



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

**MONDAY, JUNE 18, 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

B. Approval of the Agenda.

- I. Approval of the June 18, 2018, agenda of the Board of Appeals.

C. Approval of Minutes.

- I. Approval of the May 21, 2018, minutes of the Board of Appeals.

D. Regular Business.

- I. 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).
2. Jeff Austin, property owner, proposes to widen an existing driveway in a Low Density Residential (RI) District at 1681 Kennedy 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. J. VanderLeest, District 11).
3. Phil Jennings, Creative Sign Company, on behalf of the Green Bay School District, property owner, proposes to install a wall sign in a Public/Institutional (PI) District at 1601 Dancing Dunes Drive. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-2015 size and number of building signs (Ald. J. Brunette, District 12).

4. Mike Pfeifer, on behalf of Beautiful Savior Lutheran Church, property owner, proposes to install a second driveway in a Low Density Residential (R1) District at 2160 Packerland Drive. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1706, multiple drive spacing. (Ald. J. Brunette, District 12).
5. PRK Construction, on behalf of Dale and Mary Cenefelt, property owners, propose to add a new garage and laundry room to their existing home in a Low Density Residential (R1) District at 1809 St. Agnes Drive. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, side yard setback (Ald. J. VanderLeest, District 11).
6. Larissa and Jacob Schreiber, property owners, propose to install a fence in a Low Density Residential (R1) District at 735 Northern Avenue. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-521 (a) (1) fence height (Ald. R. Scannell, District 7).
7. Steve Bieda, Mau & Associates, on behalf of Dennis Hecker, Dennisons Investments, LLC, property owner, proposes to construct a multiple-family dwelling and related accessory structures in a Varied Density Residential (R3) District at 522 Clement Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4 front yard setback, Section 13-1709, setbacks for parking and Section 13-1813, setback from street for trash collection (Ald. C. Stevens, District 5).
8. Steve Bieda, Mau & Associates, on behalf of TMD Properties, property owner, proposes to install a driveway for a multiple-family development in a Varied Density Residential (R3) District at 2540 University Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705 maximum driveway width (Ald. C. Stevens, District 5).
9. Sarah Peters, Jones Signs, on behalf of the Green Bay Packers, City of Green Bay, property owners, proposes to install a temporary sign/banner in a Public/Institutional (PI) District at 1265 Lombardi Avenue. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-2014 temporary signs (Ald. C. Wery, District 8).
10. Robert Clark, property owner, proposes to construct a detached garage in a Low Density Residential (R1) District at 1560 Proper Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4, front yard setback/distance between structures and Section 13-1719, number of enclosed parking spaces (Ald. C. Stevens, District 5).
11. John Zimanek, property owner, proposes to expand an existing driveway in a Low Density Residential (R1) District at 1705 Murphy Court. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1709(b)(1), side yard setback (Ald. M. Steuer, District 10).

12. Brad Carpenter, BC Real Estate Investments, property owner, proposes to add a front porch to a principal dwelling in a Low Density Residential (RI) District at 531 Third 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. B. Johnson, District 9).

E. Informational.

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, MAY 21, 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: Tommy Everman, Gregory Babcock, Thomas Hoy, Noel Halvorsen (arrived at 5:33 p.m.), Don Carlson, Excused:

D. Carlson asked if anyone had gone out to any of the properties. T. Hoy stated he went to the properties for Items #1 and 7. D. Carlson, T. Everman and G. Babcock did not go to any of the properties. He then asked if anyone needed to abstain from voting. T. Hoy, G. Babcock and T. Everman stated no. He then asked if any Members had spoken to anyone regarding the variance requests. T. Hoy, G. Babcock and T. Everman stated no.

B. APPROVAL OF THE AGENDA.

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

Moved by Gregory Babcock, seconded by Thomas Hoy to approve the Board of Appeals agenda for May 21, 2018 and move Item #1, Election of Officers, to the end of Regular Business. Motion carried.

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

C. APPROVAL OF MINUTES.

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

Moved by Tommy Everman, seconded by Noel Halvorsen to approve the April 16, 2018, meeting minutes of the Board of Appeals. Motion carried.

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

D. REGULAR BUSINESS.

1. 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 (RI) 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).

Moved by Thomas Hoy, seconded by Gregory Babcock to deny the variance as requested. Motion carried.

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

2. 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).

Moved by Noel Halvorsen, seconded by Gregory Babcock to grant the variance as requested with the condition that the two existing unimproved driveway openings remain unpaved. Motion carried.

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

3. Dillon O'Brien, property owner, proposes to construct a front porch in a Low Density Residential (RI) 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).

Moved by Gregory Babcock, seconded by Thomas Hoy to grant the variance as requested. Motion carried.

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

4. 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).

Moved by Gregory Babcock, seconded by Noel Halvorsen to grant the variance as requested. Motion carried.

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

5. 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).

Moved by Noel Halvorsen, seconded by Tommy Everman to grant the variance as requested. Motion carried.

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

6. Dan Nitka, The Booyah Shed, on behalf of Ron Hieptas, property owner, proposes to expand the existing building in a General Commercial (CI) 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).

Moved by Gregory Babcock, seconded by Noel Halvorsen to grant the variance as requested. Motion carried.

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

7. 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).

Moved by Tommy Everman, seconded by Noel Halvorsen to table the request for 30 days. Motion carried.

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

8. 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).

Moved by Tommy Everman, seconded by Noel Halvorsen to grant the variance as requested.
Motion carried.

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

9. 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).

Moved by Tommy Everman, seconded by Thomas Hoy to grant the variance as requested. Motion carried.

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

10. Joseph Foss, property owner, proposes to widen an existing driveway in a Low Density Residential (RI) 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).

Moved by Tommy Everman, seconded by Thomas Hoy to grant the variance as requested. Motion failed.

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

11. 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 (RI) 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).

Moved by Thomas Hoy, seconded by Gregory Babcock to grant the variance as requested. Motion carried.

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

12. Election of Officers: Chair, Vice-Chair and Secretary.

Moved by Tommy Everman, seconded by Thomas Hoy to nominate Don Carlson as Chair of the Zoning and Planning Board of Appeals meetings. Motion carried.

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

Moved by Tommy Everman, seconded by Thomas Hoy to nominate Greg Babcock as Vice-Chair of the Zoning and Planning Board of Appeals meetings. Motion carried.

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

E. INFORMATIONAL.

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

F. ADJOURNMENT

Moved by Noel Halvorsen, seconded by Tommy Everman to adjourn. Motion carried.

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



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

MEETING DATE

June 18, 2018

PREPARED BY

AGENDA ITEM # D.I.

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.

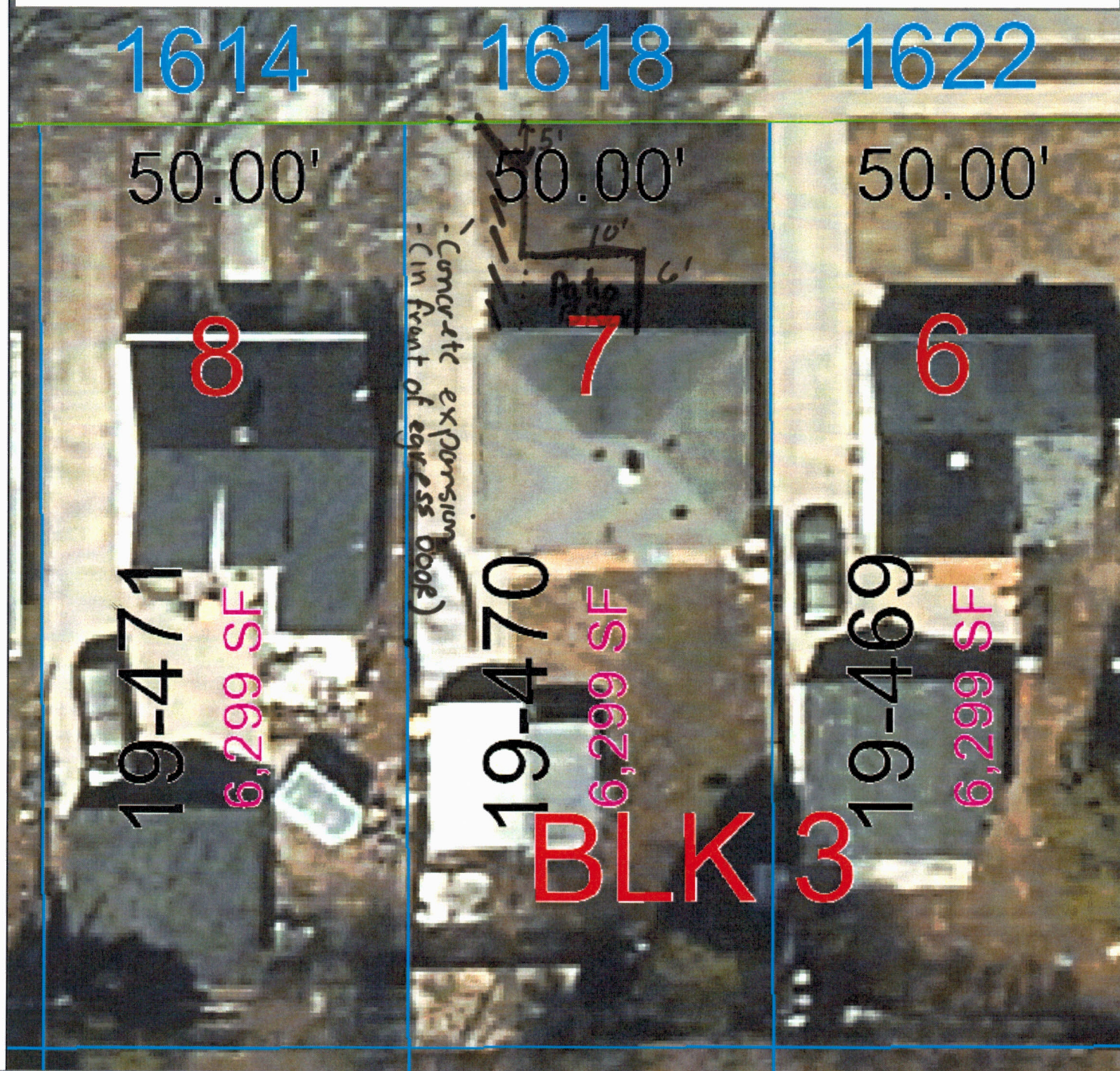
Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request.

Salvador Nieto
Signature of Applicant

5-3-18
Date

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

* 1618 Harold
 * DRIVEWAY/Front Patio expansion



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
 ible for any inaccuracies or unauthorized use of
 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

June 18, 2018

PREPARED BY

AGENDA ITEM # D.2.

Jeff Austin, property owner, proposes to widen an existing driveway in a Low Density Residential (R1) District at 1681 Kennedy 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. J. VanderLeest, District 11).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 1681 Kennedy 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.

Date: 5/17/18 Project Address: 1681 Kennedy ~~XX~~ Drive Project #: 73416 Appeal #: 18-030

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	<u>Jeff Austin</u>	Name:	
Address:	<u>1681 Kennedy XX Drive</u>	Address:	<u>Same</u>
City, State, Zip	<u>Green Bay, WI 54304</u>	City, State, Zip	
Phone:	<u>920-366-2832</u>	Phone:	
Email:	<u>Jeff.Austin@associatedbank.com</u>	Email:	

Describe proposed plan:

See Attached

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

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

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

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

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>6-2739</u>	Residential \$75 <u>X</u>	Commercial \$150
District: <u>11</u> Zoning: <u>R1</u>	Meeting Date: <u>6/18/18</u>	Receipt #:	

Described Proposed Plan:

We're proposing to increase the width (by 1 foot), and length (36 feet to the street), of existing concrete parking pad, connected to driveway, to accommodate a recently purchased larger popup camper. The existing parking pad was added about 25 years ago, and is in the "front setback". Widening the existing driveway will allow the new camper to rest completely on concrete, and make backing the trailer into the parking spot easier.

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

13-1705 Residential Driveways
a) Driveway stalls allowed an additional 2 feet from garage door *(wants 9')*
13-1709 Setbacks - Parking Area shall not be located within required front yard (will be parking in front setback)

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

The specifications I was quoted for a parking pad on the side of our garage was, "If you wanted to expand the driveway, it would have to be up to today's code and that would mean the pad would have to be basically along the side of your garage (roughly a 9x18 pad) and 2.5' from the neighbors lot line. Let me know if you have any questions, thanks."

There are 2 points that make adding a parking pad in back of the "front setback" extremely difficult to impossible, besides the additional cost of offsite parking.

- The distance between the side of our house and our neighbors is 15 feet. With the lot line 7-8 feet between the two houses a pad 9 feet wide plus 3 feet from a lot line cannot be done.
- Our yard has a 6 foot drop between the front of the garage and the back of the garage. To fill in that large of an elevation difference would be very expensive.

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

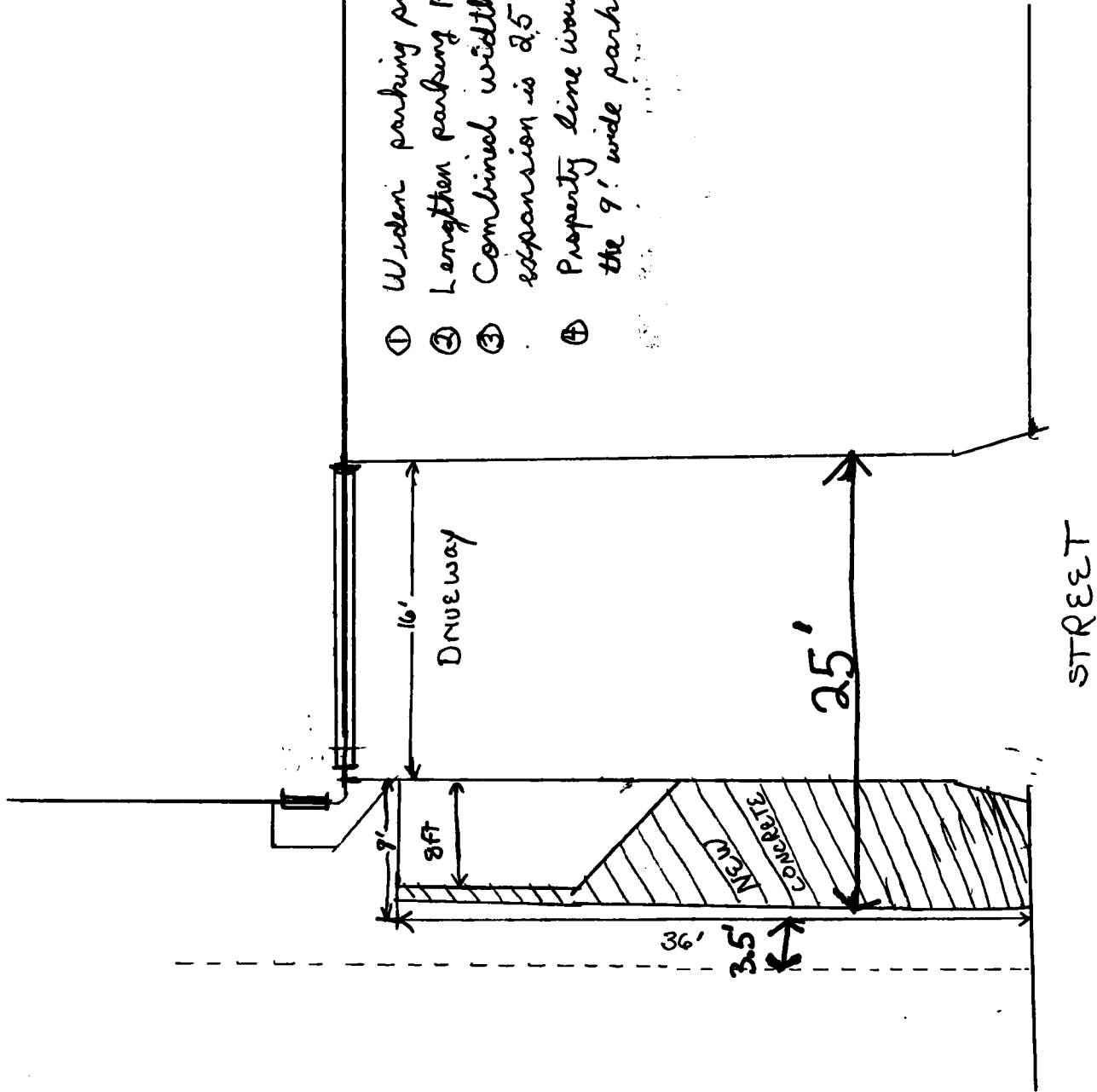
The distance between the houses on both sides of our property is between 15 to 16 feet. This makes putting a driveway extension with the required distance from the property line impossible.

A number of houses on either side of us have back yards that are substantially lower than the front yard. On our property, the drop in elevation is between 5 or 6 feet. Filling in the drop would be expensive, if it were even permissible.

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

Our plan is to widen the existing parking pad by 1 foot and extend or lengthen the concrete to the street in order to make it easier to park the camper. By moderately expanding what we already have, we are only slightly changing the appearance of what is already there, and accepted by our neighbors.

We have had the driveway extension (camper pad) for 25 years and have parked our previous camper on it for many years. We have friendly relations with our neighbors and after talking to the folks on either side of us they express no concerns.



- ① Widen parking pad from 8' to 9'.
- ② Lengthen parking pad to street, 36'.
- ③ Combined width of driveway and expansion is 25'. (Expansion = 9', driveway = 16')
- ④ Property line would be 3.5 feet from the 9' wide parking pad.



73416



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 1:219



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

MEETING DATE

June 18, 2018

PREPARED BY

AGENDA ITEM # D.3.

Phil Jennings, Creative Sign Company, on behalf of the Green Bay School District, property owner, proposes to install a wall sign in a Public/Institutional (PI) District at 1601 Dancing Dunes Drive. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-2015 size and number of building signs (Ald. J. Brunette, District 12).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 1601 Dancing Dunes 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.

Date: 5/22/18 Project Address: 1601 Dancing Dunes Project #: 73413 Appeal #: 18-031

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	GREEN BAY AREA PUBLIC SCHOOLS	Name:	PHIL JENNINGS
Address:	1601 DANCING DUNES DR.	Address:	505 LAWRENCE DR.
City, State, Zip	GREEN BAY, WI 54313	City, State, Zip	DE PERE, WI 54115
Phone:	920-492-2771	Phone:	920-360-0557
Email:	DMSTELMACH@GBAPS.ORG	Email:	PHIL@GREENBAYSIGNS.COM

Describe proposed plan: PRODUCE AND INSTALL 6' DIAMETER SIGN OVER DECORATIVE GABLE OF FRONT ENTRANCE OF SCHOOL.

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

13-2015 - SIZE WISE THE SIGN IS FINE, WITH 6' DIAMETER. BUT THE TEXT ON SIGN IS THE ISSUE. IF IT WERE CONSIDERED ARTWORK, NO VARIANCE WOULD BE NEEDED.

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

WANTS TO ADD SYMBOLS OF WHAT THEY TEACH AT SCHOOL WITH IDENTIFICATION AT MAIN ENTRANCE

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

THE SIGN HAS TEXT ON IT - "KING ELEMENTARY" "CHILDREN'S CENTER FOR ENGINEERING" OTHERWISE DEEMED ARTWORK - HAS INSIGNA'S FOR FOUR ELEMENTS OF WHAT THEY TEACH IN ENGINEERING -

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

THE SIGN IS NOT ILLUMINATED AND WILL NOT DISTURB OR INTRUDE ON NEIGHBORHOOD -

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

5/22/18

OFFICE USE ONLY:	Parcel# 644-1187	Residential \$75	Commercial \$150
District: 12 Zoning: P1 RR	Meeting Date: 6/18/18	Receipt #: 11439-6	

CLIENT: MARTIN LUTHER KING JR. ELEM.

LOCATION: 1601 DANCING DUNES DR., GREEN BAY

DRAWN BY: BILL V

SALESPERSON: PHIL J

DATE: 04/25/2018

DESIGN #: D12819

PAGE: 1

REVISION LOG:	INTL	DATE	DESCRIPTION
	BV	05/01/2018	ALL CUT VINYL
	BV	05/14/2018	PAINT BLACK, W/ REVERSE WEED VINYL

FLATCUT ALUMINUM PANEL

QUANTITY: 2

MATERIAL: 1/8" ALUM. W/ 1/2" WELDED RETURN

GRAPHICS: CUT VINYL

SURFACE: 1ST SURFACE APPLIED TO ALUMINUM

FONT: PROVIDED ART

MOUNTING: STUD MOUNT TO DRYVIT

INSTRUCTION: CSC TO PRODUCE AND INSTALL SIGN
AS SHOWN.

COLORS:

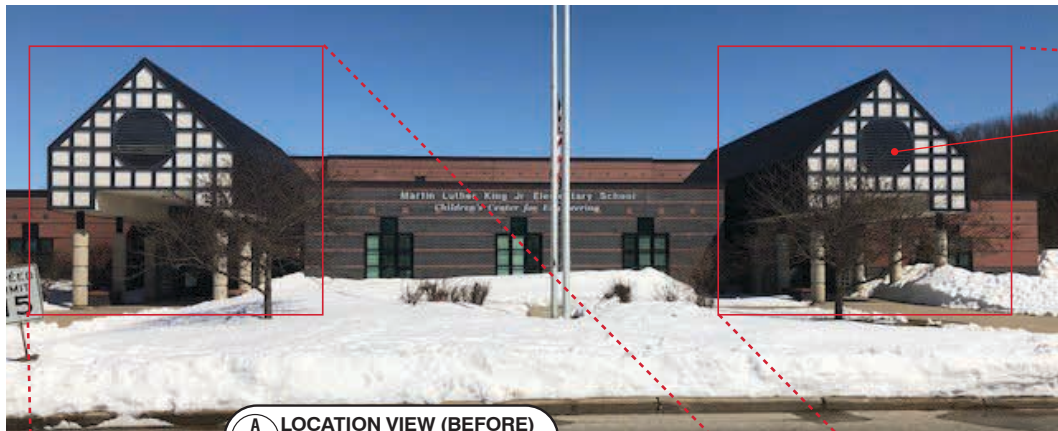
■ P-1 BLACK

■ V-2 ORACAL 751-090 SILVER METALLIC OR SIMILAR

■ V-3 GERBER TRAFFIC GRAY

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

DATE



A
1 LOCATION VIEW (BEFORE)
N.T.S.

mount directly to accents
approximately 72" diameter
SURVEY NEEDED



A
2 NORTH ENTRANCE (AFTER)
SCALE: 3/16" = 1'



A
3 SOUTH ENTRANCE (AFTER)
SCALE: 3/16" = 1'

A
4 DETAIL VIEW
SCALE: 1/2" = 1'

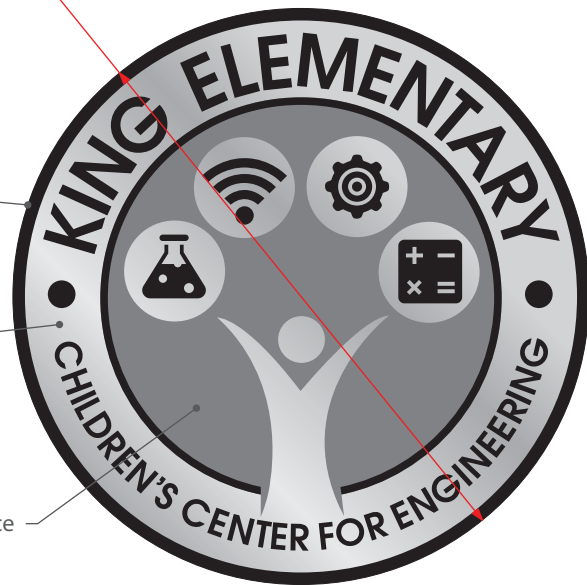
approx
Ø 72"
6'-0"

P-1, 1/2" return

P-1, Face & Returns

V-2, 1st Surface

V-3, 1st surface



CONFIRM WORK AREA

CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APROX)

This is an original, unpublished drawing by Creative Sign Co, Inc. It is for your personal use, in conjunction with a project being planned for you by Creative Sign Co, Inc. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the expressed written permission of Creative Sign Co, Inc., is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. Creative Sign will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for clients conception of the project and are not to be understood as being exact size or exact scale.



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

MEETING DATE

June 18, 2018

PREPARED BY

AGENDA ITEM # D.4.

Mike Pfeifer, on behalf of Beautiful Savior Lutheran Church, property owner, proposes to install a second driveway in a Low Density Residential (RI) District at 2160 Packerland Drive. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1706, multiple drive spacing. (Ald. J. Brunette, District 12).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 2160 Packerland 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
inspmail@greenbaywi.gov

All fields must be completed before Application will be processed.
Application Deadline: First Tuesday of the Month at 12 Noon.

Project #:

69806

Appeal #:

18-032

PROPERTY OWNER	APPLICANT INFORMATION	OFFICE USE ONLY
Name: Beautiful Savior Lutheran Church	Name: Mike Pfeifer	District: 12 Zoning: R1
Address: 2160 Packerland Drive	Address: 2160 Packerland Drive	Parcel#: 6#-3394
City, State, Zip: Green Bay, WI 54304	City, State, Zip: Green Bay, WI 54304	Meeting Date: 6/18/18
Phone: 920-499-7405	Phone: 920-676-2702	Residential \$75 ☒ Commercial \$150 ☒
Email:	Email: mike_pfeifer@beautifulsavior.com	Receipt #:

Describe proposed plan:

Beautiful Savior Lutheran Church has had an issue with overflow parking during its masses and other events. Currently members are parking on the surrounding city streets. This poses a safety hazard as there are no sidewalks. The proposed plan will help alleviate the parking issue with the addition of 41 new off street parking spots.

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

Per Chapter 13-1706(e)(1), Green Bay Zoning Code, multiple two-way driveways may be permitted on one street frontage provided the distance between the driveway centerlines is no less than 200 feet.

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

Due to site grading the 200 foot distance is not safely feasible.

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

Due to site grading, the two-way driveway, if spaced at 200 feet, would be at a slope of 19 percent. This will be an unsafe grade. By placing the driveway as shown on the plans at 160 feet center line to center line of existing driveway we are able to reduce the slope to 6.8 percent. The lesser slope will be more easily driven and maintained.

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

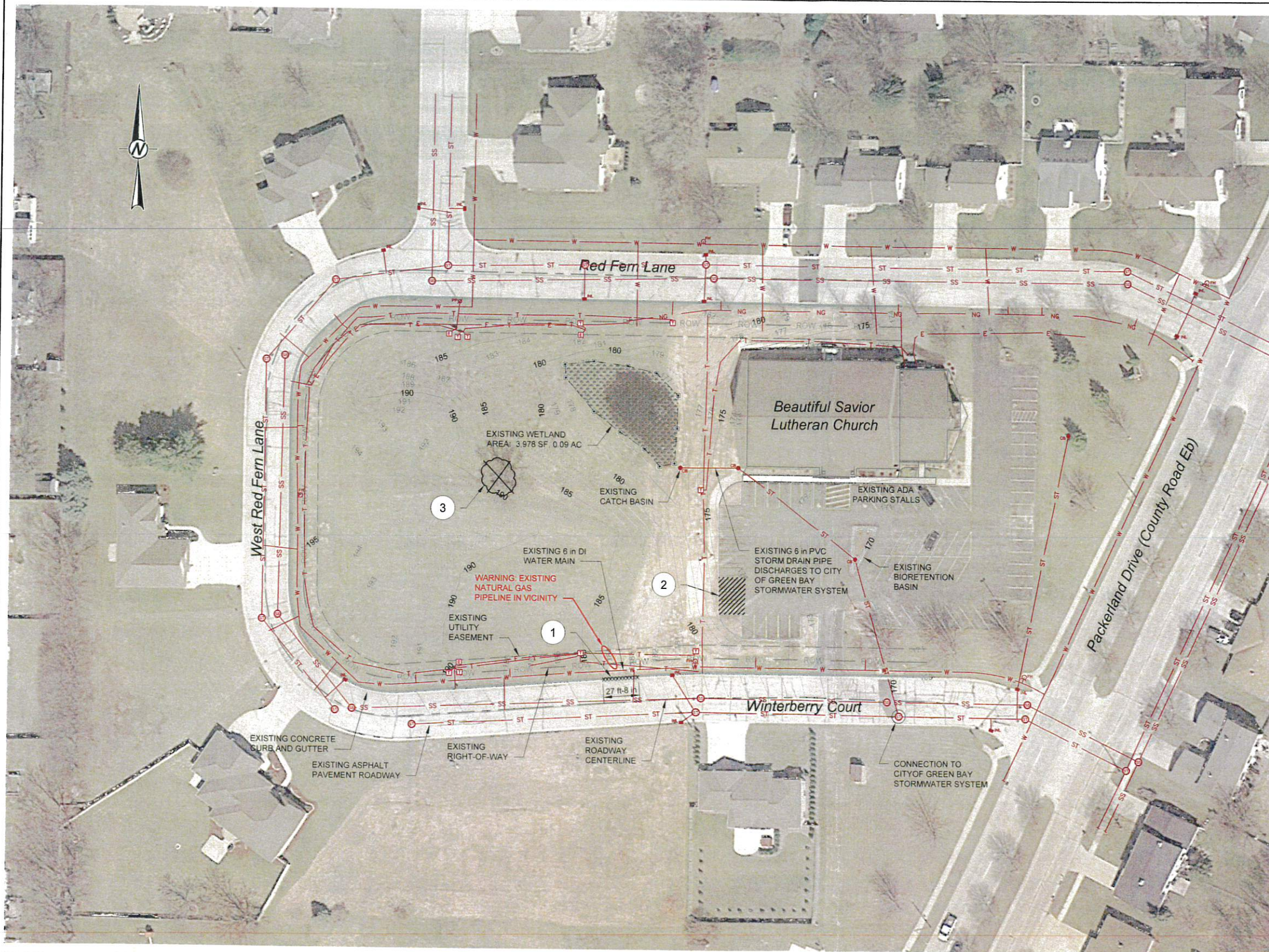
This variance will aid to help the public interest by removing the hazard associated with vehicle parking on city streets and the hazards of pedestrians walking in active traffic lanes.

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

Signature of Applicant

Date

May 14, 2018



LEGEND	
	REMOVE EXISTING ASPHALT PAVEMENT
	REMOVE EXISTING CONCRETE CURB AND GUTTER
	EXISTING GRADE CONTOURS (5 FT INTERVAL)
	EXISTING GRADE CONTOURS (1 FT INTERVAL)
	EXISTING UTILITY EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING CENTERLINE OF ROADWAY
	EXISTING NATURAL GAS LINE
	EXISTING ELECTRIC SERVICE LINE (BURIED)
	EXISTING ELECTRIC RISER BOX
	EXISTING POWER POLE
	EXISTING SANITARY SEWER PIPE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORMWATER PIPE
	EXISTING STORMWATER INLET
	EXISTING STORMWATER CATCH BASIN
	EXISTING STORMWATER MANHOLE
	EXISTING TELEPHONE / CABLE TELEVISION LINE
	EXISTING TELEPHONE RISER
	EXISTING POTABLE WATER MAIN
	EXISTING POTABLE WATER FIRE HYDRANT

- NOTES
- SAWCUT AND REMOVE EXISTING CONCRETE CURB AND GUTTER.
 - SAWCUT AND REMOVE EXISTING PAVEMENT TO ENABLE NEW CONNECTOR DRIVE
 - REMOVE EXISTING TREE.
1. FOR UTILITY LOCATES:
CALL DIGGERS HOTLINE AT 811 OR (800) 242-8511.
WISCONSIN STATUTE 182.0175 REQUIRES A MINIMUM NOTICE OF AT LEAST THREE (3) BUSINESS DAYS TO THE ONE-CALL SYSTEM FOR NON-EMERGENCY EXCAVATIONS. DIGGERS HOTLINE SHOULD ALSO BE USED TO OBTAIN INFORMATION ON SAFE WORKING CLEARANCES FROM OVERHEAD LINES.
DIGGERS HOTLINE NEEDS TO BE CONTACTED PRIOR TO EXCAVATION AND PLANNING AN EXCAVATION IN ORDER TO COMPLY WITH THE STATE STATUTE.
MORE INFORMATION MAY BE FOUND ON THE DIGGERS HOTLINE WEB SITE AT WWW.DIGGERSHOTLINE.COM
2. THE CITY OF GREEN BAY DEPARTMENT OF PUBLIC WORKS MUST BE NOTIFIED THREE (3) WORKING DAYS BEFORE THE START OF ANY STREET CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY. CONTACT KRISTIN ROMANOWICZ, TEL. (920) 448-3100.

REFERENCE

1. BASE MAP AERIAL PHOTO TAKEN FROM GOOGLE EARTH, DATED APRIL 2015 DOWNLOADED IN JPG FILE FORMAT AND IS FOR GENERAL REFERENCE PURPOSES ONLY.

NOT FOR CONSTRUCTION
DRAFT



SEAL

CLIENT
BEAUTIFUL SAVIOR LUTHERAN CHURCH
2160 PACKERLAND DRIVE
GREEN BAY, WI 54304

CONSULTANT

GOLDER ASSOCIATES INC.
2247 FOX HEIGHT LANE, SUITE A
GREEN BAY, WI 54304
USA
[+1] (920) 491-2500
www.golder.com

PROJECT
PARKING LOT IMPROVEMENTS

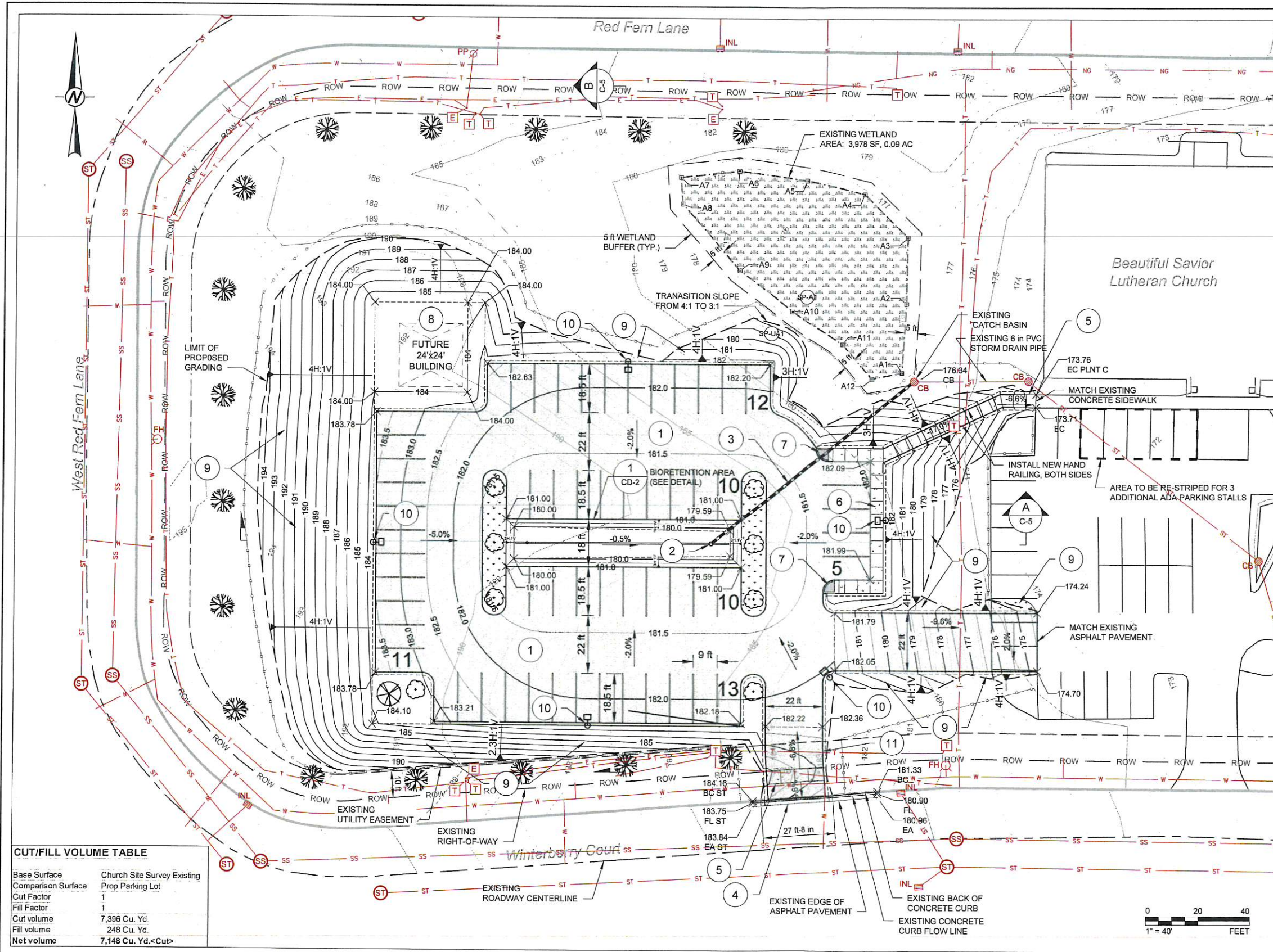
TITLE
EXISTING CONDITIONS AND DEMOLITION PLAN

B	2018-05-04	ISSUED FOR REVIEW	JSH	SDA	JDP	
A	2017-10-20	ISSUED FOR REVIEW	JSH	SDA	JDP	
REV.	YYYY-MM-DD	DESCRIPTION	DESIGNED	PREPARED	REVIEWED	APPROVED

JOHN D. PULS, P.E.
WISCONSIN PROFESSIONAL
ENGINEER NO. 39430-006



PROJECT NO	PHASE	REV.	2 of 10	DRAWING NO
1656682	0001	B		C-2



LEGEND

- PROPOSED RESEED AREA ALONG RAMP
- PROPOSED BITUMINOUS PAVEMENT (TOTAL 2D AREA = 22,067 SF)
- PROPOSED MONOLITHIC CONCRETE SIDEWALK
- EXISTING WETLAND AREA LIMITS
- PROPOSED NEW LIGHT AND POLE
- SOIL SAMPLE LOCATION
- EXISTING GRADE CONTOUR (5 ft INTERVAL)
- EXISTING GRADE CONTOUR (1 ft INTERVAL)
- PROPOSED FINAL GRADE CONTOUR (5 ft INTERVAL)
- PROPOSED FINAL GRADE CONTOUR (1 ft INTERVAL)
- EXISTING UTILITIES (SEE FULL LEGEND, DRAWING NO. C-2)
- PROPOSED PARKING SPACE (9 ft x 18.5 ft)
- PROPOSED TOTAL NUMBER OF PARKING SPACES IN ROW (61 SPACES TOTAL IN PROJECT)
- EXISTING UTILITY EASEMENT
- EXISTING RIGHT OF WAY
- EXISTING ASPHALT ROADWAY CENTERLINE
- PROPOSED SILT FENCE
- PROPOSED TREE

- NOTES**
- NEW PARKING LOT - SEE DETAILS ON DRAWING NO. CD-1.
 - INSTALL 12" HDPE OVERFLOW STRUCTURE WITH GRATE INLET, SEE DETAILS ON DRAWING NO. CD-2.
 - INSTALL 1/2" LF OF 12 in OVERFLOW HDPE PIPE AT 1% SLOPE; SW INV. EL. 175.54, NE INV. EL. 174.56, (TIE INTO EXISTING CATCH BASIN), SEE DETAILS ON DRAWING NO. CD-2.
 - PLACE NEW MONOLITHIC CONCRETE CURB AT DRIVE ENTRANCE. MATCH EXISTING CURB DEPTH, FLOW LINE, AND ASPHALT ROADWAY.
 - PLACE 4-IN MONOLITHIC CONCRETE SIDEWALK, SEE DETAIL ON DRAWING NO. CD-1.
 - PLACE 4-IN MONOLITHIC CONCRETE SIDEWALK, SEE DETAIL ON DRAWING NO. CD-1.
 - INSTALL CURB RAMP (8.33% MAX. SLOPE) FROM TOP OF SIDEWALK TO ASPHALT GRADE. INSTALL PEDESTRIAN DETECTABLE WARNING FIELD.
 - FUTURE 24 ft BY 24 ft GARAGE/MAINTENANCE SHED.
 - PLACE 4-IN TOPSOIL, SEED, AND MULCH BLANKET.
 - PROPOSED NEW LIGHT POLE LOCATION. SEE DETAIL ON DRAWING NO. CD-1.
 - CITY OF GREEN BAY URBAN DRIVEWAY. SEE DETAIL ON DRAWING NO. CD-3.
 - LIGHTING**
APPROXIMATE LOCATIONS ARE SHOWN FOR FIVE(5) NEW LIGHT POLES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL ELECTRICAL DESIGN, UNDERGROUND WIRING, AND CONNECTIONS TO THE BUILDING ELECTRICAL SYSTEM. LIGHTS SHALL BE TIMED AS DIRECTED BY THE OWNER. SEE DETAILS FOR LIGHT POLE ON SHEET CN003 AND LIGHT FIXTURES WITHIN PROJECT SPECIFICATIONS.
 - WETLANDS**
WETLAND LIMITS SHOWN HAVE NOT BEEN REVIEWED AND APPROVED BY THE WDNR.
 - THE CITY OF GREEN BAY DEPARTMENT OF PUBLIC WORKS MUST BE NOTIFIED THREE (3) WORKING DAYS BEFORE THE START OF ANY STREET CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY. CONTACT KRISTIN ROMANOWICZ, TEL. (920) 448-3100.

**NOT FOR CONSTRUCTION
DRAFT**

CUT/FILL VOLUME TABLE	
Base Surface	Church Site Survey Existing
Comparison Surface	Prop Parking Lot
Cut Factor	1
Fill Factor	1
Cut volume	7,396 Cu. Yd.
Fill volume	248 Cu. Yd.
Net volume	7,148 Cu. Yd. <Cut>

B	2018-05-04	ISSUED FOR REVIEW	JSH	SDA	JDP	
A	2017-10-20	ISSUED FOR REVIEW	JSH	SDA	JDP	
REV.	YYYY-MM-DD	DESCRIPTION	DESIGNED	PREPARED	REVIEWED	APPROVED

SEAL

CLIENT
BEAUTIFUL SAVIOR LUTHERAN CHURCH
2160 PACKERLAND DRIVE
GREEN BAY, WI 54304

CONSULTANT

JOHN D. PULS, P.E.
WISCONSIN PROFESSIONAL
ENGINEER NO. 39430-006



GOLDER ASSOCIATES INC.
2247 FOX HEIGHT LANE, SUITE A
GREEN BAY, WI 54304
USA
[+1] (920) 491-2500
www.golder.com

PROJECT
PARKING LOT IMPROVEMENTS

TITLE
SITE GRADING AND LIGHTING PLAN

PROJECT NO	PHASE	REV	4 of 10	DRAWING NO.
1656682	0001	B		C-4



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

MEETING DATE

June 18, 2018

PREPARED BY

AGENDA ITEM # D.5.

PRK Construction, on behalf of Dale and Mary Cenefelt, property owners, propose to add a new garage and laundry room to their existing home in a Low Density Residential (R1) District at 1809 St. Agnes Drive. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, side yard setback (Ald. J. VanderLeest, District 11).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 1809 St Agnes Dr

6/5 - Deadline



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: 5/31/2018 Project Address: 1809 St. Agnes Dr Project #: 73571 Appeal #: 18-032

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	<u>Dalet Mary Cenefelt</u>	Name:	<u>PRK Construction</u>
Address:	<u>1809 St Agnes Dr</u>	Address:	<u>3050 Valley Creek Dr.</u>
City, State, Zip	<u>Green Bay, WI</u>	City, State, Zip	<u>Green Bay, WI 54</u>
Phone:	<u>920-494-4288</u>	Phone:	<u>920-469-12570</u>
Email:		Email:	<u>Chriskovile@yahoo.com</u>

Describe proposed plan:

Add to garage creating a New 14x24 Garage
Add a 23x13 addition to Back of home to allow 1st Floor laundry.

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

Change Side lot Set back to 3'
13-604 Lot Dimensions Table 6-2
Side Yard Setback = 6'

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

Side Setback is Currently 6'

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

lot is 75.02' in front and angles back to 72.18'

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

Variance will allow an 2 Stall Garage addition To existing home

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.

M. Ch. Urdahl
Signature of Applicant

5/29/2018
Date

OFFICE USE ONLY:	Parcel# <u>6-2761</u>	Residential \$75 <u>X</u>	Commercial \$150 <u> </u>
District: <u>11</u> Zoning: <u>R1</u>	Meeting Date: <u>6/18/18</u>	Receipt #: <u>11512-1</u>	

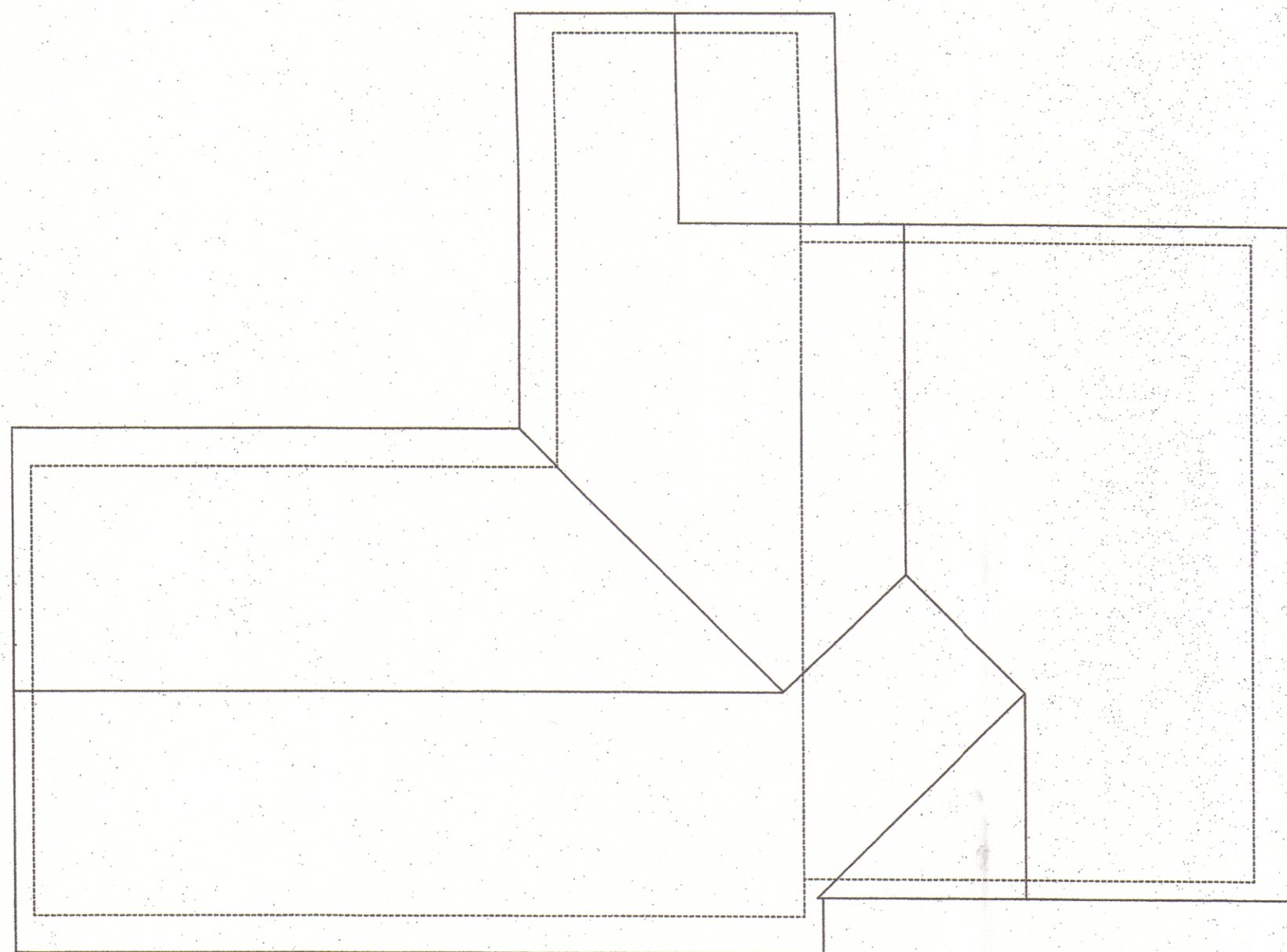
Site Plan



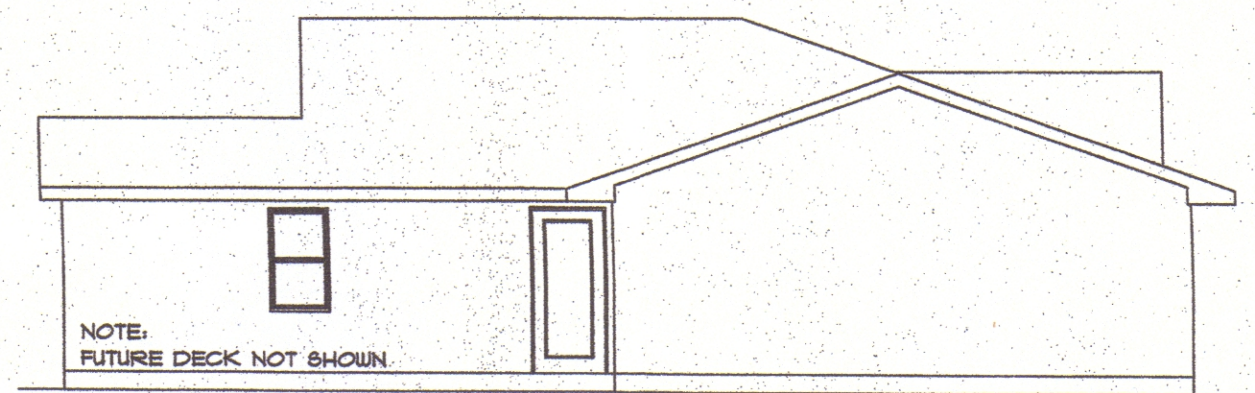
a compilation of records and data located in
s City of Green Bay offices and is to be used for
nce purposes only. City of Green Bay is not
isible for any inaccuracies or unauthorized use of
ormation contained within. No warranties are
d.



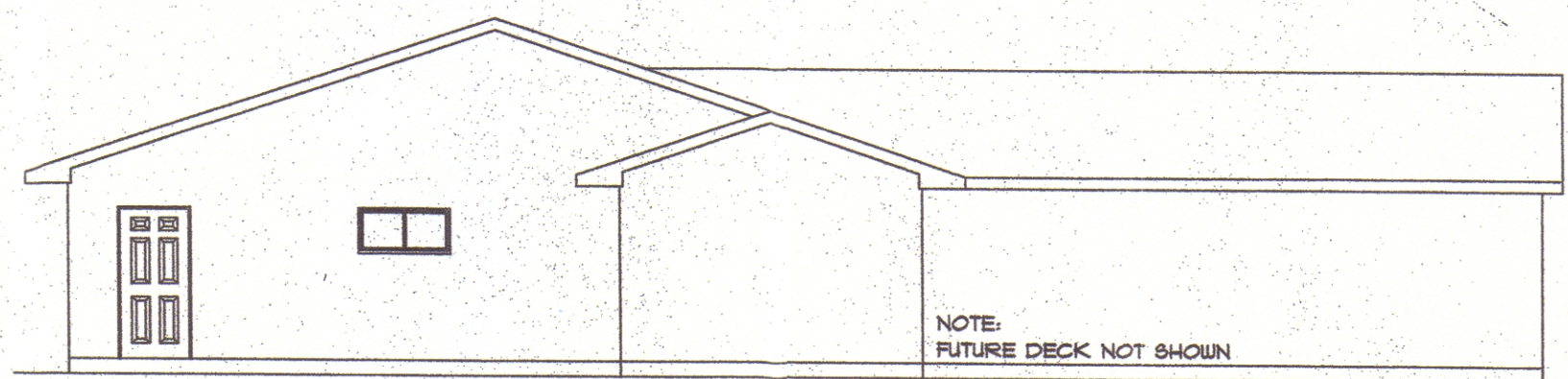
Scale 1:219



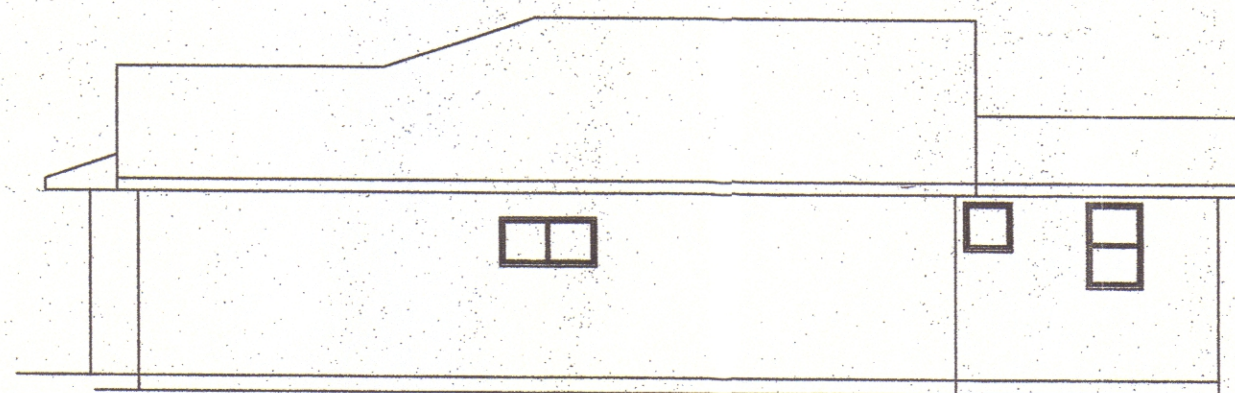
ROOF PLAN
SCALE: 1/8"=1'-0"



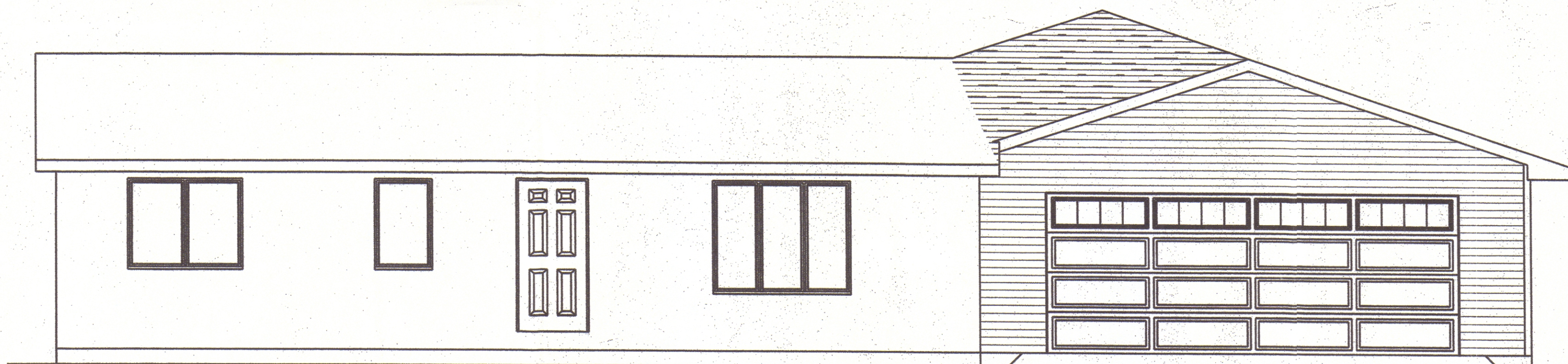
LEFT ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"

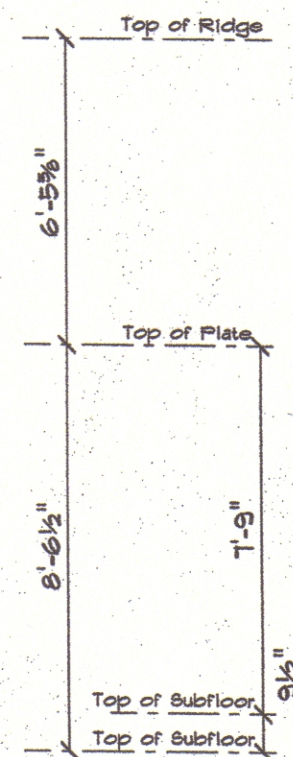


RIGHT ELEVATION
SCALE: 1/8"=1'-0"



FRONT ELEVATION
SCALE: 1/4"=1'-0"

NOTE:
BUILDER MUST FIELD VERIFY ALL DIMENSIONS,
EXISTING FLOOR JOISTS, ROOF TRUSSES AND
WINDOWS TO ENSURE PROPER MATCHING WITH
EXISTING HOUSE BEFORE ANY MATERIALS
ARE ORDERED.



OFFICE:
PHONE (320) 486-5080
FAX (320) 484-9570
1930 LARSEN ROAD
P.O. BOX 10001
GREEN BAY, WI 54301

COMPONENTS:
PHONE (320) 486-5094
FAX (320) 488-1215
1745 MORRIS TERRACE
GREEN BAY, WI 54303

Wisconsin
BUILDING SUPPLY

CUSTOM DESIGNED FOR:
SPECIALTY DESIGN & CONSTRUCTION

JOB NAME: DALE & MARY CENEFFELT 1809 St. Agnes Dr.

DRAWN BY: MJK

DATE: 08/22/17

REVISIONS: 08/23/17

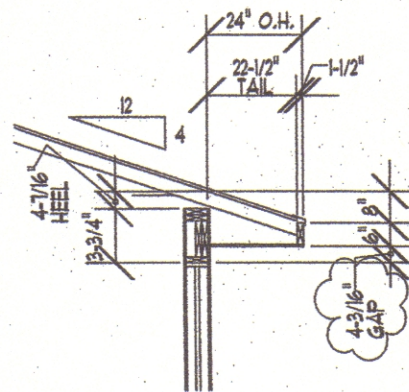
PLAN NO.: 17-403-M

IMPORTANT NOTE:

* IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

* IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DWELLING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

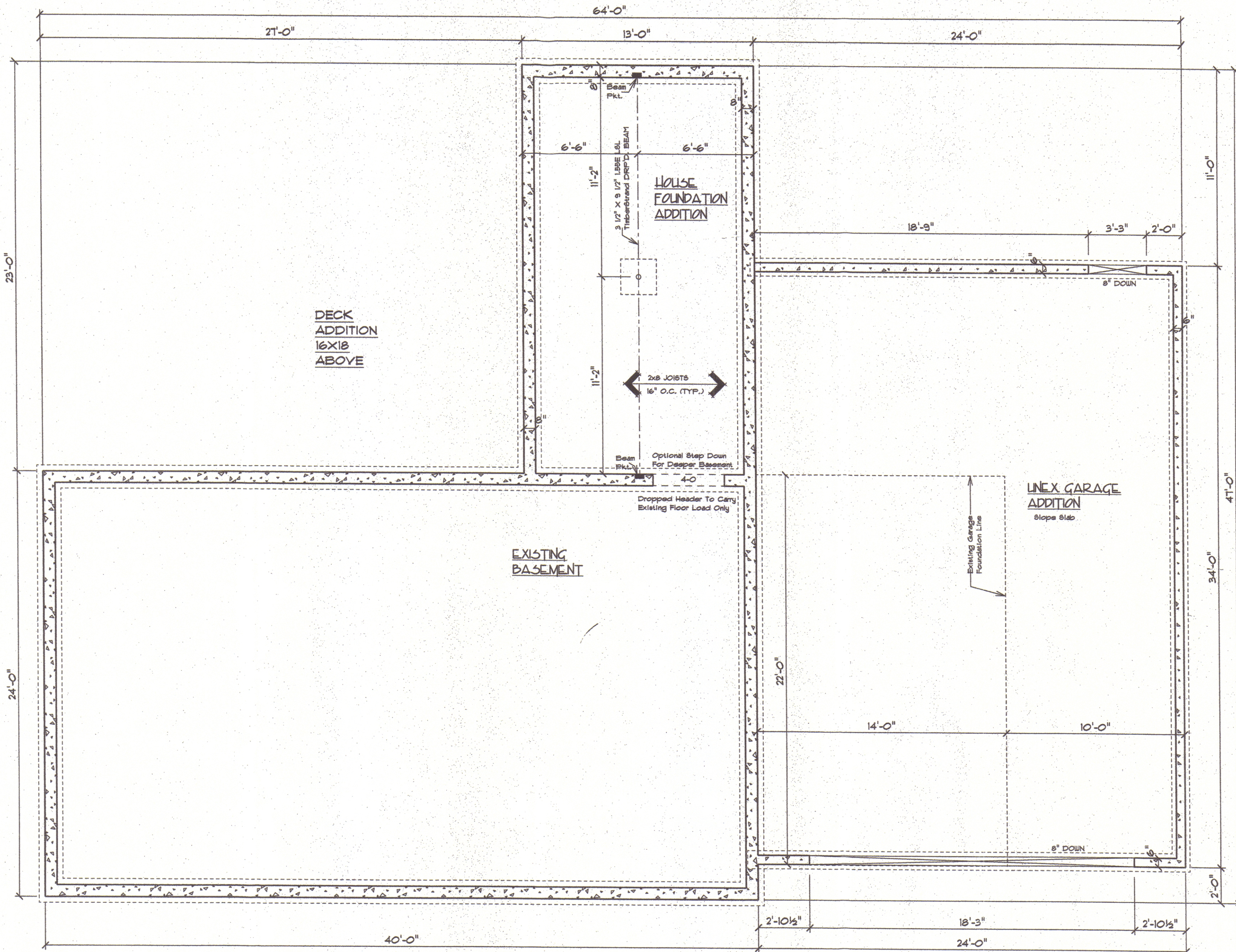




VERIFY OVERHANG TO MATCH EXISTING

4:12 PITCH #88-1/2" STUDS
2X10 HDR. W/3 PLATES
1/4" = 1'-0"

NOTE:
BUILDER MUST FIELD VERIFY ALL DIMENSIONS,
EXISTING FLOOR JOISTS, ROOF TRUSSES AND
WINDOWS TO ENSURE PROPER MATCHING WITH
EXISTING HOUSE BEFORE ANY MATERIALS
ARE ORDERED.



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"
FIELD VERIFY FOUNDATION LGT.

NOTE:

BUILDER TO CONSULT TRUSS LAYOUT PLANS TO
VERIFY EXACT LOCATIONS OF GIRDER TRUSSES,
AND ANY ADDITIONAL BEARING REQUIREMENTS
OTHER THAN THOSE NOTED ON FLOOR PLANS

NOTE:

BUILDER RESPONSIBLE TO TRANSFER POINT LOADS FROM
ABOVE THROUGH THE FLOOR SYSTEM, AND OTHER WALLS
WITH SOLID BLOCKING DOWN TO FOUNDATION WALLS BELOW

NOTES:

- FOUNDATION WALLS:
HOUSE: 8" FOURED CONCRETE WALLS FIELD VERIFY HGT.
GARAGE / PORCH: 6" FOURED CONCRETE WALLS 4'-0" HIGH
- THE FOLLOWING ITEMS ARE TO BE LOCATED IN THE
FOUNDATION BY THE CONTRACTOR:
BASEMENT WINDOWS FLOOR DRAINS
ELECTRIC SERVICES WATER HEATER
SUMP PUMP & PUMP FURNACE
- BUILDER TO PROVIDE HEADERS AT BASEMENT WINDOWS
IF NOT NOTED ON THE FOUNDATION PLAN
- FOURED CONCRETE FOOTINGS TO BEAR ON
UNDISTURBED SOIL BELOW THE FROST LINE
- STEEL COLUMNS TO SUPPORT 12,000 LBS.
UNLESS OTHERWISE NOTED
- ASSUMED SOIL BEARING CAPACITY IS 3,000 PSF. FOOTING
SIZES MUST BE ADJUSTED FOR VARYING SOIL CONDITIONS
- FOUNDATION WALLS ARE ASSUMED TO BE UNREINFORCED 3,000 PSI
CONCRETE. WALLS ARE DESIGNED PER UDC TABLE 21.10-5 BASED
ON THE HEIGHT OF UNBALANCED FILL. PROPER REINFORCEMENT
(DESIGNED BY OTHERS) MAY ALLOW FOR WALLS THAT ARE LESS THICK,
BUT ANY DEVIATION FROM THE THICKNESSES SHOWN ON THE PLAN ARE
THE RESPONSIBILITY OF THE FOUNDATION AND/OR GENERAL CONTRACTOR
- ALL LUMBER IN PERMANENT CONTACT WITH CONCRETE MUST BE
PRESSURE-TREATED LUMBER AS PER UDC 21.10.

CUSTOM DESIGNED FOR:

SPECIALTY DESIGN & CONSTRUCTION

JOB NAME: DALE & MARY CENEVELT

DRAWN BY: MJK

DATE: 08/22/17

REVISIONS: 08/23/17

08/31/17

SQ. FT.: (See Floor Plan)

SCALE: AS NOTED

PLAN NO.: 17-403-M

OFFICE:

PHONE (320) 496-5090

FAX (320) 494-9570

1930 LARSEN ROAD

P.O. BOX 10001

GREEN BAY, WI 54301

COMPONENTS:

PHONE (320) 496-5094

FAX (320) 498-1215

1745 MORRIS TERRACE

GREEN BAY, WI 54303

IMPORTANT NOTE:

IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN
PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE
GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS
AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY
HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DWELLING CODE AND
LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL
PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

Wisconsin
BUILDING SUPPLY



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

MEETING DATE

June 18, 2018

PREPARED BY

AGENDA ITEM # D.6.

Larissa and Jacob Schreiber, property owners, propose to install a fence in a Low Density Residential (RI) District at 735 Northern Avenue. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-521 (a) (1) fence height (Ald. R. Scannell, District 7).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 735 Northern Ave



Due: June 1-13
Meeting: June 13

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: 5-24-18 Project Address: 735 Northern ave Project #: 73487 Appeal #: 18-034

PROPERTY OWNER	APPLICANT INFORMATION
Name: <u>Larissa & Jacob Schreiber</u>	Name:
Address: <u>735 Northern ave</u>	Address:
City, State, Zip <u>Green Bay, WI 54303</u>	City, State, Zip
Phone: <u>715-891-0826</u>	Phone:
Email: <u>larissaspurgeon90@gmail.com</u>	Email:

Describe proposed plan: We would like to fence in our back yard for our children and dogs to play safely.
put 6' fence in side yard set back.

List variances required to implement the proposed plan (include ordinance numbers and short explanation of each):
6' FENCE IN SETBACK =>
13-521(A) Fence location and height

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome: We can't put a fence in the area we want.
If we were to go with where we are allowed to put our fence it wouldn't allow us to have a yard for our children to play, we want to optimize the use of our yard.

Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance: I have a uniquely shaped yard; minimal yard (rear) for children to play in and be protected.
Columbia ave is on a school route, and is a very busy st.

Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance: I currently have a cedar tree line that encloses our yard. The trees are all dying and we want to take them down and replace it with a nice fence. This would help make our property and neighborhood look nice.

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.

Larissa Schreiber
Signature of Applicant

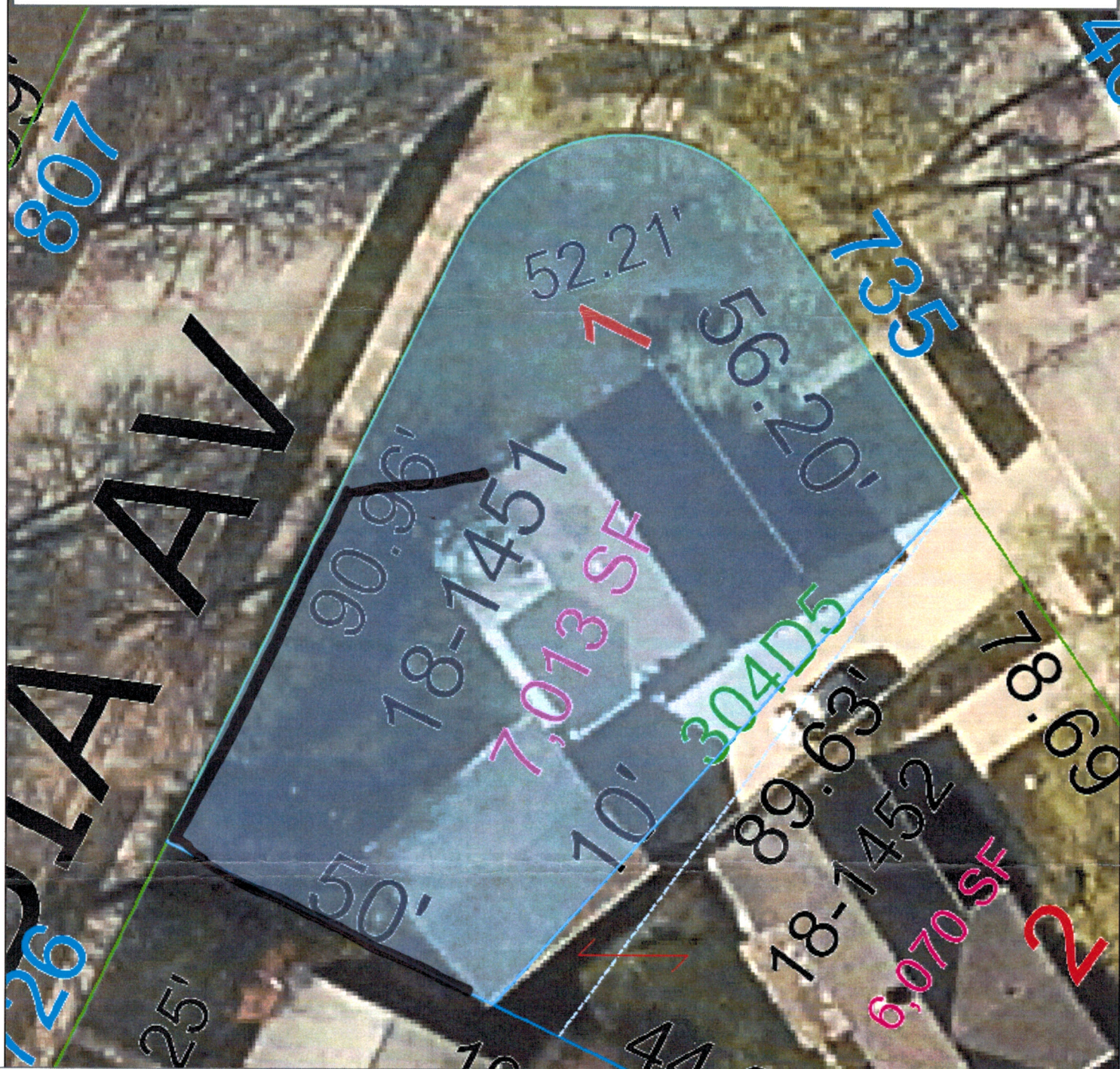
6-1-18
Date

OFFICE USE ONLY:	Parcel# <u>18-1451</u>	Residential \$75 ☒ Commercial \$150 ☐
District: <u>7</u> Zoning: <u>R1</u>	Meeting Date: <u>6-18-18</u>	Receipt #: <u>11502-3</u>

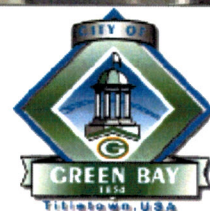








a compilation of records and data located in
 s City of Green Bay offices and is to be used for
 nce purposes only. City of Green Bay is not
 isible for any inaccuracies or unauthorized use of
 ormation contained within. No warranties are
 d.





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

MEETING DATE

June 18, 2018

PREPARED BY

AGENDA ITEM # D.7.

Steve Bieda, Mau & Associates, on behalf of Dennis Hecker, Dennisons Investments, LLC, property owner, proposes to construct a multiple-family dwelling and related accessory structures in a Varied Density Residential (R3) District at 522 Clement Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4 front yard setback, Section 13-1709, setbacks for parking and Section 13-1813, setback from street for trash collection (Ald. C. Stevens, District 5).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 522 Clement 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: 6-1-18

Project Address: 522 Clement

Project #: 73190

Appeal #: 18-035

PROPERTY OWNER	APPLICANT INFORMATION
Name: Dennisons Investments LLC	Name: Steve Bieda
Address: 2811 University Ave	Address: 400 Security Blvd
City, State, Zip: Green Bay WI 54311	City, State, Zip: Green Bay, WI 54313
Phone: 920.676.0335	Phone: 920.434.9670
Email: dennisons@new.rr.com	Email: sbieda@mau-associates.com

Describe proposed plan: Mau and Associates, on behalf of Dennis Hecker of Dennisons Investments LLC (the Developer) requests a variance to allow for an accessory building to be placed 3 feet from said closed City parcel.

This request is a part of a eleven building multi family development site plan. (9) nine unit apartment buildings, a maintenance building, and 5 unit condo are planned for at parcels 21-1254-A and 21-1254-B located along Clement Street.

After discussions with City DPW and Planning staff, Ordinance 2-18 was crafted to allow flexibility for the Developer in an agreement to allow for a curbed driveway to extend into a newly closed and unimproved Rothe Street.

This agreement came in part because Rothe street remains undeveloped to a point at which the terrain becomes quite steep. Rothe does not connect to other streets. This has left a void of unimproved land.

As part of the agreement, the Developer will place curbing along said drive and provide grading to allow for a future trail connection to Baird Creek Parkway. An accessory building placement is placed 10 feet off the rear building setback line, but is placed 3 feet off the closed road, similar to conditions of an accessory building setback between structures noted in Code 13-615.

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

Any accessory structure shall be setback 55 feet from any street right of way (13-615). Three feet has become an agreed upon number through terms of said Ordinance. A maintenance building is proposed to be placed three feet of the property line

To note: A 15 foot front yard setback is required along a right of way Ordinance number (13-604) However, an agreement noted in Ordinance 2-18 between the City and Developer has allowed for a drive to enter a closed section of Rothe and allow for said drive and refuse area to be placed within 15 feet of the property line

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

For safety sake a drive lane is necessary to loop the entire development to allow for access for emergency vehicles. The lane should have little usage along the variance area into the closed City lot, unless serving an oversized vehicle. To make the entire project work feasibly to meet an ever growing community need, the developer needs to have 81 units, a varied 5 unit condo building and a maintenance garage for community upkeep.

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

Elevation issues arise throughout the property. To the south, elevations limit the scope of developable land on the property. To the northeast, excessive slopes limit developable area

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

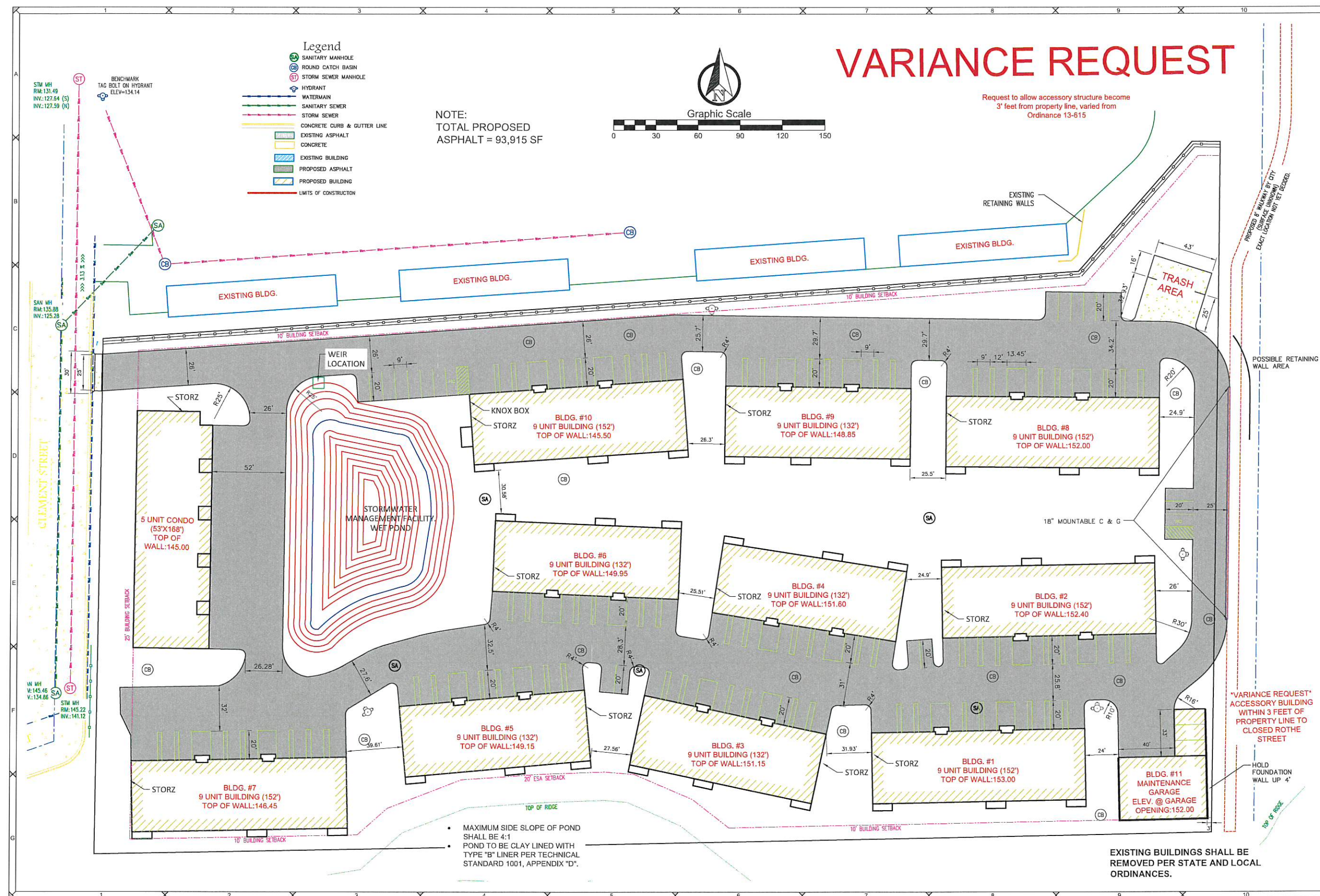
As referenced in Ordinance 2-18, the Developer and City have come to an agreement for use and maintenance of the closure area. The agreement allows for the Developer to swing the drive lane into the closure area. With that, the developer will install a curb along the driveway and grade to accommodate a future trail running through the area. Due to steep terrain and lack of connecting road, Rothe will be closed in compliance with said Ordinance. With that, City staff and the Developer agreed the maintenance building and refuse area could be within 15 feet of Rothe since a road will not go through and the property line does not effect neighboring property owners or the built environment. The closest built improvement is the Baird Creek trail which is more than 300 feet away from the proposed maintenance building.

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

6/5/18
Date

OFFICE USE ONLY:	Parcel# 21-1254-B	Residential \$75 _____ Commercial \$150 ☒
District: _____ Zoning: _____	Meeting Date: 6-18-18	Receipt #: 11530-13



Request to allow accessory structure become
3' feet from property line, varied from
Ordinance 13-615

POSSIBLE RETAINING
WALL AREA

VARIANCE REQUEST
ACCESSORY BUILDING
WITHIN 3 FEET OF
PROPERTY LINE TO
CLOSED ROTHE
STREET

FOUNDATION
WALL UP 4'

EXISTING BUILDINGS SHALL BE REMOVED PER STATE AND LOCAL ORDINANCES.

DESIGNED BY DJM DATA FILE D-12309.txt DATE 06-01-18																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							</
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----

DENNIS HECKER
SITE LAYOUT PLAN

PROJECT NO.
D-12309

SHEET NO.
C2.0

DRAWING NO.
S-2956



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

MEETING DATE

June 18, 2018

PREPARED BY

AGENDA ITEM # D.8.

Steve Bieda, Mau & Associates, on behalf of TMD Properties, property owner, proposes to install a driveway for a multiple-family development in a Varied Density Residential (R3) District at 2540 University Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705 maximum driveway width (Ald. C. Stevens, District 5).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 2540 University 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: 5-17-18 Project Address: 2540 University Av Project #: 72547 Appeal #: 18-036

PROPERTY OWNER	APPLICANT INFORMATION
Name: TMD Properties	Name: Steve Bleda
Address: 677 Baeten Rd Ste 200	Address: 400 Security Blvd
City, State, Zip: Green Bay WI 54304	City, State, Zip: Green Bay, WI 54313
Phone: 920.997.3334	Phone: 920.434.9670
Email: todd.devillers@recommercialwi.com	Email: sbleda@mau-associates.com

Describe proposed plan: A private driveway which acts as a north-south street will need to be constructed to allow for access off University Ave

Two total drive entrances will service the development projected to have 322 units upon full build out. This variance requests allowing the proposed drive entrance to have a 37 foot wide drive (back of curb to back of curb) from north to south from University Avenue to the cul-de-sac located approximately 300 feet south of the drive entrance off University Avenue.

The drive entrance at University Avenue is proposed to have a 25 foot radius at the back of curb totaling 84.6 feet, similar to a typical roadway.

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

Ch13-1705. Driveways shall have a maximum width of 20 feet at property setback line and 30 feet width at curb line.

Proposed variance is requesting allowance of 37 foot wide drive at the property line, south to future cul-de-sac. Request asks for 25 foot turning radius onto University Avenue, resulting in 84.6 feet width at curb line.

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

The north/south drive which will be the primary access point for the development is a defacto extension of Liebman Court to the north. The proposed driveway will eventually handle a similar amount of traffic as Liebman Court or many other main entry points to subdivisions. Buses, trash trucks, and residential delivery vehicles will enter the site routinely. A roadway width typical to a common thoroughfare is needed to handle turning radii and volume of auto and bicycle traffic exiting and entering the development.

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

Due to the size of the flag lot which already existed servicing the former Packerland Packing site, a public right of way is not feasible. Additionally steep slopes along the private drive from the cul-de-sac to Packerland make maneuvering between typical cars and buses/garbage trucks/moving vehicles quite uncomfortable within a 20 foot wide drive setting.

A 37 foot wide drive would allow a more routine user experience for a drive which acts as in a manner similar to a neighborhood street. Additionally, University Avenue maintains a 30 mph speed limit. A typical intersection turning radius will allow larger vehicles to get to speed as not to interfere with flow on University.

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

This request will make the private drive more in line with typical physical functions and safety features at a typical intersection. This will allow users to have a more typical, identifiable experience at the intersection of Packerland, Liebman, and the private drive. Both Liebman and the private drive act as an access point to a similar amount of residential users.

Two drive entrances are shown to service the new neighborhood, University Heights at Baird Creek. The east-west connection to Rothe Street will remain with typical driveway standards at is viewed as a secondary access point. The drive from University will function like a typical road which is an access point to a neighborhood, but maintained by the developer.

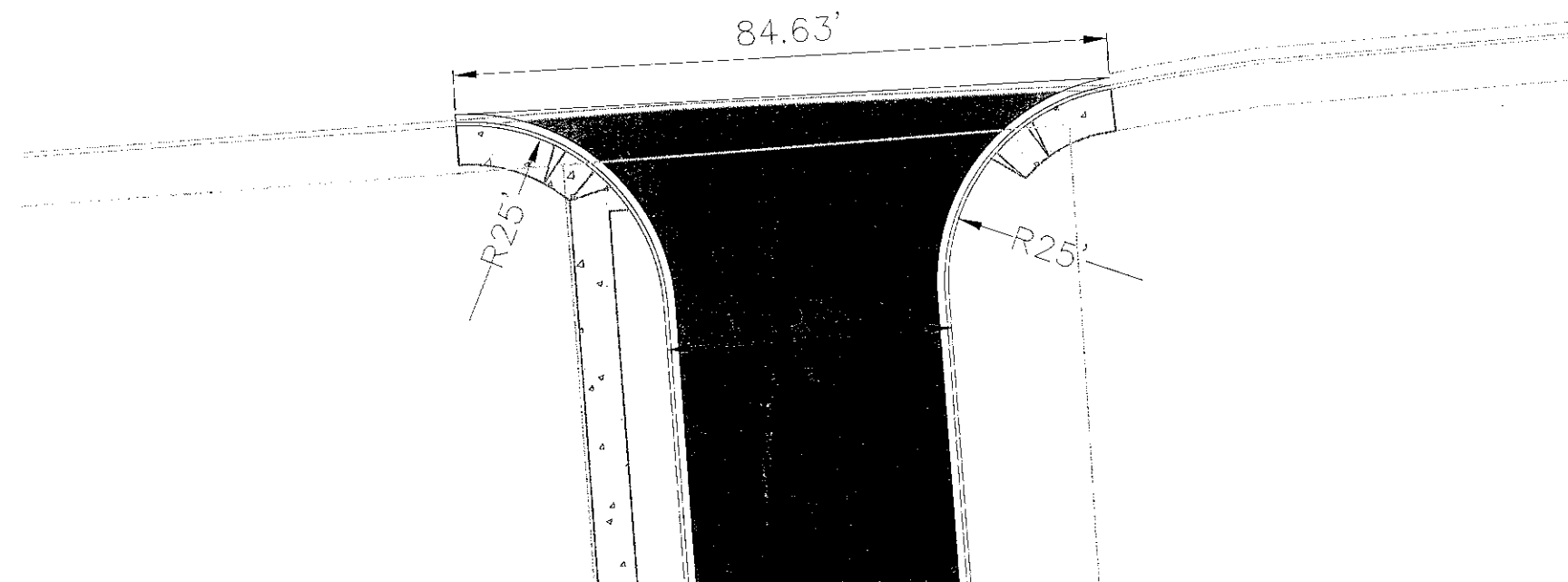
Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request.


Signature of Applicant

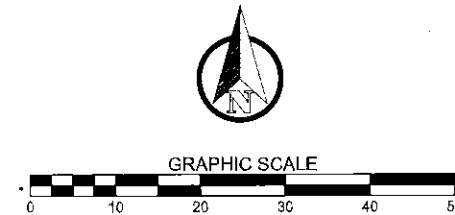
6/5/18
Date

OFFICE USE ONLY:	Parcel#	Residential \$75	Commercial \$150
District:	Zoning:	Meeting Date:	Receipt #:

UNIVERSITY AVENUE



PROPOSED DRIVEWAY ENTRANCE 05-16-18



DESIGNED BY

DJM

DATA FILE

DATE

05-16-18

Comments

Date

Number

Mau & Associates

LAND SURVEYING & PLANNING

CIVIL & WATER RESOURCE ENGINEERING

Phone: 920-434-9670 Fax: 920-434-9672

UNIVERSITY HEIGHTS @ BAIRD CREEK

PROPOSED DRIVEWAY ENTRANCE

PROJECT NO.

R-11514

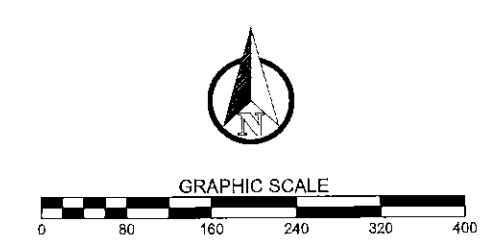
SHEET NO.

C

DRAWING NO.

S-

Request to allow for 37 foot private drive access from University Avenue along with an 84.6 foot drive opening at the street to allow 25 foot turning radii. This request varies from Ordinance 13-1705.



NOTES:
THE CITY OF GREEN BAY DEPT. OF PUBLIC WORKS MUST
BE NOTIFIED THREE (3) WORKING DAYS BEFORE THE
START OF ANY SANITARY SEWER, STORM SEWER,
WATERMAIN OR EXCAVATION WORK WITHIN THE PUBLIC
RIGHT OF WAY OR EASEMENT.
CONTACT: MATT HECKENLAIBLE (920)446-3100.

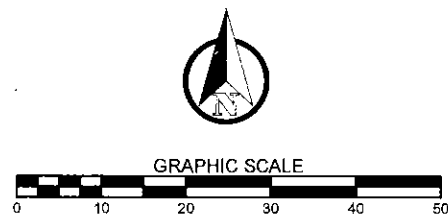
SITE AREA - 1,494,592 SF
DISTURBED AREA - 956,171 SF (64.0%)
BUILDING - 174,327 SF (11.7%)
PAVEMENT - 302,190 SF (20.2%)
(271,616 + 30574)
PERVIOUS - 991,232 SF (66.3%)
WET POND - 33,223 SF (2.2%)

DESIGNED BY DJM		
DATA FILE		
DATE 5-17-10		
Number	Date	Comments
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

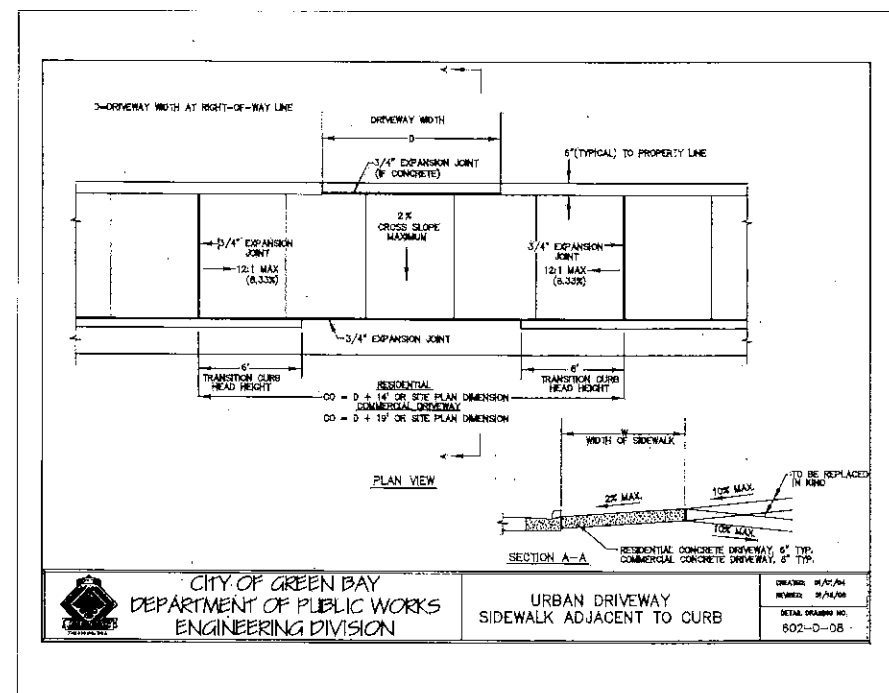
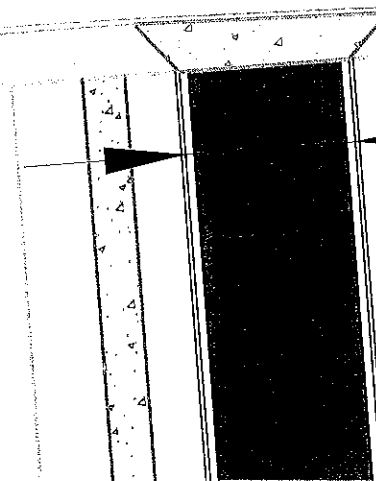
UNIVERSITY HEIGHTS @ BAIRD CREEK SITE LAYOUT PLAN

PROJECT NO. R-11514
SHEET NO. C2.0
DRAWING NO. S-2924



UNIVERSITY AVENUE

30'



APPROVED 03-15-18

DESIGNED BY
DJM
DATA FILE
DATE
03-15-18

Number	Date	Comments

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

UNIVERSITY HEIGHTS @ BAIRD CREEK
DRIVEWAY ENTRANCE

PROJECT NO.
R-11514

SHEET NO.

C

DRAWING NO.

S-



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

MEETING DATE

June 18, 2018

PREPARED BY

AGENDA ITEM # D.9.

Sarah Peters, Jones Signs, on behalf of the Green Bay Packers, City of Green Bay, property owners, proposes to install a temporary sign/banner in a Public/Institutional (PI) District at 1265 Lombardi Avenue. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-2014 temporary signs (Ald. C. Wery, District 8).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 1265 Lombardi 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: 6-5-18 Project Address: 1265 Lombardi Ave. Project #: 73626 Appeal #: 18-037

PROPERTY OWNER	APPLICANT INFORMATION
Name: <u>City of Green Bay</u>	Name: <u>Jones Sign Co Inc</u>
Address: <u>100 N Jefferson St</u>	Address: <u>1711 Scheuring Rd</u>
City, State, Zip: <u>Green Bay, WI 54301</u>	City, State, Zip: <u>De Pere, WI 54115</u>
Phone:	Phone: <u>920-425-9867</u>
Email:	Email: <u>speters@jonesign.com</u>

Describe proposed plan:

Installation of one (1) 41'-3" x 15'-0" banner on
Northwest elevation of Lambeau Field

Duration of banner 12-14 months from install
Not a permanent sign

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

Due to size : duration of banner, cannot be
classified as temporary sign

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

Lambeau Field is a unique property where there
needs to be brand : sponsorship advertising
The banner advertises a big milestone for the franchise
: want to share the success with their fans
The banner is temporary : will be taken down

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

Due to the nature of the property : size of the
Stadium, a larger banner is requested for better
visibility : to be proportionate to the size of the
building

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

The requested banner will neither harm public interest
nor undermine the purpose of the ordinance

The banner is not a permanent sign. It will not look
out of place because of the size of the elevation :
Stadium itself

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.

Sarah Peters

Signature of Applicant

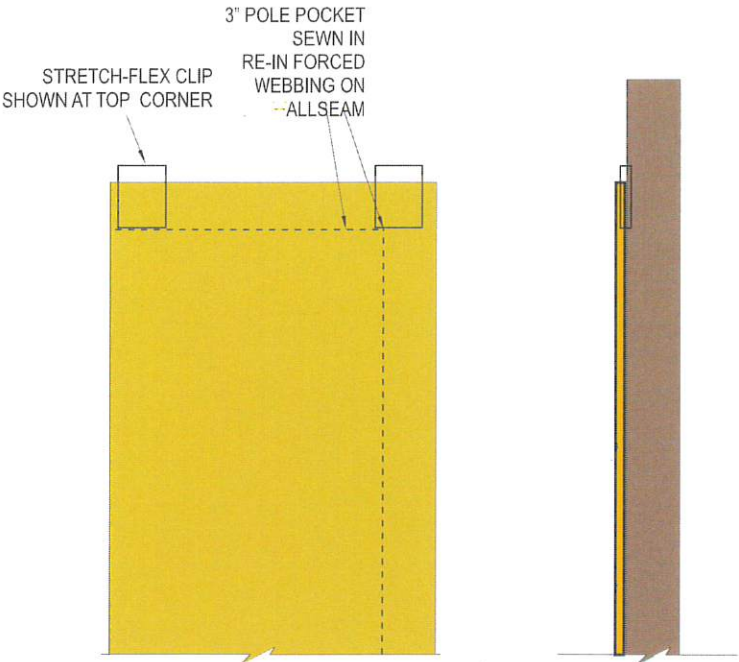
6-5-2018

Date

OFFICE USE ONLY:	Parcel# <u>1-1841-A</u>	Residential \$75 _____	Commercial \$150 <u>X</u>
District: <u>8</u> Zoning: <u>P1</u>	Meeting Date: <u>6/18/18</u>	Receipt #: <u>1153-18</u>	

EB.1 D/F DIGITALLY PRINTED BANNER- QTY:(1)

SQUARE FOOTAGE:618.75

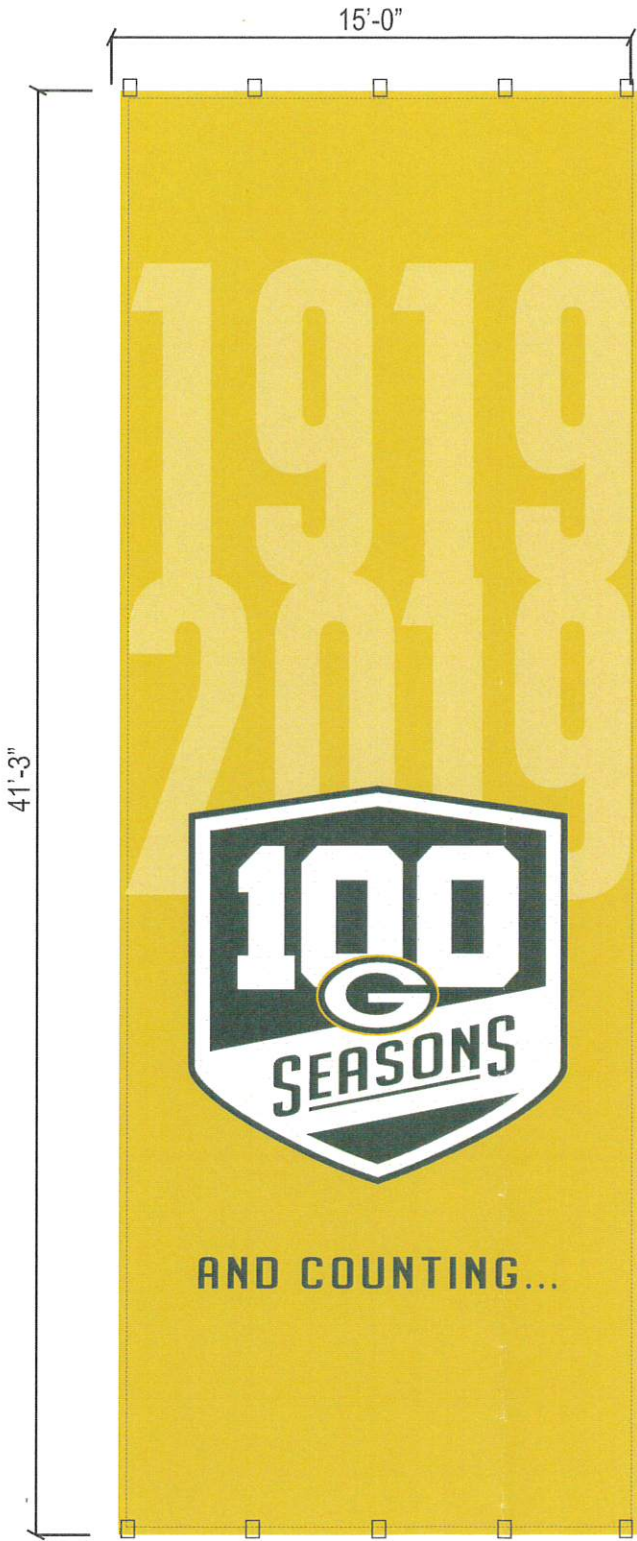


DETAIL
NOT TO SCALE

NOTE: ALL PENETRATIONS INTO WALL
MUST BE AT MORTAR JOINTS
NO EXCEPTIONS

3/4" FIBERGLASS RODS RUN THROUGH 3" POLE POCKETS
RUN VERTICALLY THROUGH SIDE WITH 1/4" CABLE
RUN THROUGH PIPE.
STRETCH FLEX CLIPS RUN EVERY 4'-0" WITH 1/2" DIAM. X 3 9/16"
NOM. EMBED HILTI KWIK HUS-HR S.S. SCREW ANCHORS , TYPICAL
SEE ATTACHED ENGINEERING
BANNER TO HAVE 3" RE-ENFORCED POCKETS
WITH OPEN ENDS ON ALL (4) CORNERS

COLORS/FINISHES		
	DP-1	C-2/M-13/Y-88/K-14
		C-1/M-8/Y-53/K-9
		C-0/M-0/Y-9/K-2
		C-70/M-40/Y-60/K-60



ELEVATION
SCALE: 3/16"=1'-0"



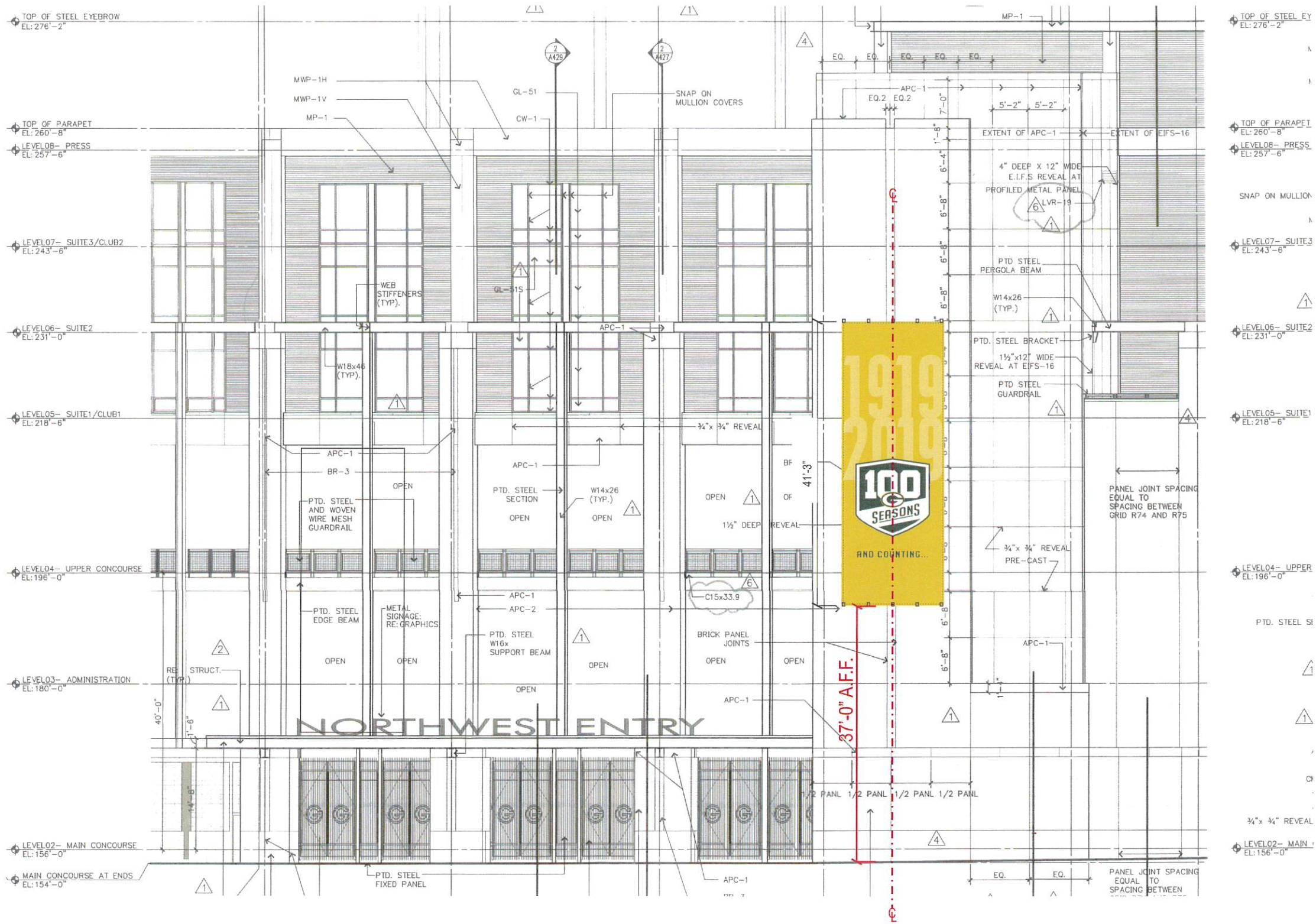
PHOTOMETRIC VIEW
NOT TO SCALE

JONES SIGN Your Vision Accomplished GREEN BAY • PHILADELPHIA SAN DIEGO • LAS VEGAS www.jonessign.com	JOB #: 233499_R0	REV.	DATE	BY	DESCRIPTION	CLIENT APPROVAL	DATE		100th Anniversary Banner at Kwik Trip Gate 1265 Lombardi Avenue GREEN BAY, WI 54304	SHEET NUMBER 1.0
	DATE: 05.23.18	1	03.23.18	JP	FINAL ART FROM PACKERS					
	DESIGNER: Jim Pogo	2	03.30.18	JP	NEW METHOD FOR INSTALL	LANDLORD APPROVAL	DATE			
	SALES REP: Christine Rutchik	3	00.00.00	XX	XXXX					
	PROJ MGR: Eric Zeise	4	00.00.00	XX	XXXX	QC				
		5	00.00.00	XX	XXXX				DESIGN PHASE: CONCEPTUAL	
		6	00.00.00	XX	XXXX					
		7	00.00.00	XX	XXXX					
		8	00.00.00	XX	XXXX					
		9	00.00.00	XX	XXXX					
		10	00.00.00	XX	XXXX					

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

EB.1 D/F DIGITALLY PRINTED BANNER- QTY:(1) -ON ELEVATION

SQUARE FOOTAGE:618.75



JONES SIGN

Your Vision Accomplished

GREEN BAY • PHILADELPHIA

SAN DIEGO • LAS VEGAS

www.jonessign.com

JOB #: 233499_R0

DATE: 05.23.18

DESIGNER: Jim Pogo

SALES REP: Christine Rutchik

PROJ MGR: Eric Zeise

REV.	DATE	BY	DESCRIPTION
1	03.23.18	JP	FINAL ART FROM PACKERS
2	03.30.18	JP	NEW METHOD FOR INSTALL
3	00.00.00	XX	XXXX
4	00.00.00	XX	XXXX
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL

DATE

LANDLORD APPROVAL

DATE

QC

100th Anniversary Banner

at Kwik Trip Gate

1265 Lombardi Avenue

GREEN BAY, WI 54304

DESIGN PHASE: CONCEPTUAL

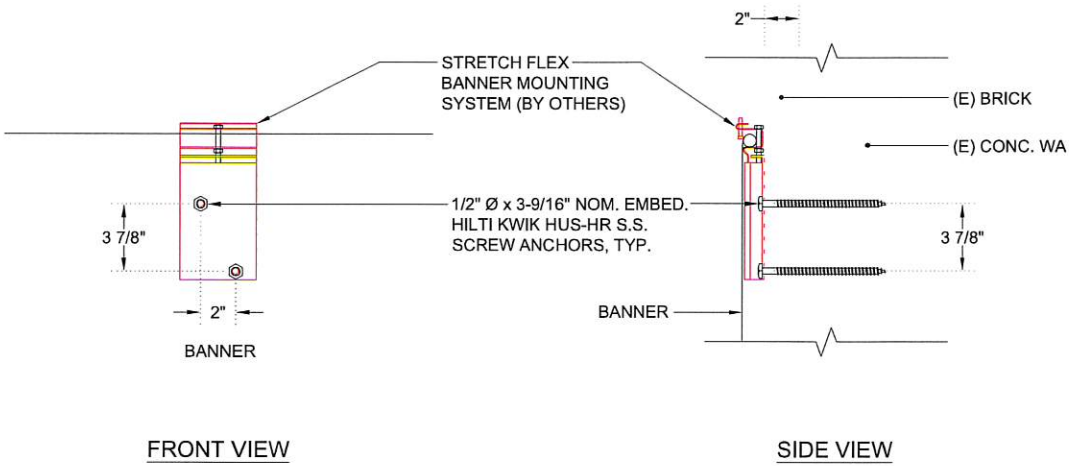
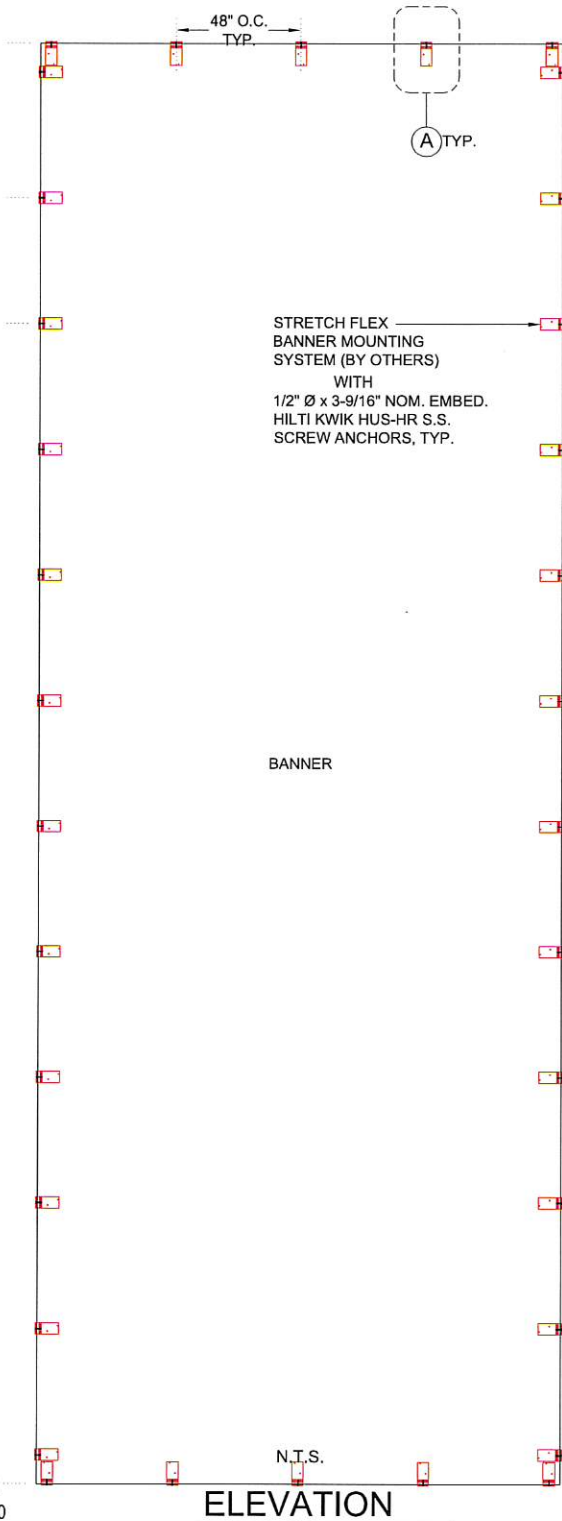
SHEET NUMBER

2.0

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

EB.1 D/F DIGITALLY PRINTED BANNER- QTY:(1) -ENGINEERING

SQUARE FOOTAGE:618.75



A CONNECTION DETAIL
N.T.S.

NOTES :

GENERAL :

- SIGN DESIGN IS BASED ON ADEQUATE EXISTING SUPPORT ELEMENTS.
- PROVIDE ISOLATION OF DISSIMILAR MATERIALS.
- COAT ALUMINUM IN CONTACT WITH CONCRETE WITH ZINC RICH PAINT.
- THERE IS NO PROTECTION ZONE AS DEFINED IN AISC 341-10.
- PROVIDE FULLY WELDED END CAPS AT EXPOSED OPEN ENDS OF STEEL / ALUM. TUBES, MATCH THICKNESS LIKE FOR LIKE.
- CABINETS SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS
- SLOPE TOP OF EXPOSED FOOTING AWAY FROM DIRECT BURIAL POSTS

ANCHORS :

- BRAND NAME APPROVED POST INSTALLED ANCHORS SPECIFIED ON PLANS MAY BE SUBSTITUTED BY APPROVED EQUAL.

STEEL :

- DESIGN AND FABRICATION ACCORDING TO 2009 IBC
- PLATE, ANGLE, CHANNEL TEE, AND WIDE FLANGE: ASTM A36
- ROUND PIPE: ASTM A53 GRADE B OR EQUIVALENT.
- HSS ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A500 GRADE B OR EQUIVALENT
- ALL ANCHORS BOLTS SHOULD BE: ASTM F1554
- ALL STEEL MACHINED BOLTS SHOULD BE: ASTM A307
- ALL STAINLESS STEEL MACHINED BOLTS SHOULD BE: ASTM F593
- ZINC COATED (HOT DIPPED) PER: ASTM A153 OR F2329
- BEARING TYPE CONNECTION REINFORCING REBAR: ASTM A615 GRADE 60 DEFORMED BARS

ALUMINUM :

- DESIGN AND FABRICATION ACCORDING TO 2010 ALUM. DESIGN MANUAL
- PLATES, ANGLES, CHANNELS, TEE, AND SQUARE TUBING: ALUMINUM ALLOY 6061 - T6 WITH 0.098 LBS PER CUBIC INCH.

Sign Design Based on 2009 IBC

Job # JTS_75118
Project Green Bay Packers
Job Location 1265 Lombardi Ave.
Green Bay, WI

INPUT DATA

Exposure category (B, C or D)	=	C
Importance factor, pg 73, (0.87, 1.0 or 1.15)	I =	1.15 Category III or IV
Basic wind speed (3 sec. gust wind)	V =	90 mph
Topographic factor (Sec.6.5.7.2, pg 26 & 45)	K _{zt} =	1 Flat
Height of top	h =	60 ft
Vertical dimension (for wall, s = h)	s =	4 ft
Average horizontal dimension	B =	16.67 ft
Dimension of return corner	L _r =	0.25 ft

DESIGN SUMMARY

Max horizontal wind pressure	p =	36 psf
Max total horizontal force at centroid of base	F =	2.40 kips

ANALYSIS

Velocity pressure

$q_h = 0.00256 K_h K_{zt} K_d V^2 I = 22.90 \text{ psf}$

where:

q_h = velocity pressure at mean roof height, h. (Eq. 6-15, page 27)	
K_h = velocity pressure exposure coefficient	= 1.13
evaluated at height, h. (Tab. 6-3, Case 1, pg 79)	
K_d = wind directionality factor. (Tab. 6-4, for building, page 80)	= 0.85
h = height of top	= 60.00 ft

Wind Force Case A: resultant force through the geometric center (Sec. 6.5.14 & Fig. 6-20)

$p = q_h G C_p =$	= 36 psf
$F = p A_s$	= 2.40 kips
where: G = gust effect factor. (Sec. 6.5.8, page 26).	= 0.85
C_p = net force coefficient. (Fig. 6-20, page 73)	= 1.85
$A_s = B s$	= 66.7 ft ²

Weight of Banner, DL =	67 Lbs
Horizontal distance between anchors, y =	16.00 ft
b (return) =	0.25 ft
Offset from wall =	0.00 ft
Min. no. of Anchors per Bracket =	2 no.

Anchor Design

		Hilti Kwik HUS-HR Stainless Steel Screw Anchor
Pullout Required	USE	T 316
P = 601	1/2" Dia. S.S.,	T=1,370
Shear Required	3-9/16" Nominal Embed.	
V = 17		V=2,020
Unity =	(601 / 1370) + (17 / 2020) =	0.45 < 1 (OK)

WELDING :

STEEL

- DESIGN AND FABRICATION ACCORDING TO AWS D1.1.
- AWS CERTIFICATION REQUIRED FOR ALL STRUCTURAL WELDERS.
- WELDING PER AISC 341-10
- E70 XX ELECTRODE FOR SMAW PROCESS.
- E70S XX ELECTRODE FOR GMAW PROCESS.
- ER7 XX ELECTRODE FOR GTAW PROCESS.
- E70T XX ELECTRODE FOR FCAW PROCESS.
- ALL WELDS SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20FT-LB AT ZERO 0° AS DETERMINED BY THE APPROPRIATE AWS A5 CLASSIFICATION TEST METHOD OR MFG'S. CERTIFICATION.

ALUMINUM

- ALL WELDING IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS A.5.10. FILLER ALLOYS PER TABLES M.9.1 & M.9.2 OF 2010 ALUMINUM DESIGN MANUAL.



www.yjinc.com
P.O. BOX 802050
SANTA CLARITA, CA. 91380
TEL. (661)259-0700 FAX. (661)259-0900

ELEVATION

DRN BY: K.S.P.	DATE LAST REVISED: Apr 18, 2018	REV. NO. 1	REV. DATE	REVISED BY
CHK BY: T.J.	PROJ. START DATE: Apr 18, 2018	2	---	---
REV BY: T.J.	SCALE: AS SHOWN	3	---	---

plotted by: Ella on 4/18/2018 @ 3:49 PM

PROJECT JOB #: JTS_75118_Green Bay Packers_Banner_Lombardi Ave_Green Bay WI.dwg

PROJECT LOCATION: GREEN BAY PACKERS
1265 LOMBARDI AVE.
GREEN BAY, WI.

SHEET #

1 OF 1

JONES SIGN
Your Vision Accomplished

GREEN BAY • PHILADELPHIA
SAN DIEGO • LAS VEGAS

www.jonessign.com

JOB #: 233499_R0

DATE: 05.23.18

DESIGNER: Jim Pogo

SALES REP: Christine Rutchik

PROJ MGR: Eric Zeise

REV.	DATE	BY	DESCRIPTION
1	03.23.18	JP	FINAL ART FROM PACKERS
2	03.30.18	JP	NEW METHOD FOR INSTALL
3	00.00.00	XX	XXXX
4	00.00.00	XX	XXXX
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL

DATE

LANDLORD APPROVAL

DATE

QC



100th Anniversary Banner
at Kwik Trip Gate
1265 Lombardi Avenue
GREEN BAY, WI 54304

DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

3.0



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

MEETING DATE

June 18, 2018

PREPARED BY

AGENDA ITEM # D.10.

Robert Clark, property owner, proposes to construct a detached garage in a Low Density Residential (R1) District at 1560 Proper Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4, front yard setback/distance between structures and Section 13-1719, number of enclosed parking spaces (Ald. C. Stevens, District 5).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 1560 Proper 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: 5-4-18 Project Address: 1560 Proctor Street Project #: 73599 Appeal #:

PROPERTY OWNER	APPLICANT INFORMATION
Name: <u>Robert Clark</u>	Name:
Address: <u>1008 Meadowview Ln</u>	Address:
City, State, Zip: <u>De Pere WI 54115</u>	City, State, Zip
Phone: <u>920-737-6803</u>	Phone:
Email: <u>50fclarks@gmail.com</u>	Email:

Describe proposed plan:

Garage installed. We purchased this home as a duplex property. The paperwork was lost by the city or Scott Nelson regarding turning this back to a single family. We were informed to keep it a duplex (which is how we purchased it) we need to install a garage.

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

13-1719 Table 17-2 Parking Requirements (Two family) 2 spaces + 1 enclosed per dwelling
13-615 Table 6-4 Residential Accessory buildings
* Front setback = 55' Front Yard Setback
* Between Structures = 3'
* Detached Garage will be 28' from front Setback + 2'3" from House
* Parking - will only have 1 enclosed and 1 outside

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

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

None

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

Putting up a garage won't be a harm to the City or my neighbors. It will improve the property and value of the neighborhood.

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#	Residential \$75 <u>X</u>	Commercial \$150
District: <u>5</u> Zoning: <u>R1</u>	Meeting Date: <u>6/18/18</u>	Receipt #:	

Detached Garage 14' x 14' 9"

Variance
- setbacks not 55' from front or 3' from other structure
- Does not comply with parking for 2 family

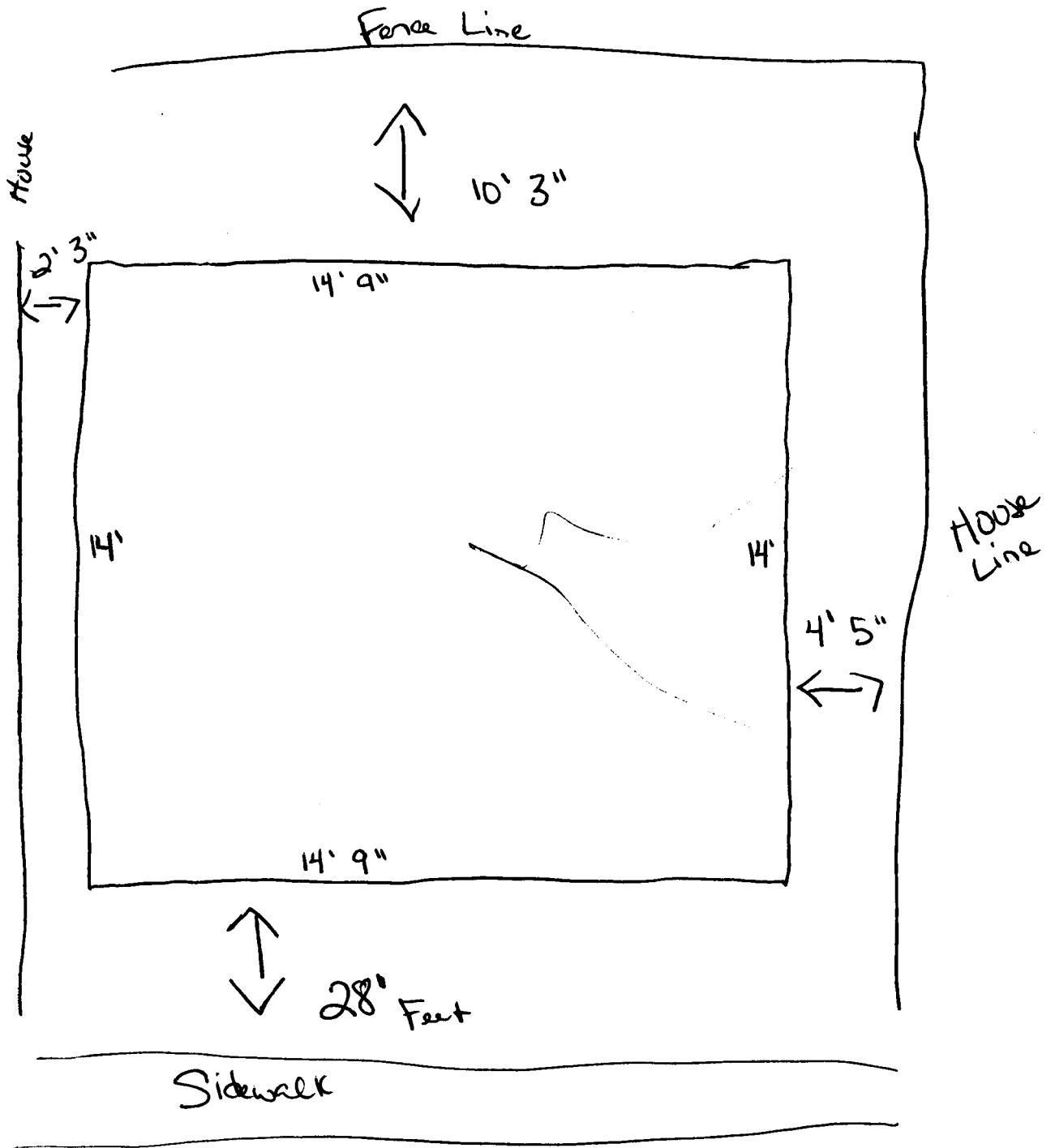


a compilation of records and data located in
s City of Green Bay offices and is to be used for
nce purposes only. City of Green Bay is not
nsible for any inaccuracies or unauthorized use of
ormation contained within. No warranties are
d.



Scale 1:219

1560 Propee





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

MEETING DATE

June 18, 2018

PREPARED BY

AGENDA ITEM # D.I I.

John Zimanek, property owner, proposes to expand an existing driveway in a Low Density Residential (RI) District at 1705 Murphy Court. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1709(b)(1), side yard setback (Ald. M. Steuer, District 10).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Appeal 18-039_ 1705 Murphy Ct



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: <u>6/5/18</u>	Project Address: <u>1705 Murphy Ct</u>	Project #: <u>73629</u>	Appeal #: <u>18-039</u>
PROPERTY OWNER		APPLICANT INFORMATION	
Name:		Name: <u>John ZimaneK</u>	
Address:	<u>Same as</u>	Address: <u>1705 Murphy Ct.</u>	
City, State, Zip	<u>Applicant</u>	City, State, Zip <u>Green Bay, WI 54303</u>	
Phone:		Phone: <u>920-362-3104</u>	
Email:		Email: <u>Fordseatchevys@yahoo.com</u>	

Describe proposed plan: Extend driveway beyond side setback to the east property line. See proposed site plan that is on file from Halbrook Construction project # 71393
Wis. Uniform Building Permit seal 469607

List variances required to implement the proposed plan (include ordinance numbers and short explanation of each):
I believe the Zoning ordinance is a 2'-5" Set back from the property line. - Proposed plan will be 0' (up to lot line)
13-1709 Setbacks for Parking Areas
(1) Residential - Parking with minimum setbacks of 2.5'

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome: This causes hardship for parking my truck and trailer which is wider than a standard vehicle. To properly park & not damage my garage and lawn. I would need the extra 2'-0"

Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance: The front lot line meets at an intersection so the driveway width is narrower than I wanted. The extra room will help maneuvering my vehicle to park out of the front setback

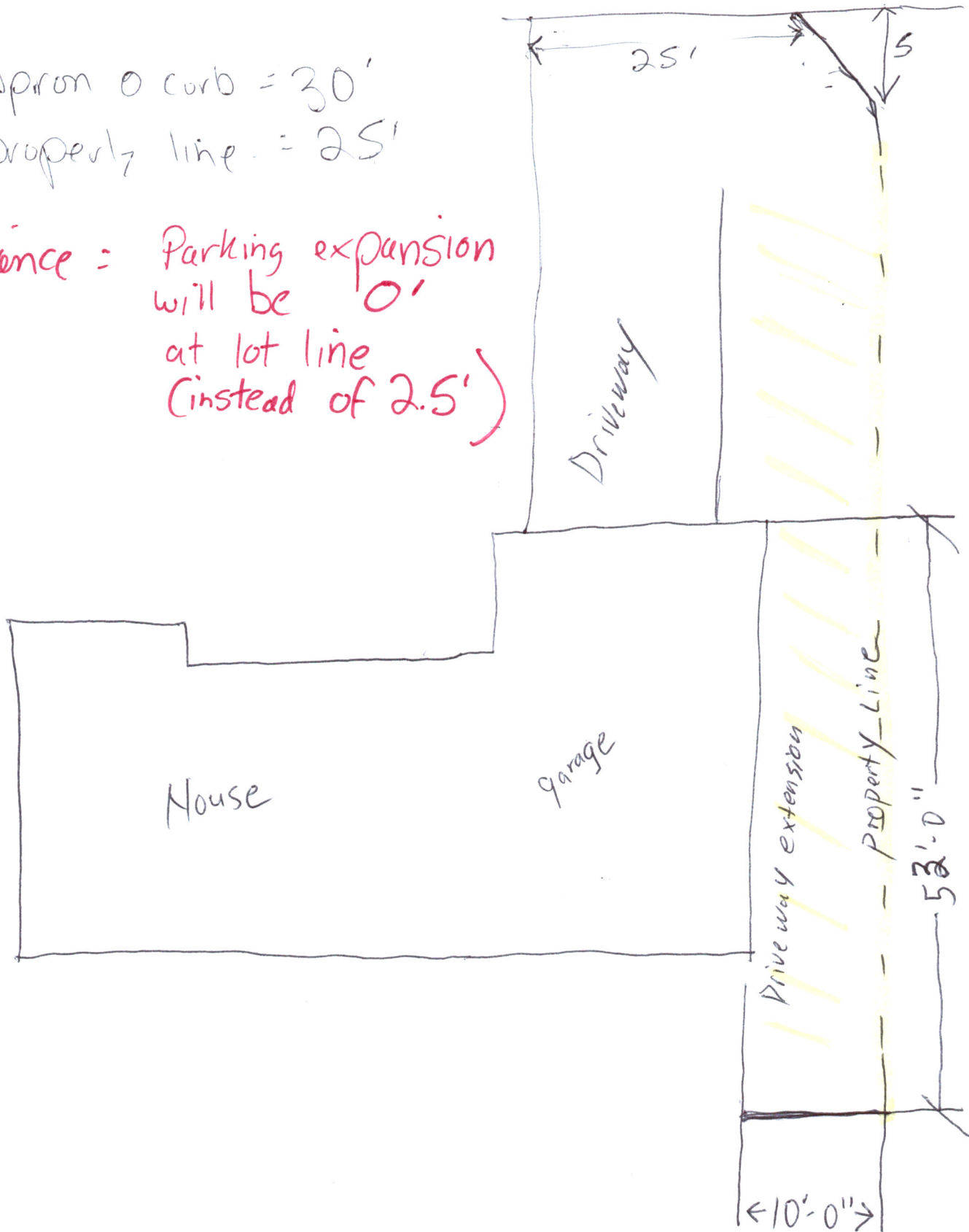
Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance: I've had discussions with my neighbor and this concrete extension allows us both access to the back of our yards without putting our lawns or damaging them.

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: <u>John ZimaneK</u>		Date: <u>6-4-2018</u>	
OFFICE USE ONLY:	Parcel#: <u>6-2459</u>	Residential \$75 <u>X</u>	Commercial \$150 _____
District: <u>10</u> Zoning: <u>R1</u>	Meeting Date: <u>6/18/18</u>	Receipt #: <u>11530-21</u>	

max Apron o curb = 30'
max property line = 25'

Variance: Parking expansion
will be 0'
at lot line
(instead of 2.5')



Handwritten annotations on the site plan include:

- Driveway Extension** (written vertically in orange)
- 10'-0"** (dimension line across the driveway extension)
- From garage to L** (written vertically in black)
- 606** (written in red)
- CRUISIN** (written in red)

SHEET KEY NOTES:

- ❶ WHAT TO PRINT: SEE DETAIL A SHEET C2.1
- ❷ AS FURNITURE DETAIL B SHEET C2.1 (BUT BOOK MAY BE SUBSTITUTED FOR THIS TABLE)
- ❸ SIDE, THICKNESS: SEE DETAIL B SHEET C2.1
- ❹ FINISH: HANDBY COOKTOPS
- ❺ UNIT COLOR: SEE DETAIL A THIS SHEET
- ❻ 1 (C) 1000-1700 (MM)

TABLE OF CONTENTS

1.	GENERAL INFORMATION	1
2.	DESCRIPTION OF THE PROJECT	2
3.	SCOPE OF THE PROJECT	3
4.	OBJECTIVES OF THE PROJECT	4
5.	SCOPE OF THE PROJECT	5
6.	SCOPE OF THE PROJECT	6
7.	SCOPE OF THE PROJECT	7
8.	SCOPE OF THE PROJECT	8
9.	SCOPE OF THE PROJECT	9
10.	SCOPE OF THE PROJECT	10
11.	SCOPE OF THE PROJECT	11
12.	SCOPE OF THE PROJECT	12
13.	SCOPE OF THE PROJECT	13
14.	SCOPE OF THE PROJECT	14
15.	SCOPE OF THE PROJECT	15
16.	SCOPE OF THE PROJECT	16
17.	SCOPE OF THE PROJECT	17
18.	SCOPE OF THE PROJECT	18
19.	SCOPE OF THE PROJECT	19
20.	SCOPE OF THE PROJECT	20
21.	SCOPE OF THE PROJECT	21
22.	SCOPE OF THE PROJECT	22
23.	SCOPE OF THE PROJECT	23
24.	SCOPE OF THE PROJECT	24
25.	SCOPE OF THE PROJECT	25
26.	SCOPE OF THE PROJECT	26
27.	SCOPE OF THE PROJECT	27
28.	SCOPE OF THE PROJECT	28
29.	SCOPE OF THE PROJECT	29
30.	SCOPE OF THE PROJECT	30
31.	SCOPE OF THE PROJECT	31
32.	SCOPE OF THE PROJECT	32
33.	SCOPE OF THE PROJECT	33
34.	SCOPE OF THE PROJECT	34
35.	SCOPE OF THE PROJECT	35
36.	SCOPE OF THE PROJECT	36
37.	SCOPE OF THE PROJECT	37
38.	SCOPE OF THE PROJECT	38
39.	SCOPE OF THE PROJECT	39
40.	SCOPE OF THE PROJECT	40
41.	SCOPE OF THE PROJECT	41
42.	SCOPE OF THE PROJECT	42
43.	SCOPE OF THE PROJECT	43
44.	SCOPE OF THE PROJECT	44
45.	SCOPE OF THE PROJECT	45
46.	SCOPE OF THE PROJECT	46
47.	SCOPE OF THE PROJECT	47
48.	SCOPE OF THE PROJECT	48
49.	SCOPE OF THE PROJECT	49
50.	SCOPE OF THE PROJECT	50
51.	SCOPE OF THE PROJECT	51
52.	SCOPE OF THE PROJECT	52
53.	SCOPE OF THE PROJECT	53
54.	SCOPE OF THE PROJECT	54
55.	SCOPE OF THE PROJECT	55
56.	SCOPE OF THE PROJECT	56
57.	SCOPE OF THE PROJECT	57
58.	SCOPE OF THE PROJECT	58
59.	SCOPE OF THE PROJECT	59
60.	SCOPE OF THE PROJECT	60
61.	SCOPE OF THE PROJECT	61
62.	SCOPE OF THE PROJECT	62
63.	SCOPE OF THE PROJECT	63
64.	SCOPE OF THE PROJECT	64
65.	SCOPE OF THE PROJECT	65
66.	SCOPE OF THE PROJECT	66
67.	SCOPE OF THE PROJECT	67
68.	SCOPE OF THE PROJECT	68
69.	SCOPE OF THE PROJECT	69
70.	SCOPE OF THE PROJECT	70
71.	SCOPE OF THE PROJECT	71
72.	SCOPE OF THE PROJECT	72
73.	SCOPE OF THE PROJECT	73
74.	SCOPE OF THE PROJECT	74
75.	SCOPE OF THE PROJECT	75
76.	SCOPE OF THE PROJECT	76
77.	SCOPE OF THE PROJECT	77
78.	SCOPE OF THE PROJECT	78
79.	SCOPE OF THE PROJECT	79
80.	SCOPE OF THE PROJECT	80
81.	SCOPE OF THE PROJECT	81
82.	SCOPE OF THE PROJECT	82
83.	SCOPE OF THE PROJECT	83
84.	SCOPE OF THE PROJECT	84
85.	SCOPE OF THE PROJECT	85
86.	SCOPE OF THE PROJECT	86
87.	SCOPE OF THE PROJECT	87
88.	SCOPE OF THE PROJECT	88
89.	SCOPE OF THE PROJECT	89
90.	SCOPE OF THE PROJECT	90
91.	SCOPE OF THE PROJECT	91
92.	SCOPE OF THE PROJECT	92
93.	SCOPE OF THE PROJECT	93
94.	SCOPE OF THE PROJECT	94
95.	SCOPE OF THE PROJECT	95
96.	SCOPE OF THE PROJECT	96
97.	SCOPE OF THE PROJECT	97
98.	SCOPE OF THE PROJECT	98
99.	SCOPE OF THE PROJECT	99
100.	SCOPE OF THE PROJECT	100

CONSTRUCTION SEQUENCE:

[illegible]

NOTATION KEY

✓	0.36.60	✓	I.O.C.
✓	0.36.10	✓	GUTTERPOINT
✓	0.36.76	✓	FIN. GRADE

From garage to Line

10:00

Errolin
-06

606

Driver's
Extension

MACH
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Soltschneider Court Green Bay, WI 54313 PH: 920-568-5765; FAX: 920-568-5767
WWW.MACH-IV.COM

TUES MURPHY COURT

	DATE: 06/09/17	ON
	LOCALITY: MACI	
	CIRCUIT DTC	
	PROJ CT NO.: T080317Z	
	EXAMINER:	
	INSPECTOR:	
	SHEET NUMBER	
	C2.0	

C2.0



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

MEETING DATE

June 18, 2018

PREPARED BY

AGENDA ITEM # D.12.

Brad Carpenter, BC Real Estate Investments, property owner, proposes to add a front porch to a principal dwelling in a Low Density Residential (R1) District at 531 Third 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. B. Johnson, District 9).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 531 3rd 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.

675

Date: 6/4/18 Project Address: 531 Third St, GB 54304 Project #: 73634 Appeal #: 18-040

PROPERTY OWNER	APPLICANT INFORMATION
Name: BC Real Estate Investments, LLC / Brad Carpenter	Name: BC Real Estate Investments LLC / Brad Carpenter
Address: 2747 Brookhaven Ct	Address: 2747 Brookhaven Ct
City, State, Zip: Green Bay, WI 54311	City, State, Zip: Green Bay, WI 54311
Phone: 920-883-1365	Phone: 920-883-1365
Email: jobucky22@gmail.com	Email: jobucky22@gmail.com

Describe proposed plan:

Install 6' x 16' new front porch (see attached)

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

Need to obtain a variance to the setback requirement

FRONT PORCH - MAX Allowed = 25 sq ft in front setback

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

The setback requirement does not allow for a front porch that is usable for anything other than gaining entrance into the house, because its larger than 25 square feet.

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

The front of the house is too close to the road to allow construction of a usable front deck

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

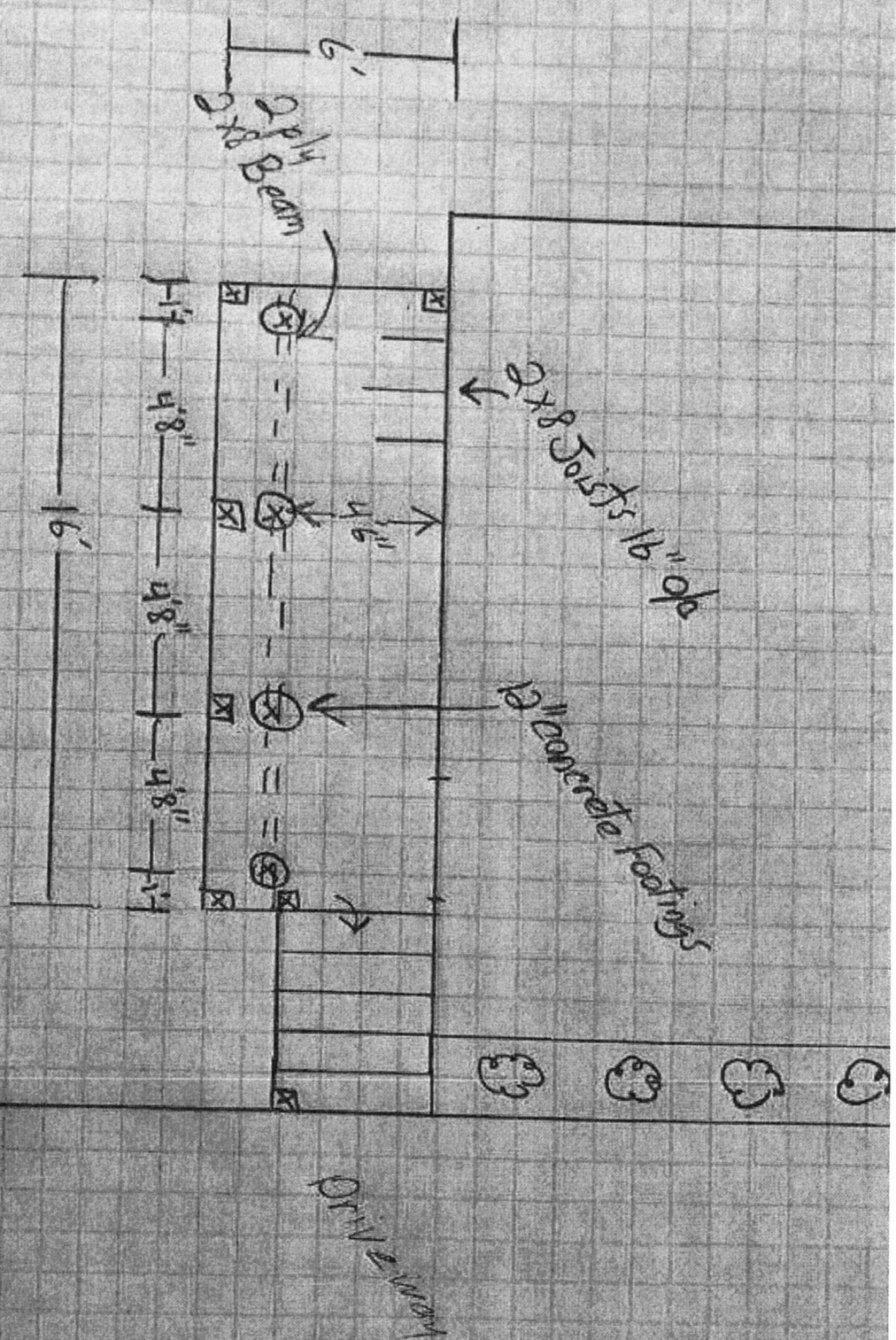
The proposed deck moves the stairs towards the driveway instead of towards the road. This actually makes the new proposed deck further away from the street than the previous steps. This whole project was brought about by the fact that the current porch was damaged by a vehicle and therefore requires repair/modifications anyway. The proposed deck is desired by the current tenant who is in the process of purchasing the property.

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

6/5/18
Date

OFFICE USE ONLY:	Parcel# 2-161	Residential \$75 ☒ Commercial \$150 ☐
District: 9 Zoning: R1	Meeting Date:	Receipt #: 11530-28





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.

