



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

**MONDAY, MAY 21, 2018, 5:30 PM
CITY HALL, ROOM 310**

A. Roll Call.

1. Members: Don Carlson - Chair, Greg Babcock - Vice-Chair, Thomas Hoy, Tommy Everman and Noel Halvorsen

Alternate: Vacant

B. Approval of the Agenda.

1. Approval of the agenda for the Board of Appeals for May 21, 2018.

C. Approval of Minutes.

1. Approval of the April 16, 2018, minutes of the Board of Appeals meeting.

D. Regular Business.

1. Election of Officers: Chair, Vice-Chair and Secretary.
2. Christopher J. Jandrain, on behalf of MOBETA, LLC, property owner, proposes to retain existing pavement as part of an expanded driveway located in a Low Density Residential (R1) District at 2080 Fern Lane. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705 residential driveways (Ald. A. Nicholson, District 3).
3. Roger Truckey, property owner, proposes to retain existing driveway openings in a Rural Residential (RR) District at 3359 Haven Place. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705 maximum number of residential driveways and maximum width (Ald. J. Brunette, District 12).

4. Dillon O'Brien, property owner, proposes to construct a front porch in a Low Density Residential (R1) District at 629 Bader Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, front yard setback (Ald. C. Stevens, District 5).
5. Tracy Dorn and Rachel Chvala, property owners, proposes improve a parking lot expansion in a Low Density Residential (R1) district at 1308 S. Norwood Avenue. The applicants request to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-1821, five (5) percent interior parking lot landscaping and Section 13-1820(a), landscape buffer (Ald. B. Johnson, District 9).
6. Adam Doyen, ADZ Investments, property owner, proposes to repave a driveway and construct a new garage in a Low Density Residential (R1) District at 891 Howard Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-609 maximum impervious surface (Ald. B. Johnson, District 9).
7. Dan Nitka, The Booyah Shed, on behalf of Ron Hieptas, property owner, proposes to expand the existing building in a General Commercial (C1) District located at 1800 S. Ashland Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-810, Table 8-2, front yard setback and maximum impervious coverage (Ald. B. Johnson, District 9).
8. Salvador Nieto Ortega, property owner, proposes to expand an existing driveway in a Low Density Residential (R1) District at 1618 Harold Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1709(a), front yard setback (Ald. K. LeFebvre, District 6).
9. Mark Vannieuwenhoven, on behalf of Erie Road Properties, LLC, property owners, propose to widen a proposed driveway in a Planned Unit Development (PUD) district at 3466 E. Mason Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1706, driveway width (Ald. V. Corpus-Dax, District 2).
10. Renee Renardgantz, property owner, proposes to construct a new accessory structure in a Low Density Residential (R1) District at 500 Victoria Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4, rear yard setback (Ald. B. Galvin, District 4).
11. Joseph Foss, property owner, proposes to widen an existing driveway in a Low Density Residential (R1) District at 617 Summer Winds Drive. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-1709, front yard setback and Section 13-1705, driveway widening beyond the garage opening (Ald. V. Corpus-Dax, District 2).

12. Joel Ehrfurth, Mach IV Engineering & Surveying, LLC, on behalf of Saint Mark Evangelical Church, property owner, proposes to resurface an existing parking and playground areas in a Low Density Residential (R1) District at 1167 Kenwood Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-609, maximum impervious surface, Section 13-604, Table 6-2 front and corner side yard setback and Section 13-1813, setback from street for trash collection (Ald. C. Wery, District 8).

E. Informational.

1. Date of the next Board of Appeals meeting: June 18, 2018, in room 310 of City Hall.

F. Adjournment

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Zoning & Planning Board of Appeals will attend this meeting and will constitute a meeting of the Zoning & Planning Board of Appeals for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

**MONDAY, APRIL 16, 2018, 5:30 PM
CITY HALL, ROOM 310**

A. ROLL CALL.

I. Members: Don Carlson - Chair, Greg Babcock - Vice-Chair, Thomas Hoy, Tommy Everman and Noel Halvorsen

Alternate: Vacant

Present: Don Carlson, Gregory Babcock, Thomas Hoy, Tommy Everman, Noel Halvorsen at 5:37 p.m.

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the Board of Appeals for April 16, 2018.

Moved by Thomas Hoy, seconded by Gregory Babcock to approve the agenda. Motion carried.

Yes- Don Carlson, Gregory Babcock, Thomas Hoy, Tommy Everman, No- None, Abstain- None

C. APPROVAL OF MINUTES.

I. Approval of the March 19, 2018, minutes of the Board of Appeals meeting.

Moved by Gregory Babcock, seconded by Thomas Hoy to approve the minutes. Motion carried.

Yes- Don Carlson, Gregory Babcock, Thomas Hoy, Tommy Everman, No- None, Abstain- None

D. NEW BUSINESS.

1. Steven M. Bieda, Mau & Associates, on behalf of Joe Mirhashemi, Mirhashemi, Inc., property owner, proposes to redevelop a parcel for used car sales in a Highway Commercial (C2) District at 1589 Main Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-810, Table 8-2, required front and corner side yard setback and Section 13-810, Table 8-2, maximum impervious surface, Section 13-1706, multiple two-way driveways. (Ald. D. Nennig, District 5)

Moved by Noel Halvorsen, seconded by Thomas Hoy to approve the variances as requested. Motion carried.

Yes- Gregory Babcock, Noel Halvorsen, Thomas Hoy, Tommy Everman, No- Don Carlson, Abstain- None

2. Mason Tackmier, on behalf of Creative Edge Properties, LLC, property owner, proposes to construct an attached garage in an Office/Residential (OR) District at 159 N. Maple Avenue. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-707, Table 7-2, rear yard setback and Section 13-707, Table 7-2, maximum impervious surface. (Ald. G. Zima, District 9)

Moved by Gregory Babcock, seconded by Thomas Hoy to approve the variances as requested with the condition of a 6 ft. rear yard setback. Motion carried.

Yes- Don Carlson, Gregory Babcock, Thomas Hoy, Tommy Everman, No- None, Abstain- Noel Halvorsen

3. Patrick & Debra Swiekatowski, property owners, propose to expand their front porch in a Low Density Residential (R1) District at 1653 Nancy Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, front yard setback. (Ald. M. Steuer, District 10)

Moved by Noel Halvorsen, seconded by Thomas Hoy to approve the variance as request. Motion carried.

Yes- Don Carlson, Gregory Babcock, Noel Halvorsen, Thomas Hoy, Tommy Everman, No- None, Abstain- None

4. Jessy Geurts, on behalf of Green Bay East Kingdom Hall of Jehovah's Witnesses, property owner, proposes to modify their existing surface parking lot in a Varied Density Residential (R3) District at 2895 East Mason Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-609, impervious coverage and Section 13-1821, interior lot landscaping. (Ald. T. De Wane, District 2)

Moved by Noel Halvorsen, seconded by Gregory Babcock to approve the variances as request. Motion carried.

Yes- Don Carlson, Gregory Babcock, Noel Halvorsen, Thomas Hoy, Tommy Everman, No- None, Abstain- None

E. INFORMATIONAL.

1. Update on consideration by the Plan Commission and the Common Council in regards to parking in setbacks that fall in front of primary entrance to residential dwellings.

Moved by Noel Halvorsen, seconded by Don Carlson to receive and place on file. Motion carried.

Yes- Don Carlson, Gregory Babcock, Noel Halvorsen, Thomas Hoy, Tommy Everman, No- None, Abstain- None

2. Civic Clerk Meeting Software Training Update.

Moved by Gregory Babcock, seconded by Noel Halvorsen to receive and place on file. Motion carried.

Yes- Don Carlson, Gregory Babcock, Noel Halvorsen, Thomas Hoy, Tommy Everman, No- None, Abstain- None

F. NEXT MEETING DATE

1. Date of the next Board of Appeals meeting: May 21, 2018, in room 203 of City Hall.

G. ADJOURNMENT

Moved by Noel Halvorsen, seconded by Thomas Hoy to adjourn the meeting. Motion carried.

Yes- Don Carlson, Gregory Babcock, Noel Halvorsen, Thomas Hoy, Tommy Everman, No- None, Abstain- None

Yes- Don Carlson, Gregory Babcock, Noel Halvorsen, Thomas Hoy, Tommy Everman, No- None, Abstain- None



Report to the
Zoning & Planning Board of Appeals
of the City of Green Bay

MEETING DATE

May 21, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.2.

Christopher J. Jandrain, on behalf of MOBETA, LLC, property owner, proposes to retain existing pavement as part of an expanded driveway located in a Low Density Residential (R1) District at 2080 Fern Lane. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705 residential driveways (Ald. A. Nicholson, District 3).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 2080 Fern Lane



Zoning & Planning Board of Appeals

VARIANCE
APPLICATION

Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3300 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Application Deadline: First Tuesday of the Month at 12 Noon. Meeting: Third Monday of the Month at 5:30 PM

Date: 12/26/2017 Project Address: 2080 Fern Ln.

Project #: 72405 Appeal #: 18-002 5:30 PM

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	MOBETA, LLC	Name:	Christopher J. Jandrain
Address:	P.O. Box 8733	Address:	3024 Valley Creek Dr.
City, State, Zip	Green Bay, WI 54308-8733	City, State, Zip	Green Bay, WI 54311-5984
Phone:	630-212-5690	Phone:	630-212-5690
Email:	user634735@AOL.com	Email:	user634735@AOL.com

Describe proposed plan: Provide 22'x8' Steel Reinforced Concrete Slab which is 4" thick. (176 ft²). Provide an additional steel reinforced slab, triangle shaped and 6' wide at widest point to widen the apron. The widened apron provides better access to the expanded parking area without tracking through the grass parkway.

*Violation 85414- Project Already Completed = NO Permit

List variances required to implement the proposed plan (include ordinance numbers and short explanation of each):

13-1705(a): Expanded driveways shall not be located in front of the primary entrance to the residence. It is my understanding, and as stated by inspector Tim Meyes, that the intent of this regulation is to assure that primary entrance ways are not blocked by parked cars. To assure good access to primary entrance, owner proposes a concrete car stop parking bumper 5' from front step. Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome: The subject duplex residence was built in 1967, over 50 years ago. Back in those times, most families only had 1 car, and most families were traditional nuclear families. Today, living arrangements are often less traditional with 2 or more cars. And so, there is a need, and a demand for more off street parking. The ordinance gives me no other option for adding off street parking at my property. Adding off street parking improves the value of the property for tenants, landlords, and the City of Green Bay since a good level of off street parking will facilitate city operations of snow removal, street sweeping and leaf & brush collection. Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance: The design of subject house placed the front door close to the garage opening. There is no other practical way to provide additional off-street parking without expanding driveway space in front of the primary entrance door. To assure good access to the primary entrance, owner proposes to provide an anchored concrete car stop parking bumper 5' from front step to primary entrance.

Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance:

Granting this variance will help the public interest, providing additional off street parking which facilitates city operations of snow removal, street sweeping and leaf & brush collection. It helps the public interest because it adds value to the property (cost of improvement was \$1150) thus increasing tax base, adds perceived value to tenants because they want and need off street parking. The installation will not undermine purpose of ordinance, providing clear access to primary entrance with the addition of concrete car stop bumper 5' from front step. Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request. - See attached photo gallery documenting examples of other variances to the regulation - existing.

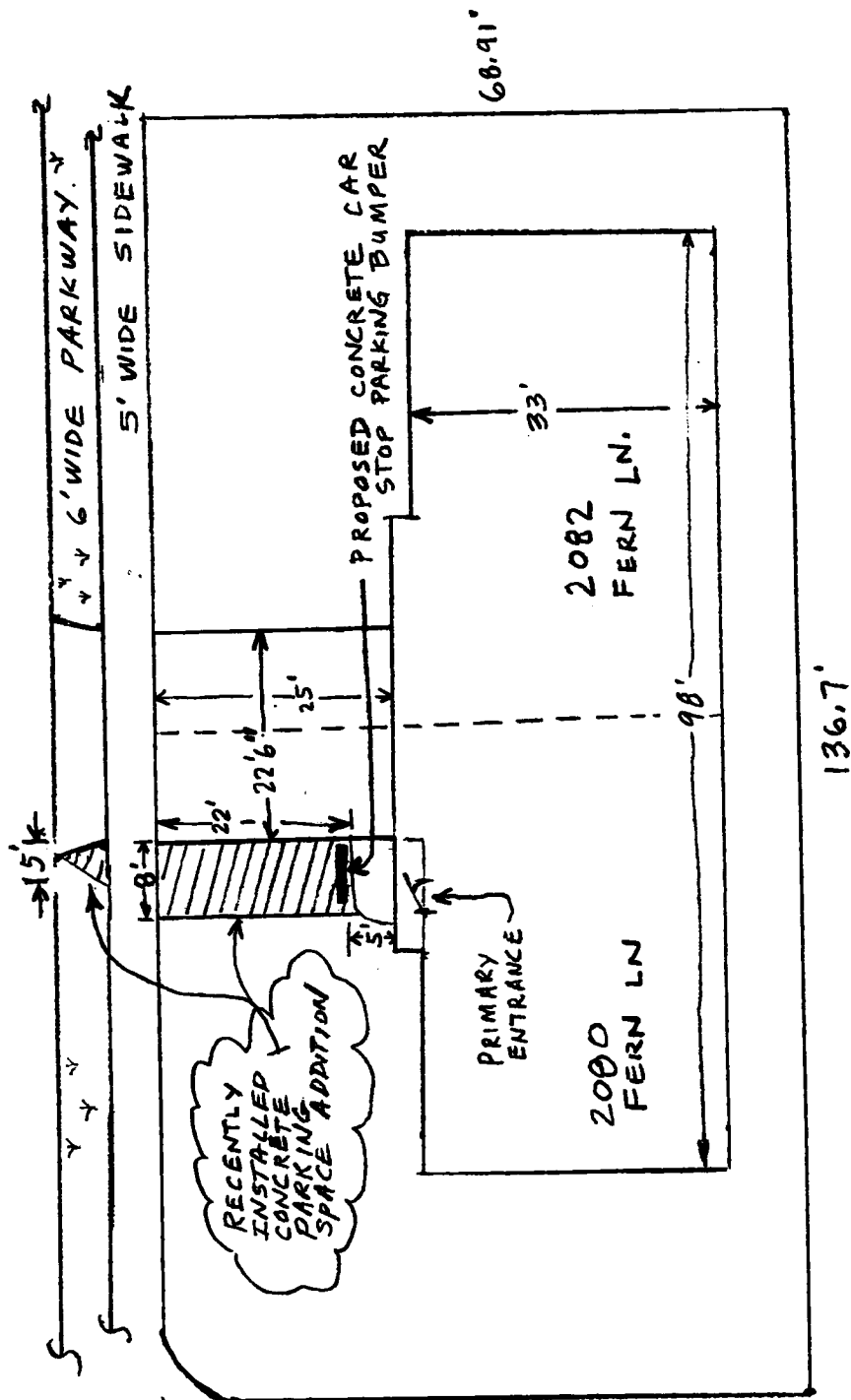
Signature of Applicant Christopher J. Jandrain

Date

12/26/2017

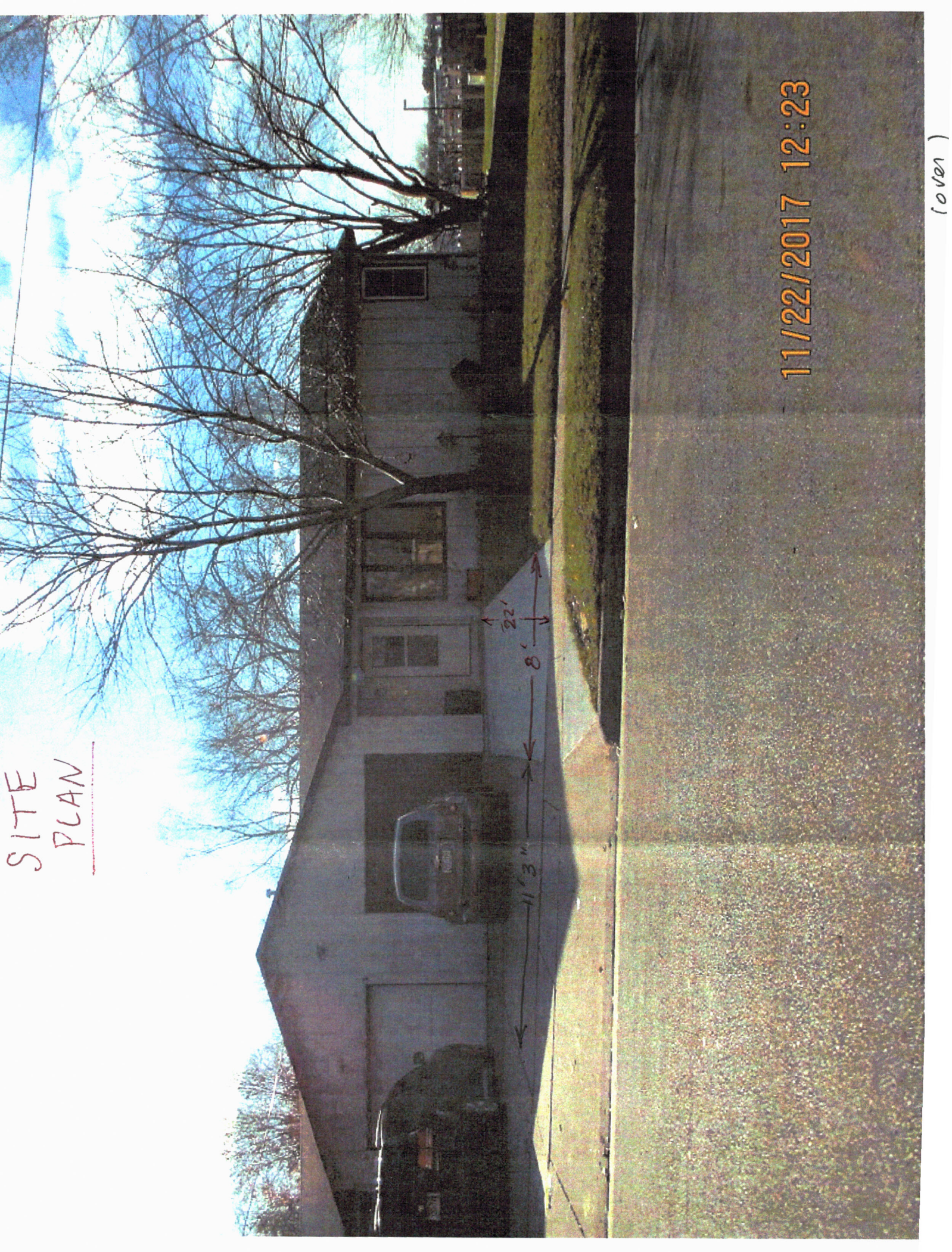
OFFICE USE ONLY:	Parcel# 21-2475-D-22	Residential \$75 ☒	Commercial \$150 ☐
District: 3 Zoning: R1	Meeting Date: 1-	Receipt #: 10132-3	

2/



SITE PLAN
2080-2082 Fern Ln.
Green Bay, WI
Scale: 1" = 20'

SITE
PLAN

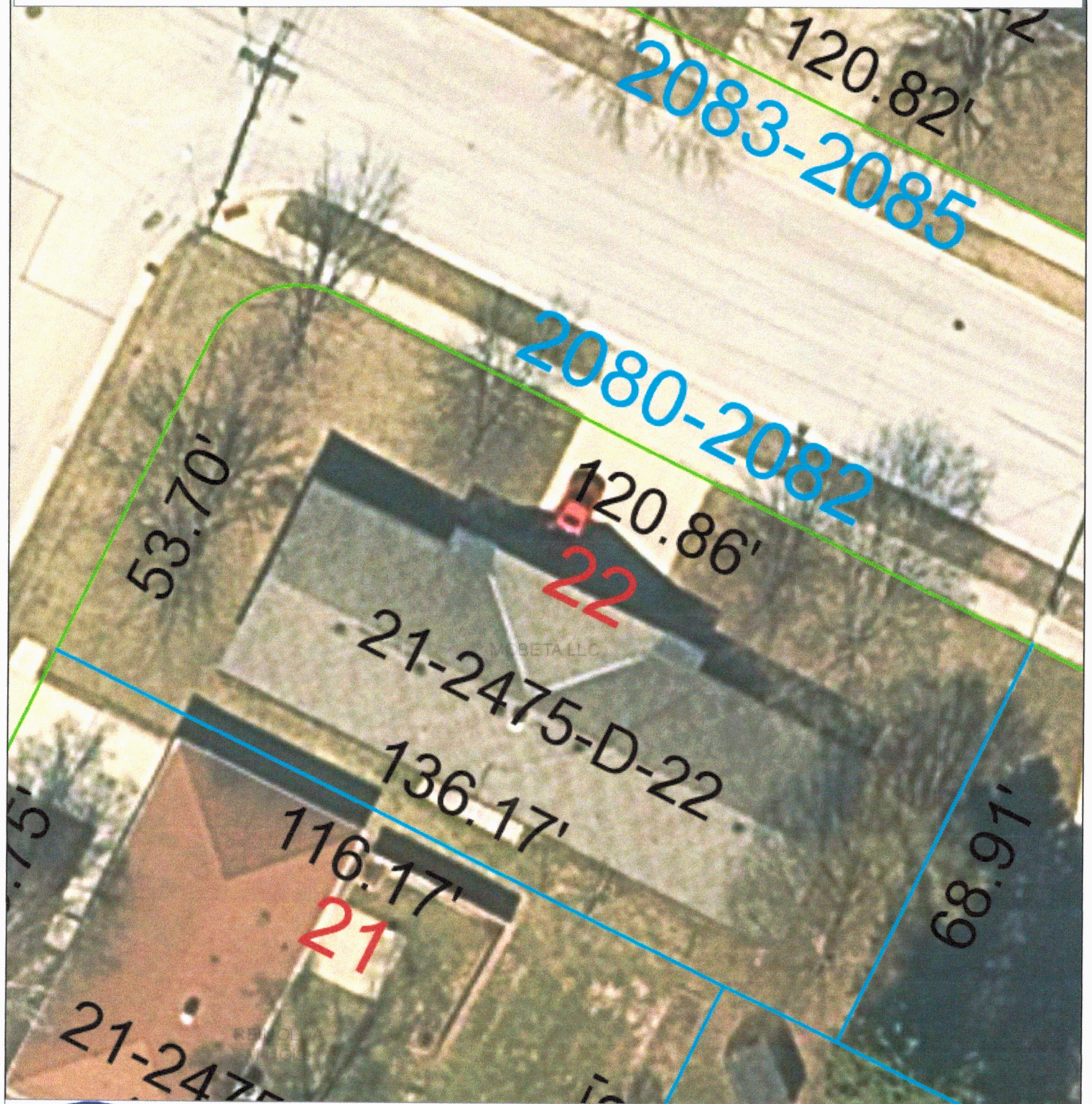


11/22/2017 12:23

(over)

<Title>

2080 Fern Ln. - Aerial View
(before improvement)



A map key (legend) and other information about this map is available at: maps.gis.co.brown.wi.us
Geographic Information System (GIS) data provided by: Brown County Planning & Land Services Department
Brown County is not responsible for user-drawn graphics that may have been added to this GIS base map.
This map is intended for advisory purposes only. It is based on sources believed to be reliable, but Brown County distributes this information on an "As Is" basis. No warranties are implied. Boundaries shown on this map are general representations only and should not be used for legal documentation, boundary survey determinations, or other property boundary issues.

12/23/2017
Scale 1:240



Report to the
Zoning & Planning Board of Appeals
of the City of Green Bay

MEETING DATE

May 21, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.3.

Roger Truckey, property owner, proposes to retain existing driveway openings in a Rural Residential (RR) District at 3359 Haven Place. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705 maximum number of residential driveways and maximum width (Ald. J. Brunette, District 12).

BACKGROUND**RECOMMENDATION****FISCAL IMPACT****ATTACHMENTS**

- I. 3359 Haven Pl



Zoning & Planning Board of Appeals

VARIANCE
APPLICATION

Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3300 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Application Deadline: First Tuesday of the Month at 12 Noon

Date: 4/5/18 Project Address: 3359 Haven Pl Project #: 73021 Appeal #: 18-020

PROPERTY OWNER	APPLICANT INFORMATION
Name: <u>ROGER TRUCKAY</u>	Name: <u>SAM</u>
Address: <u>3359 HAVEN PL</u>	Address:
City, State, Zip: <u>GREEN BAY WI 54313</u>	City, State, Zip
Phone: <u>920 449 6565</u>	Phone:
Email:	Email:

Describe proposed plan:

- VARIANCE FOR DRIVE WAY
- * Current DRIVEWAY IS 34' AT CURB AND 30' AT PROPERTY LINE
- * Keep 1 main DRIVEWAY and 2 other driveways (3 total)
- List variances required to implement the proposed plan (include ordinance numbers and short explanation of each):

13-170.5-(d)(1) MAXIMUM of one driveway per each street

13-170.5 Residential DRIVEWAYS

(e) MAX width of any driveway at curb shall be no greater than 30' and no greater than 25' at property line

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome:

DRIVE WAY HAS BEEN IN FOR MANY YEARS - RURAL AREA

Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance:

DRIVE IS BEEN IN MANY YEARS & IS CONCRETE

Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance:

RURAL AREA NOT IMPROVED RD

Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request.

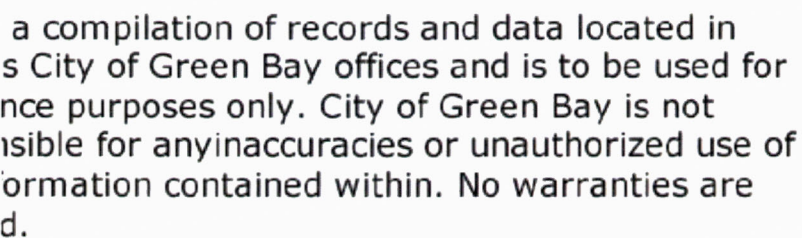
Signature of Applicant

Date

OFFICE USE ONLY:	Parcel# <u>64-831</u>	Residential \$75 <u>X</u>	Commercial \$150
District: <u>12</u> Zoning: <u>RR</u>	Meeting Date:	Receipt #: <u>10996-5</u>	

P# 73021

VARIANCE to keep DRIVEWAYS larger than 25' width + 30' cur



Scale 1:875



Report to the
Zoning & Planning Board of Appeals
of the City of Green Bay

MEETING DATE

May 21, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.4.

Dillon O'Brien, property owner, proposes to construct a front porch in a Low Density Residential (R1) District at 629 Bader Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, front yard setback (Ald. C. Stevens, District 5).

BACKGROUND**RECOMMENDATION****FISCAL IMPACT****ATTACHMENTS**

- I. 629 Bader St



Zoning & Planning Board of Appeals

VARIANCE APPLICATION

Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3300 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Application Deadline: First Tuesday of the Month at 12 Noon.

Date: 4/13/18 Project Address: 629 BADER ST Project #: 73096 Appeal #: 18-021

PROPERTY OWNER	APPLICANT INFORMATION
Name: <u>DILLON O'BRIEN</u>	Name:
Address: <u>629 BADER ST</u>	Address: <u>SAME</u>
City, State, Zip: <u>GREEN BAY, WI. 54302</u>	City, State, Zip
Phone: <u>(920) 448-3610</u>	Phone:
Email:	Email:

Describe proposed plan:

BUILT A PORCH THAT REQUIRES A VARIANCE

List variances required to implement the proposed plan (include ordinance numbers and short explanation of each):

- FRONT STOOP HAS A LIMIT OF 25 SQ FT

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome:

- PARTIALLY OUT OF SETBACK, BUT NEED TO INFRINGE SLIGHTLY TO BUILD FRONT STOOP.

Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance:

- HOUSE TOO CLOSE TO FRONT SETBACK

Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance:

- THE NEW STOOP WILL ENHANCE THE CURB APPEAL

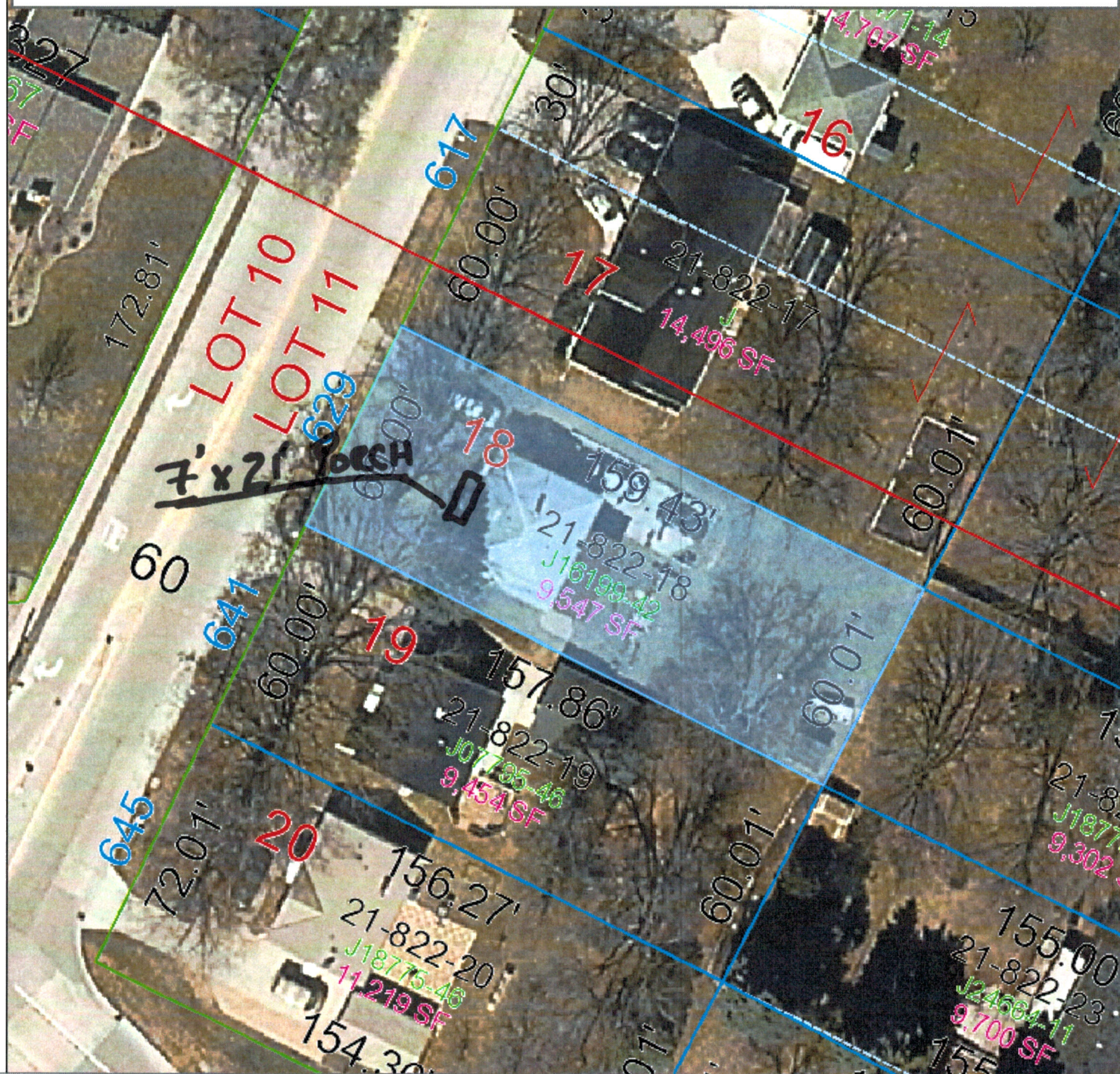
Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request.

Mike O'Brien
Signature of Applicant

4.13.18
Date

OFFICE USE ONLY:	Parcel# <u>21-822-18</u>	Residential \$75 <u>X</u>	Commercial \$150 <u> </u>
District:	Zoning:	Meeting Date: <u>MAY 21, 2018</u>	Receipt #: <u>11076-11</u>

629 BADER ST.



a compilation of records and data located in
s City of Green Bay offices and is to be used for
nce purposes only. City of Green Bay is not
isible for any inaccuracies or unauthorized use of
ormation contained within. No warranties are
d.



Scale 1:438



Report to the
Zoning & Planning Board of Appeals
of the City of Green Bay

MEETING DATE

May 21, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.5.

Tracy Dorn and Rachel Chvala, property owners, proposes improve a parking lot expansion in a Low Density Residential (RI) district at 1308 S. Norwood Avenue. The applicants request to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-1821, five (5) percent interior parking lot landscaping and Section 13-1820(a), landscape buffer (Ald. B. Johnson, District 9).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 1308 S Norwood Ave



Zoning & Planning Board of Appeals

VARIANCE APPLICATION

Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3300 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Application Deadline: First Tuesday of the Month at 12 Noon.

Date: 4/10/2018 Project Address: 1308 S. Norwood Ave. Project #: 71433 Appeal #: 18-022

PROPERTY OWNER		APPLICANT INFORMATION	
Name: <u>Tracy Dorn & Rachel Chvala</u>	Name: <u>CFAA</u>		
Address: <u>1308 S. Norwood Ave.</u>	Address: <u>1308 S. Norwood Ave</u>		
City, State, Zip <u>Green Bay, WI 54304</u>	City, State, Zip <u>Green Bay, WI 54304</u>		
Phone: <u>920-432-3993</u>	Phone: <u>920-432-3993</u>		
Email: <u>careforallages@yahoo.com</u>	Email: <u>careforallages@yahoo.com</u>		

Describe proposed plan: We hired a contractor to resurface our parking lot and the contractor did not get the appropriate permits. We did not find out that the permits were not pulled until the parking lot was already 3/4 done. At that time the contractor said he would get it taken care of and finish the project. We are requesting to leave the parking lot as is. It has been this way for over 50 years.

List variances required to implement the proposed plan (include ordinance numbers and short explanation of each):

See Attached - Chapter 13-1820
13-1820 - 15' landscape buffer is required along western portion of property. There is currently a driveway there which would have to be removed
13-1821 - Provide 5% interior lot landscaping

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome:

The cost to move the driveway was not something we budgeted for in addition to the cost of resurfacing. It would congest the flow of our parking lot causing danger to our children and the elderly that live here.

Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance:

We need two drive ways to keep the flow of the driveway. It has been this way since it was Norwood Elementary. 30+ years ago.

Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance:

Nothing has changed from it's original set up. The attached neighbor is fine with it. The parking lot looks more appealing and the water drains appropriately now.

Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request.

Tracy Dorn
Signature of Applicant

4/10/2018
Date

OFFICE USE ONLY:	Parcel#: <u>1941</u>	Residential \$75	Commercial \$150 ☒
District: <u>9</u> Zoning: <u>R1</u>	Meeting Date: <u>5-21-18</u>	Receipt #: <u>11104-4</u>	

Revised 12/2017

March 22, 2018

From: Karl & Hannah Henselin
869 9th Street
Green Bay, WI 54304

To: City of Green Bay
To: Care for All Ages

To whom it may concern,

As sole owners of 869 9th St. Green Bay, WI, we hereby give permission, by way of a recorded variance, to allow the driveway to remain as-is with regards to the location of the existing driveway belonging to the Care For All Ages business entity, as it relates to the adjacent lot line of Parcel 1-14.

Karl Henselin
dotloop verified
03/22/18 12:47 PM EDT
QCTQ-ZYST-6PCA-X80H

Karl Henselin

Hannah Henselin
dotloop verified
03/22/18 3:41 PM EDT
GHR-MOVL-RDS-EPH3

Hannah Henselin

Alan Becker
10/12/17

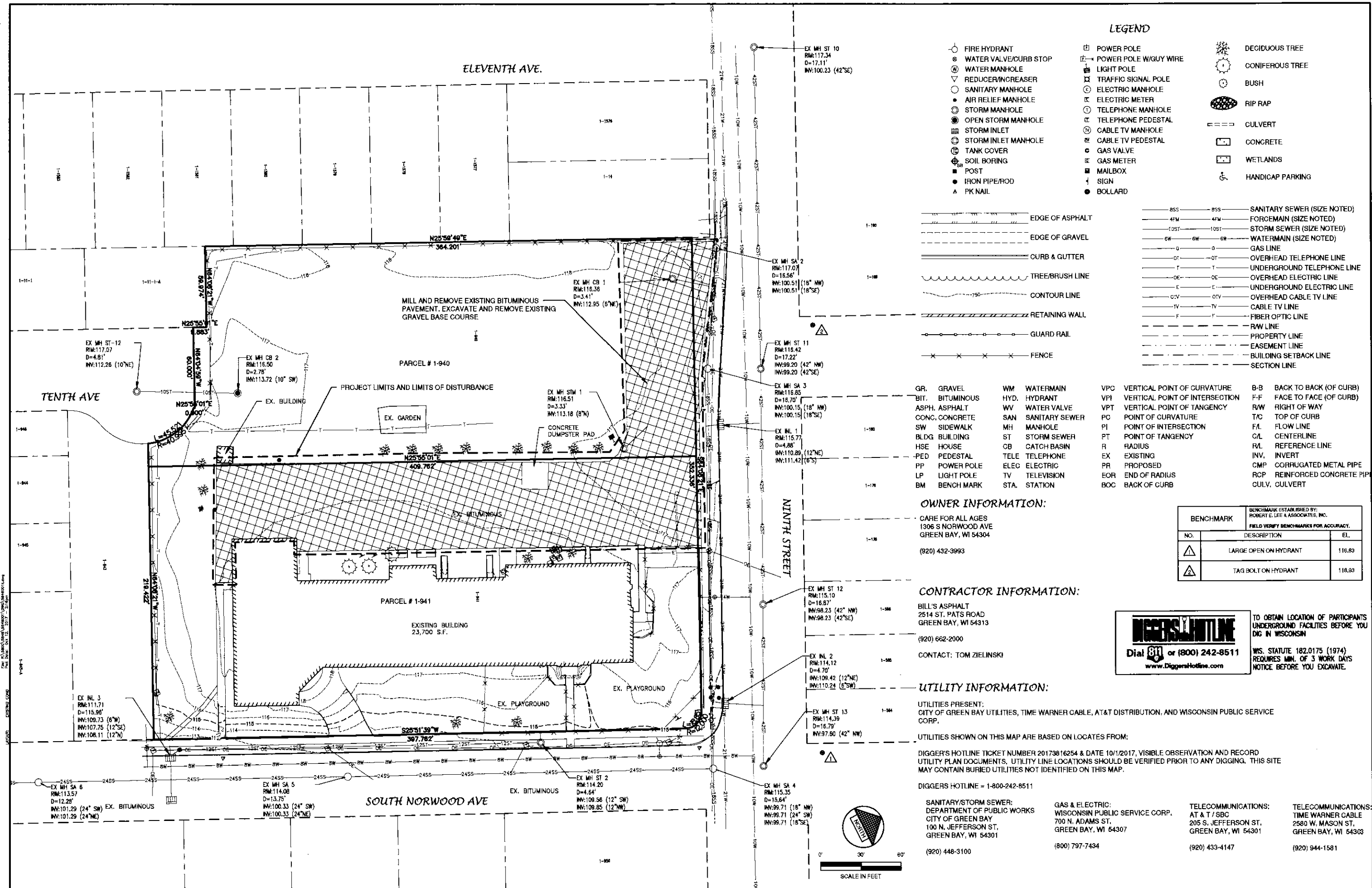
NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

NOTE:
ALL EROSION CONTROL MEASURES SHALL
BE IN PLACE PRIOR TO CONSTRUCTION
AND SHALL CONFORM TO THE WISCONSIN
DEPARTMENT OF NATURAL RESOURCES
CONSTRUCTION SITE EROSION CONTROL
AND TECHNICAL STANDARDS.

SHT. NO.	DESCRIPTION
1	LOCATION MAPS AND INDEX TO DRAWINGS
2	EXISTING SITE CONDITIONS
3	SITE PLAN AND UTILITY PLAN
4	GRADING AND EROSION CONTROL PLAN
5	EROSION CONTROL - INLET PROTECTION AND MISCELLANEOUS DETAILS
6	EROSION CONTROL - SHEET FLOW DETAILS



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	PARKING LOT REPAVING AT 1306 S. NORWOOD AVE CITY OF GREEN BAY BROWN COUNTY, WISCONSIN	LOCATION MAPS AND INDEX TO DRAWINGS	DATE	 Robert E. Lee & Associates, Inc. SURVEYING, ENGINEERING, ENVIRONMENTAL SERVICES 12250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releeinc.com	SHEET NO.
								CHECKED			FILE		1
								DESIGNED			JOB NO.		



LEGEND

- FIRE HYDRANT
- WATER VALVE/CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- AIR RELIEF MANHOLE
- STORM MANHOLE
- OPEN STORM MANHOLE
- STORM INLET
- STORM INLET MANHOLE
- TANK COVER
- SOIL BORING
- POST
- IRON PIPE/ROD
- PK NAIL
- POWER POLE
- POWER POLE W/GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- GAS METER
- MAILBOX
- SIGN
- BOLLARD
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- RIP RAP
- CULVERT
- CONCRETE
- WETLANDS
- HANDICAP PARKING
- SANITARY SEWER (SIZE NOTED)
- FORCEMAIN (SIZE NOTED)
- STORM SEWER (SIZE NOTED)
- WATERMAIN (SIZE NOTED)
- GAS LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD CABLE TV LINE
- CABLE TV LINE
- FIBER OPTIC LINE
- RAW LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- GR. GRAVEL
- BIT. BITUMINOUS
- ASPH. ASPHALT
- CONC. CONCRETE
- SW SIDEWALK
- BLDG BUILDING
- HSE HOUSE
- PED PEDESTAL
- PP POWER POLE
- LP LIGHT POLE
- BM BENCH MARK
- WM WATERMAIN
- HYD. HYDRANT
- WV WATER VALVE
- SAN SANITARY SEWER
- MH MANHOLE
- ST STORM SEWER
- CB CATCH BASIN
- TELE TELEPHONE
- ELEC ELECTRIC
- TV TELEVISION
- STA. STATION
- VPC VERTICAL POINT OF CURVATURE
- VPI VERTICAL POINT OF INTERSECTION
- VPT VERTICAL POINT OF TANGENCY
- PC POINT OF CURVATURE
- PI POINT OF INTERSECTION
- PT POINT OF TANGENCY
- R RADIUS
- EX EXISTING
- PR PROPOSED
- EOR END OF RADIUS
- BOC BACK OF CURB
- B-B BACK TO BACK (OF CURB)
- F-F FACE TO FACE (OF CURB)
- R/W RIGHT OF WAY
- T/C TOP OF CURB
- FL FLOW LINE
- CL CENTERLINE
- RL REFERENCE LINE
- INV. INVERT
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- CULV. CULVERT

OWNER INFORMATION:

CARE FOR ALL AGES
1306 S NORWOOD AVE
GREEN BAY, WI 54304
(920) 432-3993

CONTRACTOR INFORMATION:

BILL'S ASPHALT
2514 ST. PATS ROAD
GREEN BAY, WI 54313
(920) 662-2000
CONTACT: TOM ZIELINSKI

UTILITY INFORMATION:

UTILITIES PRESENT:
CITY OF GREEN BAY UTILITIES, TIME WARNER CABLE, AT&T DISTRIBUTION, AND WISCONSIN PUBLIC SERVICE CORP.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:
DIGGER'S HOTLINE TICKET NUMBER 20173816254 & DATE 10/1/2017, VISIBLE OBSERVATION AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DIGGERS HOTLINE = 1-800-242-8511

SANITARY/STORM SEWER:
DEPARTMENT OF PUBLIC WORKS
CITY OF GREEN BAY
100 N. JEFFERSON ST.
GREEN BAY, WI 54301
(920) 448-3100

GAS & ELECTRIC:
WISCONSIN PUBLIC SERVICE CORP.
700 N. ADAMS ST.
GREEN BAY, WI 54307
(800) 797-7434

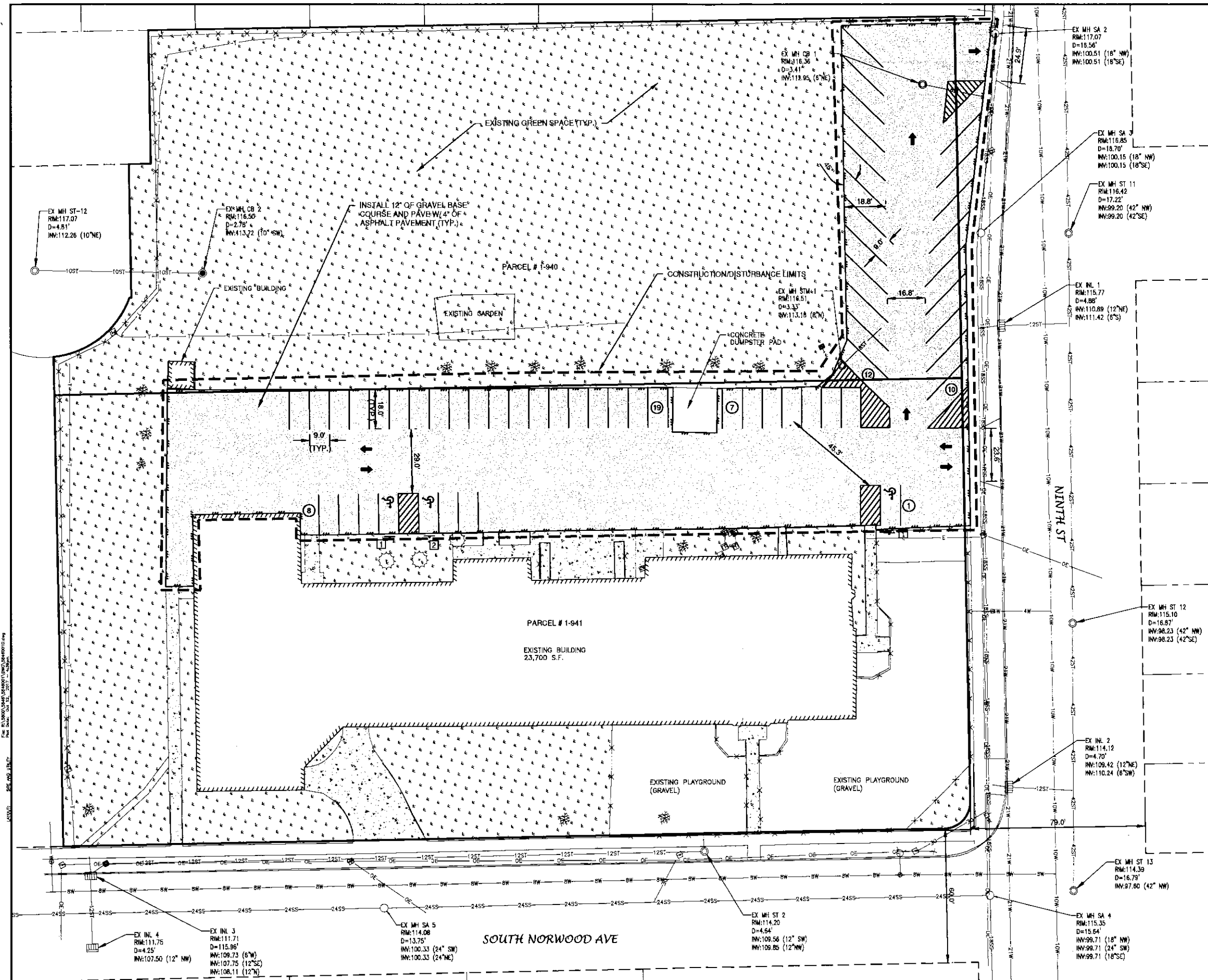
TELECOMMUNICATIONS:
AT & T / SBC
205 S. JEFFERSON ST.
GREEN BAY, WI 54301
(920) 433-4147

TELECOMMUNICATIONS:
TIME WARNER CABLE
2580 W. MASON ST.
GREEN BAY, WI 54303
(920) 944-1581

BENCHMARK		BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. FIELD VERIFY BENCHMARKS FOR ACCURACY.	
NO.	DESCRIPTION	EL.	
1	LARGE OPEN ON HYDRANT	116.80	
2	TAG BOLT ON HYDRANT	118.30	

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

TO OBTAIN LOCATION OF PARTICIPANTS
UNDERGROUND FACILITIES BEFORE YOU
DIG IN WISCONSIN
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.



- ### LEGEND
- CONCRETE PAVEMENT
 - ASPHALT PAVEMENT (32,325 S.F.)
 - LANDSCAPE AREA
 - GREEN SPACE
 - PROPOSED 18" SHEDDING CURB AND GUTTER
 - TRAFFIC FLOW ARROW
 - HANDICAPPED PARKING
 - INDICATES NUMBER OF PARKING STALLS

NOTE
ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA
TOTAL PARKING SPACES PROVIDED = 57
HANDICAP ACCESSIBLE PARKING SPACES = 3
REQUIRED SPACES:
ASSISTED LIVING = 1 SPACE / 4 BEDS + 3 SPACES / 4 EMPLOYEES
= (31 BEDS / 4) + ((3x14 EMPLOYEES) / 4) = 18
DAYCARE = 1 SPACE / 10 STUDENTS + 1 SPACE / EMPLOYEE
= (165 STUDENTS / 10) + 22 EMPLOYEES = 39
TOTAL = 57

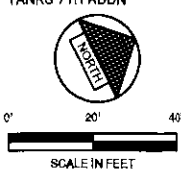
SITE DATA - PARCEL 1-940
TOTAL AREA = 1.41 ACRES, 61,295 S.F.
BUILDING AREA = 0.01 ACRES, 150 S.F. (0.2%)
SIDEWALK/PARKING LOT AREA = 0.19 ACRES, 8,269 S.F. (13.6%)
GREEN SPACE = 1.21 ACRES, 52,886 S.F. (86.3%)

SITE DATA - PARCEL 1-941
TOTAL AREA = 1.90 ACRES, 82,781 S.F.
BUILDING AREA = 0.54 ACRES, 23,700 S.F. (28.6%)
SIDEWALK/PARKING LOT AREA = 0.66 ACRES, 28,652 S.F. (34.6%)
GREEN SPACE = 0.7 ACRES, 30,429 S.F. (36.8%)

ZONING
LOW DENSITY RESIDENTIAL

PARCEL NO.
1-940, 1-941

LEGAL DESCRIPTION
LOT 2 OF 24 CSM 35 BNG PART ALL OF LOTS 1 THRU 3
& BNG PRT OF LOTS 4 THRU 8 BLK 29 OF TANKS 7TH ADDN





Department of Community and Economic Development

INSPECTION REPORT AND NOTICE OF NON-COMPLIANCE

100 North Jefferson Street, Room 608, Green Bay, WI 54301-5026 * Phone 920.448.3300 * Fax 920.448.3426 * www.greenbaywi.gov * Generated: March 28, 2018

Property Address: **1308 S NORWOOD AV, 1-941**

Case #: **84548**

To: **BECK & RO LLC
1308 S NORWOOD AV
Green Bay, WI 54304**

Dear Tenant:

An inspection was recently conducted at your property. Results of this inspection identified Municipal Ordinance violation(s) that need to be addressed by you. Please note the "Correct By" date for correcting each item listed below. Unless I hear from you prior to the Correct By date(s), a re-inspection to check for compliance will be performed on or shortly after each date listed. The City greatly appreciates your effort and commitment to improving the quality of life in our neighborhoods. You may contact me directly if you have any questions regarding this notice. Again, thank you for maintaining your property in a code compliant condition.

VIOLATIONS NOTICE:

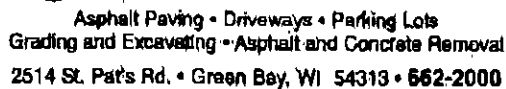
#	Ordinance	Findings/Inspector Comments	Correct By
1	13-1803	SITE PLAN REQUIREMENTS:(a) In general. Except in those instances specified in Section 13-1802, site plan approval is required prior to issuance of a building permit for any proposed construction or issuance of a zoning certificate for any proposed use. When a site plan is required in support of a request of a conditional use permit or variance approval, the plan shall also be subject to the requirements of this chapter.	4/20/2018
2	FINAL NOTICE	This is a FINAL NOTICE. A \$50 reinspection fee has been assessed.	4/20/2018
3	CITATION	If you fail to correct these violations you may be issued a municipal court citation of up to \$691.00 for each violation and up to \$1000.00 for each public nuisance violation. Please contact me with any questions or concerns.	4/20/2018

All cited violations must be corrected by the date(s) indicated above unless an extension of time is granted. A re-inspection fee in the amount of fifty dollars (\$50) will be assessed for each re-inspection required after the above noted correction date or extension date passes and the property is still in non-compliance. In addition, each day that violations continue after this notice shall constitute a separate offense and may be subject to additional re-inspection fees and/or the issuance of Municipal Court citations.


Chad Rothmeyer, Inspector
ChadRo@greenbaywi.gov

Date

3-29-18



Name Care For All Ages
Address 1306 S. Norwood AVE
City Green Bay State WI Zip 54304

[illegible]

Received By

Acceptance of goods constitutes an agreement by customer.
To pay Bufr's Aphrodite late payment charge of 1.5% per month
(18% annually) on unpaid balance outstanding 30 days from invoice date.

SUB TOTAL	\$ 132,484.00
DISCOUNT	\$ —
SUB TOTAL	\$ —
SALES TAX	\$ —
TOTAL	\$ —
DEPOSIT	\$ —
BALANCE DUE	\$ 132,484.00



Call
Bill
621-1882
Wed 3/1

Community Services Agency

October 27, 2017

Submitter:
ROBERT E LEE
AARON BREITENFELDT
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155

Property Owner:
BECK & RO LLC
1308 S NORWOOD AVE
GREEN BAY WI 54304

RE: 1308 S NORWOOD AV., 1-941
PARKING LOT RECONSTRUCTION

Site Plan #1740, Project # 71493

This site plan is being returned and is required to be REVISED and RESUBMITTED for FINAL APPROVAL. It was found to be in general conformance with municipal ordinances and standards needing only the revisions noted below before final approval can be granted. Resubmit five (5) revised site plan sets to the Building Inspection Division, 100 N. Jefferson St., Room 608, Green Bay, WI 54301.

Engineering Division, Room 300, (920) 448-3100 - Reviewed by Mark Aerts

1. \$5000 Storm Water Bond will need to be paid.
2. Follow up with Storm Water and Engineering comments in attached sheets.

Planning Division, Room 608, (920) 448-3400 - Reviewed by Paul Neumeier

1. A 15' landscape buffer is required along the western most property line per Chapter 13-1820 Green Bay Zoning Code.
2. Any parking areas that are reconstructed or rehabilitated exceeding 25 parking spaces are required to provide 5% interior lot landscaping Chapter 13-1821, Green Bay Zoning Code.
3. Indicate the location of any refuse area and required screening per Chapter 13-1813, Green Bay Zoning (13-1813) *Exempt from future*

The submitter is reminded that only the noted items should be revised. Significant changes to this plan beyond the noted items may require reviews delaying final site plan approval.

If you have any questions regarding any of the above items, please feel free to contact the reviewer indicated above the item, or contact the Building Inspection Division at (920) 448-3300 for general information.

Sincerely,

Chad Rothmeier
Building Inspector

RECEIVED
OCT 30 2017
ROBERT E. LEE & ASSOC., INC.

Planning	Neighborhood	Redevelopment	Housing	Inspection
100 North Jefferson Street	Room 608	Green Bay, WI 54301-5028	920 448 3300	Fax 920 448 3117
www.greenbaywi.gov				



**DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION**

100 N. Jefferson Street, Room 300
Grecco Bay, WI 54301
Tel (920) 448-3100
Fax (920) 448-3102

**INTER-OFFICE
MEMO**

TO: Chad Rothmeyer - Building Inspection

FROM: Mark Aerts - Engineering Tech.

SUBJECT: Care for All Ages - Parking Lot
1308 South Norwood Avenue
Engineering Review Comments
S-1740 P-71433

DATE: 10-26-2017

C: Matthew Heckenlaible, P.E. - Utility Manager
Michael Debauche - Erosion Control Specialist
Ryan Pichler - Utility Civil Engineer
File

Comments:

1. Indicate where the existing storm inlets drain to within the paved area.
2. Indicate existing and proposed ground elevations (grades) and/or contours of the property. Elevations must be in an Engineer's datum.



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

100 N. Jefferson Street, Room 300
Green Bay, WI 54301
Tel (920) 448-3100
Fax (920) 448-3102

STORM WATER INSTALLATION
PERFORMANCE SECURITY MEMO

FROM: Ryan Pichler - Utility Engineer Asst

SUBJECT: Care for All Ages - Parking Lot S-1740
1308 South Norwood Avenue P-71433
Green Bay, WI

DATE: October 25, 2017

C: Matthew Heckenlaible - Utility Manager
Mark Aerts - Engineering Technician
Paul Van Calster - Inspection Service Specialist
Kris Teske - City Clerk
Sarah Fidler - Risk Management

A Storm Water Management "Installation Performance Security" is being requested in the amount of \$5,000 or 15% of the estimated storm water cost, whichever is greater, as per Section 30.07 of the City's Storm Water Management Ordinance from the Owner of the proposed project prior to the issuance of any construction permits being released. The Installation Performance Security can be released upon submission of "as-built plans", written "certification" by a registered Wisconsin Professional Engineer, the Owner and Contractor that the facility has been built and functions as designed within the approved plans, and that the fully executed "Maintenance Agreement" has been recorded with the Brown County Register of Deeds and a copy of the recorded document has been submitted to the Department of Public Works for their records.

The Installation Performance Security can be in the form of a Cash Bond, a Surety Bond or Letter of Credit. The Surety Bond and Letter of Credit will require that the City is named as additional creditor with the ability to draw on the bond; are to be "continuous" until the above requirements are met; make reference that this is for "Storm Water Management Facilities" for the referenced project found in the Subject; and make reference to the City's Inspection Number and Plan Numbers located to the right of the referenced project.

When submitting the Installation Performance Security to the appropriate City Department, a copy of this memo shall be attached, included as additional project reference.

Fee Schedule:

Cash Bond delivered to City Clerk's Office:

- Land Disturbance of 0.5 acres to 1.99 acres: 15% of the Estimated Cost of the storm water facility (reasonable and justifiable) or \$5,000 whichever is greater.
- Land Disturbance of 2.0 acres to 4.99 acres: 15% of the Estimated Cost of the storm water facility (reasonable and justifiable) or \$10,000, whichever is greater.
- Land Disturbance over 5.0 acres: 15% of the Estimated Cost of the storm water facility (reasonable and justifiable) or \$25,000, whichever is greater.

Cash Bond delivered to City Clerk's Office.

Letter of Credit delivered to City Clerk's Office.

Surety Bond delivered to City's Risk Management Department.



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

100 N. Jefferson Street, Room 300
Green Bay, WI 54301
Tel (920) 448-3100
Fax (920) 448-3102

INTER-OFFICE
MEMO

2. Total area of new impervious surfaces within the site.
3. Performance standards applicable to site.
4. Proposed BMPs
5. Groundwater, bedrock, and soil limitations.
6. One or more site maps (less than 1:40 scale) that show:
 - Post-construction pervious areas (vegetative cover type and condition).
 - Impervious areas (all buildings, structures, and pavement).
 - Post-construction contours of the site at a scale not to exceed 2 ft.
 - Post-construction drainage network including enough of the contiguous properties to show runoff patterns onto, through, and from the site.
 - Locations and dimensions of drainage easements.
 - Locations of maintenance easements specified in the maintenance agreement.
 - Flow path and direction for all storm water conveyance sections.
 - Location and type of all storm water management conveyance and treatment practices, including the on-site and off-site tributary drainage area.
 - Location and type of conveyance system that will carry runoff from the drainage and treatment practices to the nearest adequate outlet such as a curbed street, storm drain, or natural drainage way.
 - Watershed boundaries used in hydrology and pollutant loading calculations and any changes to lakes, streams, wetlands, channels, ditches, and other watercourses on and immediately adjacent to the site.
- (o) Separation distances. Storm water management practices shall be adequately separated from wells to prevent contamination of drinking water. Explanation of any restrictions on storm water management measures in the development area imposed by wellhead protection plans and ordinances.
- (p) Plans, specifications, detailed drawings including, but not limited to, cross-sections and profiles of all permanent storm water conveyance and treatment practices.
- (q) Cost estimates for the construction, operation, and maintenance of each storm water management practice.

Resubmit (City forms are available electronically upon request)

Maintenance plan / agreement
Storm Water Application
Storm Water Summary
Storm Water Report
Storm Water Plan PE Certification



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

100 N. Jefferson Street, Room 300
Oroon Bay, WI 54301
Tel (920) 448-3100
Fax (920) 448-3102

INTER-OFFICE
MEMO

TO: Chad Rothmeier - Building Inspection

FROM: Ryan Pichler - Utility Civil Engineer Ref

SUBJECT: Care for All Ages - Parking Lot
1308 South Norwood Avenue
Storm Water
S-1740 P-71433

DATE: 10/25/2017

C: Matthew Heckenlaible, P.E. - Utility Manager
Michael DeBauche - Erosion Control Specialist
Mark Aerts - Engineering Tech
File

Comments:

After review of the submitted site plan package, it has been determined that a storm water management plan needs to be prepared and submitted in accordance with section 30.08 of the City's storm water ordinance. The ordinance can be found in the City's website at the following address:

<http://greenbaywi.gov/law/wp-content/uploads/2017/04/CHPTR30-Stormwater-Management.pdf>

Additional comments to the ordinance language are bracketed. Please provide the following bracketed missing information.

[Storm water management is required because over 0.5 acres were disturbed for the parking lot replacement. The parking lot replacement is not considered routine maintenance because the base course was removed. The site must meet the City Ordinance Ch. 30 requirements; these requirements include but are not limited to:

- Flow from the site cannot be increased for the 2, 10, and 100 year storm event from the existing condition (parking lot prior to replacement) to proposed condition (parking lot after replacement).
- Storm water best management practices must remove 40% of the total suspended solids.]

Per 30.08 (1) the storm water management plan shall include the following information:

- (a) Name, address, email, and telephone number of the landowner, responsible parties, general contractor, and design engineer.
- (b) A legal description of the property proposed to be developed.
- (c) A narrative describing the existing site conditions (soils, topography, land use, protective areas, and environmentally sensitive areas).

\\D:\Data\Pub Works\Eng\Storm Water Management\Site Plans\2017 Review\Norwood Ave S 1308 - Care for All Ages Parking Lot - SW01.dwg

Tom Zielinski

From: Aaron J. Breitenfeldt <abreitenfeldt@releeinc.com>
Sent: Thursday, December 21, 2017 8:03 AM
To: Tom Zielinski
Subject: RE: Care For All Ages

Good morning Tom, I wanted to check in and see where you guys were at with this project and if you needed us to get going on anything. Let me know. Thanks.



Aaron J. Breitenfeldt, P.E. - Robert E. Lee & Associates, Inc.
920-662-9641 abreitenfeldt@releeinc.com

From: Aaron J. Breitenfeldt
Sent: Thursday, November 16, 2017 1:00 PM
To: 'Tom Zielinski' <tom@billsasphalt.com>
Subject: Care For All Ages

Hi Tom, I talked with Paul Newmeyer at the City and he said we can go ahead and submit for a variance but he would not comment on if he thought they would get approved or not. So I think we should go ahead and submit for both and atleast hopefully get the variance for the driveway item. You should talk to the owner and have them try and get an approval letter from their neighbor stating that they are ok with the driveway being where it is at right on the property line. It would also be helpful if they could talk to their City Alderman and have them issue a letter of support. I think those things would go a long way towards getting the variance for their driveway.

Below is a summary of our fees to get the rest of the City approvals. These are estimated fees and we will just bill you time and expense not to exceed these amounts. That way we just bill whatever we have into it. Hopefully we get it done for less but as you know the City can be fun to work with. The storm water and soil boring fees are the same as they were in the original proposal.

-variance* = \$1,000
-soil borings** = \$1,600
-storm water management report = \$3,900
Total = \$6,500

*fee does not include the City's variance application fee

**Soil borings will be required to prove the soil types at the locations of our bio-retention ponds.

Let me know if your good with us moving forward and we will go ahead and get started.

Thanks and good luck hunting if you are able to get out!



Report to the
Zoning & Planning Board of Appeals
of the City of Green Bay

MEETING DATE

May 21, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.6.

Adam Doyen, ADZ Investments, property owner, proposes to repave a driveway and construct a new garage in a Low Density Residential (RI) District at 891 Howard Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-609 maximum impervious surface (Ald. B. Johnson, District 9).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 891 Howard St



Zoning & Planning Board of Appeals

VARIANCE
APPLICATION

Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3300 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Application Deadline: First Tuesday of the Month at 12 Noon.

Date: 4-26-18 Project Address: 891 Howard Project #: 73180 Appeal #: A18-023

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	<u>A02 Investments</u>	Name:	<u>ADAM Doyen</u>
Address:	<u>3579 Albama Rd.</u>	Address:	<u>3579 Albama Rd.</u>
City, State, Zip	<u>Green Bay WI. 54311</u>	City, State, Zip	<u>Green Bay, WI. 54311</u>
Phone:	<u>920-360-9289</u>	Phone:	<u>920-360-9289</u>
Email:	<u>A02 Investments@aol.com</u>	Email:	<u>A02 CONSTRUCTION@aol.com</u>

Describe proposed plan:

- Repave Driveway and 2 parking stalls
- Build new 2 stall Garage 20x20'

List variances required to implement the proposed plan (include ordinance numbers and short explanation of each):

need 900 sq ft. Impervious coverage At 53.4% - MAX. is 50%
13-609 maximum impervious surface coverage
50% MAX for R1 District
* will be over 50% impervious

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome:

50% lot coverage for R1 does not allow to have new driveway and 2 stall garage on this lot.

Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance:

THE size of the lot compared to what needs to be added to Bring House to code

Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance:

IT would allow to turn House back into its original 2 Family House and brought up to code and new Garage.

Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request.

Signature of Applicant

Date

4/19/18

OFFICE USE ONLY:

Parcel#

3-462

Residential \$75

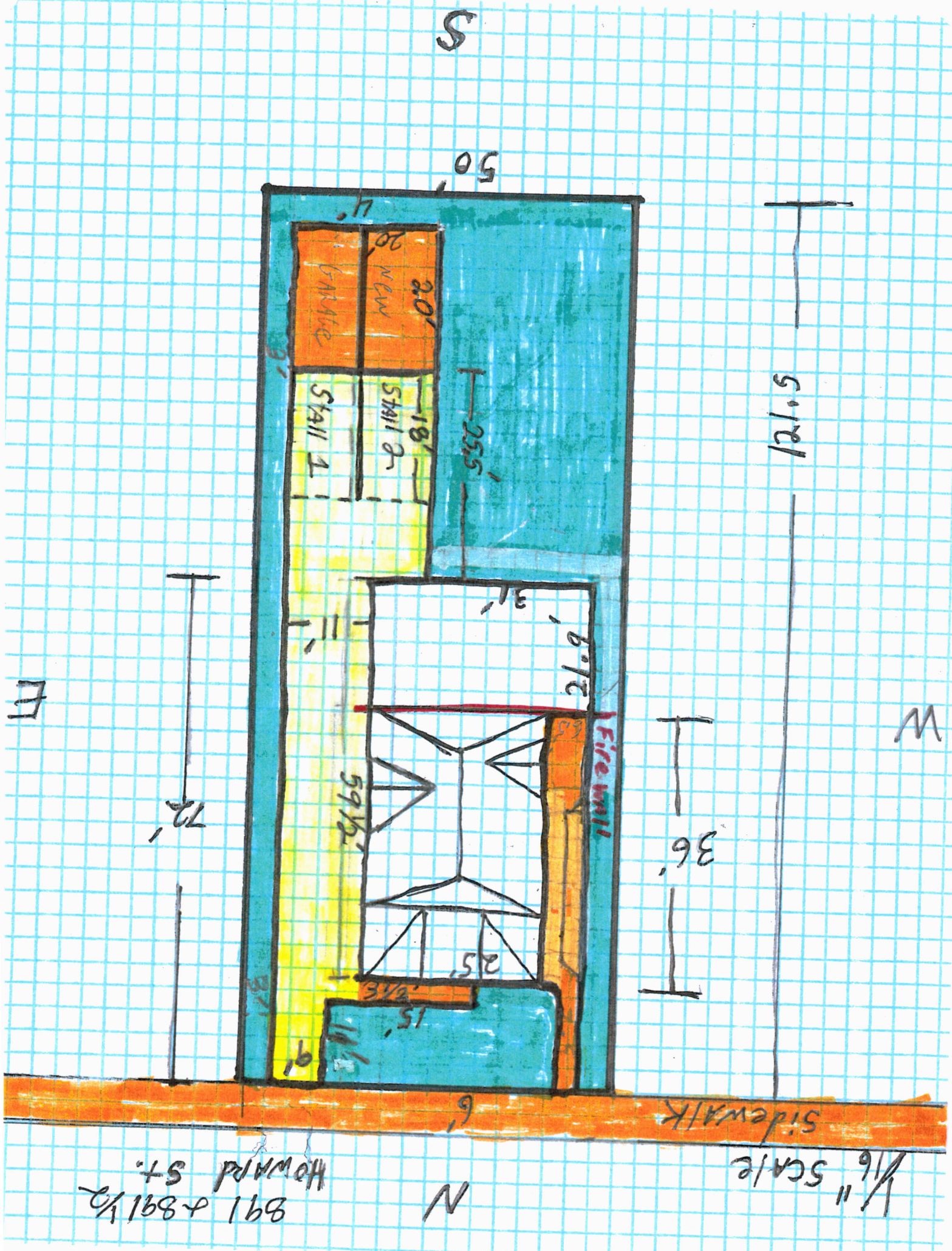
Commercial \$150

District: R1 Zoning: 9

Meeting Date:

Receipt #:

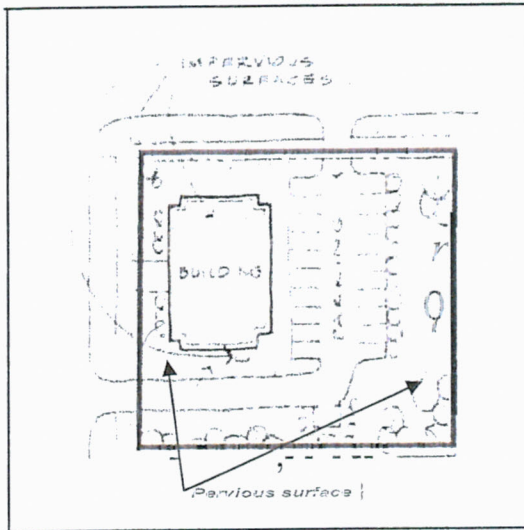
11181-20



6068 SF

50%
OK
less

Calculation: Impervious surface ratio.



Impervious surface means an area that releases, as runoff, all or a large portion of the precipitation that falls on it, except for frozen soil. Rooftops, sidewalks, driveways and parking lots are examples of surfaces that are typically impervious. Surfaces in the public right-of-way, such as a street, driveway apron or public sidewalk, are not counted in this calculation-only areas on your property.

Impervious surface ratio means the measure of intensity of land use, determined by dividing the total of all impervious surfaces on a site by the gross area of the site.

Required for new buildings of any kind, additions, porches, patios, driveways, and walks- anything impervious to water.

MAXIMUM LOT COVERAGE: R1 = 50 %,

Component	Area (square feet)	
1. House (including porches, patios, attached garage)	1227	Sq. ft
2. New structure <i>Detached GARAGE</i>	400	Sq. ft
3. Existing structures (sheds, etc)	0	Sq. ft
4. Driveway	1311	Sq. ft
5. Sidewalks (private) <i>/ steps</i>	293.5	Sq. ft
6. Total of all impervious surfaces on the site (sum of lines 1-5)	3236.5	Sq. ft
7. Gross area of the site (lot area)	6068	Sq. ft
Impervious surface ratio (line 6 divide. line 7 X 100 = %)		53.34 %

687 SF
SHORT

Example : If # 6 is 4,000 and #7 is 10,000 the ratio would be 4,000 divide 10,000 x 100 = 40 %



a compilation of records and data located in
s City of Green Bay offices and is to be used for
nce purposes only. City of Green Bay is not
isible for any inaccuracies or unauthorized use of
ormation contained within. No warranties are
d.





Report to the
Zoning & Planning Board of Appeals
of the City of Green Bay

MEETING DATE

May 21, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.7.

Dan Nitka, The Booyah Shed, on behalf of Ron Hieptas, property owner, proposes to expand the existing building in a General Commercial (C1) District located at 1800 S. Ashland Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-810, Table 8-2, front yard setback and maximum impervious coverage (Ald. B. Johnson, District 9).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 1800 Ashland Ave



Zoning & Planning Board of Appeals

VARIANCE
APPLICATION

Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3300 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Application Deadline: First Tuesday of the Month at 12 Noon.

Date: 4/30/18 Project Address: 1800 S Ashland Project #: 72892 Appeal #: 18-024

PROPERTY OWNER	APPLICANT INFORMATION
Name: <u>Ron Hetpas</u>	Name: <u>Dan Niska The Booyah L Shed</u>
Address: <u>Ron Hetpas 1800 Ashland</u>	Address: <u>1800 Ashland</u>
City, State, Zip: <u>Green Bay WI 54304</u>	City, State, Zip: <u>Green Bay WI 54304</u>
Phone:	Phone: <u>920-371-6249</u>
Email:	Email: <u>thebooyahguy@hotmail.com</u>

Describe proposed plan:

Add steel shed to north side of building for booyah kettle and freezer storage.

Add make up air unit on west side of building.

List variances required to implement the proposed plan (include ordinance numbers and short explanation of each):

- Need 117" Variance for north side of building to All for shed.

we need 13-810 - 15' front yard setback

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome:

We cannot operate the kitchen without the air make up unit it is unfeasible as a restaurant. Not Allowed

The shed will eliminate us having to cook out of our licensed mobile restaurant, which currently occupies 14 x 20 feet when set up

Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance:

Being a corner lot with streets on 3 sides

Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance:

The shed will protect the public from contacting the kettle, while allowing the public to view the kettle is to large to be placed inside.

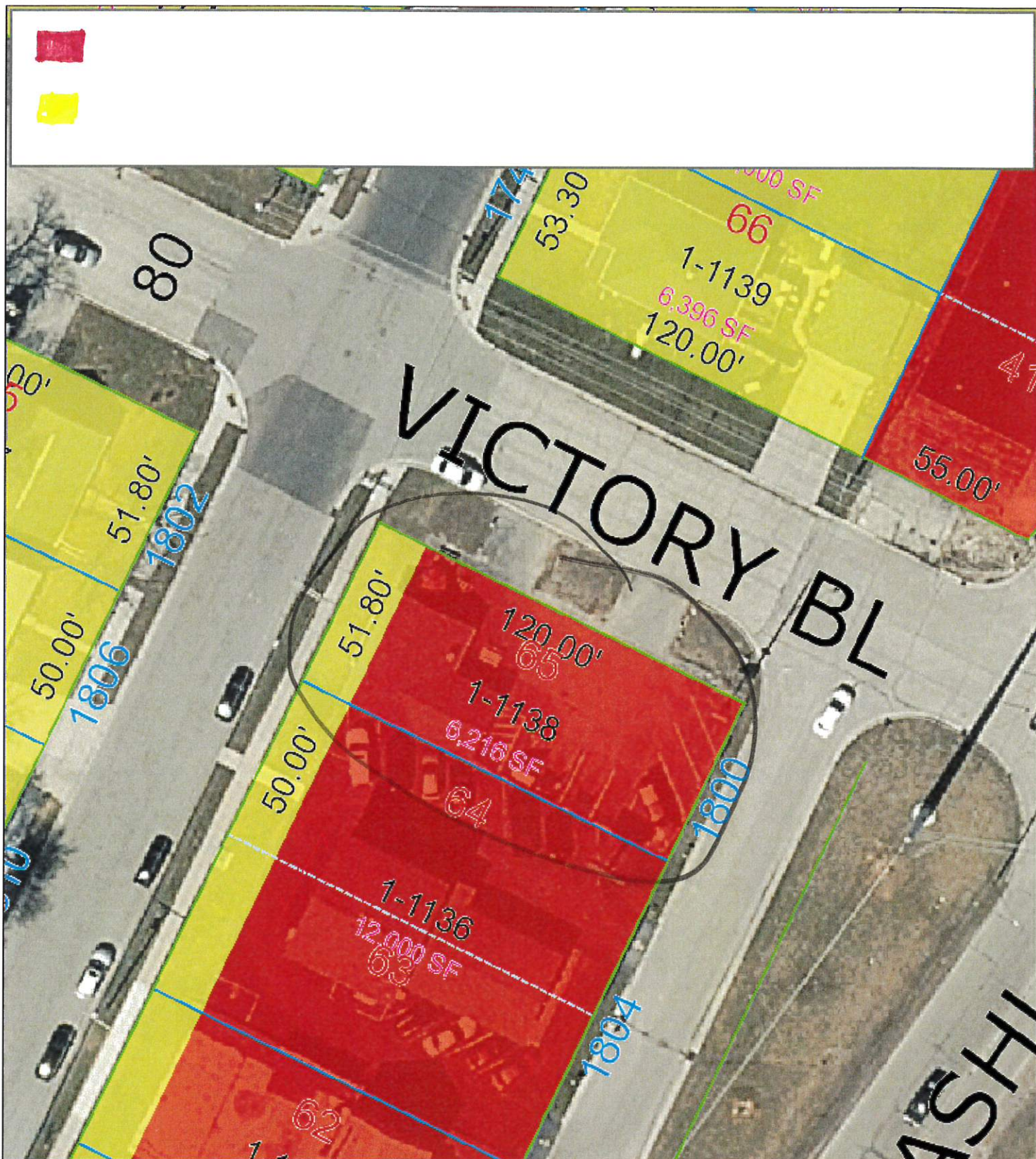
The air make up unit will allow for safe operation of kitchen. IT will be inside the clutter landscape blocks next to the other HVAC units. - Not Allowed

Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request.

Signature of Applicant

Date

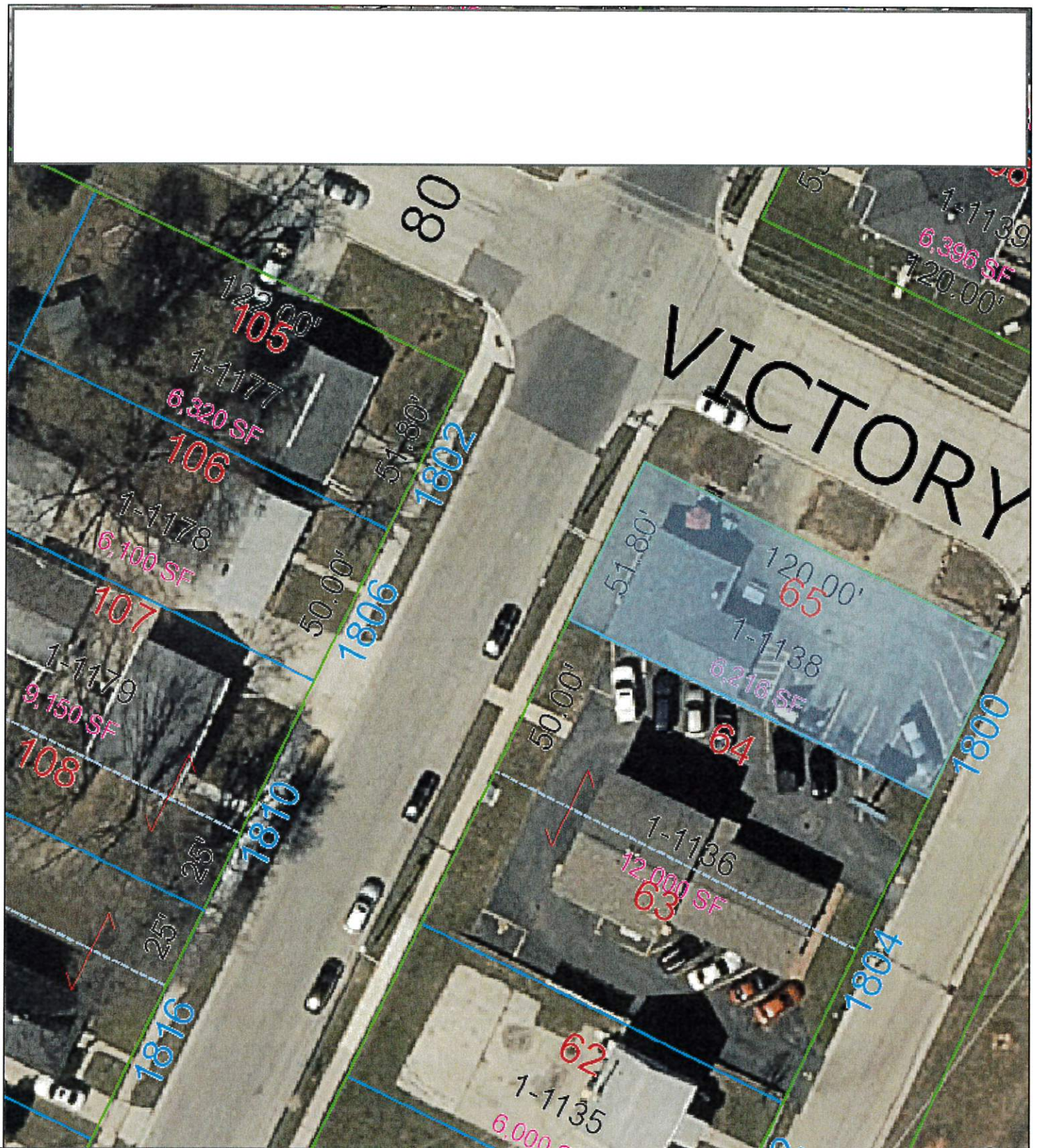
OFFICE USE ONLY:	Parcel# <u>1-1138</u>	Residential \$75 _____ Commercial \$150 <u>X</u>
District: <u>9</u> Zoning: <u>C1/R1</u>	Meeting Date: <u>5/2/18</u>	Receipt #: <u>11208-013</u>



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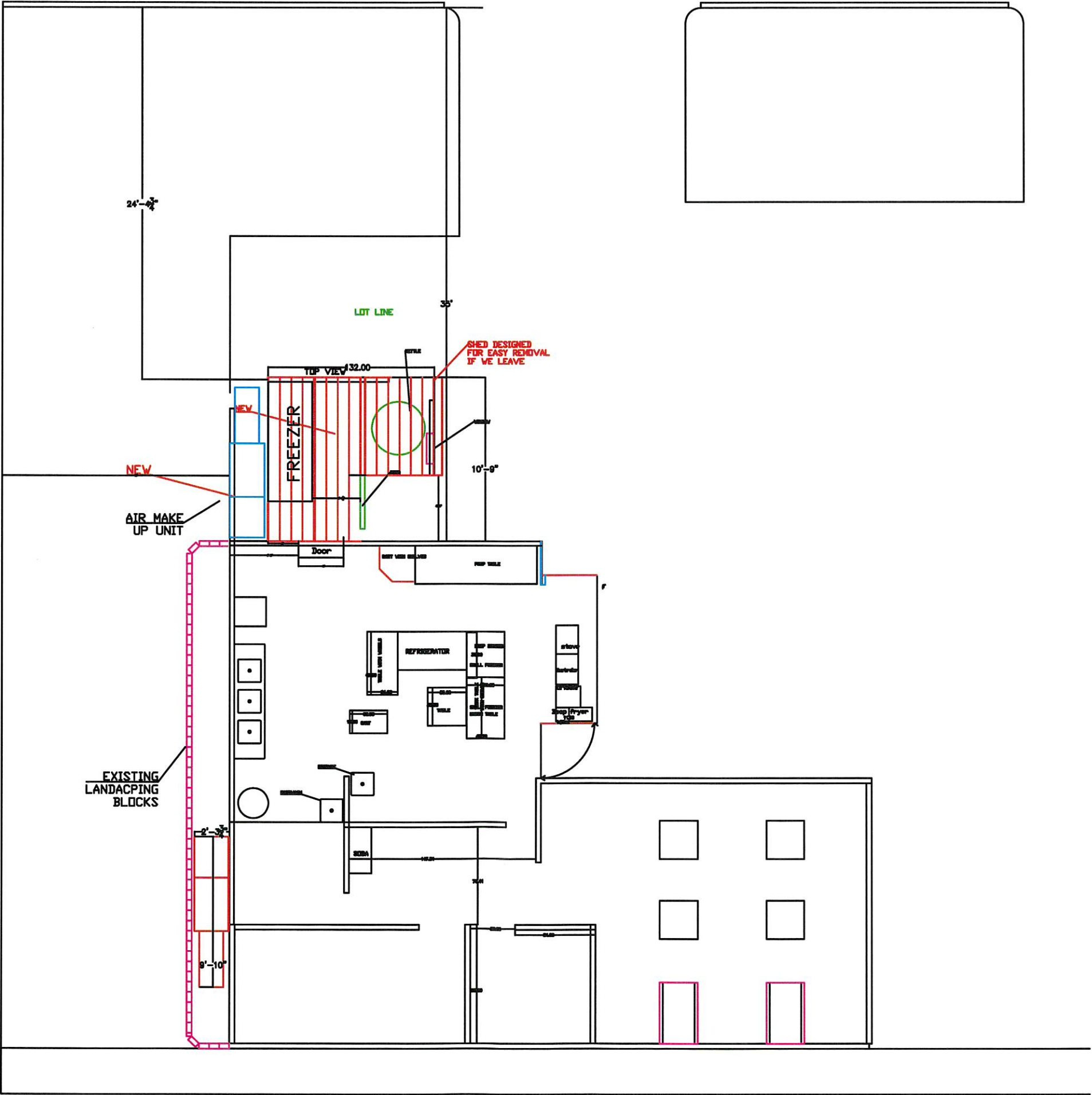


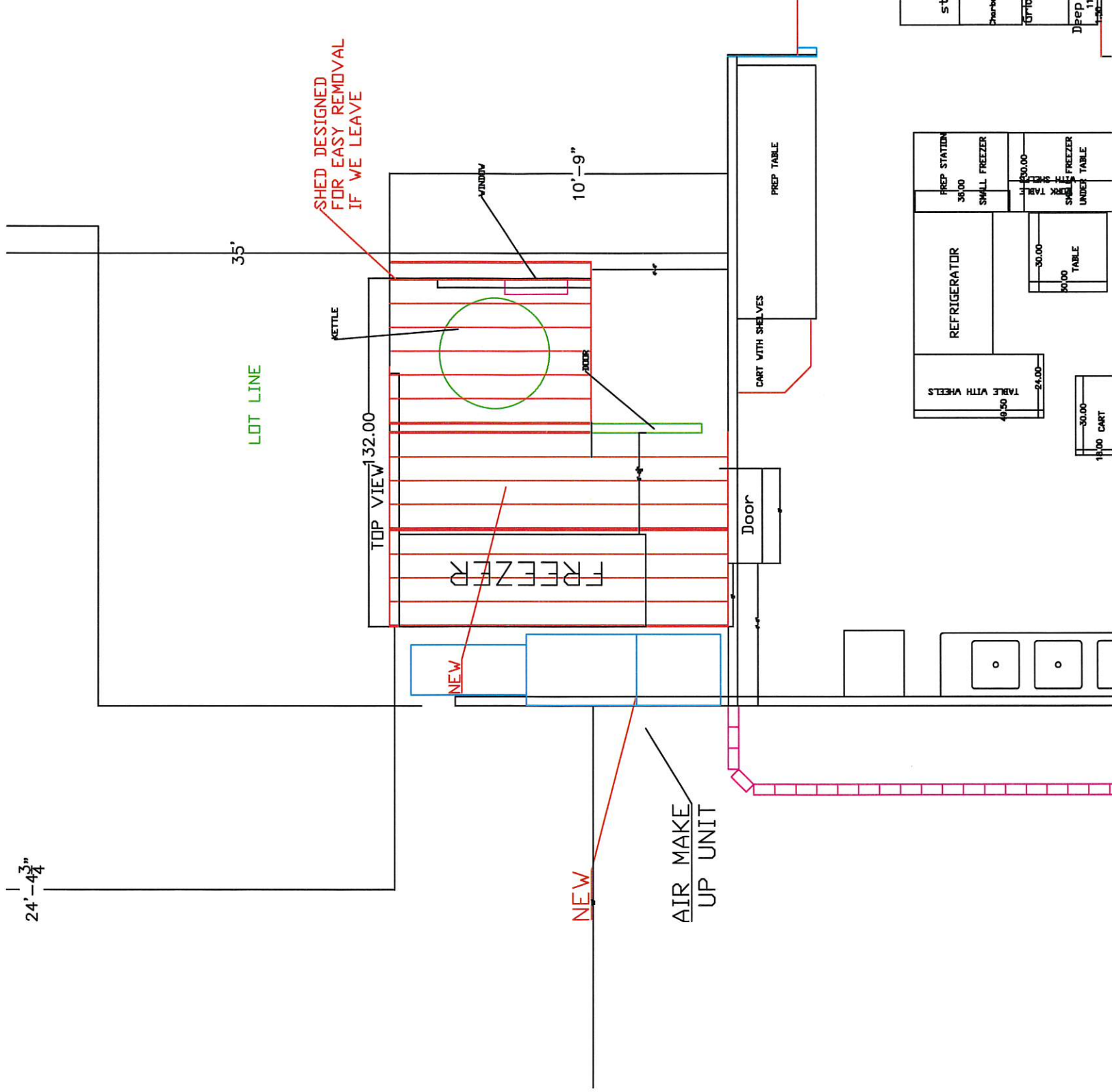


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 ormation contained within. No warranties are
 d.



1800 S. Ashland





st	11
Deep	1.00
10'10"	
10'10"	

REFRIGERATOR	49.50	24.00
TABLE WITH WHEELS	49.50	24.00
TABLE	30.00	30.00
SMALL FREEZER	30.00	30.00
PREP STATION	30.00	30.00
SMALL FREEZER	30.00	30.00
TABLE	30.00	30.00
UNDER TABLE	30.00	30.00
10'10"		
10'10"		



Report to the
Zoning & Planning Board of Appeals
of the City of Green Bay

MEETING DATE

May 21, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.8.

Salvador Nieto Ortega, property owner, proposes to expand an existing driveway in a Low Density Residential (RI) District at 1618 Harold Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1709(a), front yard setback (Ald. K. LeFebvre, District 6).

BACKGROUND**RECOMMENDATION****FISCAL IMPACT****ATTACHMENTS**

- I. 1618 Harold St



Zoning & Planning Board of Appeals

VARIANCE
APPLICATION

Due May 4, Meeting 13
Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3300 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Application Deadline: First Tuesday of the Month at 12 Noon.

Date: 5-3-18 Project Address: 1618 Harold Project #: 73253 Appeal #: 18-025

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	<u>Salvador Nieto Ortega</u>	Name:	
Address:	<u>1618 Harold St</u>	Address:	
City, State, Zip	<u>Green Bay, WI 54302</u>	City, State, Zip	
Phone:	<u>920 7854503</u>	Phone:	
Email:	<u>nietosalvador@aatt.net</u>	Email:	

Describe proposed plan: To add about 5 feet of concrete at the side of driveway in front of house. To park another car. And add a patio of bricks in front of house for shade. about 12 feet X 6 feet

List variances required to implement the proposed plan (include ordinance numbers and short explanation of each):

- * 13-1709 - Setbacks for Parking Areas
(a) FRONT Yard. Parking shall not be located within a required front yard
(1) Parking shall not be located between the front facade of principle building and street
* maximum front patio/deck of 25 sq in front setback

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome:

I have 3 cars on driveway so if a car closer to street get broke I'm not able to go to work or take kids to school. I want to get the extra car park so the way if one doesn't work I can use other one. Patio brick is just to seat out. At side the house where I can get shade in the afternoons.

Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance:

Extra parking will be in front of house door. Patio brick will be in front of house.

Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance:

I won't have my cars park on the street most of day. Patio brick will be just to go to seat outside and clean.

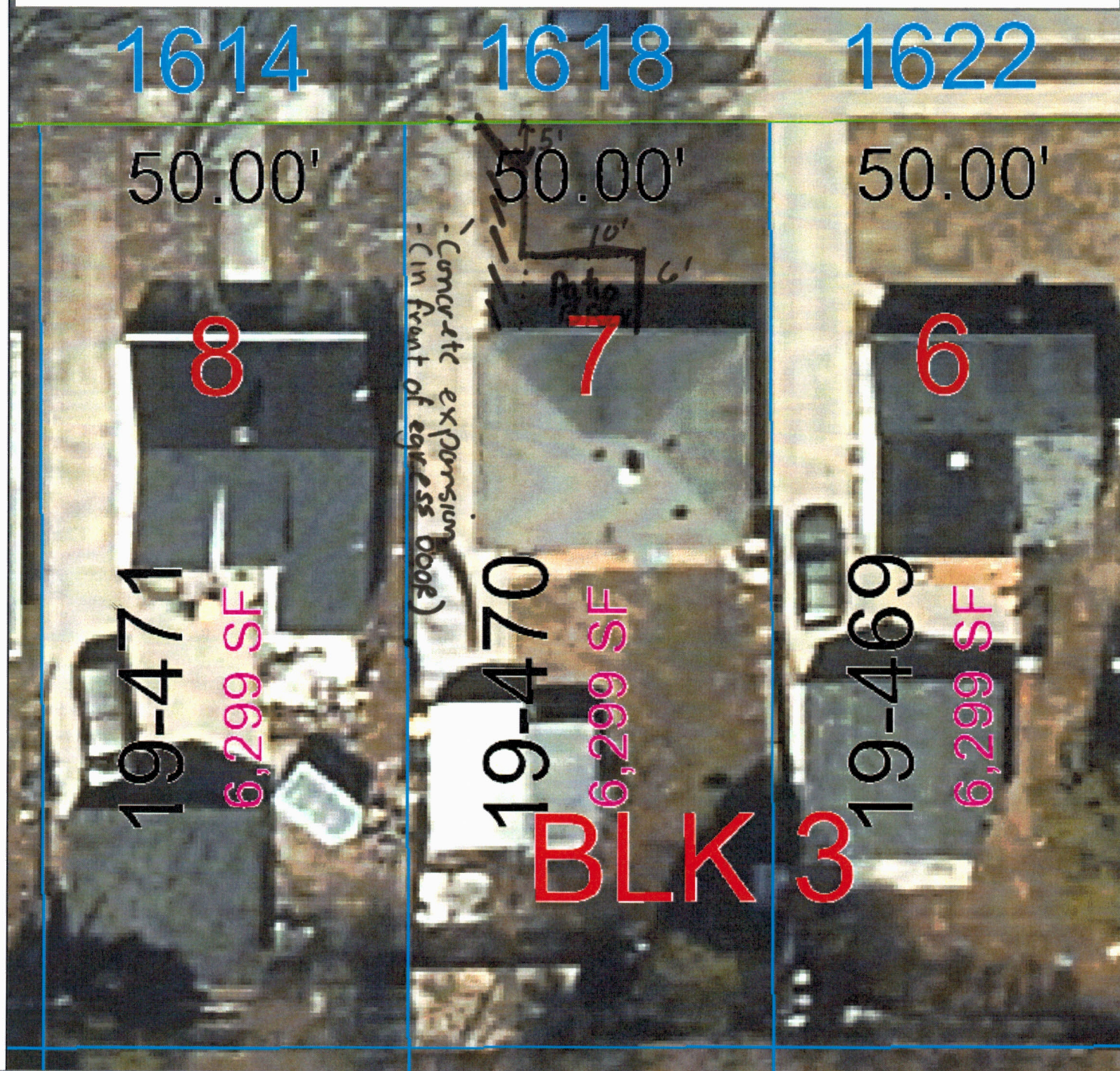
Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request.

Salvador Nieto
Signature of Applicant

5-3-18
Date

OFFICE USE ONLY:	Parcel# <u>19-470</u>	Residential \$75 <u>X</u>	Commercial \$150
District: <u>6</u> Zoning: <u>R1</u>	Meeting Date:	Receipt #: <u>11246-11</u>	

* 1618 Harold
* DRiveway/front Patio expansion



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ormation contained within. No warranties are
d.



Scale 1:219





Report to the
Zoning & Planning Board of Appeals
of the City of Green Bay

MEETING DATE

May 21, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.9.

Mark Vannieuwenhoven, on behalf of Erie Road Properties, LLC, property owners, propose to widen a proposed driveway in a Planned Unit Development (PUD) district at 3466 E. Mason Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1706, driveway width (Ald. V. Corpus-Dax, District 2).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 3466 E Mason



Zoning & Planning Board of Appeals

VARIANCE APPLICATION

Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3300 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Application Deadline: First Tuesday of the Month at 12 Noon.

st 1786

18-026

Date: 5/7/18

Project Address: 3466 E. Mason Street

Project #: 72396

Appeal #:

PROPERTY OWNER	APPLICANT INFORMATION
Name: Erie Road Properties, LLC	Name: Mark Vannieuwenhoven
Address: 825 Challenger Drive	Address: 3159 Voyager Drive
City, State, Zip: Green Bay, WI 54311	City, State, Zip: Green Bay, WI 54311
Phone: (920) 406-3831	Phone: (920) 471-4953
Email: Bill.Griesbacher@naturesway.com	Email: mvannieuwenhoven@geiconsultants.com

Describe proposed plan: New 78,000 square foot manufacturing facility with administration building.
The project includes an employee parking lot on the north side of the building and shipping and receiving on the east and west sides of the building. The entrance to the employee parking area will be off of E. Mason Street. The truck entrance to the shipping and receiving areas will be off of Erie Road. In addition, a trash compactor is located adjacent to the receiving docks on the southeast side of the building.

List variances required to implement the proposed plan (include ordinance numbers and short explanation of each):

1. 13-1706 - Two way drives shall have a maximum width of 25 feet at property line and 35 feet at curb line. We request a variance from this code requirement to allow for improved access by semi trucks off of Erie Road. The standard turning radius for a full-sized tractor trailer is 45 feet, with additional radius required for trailer tail drag. At the code-prescribed driveway dimensions, a semi truck cannot make a right turn into the driveway without veering left into the oncoming traffic lane or severely cutting the corner over the grass north of the driveway. Even then a truck would not be able to turn in if another truck is waiting to turn out. We have made the driveway the minimum sized required to negotiate the turn safely, and without damage to the curb and right of way.

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome:

Forcing trucks to run over the grass along the edge of the driveway would create constant maintenance issues for Nature's Way, as well as potentially damage the curb along Erie Road. In addition, requiring trucks to veer into the oncoming traffic lane in order to negotiate the driveway is an undue risk to truck drivers as well as passing vehicles.

Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance:

The need for semi trucks to make a right turn into the driveway requires a turning radius larger than can be achieved using the standard driveway dimensions. A large volume of trucks will access the site for delivery of materials and shipping of product.

Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance:

Making the driveway approximately 15 feet wider will allow trucks to turn in more safely and will reduce the visible eyesore of a constantly rutted up corner, which could result in sediment washing into the storm sewers along Erie Road. A driveway that is slightly wider than the code requirement will be much less noticeable to the general public than having the corner of the driveway constantly rutted up. There are many other driveways in the industrial park that are wider than 35 feet at the curb line so will likely not even be noticeable.

Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request.

Mark Vannieuwenhoven
Signature of Applicant

5/7/18
Date

OFFICE USE ONLY:	Parcel# 21-171-2	Residential \$75 _____	Commercial \$150 ☒
District: Zoning: 2	Meeting Date: 5/21/18	Receipt #: 11268-2	

E. Mason at Ontario Road

Note trailer tire path over curb in SW corner of intersection.

51.52 ft

Trailers run over curb, even with a radius at the corner that allows for more room than a standard 35' driveway.

21.48 ft

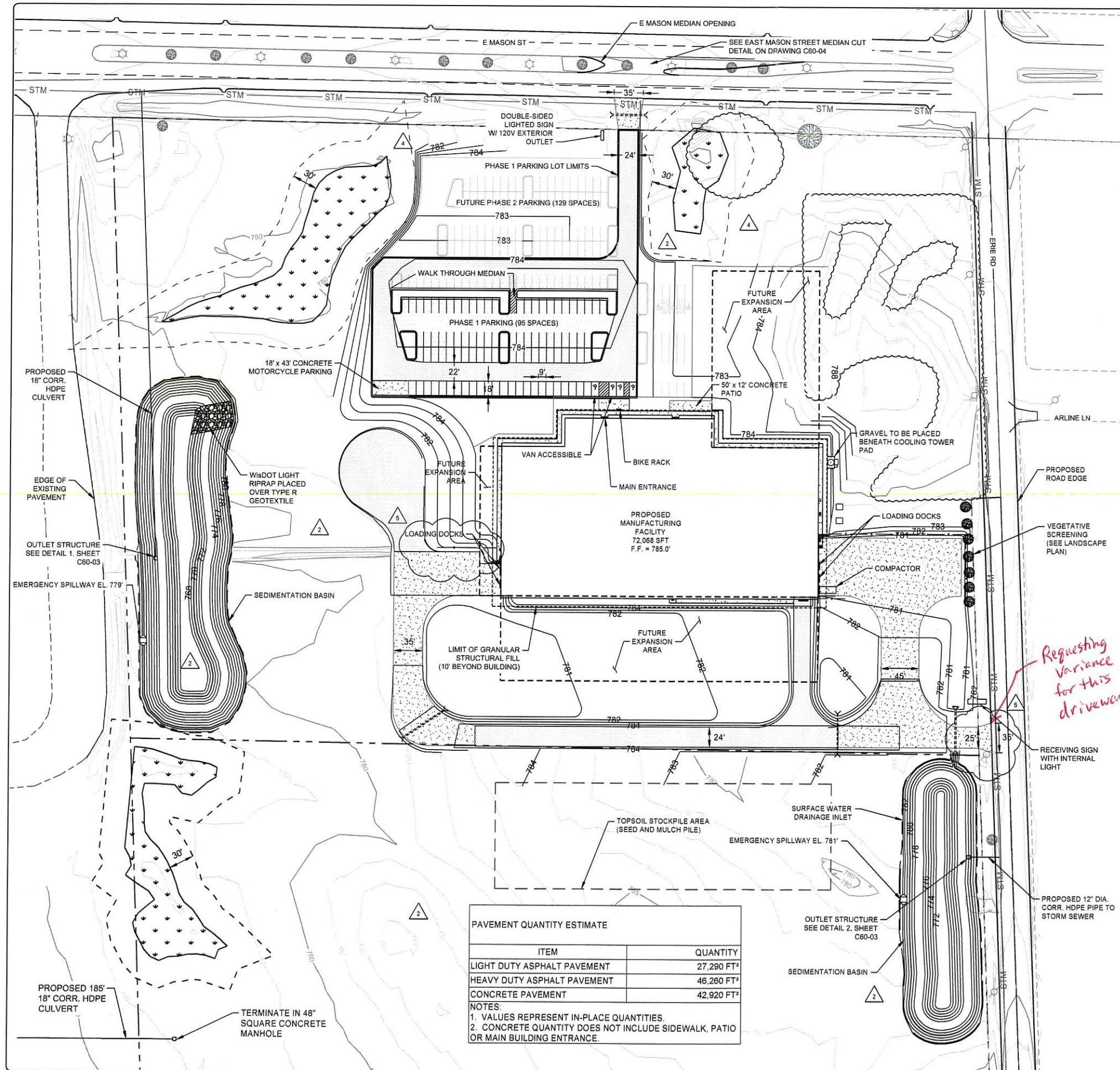
Google Earth

© 2018 Google

70 ft

N





LEGEND

780 EXISTING 5-FT SURFACE CONTOUR

780 EXISTING 1-FT SURFACE CONTOUR

780 PROPOSED 10-FT SURFACE CONTOUR

780 PROPOSED 2-FT SURFACE CONTOUR

EXISTING RIGHT-OF-WAY

EXISTING PARCEL BOUNDARY

HEAVY DUTY ASPHALT PAVEMENT

LIGHT DUTY ASPHALT PAVEMENT

CONCRETE PAVEMENT

WETLAND TO REMAIN

WETLAND TO FILL

785.0 SPOT ELEVATION

TREE

LIGHT POLE

POWER POLE

ZONING INFORMATION

ZONING DISTRICT: M (LIGHT MANUFACTURING)
REQUIRED YARD SETBACKS: 25' ALL SIDES
REQUIRED GREEN SPACE = 30%
PROVIDED GREEN SPACE RATIO = 82.0%
GREEN SPACE = 1,095,011 SFT
SITE COVERAGE = 239,964 SFT
TOTAL SITE AREA = 1,334,975 SFT

BUILDING CLASS OF CONSTRUCTION = CONSTRUCTION TYPE II-B, UNPROTECTED STEEL.

OCCUPANCY TYPE = MIXED OCCUPANCY F-1, S-1, B AND AN ACCESSORY A-3 AREA (BREAK ROOM). NO FIRE SEPARATIONS REQUIRED.

PARKING REQUIREMENTS

TOTAL SPACES REQUIRED:
1 SPACE PER 1,000 SFT GFA UP TO 20,000 SFT PLUS 1 SPACE PER 2,000 SFT GFA IN EXCESS OF 20,000 SFT OR PER 5 REGULAR EMPLOYEES, WHICHEVER IS GREATER.

GROSS FLOOR AREA (GFA) = 72,068 SFT
TOTAL SPACES REQUIRED = 47
TOTAL SPACES PROVIDED = 95

SHEET NOTES

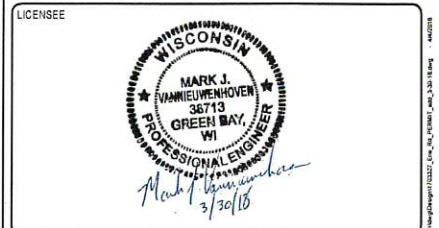
- TOPOGRAPHIC BASEMAP CREATED FROM LAND SURVEY PERFORMED BY GEI CONSULTANTS, INC. FROM 10/23/2017 TO 10/26/2017.
- HORIZONTAL COORDINATES ARE BASED ON BROWN COUNTY COORDINATE SYSTEM.
- VERTICAL DATUM BASED ON NAVD88.
- ELEVATIONS IN PARKING AND DRIVE AREAS REPRESENT FINAL ASPHALT OR CONCRETE GRADES.
- THE CITY OF GREEN BAY DEPT. OF PUBLIC WORKS MUST BE NOTIFIED THREE (3) WORKING DAYS BEFORE START OF ANY STREET CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY. CONTACT JENNIFER MCCARTNEY PH (920) 448-3100.
- THE CITY OF GREEN BAY DEPT. OF PUBLIC WORKS MUST BE NOTIFIED THREE (3) WORKING DAYS BEFORE START OF ANY SANITARY SEWER OR STORM SEWER CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY EASEMENT. CONTACT MATT HECKENLAIBLE PH. (920) 448-3100.
- THE CITY OF GREEN BAY WATER DEPT. MUST BE NOTIFIED THREE (3) WORKING DAYS BEFORE START OF ANY WATER MAIN CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY OR EASEMENT. CONTACT BRIAN POWELL, PH. (920) 448-3480.
- THE CITY OF GREEN BAY DEPT. OF PUBLIC WORKS MUST BE NOTIFIED THREE (3) WORKING DAYS BEFORE START OF ANY ORNAMENTAL STREET LIGHT RELOCATION WITHIN A PUBLIC RIGHT OF WAY OR EASEMENT. CONTACT DAVID HANSEN PH. (920) 448-3100.
- AT THE TWO ROAD ENTRANCES SEE CITY OF GREEN BAY DEPT. OF PUBLIC WORKS ENGINEERING DIVISION DRAWINGS URBAN DRIVEWAY (DWG. # 602-D-09), DRIVEWAY CONSTRUCTION DETAIL WITH EXISTING CURB (DWG. # 602-D-06) AND RECONSTRUCT CURB (DWG. # 603-D-03).
- PAIN ALL ROOF MOUNTED EQUIPMENT ON PEMB ROOF TO MATCH THE COLOR OF THE STANDING SEAM METAL ROOFING. COORDINATE FIELD PAINTING AND/OR PRIMING WITH EQUIP MANUFACTURING AND SUB-CONTRACTOR FOR FIELD PAINTING (WHERE REQUIRED).

ISSUED FOR PERMIT



PROJECT TITLE
Project Blue Moon

REV	BY	DATE	DESCRIPTION
0	CDR	21DEC2017	ISSUED FOR CITY PERMIT REVIEW
1	CDR	30JAN2018	ISSUED FOR BID
2	CDR	16FEB2018	BID ADDENDUM 1
3	CDR	08MAR2018	ISSUED FOR PERMIT
4	MJV	23MAR2018	ISSUED FOR CONSTRUCTION
5	MJV	30MAR2018	ISSUED FOR PERMIT



PROJ NO	1703327	DESIGNED BY	CDR
SCALE	1" = 60'	CHECKED BY	MJV
SHEET SIZE	22x34	APPROVED BY	MJV

DRAWING TITLE
SITE PLAN

DRAWING NUMBER
C10-10-00



Report to the
Zoning & Planning Board of Appeals
of the City of Green Bay

MEETING DATE

May 21, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.10.

Renee Renardgantz, property owner, proposes to construct a new accessory structure in a Low Density Residential (RI) District at 500 Victoria Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4, rear yard setback (Ald. B. Galvin, District 4).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 500 Victoria St



Zoning & Planning Board of Appeals

VARIANCE APPLICATION

Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3300 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Application Deadline: First Tuesday of the Month at 12 Noon.

Date: 5/7/18 Project Address: 500 Victoria Project #: 73283 Appeal #: 18-027

PROPERTY OWNER	APPLICANT INFORMATION
Name: <u>Renee Renaudgantz</u>	Name: <u>SAME</u>
Address: <u>500 Victoria St</u>	Address:
City, State, Zip: <u>Green Bay, WI 54302</u>	City, State, Zip
Phone:	Phone:
Email:	Email:

Describe proposed plan: 8'x12'x8' mini GARAGE OR STORAGE SHED WITH OVER HANG DOOR
OUTER WALLS WILL BE MADE OF 2X4 STUDS, 1/2" PLYWOOD THEN SIDED
ROOF WILL BE 1" PLYWOOD COVERED WITH METAL ROOF TO MATCH GARAGE
BOTTOM O-FRAME TREATED 2X6 OUTER FRAME WITH 2X6 JOISTS
2X4 STUDS COVERED WITH 1/2 PLYWOOD THEN SIDED
DOOR WILL BE GARAGE OVER HANG
PLEXT GLASS WINDOWS MAY BE ADDED FOR LIGHT AND WON'T A BREAK APPROX 2@ 3'x4'

List variances required to implement the proposed plan (include ordinance numbers and short explanation of each):

13-6/5 Residential Accessory Structures
- Table 6-4 Rear yard setback = 4'

* Proposed shed will be 1' from rear lot line

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome:

NEED TO STORE MY 2 HARLEYS, 8' WIDTH NEED TO SPIN HARLEY ON JACK DUCK INSIDE
MOVE ITEMS FROM GARAGE TO STORAGE BUILDING TO TRY AND MAKE ROOM IN GARAGE FOR 14' BOAT
STORING THESE THREE ITEMS IS EXPENSIVE AND UNCONVENIENT. THIS SPACE IS MUCH NEEDED
AND WOULD FIT NICE BEHIND GARAGE ALSO WE HAVE A GRANDSON AND A GRANDBABY ON THE
WAY, WE BABYSIT TWO TO THREE DAYS A WEEK AND NEED MORE SPACE TO STORE TOYS, BIKES, POOL

Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance:

TO MAINTAIN A 3' BORDER FROM GARAGE I WOULD HAVE TO GO UP TO PRIVACY FENCE
WHICH IS 12" OFF REAR BORDER IN ORDER TO GIVE ME THE SIZE BUILDING I NEED
FOR STORAGE. ALEXI GLASS WINDOWS TO HELP KEEP UP APPEARANCE AS OUR AND MOST
NEIGHBORS HAD ROCKS THROU THEM, THERE IS A PARK AND FOOTBALL FIELDS BEYOND
BACK YARDS

Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance:

THE BUILDING WILL BE SOMEWHAT HIDDEN BEHIND PRIVACY FENCE AND WILL BE
FINISHED TO HAVE A PROPER LOOK OR APPEAR. IT WILL NOT AFFECT THE VIEW OF MY
NEIGHBORS

Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request.

Signature of Applicant

Date

5-7-18

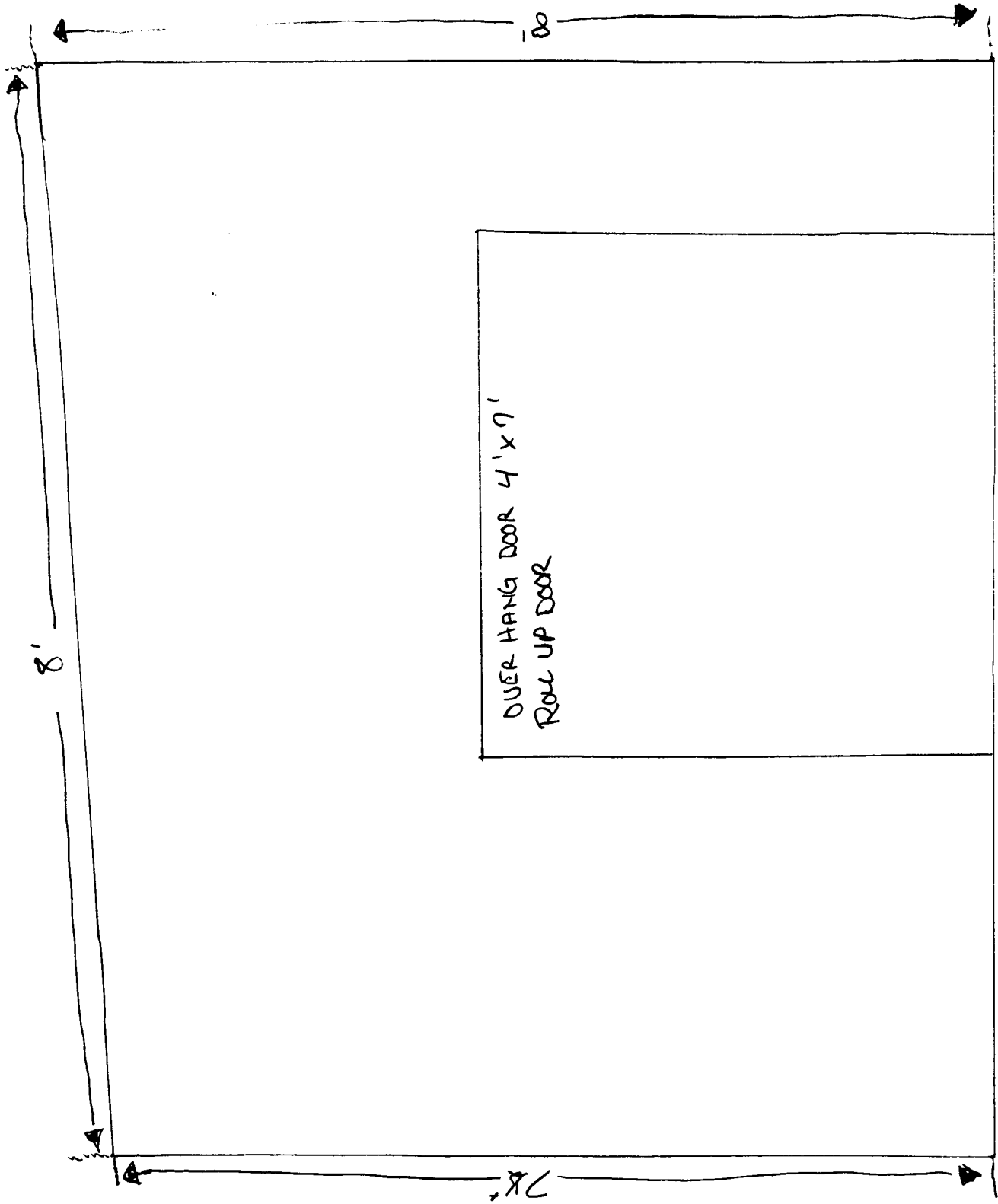
OFFICE USE ONLY:	Parcel# <u>21-2441</u>	Residential \$75 <u>X</u> Commercial \$150
District: <u>4</u> Zoning: <u>R1</u>	Meeting Date: <u>5/21/18</u>	Receipt #: <u>11268-6</u>

2'x6" BOTTOM FRAME / 2x4 STUDS
PITCHED ROOF 8' to 7'6" - METAL ROOF OVER 1" PLYWOOD
ALUM SHEET ORIGINAL SIDING OVER 1/2" PLYWOOD
OVER HANG DOOR 4'x7' - ROLL UP



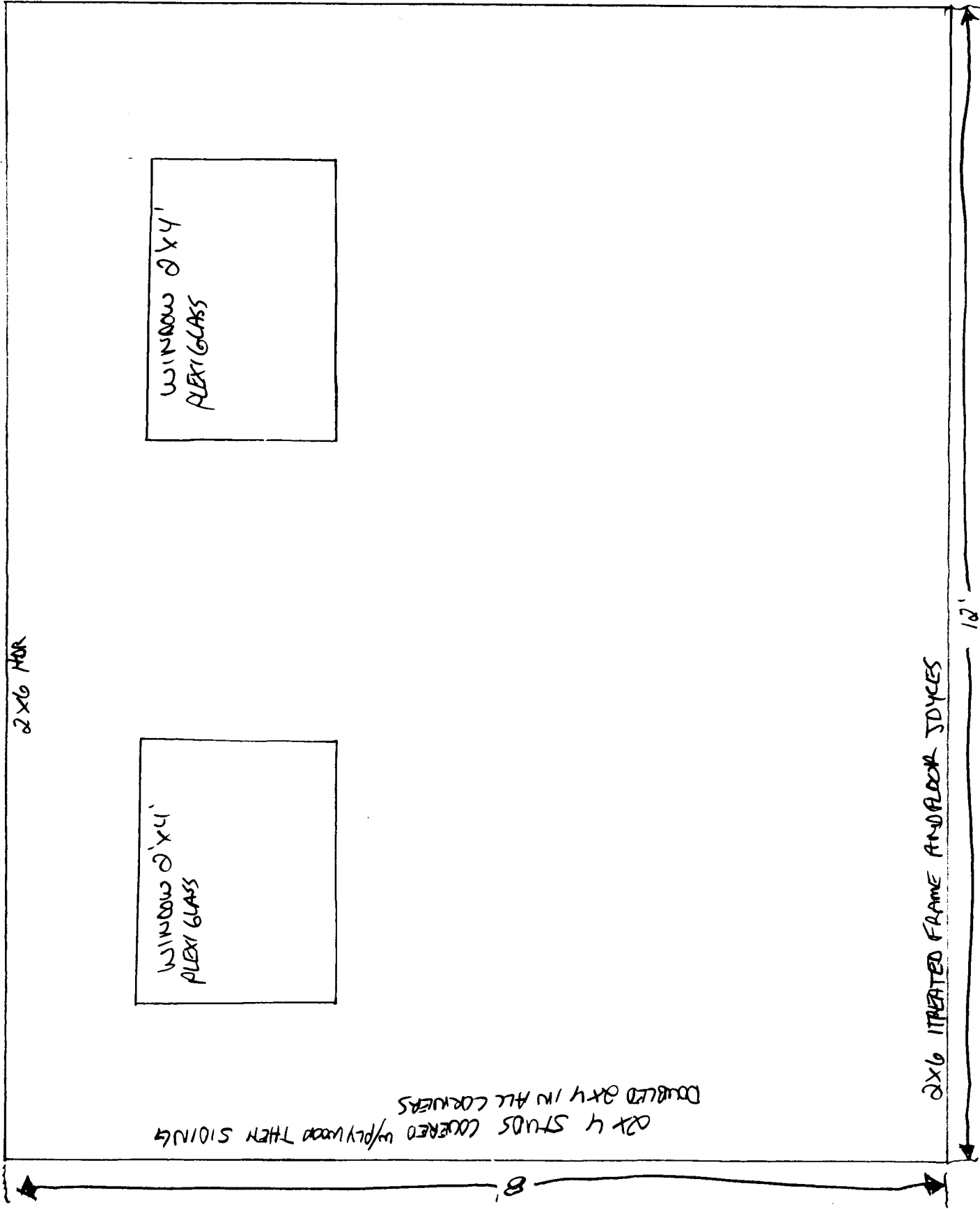
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FRONT VIEW



SIDE VIEW

METAL ROOF
↓



2x6 MBR

WINDOW 2'x4'
PLEXIGLASS

WINDOW 2'x4'
PLEXIGLASS

2x4 STUDS COVERED w/PLYWOOD THEN SIDING
DOUBLED 2x4 IN ALL CORNERS

8'

2x6 TREATED FRAME AND FLOOR JOYCES

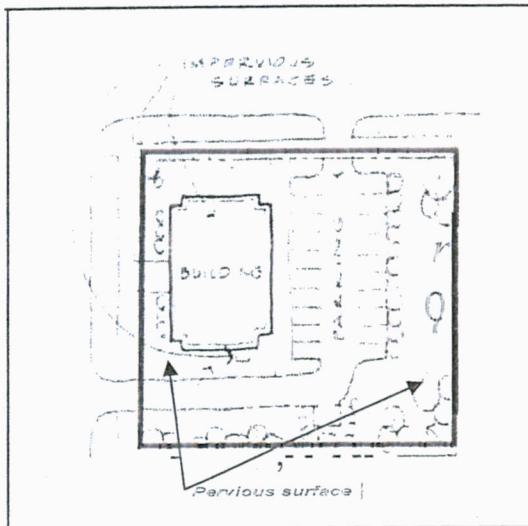
12'

4100



Calculation: Impervious surface ratio.

Approved



Impervious surface means an area that releases, as runoff, all or a large portion of the precipitation that falls on it, except for frozen soil. Rooftops, sidewalks, driveways and parking lots are examples of surfaces that are typically impervious. Surfaces in the public right-of-way, such as a street, driveway apron or public sidewalk, are not counted in this calculation-only areas on your property.

Impervious surface ratio means the measure of intensity of land use, determined by dividing the total of all impervious surfaces on a site by the gross area of the site.

Required for new buildings of any kind, additions.

porches, patios, driveways, and walks- anything impervious to water.

MAXIMUM LOT COVERAGE: R1 = 50 %,

Component	Area (square feet)
1. House (including porches, patios, attached garage)	814 Sq. ft
2. New structure	96 Sq. ft
3. Existing structures (sheds, etc)	441 Sq. ft
4. Driveway	241 Sq. ft
5. Sidewalks (private)	129 Sq. ft
6. Total of all impervious surfaces on the site (sum of lines 1-5)	1721 Sq. ft
7. Gross area of the site (lot area)	4100 Sq. ft
Impervious surface ratio (line 6 divide. line 7 X 100 = %)	
	42 %

OK

Example : If # 6 is 4,000 and #7 is 10,000 the ratio would be 4,000 divide 10,000 x 100 = 40 %



Report to the
Zoning & Planning Board of Appeals
of the City of Green Bay

MEETING DATE

May 21, 2018

PREPARED BY

AGENDA ITEM # D.I I.

Joseph Foss, property owner, proposes to widen an existing driveway in a Low Density Residential (R1) District at 617 Summer Winds Drive. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-1709, front yard setback and Section 13-1705, driveway widening beyond the garage opening (Ald. V. Corpus-Dax, District 2).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Summer Winds Dr



Zoning & Planning Board of Appeals

VARIANCE APPLICATION

Department of Community and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3300 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Application Deadline: First Tuesday of the Month at 12 Noon.

A18-028

Date: 5/7/18 Project Address: 617 SummerWinds Dr. Project #: 73282 Appeal #:

PROPERTY OWNER	APPLICANT INFORMATION
Name: <u>Joseph Foss</u>	Name: <u>same</u>
Address: <u>617 SummerWinds Dr.</u>	Address: <u>same</u>
City, State, Zip: <u>Green Bay WI 54311</u>	City, State, Zip: <u>same</u>
Phone: <u>920-469-2251</u>	Phone: <u>same</u>
Email: <u>fossjt@a11.net</u>	Email: <u>same</u>

Describe proposed plan:

Widen the right side of the driveway 6 ft.
Taper ~~at~~ after sidewalk stop at end of top of driveway
(Do not have a front sidewalk just in driveway)

List variances required to implement the proposed plan (include ordinance numbers and short explanation of each):

- * 13-1705 Residential DRIVEWAYS
* DRIVEWAY stall expansion of 2 feet may be provided on either side of the garage door for 2 stall or larger
- * 13-1709 - Setbacks (a)(1) Parking, not located between front facade + street
* Proposed would add 6' in front setback (and would not lead to parking behind facade of house)

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome:

Extra 600 sqft of unneeded concrete

Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance:

Like my grass and trees

Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance:

Hardly changes to look of my front yard

Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request.

Signature of Applicant

Date

5-7-18

OFFICE USE ONLY:

Parcel#

21-7076

Residential \$75

Commercial \$150

Per# 11268-9



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 ormation contained within. No warranties are
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Scale 1:219

✓ Chad Rothmeier

From: Joe Foss <fossjt@att.net>
Sent: Monday, May 7, 2018 1:34 PM
To: Chad Rothmeier
Subject: Re: Driveway

I paid. 22881531 transaction. Thanks, Joe

On Monday, May 7, 2018 11:57 AM, Chad Rothmeier <chadro@greenbaywi.gov> wrote:

Joe,

Please follow online payment instructions and pay \$75 for project #73282. Please pay by end of business today and let me know when you submit payment. Thank you,

Chad Rothmeier
Site Plan Administrator / Building Inspector

City of Green Bay
Department of Community and Economic Development
100 N Jefferson St, Room 608
Green Bay, WI 54301
chadro@greenbaywi.gov
Phone: 920-448-3314
www.greenbaywi.gov



From: Joe Foss [mailto:fossjt@att.net]
Sent: Monday, May 7, 2018 11:40 AM
To: Chad Rothmeier <chadro@greenbaywi.gov>
Subject: Driveway

Here's the app. Thanks, Joe Foss



Report to the
Zoning & Planning Board of Appeals
of the City of Green Bay

MEETING DATE

May 21, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.12.

Joel Ehrfurth, Mach IV Engineering & Surveying, LLC, on behalf of Saint Mark Evangelical Church, property owner, proposes to resurface an existing parking and playground areas in a Low Density Residential (R1) District at 1167 Kenwood Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-609, maximum impervious surface, Section 13-604, Table 6-2 front and corner side yard setback and Section 13-1813, setback from street for trash collection (Ald. C. Wery, District 8).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 1167 Kenwood St

P#73296 A#18-029

City of Green Bay
Zoning & Planning Board of Appeals

Application for Variance

Complete each section, sign, and return to the address below. Please note, notifications are made using certified mail; mailing addresses of property owner and applicant must include street information, DO NOT USE PO BOX NUMBERS. Incomplete applications will be returned without board action.

Date Filed: _____ Receipt #: _____ ☐ Residential (\$75) ☐ Commercial (\$150) Hearing Date: _____

1. Identify affected property

Address: 1167 Kenwood Street

Parcel No.: 1-1423-B-2-A

Zoning: R-1

District: 8

2. Property Owner & Mailing Address

Name Saint Mark Evangelical Church

Street Address 1167 Kenwood Street

City/St/Zip Green Bay, WI 54304

Phone No. _____

3. Applicant & Mailing Address (other than Property Owner)

Name Joel Ehrfurth, Mach IV Engineering & Surveying LLC

Street Address 2260 Salscheider Ct

City/St/Zip Green Bay, WI 54313

Phone No. 920-569-5765

4. Describe proposed plan

Saint Mark Evangelical Church would like to resurface their parking lot and add additional asphalt to expand the playground. The expansion is to provide more recreational space for the children that attend the school on the property.

5. List variances required to implement the proposed plan (include ordinance numbers and short explanation of each)

13-609. Variance required to exceed maximum 50% impervious surface on a lot in R-1 district

6. Describe what hardships are imposed by zoning ordinances listed in section 5 making conformity unfeasible or unnecessarily burdensome

Due to the nature of the building's use (church and school) it is difficult to retain adequate parking and play space for the students without exceeding the maximum impervious surface for the lot. The existing site in fact exceeds 50% impervious (13-609).

7. Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance

This property is used as a church and a school in a primarily residential district, which makes conforming to the R-1 requirements for impervious surfaces by expanding difficult. The existing site is non-conforming.

8. Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance

The slight increase to the impervious surface of the parking/play area should not have any impact on the surrounding properties. The proposed improvements will not significantly alter the aesthetics of the site.

The proposed improvements are for pedestrian/playground use and no additional traffic or parking is anticipated.

9. Prepare and submit a copy of a site plan detailing your request completely and any addition information which will support your variance request

Signature



☐ Property Owner ☒ Applicant

Planning Division

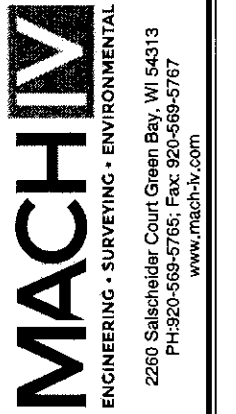
100 N. Jefferson St., Room 608

Green Bay, WI 54301-5026

920.448.3400

FAX 920.448.3426

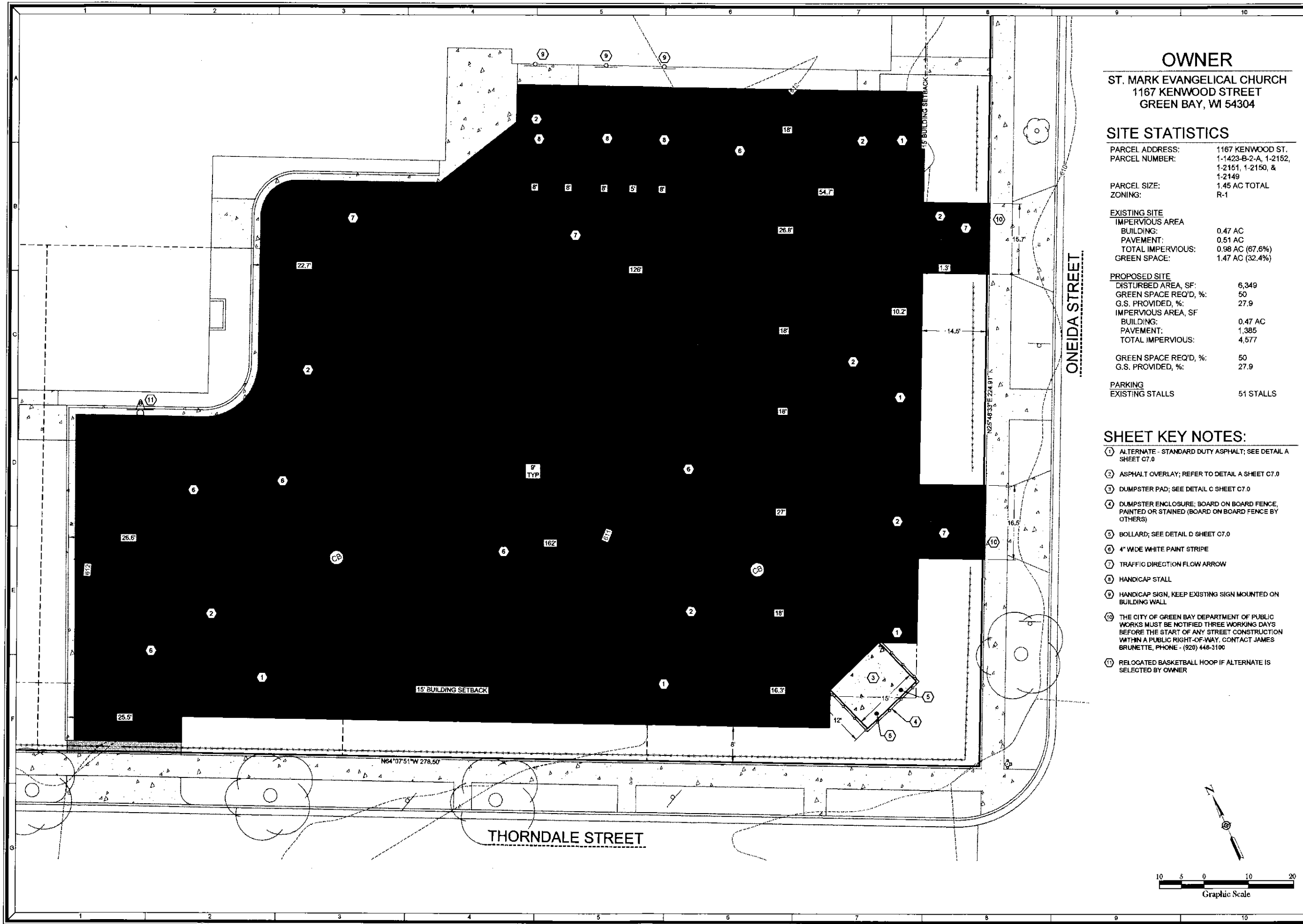
- CONSTRUCTION SHALL BEGIN NO SOONER THAN JUNE 6, 2018, AND BE COMPLETED BY START OF SCHOOL IN AUGUST 2018.
- CONTRACTOR TO MAINTAIN PARKING LOT ACCESSIBILITY ON WEEKENDS THROUGHOUT DURATION OF CONTRACT, AT LEAST ONE DRIVEWAY SHALL BE OPEN AND ACCESSIBLE EACH WEEKEND THROUGHOUT THE DURATION OF THE PROJECT.



**ST MARK EVANGELICAL CHURCH
GREEN BAY CAMPUS
2018 PARKING LOT
IMPROVEMENTS
EXISTING CONDITIONS/DEMO PLAN**

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OWNER

ST. MARK EVANGELICAL CHURCH
1167 KENWOOD STREET
GREEN BAY, WI 54304

SITE STATISTICS

PARCEL ADDRESS: 1167 KENWOOD ST.
PARCEL NUMBER: 1-1423-B-2-A, 1-2152,
1-2151, 1-2150, &
1-2149
PARCEL SIZE: 1.45 AC TOTAL
ZONING: R-1

EXISTING SITE
IMPERVIOUS AREA
BUILDING: 0.47 AC
PAVEMENT: 0.51 AC
TOTAL IMPERVIOUS: 0.98 AC (67.6%)
GREEN SPACE: 1.47 AC (32.4%)

PROPOSED SITE
DISTURBED AREA, SF: 6,349
GREEN SPACE REQ'D, %: 50
G.S. PROVIDED, %: 27.9
IMPERVIOUS AREA, SF
BUILDING: 0.47 AC
PAVEMENT: 1,385
TOTAL IMPERVIOUS: 4,577

GREEN SPACE REQ'D, %: 50
G.S. PROVIDED, %: 27.9

PARKING
EXISTING STALLS 51 STALLS

SHEET KEY NOTES:

- ① ALTERNATE - STANDARD DUTY ASPHALT; SEE DETAIL A SHEET C7.0
- ② ASPHALT OVERLAY; REFER TO DETAIL A SHEET C7.0
- ③ DUMPSTER PAD; SEE DETAIL C SHEET C7.0
- ④ DUMPSTER ENCLOSURE; BOARD ON BOARD FENCE, PAINTED OR STAINED (BOARD ON BOARD FENCE BY OTHERS)
- ⑤ BOLLARD; SEE DETAIL D SHEET C7.0
- ⑥ 4" WIDE WHITE PAINT STRIPE
- ⑦ TRAFFIC DIRECTION FLOW ARROW
- ⑧ HANDICAP STALL
- ⑨ HANDICAP SIGN, KEEP EXISTING SIGN MOUNTED ON BUILDING WALL
- ⑩ THE CITY OF GREEN BAY DEPARTMENT OF PUBLIC WORKS MUST BE NOTIFIED THREE WORKING DAYS BEFORE THE START OF ANY STREET CONSTRUCTION WITHIN A PUBLIC RIGHT-OF-WAY. CONTACT JAMES BRUNETTE, PHONE - (920) 448-3100
- ⑪ RELOCATED BASKETBALL HOOP IF ALTERNATE IS SELECTED BY OWNER

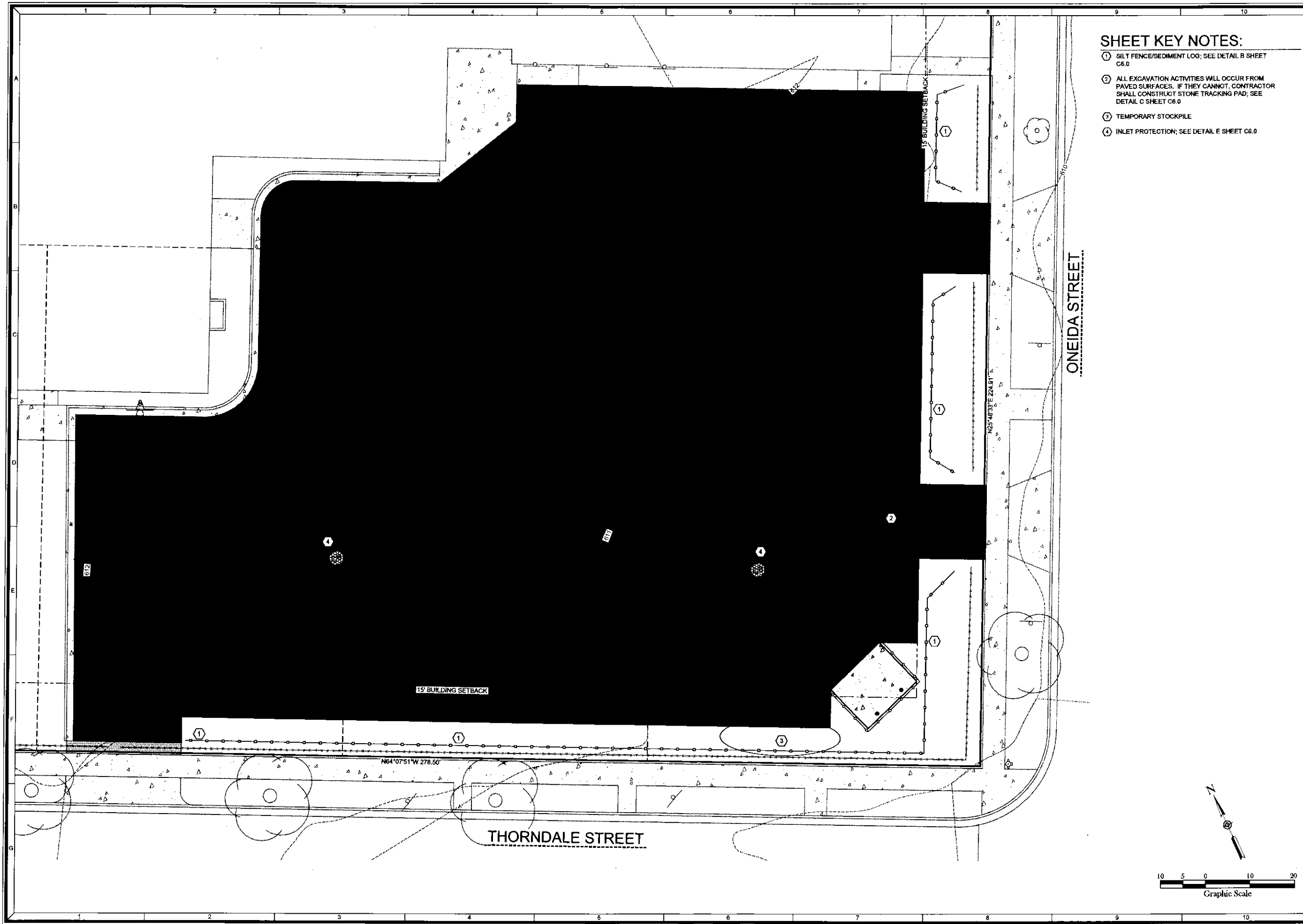
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ST MARK EVANGELICAL CHURCH
GREEN BAY CAMPUS
2018 PARKING LOT
IMPROVEMENTS
SITE PLAN

NO.	REVISION DESCRIPTION

DATE: MAY 1, 2018
DRAFTED BY: RPH
CHECKED BY:
PROJECT NO.: ST MARK
DRAWING NUMBER
SHEET NUMBER
C3.0 OF 8

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SHEET KEY NOTES:

- ① SILT FENCE/SEDIMENT LOG; SEE DETAIL B SHEET C6.0
- ② ALL EXCAVATION ACTIVITIES WILL OCCUR FROM PAVED SURFACES. IF THEY CANNOT, CONTRACTOR SHALL CONSTRUCT STONE TRACKING PAD; SEE DETAIL C SHEET C6.0
- ③ TEMPORARY STOCKPILE
- ④ INLET PROTECTION; SEE DETAIL E SHEET C6.0

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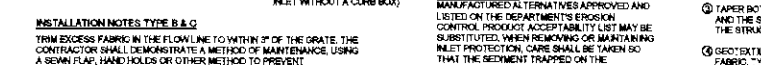
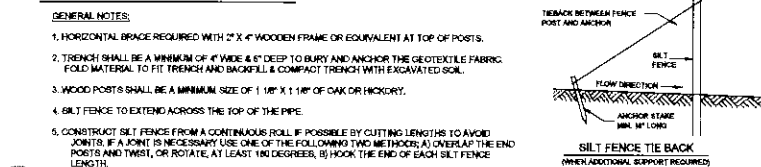
2260 Salscheider Court Green Bay, WI 54313
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ST MARK EVANGELICAL CHURCH
GREEN BAY CAMPUS
2018 PARKING LOT
IMPROVEMENTS
EROSION CONTROL PLAN

NO.	REVISION DESCRIPTION

DATE: MAY 1, 2018
DRAFTED BY: RPH
CHECKED BY:
PROJECT NO.: ST MARK
DRAWING NUMBER
SHEET NUMBER

C5.0



INLET PROTECTION TYPES:

2. INLETS ON PRIVATE PROPERTY SHALL RECEIVE INLET PROTECTION TYPE B OR C (DEPENDANT ON CASTING TYPE). FOR INLETS IN PAVED AREAS, AND INLET PROTECTION TYPE A IN UNPAVED AREAS.



WDNR Version 2.0 (06-29-2017)

Notes:
See Help Page for further descriptions of variables and items in drop-down boxes.
The last land disturbing activity on each sheet must be "End." This is either 12 months from the start of construction or final stabilization.
For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Designed By:	MACH IV
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1. **SILT FENCE.** (TECH. STANDARD 1056)
SILT FENCING WILL BE REQUIRED DOWNSLOPE OF ALL DISTURBED AREAS, INCLUDING ANY DISTURBED AREAS OF THE INDIVIDUAL LOTS, AND WHERE NOTED ON THE SITE PLAN. IF THE SILT FENCE IS LOCATED IN A CHANNELIZED AREA, TWO CONSECUTIVE SILT FENCES WILL BE INSTALLED, OR ONE STRAW BALE FENCE WILL BE INSTALLED.
2. **INLET PROTECTION.** (TECH. STANDARD 1060)
INLET PROTECTION SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED STORM DRAIN INLETS ON THE PROJECT SITE AND IMMEDIATELY DOWN STREAM FROM ANY DISTURBED AREAS.
3. **DUST CONTROL.** (TECH. STANDARD 1068)
DUST CONTROL SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE ABOVE MENTIONED TECHNICAL STANDARD. WHERE POSSIBLE DUST CONTROL SHALL BE WSDOT TYPE B SOIL STABILIZER OR TEMPORARY SEED.
4. **STOCKPILED TOPSOIL/TEMPORARY FILL PILES**
SILT FENCING OR STRAW BALE FENCING WILL BE REQUIRED AROUND ALL STOCKPILED TOPSOIL OR TEMPORARY FILL PILES. SOIL PILES OF MORE THAN 10 CUBIC YARDS THAT WILL BE IN EXISTENCE FOR MORE THAN 7 DAYS SHALL BE SEEDED AND/OR MULCHED TO PROVIDE VEGETATIVE COVER AND SHALL USE SILT FENCING OR STRAW BALES FENCING UNTIL THE VEGETATION IS ESTABLISHED.
5. **TEMPORARY CONSTRUCTION ENTRANCE/EXIT.** (TECH. STANDARD 1067)
A NEW GRAVEL CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ACCESS POINTS TO PREVENT SEDIMENT FROM TRACKING ONTO THE ROADWAYS.
6. **EROSION CONTROL MATS.** (TECH. STANDARD 1053)
EROSION CONTROL MATS WILL BE INSTALLED IN AREAS AS SHOWN ON THE SITE PLAN, AND IN ALL OTHER AREAS WHERE EXCESSIVE EROSION IS TAKING PLACE. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PLACEMENT AND STAPLING.
7. **DEWATERING (TECH. STANDARD 1061)**
SOIL SHALL NOT BE REMOVED OR REQUIRED FOR INSTALLATION OF PLANNED IMPROVEMENTS, SEDIMENT SHALL BE REMOVED FROM WATER GENERATED DURING DEWATERING ACTIVITIES PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE.

1. ALL EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM PRODUCING AT LEAST 0.5 INCHES OF RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED ALSO, ANY SEDIMENT THAT HAS BEEN DEPOSITED OFF-SITE FROM THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP IMMEDIATELY.
2. REMOVE ANY SEDIMENT AND ANY SILT FENCE WHEN IT HAS ACCUMULATED TO A DEPTH OF 4 FEET OR HEIGHT OR MORE, WHEN THE FENCE CAN NO LONGER FILTER WATER OR TRAP SEDIMENT; REPAIR THE SILT FENCE TO PROVIDE AN EFFECTIVE BARRIER.
3. ALL SEEDED AREAS, INCLUDING THE GRASS LINED CHANNELS, WILL BE RESEEDED AND MULCHED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY UNPROTECTED DRAINAGE DITCHES EXPERIENCING EXCESSIVE EROSION AND CHANNEL DEGRADATION DUE TO HIGH RUNOFF VOLUMES WILL BE RESEDED AND COVERED WITH A BIODEGRADABLE EROSION CONTROL MAT. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
5. REMOVE SILT FENCE AND TEMPORARY STRUCTURES AFTER FINAL STABILIZATION AND VEGETATIVE COVER IS ESTABLISHED.
6. SEDIMENT THAT HAS MIGRATED OFF SITE onto ADJACENT PROPERTIES SHALL BE SWEEPED OFF PAVEMENTS AND REMOVED FROM VEGETATED AREAS IMMEDIATELY.
7. COPIES OF THE EROSION & SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE.
8. MAINTAIN EROSION AND SEDIMENT CONTROL PER THE PLAN AND AS NECESSARY TO MEET THE REQUIREMENTS OF THE ORDINANCE, UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND RECEIVED FINAL ACCEPTANCE FROM THE MUNICIPALITY.
9. EROSION AND SEDIMENT CONTROL: INSPECTION LOG SHALL BE MAINTAINED. LOG SHALL NOTE THE TIME, DATE, AND NAME OF INSPECTOR, THE PHASE OF CONSTRUCTION, THE SITE PERSON DOING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF EROSION AND SEDIMENT CONTROL MEASURES OR MAINTENANCE DONE IN RESPONSE TO INSPECTION.

1. TOPSOIL TO BE REMOVED FROM THE PROJECT SITE PRIOR TO PLACEMENT OF FILL OR SUBGRADE MATERIAL. EXCESS TOPSOIL TO BE STOCKPILED ON THE SITE AS INDICATED.
2. ALL EXCAVATED AREAS NOT RECEIVING PAVEMENT TO BE COVERED WITH A MINIMUM OF 6" OF TOPSOIL SEEDED AND MULCHED AS SOON AS FINAL GRADE HAS BEEN ACHIEVED. SEEDING SHALL BE IN ACCORDANCE WITH WDMR TECH. STANDARD (1058).
3. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION AND SILTATION, INCLUDING, BUT NOT LIMITED TO HAY BALE DIKES AND SILT FENCES. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WDMR TECHNICAL STANDARDS.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.
6. SITE DEWATERING IS NOT ANTICIPATED, HOWEVER SHOULD DEWATERING BE NECESSARY, IT SHALL BE PERFORMED IN ACCORDANCE WITH WDMR TECHNICAL STANDARD (1061).
7. THE CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.

SUMMER 2018

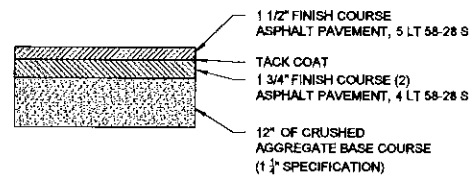
- INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE WQMP TECHNICAL STANDARDS AND STORMWATER MANAGEMENT PLAN.
- STRIP TOPSOIL WITHIN GRADING LIMITS
- ROUGH GRADE SITE
- INSTALL BASE COURSE
- INSTALL PAVEMENT:
- TOPSOIL, SEED, FERTILIZE, AND MULCH/EROSION MAT
- RE-SEED ANY UNVEGETATED AREAS
- REMOVE EROSION CONTROL BMPs UPON SITE STABILIZATION

- CONSTRUCTION SHALL BEGIN NO SOONER THAN JUNE 6, 2018, AND BE COMPLETED BY START OF SCHOOL IN AUGUST 2018.
- CONTRACTOR TO MAINTAIN PARKING LOT ACCESSIBILITY ON WEEKENDS THROUGHOUT DURATION OF CONTRACT. AT LEAST ONE DRIVEWAY SHALL BE OPEN AND ACCESSIBLE EACH WEEKEND THROUGHOUT THE DURATION OF THE PROJECT.

MARK EVANGELICAL CHURCH
GREEN BAY CAMPUS
2018 PARKING LOT
IMPROVEMENTS
EROSION CONTROL DETAILS

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DATE: MAY 1, 2018	
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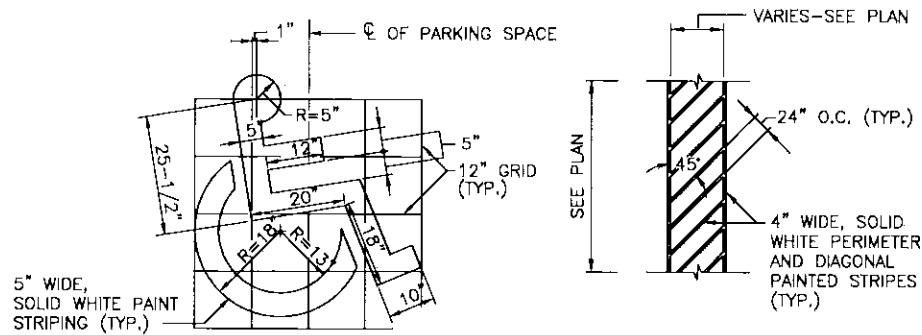


NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
2. IN MILL AND REPLACE AREAS, ONLY 1 1/4\"

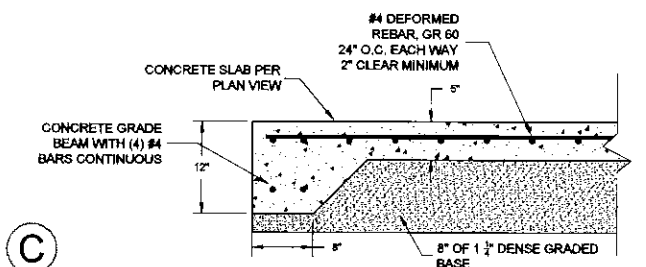
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STANDARD DUTY ASPHALT PAVEMENT



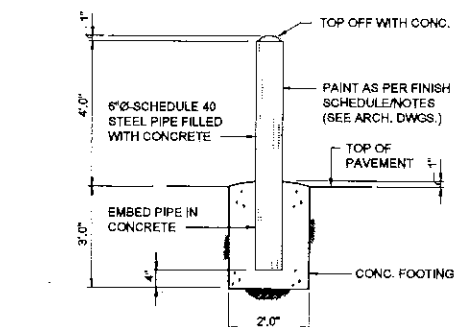
B

HANDICAP PAVEMENT MARKING DETAILS



C

DUMPSTER ENCLOSURE PAD



D

BOLLARD

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ST. MARK EVANGELICAL CHURCH
GREEN BAY CAMPUS
2018 PARKING LOT
IMPROVEMENTS
SITE DETAILS

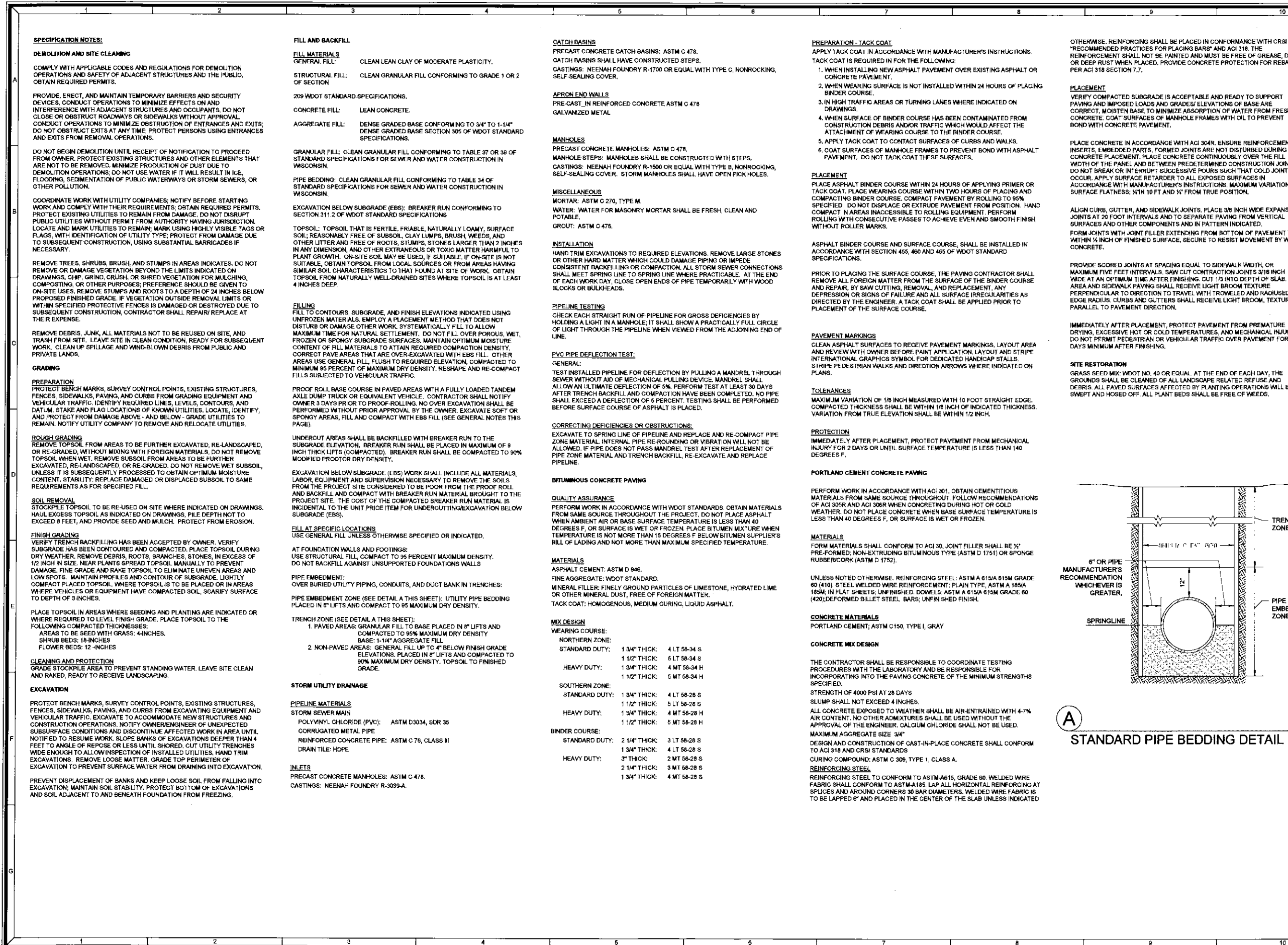
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**ST MARK EVANGELICAL CHURCH
GREEN BAY CAMPUS
2018 PARKING LOT
IMPROVEMENTS
CONSTRUCTION NOTES**

REVISION DESCRIPTION

NO.

DATE: MAY 1, 2018

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C8.0

OF