

SUAMICO PLANNING & ZONING COMMISSION MEETING – AGENDA
12781 Velp Avenue

Wednesday, June 9, 2021

6 P.M.

1) CALL MEETING TO ORDER

2) APPROVE AGENDA

3) CONSENT AGENDA

- a) Approve the Minutes of the Wednesday, May 12, 2021, Planning & Zoning Commission Meeting
- b) Building Permit Report: May 2021

4) PUBLIC APPEARANCES

Any resident wishing to address the Commission for any matter not on the agenda should come forward at this time

5) DISCUSSION/RECOMMENDATION: Request by L & S Land, LLC, for approval of;

- a) A one lot Certified Survey Map, as prepared by David Chrouser, Mau & Associates, on parcel SU-385
- b) A rezone from Agriculture-Farmland Preservation to Rural Residential of lot one of the proposed Certified Survey Map

Located approximately 4/10 of a mile west of St Pats Dr. on the north side of Whippoorwill Rd

6) DISCUSSION/RECOMMENDATION: Request by Kentin & Diane Eggen, 4805 Lost Creek Ln, for approval of a 2-lot Certified Survey Map, as prepared by David Chrouser, Mau & Associates. Parcel SU-106-7. Located on the west side of Lost Creek Ln. 750ft north of Shady Ln. Zoned Rural Residential.

7) DISCUSSION/RECOMMENDATION: Request by Mass Appeal, 1566 Lineville Rd, for approval of a 300sq ft wall sign on parcel SU-796-1. Located 220ft east of E. Deerfield Rd, on the north side of Lineville Rd. Zoned Highway Business

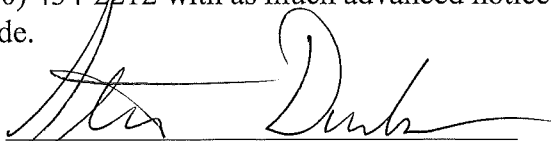
8) DISCUSSION/RECOMMENDATION: Request by Dennis Korpan, for approval of a Planned Development Overlay modification at 1512 Sunset Beach Rd, parcel SU-270-2, to allow for motor vehicle sales. Located on the northeast corner of Sunset Beach Rd and Veterans Ave. Zoned Business w/PDD

9) DISCUSSION/RECOMMENDATION: Possible code changes to regulate “Short term” rental of properties.

10) ADJOURNMENT

Note: A majority of members of the Village Board may be in attendance for information gathering and sharing.

Any person wishing to attend, who because of a disability or due to the COVID-19 Pandemic, requires special accommodations should contact the Suamico Village office at (920) 434-2212 with as much advanced notice as possible so that accommodations can be made.



Steve Dunks, Zoning Administrator

SUAMICO PLANNING & ZONING COMMISSION MEETING – AGENDA
12781 Velp Avenue

Wednesday, May 12, 2021

6 P.M.

1) CALL MEETING TO ORDER

Meeting called to order by Deputy Clerk Hongisto at 6:00 p.m. Commission members present: Commissioner Congdon, Commissioner Hausladen, Commissioner Pascoe, Commissioner Thomson, Commissioner Van Rossum and Commissioner Zastrow
Excused: Chair Nelson
Staff present: Steve Dunks, Zoning Administrator; and Melissa Hongisto, Deputy Clerk.

Due to the absence of Chair Nelson a motion was made by Thomson to nominate VanRossum as chair, second by Zastrow, motion carried 5-0-1, abstain – VanRossum.

2) APPROVE AGENDA

Motion by Hausladen to approve the consent agenda as presented, second by Thomson, motion carried 6-0.

3) CONSENT AGENDA

- a) Approve the Minutes of the Wednesday, April 14, 2021, Planning & Zoning Commission Meeting
- b) Approve the Minutes of the Board of Appeals; April 13, 2021 & April 27, 2021
- c) Building Permit Report: April 2021

Motion by Zastrow to approve the consent agenda as presented, second by Congdon, motion carried 6-0.

4) PUBLIC APPEARANCES

Any resident wishing to address the Commission for any matter not on the agenda should come forward at this time
No one spoke.

5) DISCUSSION/RECOMMENDATION: Request by Midwest Expansion to modify the Planned Development Overlay for the Urban Edge Commercial Development area to allow for inside access mini-storage units with-in the old Shopko Store located at 2320 Lineville Road. SU-2757.

Staff Report:

- Midwest Expansion is proposing the construction of 415 +/- mini-storage units of multiple sizes with-in the existing Shopko building.
- Two retail spaces will remain in the front portion of the building.
- An additional “store front” access will be added on the south elevation and a couple of overhead doors on the west and north elevations in line with the larger hallways. If they choose to allow the use of these for temporary vehicle access to provide easier access to individual units no additional ventilation would be required, per state code, as long as it was not overnight or continuous storage.

- The storage of limited amounts of flammables is allowable under certain conditions, but the Fire Department will not have any access to these independent units to monitor quantities or proper storage containers. They are asking to restrict the storage of fuels, flammables and all non-electric motors.

Motion by Hausladen to recommend approval of an amendment to the Urban Edge PDD to allow for "Inside access mini-storage" inside of the old Shoko building with the following conditions;

1. All units must be accessed from the interior of the building.
2. The storage of fuels, flammables, & non-electric motorized equipment/vehicles is prohibited.
3. Meet the requirements of all other applicable ordinances, regulations & reviewing agencies.
4. The following surveillance camera requirements;
 - a. Maintain interior and exterior high definition cameras covering every corner of the interior and exterior of the property.
 - b. Surveillance cameras shall have a minimum of 45 days of DVR holding capacity and equipped with infrared lights to illuminate in low light situations.
 - c. Provide details on the surveillance system to the Brown County Sheriff's Office
 - d. A sign shall be posted in a prominent location which includes the following language "This area is under live/recorded video surveillance to aid in the prosecution of any crimes committed"

Second by Congdon, motion carried 6-0.

6) DISCUSSION/RECOMMENDATION: Request by Donald Revolinski, 1911 Norfield Rd, for approval of a 2-lot Certified Survey Map, as prepared by Steve Bieda, Mau & Associates. Parcel SU-171. Located on the southwest corner of Norfield Rd & Velp Ave. Zoned Highway Business

Staff Report:

- Parent parcel is actually 12.635 acres in size. 3.321 acres is across Velp Ave and not required to be shown on the CSM.
- Both lots meet the requirements for size and frontage of the Zoning Code.
- The future land use plan does show this area to be serviced by sewer and water. There are no plans at this time to run services past this location.
- The note on page 2 reference's a Shoreland permit from Brown County Zoning, this should be Suamico Zoning.

Motion by Thomson to recommend approval of a 2-lot Certified Survey map o parcel SU-171 for Don Revolinski as prepared by Mau & Associates, with the following conditions;

1. Correction of the note on page 2 to reference Suamico Zoning rather than Brown County.
2. Meet the requirements of all other applicable ordinances, regulations, & reviewing agencies,

Second by Pascoe, motion carried 6-0.

7) ADJOURNMENT

Motion by Zastrow to adjourn at 6:48 p.m., second by Thomson, motion carried 6-0.

Respectfully submitted,

Melissa Hongisto, Deputy Clerk

VILLAGE OF SUAMICO
BUILDING PERMIT REPORT
 Month of May 2021

		Current Month						Year-To-Date							
		# of Permits			\$ Value of Permits			# of Permits			\$ Value of Permits				
		Acreage	This year	Last Year	% Change	This year	Last Year	% Change	This year	Last Year	% Change	This year	Last Year	% Change	
Residential															
Single Family	3.927	3	2	50%	\$1,480,000.00	\$708,000.00	109%	15	13	15%	\$7,174,899.00	\$6,473,377.00	11%		
Duplex		0	0		\$0.00	\$0.00		0	0		\$0.00	\$0.00			
Multifamily	32units	2	3	-33%	\$3,400,000.00	\$2,695,000.00	26%	2	5	-60%	\$3,400,000.00	\$4,395,000.00	-23%		
Remodel/Addition		2	0		\$310,000.00	\$0.00		16	13	23%	\$1,563,747.00	\$359,896.00	334%		
Accessory		3	9	-67%	\$158,000.00	\$214,945.00	-26%	16	14	14%	\$584,217.00	\$298,786.00	96%		
Commercial															
New		1	0		\$500,000.00	\$0.00		1	3	-67%	\$500,000.00	\$5,433,035.00	-91%		
Remodel/Addition		1	0		\$18,000.00	\$0.00		6	4	50%	\$1,000,000.00	\$805,274.00	24%		
Accessory		0	0		\$0.00	\$0.00		0	0		\$0.00	\$0.00			
Other															
Culvert		0	0		\$0.00	\$0.00		0	0		\$0.00	\$0.00			
Pool/Deck		7	8	-13%	\$128,650.00	\$126,000.00	2%	15	15	0%	\$405,150.00	\$290,000.00	40%		
Siding		0	0		\$0.00	\$0.00		5	1	400%	\$142,000.00	\$62,000.00	129%		
Roofing		1	3	-67%	\$10,000.00	\$58,499.00	-83%	4	3	33%	\$51,519.00	\$58,499.00	-12%		
Sign		0	0		\$0.00	\$0.00		2	6	-67%	\$11,185.00	\$97,450.00	-89%		
Shoreland Zoning		2	2	0%	\$0.00	\$0.00		2	6						
Other		4	9	-56%	\$33,136.00	\$54,619.00	-39%	47	55	-15%	\$1,117,846.00	\$1,460,214.00	-23%		
Demo		0	0		\$0.00	\$0.00		1	1	0%	\$0.00	\$0.00			
Total		26	36	-28%	\$6,037,786.00	\$3,857,063.00	57%	132	139	-5%	\$15,950,563.00	\$19,733,531.00	-19%		
VALUE INCLUDED ABOVE											Taxable Value		\$15,950,563.00	\$14,175,222.00	13%
TIF#1		2	3		\$518,000.00	\$2,695,000.00		9	3		\$1,247,000.00	\$4,395,000.00			
TIF#2		0	0		\$0.00	\$0.00		2	0		\$315,000.00	\$0.00			
TIF#4		2	0		\$3,400,000.00	\$0.00		4	1		\$3,667,000.00	\$600,000.00			
Exempt properties		0	0		\$0.00	\$0.00		0	2		\$0.00	\$5,558,309.00			
Sanitary District(1 & 2 Family only)units															
In	0.705	1	1	0%	\$450,000.00	\$368,000.00	22%	6	9	-33%	\$2,727,899.00	\$4,509,377.00	-40%		
Out	3.222	2	1	100%	\$1,030,000.00	\$340,000.00	203%	9	4	125%	\$4,447,000.00	\$1,964,000.00	126%		
Total	3.927	3	2	50%	\$1,480,000.00	\$708,000.00	109%	15	13	15%	\$7,174,899.00	\$6,473,377.00	11%		

Percentage In	33%	40%
Percentage Out	67%	60%

VILLAGE OF SUAMICO 2021

DATE	PERMIT #	PARCEL #	OWNER		ADDRESS #	CONTRACTOR	TYPE	LOT SIZE	SANITARY IN/OUT	SQ FT	COST	FEE	
			LAST	FIRST									
05/03/21	107-21-5B	SU-2389	Coehoorn	Nich	2131	North Gate Rd	Michaels Custom Homes	New Home	0.705	In	2432	\$450,000.00	\$1,060.00
05/05/21	108-21-5B	SU-964-P-12	Wright	Steven	2080	Pinecone Circle	Owner	Remodel		Out		\$60,000.00	\$60.00
05/05/21	109-21-5B	SU-949	Soquet	Paul	3854	Cottage Row	Kasper Construction	Acc building		Out	1360	\$51,000.00	\$233.00
05/05/21	110-21-5SH	SU-949	Soquet	Paul	3854	Cottage Row	Kasper Construction	Shoreland		Out		\$0.00	\$50.00
05/10/21	111-21-5B	SU-655-3-1	Sorrentio	David	2472	St Pats Dr	Dave Vanrite Construction	Deck		Out		\$57,000.00	\$70.00
05/10/21	112-21-5B	SU-934-305	Mineau	Ken	1622-1644	Gaberfield Ct	H and S Roofing	Roof		In		\$10,000.00	\$30.00
05/12/21	113-21-5H	SU-469-3	Jon Henry Rentals		1755	Riverside Dr	Lakeshore Heating	HVAC		In		\$4,400.00	\$44.00
05/12/21	114-21-5B	SU-964-D-612	Shermo	Greg	2093	Descendant Ln	Dave Vanrite Construction	Deck		In		\$12,650.00	\$70.00
05/12/21	115-21-5B	SU-2820	Allen	Jason	3260	Anston Rd	Owner	Deck		Out		\$5,000.00	\$70.00
05/17/21	116-21-5B	SU-1314	Barry	Chris	2363	Crown Pointe Blvd	All-in-one Services	Remodel		In		\$250,000.00	\$193.00
05/17/21	117-21-5B	SU-1558	Paldmaki	William	2246	Redpepper Tr	Big Finn Construction	Deck		In		\$25,000.00	\$70.00
05/18/21	118-21-5SP	SU-964-P-25	Moran	Kim	1977	Norway Ct	Affordable Property Improvements	Pool		Out		\$9,000.00	\$55.00
05/18/21	119-21-5B	SU-796-1	Mass Appeal		1566	Lineville Rd	Nex Gen Services	Comm Remodel		In		\$18,000.00	\$163.00
05/18/21	120-21-5SP	SU-1004-W-2	Giese	David	3087	School Ln	Above Ground Proffesionals	Pool		Out		\$12,000.00	\$55.00
05/18/21	121-21-5SH	SU-1004-W-2	Giese	David	3087	School Ln	Above Ground Proffesionals	Shoreland		Out		\$0.00	\$35.00
05/18/21	122-21-5B	SU-1004-W-2	Giese	David	3087	School Ln	Johnson Builders	Deck		Out		\$8,000.00	\$35.00
05/18/21	123-21-5P	SU-2505	Wing	Ryan	1497	Snowshoe Tr	Tundraland Home Improvements	Plumbing		In		\$8,736.00	\$25.00
05/18/21	124-21-5B	SU-2864	Moesch	Kalyn	2535	Breezeway Bluff Ct	ROC Building Solutions LLC	New Home	1.222	Out	2014	\$530,000.00	\$1,135.00
05/18/21	125-21-5B	SU-2774	Midwest Expansion		2330	Lineville Rd	Midwest Expansion	Multi-Family	16 unit	In	22194	\$1,700,000.00	\$2,419.00
05/18/21	126-21-5B	SU-2774	Midwest Expansion		2332	Lineville Rd	Midwest Expansion	Multi-Family	16 unit	In	22194	\$1,700,000.00	\$2,419.00
05/19/21	127-21-5B	SU-2882	Santaga	Aldo	2096	E. Deerfield Ave	Schuh Construction	Acc Buildout		In		\$68,000.00	\$324.00
05/20/21	128-21-5B	SU-26-1	Mantey	Brian	1381	Brown Rd	RWS Contracting	Acc building		Out		\$39,000.00	\$150.00
05/24/21	129-21-5B	SU-327-2-1	Moore	Jesse	3192	School Ln	CR Construction	New Home	2.000	Out	2505	\$500,000.00	\$1,060.00
05/26/21	130-21-5B	SU-1207	Vanderloop	Andy	2132	E. Deerfield Ave	J & W Construction	Comm new	#6&7	In		\$500,000.00	\$2,948.00
05/28/21	131-21-5P	SU-1207	Vanderloop	Andy	2132	E. Deerfield Ave	K Kelly Inc	Plumbing		In		\$10,000.00	\$294.00
05/28/21	132-21-5P	SU-1207	Vanderloop	Andy	2132	E. Deerfield Ave	K Kelly Inc	Plumbing		In		\$10,000.00	\$294.00



DATE: June 9, 2021
TO: Planning & Zoning Commission
FROM: Steve Dunks
SUBJECT: L & S Land CSM & Rezone

General Information

Location: Approximately 4/10 mile west of St. Pats Dr. on the north side of Whippoorwill Rd

Requested Action: Approval of a 1-lot CSM & a rezone from AG-FP to RR

Applicant: L & S Land LLC, Gabe Hylok
3700 Elmtree Rd
Suamico, WI 54313

Surveyor: David Chrouser, Mau & Associates
400 Security Blvd
Green Bay, WI 54313

Parcel Number: SU-385

Size: Parent parcel, 34.118 acres; lot 2.41 acres

Existing Zoning & Land Use: AG-FP; farmstead & ag use

Surrounding Zoning & Land Use: North: AG-FP; ag use
South: AG & RR; ag use & single-family homes
East: RR; Single-family homes
West: AG-FP; ag use

Background

- The 1-lot CSM would not meet the requirements of the current AG-FP zoning. A rezone to RR would be required. It does appear to meet the requirements of RR zoning.
- Rezoning from AG-FP requires that we meet the following requirements;
 1. **The rezoned land is better suited for a use not allowed in the farmland preservation zoning district.** This lot is being created for the son of an LLC

member to construct his home on. Code does not allow for a second dwelling on the same lot.

2. **The rezoning is consistent with any comprehensive plan, adopted by the Village, which is in effect at the time of the rezoning.** The Comprehensive plan shows this to be an area that will remain in ag use. The LLC is intending to continue that use well into the future. This is a minor rezone for the LLC, not a large subdivision.

3. **The rezoning is substantially consistent with the Brown County Farmland Preservation Plan, certified under ch. 91, Wis. Stats., which is in effect at the time of the rezoning.** This 2.41 acre rezone will not affect that

4. **The rezoning will not substantially impair or limit current or future agricultural use of other protected farmland.** It does not.

Fiscal Impact

Parkland fee of \$300 will be due at signing for the lot created

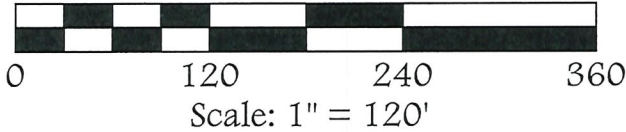
Suggested Motion

Two separate motions will be required

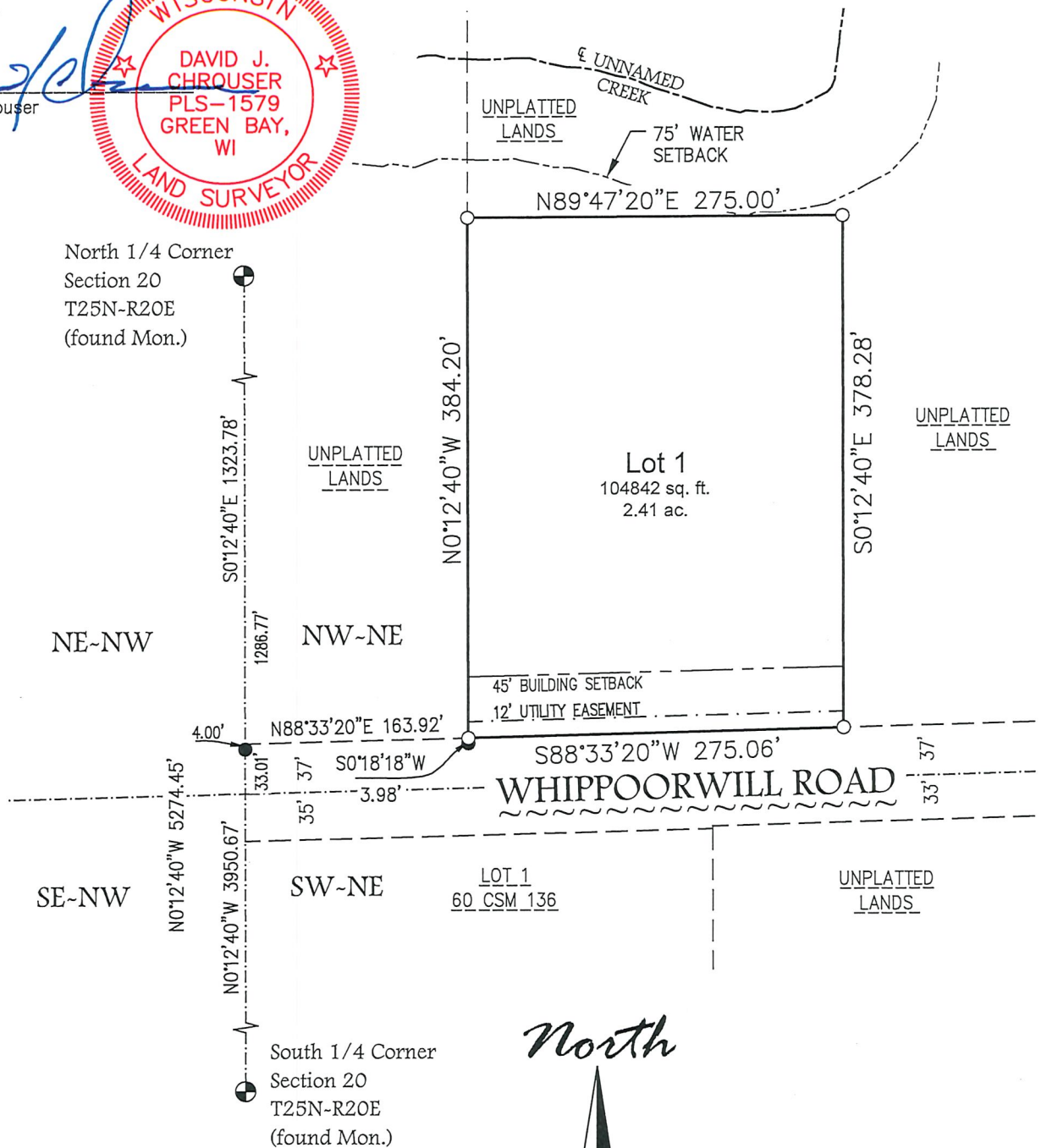
1. To recommend approval/denial of a 1-lot Certified Survey Map for L & S Land, LLC as prepared by Mau & Associates with the following requirements;
 - a. Payment of a \$300 Parkland Dedication fee
 - b. Approval of a rezone from AG-FP to RR
 - c. Meet the requirements of all other applicable ordinances, regulations, & reviewing agencies.
2. To recommend approval/denial of a rezone of the portion of SU-385 shown on the 1-lot CSM submitted, from Ag Farmland Preservation to Rural Residential

CERTIFIED SURVEY MAP

Part of the Northwest 1/4 of the Northeast 1/4 of Section 20,
T25N-R20E, Village of Suamico, Brown County, Wisconsin.



David J. Chrouser
PLS-1579
May 7, 2021



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

NOTES

Bearings referenced to the North-South 1/4 Line of Section 20, T25N-R20E, assumed to be N0°12'40"W.

The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.

Client: Gabe Hylok

Tax Parcel: SU-385

Drafted By: BAB

File: H-16112CSM 040921.dwg

Data File: H-16112.txt

Mau & Associates, LLP

LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet One of Four

Project No.: H-16112

Drawing No.: L-11400

Fieldwork Completed: 04/20/2021



CERTIFIED SURVEY MAP

Part of the Northwest 1/4 of the Northeast 1/4 of Section 20, T25N-R20E, Village of Suamico, Brown County, Wisconsin.


SURVEYOR'S CERTIFICATE

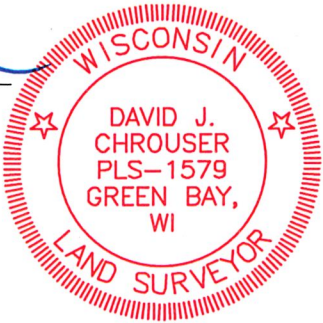
I, David J. Chrouser, Professional Land Surveyor, PLS-1579, do hereby certify that I have surveyed, divided and mapped part of the Northwest 1/4 of the Northeast 1/4 of Section 20, T25N-R20E, Village of Suamico, Brown County, Wisconsin, more fully described as follows:

Commencing at the North 1/4 Corner of Section 20, T25N-R20E; thence S0°12'40"E, 1286.77 feet along the North-South 1/4 Line of said Section to the North Right-of-Way of Whippoorwill Road; thence N88°33'20"E, 163.92 feet along said Right-of-Way to the Point of Beginning; thence N0°12'40"W, 384.20 feet; thence N89°47'20"E, 275.00 feet; thence S0°12'40"E, 378.28 feet to said Right-of-Way; thence S88°33'20"W, 275.06 feet along said Right-of-Way to the Point of Beginning.

Parcel contains 104,842 square feet / 2.41 acres, more or less.
Parcel subject to easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes, the Village of Suamico, and the Brown County Planning Commission in surveying, dividing and mapping the same.


David J. Chrouser PLS-1579
May 7, 2021



NOTES

- 1) A Shoreland Permit from the Village of Suamico Zoning Administrator's office is required prior to any construction, fill, or grading activity within 300 feet of a stream.
- 2) The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Village of Suamico has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

RESTRICTIVE COVENANTS

- 1) The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.
- 2) No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

CERTIFICATE OF THE VILLAGE OF SUAMICO

Approved for the Village of Suamico this _____ day of _____, 20____.

Bonnie Swan
Village Clerk





CERTIFIED SURVEY MAP

Part of the Northwest 1/4 of the Northeast 1/4 of Section 20, T25N-R20E, Village of Suamico, Brown County, Wisconsin.

CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission this ____ day of _____, 20__.

Tim Reed
Senior Planner

CERTIFICATE OF THE BROWN COUNTY TREASURER

As duly elected Brown County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the dates listed below.

Paul D. Zeller Date
Brown County Treasurer

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

L & S Land LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said limited liability company caused the easements to be granted and the land on this Certified Survey Map to be surveyed, divided, and mapped as represented hereon. L & S Land LLC does further certify that this Certified Survey Map is required to be submitted to the Brown County Planning Commission and the Village of Suamico for approval or objection in accordance with current Land Subdivision Ordinances.

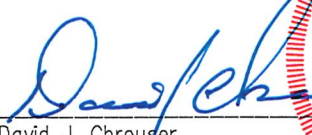
In Witness Whereof, the said L & S Land LLC has caused these presents to be signed by Gabe Hylok, its Member, on this ____ day of _____, 20__.

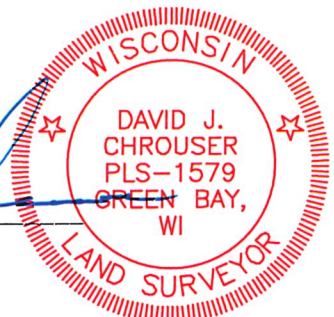
Gabe Hylok, Member

Personally came before me this ____ day of _____, 20__, the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

Notary Public My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]


David J. Chrouser
PLS-1579
May 7, 2021





CERTIFIED SURVEY MAP

Part of the Northwest 1/4 of the Northeast 1/4 of Section 20, T25N-R20E, Village of Suamico, Brown County, Wisconsin.

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

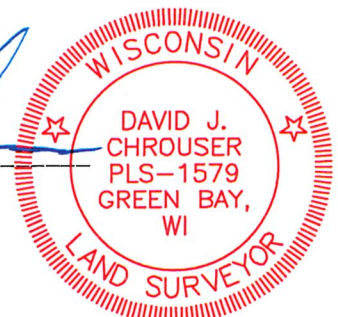
L & S Land LLC, Grantor, to

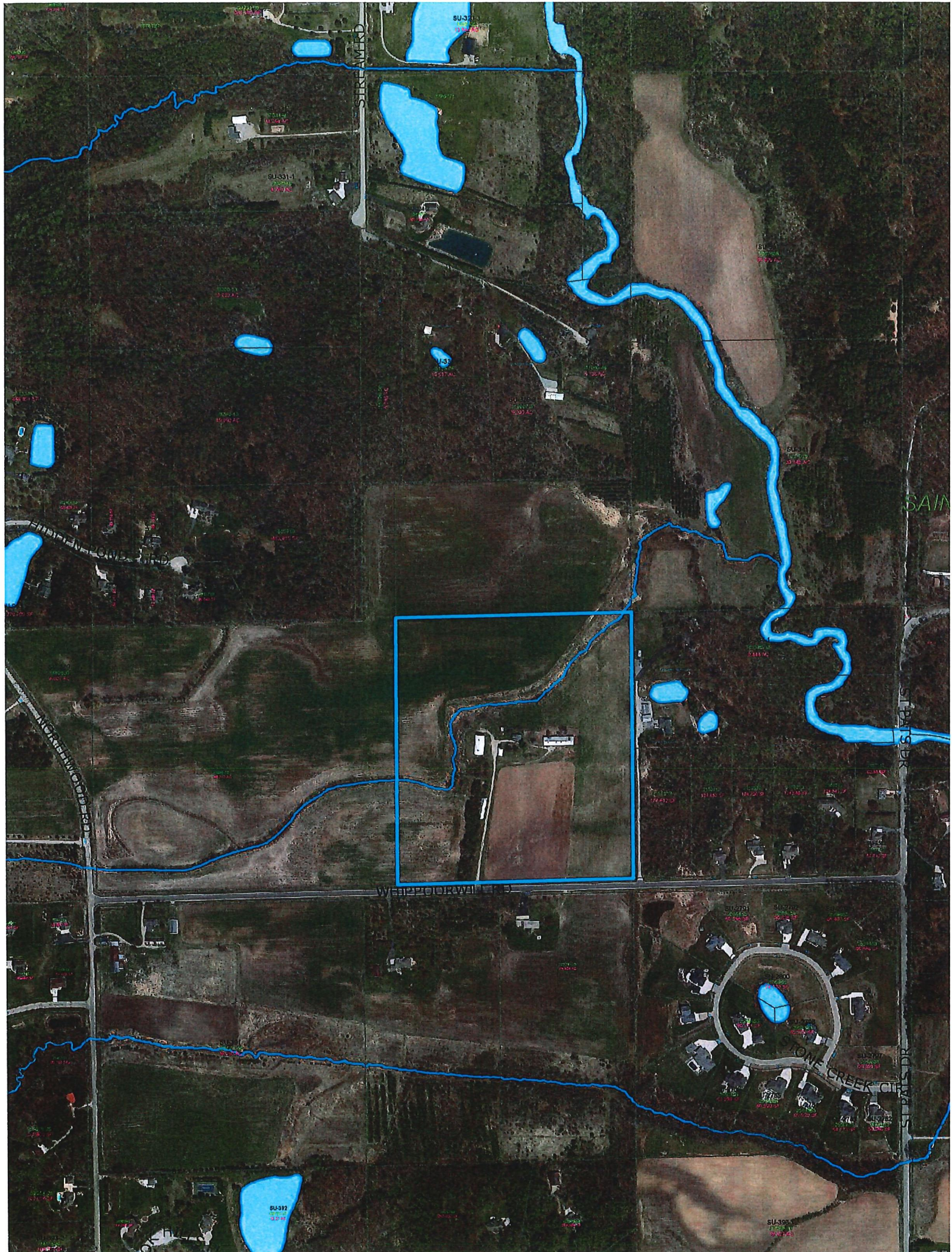
WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

David J. Chrouser
PLS-1579
May 7, 2021







DATE: June 9, 2021
TO: Planning & Zoning Commission
FROM: Steve Dunks
SUBJECT: Eggen CSM

General Information

Location: West side Lost Creek Ln, 750ft north of Shady Ln.

Requested Action: Approval of a 2-lot CSM

Applicant: Kentin & Diane Eggen
4805 Lost Creek Ln
Suamico, WI 54313

Surveyor: David Chrouser, Mau & Associates
400 Security Blvd
Green Bay, WI 54313

Parcel Number: SU-385

Size: 11.8 acres

Existing Zoning & Land Use: RR; vacant land

Surrounding Zoning & Land Use: RR; single-family homes & ag use

Background

- The building set-back needs to be corrected to 45ft.
- Both lots appear to meet all other requirements.

Fiscal Impact

Parkland fee of \$300 will be due at signing for the lot created

Suggested Motion

To recommend approval/denial of a 2-lot Certified Survey Map for Kentin & Diane Eggen as prepared by Mau & Associates with the following requirements;

- a. Payment of a \$300 Parkland Dedication fee
- b. Meet the requirements of all other applicable ordinances, regulations, & reviewing agencies.

Certified Survey Map

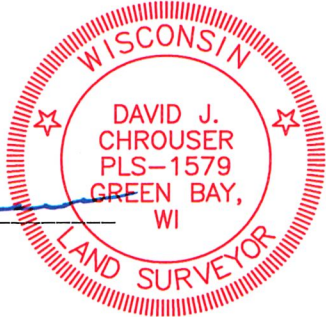
Part of the Southeast 1/4 of the Northwest 1/4 of Section 6,
T25N, R20E, Village of Suamico, Brown County Wisconsin
more fully described on sheet two.

Graphic Scale



Scale: 1"=150'

[Signature]
David J. Chrouser
PLS-1579
Date 5-11-21



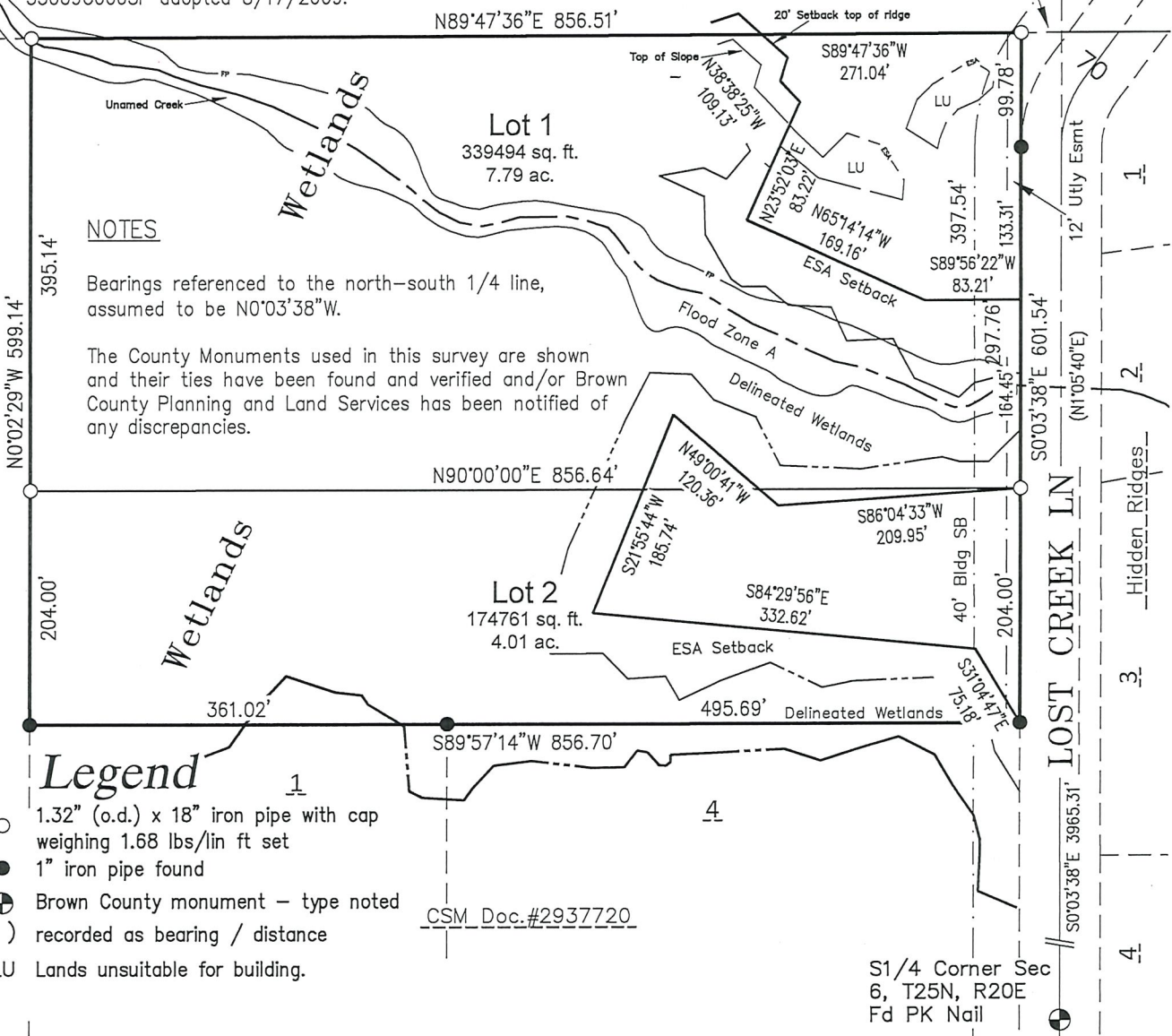
North



Wetlands delineated by George & Holdt on
6/01/2020

Flood plain obtained from FIRM Map
55009C0065F adopted 8/17/2009.

Unplatted Lands



Client: Ken Eggen

Tax Parcel: SU-106-7

Drafted By: Djc

File: E-5321CSM 42721.dwg

Data File: E-5321.txt

Mau & Associates, LLP

LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet One of Three

Project No.: E-5321

Drawing No.: L-11444

Fieldwork Completed: 4/28/21



Certified Survey Map

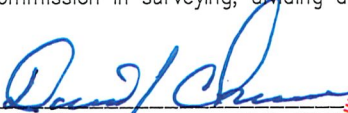
SURVEYOR'S CERTIFICATE

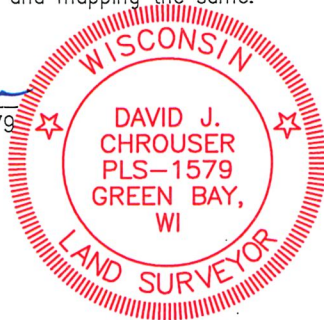
I, David J Chrouser, Professional Land Surveyor, PLS-1579, do hereby certify that I have surveyed, divided and mapped Part of the Southeast 1/4 of the Northwest 1/4 of Section 6, T25N, R20E, Village of Suamico, Brown County Wisconsin, more fully described as follows:

Commencing at the N1/4 corner of Section 6, T25N, R20E; thence S0°03'38"E, 1328.17 feet to the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section: thence S89°47'36"W, 35.00 feet along the north line of said 1/4-1/4, to the POINT OF BEGINNING; thence S0°03'38"E, 601.54 feet along the westerly right of way of Lost Creek Trail and it's extension, to the Northeast Corner of Lot 4 of Certified Survey Map (CSM) Doc.#2937720, Brown County Records; thence S89°57'14"W, 856.70 feet along the north line of said CSM; thence N0°02'29"W, 599.14 feet to the North line of said 1/4-1/4; thence N89°47'36"E, 856.51 feet along the north line of said 1/4-1/4 to the POINT OF BEGINNING.

Parcel contains 514,255 SqFt or 11.80 Ac, more or less.
Subject to easements or restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes, the Village of Suamico, and the Brown County Planning Commission in surveying, dividing and mapping the same.


David Chrouser PLS-1579
Date 5.11.21



CERTIFICATE OF THE VILLAGE OF SUAMICO

Approved for the Village of Suamico this _____ day of _____, 2021.

Village Clerk

OWNER'S CERTIFICATE

As Owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented hereon. I also certify that this Certified Survey Map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

VILLAGE OF SUAMICO
BROWN COUNTY PLANNING COMMISSION

Kentin Eggen

Diane Eggen

Personally came before me this _____ day of _____, 20____, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public
Brown County, Wisconsin

My Commission Expires _____

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

CERTIFICATE OF THE BROWN COUNTY TREASURER

As duly elected Brown County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the dates listed below.

Paul D. Zeller Date
Brown County Treasurer

CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission this _____ day of _____, 2021.

Tim Reed
Senior Planner

Client: Ken Eggen

Tax Parcel: SU-106-7

Drafted By: Djc

File: E-5321CSM 42721.dwg

Data File: E-5321.txt

Mau & Associates, LLP

LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet Two of Three

Project No.: E-5321

Drawing No.: L-11444

Fieldwork Completed: 04/28/21



Certified Survey Map

Part of the Southeast 1/4 of the Northwest 1/4 of Section 6,
T25N, R20E, Village of Suamico, Brown County Wisconsin
more fully described on sheet two.

NOTES

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Village/Town has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

Lots 1 & 2 include wetland areas that may require permits from the Wisconsin Department of Natural Resources, Army Corps of Engineers, Brown County Planning Commission, or the Brown County Zoning Administrators Office prior to any development activity.

A Shoreland Permit from the Village of Suamico Administrator's office is required prior to any construction, fill, or grading activity within 300 feet of a stream.

Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1 of the state constitution.

Lot 1 contains steep slopes that are unsuitable for building. No development shall occur in areas labeled 'Steep Slope-Lands Unsuitable for Building' unless a geotechnical study is submitted to and approved by Brown County Planning Commission.

RESTRICTIVE COVENANTS

The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

Lots 1 & 2 contain an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes (wetlands, all land within 35 feet of wetlands 2 acres or greater, floodway, all land within 35 feet of the floodway or 75 feet beyond the ordinary high water mark whichever is greater, navigable waterways, all land within 75 feet of the ordinary high water mark of navigable waterways, Steep slopes of 20% or greater associated with any aforementioned water or natural resource features and a 20-foot setback from the top and bottom of steep slopes). Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by Kentin Eggen & Diane Eggen, Grantors, to WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.



Client: Ken Eggen

Tax Parcel: SU-106-7

Drafted By: Djc

File: E-5321CSM 42721.dwg

Data File: E-5321.txt

Mau & Associates, LLP

LAND SURVEYING & PLANNING

CIVIL & WATER RESOURCE ENGINEERING

Phone: 920-434-9670 Website: www.mau-associates.com

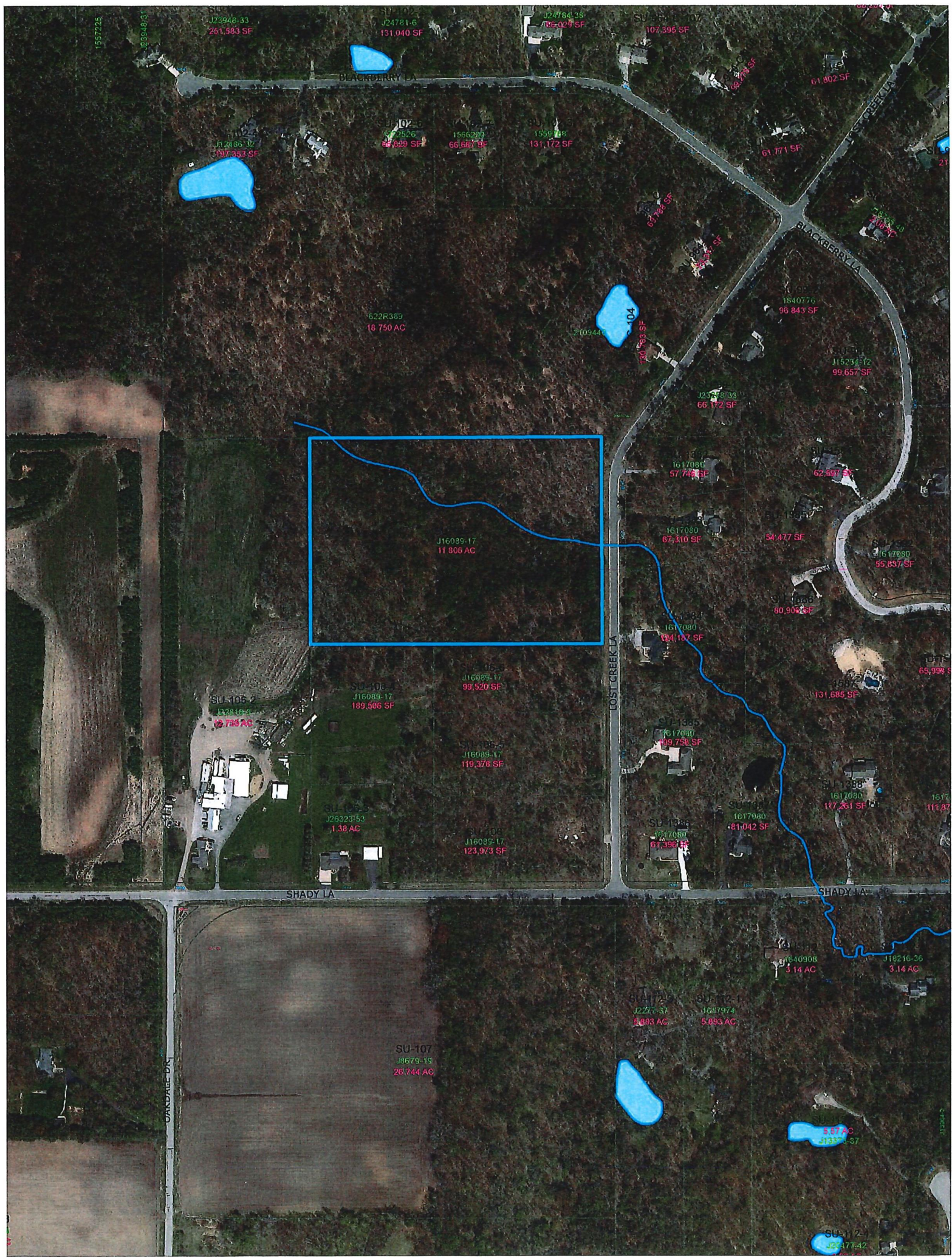
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet Three of Three

Project No.: E-5321

Drawing No.: L-11444

Fieldwork Completed: 04/28/21





DATE: June 9, 2021
TO: Planning & Zoning Commission
FROM: Steve Dunks
SUBJECT: Mass Appeal sign

General Information

Location: 1566 Lineville Rd, 220ft east of E. Deerfield Rd

Requested Action: Approval of a 300 sq ft wall sign

Applicant: Mass Appeal
1566 Lineville Rd
Suamico, WI 54173

Parcel Number: SU-796-1

Existing Zoning & Land Use: HB; commercial use

Surrounding Zoning & Land Use: HB; Commercial use

Background

- Code allows up to 100sq ft without additional approval.
- Fireworks store appeared to have about 190sq ft. I have not found any record of any approval for that size.
- Maximum allowable is 500sq ft or 10% of wall surface. They are not close to those figures.
- The front portion of this building is available for rent. An additional 100sq ft sign would be allowed for that.
- Planning & Zoning is the only approving commission/Board.

Suggested Motion

To approve/deny a sign of 300sq ft for SU-796-1

1

Google Maps 1582 County Rd M



Image capture: Aug 2019 © 2021 Google

Suamico, Wisconsin



Street View

Building Sign Panel: Non lit

PNL-3: **LOC-6**
OPTION A

creative Sign
company inc
505 LAWRENCE DR. DE PERE, WI 54115
920.336.8900 CREATIVESIGNCOMPANY.COM

CLIENT: MASS APPEAL SPECIALTIES
LOCATION: 1566 LINEVILLE ROAD, GREEN BAY
DRAWN BY: NICOLE M
SALESPERSON: TODD T
DATE: 04/29/2021
DESIGN #: D18186
PAGE: 6

REVISION LOG:	INTL	DATE	DESCRIPTION
NM	05/06/2021	ADDED PAGE	
NM	05/12/2021	BIGGER	
NM	05/12/2021	USE LOGO	
NM	05/18/2021	CUSTOMER ART	

DIBOND PANEL
QUANTITY: 1
MATERIAL: 3MM WHITE DIBOND
GRAPHICS: DIRECT PRINT, 1ST SURFACE
FONT: CUSTOMER SUPPLIED ART
MOUNTING: FLUSH WITH SCREWS (P-2)

INSTRUCTION: REMOVE EXISTING EMC.
PRODUCE AND INSTALL NEW PANEL.

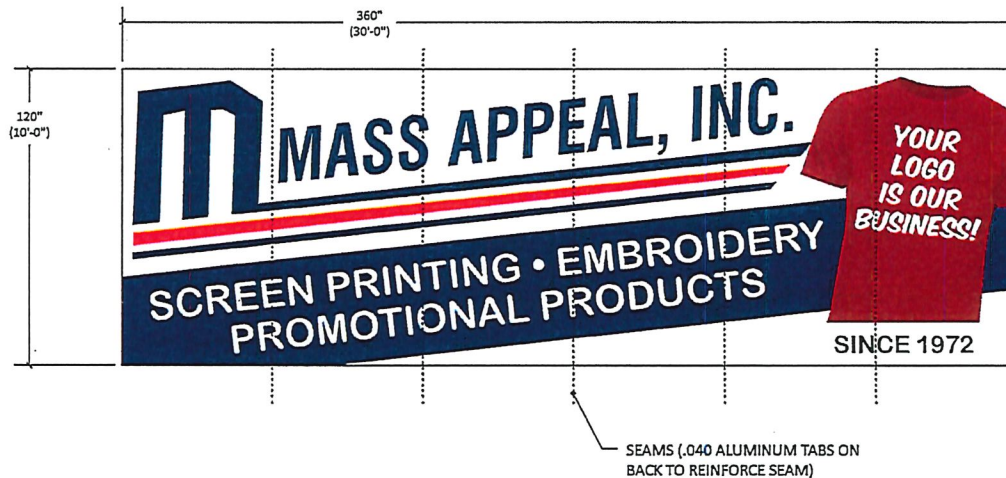
COLORS:
☒ C-1 PMS 295 C
☐ C-2/P-2 WHITE
☒ C-3 CMYK RED

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:
X
SIGNATURE DATE



REMOVE & DISPOSE
OF EXISTING EMC.
CUSTOMER TO PATCH &
PAINT AS NEEDED

A DETAIL VIEW
4 SCALE: 1/4" = 1"



THIS DRAWING IS THE PROPERTY OF CREATIVE SIGN CO., INC.

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CONCEPTUAL DRAWING ONLY

All sizes and dimensions are illustrated for client conception of the project and are not to be understood as being exact size or exact scale. Renderings, including lighting effects, opacities, and coloration, are an approximation.

CUSTOMER RESPONSIBILITIES

Please review all drawing details closely, as Creative Sign will produce signs as approved drawing indicates. Some changes may occur based on production needs. While Creative Sign will make all efforts to correct any obvious spelling or grammatical errors, the customer is responsible for confirming that the above copy, including names and titles, appear as desired. Creative Sign will make every effort to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used.





DATE: June 9, 2021
TO: Planning & Zoning Commission
FROM: Steve Dunks
SUBJECT: Korpan PDD modification

General Information

Location: 1512 Sunset Beach Rd; northeast corner of Sunset Beach Rd & Veterans Ave.

Requested Action: Approval of a PDD modification to allow Motor Vehicle Sales

Applicant: Dennis Korpan
3750 Gliding Hawk Way
Suamico, WI 54313

Parcel Number: SU-270-2

Size: 2.6 acres

Existing Zoning & Land Use: B w/PDD; County Rescue site

Surrounding Zoning & Land Use: B w/PDD & RS; Commercial use & single-family homes

Background

- Building was used by County Rescue for many years.
- The current PDD does not list motor vehicle sales as an allowable use.
- Mr. Korpan's site plan is showing 25 sales stalls and 12 customer/employee stalls. This does meet current requirements. An area for vehicles not prepped for sale is not shown on the site plan. The area in front of the garage could be used for this, but would be limited to maybe a half dozen stalls. Additional parking may be needed if he rents out a portion of the building for other uses. We will not know that until the future use is defined.
- The garage area does appear to meet the requirements to be used for some vehicle repairs, but not likely any retail servicing.
- Auto body should be restricted. Also, salvaging of any vehicles.
- This is a prime location in the HWY 41 corridor and needs to be maintained as such. Damaged and inoperable vehicles should not be allowable unless stored indoors.

Fiscal Impact

The pending sale will bring this property back onto the tax roll.

Suggested Motion

To recommend approval/denial of a PDD modification for 1512 Sunset Beach Rd, SU-270-2 to allow Motor Vehicle Sales with the following requirements;

1. Vehicle sales stalls shall be limited to a maximum of 25. Six additional vehicles may be outside in the garage area while prepping for sale.
2. All vehicles must remain on paved areas. Additional paved areas may require stormwater treatment.
3. No auto body work/painting shall be conducted on-site. Detailing type operations are allowed.
4. No salvage of vehicles is allowed.
5. All damaged/inoperable vehicles shall be removed from the site with-in 24 hours or stored inside.
6. Outside storage of junk, auto parts as such is prohibited.
7. All necessary parking needs for current & future uses must be accommodated for on-site.
8. Meet the requirements of all other applicable ordinances, regulations, & reviewing agencies.

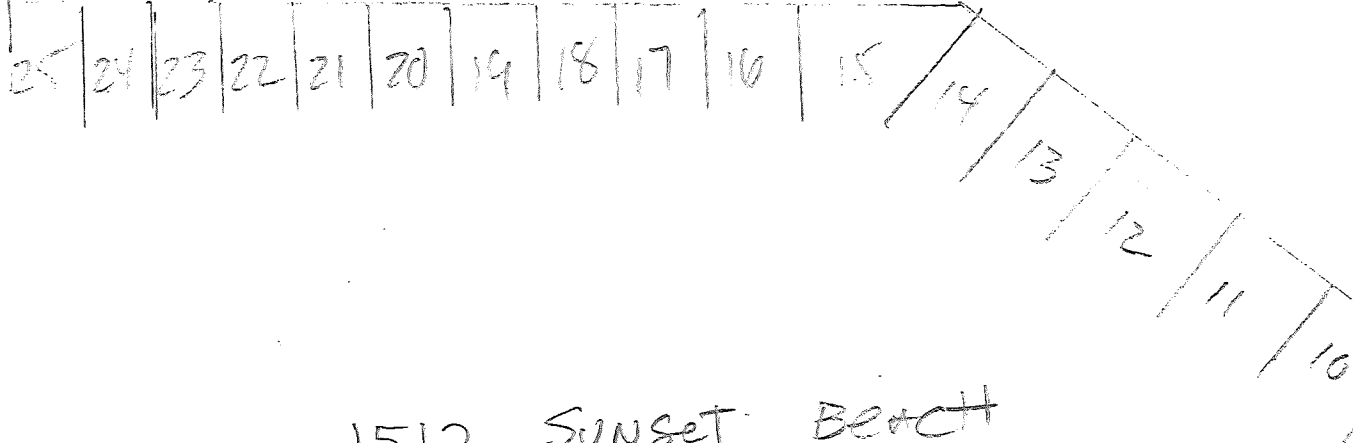
Proposal for 1512 Sunset Beach Rd.

APlus Auto Sales is currently operating at 2840 School Lane, Suamico WI 54313. We are doing very well and growing. We desire to move our dealership to the proposed location to allow for expansion. This property currently has the space and features that will allow us to do this with little additional changes. We currently own and operate four businesses in Suamico, all along County B, and this location also would be in the same vicinity of our other businesses which is important to us.

Even though there is currently sufficient parking for our immediate business needs we have plans for continued property improvement in the future to include adding additional paved parking. This is a large building. We are also considering, in the future, allowing the use of any unused areas of the building, by APlus Auto, to be offered for lease for any retail, office, or other uses.

SUNSET BEACH

Entrance



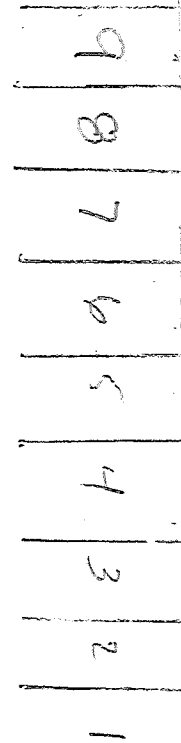
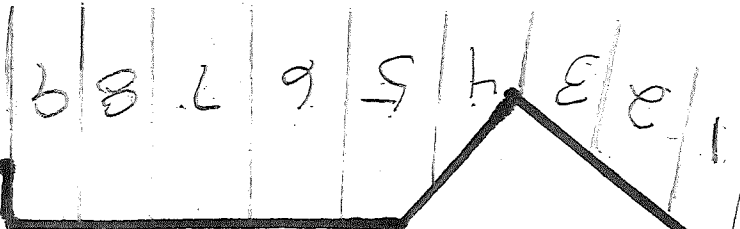
1512 SUNSET BEACH

APIUS AUTO SALES GB LLC

37 EXISTING PARKING SPACES

Entrance

10 11 12



5 bay Garage

Show search results for 1512...



RCIENT PROPERTIES LLC

SU-270-10

46,037 SF

117,906-42

LOT 2

STEVEN W
FRUIT

SU-270-2

116,121 SF

100,5344

LOT 3

AEGIS GROUP INC

2457-39

SU-270-6-B

25,407.30

2,517 AC

JOSEPH H & CAROL
KOMOROWSKI

1512

1480

1481

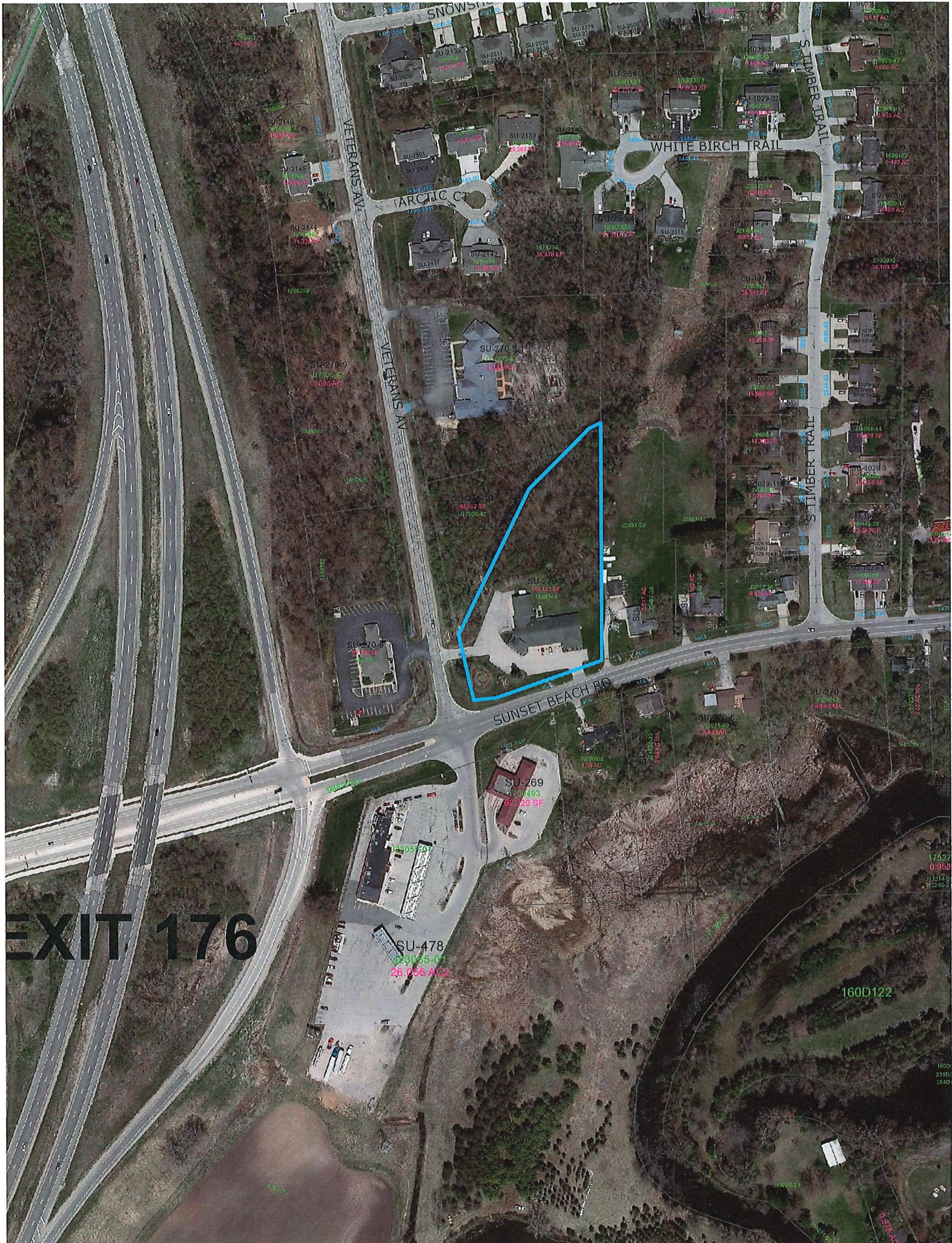
1485

1507-1511

270-4

130-39

AC ML



EXIT 176

SU-478

0.3055 AC

26,956 AC

SU-269

0.10493

62,720 SF

SU-270-10

0.121 SF

16,524 SF

SU-270-10

0.121 SF

16,524 SF

SU-270-9

0.17505 AC

12,093 AC

SU-270-9

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SU-270-9

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12,093 AC

WHITE BIRCH TRAIL

VETERANS AV

VETERANS AV

VETERANS AV

VETERANS AV

VETERANS AV

VETERANS AV

SNOWS

ARCTIC CT

ARCTIC CT

ARCTIC CT

ARCTIC CT

ARCTIC CT

ARCTIC CT

STIMBER TRAIL

STIMBER TRAIL

STIMBER TRAIL

STIMBER TRAIL

STIMBER TRAIL

SUNSET BEACH RD

160D122

SU-270-10

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16,524 SF



DATE: June 9, 2021
TO: Planning & Zoning Commission
FROM: Steve Dunks
SUBJECT: Short term rentals

General Information

A few residents have called with concerns regarding Air BnB type rentals in their neighborhood. We currently do not regulate short term rentals nor do we have the staff to regulate at this time. Green Bay & Ashwaubenon are the only communities that I am aware of that regulate these, due to their proximity to the Packers.

With the current 9 in the area, it appears they were only booked a total of 3 times in the 1st 4 months of 2021. Not sure how much of a problem this is or will be. Most of the concern is based on what they expect to happen, not actual experience from rentals.

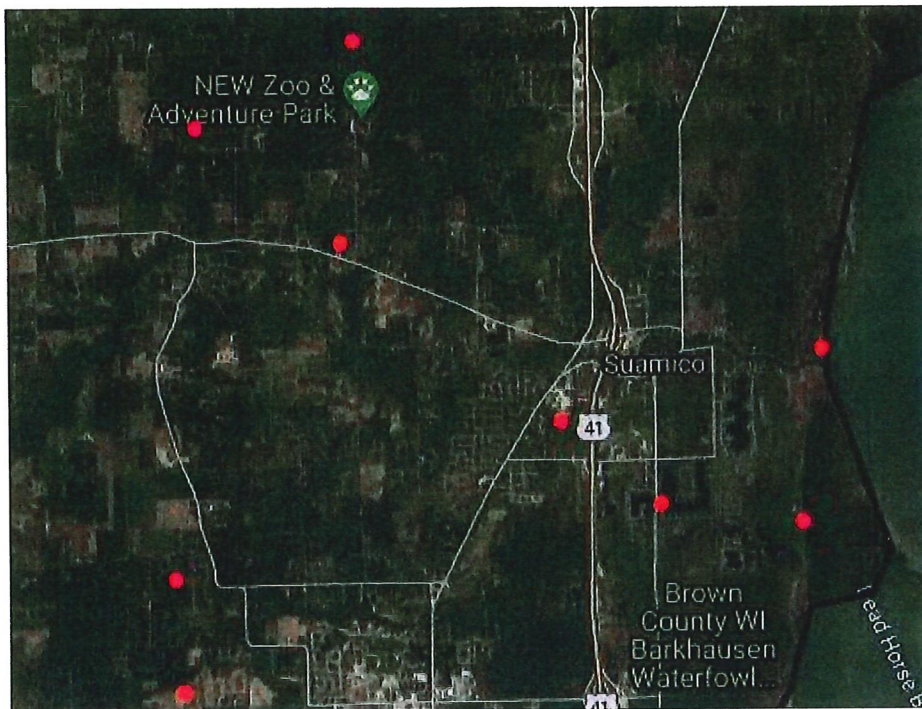
Suggested Motion

None suggested

Steve Dunks

From: Alex Kaker
Sent: Monday, May 10, 2021 11:13 AM
To: Steve Dunks
Subject: FW: [External] Host Compliance Login

An overhead view of where the current 9 STR units are:



Alex Kaker
Administrator
Village of Suamico
12781 Velp Ave.
Suamico, WI 54313
Ph 920.434.2212 ext. 8585
Fax 920.434.4820



Keep up to date on the Coronavirus (COVID-19) by checking in with our local, state and national health partners:

Centers for Disease Control and Prevention (CDC): <https://www.cdc.gov/coronavirus/2019-nCoV/index.html>

Wisconsin Department of Health Services: <https://www.dhs.wisconsin.gov/disease/covid-19.htm>

Brown County Public Health: <https://www.browncountywi.gov/community/covid-19/general-information/>