4
Second Fl.	9,720	560	0	2 bedroom 2 bath	8
	20,302	980	84		14

Typical square footage (size) for units are:  
 Garage = 250 (11'-0"x22'-8")  
 Deck or Patio = 70 (10'0"x7'-0")  
 Second floor = 1,215 (27'-0"x45'-0")

MEACHAM DEVELOPMENT

445 CARDINAL LN STE 107

GREEN BAY, WI 54313

920-494-4557

## **FLOWER LANE PROJECT**

2---14 UNIT BUILDINGS

VALUE: \$90,000.00 PER UNIT X 28 UNITS: \$2,520,000.00

PROJECTED RENTS: \$800.00-\$1000.00 PER UNIT

for the conservation design concept and preliminary plat approval. Staff recommends approval of the preliminary PDD and tabling the preliminary plat until the considerations are addressed.

G. Nauman and D. Johnson stated that their motion is on tabling the plat, not the concept.

S. Davidson took a roll call vote. 5 for 1 against (Collier) Motion carried.

A motion was made by R. Perz and seconded by B. Maloney to approve the concept of the Highridge at Bakers Creek PDD for Pat Kaster.

A roll call vote was taken. 5 for and 1 against (Nauman). Motion carried.

S. Davidson read the legal notice for the 7:50 P.M. public hearing. D. Wiese reviewed the request from Mike Soletski to rezone VH-177-B located at 1501 Hillcrest Heights from R-5 to R-1. He reviewed the findings of fact. Staff recommends approval.

The public hearing was opened to the audience.

Gary Theilen who is the owner of the property appeared before the Commission and stated that the development is due to the cost of recent special assessments to the property.

No other comments were received. The hearing was closed.

A motion was made by R. Perz and seconded by G. Nauman to approve an ordinance rezoning VH-177-B located at 1501 Hillcrest Heights form R-5 to R-1.

A roll call vote was taken. Motion carried unanimously.

S. Davidson read the legal notice for the 7:05 P.M. public hearing. D. Wiese reviewed the request from Kathy Baldwin and Pat Meacham for conditional use approval to allow 2 - 9 unit multi-family buildings on VH-747-E-135, VH-747-E-136 and VH-747-E-137 located on Flower Lane. He noted that it is zoned for multi-family. The buildings will have windows on the side and attached garages. Screening of the waste and recycling areas should be addressed. Building and parking lot lighting needs to be looked at

**THEILEN  
REZONING  
HILLCREST**

**BALDWIN/  
MEACHAM  
COND. USE  
APARTMENTS**

also.

R. Perz asked who owns lots 132, 133 and 134. D. Wiese stated that they are owned by Lloyd Meacham and are zoned single family. Due to wetlands, the road will not be extended past lot 137.

The hearing was opened to the audience.

Cleo McQuillen Harwood thought there was a DNR moratorium on the property. She stated that it is marshy. She also thought there was a moratorium on apartments being built in Howard. She asked what happened to the 2nd entry to the park.

Dave Chrouser of Mau and Associates stated that the DNR located and flagged the wetlands. These lots do not fall in the wetlands.

Pete Plat who owns the apartment building on Flower at Woodale asked if he will be assessed. Katie Baldwin stated that they have been informed that they will be paying for the roadway and all improvements.

No other comments were received. The public hearing was closed.

G. Nauman stated that the property was rezoned in 1978 or 1979. H. Thomas stated that there is not a moratorium on multi-family buildings. D. Johnson stated that it was a 90 day moratorium while a new ordinance was written regulating multi-family. D. Wiese discussed the code revisions. 1. Green space 50%. 2. Style of buildings 75% brick or masonry. 3. 3 or more units require a conditional use.

H. Thomas confirmed that there would be no costs to the taxpayers for the construction of Flower Lane. The Developer will pick up all costs.

H. Thomas further addressed the road connection to the park question. Staff does not see any additional value a road would make to the park and entering wetlands would require permits from the DNR.

B. Strazishar would like to see buffering to the Harwood side. He

asked if lighting is proposed for the back side. G. Nauman questioned the east side if water comes off of the eaves, will it go into the neighbor's yards. D. Wiese stated that he reviewed the storm water drainage plan with Engineering and the Commission can require review of the drainage plan by Engineering.

A motion was made by D. Johnson to approve the request from Pat and Kathy Baldwin for conditional use approval to allow 2 - 9 unit multi-family buildings on VH-747-E-135, VH-747-E-136 and VH-747-E-137 located on Flower Lane with conditions and concerns that staff has that will have to come to resolution.

D. Wiese asked for specifics.

D. Johnson added to his motion: landscaping, drainage plan to be approved by the Engineering Department, aesthetics. More landscaping on the east property line. A hedge row or row of trees approved by Forester. Parking lot lighting and building lighting, recycling screened by a fence or landscaping. Curb and gutter on the driveway to be box type or recessed.

B. Maloney seconded the motion as amended.

A roll call vote was taken. 5 for 1 against (Nauman). Motion carried.

A motion was made by G. Nauman and seconded by D. Johnson to suspend the rules to hear from the audience. 5 for and 1 against (Maloney). Motion carried.

Cleo McQuillin asked how much of a buffer between her land and the apartments. She was told 33'. B. Strazishar noted that there will be greenspace and the building on her side, the parking lot is on the other side.

Jeff Devroy asked how far the road will be going in off of Woodale and is the property donated for Flower Lane going back to property owners? D. Wiese stated that the property dedication for Flower is staying as is and that due to the wetlands, the road will probably never go farther than the proposed cul-du-sac. B. Bartelt discussed the drainage plan that the Engineers will look at.

**WATERMOLEN  
APARTMENTS  
COND. USE  
LENWOOD**

A motion was made by R. Perz and seconded by G. Nauman to return to regular order of business.  
Motion carried unanimously.

S. Davidson read the legal notice for the 7:20 P.M. public hearing. D. Wiese discussed the continuation of the public hearing from last month concerning a request from Dennis Watermolen for conditional use approval to permit 4, 16 unit and 2, 8 unit apartment buildings with detached garages at 1600 Lenwood. A new drainage plan has been submitted and engineering states that the site will be better drained as planned than it is currently drained. B. Bartelt discussed the Engineering Department's review.

Recessed or box style lights similar to our business park lights, landscaping buffering and location need to be addressed if approved tonight. D. Wiese reminded the Commission. G. Nauman is in favor of requiring attached garages. It gives the area a better look. D. Johnson is concerned with compromising safety with attached garages. J. Korotev stated that rules are more stringent for attached multi-family garages.

H. Thomas asked that the Commission require developers to come up with qualities of design that are more appealing.

The public hearing was opened to the audience.

Barbara LaFortune 1669 Lenwood apartment stated that the Watermolen apartments are taken care of nice. It is mostly middle aged, retired people who live there. Pete Neerdaels who owns the property next door and across the street stated that the property holds the water that falls on it. He is in favor of the proposed development.

No other comments were received. The hearing was closed.

B. Maloney does not have a problem with what is proposed. The garages should be required to be built out of the same material as the buildings. He asked for suggestions on the number of trees or recommended that approval is given with the trees to be approved by the Forester. D. Wiese recommended the trees follow the same guidelines as the Office Park. R. Perz is comfortable with the plan

A roll call vote was taken on the motion 7 for and 2 against (Johnson, Strazishar). Motion carried.

**COND. USE  
MEACHAM/  
BALDWIN  
APARTMENTS ON  
FLOWER LANE**

The Board reviewed the request from Pat Meacham and Kathy Baldwin to permit 2 -9 unit multi-family buildings on VH-747-E-135, VH-747-E-136 and VH-747-E-137 located on Flower Lane.

A motion was made by R. Sachs and seconded by R. Bredael to suspend the rules to hear from the audience.  
Motion carried unanimously.

Cleo McQuillan 1051 Harwood discussed the moratorium about apartments to be built as a percentage of single-family homes. Attorney Duffy instead of going that route, a multi-family ordinance was adopted. She believes there are a large percentage of apartments in the Village. She discussed the wetland in the area. She was told in the past that the property was all wetland. She is also concerned with the amount of traffic that will be added to the area.

Dave Chrouser of Mau and Associates stated that the property is not delineated as wetland. H. Thomas outlined the wetland area. Helen Smith 1047 Harwood stated that all of these lots and her lot have flooded back yards. The apartments would make it worse. She questioned why it was rezoned without their notification. She also has a concern with additional traffic. Wayne Shepardson has voiced his opposition to Roger Sachs.

Katie Baldwin stated a water management plan has been submitted. R. Sachs spent time with the Fire Chief and Administrator and were informed that the road plan is at the very bear minimum for public safety service. He is opposed to the plan because you will have to go through parking lots because there will not be road access. G. Nauman has a concern with water running into the existing yards. G. Farr stated that there will be a hydrant at the end of the cul-du-sac and sewer and water will run along the road. Storm sewer will go under ground to the edge of the wetland. H. Thomas stated that it meets the requirements of the State Code for Fire Department access.

J. Havey asked if this is not allowed, are there any other options for the property. Katie Baldwin stated that there are not other

options that they will look at. J. Havey stated that he only agrees with apartments in an area that are not in a R-1 area.

A motion was made by R. Sachs and seconded by L. Weix to return to regular order of business.  
Motion carried unanimously.

A motion was made by J. Havey and seconded by L. Weix to deny request from Pat Meacham and Kathy Baldwin to permit 2 - 9 unit multi-family buildings on VH-747-E-135, VH-747-E-136 and VH-747-E-137 located on Flower Lane.

D. Johnson noted that it is already zoned for multi-family, therefore it is hard to deny it. B. Strazishar stated that a 4-unit building could be placed under the existing code. He noted that the concerns are access, ingress and egress for the safety of the residents.

H. Thomas asked that standards that were not met be noted in the motion. Attorney Duffy further reviewed the standards.

Injurious to residential use and enjoyment to properties in the backyard. Safety reasons because of ingress and egress were the standards that were discussed.

J. Havey amended motion to include the standard the denial is based on item G2 in the conditional use rules, that the conditional use would be injurious to property in the immediate vicinity. B. Perron seconded the motion as amended.

Further discussion was held.

A roll vote was taken. 8 for and 1 against (Johnson) Motion carried.

The Board reviewed the Dennis Watermolen request. G. Farr stated that the development will reduce the run-off from what exists. D. Watermolen stated that a 2nd entrance off of Lenwood has been provided. The buildings will be brick with arches above the windows. The decks will be cedar. They will have their own washers and dryers. Some will have fireplaces, some will have cathedral ceilings. The garages are proposed to have a brick front

**COND. USE  
WATERMOLEN  
APARTMENTS  
LENWOOD**

# PLAN COMMISSION STAFF REPORT

**AGENDA #:** 7e&f

**DESCRIPTION:** Conditional Use Request

**OWNER/APPLICANT:** Kathryn Baldwin & Pat Meacham

**PROPERTY LOCATION:** Flower Lane

**AUTHOR:** D. Wiese

**DATE PREPARED:** Oct. 11, 00

**PUBLIC HEARING NOTICE:** The Village of Howard Plan Commission will hold a public hearing on October 16, 2000 at 7:05 P.M. in the Village of Howard Board Room concerning a request from Pat Meacham & Kathryn Baldwin for conditional use approval to allow 2- 9 unit multi-family buildings on VH-747-E-136, VH-747-E-136 and VH-747-E-137 located on Flower Lane

**CONDITIONAL USE STANDARDS:** As part of the "Conditional Use Standards" as set forth in Section 17.20(10)(g) of the Zoning Ordinance the applicants are asked to address the following standards.

- (1) Is it evident that the proposed conditional use will not be detrimental to or endanger the health, safety, morals, comfort or general welfare of the public?
- (2) Has the applicant shown that the proposed conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted or substantially diminish or impair property values within the neighborhood?
- (3) Does the evidence presented show that the proposed conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district?
- (4) Is the exterior architectural appeal and functional plan of proposed buildings and structures compatible with existing buildings and structures and the character of the zoning district so as not to cause a substantial depreciation in property values within the neighborhood?
- (5) Are adequate utilities, access roads, drainage and necessary facilities in place or will such facilities be provided?
- (6) Have adequate measures been taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets?
- (7) Does the proposed conditional use appear in all other respects to conform to applicable regulations of the zoning district in which it is located, except as such regulations may be modified by the Village Board pursuant to Plan Commission recommendations?

*Approved  
w/ conds.  
10/16/00*

### **FINDINGS AND RECOMMENDATIONS:**

Due to personal reasons, the applicants were not able to submit their building elevation and site layout until today, October 12, 2000. They will be building (2) 9-unit apartment buildings that are all brick and have attached garages. The Plan Commission should take into consideration some of the requirements of previous multi-family developments when reviewing the conditional use request:

- Landscaping
- Drainage plan
- Aesthetics
- The side elevations should have windows in order to break up the solid wall appearance.
- Parking lot lighting and building lights must be directed away from neighboring residences. Recessed building lights, decorative lighting, or box style parking lot lights should be the only type of lighting allowed. Wallpacks should be prohibited.
- The Plan Commission may want to recommend curb and gutter for the entire site. The curb and gutter gives the property a finished look as well as provides stormwater control. At a minimum, the front entrance and landscape island should be curb and gutter.
- The recycling area and garbage area should be screened. This would include a front gate.

Staff has not been provided enough time to make a recommendation. Additional comments will be given during the staff review before the public hearing.



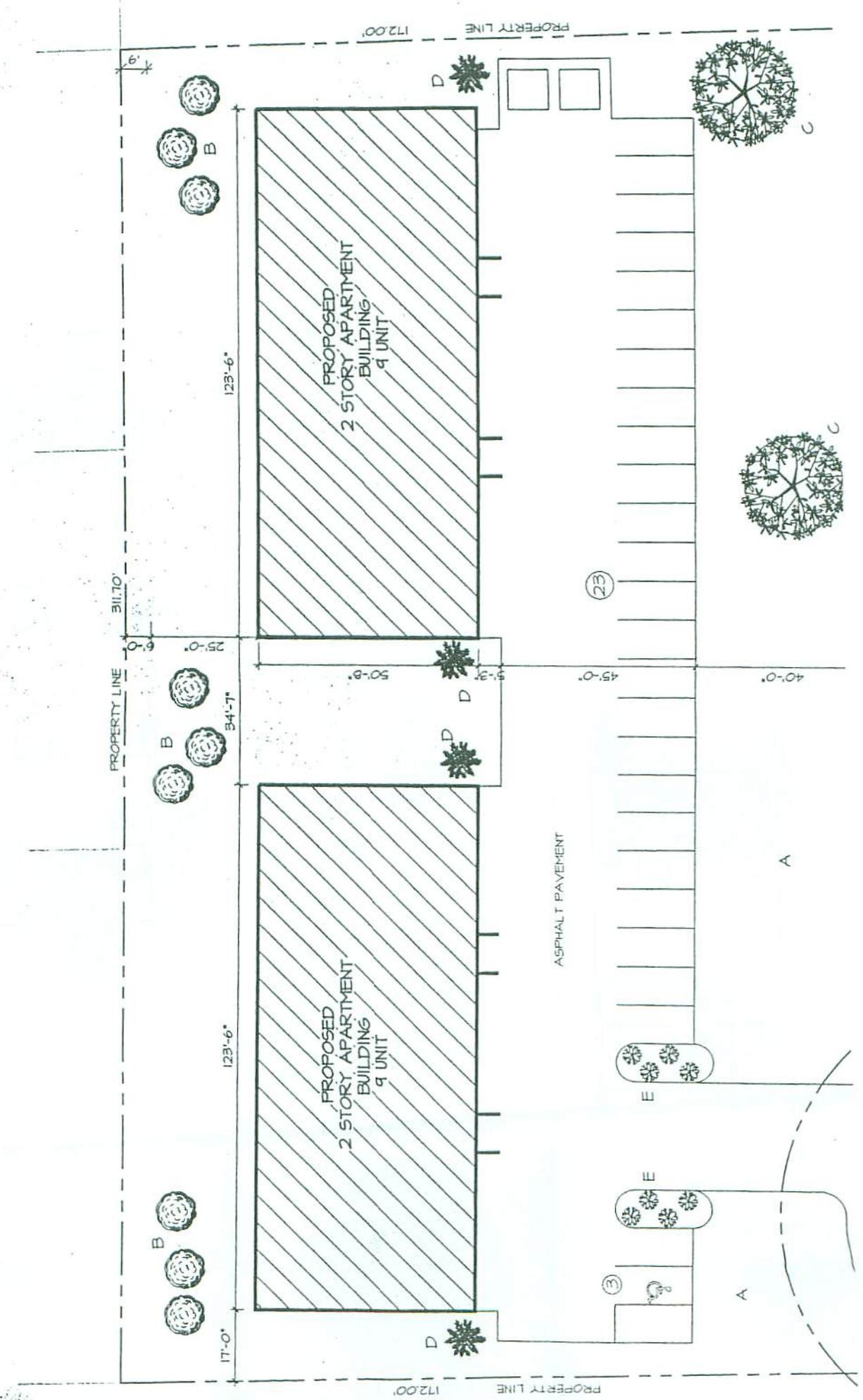
(2) 9 UNIT BUILDINGS = 18  
23 - PARKING REQUIRED  
26 - TOTAL SHOWN

LOT SQUARE FOOTAGE	= 52759
APARTMENT BUILDINGS	= 12648
BLACKTOP	= 13600
GREEN SPACE	= 26511
PERCENTAGE OF	= 50.2%

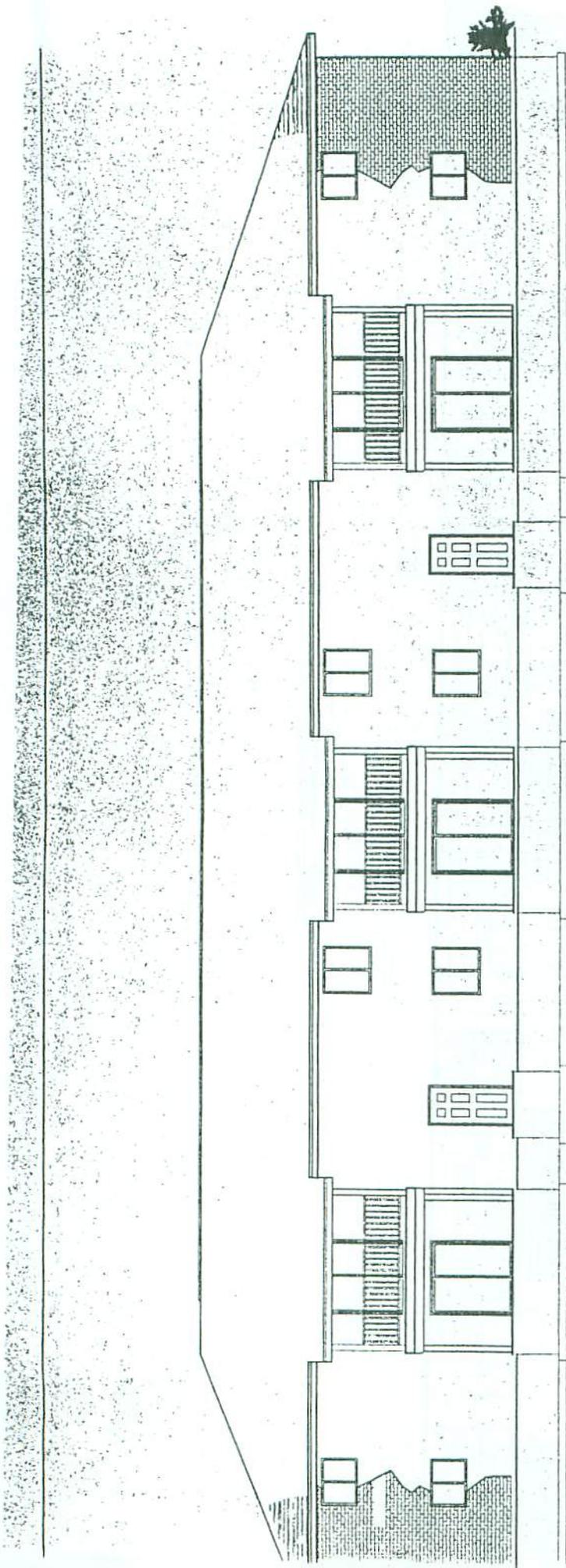
A- PINE-AUSTRIAN-5 FT.  
B- SPRUCE-COLORADO GREEN - 4 FT  
C- MAPLE- NORWAY -2 1/2" O  
D- ARBORVITAE- PYRIMIDAL- 3 FT  
E- SPIREA- VANHOUTE- 14"

ANALYSIS, PERCENT PURITY, AND GERMINATION PERCENTAGE FINISH

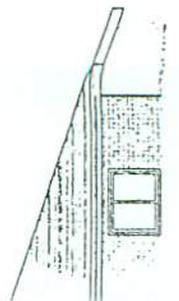
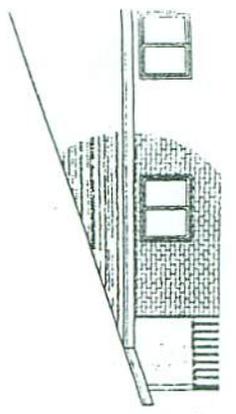
CONTINGENT OTHER THAN THAT REQUIRED AND IMPLIED THROUGH WARRANTY STATEMENT.  
NOTE: DUE TO THE IMPORTANCE OF APPLYING WATER TO AREAS IMMEDIATELY AFTER HAY IS APPLIED, NO SEEDING SHALL OCCUR ON FRIDAYS OR WEEKENDS WITHOUT WRITTEN PERMISSION.





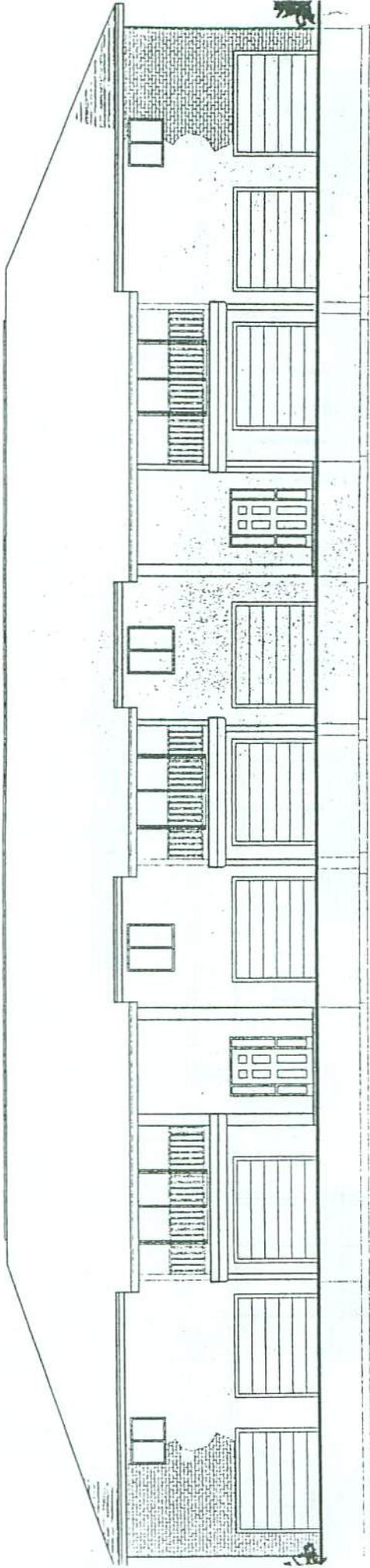


EAST ELEVATION



DN

NOR



WEST ELEVATION

PROPERTY LINE

172.00'

171'-0"

123'-6"

34'-7"

123'-6"

PROPERTY LINE

172.00'

PAV. CONC.

BLDG #1

RESTRICT FLOOR THICK

BLDG #2

RESTRICT FLOOR THICK

USE PAVEMENT TO STOP WATER

8" ASPH (4 CHS)

8" RCP BAR RCP BARRIERS

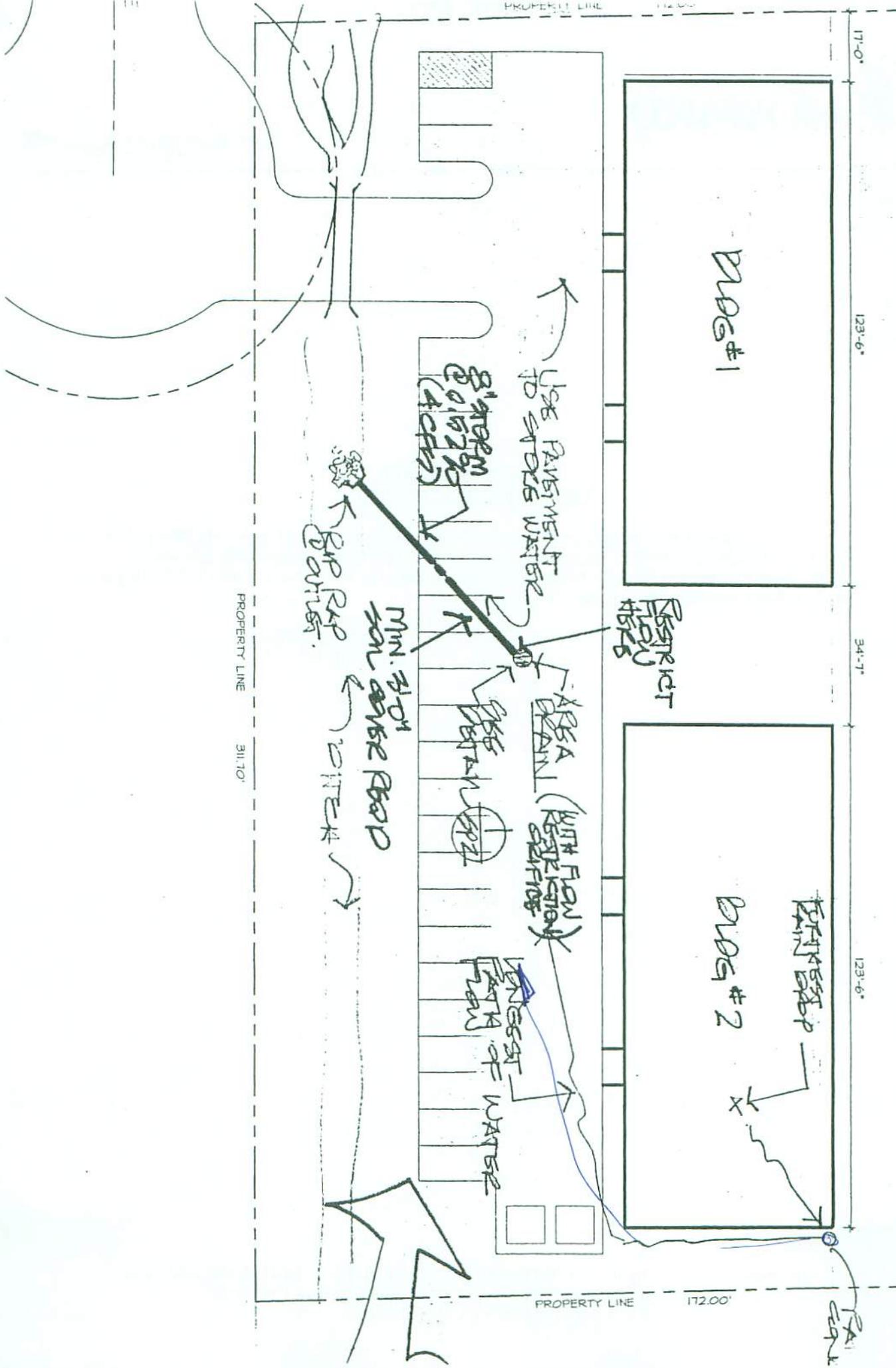
MIN. 21" SOIL COVER PAD

DITCH

AREA DRAIN (WITH FLOW RESTRICTION)

USE DRAIN

RESTRICT FLOOR THICK



PROPERTY LINE 311.70'

VILLAGE OF HOWARD  
NOTICE OF PUBLIC HEARING

The Village of Howard Plan Commission will hold a public hearing on October 16, 2000 at 7:05 P.M. in the Village Hall Board Room concerning a request from Pat Meacham and Kathy Baldwin for conditional use approval to allow 2 – 9 unit multi-family buildings on VH-747-E-135, VH-747-E-136 and VH-747-E-137 located on Flower Lane.

SHARON DAVIDSON  
Deputy Clerk



JAYMAR STREET

JAYMAR STREET

ST

ST

ST

LANE

AUTUMN LANE

TERRACE

BAYPORT

FLOWER LANE

FLOWER CT

AVENUE

ION TRAIL

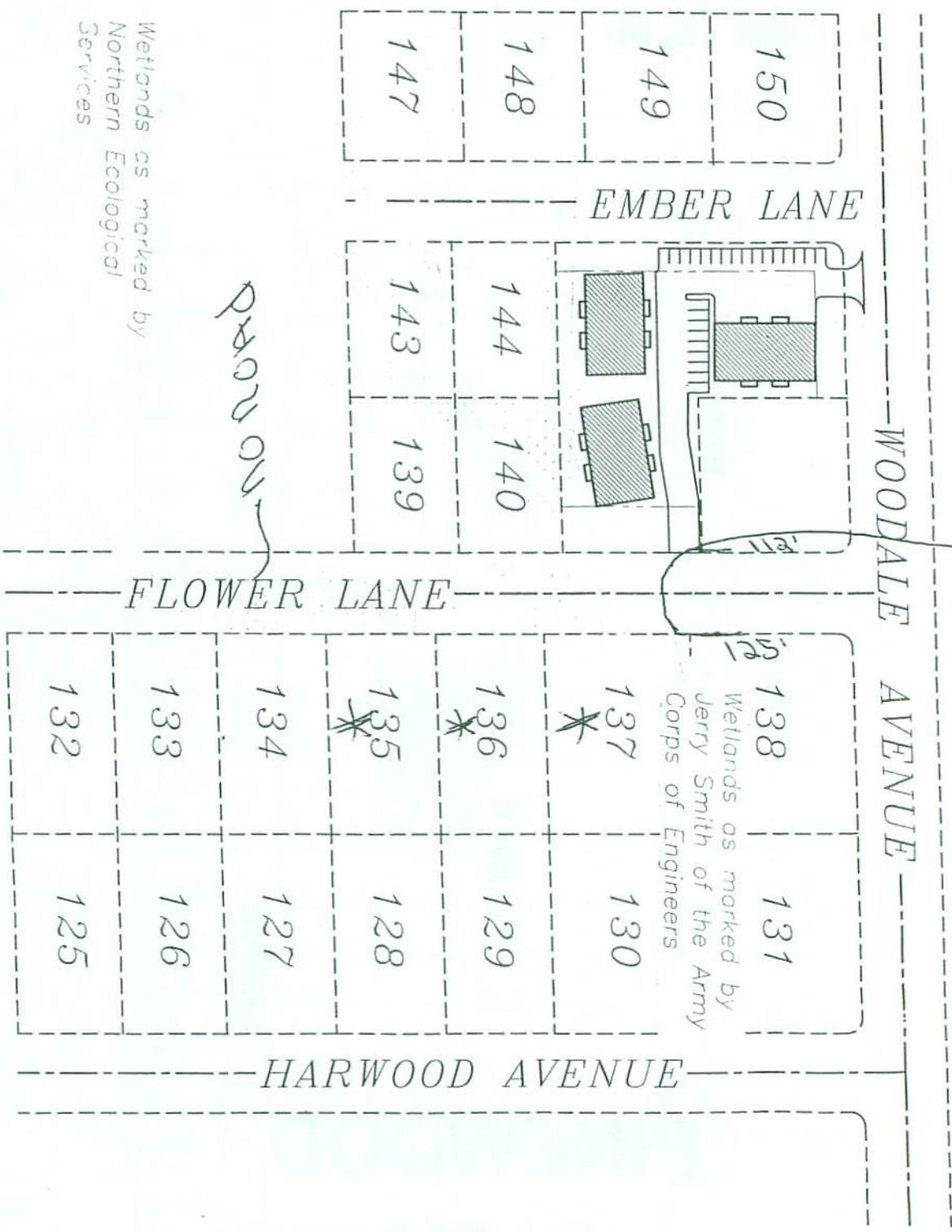
**PINEWOOD  
PARK**

747-E-137  
747-E-136  
747-E-135

LANE

AD

225 22 1/2 x 37 1/2  
area shown in pool



Wetlands as marked by Northern Ecological Services

Wetlands as marked by Jerry Smith of the Army Corps of Engineers

3-29-00

# PUBLIC HEARING REQUEST

PLEASE COMPLETE ALL NON-SHADED SECTIONS. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION #

<b>LOCATION</b>	ADDRESS OF SUBJECT PROPERTY (Street Number and Name) Lot 135 126 137 Flower Ln	TAX PARCEL # VA 447-E-135, 126 & 137
<b>PROPERTY OWNER</b>	PROPERTY OWNER'S FULL NAME Patrick J. Meacham & Kathryn A. Baldwin	DAYTIME PHONE NUMBER 920 434-1911
	PROPERTY OWNER'S MAILING ADDRESS (Include Zip Code) 1550 Cornell Rd Green Bay WI 54313	ALTERNATE PHONE NUMBER
<b>APPLICANT (AGENT)</b>	APPLICANT'S FULL NAME (Contact Person) Kathryn A. Baldwin	APPLICANT'S COMPANY NAME Pat Meacham Const
	APPLICANT'S MAILING ADDRESS (Include Zip Code) 1550 Cornell Rd Green Bay WI	DAYTIME PHONE NUMBER 434-1911
<b>REQUEST</b>	<input type="checkbox"/> REZONING <input checked="" type="checkbox"/> CONDITIONAL USE <input type="checkbox"/> VARIANCE <input type="checkbox"/> APPEAL <input type="checkbox"/> ORDINANCE AMENDMENT <input type="checkbox"/> MAP AMENDMENT <input type="checkbox"/> OTHER _____	

## DETAILED DESCRIPTION OF REQUEST (Please be Specific)

Request approval to build 2 9 unit multi family buildings. The property is already zoned multi family & will meet the 50% green space requirement. I will provide elevations, drainage, landscape, & lighting plans prior to the meeting for review.

See attached map for exact location.

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT ALL INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT AND I UNDERSTAND THAT THE GRANTING OF APPROVAL CREATES NO LEGAL LIABILITY, EXPRESSED OR IMPLIED, ON THE VILLAGE OF HOWARD OR ON ANY OF ITS EMPLOYEES. I FURTHER UNDERSTAND AND AGREE THAT I WILL BE BOUNDED BY AND SUBMIT TO ALL STATUTES OF THE STATE OF WISCONSIN, CONFORM TO ALL APPLICABLE CODES AND ORDINANCES OF THE VILLAGE OF HOWARD, AND ABIDE BY ALL RULES AND REGULATIONS PRESCRIBED BY THE DEPARTMENT OF CODE ADMINISTRATION.

SIGNATURE OF APPLICANT

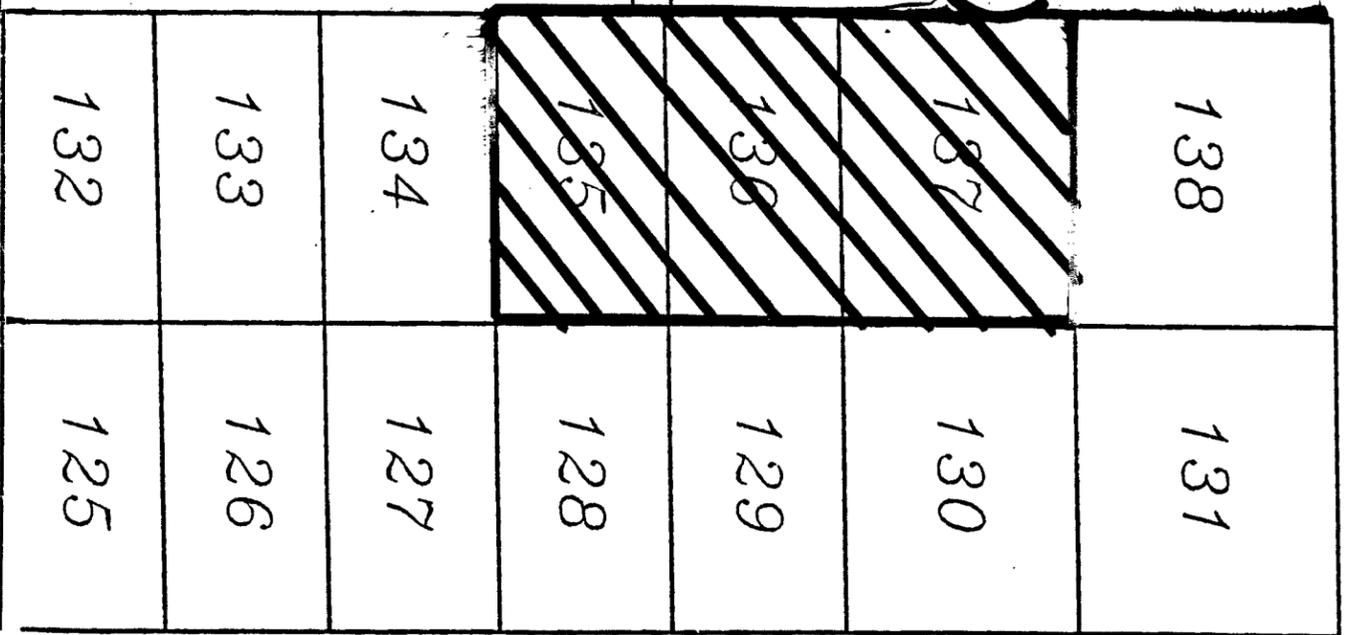
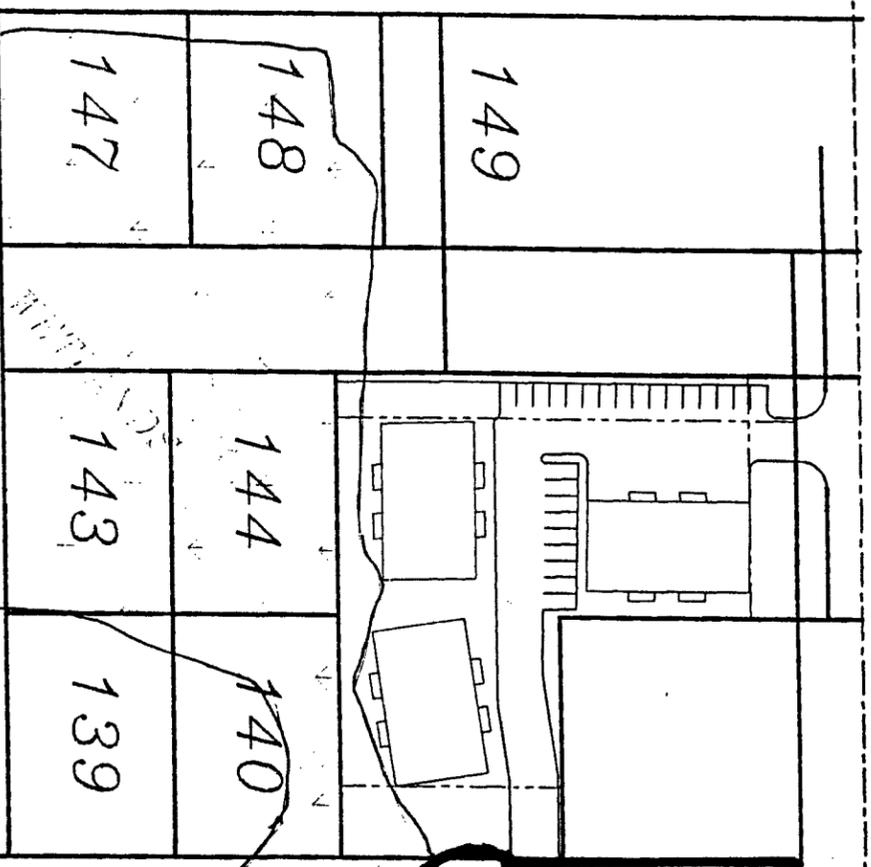
APPLICATION DATE

*Kathryn A. Baldwin*

9-13-00

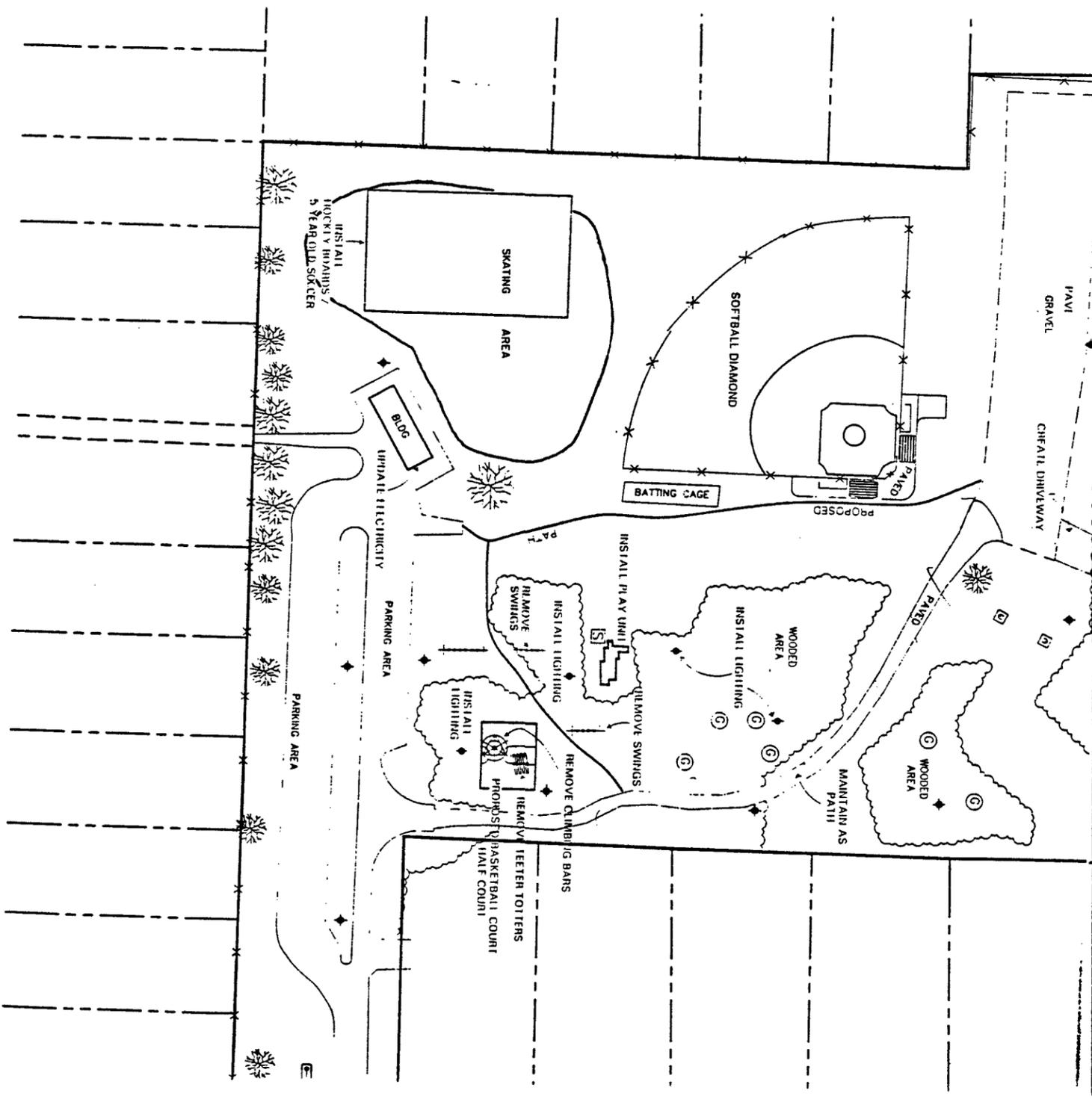
**THE APPLICANT OR A REPRESENTATIVE OF THE APPLICANT IS REQUIRED TO BE PRESENT AT THE PUBLIC HEARING.**

WOODDALE AVE



FLOWER

WETLANDS





RESOLUTION NO. 92 - 16

RESOLUTION VACATING PORTION OF EMBER LANE  
IN THE VILLAGE OF HOWARD

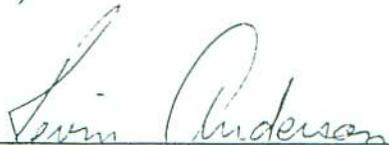
BY THE VILLAGE BOARD OF THE VILLAGE OF HOWARD, RESOLVED:

That, based upon the petition for vacation filed hereto, the report of the Plan Commission, and the consulting engineers for the Village, and the public hearing held on the matter on June 3, 1992 and there being no objection thereto, it appears to be in the public interest that a portion of Ember Lane in the Village of Howard, described on the attachment hereto marked Exhibit A and made part of this Resolution, be, and the same is hereby, vacated, abandoned and discontinued, subject to any easements for utility purposes.

BE IT FURTHER RESOLVED that the Village Clerk shall cause a certified copy of this Resolution to be filed with the Register of Deeds for Brown County, Wisconsin.

Approved and adopted this 3rd day of June, 1992.

  
\_\_\_\_\_  
Roger Sachs, Village President

  
\_\_\_\_\_  
Kevin Anderson, Village Clerk

DATE OF PUBLICATION:

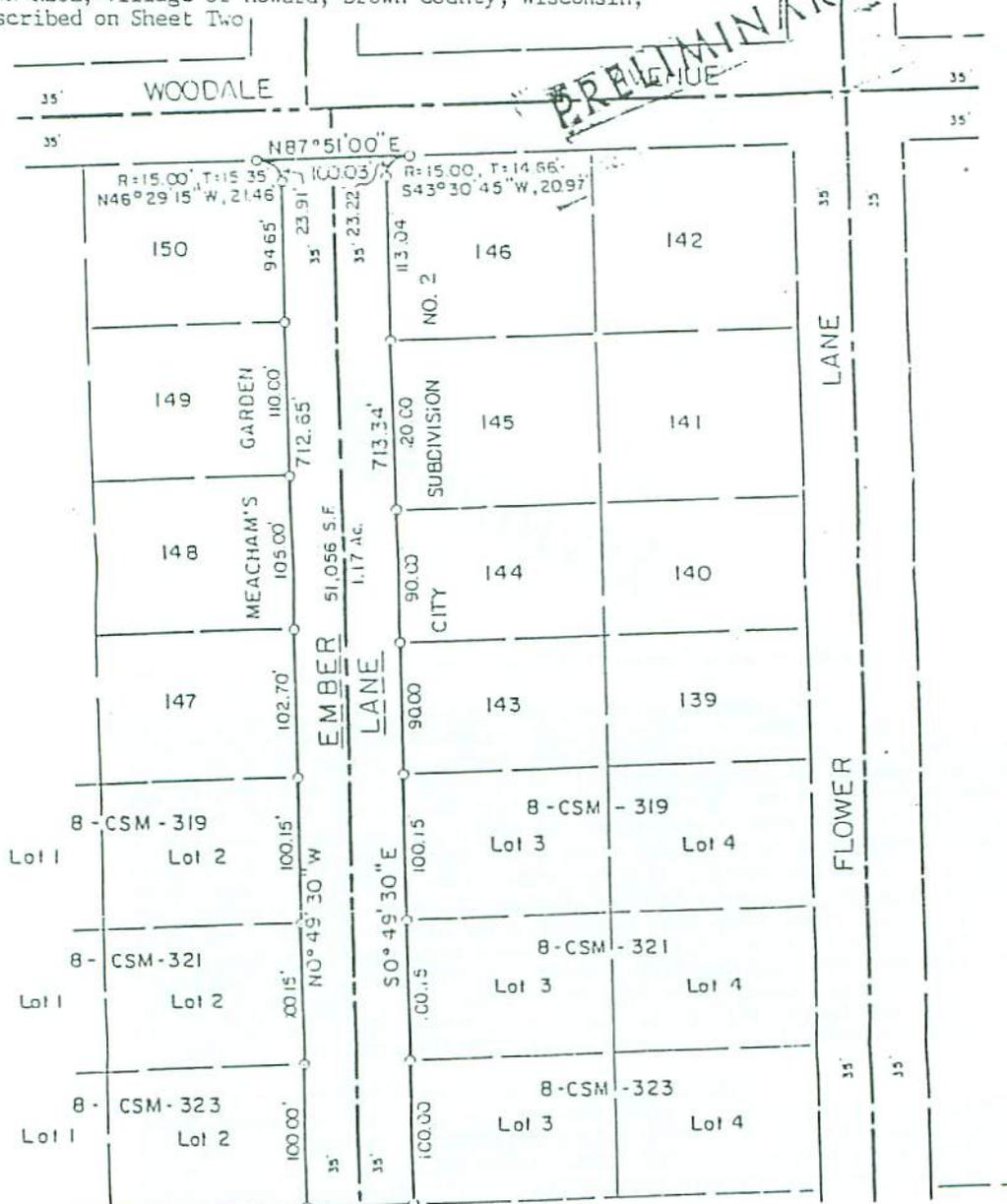
6/17/92

(Attachment)

EXHIBIT A

# STREET VACATION

Client: Village of Howard  
 All of Ember Lane lying within the recorded plat of  
 "Meacham's Garden City Subdivision No. 2", Volume 8,  
 Certified Survey Maps, page 319; Volume 8, Certified  
 Survey Maps, page 321, and Volume 8, Certified Survey  
 Maps, page 323, all Brown County Records, and being  
 located in the Southeast 1/4-Northwest 1/4, Section 9,  
 T24N-R20E, Village of Howard, Brown County, Wisconsin,  
 described on Sheet Two



**PRELIMINARY**

**LEGEND**  
 Iron pipe of record

**NOTE**  
 Bearings referenced to the centerline of Ember Lane,  
 assumed to be  $N10^{\circ}49'30''W$

**NORTH**  
 SCALE 1" = 100'

Sheet One of Two  
 Project No.: M-5985  
 Drawing No.: L-3113A

Client: Village of Howard

All of Ember Lane lying within the recorded plat of "Heacham's Garden City Subdivision No. 2", Volume 8, Certified Survey Maps, page 319, Volume 8, Certified Survey Maps, and page 321, and Volume 8, Certified Survey Maps, page 323, all Brown County Records, and being located in the Southeast 1/4-Northwest 1/4, Section 9, T24N-R20E, Village of Howard, Brown County, Wisconsin, described as follows:

Beginning at the southeast corner of Lot 2, Volume 8, Certified Survey Maps, page 323, Brown County Records; thence N0°49'30"W, 712.65 feet along the east line of Lot 2, Volume 8, Certified Survey Maps, page 321, Brown County Records, also the east line of Lots 147-150, "Heacham's Garden City Subdivision No. 2"; thence 23.91 feet along the arc of a 15.00 foot radius curve to the left whose long chord bears N46°29'15"W, 21.46 feet to the southerly right-of-way of Woodale Avenue; thence N87°51'00"E, 100.03 feet along said southerly right-of-way; thence 23.22 feet along the arc of a 15.00 foot radius curve to the left whose long chord bears S43°30'45"W, 20.97 feet; thence S0°49'30"E, 713.34 feet along the west line of Lots 146-143, said plat, Lot 3, Volume 8, Certified Survey Maps, page 319, Lot 3, Volume 8, Certified Survey Maps, page 321, and Lot 3, Certified Survey Maps, page 323, all Brown County Records, to the south line of said Volume 8, Certified Survey Maps, page 323; thence S87°51'00"W, 70.02 feet along said south line to the southeast corner of Lot 2, Volume 8, Certified Survey Maps, page 323, Brown County Records and the point of beginning.

Parcel contains 51,056 square feet/1.17 acres, more or less.

**PRELIMINARY**

Sheet Two of Two  
Project No.: M-5985  
Drawing No.: L-03113B

**MEACHAM REALTY**

RESIDENTIAL

2080 S. RIDGE ROAD

GREEN BAY, WISCONSIN 54304

SUBDIVIDER

DIAL 494-4557

1/29/92

Howard Village Board  
P.O. Box 12207  
Green Bay, WI 54307-2207

RE: Street Abandonment

Dear Board Members:

I hereby request you to abandon Ember Lane and return the North 70 x 150 feet back to me and rezone that part of Ember Lane and Lot 150 and the North 40 feet of Lot 149 to duplex use.

Attached is a letter from the Corp of Engineers and a map showing what part of the land they consider wet lands. Green is wetland and yellow is upland.

Very truly yours,

  
Lloyd Meacham

LM/mtm  
Enc.



REPLY TO  
ATTENTION OF

## DEPARTMENT OF THE ARMY

ST. PAUL DISTRICT, CORPS OF ENGINEERS

180 E. KELLOGG BLVD., ROOM 1421

ST. PAUL, MINNESOTA 55101-1479

January 13, 1992

Construction-Operations  
Regulatory (92-02027--32)

Mr. Lloyd Meacham  
Meacham Realty  
2080 S. Ridge Road  
Green Bay, Wisconsin 54304

Re: Your proposal to discharge fill material and develop your property adjacent to an isolated wetland located on Woodale Avenue. in section 9, township 24 north, range 20 east, of the Village of Howard, Brown County, Wisconsin.

Dear Mr. Meacham

We have reviewed the information provided us concerning the referenced project. If fill material is not discharged into the wetland as designated on the map submitted by David Mau (copy enclosed), the work proposed at the location stated is not within the regulatory jurisdiction of the Corps of Engineers.

No work will be done in a navigable water of the United States, and no dredged or fill material will be placed in any water of the United States, including wetlands. Therefore, a Department of the Army permit is not required to do this work.

This letter is valid only for the project referenced above. If any change in design, location, or purpose is contemplated, contact this office to avoid doing work that may be in violation of Federal law. PLEASE NOTE THAT THIS CONFIRMATION LETTER DOES NOT ELIMINATE THE NEED FOR STATE, LOCAL, OR OTHER AUTHORIZATIONS, SUCH AS THOSE OF THE DEPARTMENT OF NATURAL RESOURCES OR COUNTY.

If you have any questions, contact Don Olson at (414) 448-2824.

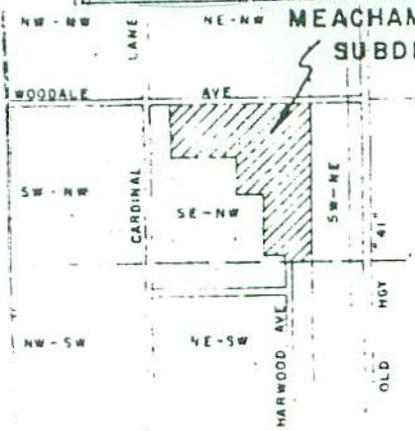
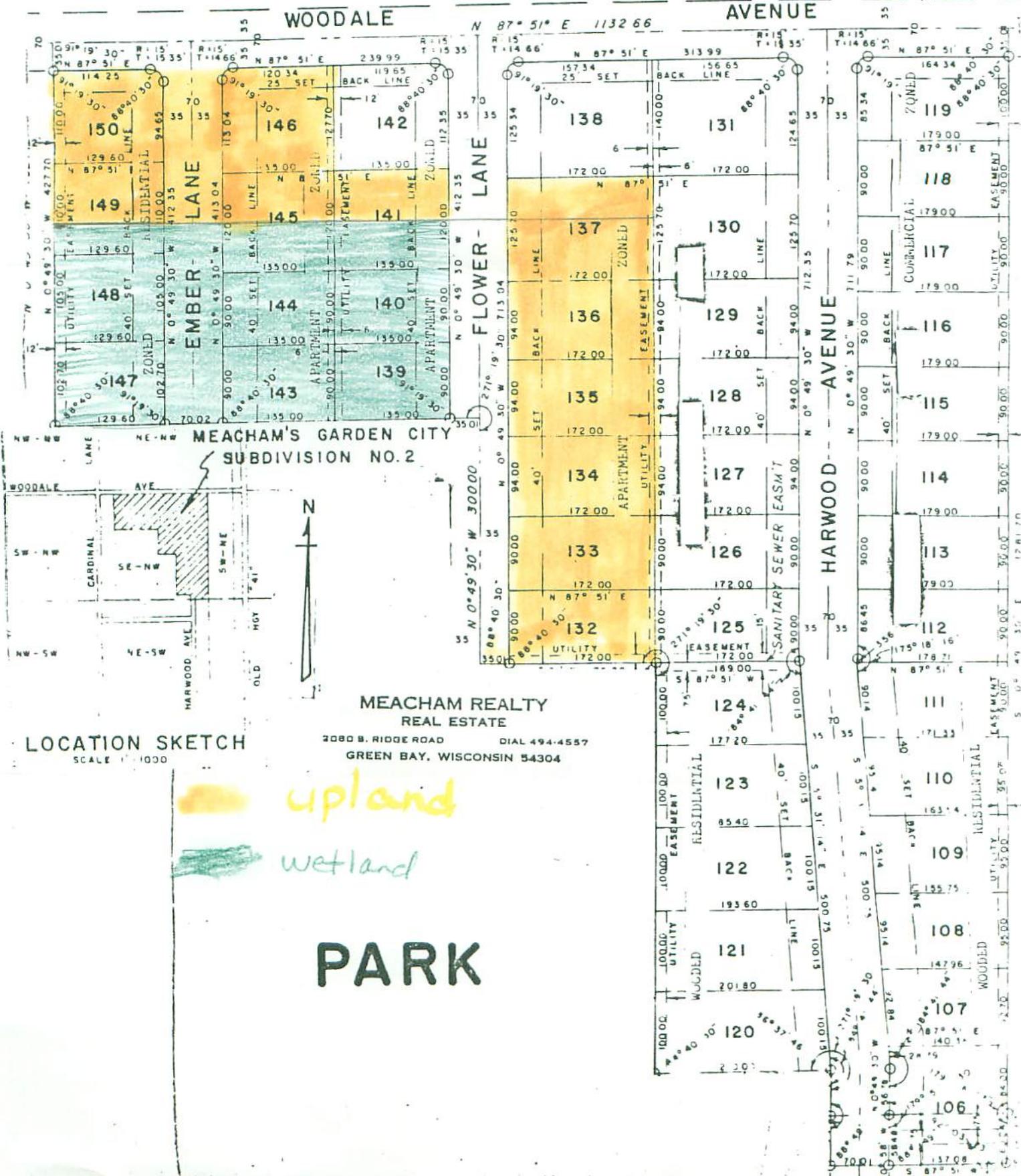
Sincerely,

FOR  
Ben Wopat

Chief, Regulatory Branch  
Construction-Operations Division

cc: Mau & Associates

# MEACHAM'S GARDEN CITY SUBDIVISION NO. 2



LOCATION SKETCH  
SCALE 1"=1000

MEACHAM REALTY  
REAL ESTATE

2080 B. RIDGE ROAD DIAL 494-4557  
GREEN BAY, WISCONSIN 54304

*upland*  
*wetland*

**PARK**

Jim,  
Info from  
Meacham on area  
N. of Pinewood

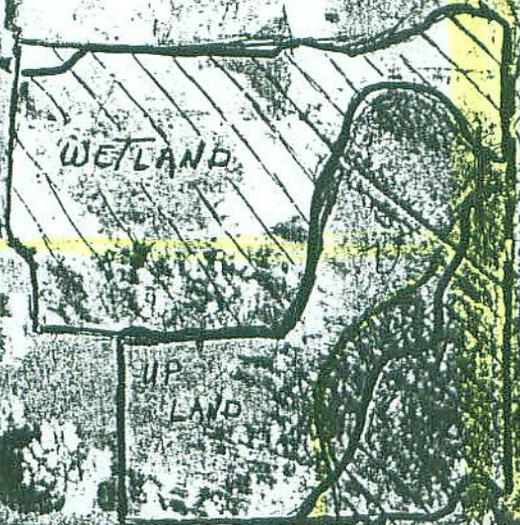
7/31/95

DATE = 1990  
SCALE - 1" = 200'

WOODDALE

CARDINAL

HARWOOD



WETLAND

UP  
LAND

PARKING LOT

WETLAND

BOUNDARY

Approved BY P.C.  
SUBJECT TO C.S.M  
SUBMITTAL 4/6/92



# Village of Howard

ADMINISTRATION

P.O. Box 12207  
2456 Glendale Avenue  
Green Bay, Wisconsin 54313  
(414) 434-4640

## VILLAGE OF HOWARD NOTICE OF PUBLIC HEARING

The Village of Howard Plan Commission will hold a public hearing on March 9, 1992 at 7:50 P.M. in the Village Hall Board Room concerning a request from Lloyd Meacham to rezone lot 150 of Meachams Garden City Subdivision and the north 40 feet of lot 149 along with 70' of property east of lot 150, from single family, R-1 to Duplex/Single Family, R-3 to allow for a duplex.

KEVIN ANDERSON  
Administrator

*RECOMMEND REQUIREMENT FOR A C.S.M. IN ADDITION TO  
REZONING REQUEST TO DEFINE BOUNDARIES OF ZONING PARCEL.  
(I.E. DON'T REZONE BY ~~MAP~~ M.D.B DESCRIPTION ONLY. -ONLY  
REZONE AN ACTUAL ZONING PARCEL) THE PROPERTY DESCRIBED  
ABOVE IS NOT A ZONING PARCEL.*

**MEACHAM REALTY**

COPY

RESIDENTIAL

2080 S. RIDGE ROAD

GREEN BAY, WISCONSIN 54304

SUBDIVIDER

DIAL 494-4557

1/29/92

Howard Village Board  
P.O. Box 12207  
Green Bay, WI 54307-2207

RE: Street Abandonment

Dear Board Members:

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Attached is a letter from the Corp of Engineers and a map showing what part of the land they consider wet lands. Green is wetland and yellow is upland.

Very truly yours,

Lloyd Meacham

LM/mtm  
Enc.

# Mau & Associates

Land Surveying ■ Civil Engineering

December 27, 1991

Mr. Don Olson  
U.S. Corps of Engineers  
211 North Broadway  
Green Bay, Wisconsin 54303

Subject: Wetlands on Lots Owned by Lloyd Meacham  
Meachams Garden City Subdivision No. 2

Dear Don,

Based on our joint field review of December 23, 1991, I am submitting herewith a map showing the following:

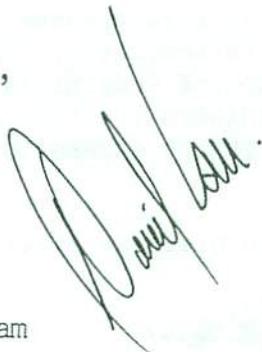
Lots owned by Lloyd Meacham are colored either yellow or green.

Green is wetlands, yellow is upland.

The streets are owned by the Village of Howard

Very truly yours,

David W. Mau  
DWM:ta  
Enc.  
cc: Lloyd Meacham





## DEPARTMENT OF THE ARMY

ST. PAUL DISTRICT, CORPS OF ENGINEERS  
180 E. KELLOGG BLVD., ROOM 1421  
ST. PAUL, MINNESOTA 55101-1479

January 13, 1992

REPLY TO  
ATTENTION OF

Construction-Operations  
Regulatory (92-02027--32)

Mr. Lloyd Meacham  
Meacham Realty  
2080 S. Ridge Road  
Green Bay, Wisconsin 54304

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If you have any questions, contact Don Olson at (414) 448-2824.

Sincerely,

A handwritten signature in dark ink, appearing to read "Ben Wopat".

FOR  
Ben Wopat

Chief, Regulatory Branch  
Construction-Operations Division

cc: Mau & Associates

VH-747-E-149 Lloyd Meacham 2080 S. Ridge 54304

VH-747-E-150 Lloyd Meacham

VH-747-E-146 Lloyd Meacham

VH-280.9-C Gerald Jeanquart 770 Sandhill Rd Brussels WI 54204

VH-280-9 Dennis Process 2654 Sunray

VH-276-8 Jacqueline Courchaine 993 Velp 54303

VH-276-6 Harold Vanegeren 1601 Woodale Lt. Suamico 54141

lot 1 Ault Don Ault 853 S. E. Preston Ln Port St. Lucie FL 34983



A motion was made by M. Johnson and seconded by J. Lemorande to suspend the rules to hear from the audience regarding off-premise signs.  
Motion Carried Unanimously.

SIGN  
ORDINANCE

Pat Myron of Orde Advertising stated that in order for a business to try to make a living, they want to be able to replace a billboard when one is taken down. He is opposed to the moratorium.

George French of Orde Advertising requested that the ordinance be turned over to a drafting Committee and requested that they be allowed to sit in on meetings.

Russ Roland-1601 Cardinal stated that he sees the need for signage.

Julie Mastey of Orde Advertising stated that there is a need to promote the Community but agrees with aesthetics.

A motion was made by M. Johnson and seconded by W. Williams to return to regular order of business.  
Motion Carried Unanimously.

KOERTGE  
COND. USE  
POND

The Deputy Clerk read the legal notice regarding a public hearing scheduled for 7:35 P.M. regarding a conditional use permit request from David Koertge.

A motion was made by J. Lemorande and seconded by R. Prusak to suspend the rules to hear from the audience.  
Motion Carried Unanimously.

J. Korotev informed the Commission that he is not opposed to granting the conditional use. The Plan Commission will need to establish the setbacks. He recommended the same setbacks as for a building, 30' front and 8' sides.

P. Wills discussed the proposed placement of the pond.

M. Johnson asked if the DNR and Army Corp need to review this. P. Wills stated that required review has apparently been done.

Dave Koertge informed the Commission that he wanted to fill in the low area but is only allowed to do this and then raise the level of ground around the pond.

A motion was made by M. Johnson and seconded by S. Kohlbeck to return to regular order of business.  
Motion Carried Unanimously.

A motion was made J. Lemorande and seconded by M. Johnson to approve a conditional use permit for David Koertge to allow for a pond with a 30' front yard setback and 8' side yard setbacks.  
Motion Carried Unanimously.

A motion was made by M. Johnson and seconded by W. Williams to suspend the rules to hear from the audience.  
Motion Carried Unanimously.

R. Sachs recommended forming a Committee to draft a sign ordinance.

CORRIDORS  
COMMITTEE

A motion was made by M. Johnson and seconded by S. Kohlbeck to appoint a Corridors Committee made up of: K. Anderson, M. Johnson, Pat Myron of Orde, Mel Martin of DOT, and a representative from the Business Association for review and enforcement of a sign ordinance.  
Motion Carried Unanimously.

REZONING  
LLOYD MEACHAM

The Deputy Clerk read a legal notice regarding a public hearing scheduled for 7:50 P.M. regarding a rezoning request from Lloyd Meacham.

A motion was made by M. Johnson and seconded by W. Williams to suspend the rules to hear from the audience.  
Motion Carried Unanimously.

Lloyd Meacham informed the Board that he is requesting 2 duplex lots and stated that the street abandonment also needs to be acted on. P. Wills discussed the information received from the Army Corp of Engineers. Mike Loos-1138 Cardinal asked the Commission to repeat their discussion before action is taken due to the fact that he was unable to hear most of it. S. Kohlbeck asked if the property would be combined and then split in half. L. Meacham informed him that it would be. K. Anderson recommended that a CSM be reviewed before the Board takes formal action. Mike Loos asked if the piles of dirt will be moved back. L. Meacham stated that he will do what the Army Corp requires him to do. Pat Ferren-1126 Cardinal asked if Woodale will be improved to accommodate more traffic. R. Sachs informed her that it would be but Village street improvement needs to be prioritized so he is unable to say when. Mike Loos asked what the Village will gain from this rezoning. M. Johnson stated "affordable housing". Dan Ferron-1126 Cardinal stated that we have school, road, water and sewer problems and now we're bringing in more.

A motion was made by M. Johnson and seconded by J. Lemorande to return to regular order of business.  
Motion Carried Unanimously.

The Commission completed the following findings of fact:

1. EXISTING USES OF PROPERTY WITHIN THE GENERAL AREA OF THE PROPERTY IN QUESTION: Duplexes, Multi-Family, Barber Shop.
2. ZONING CLASSIFICATION OF PROPERTY WITHIN THE GENERAL AREA OF THE PROPERTY IN QUESTION: Was Multi-Family.
3. SUITABILITY OF THE PROPERTY IN QUESTION TO THE USES PERMITTED UNDER THE EXISTING ZONING CLASSIFICATION: Matches.
4. TREND OF DEVELOPMENT IN THE AREA: Multi-family along the street and across the street.
5. MINIMUM SIZE OF PARCEL: Both lots exceed minimum.

A motion was made by M. Johnson and seconded by S. Kohlbeck to grant rezoning of lot 150 and the north 40 feet of 149 along with 70' of property east of lot 160 from signal family to Duplex/Single Family contingent upon a CSM being submitted prior to Village Board approval.  
Motion Carried Unanimously.

REZONING  
SYMES

The Deputy Clerk read the legal notice regarding a public hearing scheduled for 8:05 P.M. regarding a rezoning request from William Symes.

A motion was made by M. Johnson and seconded by R. Ziemer to suspend the rules to hear from the audience.  
Motion Carried Unanimously.

Bill Symes informed the Commission that the rezoning request is due to the location of the lot.

Leo Sinclair - 1312 Greenfield had concerns with the lot size and asked if it will be suitable for the septic system and asked to see a copy of the development.

Those Opposed: None

S. Kohlbeck asked if there are any duplexes in the area. Leo Sinclair informed him that there are 2 houses down the street and the other neighbors have no problem with the request.

A motion was made by M. Johnson and seconded by J. Lemorande to return to regular order of business.  
Motion Carried Unanimously.

The Commission completed the following findings of fact:

1. EXISTING USES OF PROPERTY WITHIN THE GENERAL AREA OF THE PROPERTY IN QUESTION: 1 duplex in the area.
2. ZONING CLASSIFICATION OF PROPERTY WITHIN THE GENERAL AREA OF THE PROPERTY IN QUESTION: Rural-Estate Residential, Agricultural, and business.
3. SUITABILITY OF THE PROPERTY IN QUESTION TO THE USES PERMITTED UNDER THE EXISTING ZONING CLASSIFICATION: Suitable.
4. TREND OF DEVELOPMENT IN THE AREA: Mixed development in the area.
5. MINIMUM SIZE OF PARCEL: Exceed minimum.

Note: No objection from the audience.

A motion was made by M. Johnson to recommend approval of the rezoning of VH-747-H-26 located on Greenfield for Willaim Symes, from Rural-Estate Residential to Duplex/Single Family.

W. Williams asked if the well will be adequate for 2 families on one lot. M. Johnson informed him that a permit will be required before building.

S. Kohlbeck seconded the previous motion.  
Motion Carried Unanimously.

DENISSEN  
REZONING

The Deputy Clerk read the legal notice regarding a public hearing regarding a rezoning request from Don Denissen.

A motion was made by M. Johnson and seconded by R. Ziemer to suspend the rules to hear from the audience.  
Motion Carried Unanimously.

Don Denissen informed the Commission that he has had lots 7 & 8 of Denissen Estates for sale for a long time and have had no interest except for duplex construction.

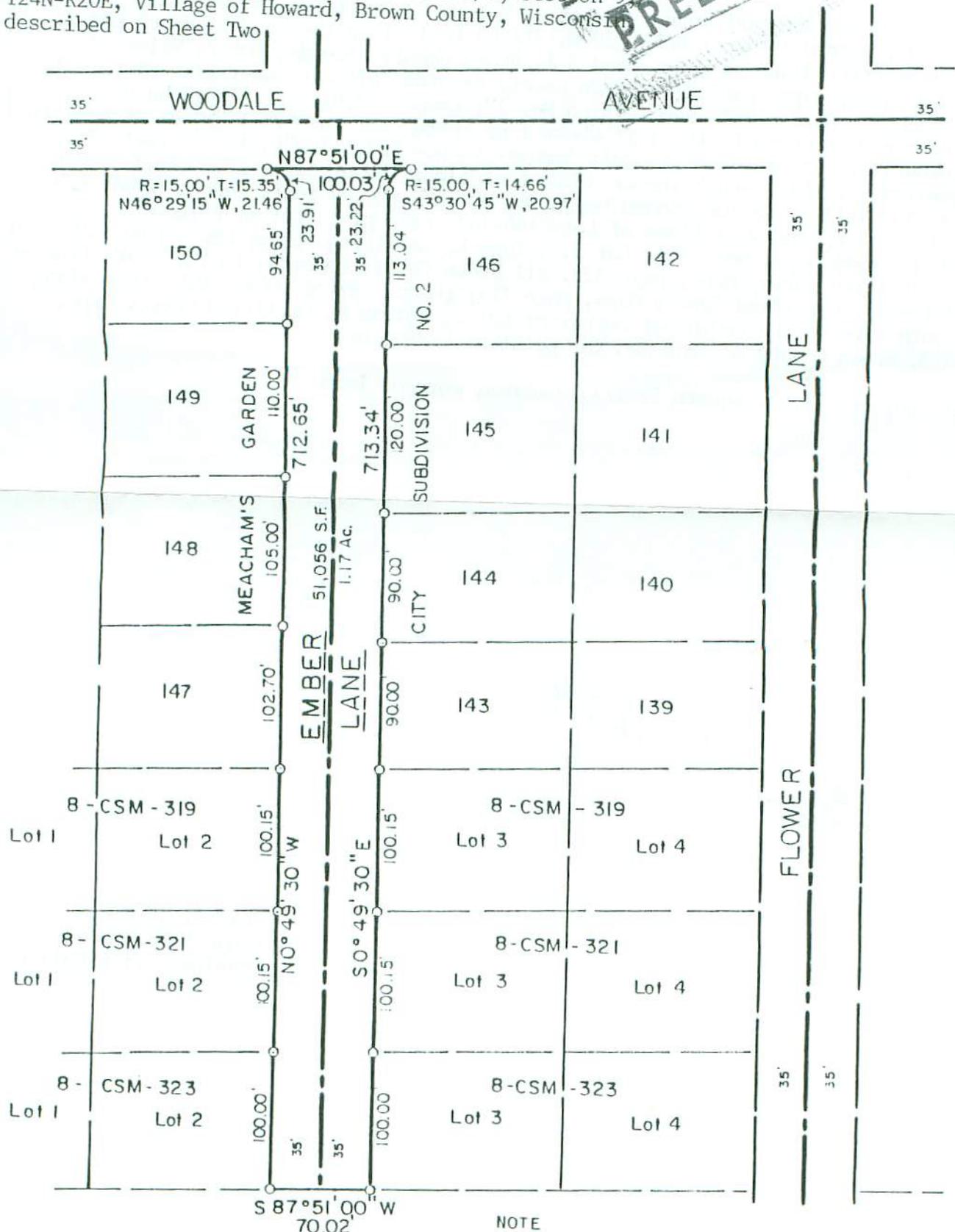
Steve Siebert of Skogg Realty stated that they have had the property listed for a long time and now have a request for duplex use.

# STREET VACATION

Client: Village of Howard

All of Ember Lane lying within the recorded plat of "Meacham's Garden City Subdivision No. 2", Volume 8, Certified Survey Maps, page 319; Volume 8, Certified Survey Maps, page 321, and Volume 8, Certified Survey Maps, page 323, all Brown County Records, and being located in the Southeast 1/4-Northwest 1/4, Section 9, T24N-R20E, Village of Howard, Brown County, Wisconsin, described on Sheet Two

**PRELIMINARY**



**LEGEND**  
 ○ Iron pipe of record

**NOTE**  
 Bearings referenced to the centerline of Ember Lane, assumed to be  $N10^{\circ}49'30''W$ .

**NORTH**  
 SCALE 1" = 100'

Sheet One of Two  
 Project No.: M-5985  
 Drawing No.: L-3113A

Client: Village of Howard

All of Ember Lane lying within the recorded plat of "Meacham's Garden City Subdivision No. 2", Volume 8, Certified Survey Maps, page 319; Volume 8, Certified Survey Maps, page 321, and Volume 8, Certified Survey Maps, page 323, all Brown County Records, and being located in the Southeast 1/4-Northwest 1/4, Section 9, T24N-R20E, Village of Howard, Brown County, Wisconsin, described as follows:

Beginning at the southeast corner of Lot 2, Volume 8, Certified Survey Maps, page 323, Brown County Records; thence  $N0^{\circ}49'30''W$ , 712.65 feet along the east lines of Lot 2, Volume 8, Certified Survey Maps, page 321, Brown County Records, Lot 2, Volume 8, Certified Survey Maps, page 319, Brown County Records, also the east line of Lots 147-150, "Meacham's Garden City Subdivision No. 2"; thence 23.91 feet along the arc of a 15.00 foot radius curve to the left whose long chord bears  $N46^{\circ}29'15''W$ , 21.46 feet to the southerly right-of-way of Woodale Avenue; thence  $N87^{\circ}51'00''E$ , 100.03 feet along said southerly right-of-way; thence 23.22 feet along the arc of a 15.00 foot radius curve to the left whose long chord bears  $S43^{\circ}30'45''W$ , 20.97 feet; thence  $S0^{\circ}49'30''E$ , 713.34 feet along the west lines of Lots 146-143, said plat, Lot 3, Volume 8, Certified Survey Maps, page 319, Lot 3, Volume 8, Certified Survey Maps, page 321, and Lot 3, Certified Survey Maps, page 323, all Brown County Records, to the south line of said Volume 8, Certified Survey Maps, page 323; thence  $S87^{\circ}51'00''W$ , 70.02 feet along said south line to the southeast corner of Lot 2, Volume 8, Certified Survey Maps, page 323, Brown County Records and the point of beginning.

Parcel contains 51,056 square feet/1.17 acres, more or less.

**PRELIMINARY**

Sheet Two of Two  
Project No.: M-5985  
Drawing No.: L-03113B

TABLED 'TILL 11/91 MEETING



# Village of Howard

ADMINISTRATION

2456 Glendale Avenue  
P.O. Box 12207  
Green Bay, Wisconsin 54307-2207  
(414) 434-4640

## VILLAGE OF HOWARD NOTICE OF PUBLIC HEARING

The Village of Howard Plan Commission will hold a public hearing on October 7, 1991 at 7:05 P.M. in the Village Hall Board Room concerning a request from Lloyd Meacham to rezone lot 150 east to lot 146 and to rezone the northern 40' of lot 149 east to lot 145 of Meachams Garden City Subdivision from single family to multifamily.

- \* SOUTHEAST PORTION OF PROPERTY LOCATED IN UNZONED WETLAND ACCORDING TO HOWARD MAP. NO PERMITS ISSUED WITHOUT D.C.E. APPROVAL
- \* HAS EMBER LANE BEEN PROPERLY ABANDONED
- \* C.S.M. REQUIRED FOR PROPOSED LOT. (OR REPLAT) - ZONING MUST BE DEFINED BY P.



# Village of Howard

ADMINISTRATION

P.O. Box 12207  
2456 Glendale Avenue  
Green Bay, Wisconsin 54313  
(414) 434-4640

## REZONING HEARING REQUEST

FEE--\$50.00  
To accompany request

Presently zoned: Residential Sub 150 EAST to  
Sub 150 parcel 150 at a depth of

Request property be rezoned to: Multiplex

Legal Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please attach a C.S.M. or copy of the plat on which the property is shown, if available.

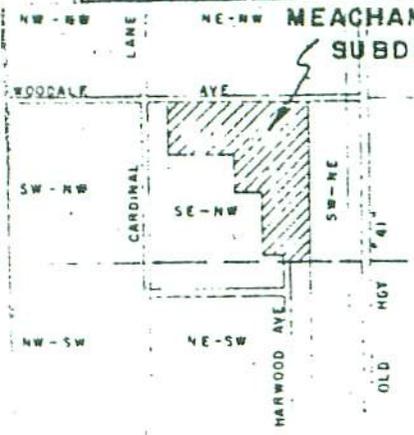
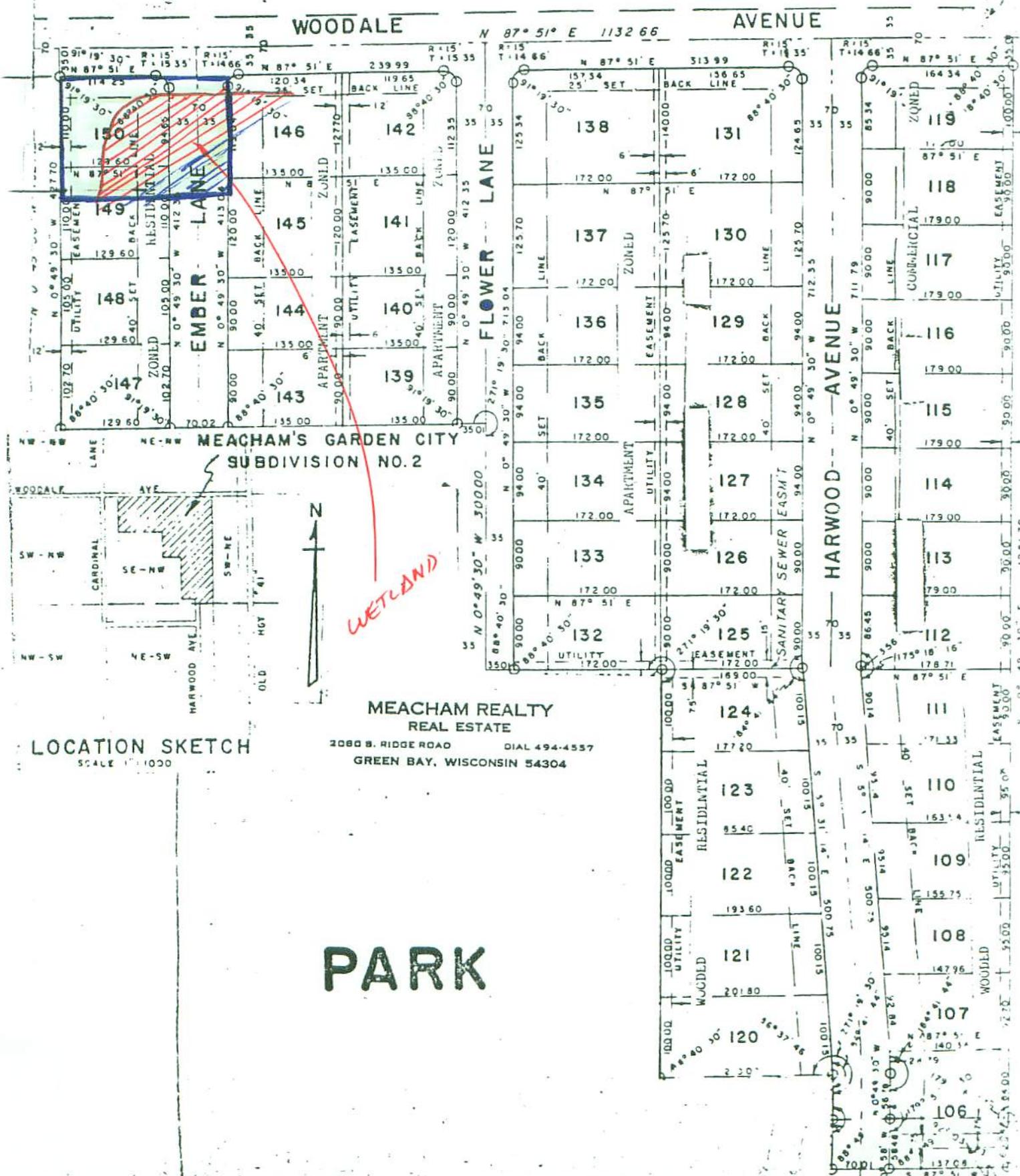
Property owners name and address: 3215 Howard Ave  
Green Bay WI 54313

Signed Roy M. Mearns Date 9-6-91

PLEASE COMPLETE AND RETURN TO THE VILLAGE CLERK 22 CALENDAR DAYS PRIOR TO APPEARING AT THE PLAN COMMISSION MEETING HELD THE MONDAY BEFORE THE SECOND WEDNESDAY OF EACH MONTH. ALSO BRING TO THE ZONING MEETING A SKETCH, FLOOR PLAN OR PLOT PLAN IF APPLICABLE.

747-E-150 (lot 150) Lloyd Meacham 3215 Shawano  
747-E-149 (lot 149) Lloyd Meacham  
747-E-148 (lot 148) Lloyd Meacham  
280-9-C Gerald Jeanquart 770 Sandhill Rd, Brussels WI 54204  
280-9 Dennis Process 2654 Sunray  
280-9-A Michael Loos 1138 Cardinal  
727-A-1 (lot 1) Don Ault 853 S. E. Preston Lane  
Port St Lucie FL 34983  
276-8 Jacqueline Courchaine 993 Velp 54303

# MEACHAM'S GARDEN CITY SUBDIVISION NO. 2



LOCATION SKETCH  
SCALE 1" = 1000'

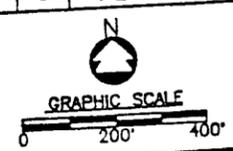
**MEACHAM REALTY  
REAL ESTATE**  
2080 S. RIDGE ROAD      DIAL 494-4557  
GREEN BAY, WISCONSIN 54304

## PARK



**LEGEND**

- VILLAGE STREET
- DEDICATED VILLAGE STREET
- PROPOSED FUTURE STREET
- VILLAGE LIMITS



PLAT OF THE VILLAGE OF HOWARD  
BROWN COUNTY, WI - 1990

REVISION DATE

DWG. T242009U

SHEET  
26

MEACHAM REALTY

RESIDENTIAL

2080 S. RIDGE ROAD

GREEN BAY, WISCONSIN 54304

SUBDIVIDER

DIAL 494-4557

August 14, 1991

Howard Village Board  
2456 Glendale Ave.  
Green Bay, WI 54307-2207

RE: Abandonment of Ember Lane

Dear Board Members:

I request abandonment of Ember Lane in Garden City number 2 so that I can sell 300' frontage on Woodale for apartment buildings.

I will dedicate a 30 foot strip on the west portion of this property to the Village for access to PineWood Park.

Very truly yours,

*Lloyd Meacham*

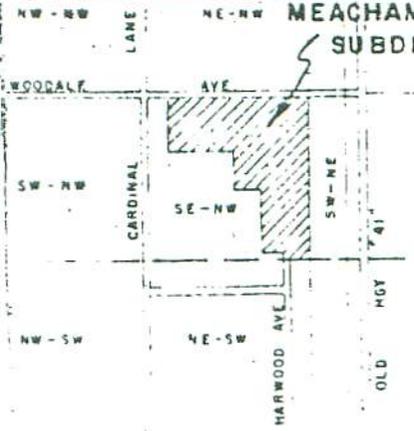
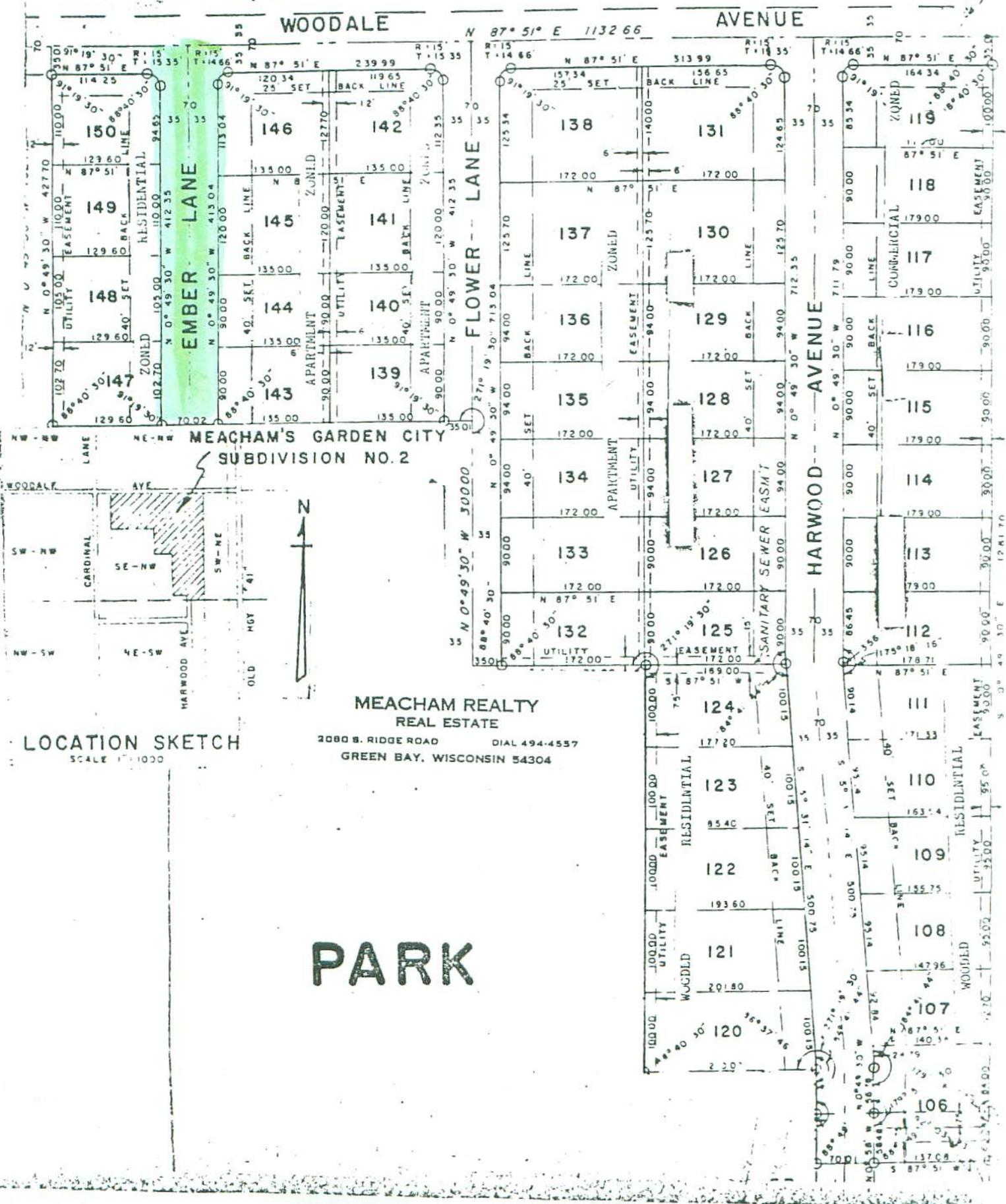
Lloyd Meacham

LM/mtm

*Copy to Jim K. & Pete W.  
for review and comment.  
Place as a Plan Commission  
agenda item in Sept.  
Lui*

# MEACHAM'S GARDEN CITY

## SUBDIVISION NO. 2



LOCATION SKETCH  
SCALE 1"=1000'

MEACHAM REALTY  
REAL ESTATE  
2080 S. RIDGE ROAD  
GREEN BAY, WISCONSIN 54304  
DIAL 494-4557

# PARK





Green Bay's Western Opportunity

November 19, 1998

*Handwritten initials: FYI*

Law Offices  
ATT: BETH

Fax transmittal

Dear Beth:

I am faxing to you a copy of a certification and ordinance removing the extension of Lavender Lane. As you can see, it was recorded. However, the property still shows up on the tax records in the name of the Village of Howard, VH-747-E-97-1. The entire 70' was supposed to be put in the name of Kamps who own the property to the south because the property owner to the north did not want his half.

Please have Dennis take care of correcting this, or let me know what I need to do. Kamps is currently getting their property surveyed so they need it corrected right away.

Thank you.

Sincerely,

SHARON DAVIDSON  
Deputy Clerk

Mr. + Mrs. Kamps 434-1938  
972 Harwood

DAN DUKE

My Phone Number is 434-1938 Fax 434-7656

*Handwritten note:*  
Thanks  
Sharon Kamps

ADMINISTRATION \* BUILDING INSPECTION \* ACCOUNTING \* PARK & RECREATION  
2456 Glendale Avenue \* P.O. Box 12207 \* Green Bay, WI 54307-2207  
920-434-4640 \* FAX 920-434-4643

1568251

REGISTER OF DEEDS  
BROWN COUNTY

97 SEP -2 PH 3:28

CATHY WILLIQUETTE  
REGISTER OF DEEDS

14-2

CERTIFICATION BY CLERK

I, KEVIN ANDERSON, being first duly sworn, do hereby depose and certify that I am the duly appointed, qualified and acting Clerk of the Village of Howard, in the County of Brown, State of Wisconsin, and as such I have in my possession, or have access to, the complete corporate records of said Village and of its Village Board; that I have carefully compared the Ordinance hereto attached with the aforesaid corporate records; that said Ordinance amending Official Map to remove that part of Lavender Lane lying East of Harwood Avenue, Village of Howard, hereto attached is a true, correct and complete copy of that Ordinance No. 97- 14 as adopted by the Village Board for the Village of Howard on August 25, 1997.

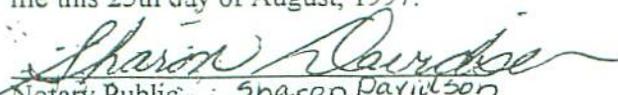
IN WITNESS WHEREOF, I have signed my name and affixed the seal of the Village hereto on this 25th day of August, 1997.

  
Kevin Anderson, Village Clerk



STATE OF WISCONSIN     )  
  ) SS  
COUNTY OF BROWN     )

Subscribed and sworn to before me this 25th day of August, 1997.

  
Notary Public: Sharon Davidson  
My Commission expires 12-31-00

Attachment

*Duthe*

ORDINANCE NO. 97 - 14

**AN ORDINANCE AMENDING THE OFFICIAL MAP OF THE VILLAGE OF HOWARD TO REMOVE THE EXTENSION OF LAVENDER LANE LYING EAST OF HARWOOD AVENUE, VILLAGE OF HOWARD, BROWN COUNTY, WISCONSIN**

WHEREAS, in accordance with the recommendation of Village staff and pursuant to Section 62.23(6)(c), Wis. Stats., the Village Board has initiated proceedings to amend the Official Map in regard to the removal of that part of Lavender Lane lying East of Harwood Avenue; and

WHEREAS, the Plan Commission has reviewed the staff recommendation in regard to the removal of that part of Lavender Lane lying East of Harwood Avenue and has recommended the amendment of the Official Map in accordance with the staff recommendation; and

WHEREAS, the Village Clerk has published a Class 2 Notice of Public Hearing with respect to such proposed amendment and pursuant thereto a public hearing has been held on Monday, August 25, 1997 at 7:00 p.m., whereupon all interested persons or their agents or attorneys were heard:

THE VILLAGE BOARD OF THE VILLAGE OF HOWARD, BROWN COUNTY, WISCONSIN, DO ORDAIN AS FOLLOWS:

**SECTION 1.** That pursuant to Section 62.23(6)(c) Wis. Stats. the Official Map of the Village of Howard, as created by Section 8.01, Village of Howard Municipal Code, is hereby amended to remove that part of Lavender Lane lying East of Harwood Avenue. Said street identification is portrayed on a scale map attached hereto, identified as Exhibit A and made a part of this ordinance as though fully set forth herein.

**SECTION 2.** All ordinances or parts of ordinances, in conflict herewith are hereby repealed.

**SECTION 3.** The Village Clerk is hereby directed to amend the Official Map of the Village of Howard in accordance with this ordinance and to cause a certified copy of this ordinance to be recorded in the Office of the Register of Deeds for Brown County.

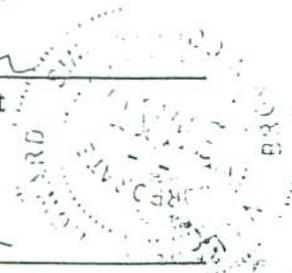
Dated this 25th day of August, 1997.

  
George Speaker, Village President

DATE OF PUBLICATION:

8/29/97

ATTEST:  
  
Kevin Anderson, Village Clerk





January 12, 1999

Ashwaubenon-Howard-Suamico Press

Fax transmittal

Dear Mike:

Please publish the following notice in your legal column on January 29, February 5 and 12, 1999:

VILLAGE OF HOWARD  
NOTICE OF PUBLIC HEARING

The Village of Howard Village Board will hold a public hearing on February 22, 1999 at 6:45 P.M. regarding the proposed vacation of a portion of the proposed Lavender Lane lying east of Harwood Avenue.

SHARON DAVIDSON  
Deputy Clerk

RESOLUTION NO. 99 -

RESOLUTION REGARDING THE VACATION OF  
THE PROPOSED LAVENDER  
IN THE VILLAGE OF HOWARD, BROWN COUNTY, WISCONSIN

BY THE VILLAGE BOARD OF THE VILLAGE OF HOWARD:

**WHEREAS**, the Village Board of the Village of Howard has initiated the vacation, discontinuance, and abandonment of Lavender Lane east of Harwood in accordance with the requirements of Section 66.296(2) Wis. Stats. and insomuch as the Village Board has found such vacation, discontinuance and abandonment in the public interest of the Village of Howard and the Village Plan Commission having previously reviewed and recommended such vacation, discontinuance, and abandonment and the consequential amendment to the Official Village Street Map and due notice of hearing having been given and a public hearing having been held on February 22, 1999 at 6:45 p.m., and due notice and all other applicable requirements of Section 66.296 Wis. Stats. having been accomplished;

**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Howard, Wisconsin, as follows:

**SECTION 1.** The following described property:

All that part of Lavender Lane lying east of Harwood Avenue  
Falls within Section 9 T24N R20E

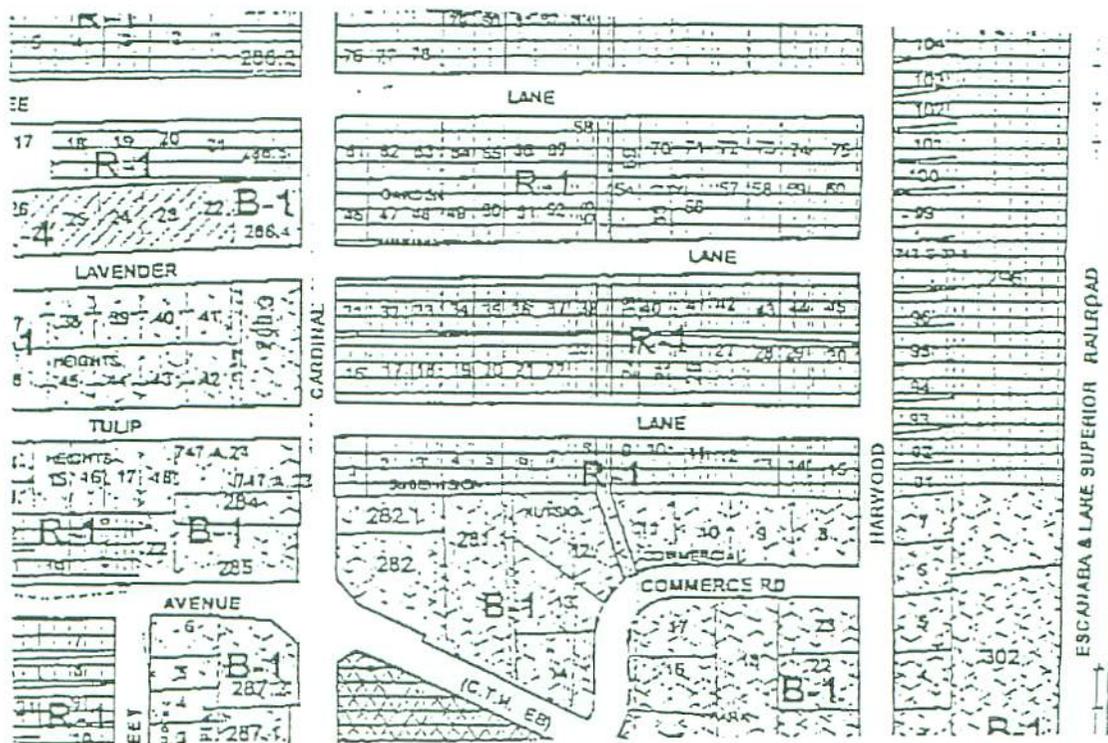
be and the same is hereby wholly abandoned, vacated and discontinued as a public thoroughfare, the above-described vacated streets and right-of-ways are set forth and shown on the scale map attached hereto and incorporated herein.

**SECTION 2.** That all easements and rights incidental thereto belonging to the Village are intended likewise to be vacated hereby.

**SECTION 3.** That ownership of Lavender Lane vacated herein shall hereby revert to the developer of the Plat of Meacham's Garden City as provided by law.

1568251

All that part of Lavender Lane lying east of Harwood Avenue.  
Falls within Section 9 T24N R20E



The South Forty (40) feet of Lot Ninety-eight (98), and the North Thirty (30) feet of Lot Ninety-Seven (97), Meacham's Garden City Subdivision, Town of Howard, n/k/a Village of Howard, Brown County, Wisconsin

**SECTION 4.** That the Village Clerk is hereby authorized and directed to file and record a certified copy of this resolution with the map attached in the Office of the Register of Deeds for Brown County and to amend the Official Map of the Village in conformity with this resolution.

Adopted by the Village Board of the Village of Howard, Wisconsin,  
this 22<sup>nd</sup> day of February, 1999.

- \_\_\_\_\_  
GEORGE SPEAKER, Village President

- \_\_\_\_\_  
KEVIN ANDERSON, Village Clerk

Published: \_\_\_\_\_



*Green Bay's Western Opportunity*

---

January 18, 1999

RE: STREET VACATION  
PROPOSED EXTENSION OF LAVENDER LANE

Dear Property Owner:

The Village of Howard has initiated proceedings to vacate or discontinue a portion of the proposed extension of Lavender Lane.

I am enclosing a Notice of the Public Hearing which is scheduled on February 22, 1999 at 6:45 P.M. at the Village Hall. You will also find a Resolution regarding the Vacation of a portion of Lavender Lane with a scale map attached for the location of the road to be vacated. You are entitled to receive notice of these proceedings as an adjacent property owner.

Would you be kind enough to return the enclosed Acknowledgment of Service of these documents in the enclosed envelope. If you have any questions please give me a call.

Sincerely,

SHARON DAVIDSON  
Deputy Clerk

Enclosure

Vol. **351** No. **216** **541808**  
**This Subature** Made by Meacham Real Estate Development Corporation

in witness whereof, the said grantors, grantor, of **Brown** County, Wisconsin, hereby conveys and warrants to the **Town of Howard**,

grantees, of **Brown** County, Wisconsin, for the sum of **One (\$1.00) Dollar** and other valuable consideration

the following tract of land in **Brown** County, State of Wisconsin:

The South Forty (40) feet of Lot Ninety-eight (98), and the North Thirty (30) feet of Lot Ninety-seven (97), Meacham's Garden City Subdivision, Town of Howard, Brown County, Wisconsin.

This property is dedicated to the **Town of Howard** for **Street Purposes only.**

REGISTRAR'S OFFICE, Brown Co., Wis.  
Recorded for record the 14th day of November, A. D. 1958 at 3:05 o'clock P. M. and recorded in Vol. 351 of Deeds No. 216  
Harold J. Koch  
Registrar



In witness whereof, the said grantors has caused these presents to be signed by Lloyd Meacham its President and countersigned by Earl W. Meacham its Secretary, at **Green Bay**, Wisconsin, and its corporate seal to be hereunto affixed, this **22nd** day of **September**, A. D. 1958

Signed and Sealed in Presence of  
Fern H. Davies Meacham Real Estate Development Corp.  
Fern H. Davies Corporate Name  
Esther L. Ball Lloyd Meacham President  
Countersigned: Earl W. Meacham Asst. Secretary  
Earl W. Meacham

State of Wisconsin, **Brown** County.  
Personally came before me this **22nd** day of **September**, A. D. 1958, **Lloyd Meacham** President and **Earl W. Meacham**, ASST Secretary of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.



This instrument was drafted by Earl W. Meacham (Meacham Realty) Notary Public, **Brown** County, Wis.  
My commission expires **Oct. 25**, A. D. 1959

Witness my hand and seal of office this 22nd day of September, 1958, at Green Bay, Wisconsin.

# **Plan Commission Staff Report**

**ITEM DESCRIPTION:** Preliminary PDD for 10 detached single family home Condominiums.

**REPORT PREPARED BY:** Dave L. Wiese, Village Planner

**REPORT DATE:** August 17, 2006

**OWNER/APPLICANT:** Meacham Family

**PROPERTY LOCATION:** Flower Lane

**Discussion:** The applicant is requesting Preliminary PDD approval for a condominium development. The proposal is for 10 single family units. The development would have common areas of greenspace and a private driveway off of Woodale Avenue.

## **Considerations:**

**Fire Dept-** All turning radii must be met for fire department trucks. Hydrants should be located within the development for fire protection.

**Drainage-** The applicant needs to provide a drainage plan to the Village of Howard Engineering Department that will not allow any more runoff from the property than its current state. It must be verified that the detention ponds can handle the capacity.

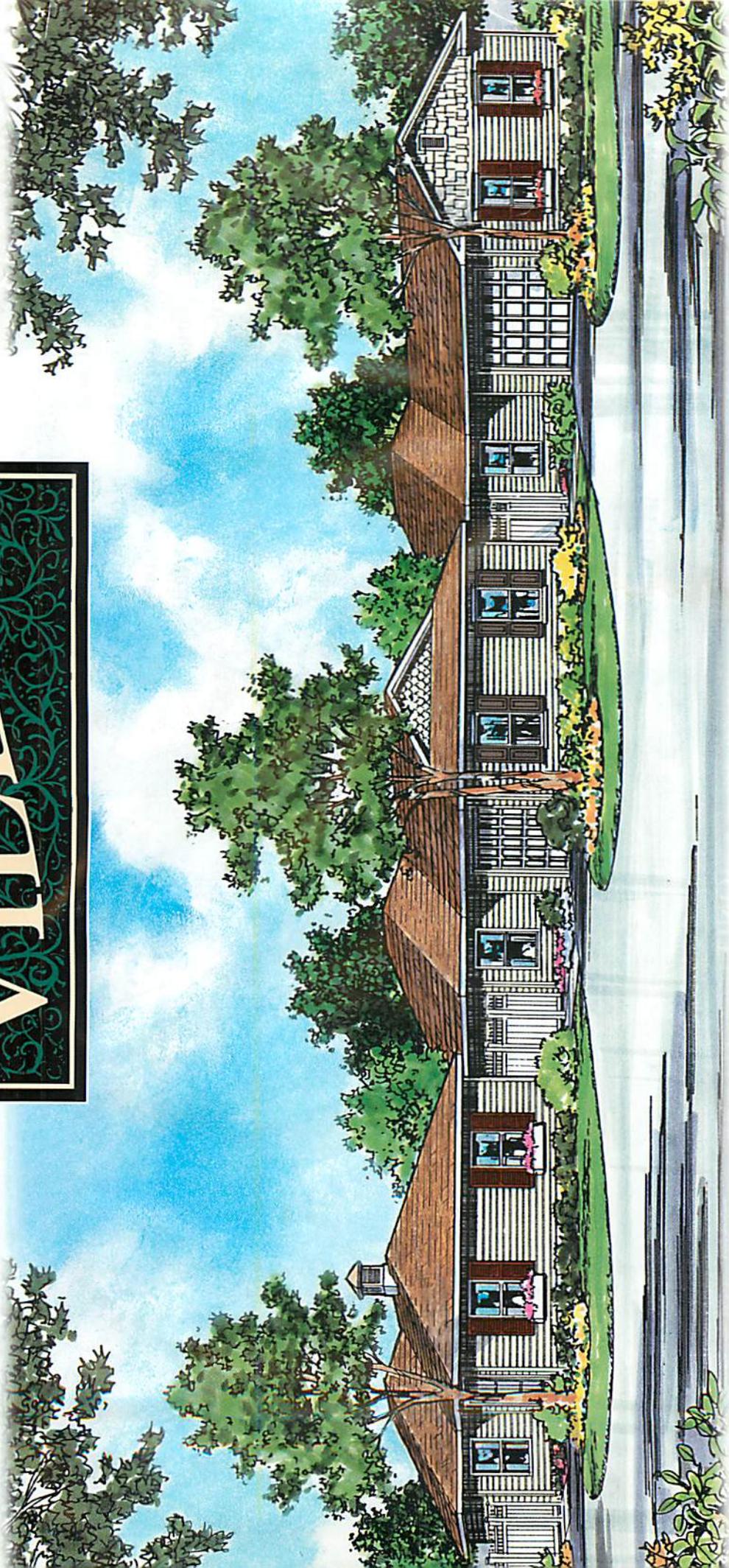
**Lighting-** Parking lot lighting and building lighting should be recessed or box style lights (those that shine down and not out.) Wallpacks are not allowed on the building. Decorative lights should also have provisions for directing light downward.

**Garbage/Recycling-** All areas should be enclosed by a fence or wall. It should be clear that the Village of Howard will not be providing garbage and recycling collection.

**Road/Access-** Flower Lane would need to be vacated in order to allow for the private driveway or a public cul-de-sac should be constructed.

**Building elevations-** As stated in the comprehensive plan, projects should offer variation among individual buildings but remain within a coordinated overall design.

COURTYARD  
**VILLAS**



*Keys Series*

# The Villages<sup>®</sup>

FLORIDA



*For the best in country club living look to The Villages!  
Our homes and villas are the embodiment of luxury and value.*

*Better Homes and Gardens Magazine's prestigious  
"Best in American Living Award" for affordable housing is a testament to this.*

*For the best selection of homes and villas look to The Villages!  
Our Model Home and Villa Centers feature all our well-designed floorplans.*

*Each model is professionally decorated and furnished by  
Southern Lifestyles Home Furnishings,*

*The Villages Hometown Furniture Store where residents automatically receive 5% off all  
their home furnishings. But don't take our word for it... come see for yourself. Call today  
to arrange your visit to Florida's Friendliest Hometown: The Villages!*



The complete offering terms are in a plan available from sponsor.  
File No. H88-0051, NUREG 85/4-520/7  
Void where prohibited by law. Prices subject to change without notice.  
© 2002, The Villages, Florida Inc. VCO-1132NC; 1/03; SOM

**In the United States:**  
1100 Main Street • The Villages, Florida 32159  
FLA-753-2270 • Tollfree: 1-800-346-4556  
Email: [info@thevillages.com](mailto:info@thevillages.com)

**In the United Kingdom:**  
Beausale House • Beausale, Warwick CV35 7NZ  
01926-484578 • Freephone: 0800-585-645

## Florida's Friendliest Hometown!

[www.TheVillages.com](http://www.TheVillages.com)

COURTYARD  
**VILLAS**



*Keys Series*

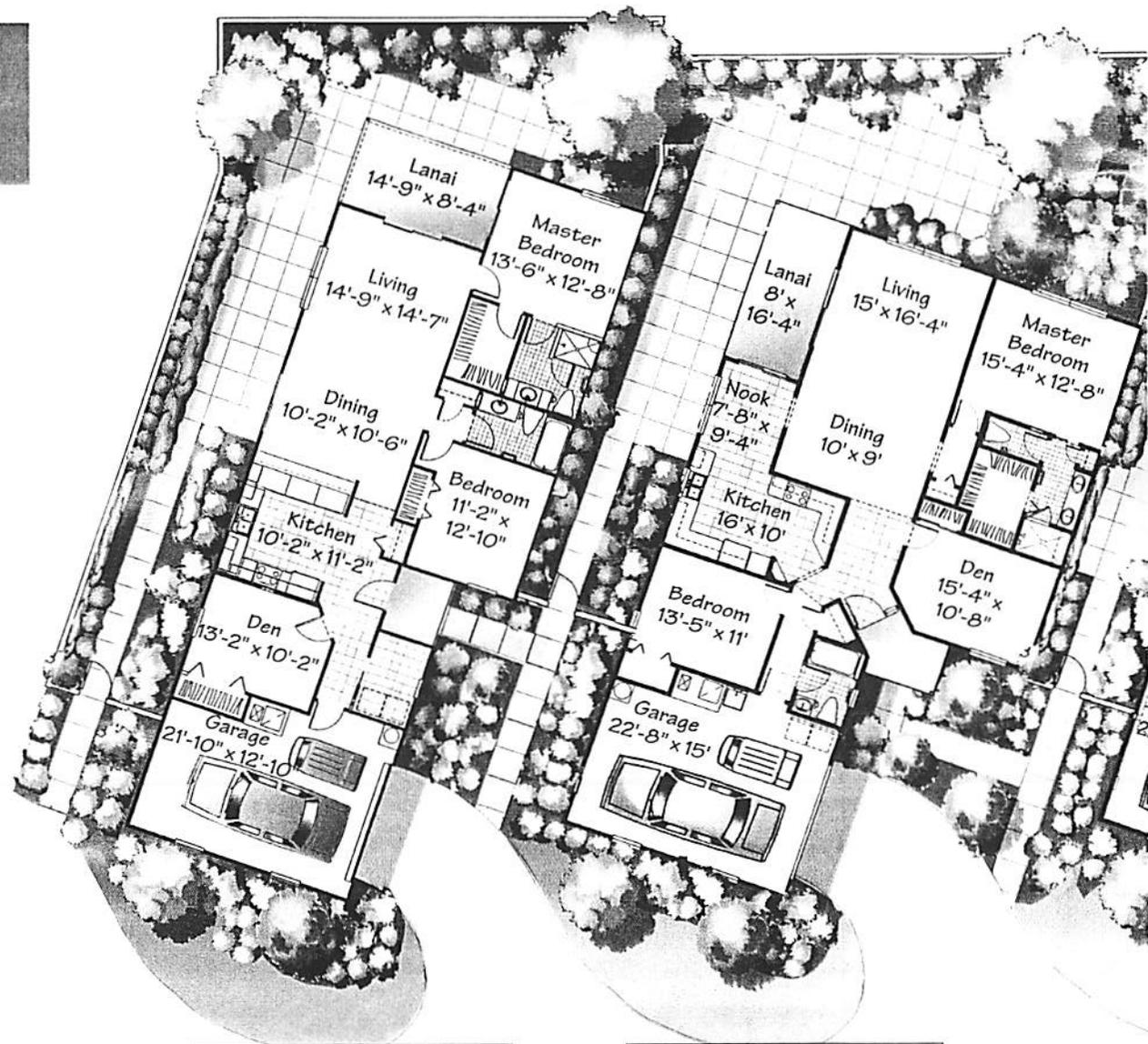
## COURTYARD VILLAS

# Keys Series

The distinctive, low maintenance Keys Series of Courtyard Villas is the perfect choice for active people who wish to spend more time enjoying themselves and less time maintaining a big house or a large yard. With their traditional clapboard-style siding, the Keys Courtyard Villas are reminiscent of the charming, smaller homes found in the fabled Florida Keys...a place, like The Villages, legendary for an active, yet laid back lifestyle!

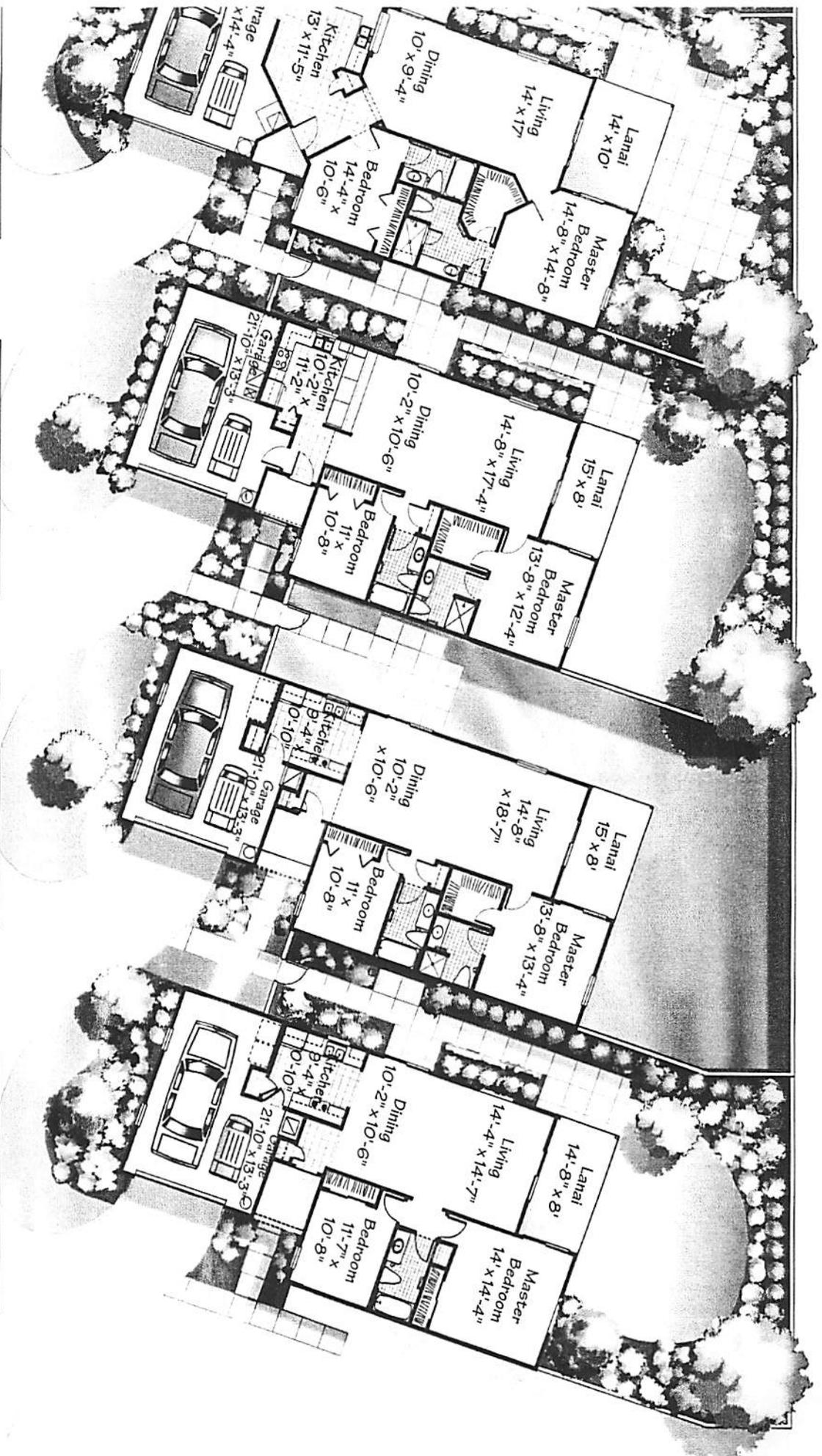
If you want a stylish, compact home that won't keep you overly busy with maintenance chores, we suggest you consider a visit to The Keys Courtyard Villas Model Center when you visit The Villages in person. Your Keys Series Courtyard Villa will feature a rear courtyard that is a perfect setting for an optional spa or swim spa. All models also feature a comfortable, covered lanai to provide an additional shaded, outdoor entertainment area.

Keys Series Courtyard Villas feature a "car and cart" garage and are available in two and three bedroom floorplans. For comfort, easy-going style and low maintenance living, our Keys Series of Villas is hard to beat!



**BONITA**  
Two Bedroom with Den  
1965 Total Square Footage  
1426 Square Feet Climate Controlled

**ANNA MARIA**  
Two Bedroom with Den  
2176 Total Square Footage  
1586 Square Feet Climate Controlled



**AMELLA**  
Two Bedroom  
1733 Total Square Footage  
190 Square Feet Climate Controlled

**MARATHON**  
Two Bedroom  
1690 Total Square Footage  
1160 Square Feet Climate Controlled

**BISCAYNE**  
Two Bedroom  
1690 Total Square Footage  
1146 Square Feet Climate Controlled

**LARGO**  
Two Bedroom  
1570 Total Square Footage  
1035 Square Feet Climate Controlled

All floorplans and renderings shown are artist's conceptions, some illustrate optional landscaping and patio upgrades. Finished homes may vary in minor respects. Optional homesites, floorplans and upgrade packages are available. Two bedroom with den models require an oversized homesite.

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FLORIDA



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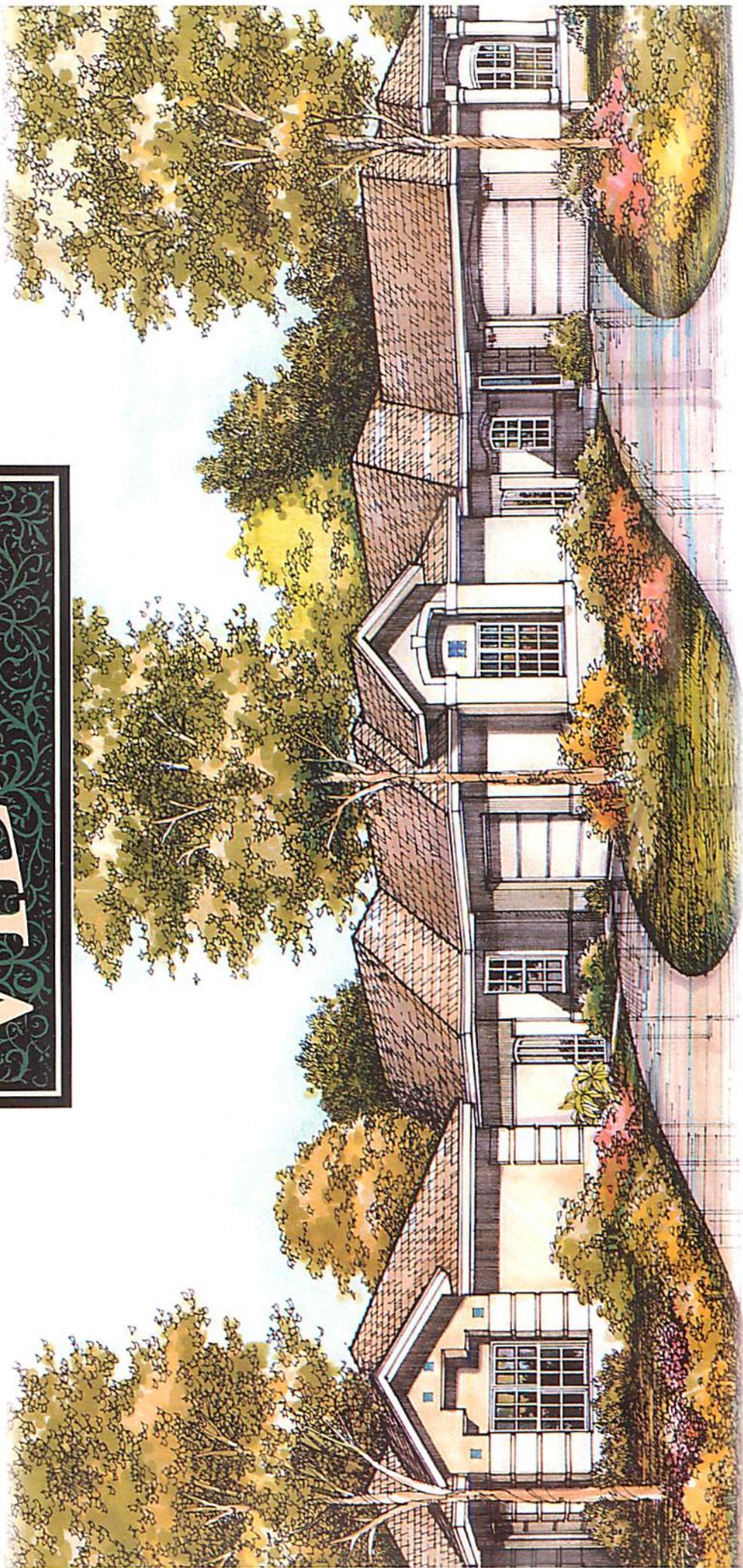
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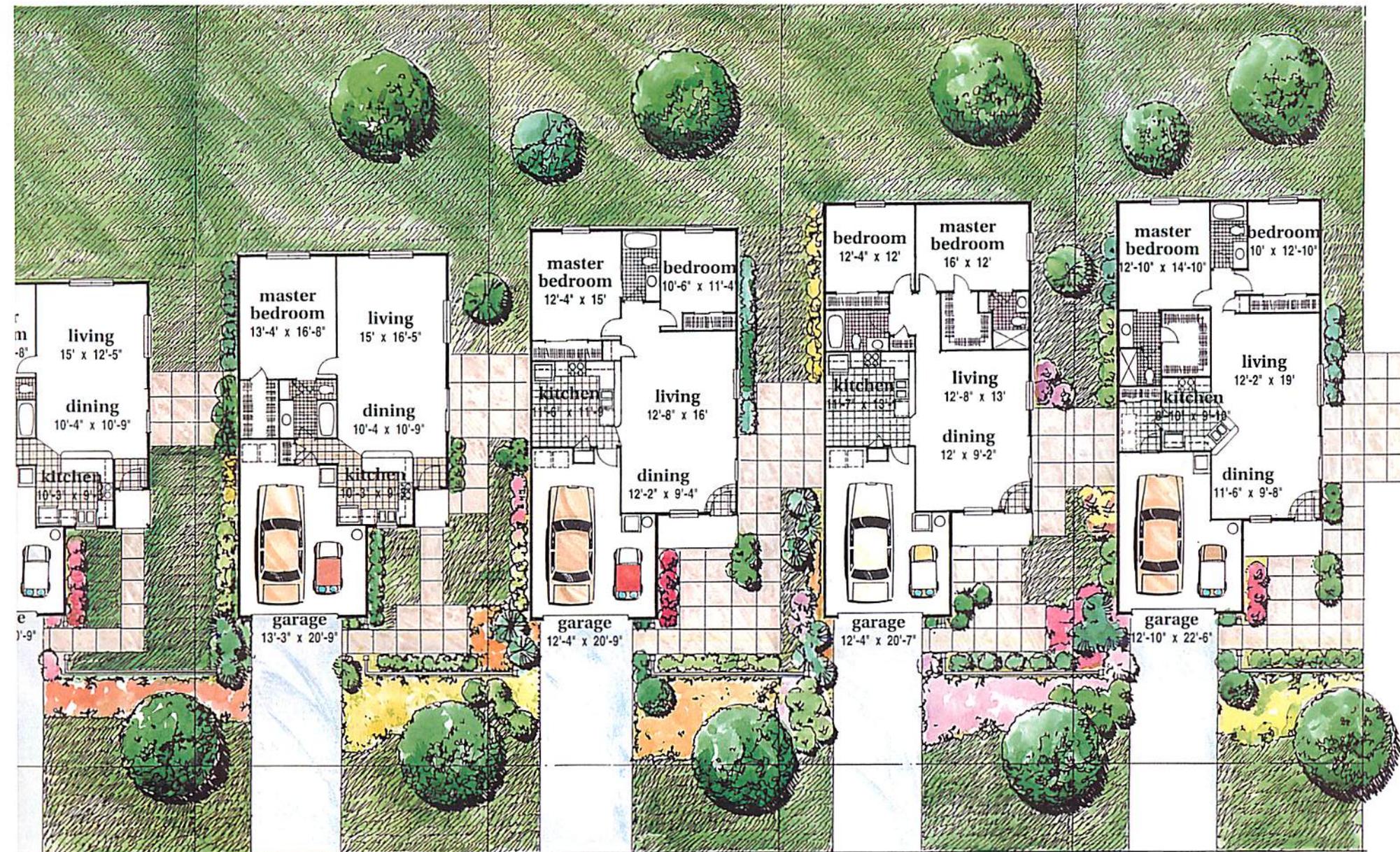
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**VILLAS**



*Savannah Series*



**STAGE**  
 One Bedroom, One Bath  
 1343 Total Square Footage  
 952 Square Feet Climate Controlled

**NANTUCKET**  
 One Bedroom, One Bath  
 1343 Total Square Footage  
 952 Square Feet Climate Controlled

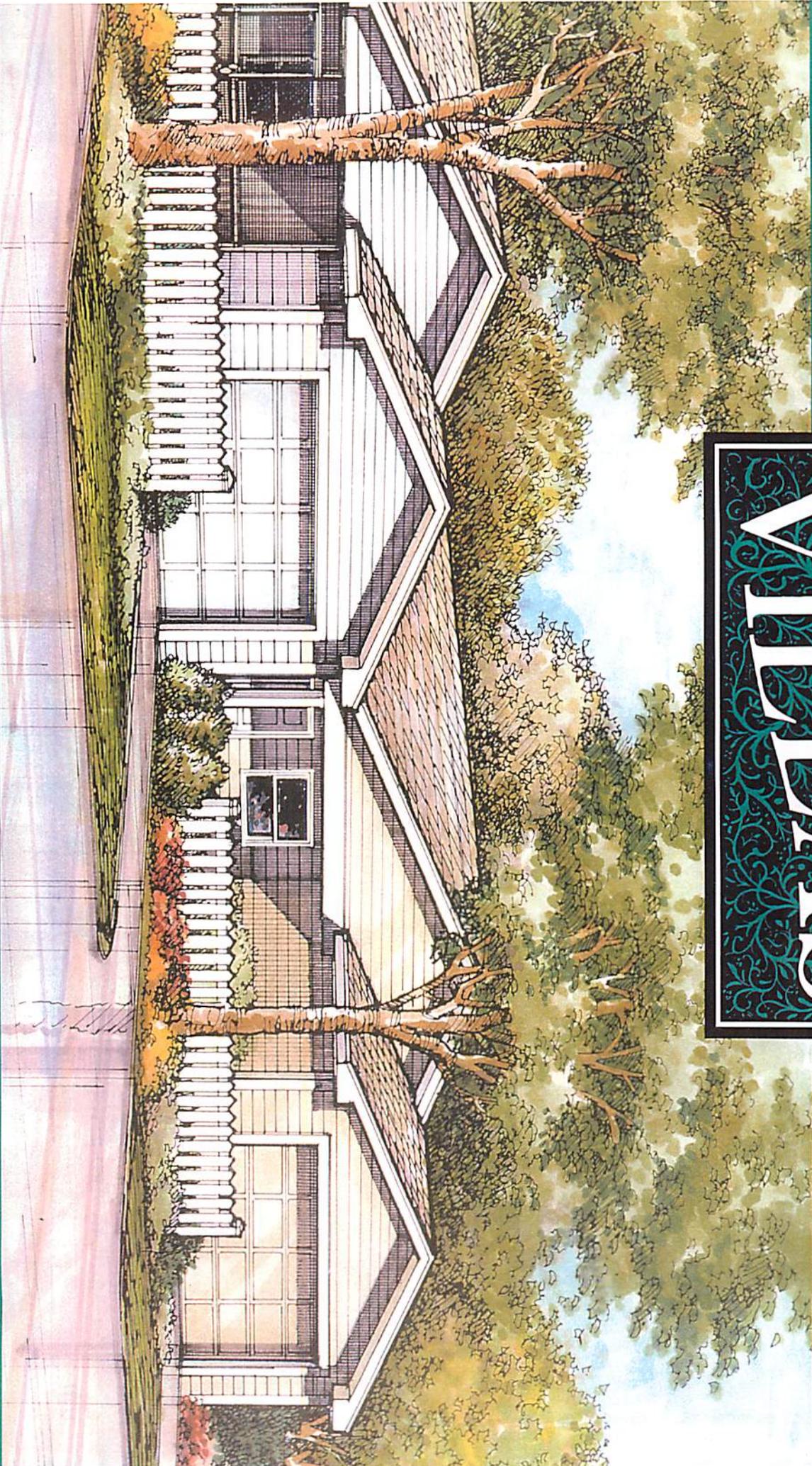
**VINEYARD**  
 Two Bedroom, One Bath  
 1482 Total Square Footage  
 1062 Square Feet Climate Controlled

**COLONY**  
 Two Bedroom, Two Bath  
 1588 Total Square Footage  
 1160 Square Feet Climate Controlled

**CABOT COVE**  
 Two Bedroom, Two Bath  
 1611 Total Square Footage  
 1190 Square Feet Climate Controlled

All floorplans and renderings shown are artist's conceptions, some may illustrate landscaping upgrades. Finished homes may vary in minor respects. Optional homesites and upgrade home features are available.

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**BEAUGARD**

Two Bedroom  
1734 Total Square Footage  
1197 Square Feet Climate Controlled

**STONEBROOK**

Two Bedroom with Den  
2176 Total Square Footage  
1586 Square Feet Climate Controlled

**GRANTHAM**

Two Bedroom with Den  
2302 Total Square Footage  
1696 Square Feet Climate Controlled

All floorplans and renderings are artist's conceptions. The dimensions shown are nominal and the illustrated patio and landscape designs are optional. Finished homes may vary in minor respects. Optional homesites, and upgrade features are available. Models with two bedroom and den require an oversized homesite.

<b>VILLAGE OF HOWARD</b> Department of Code Administration 2456 Glendale Avenue, Green Bay, WI 54313 (Office) 920-434-4647 (FAX) 920-434-4643	<h1 style="margin: 0;">PUBLIC HEARING REQUEST</h1>
--	--

**PLEASE COMPLETE ALL NON-SHADED SECTIONS. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

APPLICATION #

<b>LOCATION</b>	ADDRESS OF SUBJECT PROPERTY (Street Number and Name) Flower Lane	TAX PARCEL #	
<b>PROPERTY OWNER</b>	PROPERTY OWNER'S FULL NAME Meacham Family	DAYTIME PHONE NUMBER	ALTERNATE PHONE NUMBER
	PROPERTY OWNER'S MAILING ADDRESS (Include Zip Code) 2080 South Ridge Road Green Bay, WI 54304		
<b>APPLICANT (AGENT)</b>	APPLICANT'S FULL NAME (Contact Person) David J. Chrouser	APPLICANT'S COMPANY NAME Mau & Associates LLP	DAYTIME PHONE NUMBER 434-9670
	APPLICANT'S MAILING ADDRESS (Include Zip Code) 400 Security Blvd. Green Bay, WI 54313		ALTERNATE PHONE NUMBER
<b>REQUEST</b>	<input type="checkbox"/> REZONING <input type="checkbox"/> CONDITIONAL USE <input type="checkbox"/> VARIANCE <input type="checkbox"/> APPEAL <input type="checkbox"/> ORDINANCE AMENDMENT <input type="checkbox"/> MAP AMENDMENT <input type="checkbox"/> OTHER _____		

## DETAILED DESCRIPTION OF REQUEST (Please be Specific)

Approve PDD for 10 Unit condo project on Flower Lane.

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT ALL INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT AND I UNDERSTAND THAT THE GRANTING OF APPROVAL CREATES NO LEGAL LIABILITY, EXPRESSED OR IMPLIED, ON THE VILLAGE OF HOWARD OR ON ANY OF ITS EMPLOYEES. I FURTHER UNDERSTAND AND AGREE THAT I WILL BE BOUNDED BY AND SUBMIT TO ALL STATUTES OF THE STATE OF WISCONSIN, CONFORM TO ALL APPLICABLE CODES AND ORDINANCES OF THE VILLAGE OF HOWARD, AND ABIDE BY ALL RULES AND REGULATIONS PRESCRIBED BY THE DEPARTMENT OF CODE ADMINISTRATION.

SIGNATURE OF APPLICANT

APPLICATION DATE

**THE APPLICANT OR A REPRESENTATIVE OF THE APPLICANT IS REQUIRED TO BE PRESENT AT THE PUBLIC HEARING.**

BAYPC  
PRAIRIE FA

FLOWER CT

FLOWER LANE

AVENUE

RAILROAD

WOODDALE

SOUTHERN

FLYING

CUTT

- VH-747-E-137
- VH-747-E-136
- VH-747-E-135
- VH-747-E-134
- VH-747-E-133
- VH-747-E-132

PINEWOOD  
PARK

LANE



**VILLAGE OF HOWARD  
PUBLIC HEARING NOTICE**

The Village of Howard Plan Commission will hold a public hearing at 6:30 pm on August 21, 2006 in the Village of Howard Board Room-2456 Glendale Avenue concerning a request from James Korotev representing the Village of Howard to amend Section 17.03(18) of the Howard Municipal Code (Zoning Ordinance) relating to Temporary Buildings.

MICHELLE OLMAN  
Deputy Clerk

**VILLAGE OF HOWARD  
PUBLIC HEARING NOTICE**

The Village of Howard Plan Commission will hold a public hearing at 6:35 pm on August 21, 2006 in the Village of Howard Board Room-2456 Glendale Avenue concerning a request from David Wiese representing the Village of Howard to repeal and recreate section 17.23 of the Howard Municipal Code (Zoning Ordinance) pertaining to Historical Preservation.

MICHELLE OLMAN  
Deputy Clerk

**VILLAGE OF HOWARD  
PUBLIC HEARING NOTICE**

The Village of Howard Plan Commission will hold a public hearing at 6:40 pm on August 21, 2006 in the Village of Howard Board Room-2456 Glendale Avenue concerning a request from Russ Roland to rezone 1505 and 1513 W. Deerfield Avenue, VH-130-2, VH-130-3 from R-5 Rural Estate Residential to I-3 Industrial Park- Light Industry.

MICHELLE OLMAN  
Deputy Clerk

**VILLAGE OF HOWARD  
PUBLIC HEARING NOTICE**

The Village of Howard Plan Commission will hold a public hearing at 6:45 pm on August 21, 2006 in the Village of Howard Board Room-2456 Glendale Avenue concerning a request from Horizon Development Group for an amendment to a Planned Development District at 445 Cardinal Lane, VH-1290.

MICHELLE OLMAN  
Deputy Clerk

**VILLAGE OF HOWARD  
PUBLIC HEARING NOTICE**

The Village of Howard Plan Commission will hold a public hearing at 6:50 pm on August 21, 2006 in the Village of Howard Board Room-2456 Glendale Avenue concerning a request from Meacham Family for Preliminary PDD approval for 10 single family detached condominiums at south east side of Flower Lane, VH-747-E-132, VH-747-E-133, VH-747-E-134, VH-747-E-135, VH-747-136, VH-747-E-137.

MICHELLE OLMAN  
Deputy Clerk

.....concerning a request from James Korotev representing the Village of Howard to amend Section 17.03(18) of the Howard Municipal Code (Zoning Ordinance) relating to Temporary Buildings.

8/21/06 PUBLIC HEARING  
@  
PLAN COMMISSION

# HOWARD PLAN COMMISSION

August 21, 2006 at 6:30 P.M.

Village Hall Board Room

- CALL TO ORDER** The meeting was called to order at 6:30 P.M. by C. Felmer and the Pledge of Allegiance was recited.
- ROLL CALL** G. Speaker, R. Ziemer, M. Scray, K. Kay, K. Simons, J. Devroy, and C. Felmer  
Also: D. Wiese and J. Korotev
- APPROVE AGENDA** A motion was made by K. Kay and seconded by J. Devroy to approve an addendum to have action on the Horizon Development Group PDD amendment.  
Motion carried unanimously.
- A motion was made by K. Simons and seconded by M. Scray to approve the agenda as amended.  
Motion carried unanimously.
- APPROVE MINUTES** A motion was made by G. Speaker and seconded by K. Simons to approve the 7/17/2006 minutes.  
Motion carried unanimously.
- PUBLIC HEARING -  
AMEND ZONING  
ORDINANCE  
TEMPORARY  
BUILDINGS** C. Felmer announced the 6:30 p.m. public hearing and J. Korotev reviewed his staff report regarding temporary buildings.
- The public hearing was opened, no one appeared and the hearing was closed.
- A motion was made by K. Kay and seconded by R. Ziemer to approve the request from James Korotev representing the Village of Howard to amend Section 17.03(18) of the Howard Municipal Code (Zoning Ordinance) relating to Temporary Buildings as requested.
- A roll call vote was taken.  
Motion carried unanimously.
- PUBLIC HEARING -  
AMEND ZONING  
ORDINANCE  
HISTORICAL  
PRESERVATION** C. Felmer announced the 6:35 p.m. public hearing and D. Wiese discussed the existing ordinance and that his proposal came from incorporating the City of DePere's Historical Preservation Ordinance into the Village of Howard's ordinance. C. Felmer stated that she has a meeting with the Howard Suamico Historical Society tomorrow evening at 6:30 p.m. and will have more information after the meeting.

**PUBLIC HEARING -  
AMEND ZONING  
ORDINANCE  
HISTORICAL  
PRESERVATION**

The public hearing was opened and the President of the Howard Suamico Historical Society, Nancy O'Kelley-1750 Snow Basin informed the Commission that she feels DePere's Preservation policy is an excellent resource for Howard to model and supports approval with amendments as necessary.

A motion was made by K. Simons and seconded by M. Scray to adopt the ordinance as presented by David Wiese representing the Village of Howard to repeal and recreate section 17.23 of the Howard Municipal Code (Zoning Ordinance) pertaining to Historical Preservation.

A roll call vote was taken.  
Motion carried unanimously.

**PUBLIC HEARING  
REZONING -  
ROLAND  
1505 and 1513  
W DEERFIELD  
VH-130-2 & VH-130-3**

C. Felmer announced the 6:40 p.m. public hearing and D. Wiese discussed his staff report from the February 2006 plan commission meeting. The public hearing was opened. Appearing in favor of the request included: Russ Roland-1601 Cardinal. Appearing against the request included: Peter Mueller-1737 Devon, Beth Cole-1725 Devon, and June Mueller-1737 Devon. No one else appeared and the public hearing was closed.

A motion was made by G. Speaker and seconded by K. Simons to deny the rezoning request from Russ Roland to rezone 1505 and 1513 W. Deerfield Avenue, VH-130-2, VH-130-3 from R-5 Rural Estate Residential to I-3 Industrial Park-Light Industry.

A roll call vote was taken.  
Three for. Four against (C. Felmer, R. Ziemer, J. Devroy, K. Kay).  
Motion fails.

A motion was made by C. Felmer and seconded by J. Devroy to approve the rezoning request from Russ Roland to rezone 1505 and 1513 W. Deerfield Avenue, VH-130-2, VH-130-3 from R-5 Rural Estate Residential to I-3 Industrial Park-Light Industry.

A roll call vote was taken.  
Three for. Four against (G. Speaker, K. Simons, K. Kay, M. Scray).  
Motion fails.

**PUBLIC HEARING  
PDD AMENDMENT -  
HORIZON DEV  
GROUP  
445 CARDINAL  
VH-1290**

C. Felmer announced the 6:45 p.m. public hearing and D. Wiese discussed his staff report. The public hearing was opened and Dawn Fervency-6583 Woodland Ridge Road, Franklin, Wisconsin with Horizon Development Group appeared stating that they would be using the brick from the building with a slight flood light focusing on the sign and that it would not be internally illuminated. No one else appeared and the public hearing was closed.

**PUBLIC HEARING  
PDD AMENDMENT -  
HORIZON DEV  
GROUP  
445 CARDINAL  
VH-1290 CONTINUED**

A motion was made by K. Simons and seconded by R. Ziemer to approve the amendment with staff recommendations for the Horizon Development Group Planned Development District at 445 Cardinal Lane, VH-1290.

A roll call vote was taken.  
Motion carried unanimously.

**PUBLIC HEARING  
PRELIMINARY PDD -  
MEACHAM FAMILY  
FLOWER LANE**

C. Felmer announced the 6:50 p.m. public hearing and D. Wiese discussed his staff report regarding the Meacham families Preliminary PDD request for 10 single family detached condominiums at the south east side of Flower Lane.

Vicki Butteri's (1044 Harwood) letter was read as part of the record for this meeting and she is opposed to the development. C. Felmer also noted that she received two calls in opposition to this project.

Dave Chrouser from Mau and Associates appeared before the Plan Commission and explained that the Meachams are willing to take one unit out to accommodate the Fire Department by increasing the turning radius. He further explained that the Meachams prefer the vacation of Flower Lane, the condominiums are for 55 years and older (similar to Arch Street), and he discussed the swale for the storm water plan that would include native vegetation.

The public hearing was opened and Rebecca Westfall-1047 Harwood appeared with concerns of diminishing the wetlands in this area. David Hall from Coleman (Owner of the 8 family along Woodale) appeared concerned about special assessments on Flower Lane. James Hawley-1039 Harwood expressed his opposition to this proposal. Ron Hager-1056 Harwood also expressed concern over the wetlands in this area. Dennis Dolan-4495 Sage Way, DePere (owner of the property on the opposite side of Woodale and is the Developer of White Hawk Landing) stated that storm water plans organize and improve drainage in areas.

A motion was made by K. Simons and seconded by G. Speaker to approve the Preliminary PDD for the Meacham Family to allow for 9 single family detached condominiums at the south east side of Flower Lane, VH-747-E-132, VH-747-E-133, VH-747-E-134, VH-747-E-135, VH-747-E-136, and VH-747-E-137 with the condition that the turning radius be increased to accommodate emergency apparatus, the drainage issue be resolved collaboratively as to not cause undue harm in the proximity of the project, to include the other staff recommendations, and that it be incumbent of staff and the developer to decide what to do with Flower Lane.

J. Devroy abstained from voting based on the fact that his father owns property in this area and is affected by this development.

A roll call vote was taken.  
Six for. One abstention (J. Devroy).  
Motion carried.

**ADJOURNMENT**

A motion was made by K. Simons and seconded by K. Kay to adjourn at 8:40 p.m.  
Motion carried unanimously.

MICHELLE OLMAN  
Deputy Clerk

