

TOWN OF GREEN BAY PLANNING COMMISSION MINUTES

DATE: 8-17-21

TIME: 7:02pm

PRESENT: John Metzler, Dawn Goodman, Brad Dechamps, Jason Miller, Dylan Mercier, Mike Gilson. **ABSENT:** Gary Jonet. **OTHERS PRESENT:** Realtor and agent for the De Cremer family, Joe Moore of Shorewest Realtors.

1. APPROVAL OF LAST MEETING'S MINUTES (7:02-7:03 pm). John Metzler opened the meeting and asked if the meeting notice was properly posted in 3 places. Dawn Goodman confirmed it was. The 7/20/21 meeting minutes were reviewed. **MOTION MADE BY:** Brad Dechamps to accept the minutes as presented. **MOTION 2NDED BY:** Mike Gilson. **AYES: 6 MOTION CARRIED.**

2. (7:02-7:55pm). Joe Moore of Shorewest Realtors, appeared on behalf of Debbie Boehm, POA for Roland J. De Cremer and Irene J. De Cremer, requesting a Zoning Amendment (#1287-J) to change parcel GB-439-1, located at 6165 Mary's Road, to expand the parcel from its current size of .918 acres to a parcel size of 6 acres. This would be done by including the accessory buildings located on parcel GB-439. *Note: the De Cremers own each parcel, so this would not result in the creation of a new parcel, just an amendment of the dimensions and sizes of the two existing parcels.* They are further requesting the entire 6 acre parcel be rezoned to Residential. Also Note: A CSM was also submitted for review.

Realtor and Agent for the De Cremer family, Joe Moore of Shorewest Realtors, appeared before the Planning Commission. He gave the Planning Commission a packet of information, which included the documents for the De Cremer Durable Power of Attorney (Debbie Boehm, POA); Tax invoices; and a Survey map.

Realtor Moore explained that the De Cremer home is under contract for sale with Shorewest Realtors. The condition of the sale is the expansion to the 6-acre parcel, the approval of the new survey map and re-zoning approval. The buyers need all of these matters settled in order to obtain their loan for the property purchase. He stated the buyer intends to clean up the property to the best of his ability, his hope is to save some of the barns (or parts of it) and outbuildings, with the likelihood that the furthest western part of the milking barn will likely need to be removed. He may use a building to store some of his vehicles. The structures are intended to be for personal use and not have any commercial purpose. Projected closing date is 9/1/21.

Realtor Moore explained the history of the 2 parcels: the 2nd parcel originally had a home on it, (it was torn down), with a separate well—they would not then have to contend with an abandoned well on a separate parcel. The field is rented out currently as farmland and there is a crop on it at this time. A rental arrangement may continue after the sale is done, while the new owners work on the buildings and the house. The new owners hope to get some chickens and maybe a couple of goats.

Realtor Moore explained the intention is not to create a third parcel, but to expand the existing GB-439-1 to 6 acres. The CSM presented is the final map.

Realtor Moore explained the well on the current home is good yet, but they will need a new septic system. The current septic encroached on the adjoining property (which is also owned by the De Cremers), and the combination of some of the adjoining property addresses an otherwise complicated situation were the existing home sold separately from the other parcel. He stated, "It's cleaning the site up". He also stated it should add to the value of the property.

There was discussion about which type of Residential zoning would work best for them. The Planning Commission clarified with Realtor Moore the type of zoning being requested is ER-Estate Residential.

A. MOTION MADE BY: Jason Miller to recommend to the Town Board:
APPROVAL of the Zoning Amendment #1287-J (see very detailed motion notes below*)

MOTION 2NDED By Brad Dechamps. Ayes: 6 Nays: 0. Motion Carried.

Public Hearing Set: Tuesday September 14, 2021 at 6:45 pm

***Motion Details:** It is recommended that the Town of Green Bay Town Board **ACCEPT** the Zoning Amendment request, **#1287-J, of The Roland J. De Cremer and Irene J. De Cremer Revocable Trust, Debbie Boehm, POA and Agent, Joe Moore, of Shorewest Realtors, to:**

- 1. EXPAND parcel GB-439-1 from its current size of .918 acres to a parcel size of 6 acres by including/incorporating PART of GB-439, (5.082 total acres), including all of the pre-existing outbuildings.**
- 2. REZONE the combined parcels into ER-ESTATE-RESIDENTIAL.**

Property Location & Legal Description: Located at 6165 Mary's Road, New Franken, WI 54229

Lot 1 of Certified Survey Map No. 2081, (GB 439-1), Previously recorded in Volume 9 of Certified Survey Maps on Page 143 as Document Number 942940; and

Additional Land, which is PART of GB 439, (including the accessory buildings located on the parcel) Lot S 1/2 in the SW ¼ of the NE ¼ Section 25, T.25 N., R.22 Ex 9 CSM 143 & EX RD., in the Town of Green Bay, Brown County, Wisconsin (see more detailed description on CSM).

Total Area:

Lot 1: (aka: GB-439-1) has a total area of 40,000 sq./ft 0.918 Acres +/-
Additional Property (aka: Part of GB-439) which has a total of 5.082 total acres, 4.715 Acres +/- excluding R/W.

B. MOTION MADE BY: Jason Miller to recommend to the Town Board:
APPROVAL of the Certified Survey Map of GB-parcel 439 added and incorporated into GB-parcel 439-1 For the Roland J. De Cremer and Irene J. De Cremer Revocable Trust (see very detailed notes below*)
MOTION 2NDED By Dylan Mercier. Ayes: 6 Nays: 0. Motion Carried.

***Motion Details:** The Town of Green Bay Planning Commission, to whom has been presented the **Certified Survey Map of GB-parcel #439 added and incorporated into GB-parcel #439-1 Recommend that:** The Town of Green Bay Town Board should **ACCEPT** the CSM described as: Additional Land being 5.082 Total Acres of Land More or Less (from Part of GB 439) to be added to and incorporated into Parcel GB-439-1. Resulting in GB-493-1 becoming 6.00 Acres of total land more or less, which would include the pre-existing accessory buildings.

Property Explanation/Notes/ Legal Description:

Description:

Lot 1 of Certified Survey Map No. 2081, (GB 439-1), Previously recorded in Volume 9 of Certified Survey Maps on Page 143 as Document Number 942940; and

Additional Land, which is PART of GB 439, (including the accessory buildings located on the parcel) Lot S 1/2 in the SW ¼ of the NE ¼ Section 25, T.25 N., R.22 Ex 9 CSM 143 & EX RD., in the Town of Green Bay, Brown County, Wisconsin (see more detailed description on CSM).

Total Area:

Lot 1 (aka: GB-439-1) has a total area of 40,000 sq/ft 0.918 Acres +/-;
Additional property (aka: **Part of GB-439**) which has a total of 5.082 total acres, 4.715 Acres +/- Excluding R/W.

3. (7:56-8:09pm) Old Business/Any Other Business as authorized by law: How The Amendments To The Town Of Green Bay's Code Of Ordinances Should Be Added To The Book.

Planning Secretary, Dawn Goodman, explained briefly what she and Town Clerk, Debbie Mercier came up with as a solution to the situation while at the August Town Meeting. She explained that the Town would like to see an example of it before Planning goes ahead with it. It was noted that the Town Board and Clerk Mercier expressed they would prefer the Town do the updates without involving Attorney Parmentier, in order to save on expenses that would be incurred.

Dawn Goodman explained she did not have time to work up an example in time for the current Planning Meeting, but would do so for the Town to look over for their 9/14/21 Town Meeting.

She went on to explain that:

- A notation, with the date any modification/amendment is adopted, will be inserted at the site in the Code of Ordinances Book of the modification/amendment, along with a reference to see the “Appendix of Modification/Amendments” in back of the book.
- The updating of these above-mentioned modification/amendments, will take place at the Planning Commission Meetings quarterly (March, June, September, December).

4. Next Planning Commission Meeting was arranged for: Tuesday, September 21, 2021, at 7pm, if needed.

Motion to Adjourn Made by: Dylan Mercier 2nded by: Mike Gilson Ayes: 6. Motion Carried. Adjournment: 8:10 pm.

Planning Commission Chairperson

Planning Commission Secretary