



Meeting Date: April 18, 2011
Agenda Item: # 8-9

Mission Statement
 Provide quality services in a modern, courteous and cost-efficient manner.

VILLAGE PLAN COMMISSION STAFF REPORT

REPORT TO: President Burt McIntyre & Village Plan Commission

REPORT FROM: Dave Wiese, Executive Director of Community Development

AGENDA ITEM: **Action on the PDD amendment from Steve Bieda to move a single-family home on to a lot in the 2300 block of Riverview Drive, VH-456-6-3, VH-456-6-2 or VH-456-6-1.**

ACTION REQUESTED: Rescind the PDD approval for VH-456-6-3 (2361-2363 Riverview Drive.) This lot would revert back to an R-3 Duplex zoning designation.

POLICY ISSUE

Should the Village Plan Commission rescind the Preliminary PDD for VH-456-6-3 (2361-2363 Riverview Drive)?

RECOMMENDED ACTION BY PLAN COMMISSION

It is recommended that the Plan Commission open the public hearing and ask the applicant to explain his request in detail. Subsequently, the Plan Commission should invite comments from the public and then close the public hearing. After the public hearing is closed, the Plan Commission should review the applicant's request, including how Preliminary Planned Development District Standards will be met. Finally, if satisfied with the proposal, the Plan Commission should recommend approval to the Village Board with any specific conditions as may be necessary to address concerns voiced by the public, staff or Commission members. **THIS WILL BE A RECOMMENDATION TO THE VILLAGE BOARD FOR THE April 25, 2011 VILLAGE BOARD MEETING.**

BASIC INFORMATION

Project Name	Bieda Riverview Drive PDD
Applicant	Steve Bieda
Phone	920-434-9670
Consultant/ Engineer	Allen Cunningham (920) 366-2587
Parcel Size	1.4 acres
Existing Zoning	PDD
Proposed Zoning	R-3
Land Map Designation	Residential Neighborhood

ADJACENT LAND/ZONING MATRIX

	LAND USE	ZONING
North	Single Family,	R-2, R-3
South	Single Family, Duck Creek	R-2, R-4
East	Duplex and Single Family	R-2
West	RR tracks, vacant	R-2

POLICY ALTERNATIVE(S)

The Plan Commission could take the following action:

- Approve the request without conditions.
- Approve the request with conditions.
- Deny the request
- Table the request until a later meeting date

BACKGROUND

The applicant recently received approval to permit the creation and development of four single-family dwelling lots and one duplex lot in the 2300 block of Riverview Drive on parcels VH-456-6-3, VH-456-6-2 and 456-6-1. The applicant would like to rescind the PDD approval for VH-456-6-3 and have it revert back to its original zoning R-3 Duplex. The applicant is considering moving a single-family home on to the property and the proposed buyer would like the larger lot as it is today. I have included two attachments for your review. Attachment II is the original lot layout before a PDD was approved. The CSM is a copy of what exists today. Attachment III is a copy of the PDD that was approved in January (one duplex lot, four smaller single-family lots.) Because Mr. Bieda has received an offer on VH-456-6-3, he is wishing to rescind his PDD approval for that parcel and keep his approval on the remainder of the property in place. If rescinded, the end result would be a duplex lot, two small single-family lots, and another duplex lot.

EXECUTIVE ANALYSIS

1. **Zoning** The property is presently zoned PDD.
2. **Parking** The proposed use does not generate a need for additional parking on the property.
3. **Floodplain, Shoreland Zoning & Stormwater Management** The floodplain and shoreland mapping has been provided in the attachments.
4. **Land Division** A Certified Survey Map would need to be approved and recorded for the two remaining single family lots.
5. **Lighting** Standard home lighting is being proposed.
6. **Fire Protection** This property is currently served by the municipal water system and is located approximately 2.5 miles from the nearest fire station.

CONDITIONS RECOMMENDED BY STAFF

1. The PDD designation is rescinded for parcel VH-456-6-3.
2. Parcels VH-456-6-2 or VH-456-6-1 remain as approved in the PDD approval dated January 10, 2011. All conditions approved at the time for the new smaller single family home lots, including minimum square footage requirements for the proposed homes (1300 square feet), architectural review by staff and basements required for all dwelling units shall apply.

ATTACHMENTS

- I Completed Conditional Use Permit Application,
- II Original CSM
- III Approved PDD

COPY EMAILED TO: sbieda@mau-associates.com

Attachment I



2456 Glendale Ave
Green Bay, WI 54313

PDD APPLICATION

See Next Page
for Materials to be Submitted
with This Application

Application Fee: \$200.00

Date: _____

Initials: _____

Application #: _____

Applicant

Name: Steve Bieda
Address: 400 Security Blvd.
Phone: (920)-609-7756 Email: Sbieda@mau-associates.com

Business Name: _____
PDD Site Address: 2361 + 2363 Riverview Dr.
Landowner of Record: Steve Bieda
Address: - Same -
Phone: ()- - - Email: _____

Consultant(s)

Architect

Name: _____
Address: _____
Phone: ()- - - Email: _____

Contractor/Engineer

Name: _____
Address: _____
Phone: ()- - - Email: _____

Parcel/Building Information

Lot Size: 0.70 Acres/Sq. Ft Current Zoning: PDD Parcel #: VH-456-6-3
Lot Dimensions: 135' X 220' Does Current Zoning Permit Intended Use: _____
Bldg. Sq. Footage: _____ Street Frontage: 135'

Describe Specifically the Nature of the Request:

I would like to remove the PDD zoning off tax parcel # VH-456-6-3 and have it revert back to the underling zoning of duplex by subdivision. I have sold the original parcel which was 0.70 acres and was known as Lot 4 of Volume 53 Certified Survey maps Page 583. (see attached). The new owner intends to place a single family home on the original entire duplex parcel.

REQUIRED

(Check the Box to Signify Your Submittal of Listed Items)

- Statement describing the general character of the proposed development.
- A plat of survey or the equivalent thereof depicting the location, dimensions, boundaries, uses and size of the site.
- Legal description of the proposed development site.
- A site plan including the following:
 - Density and floor area ratio
 - Building heights and setbacks
 - Size & location of lots
 - Screening and fencing
 - Location of sanitary and storm sewer lines
 - Location of water mains
 - Site drainage
 - Location of roads, driveways and walks
 - Existing and proposed structures, parking, loading areas, ingress/egress points
 - Location of recreational and open space areas reserved or dedicated for public uses
 - Percentage of green space & impervious surface
- An accurate topographical map showing elevation and contour data at two (2) foot intervals and extending one hundred (100) feet beyond exterior boundaries of site and also the following
 - Topographical map showing all public right-of-ways & existing buildings within the project area.
 - Size and capacities of all available utilities and high water elevations along rivers and bodies of water.
- Easements to the Village for common open space areas, roadways and other right-of-ways not dedicated to the public.
 - Landscape plan including table depicting quantity, size and name of species.
 - Lighting plan showing photometrics and a spec sheet of all fixtures used.
 - Sign plan with dimensions of sign.
 - An attachment stating the methods and hours of operation (if applicable).
 - Full-color rendering of building facades and large samples of colors and building materials to be used on the project.
 - Table showing square footage of proposed buildings along with proportions of buildings devoted to office, production, manufacturing, warehousing, etc. and proposed number of employees in each area.
 - Evidence showing proposed project is economically feasible.
 - Table showing the approximate costs of individual buildings and dates of construction.
 - Copies of deed restrictions, sureties, performance bonds, conditions, provisions, requirements and/or limitations to ensure public safety, health and welfare.
 - Ownership and tax liability of private open space reservations and right-of-ways.
 - Implementation schedule with proposed commencement and completion dates.

Please refer to Section 17.18 of the *Howard Municipal Code of Ordinances* for additional information on Planned Development District requirements.

Submit 10 color copies of all documents. If possible, provide electronic copies (pdf, word, excel, etc) of plans.

With this signature, I certify all required materials above have been submitted. Furthermore, I understand any required materials not submitted will result in an incomplete application. Incomplete applications will be returned to the applicant until all required materials are submitted.

X  _____ Date 4-11-11

Please direct all questions to Dave Wiese at 434-4640 or dweise@villageofnoward.com

2357746 - Original CSM - 7776

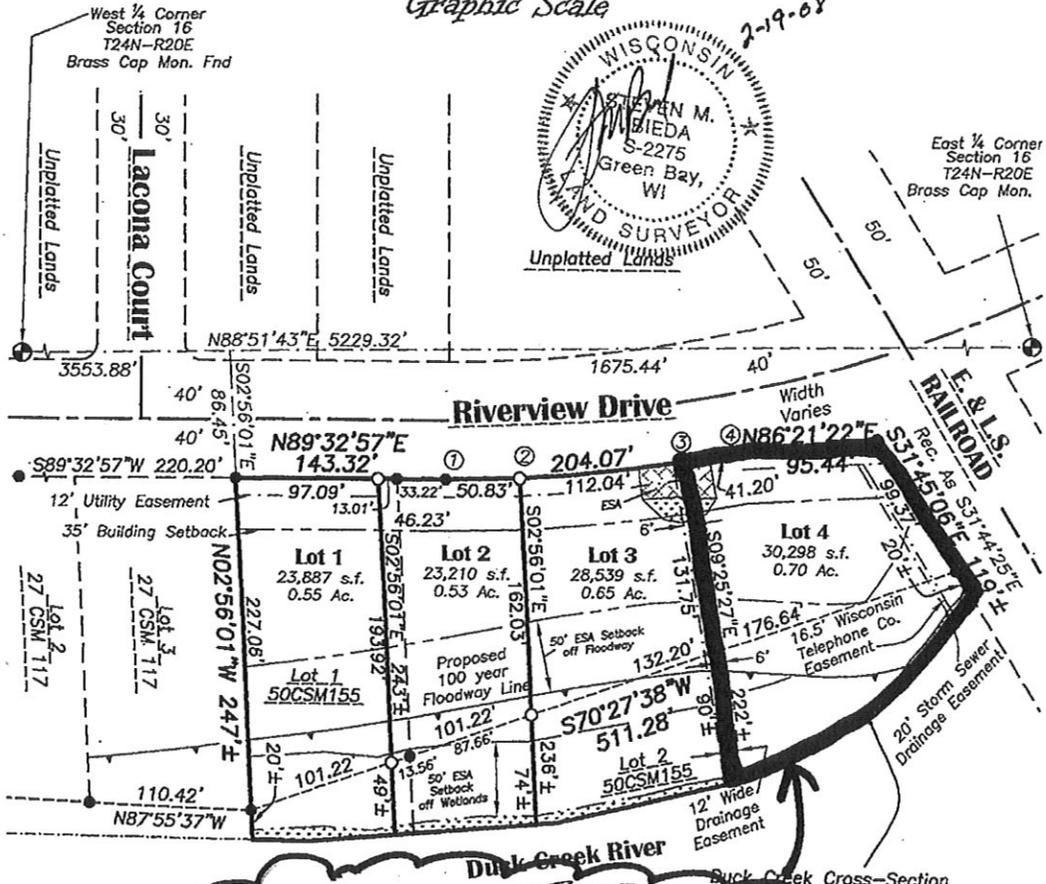
Certified Survey Map

All of Lots 1 and 2, Volume 50, Certified Survey Maps, Page 155, Map No. 7370, Doc. No. 2212693, Brown County Records, said CSM being part of Lot 4, Volume 27, Certified Survey Maps, Page 117, Map No. 4312, Doc. No. 1297050, Brown County Records, being located in part of Lots 9 and 10, Section 16, T24N-R20E, Village of Howard, Brown County, Wisconsin.

100 50 0 100 200 300



Graphic Scale



Proposed Lot Sale

LEGEND

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- ⊕ Brown County Monument - type noted
- ☐ Wetlands

Bearings referenced to the East-West 1/4 Line of Section 16, T24N-R20E, assumed to be N88°51'43"E.

Curve Data

Curve No.	Arc Length	Radius	Chord Length	Chord Bearing	Central Angle	Tangent Bearing
1-2	50.83	1040.00	50.83	N88°08'56"E	2°48'02"	
2-3	112.04	1040.00	111.99	N83°39'44"E	6°10'22"	
3-4	41.20	1040.00	41.20	N78°26'28"E	2°16'10"	
1-4	204.07	1040.00	203.75	N83°55'40"E	11°14'34"	N78°18'23"E

Client: Steven Bieda
Date Drafted: 10/18/2007
AutoCAD No.: R-192 layout 092307.dwg
Drafted By: JMP

Scale: 1"=100'

Tax Parcel Number
VH-456-6-1, VH-456-6

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9970 Fax: 920-434-9072

Sheet One of Four
Project No.: R-192
Drawing No.: L-7168

Original "PDD" Division

Certified Survey Map

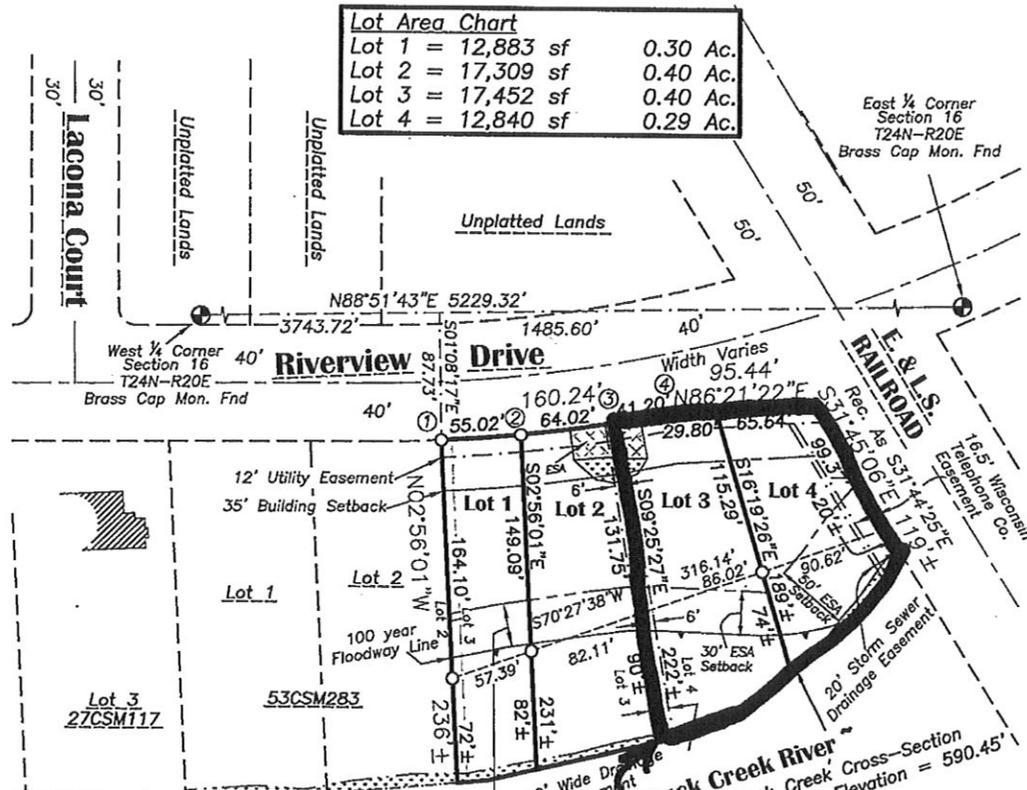
All of Lots 3 & 4, and part of Lot 2, Volume 53, Certified Survey Maps, Page 283, Map Number 7776, Document Number 2357746, Brown County Records, being located in part of Lots 9 & 10, Section 16, T24N-R20E, in the Village of Howard, Brown County, Wisconsin.

100 50 0 100 200 300



Graphic Scale

Lot Area Chart	
Lot 1 = 12,883 sf	0.30 Ac.
Lot 2 = 17,309 sf	0.40 Ac.
Lot 3 = 17,452 sf	0.40 Ac.
Lot 4 = 12,840 sf	0.29 Ac.



LEGEND

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- ⊕ Brown County Monument - type noted
- ▨ Wetlands

30' ESA Setback off Floodway (Per Amendment Doc. No. 243974)

NOTE: Bearings referenced to the East-West 1/4 Line of Section 16, T24N-R20E, assumed to be N88°51'43"E.

Revert back to Underlying Zoning.



January 12, 2011
Revised: March 11, 2011

Curve Data

Curve No.	Arc Length	Radius	Chord Length	Chord Bearing	Central Angle	Tangent Bearing
1-2	55.02	1040.00	55.02	N85°37'08"E	3°01'54"	S87°08'05"W
2-3	64.02	1040.00	64.01	N82°20'22"E	3°31'38"	
3-4	41.20	1040.00	41.20	N79°26'28"E	2°16'10"	
1-4	160.24	1040.00	160.09	N82°43'14"E	8°49'42"	N78°18'23"E

Client: Steven Bieda
Date Drafted: 10/24/2010
AutoCAD No.: R-192 CSM 101610.dwg
Drafted By: SMB

Scale: 1"=100'

Tax Parcel Numbers
VH-456-6-2, VH-456-6-3

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9070 Fax: 920-434-9072

Sheet One of Four
Project No.: R-192
Drawing No.: L-7794