

LAND DEVELOPMENT APPLICATION

MAILING ADDRESS (Street) City (City) (State) (Zip) PROPERTY OWNER 1509 Street TELEPHONE MAILING ADDRESS (Street) Comprehensive Plan Amendment City (State) (Zip) MAILING ADDRESS (Street) Comprehensive Plan Amendment City (State) (Zip) REQUEST FOR: Comprehensive Plan Amendment Annexation Request Subdivision Plat or CSM Review Variance/Board of Appeals Subdivision Plat or CSM Review Variance/Board of Appeals Other Variance/Board of Appeals Other STATUS OF APPLICANT: Owner Agent Buyer Other PROJECT LOCATION WA RIVERS AT STATUTYPE OF STRUCTURE Single Stary Bldg. PRESENT ZONING COMMENCIAL (B.1) REQUESTED ZONING Residential B-2 PROPOSED LAND USE DUPLEX PARCEL # 1955 - Built Parcu# 0000-500-309. ACREAGE # 152 - Sq. font Lot LEGAL DESCRIPTION/DRTG PLAT E 45 of Lot 3 BLK 50. NOTE: Attach a one-page written description of your proposal or request. The undersigned certifies that he/she has familiarized himself/herself with the state and local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. Signed Cannot Describe Plan Amendment Story (Property Wunsh) Date 7-31-2024 Plan(S Submittal Date 7-31-2024 Plan(S Submittal Date 8-12-24) Story Variance/Board of Appeals Variance/Board of Appeals Plan Comm Appearance 8-12-24	APPLICANT Joan Marie Johnson	(920) TELEPHONE <u>437-7157</u>	
MAILING ADDRESS JOSH JONNES (City) (State) REQUEST FOR: Comprehensive Plan Amendment Conditional Use Site/Architectural Plan Approval Annexation Request Subdivision Plat or CSM Review Variance/Board of Appeals Variance/Board of Appeals Other STATUS OF APPLICANT: Owner Agent Buyer Other PROJECT LOCATION WA RIVERS WITSTATTYPE OF STRUCTURE Single Story Bldg. PRESENT ZONING COMMERCIAL (B.1) REQUESTED ZONING RESIDENTIAL (B.3) PROPOSED LAND USE DUPLEX PARCEL # 1955 - Built Parcul# 0000-500-309. ACREAGE # 1,52. Sutfort Lot LEGAL DESCRIPTION ORTH FLAT E 45' OF Lot 3 RUK 50. NOTE: Attach a one-page written description of your proposal or request. The undersigned certifies that he/she has familiarized himself/herself with the state and local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. Signed Pan World Plan Amendment Sitold Sito/Architectural Plan Approval (Listed in Sec 1-2-1) Sitold Office Sito Processing Fees Apply) Plan Comm Appearance Plan Comm Appearance Plan Comm Appearance		ivers, WI, 54241	
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11/22/16, 03/25/13, 01/01/06, 12/16/20 Land Development Application.docx

RE: Adam



1717 E. Park Street P.O. BOX 87 Two Rivers, WI 54241-0087

PLAN COMMISSION

Action: Rezoning Request from Business (B-1) to Residential (R-3)

Location: 1509 – 19th Street

Current Zoning: Business B-1

Date: September 9, 2024

The owner of this property is requesting a rezoning of this property from Business (B-1) to Residential (R-3) to allow for residential use. The existing business zone allows for residential use to be only on the 2^{nd} floor.

This property was previously a dental office use. Since closing, the current owner would like to change to a residential primary use.

The building is currently located within the front yard setback. The adjacent properties are also setback closer than the 25' requirement, however they are setback farther than the building in question (see aerial view).

At the previous Plan Commission meeting, there were concerns regarding the green space requirement. This lot has 2 driveways that extend into the rear yard parking lot. There is a barrier/fence located between this lot and the Post Office lot. The lot currently has not green space, however the City's ordinance does not have a requirement for green space or impervious areas. The code states regulations on the percentage a building can take up on a lot, which in turn allows for green space. Below is an example for detached structures in rear yards:

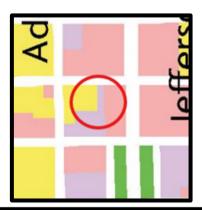
- (c) In rear yards:
- [1] Open fire escapes, open porches, decks, patios or terraces, including those with roofs but not walls, projecting six feet or less into the required rear yard.
- [2] Overhanging eaves, bay windows and gutters projecting three feet or less into the required rear yard.
- [3] Detached accessory buildings and structures such as storage buildings, garages, swimming pools, heating and air-conditioning equipment, wind and solar energy conversion equipment antenna structures, including those mounted on towers or masts or those employing parabolic or similar reflectors, provided such buildings, structures or equipment:
- [a] In the aggregate shall not occupy more than 30 percent of any required rear yard nor more than 50 percent of non-required rear yard areas.

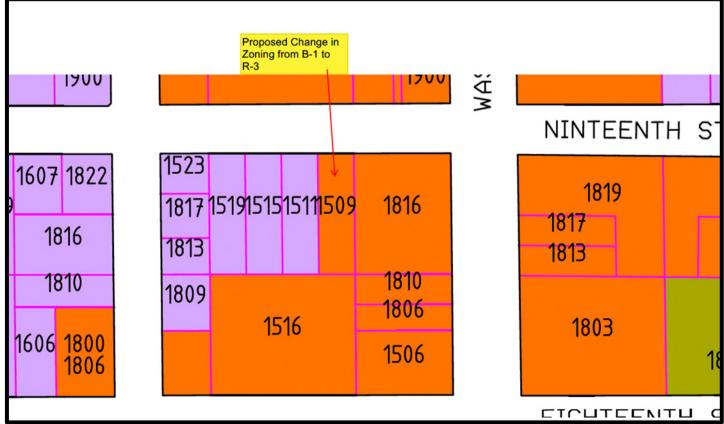


1717 E. Park Street P.O. BOX 87 Two Rivers, WI 54241-0087

- [b] Shall be located no closer than three feet from any part of any other building, structure or property line, except swimming pools as described in subsection H.
- [c] Shall comply with all applicable municipal and state code provisions.
- [d] Driveways not exceeding 35 percent of the lot width or 35 feet, whichever is less.

The comprehensive plan shows this lot as Government/Institutional/Utilities (purple) (see below map). Yellow color = Residential. Pink color = Business.





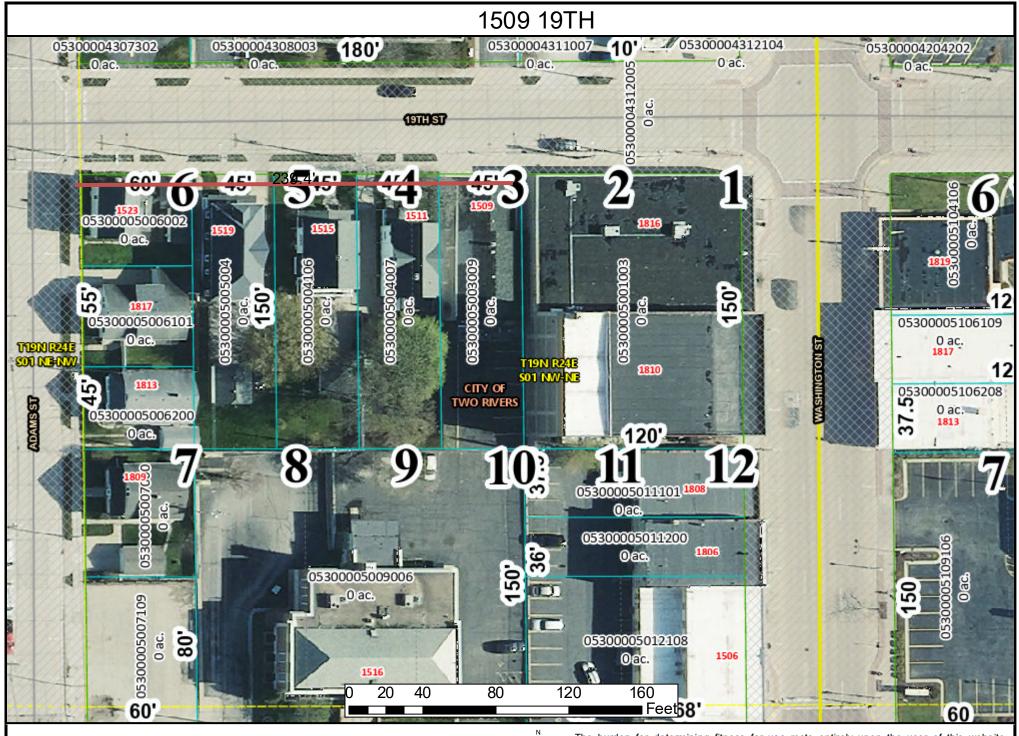












Author: Public

Date Printed: 9/9/2024



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