



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

**MONDAY, SEPTEMBER 17, 2018, 5:30 PM
CITY HALL, ROOM 604**

A. Roll Call.

1. Members: Don Carlson, Gregory Babcock, Tommy Everman, Noel Halvorsen, and Jim Hutchison

B. Approval of the Agenda.

1. Approval of the September 17, 2018, agenda of the Board of Appeals meeting.

C. Approval of Minutes.

1. Approval of the August 20, 2018, minutes of the Board of Appeals meeting.

D. Regular Business.

1. Jamie Hooper, property owner, proposes to expand an existing driveway in a Low Density Residential (R1) District at 1098 Western Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705, driveway widening beyond the garage opening (Ald. C. Wery, District 8).
2. Bob Detrick, on behalf of Newcap, Inc., property owner, proposes to remove and replace existing exterior stairs and decking for a dwelling in a Low Density Residential (R1) District at 441 Elizabeth Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-509 and Section 13-604, Table 6-2 rear yard setback (Ald. C. Stevens, District 5).
3. Luke Hoh, Legacy Sunrooms, LLC, on behalf of John Begalke, property owner, proposes to add a three seasons room to a principal dwelling in a Low Density Residential (R1) District at 1520 Careful Drive. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, rear yard setback (Ald. J. Vander Leest, District 11).

4. Matt and Kayla Harper, property owners, propose to construct a new detached accessory structure in a Low Density Residential (RI) District at 805 Royal Blvd. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-613(c), general requirements (Ald. B. Galvin, District 4).
5. Daniel Kuntz, property owner, proposes to construct a new detached garage in a Low Density Residential (RI) District at 1226 Elmore Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4, size of accessory structures (Ald. M. Steuer, District 10).
6. Bruce J. Bain, on behalf of Mark and Donna Jahnke, property owners, proposes to construct a new detached accessory structure in a Low Density Residential (RI) District at 1770 Bond Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-613(c), general requirements (Ald. M. Steuer, District 10).
7. Tim Wanner, on behalf of Victoria Wanner, property owner, proposes to construct a new detached accessory structure in a Low Density Residential (RI) District at 3489 Finger Road. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-613(c), general requirements and Section 13-615, Table 6-4, maximum size second structure (Ald. B. Dorff, District 1).
8. Springview Landscape Service, Inc., on behalf of the Jackie Nitchke Center, property owner, proposes to install a fence in an Office/Residential (OR) District at 630 Cherry Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-521(a) (2) maximum height in the setback (Ald. R. Scannell, District 7).
9. John J. Zimanek, property owner, proposes to construct a new detached accessory structure 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 13-613(c), general requirements (Ald. M. Steuer, District 10).
10. Grassy Island Range Lights, Inc., on behalf of NEW Water-GBMSD, property owner, proposes to construct a one-story structure in a General Industrial (GI) District at 100 Bay Beach Road. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-515(e), waterway setback (Ald. K. Lefebvre, District 6).
11. Ronald L. Smits, property owner, proposes to pave an area for vehicles sales located in a Highway Commercial (C2) District located at 1009 Pine Street (a.k.a. 1003 Pine Street). The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-810, Table 8-2, front and corner side yard setback and maximum impervious coverage (Ald. R. Scannell, District 7).

E. Informational.

1. Date of next meeting: October 15, 2018.

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 Common Council will attend this Zoning & Planning Board of Appeals meeting and will constitute a meeting of the Common Council 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, AUGUST 20, 2018, 5:30 PM
CITY HALL, ROOM 604**

A. ROLL CALL.

Members Present: Tommy Everman, Gregory Babcock, Don Carlson, Excused: Noel Halvorsen

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the August 20, 2018, Board of Appeals meeting.

Moved by Tommy Everman, seconded by Gregory Babcock to approve the agenda for the August 20, 2018, Board of Appeals meeting. Motion carried. Voice vote.

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

C. APPROVAL OF MINUTES.

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

Moved by Gregory Babcock, seconded by Tommy Everman to approve the July 16, 2018, minutes of the Board of Appeals meeting. Motion carried. Voice vote.

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

D. REGULAR BUSINESS.

1. Philip Schauer, property owner, proposes to widen a driveway in a Low Density Residential (R1) District at 1724 Juniper Drive. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705, driveway widening beyond the garage opening (Ald. A. Nicholson, District 3).

Moved by Gregory Babcock, seconded by Tommy Everman to grant the variance as requested. Motion carried.

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

2. Zachary Boldt, property owner, proposes to enclose a porch and connect to an existing detached garage in a Low Density Residential (R1) District at 506 16th Avenue. 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. B. Johnson, District 9).

Moved by Gregory Babcock, seconded by Don Carlson to grant the variance, with the condition that the new construction line up with the existing garage. Motion carried.

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

3. Peter A. Berken, property owner, proposes to add a covered front porch to a principal dwelling in a Low Density Residential (R1) District at 1100 Grignon 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. Galvin, District 4).

Moved by Tommy Everman, seconded by Gregory Babcock to grant the variance as requested. Motion carried.

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

4. Glen P. Sherman, on behalf of Tara Gokey, property owner, proposes to add an attached garage to a principal dwelling in a Low Density Residential (R1) District at 924 Emilie Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, side and rear yard setback and Section 13-609 maximum impervious surface (Ald. B. Galvin, District 4).

Moved by Tommy Everman, seconded by Gregory Babcock to grant the variances as requested. Motion carried.

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

5. Dave and Nicole Perret, property owners, propose to install a detached garage in a Low Density Residential (RI) District at 3503 Nicolet Drive. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615(c), location of accessory building (Ald. B. Dorff, District 1).

Moved by Gregory Babcock, seconded by Tommy Everman to grant the variance as requested. Motion carried.

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

6. Jamie Hooper, property owner, proposes to expand an existing driveway in a Low Density Residential (RI) District at 1098 Western Avenue. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-1705, driveway widening beyond the garage opening (Ald. C. Wery, District 8).

Moved by Tommy Everman, seconded by Gregory Babcock to table the request for 30 days for the applicant to appear with additional information regarding dimensions and neighbor input. Motion carried.

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

7. Kevin Klein, property owner, proposes to expand an existing driveway in a Low Density Residential (RI) District at 411 Newhall Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-609 maximum impervious surface (Ald. C. Stevens, District 5).

Moved by Gregory Babcock, seconded by Tommy Everman to grant the variance as requested. Motion carried.

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

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

Moved by Tommy Everman, seconded by Gregory Babcock to grant the variance as requested. Motion carried.

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

9. Dave Lasee, property owner, proposes to expand an existing driveway in a Low Density Residential (RI) District at 2509 Trojan Drive. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-1709, side yard setback and Section 13-1705, driveway widening beyond the garage opening (Ald. J. Brunette, District 12).

Moved by Gregory Babcock, seconded by Don Carlson to grant the variances as requested. Motion carried.

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

10. Jose Cruz, property owner, proposes to expand an existing driveway in a Low Density Residential (RI) District at 2201 Maccaux Drive. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705, driveway widening beyond the garage opening (Ald. C. Stevens, District 5).

Moved by Gregory Babcock, seconded by Tommy Everman to grant the variance as requested. Motion carried.

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

E. INFORMATIONAL.

I. Date of next meeting: September 17, 2018.

F. ADJOURNMENT.



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

MEETING DATE

September 17, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.I.

Jamie Hooper, property owner, proposes to expand an existing driveway in a Low Density Residential (RI) District at 1098 Western Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705, driveway widening beyond the garage opening (Ald. C. Wery, District 8).

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

- I. 1098 Western Ave

Aug 7 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: 8-2-18 Project Address: 1098 Western, G.B. Project #: 74354 Appeal #: 18-051

PROPERTY OWNER	APPLICANT INFORMATION
Name: JAMIE HOOPER	Name: SAME
Address: 1098 Western Ave.	Address:
City, State, Zip: GREEN BAY, WI 54203	City, State, Zip
Phone: 920-242-2884	Phone:
Email: jhooper77@gmail.com	Email:

Describe proposed plan: Want to expand driveway for extra parking. Proposed plan is 10' 3" from opening of garage door. Ordinance calls for 8'.

REASON BEING TO PROTECT PERSONAL PROPERTY FROM VANDALISM.

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

13-1705 (a)
For attached single stall garages, the driveway may be expanded up to 8' beyond the garage door opening.

*Proposed (Already completed) Driveway expansion is 10'

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

Ordinance requires 8' from opening of garage door. Want to increase length to 10' 3".

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

NEED MORE ROOM TO PARK FURTHER AWAY FROM THE STREET.

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

NO HARM WHATSOEVER.

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: Jamie J. Hooper

Date: 8-2-18

OFFICE USE ONLY:	Parcel#: 3-1228	Residential \$75 ☒ Commercial \$150 ☐
District: 8 Zoning: R1	Meeting Date: Aug 20	Receipt #: 12038-10

3-1230
8,880 SF
120' 3
25'
25'
50'
198.0
3-1228
9,000 SF
120' 2
25'
25'
50'
3-1227
5,990 SF
120' 1
25'
25'
50'
1098
BLK
VOGEL POHL



Scale 1:219



08.01.2018



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

MEETING DATE

September 17, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.2.

Bob Detrick, on behalf of Newcap, Inc., property owner, proposes to remove and replace existing exterior stairs and decking for a dwelling in a Low Density Residential (RI) District at 441 Elizabeth Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-509 and Section 13-604, Table 6-2 rear yard setback (Ald. C. Stevens, District 5).

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

- I. 441 ELIZABETH



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: _____ Project Address: 441 Elizabeth St Project #: 74430 Appeal #: 18-056

PROPERTY OWNER	APPLICANT INFORMATION
Name: <u>Newcap Inc.</u>	Name: <u>Bob Detrick</u>
Address: <u>1201 Main St</u>	Address: <u>1201 Main St</u>
City, State, Zip: <u>Oconto WI 54153</u>	City, State, Zip: <u>Oconto WI 54153</u>
Phone: <u>920-834-4621</u>	Phone: <u>920-834-4621</u>
Email: <u>bobdetrick@newcap.org</u>	Email: <u>bobdetrick@newcap.org</u>

Describe proposed plan:

Remove & Replace existing exterior stairs, decking, & railing
used for accessing 2nd story rental unit.

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

13-509 Permitted Setback Encroachments, Table 6-2 rear yard
setback - 25', Stairs - 12 1/2'

Current Stair+Deck/Landing is 3' from rear property. Proposed
replacement would also be 3' from rear property line.

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

This is the only feasible access to the 2nd story rental unit

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

There is no room on the interior or exterior of the house
to relocate the stairs

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

The existing stairs accessing the 2nd story have been
there for many years & hasn't harmed public interest, nor
has it undermined the purpose of the ordinance. Newcap
wants to replace it with an engineered staircase & landing
that will meet modern dwelling codes as well as being a
more aesthetic design to look at

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.

Bob Detrick
Signature of Applicant

8/15/18
Date

OFFICE USE ONLY:	Parcel#	Residential \$75 <u>X</u>	Commercial \$150 _____
District: _____	Zoning: _____	Meeting Date: _____	Receipt #: <u>12156-5</u>

Distance from
back of House To
rear PL is 11'-0"



- Existing stairs, Railing, Deck Area
- 3'-0" closest Point to rear P.L. (stairs/deck)
- 8'-0" for - To side PL @ Btm of steps







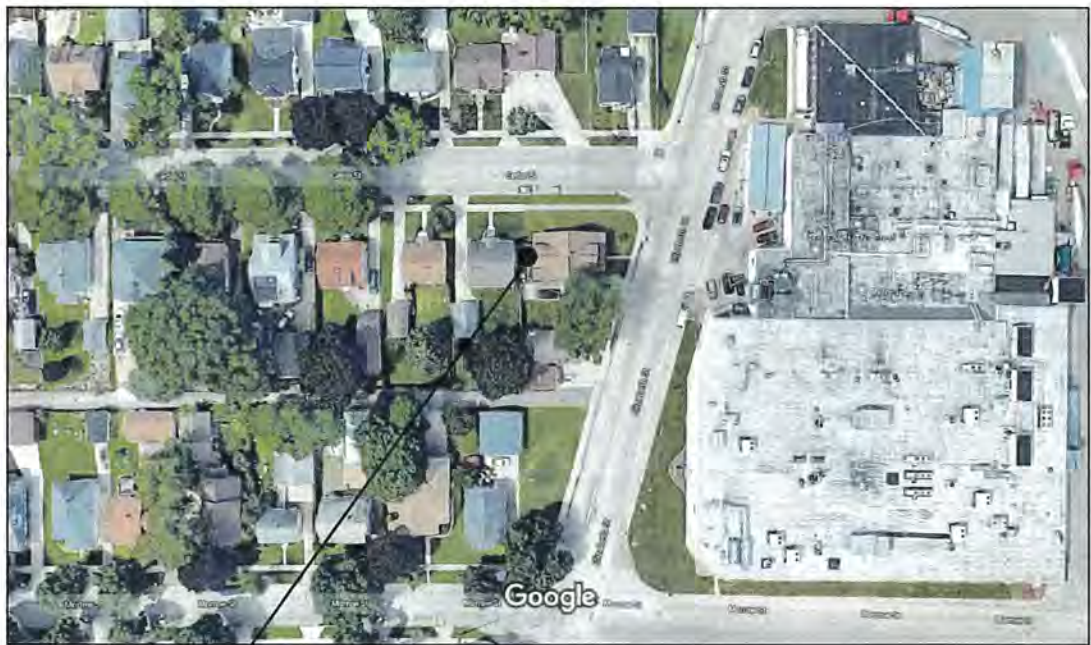






NEWCAP

NEW EXTERIOR DECK AND STAIRS AT 441 ELIZABETH STREET GREEN BAY, WI



PROJECT LOCATION

PROJECT LOCATION MAP



DESIGN CRITERIA:
WI Commercial Building Code w/ 2009 IBC
Type of Construction: Type V-B
FLOOR DL
6 psf + self-weight of framing materials
FLOOR LL
L = 100 psf
FLOOR SL
P_s = 40 psf
WIND LOAD
V₃₅ = 90 mph, Exposure 'B', I_w = 1.0, GC_{st} = ±0.18
SEISMIC
I_e = 1.0
S_s = 0.064, S₁ = 0.032
Site Class D (assumed)
S_{0.5} = 0.068, S_{0.1} = 0.051
Seismic Design Category A
Minimum Lateral Force Procedure
F_v = 0.01¹w.

Digitally signed by Daniel P Seymour
Date: 2018.06.18 08:13:27 -05'00'



- GENERAL NOTES/SPECIFICATIONS**
- Contractors for all trades shall verify all dimensions and conditions and shall assume full responsibility for same before executing any work, report any discrepancies at once, in writing. Do not scale drawings - dimensions shall take precedence as required.
 - It shall be the responsibility of all contractors to furnish and construct their phase of the total construction in accordance with code requirements set forth in the latest Michigan Residential Building Code, Michigan Plumbing Code, Michigan Mechanical Code, local codes / ordinances and the Americans with Disabilities Act.
 - Each contractor shall coordinate their phase of the work with all other phases of construction, so as not to interfere with other trades.
 - All construction methods shall conform to O.S.H.A. regulations.
 - All electrical shall be installed in accordance with the latest National Electrical Code, Michigan Electrical Code and any other applicable codes.
 - All footings to be placed on well compacted undisturbed virgin soil or compacted sand fill and it shall all be 95% Proctor Density or better. All existing top soil shall be removed from building area.
 - General Contractor and subcontractors shall be responsible for locating any existing underground utilities and protecting same during construction. Contractors shall contact Utilities prior to doing construction work.
 - Concrete construction of cast-in-place construction shall conform to the rules and principles of the ACI Std. 318, Building Code Requirements for Reinforced Concrete.
 - All materials and equipment to be installed in accordance with manufacturers instructions and specifications and good industry practice. Any conflict between manufacturers instructions and specifications and these plans shall be discussed with the Engineer to obtain resolution prior to installation of work.
 - All temporary scaffolding, bracing and enclosures shall conform to O.S.H.A. guidelines and good construction practice. It is strongly suggested that the general contractor consult a professional engineer to design temporary wall and roof bracing during construction. See the structural plans for additional roof bracing guidelines.
 - Owner to winterize building such as no damage occurs during freezing conditions.
 - All plumbing and electrical plans, if required, to be prepared by proper trades.

SOLID TIMBER SPECIFICATIONS:
All members to be #1 grade S. Pine, S4S, KD, treated for above ground use, except as noted below.
All 4x4 & 6x6 posts to be treated for ground contact.

- CONCRETE NOTES:**
- Remove all organic material and topsoil from footing area. Verify suitability of subgrade. Footings are to bear on undisturbed, natural soil or engineered fill. Both are to be compacted to 95% Proctor density.
 - All concrete reinforcing steel to be grade 60, deformed bars.
 - F_c of concrete to be 3,000 psi @ 28 days for foundation.
 - All concrete work to be in accordance w/ latest ACI code.
 - Assumed allowable soil bearing pressures: 2,000 psf vertical bearing. It is the Owner's responsibility to verify that the allowable soil bearing values at the site meet or exceed these assumed values. If the actual values are lower than the assumed values, the foundations must be redesigned (N.I.C.).
 - Reinforcement shall be securely held in place while placing concrete. If required, additional bars, stirrups or chairs shall be provided to furnish support for bars.

- TREX DECKING & RAIL NOTES:**
- Decking and rails to be Trex Transcend. Colors to be selected by owner.
 - All decking to be 1" grooved-edge boards except use square edge boards at front of stair tread.
 - Use Trex 1"x6" & 1"x12" fascia boards to cover outside face of stair stringers, stair risers and rim joist.
 - Install deck utilizing Trex Hideaway hidden fastening system.
 - Refer to Trex installation instructions for deck, rail and handrail installation.
 - Install Trex Aluminum ADA Handrail at each side of stairs.

441 ELIZABETH STREET
NEW DECK AND STAIRS
GREEN BAY, WI

EST. 1971
ENTERPRISE ENGINEERING CONSULTANTS, LTD.

Building Design
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REV. #	DESC.	DATE

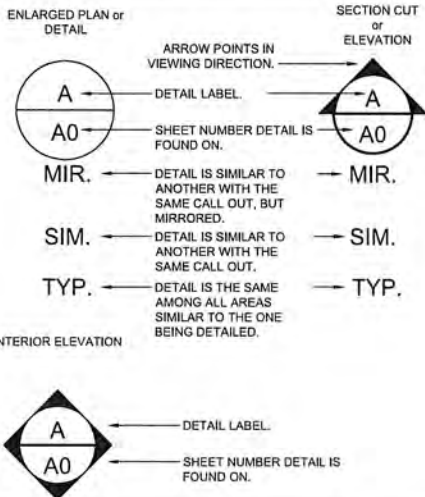
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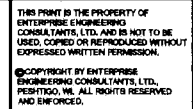
TO OBTAIN LOCATIONS
OF PARTICIPANTS
UNDERGROUND FACILITIES
BEFORE YOU DIG



CALL DIGGERS HOTLINE
1-800-242-8511

DETAIL CALL OUTS





441 ELIZABETH STREET
NEW DECK AND STAIRS
GREEN BAY, WI

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www.ecid.com

REV.#	DESC.	DATE

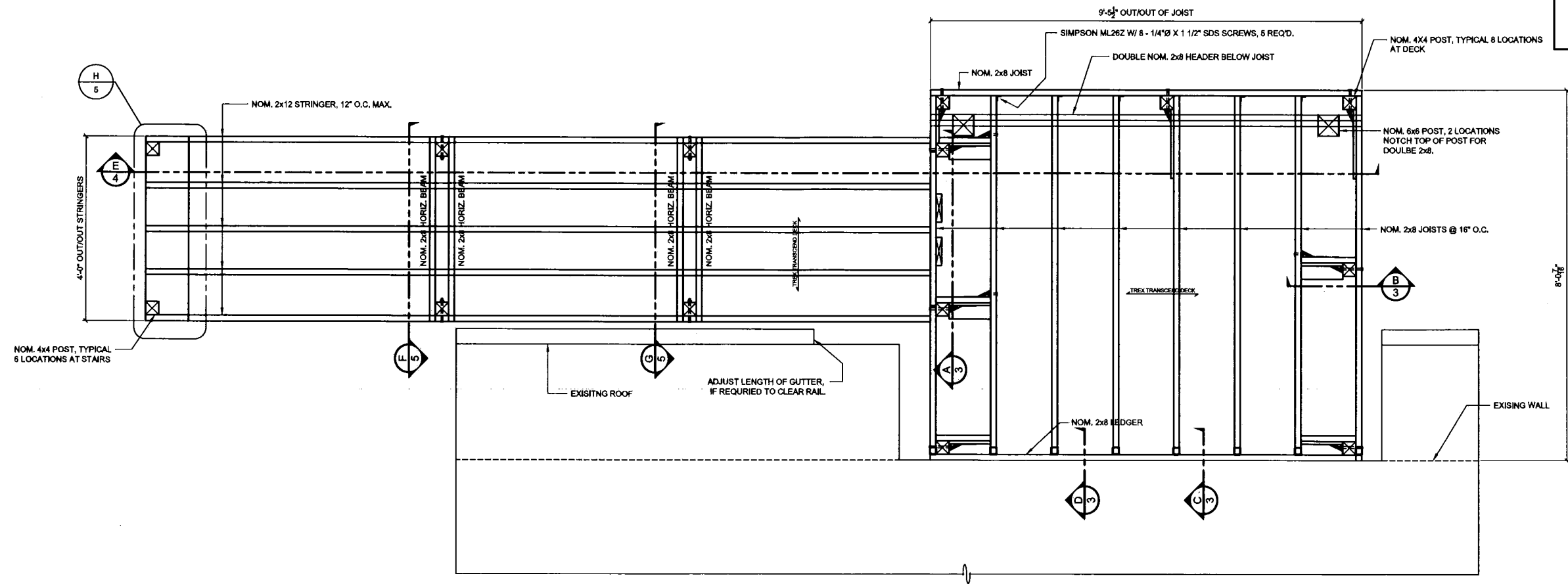
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PROJECT NUMBER: 12450

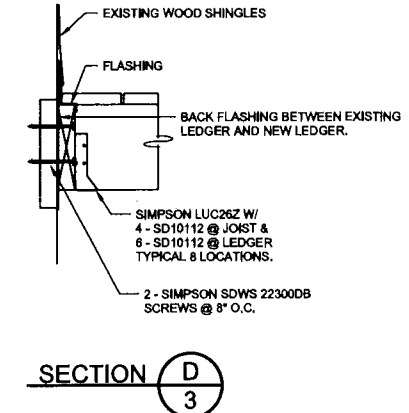
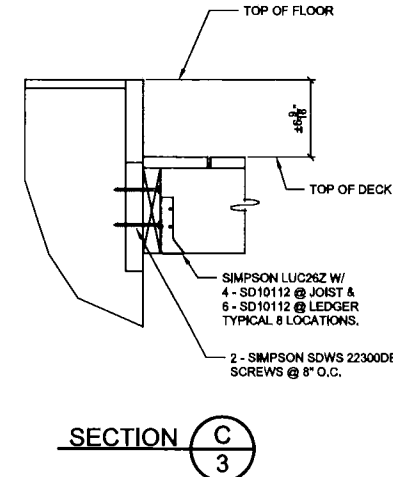
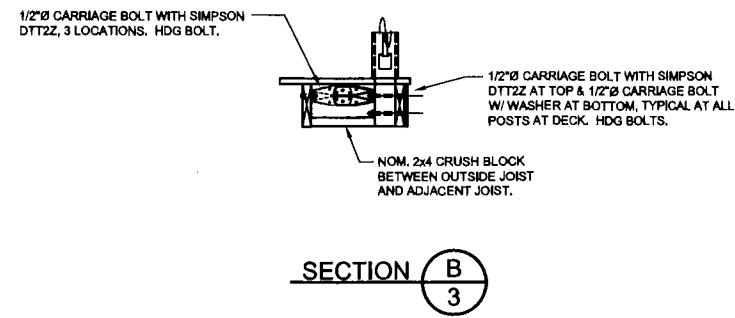
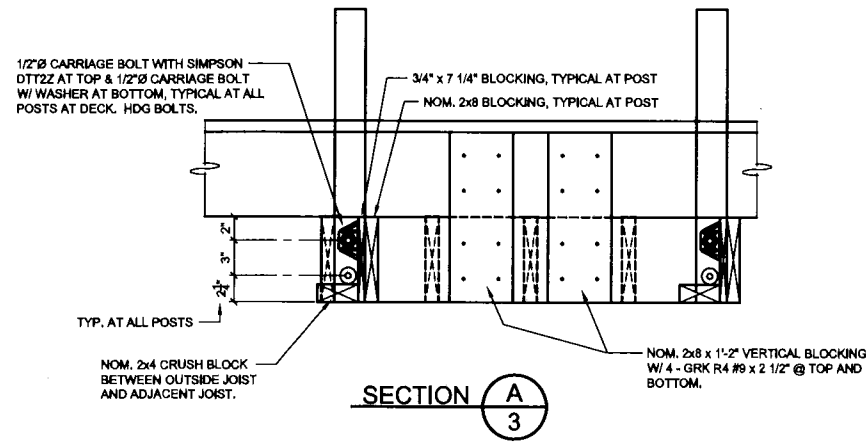
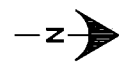
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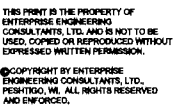
3 of 5



FRAMING PLAN

SCALE: 3/4" = 1'-0"





441 ELIZABETH STREET
NEW DECK AND STAIRS
GREEN BAY, WI



- **Building Design**
- **Engineering**
- **Glulam, Heavy Timber Design & Shop Drawings**

EEP

ENTERPRISE ENGINEERING
C O N S U L T A N T S , L T D .

710 French St.
P.O. Box 163
Peshigo, WI 54157

PH: 715.562.4501
Fax: 715.562.4975
gan06@eecltd.com
www.eecltd.com

REV.#	DESC.	DATE

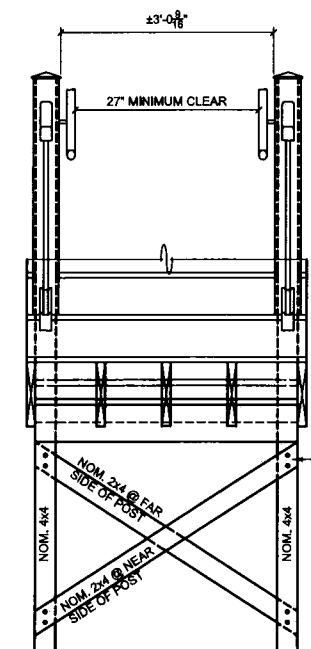
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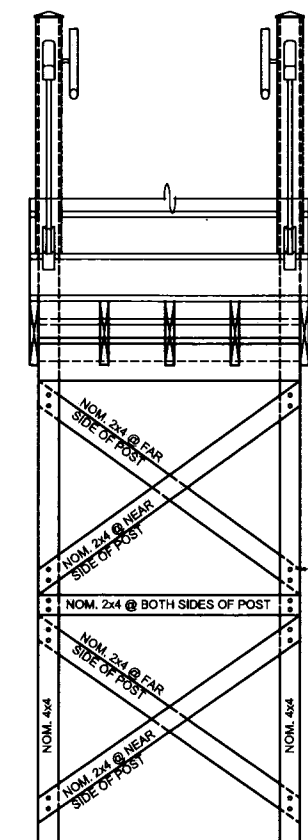
PROJECT NUMBER: 12450

SHEET NO.:

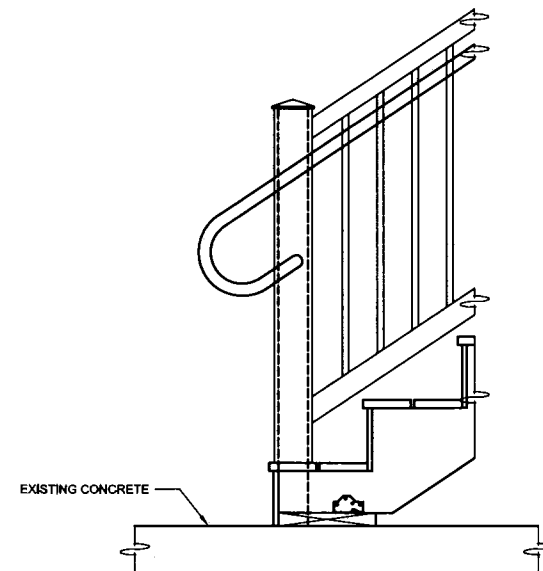
5 of 5



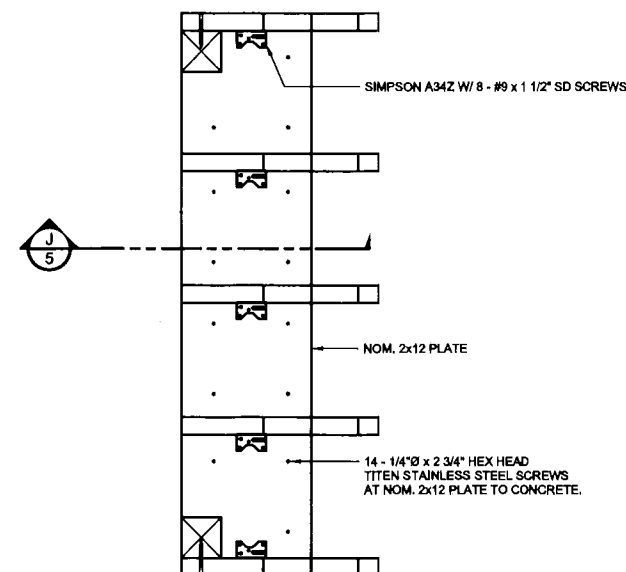
SECTION F
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SECTION G
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SECTION J
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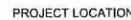


ATTACH STRINGER TO POST WITH —
2 - SIMPSON SDWS223000DB SCREWS

DETAIL H
5

TREX DECK, FASCIA AND RAILS
NOT SHOWN FOR CLARITY.

NEW EXTERIOR DECK AND STAIRS AT 441 ELIZABETH STREET
GREEN BAY, WI



PROJECT LOCATION MAP



DESIGN CRITERIA:
WI Commercial Building Code w/ 2009 IBC
Type of Construction: Type V-B

FLOOR DL
6 psf + self-weight of framing materials

FLOOR LL
L = 100 ps

FLOOR SL
 $P_g = 40 \text{ psf}$

WIND LOAD
 $V_{35} = 90$ mph, Exposure 'B', $I_{wy} = 1.0$, $GC_{pi} = \pm 0.18$

SEISMIC
 $I_E = 1.0$

Site Class D (assumed)
 $S_s = 0.068$ $S_1 = 0.04$

Seismic Design Category A
Minimum Lateral Force Procedure
$$F_x = 0.01 \cdot v$$

WISCONSIN
DANIEL P. SEYMOUR
E39478
PESHTIGO, WI
6/18/18
PROFESSIONAL ENGINEER

SOLID TIMBER SPECIFICATIONS:
All members to be #1 grade S. Pine, S4S, KD, treated for above ground use, except as noted below.
All 4x4 & 6x6 posts to be treated for ground contact.

1. Remove all organic material and topsoil from footing area. Verify suitability of subgrade. Footings are to bear on undisturbed, natural soil or engineered fill. Both are to be compacted to 95% Proctor density.
2. All concrete reinforcing steel to be grade 60, deformed bars.
3. Fc of concrete to be 3,000 psi at 28 days for foundations.
4. All concrete work to be in accordance w/ latest ACI code.
5. Assumed allowable soil bearing pressures; 2,000 psf vertical bearing. It is the Owner's responsibility to verify that the allowable soil bearing values at the site meet or exceed these assumed values. If the actual values are lower than the assumed values, the foundations must be redesigned (N.L.C.).
6. Reinforcement shall be securely held in place while placing concrete. If required, additional bars, stirrups or chairs shall be provided to furnish support for bars.

- Decking and rails to be Trex Transcend. Colors to be selected by owner.
- All decking to be 1" grooved-edge boards except use square edge boards at front of stairs tread.
- Use Trex 1"x8" & 1"x12" fascia boards to cover outside face of stair stringers, stair risers and rim joist.
- Install deck utilizing Trex Hideaway hidden fastening system.
- Refer to Trex installation instructions for deck, rail and handrail installation.
- Install Trex Aluminum ADA Handrail at each side of stairs.

ENLARGED PLAN or DETAIL

SECTION CUT or ELEVATION

ARROW POINTS IN VIEWING DIRECTION.

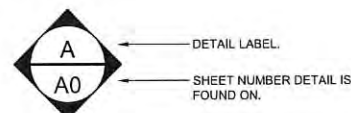
DETAIL LABEL.

SHEET NUMBER DETAIL IS FOUND ON.

MIR.

SIM.

TYP.



EST. 1971
ENTERPRISE ENGINEERING CONSULTANTS, LTD.

- **Building Design**
- **Engineering**
- **Glulam, Heavy Timber Design & Shop Drawings**

EEC

**ENTERPRISE ENGINEERING
CONSULTANTS, LTD.**

Ph: 715.592.4501 gen06@eecltd.com

710 French St.
P.O. Box 163

PRINTED: 6/18/2018 8:09 AM
 450A1

REV. #	DESC.	DATE

DRAWN: DPS
6-18-18

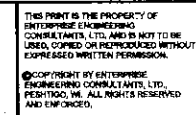
CHK'D:

PROJECT NUMBER:
12450

SHEET NO.:

1 of 5

FILE: 12450A1 PRINTED: 6/18/2018 8:09 AM



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EST. 1971

- **Building Design**
- **Engineering**
- **Glulam, Heavy Timber Design & Shop Drawings**

EEC

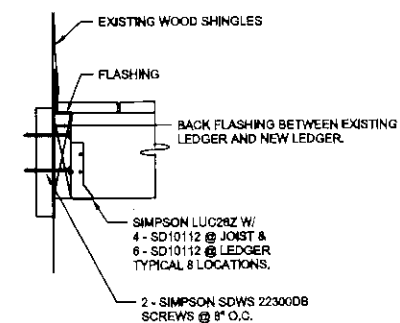
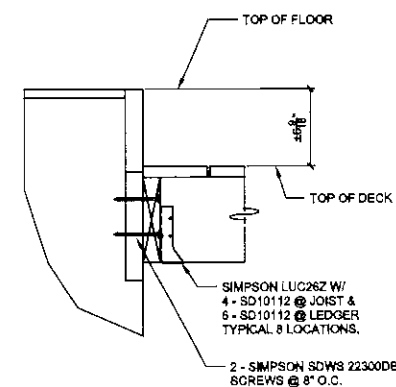
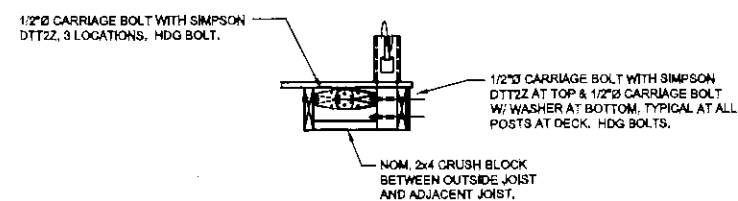
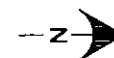
ENTERPRISE ENGINEERING
CONSULTANTS, LTD.

710 French St.
P.O. Box 163
Madison, WI 53717
Ph: 715.592.4501
Fax: 715.592.4975
www.eecil.com

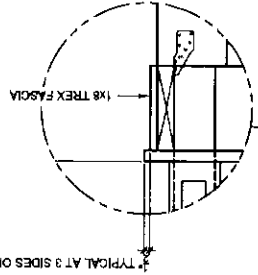
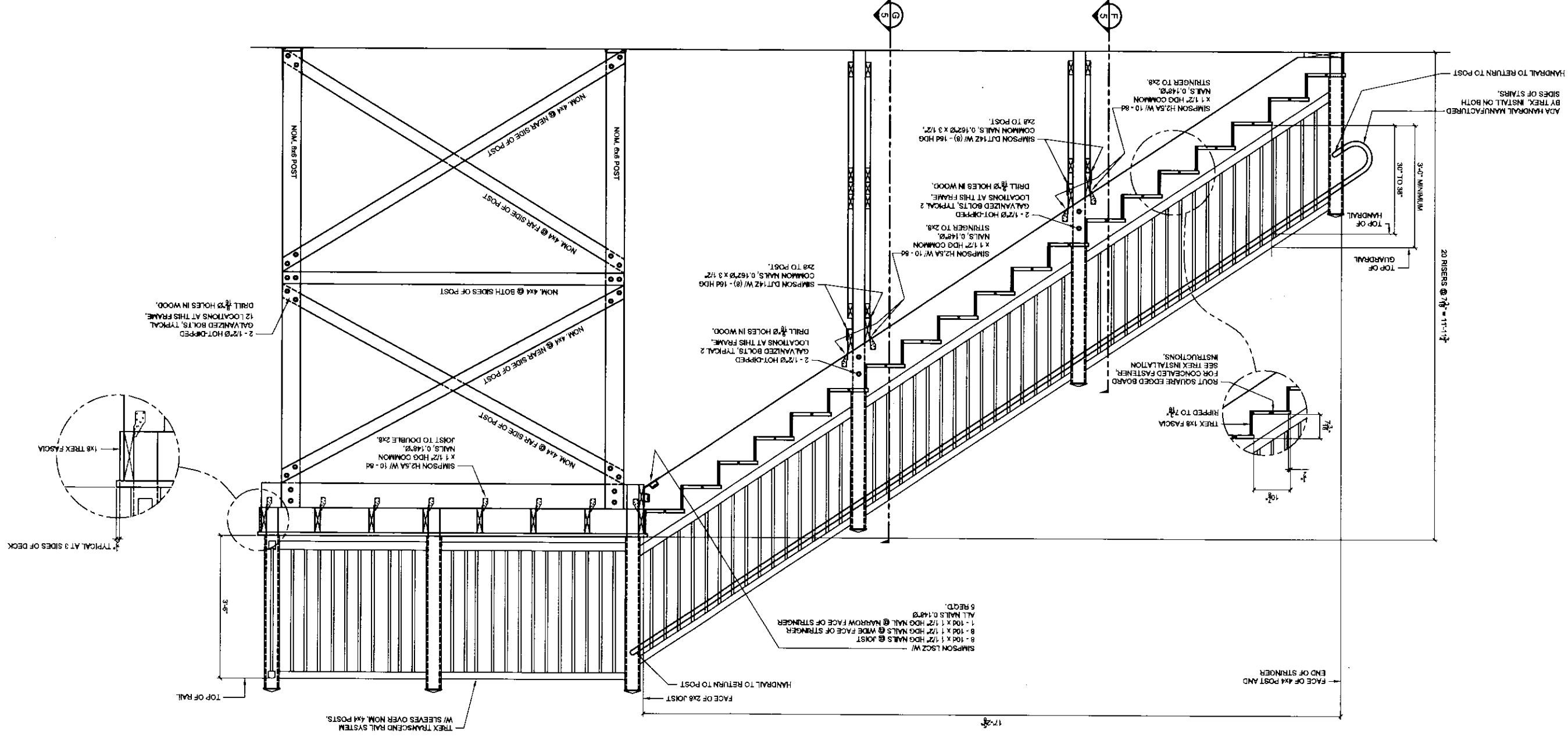
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3 of 5



SECTION
E
4



FILE: 124504
PRINTED: 07/20/18 10:41 AM

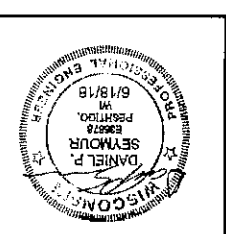
4 of 5	124504	6-18-18	DPS	124504
PROJECT NUMBER	DATE	DESIGN	REVISION	REVISION
124504	6-18-18	DPS	1	

EEH
ENTERPRISE ENGINEERING
CONSULTANTS, LTD.
710 Farm St.
P.O. Box 188
Peshigo, WI 54457
Ph: 715.582.4971
Fax: 715.582.4975
www.eehinc.com

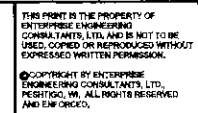
• Building Design
• Engineering
• Golden, Heavy
• Timber Design &
• Shop Drawings

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ENTERPRISE ENGINEERING CONSULTANTS, LTD.

441 ELIZABETH STREET
NEW DECK AND STAIRS
GREEN BAY, WI



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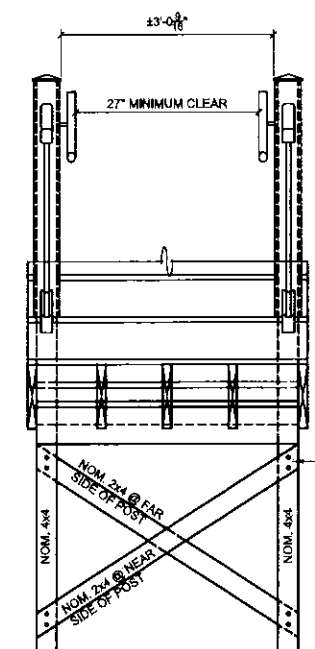
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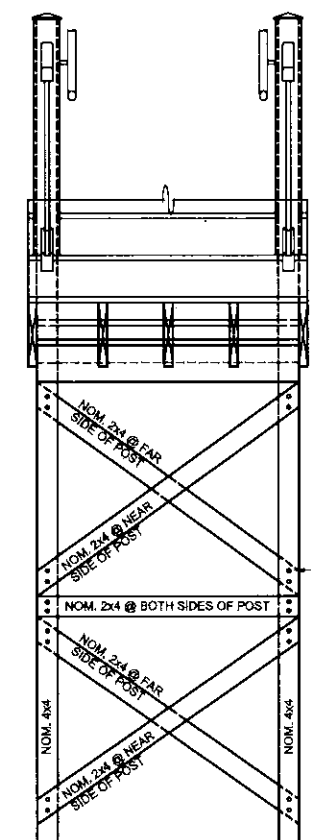
Pt. 715.582.4501 gsm06@aectlic.com
P.O. Box 183 Fax 715.582.4975
Peabody, WI 54157 www.aectlic.com

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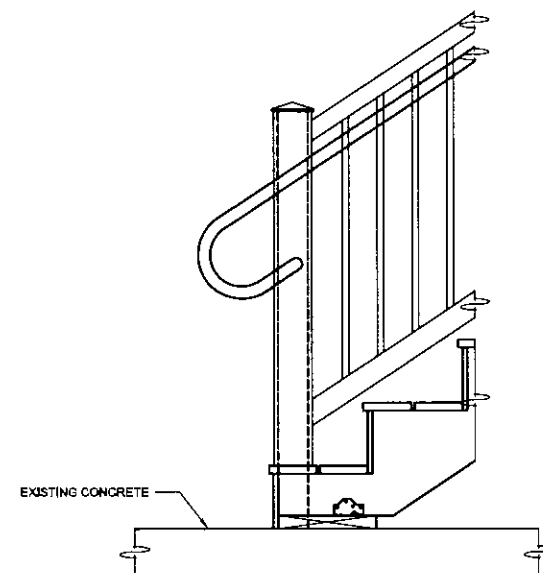
5 of 5



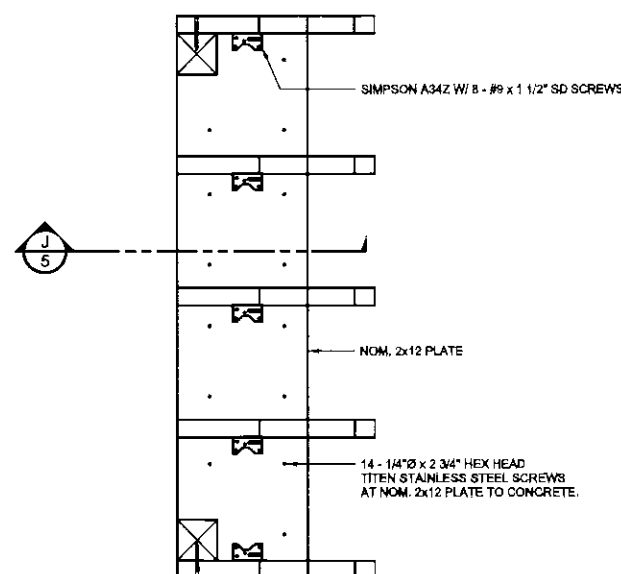
SECTION F
5



SECTION G
5



SECTION J
5



ATTACH STRINGER TO POST WITH —
2 - SIMPSON SDWS22300008 SCREWS

DETAIL H
5

TREX DECK, FASCIA AND RAILS
NOT SHOWN FOR CLARITY.

FILE# 1245045 PRINTED: 8/18/2018 8:07 AM



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

MEETING DATE

September 17, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.3.

Luke Hoh, Legacy Sunrooms, LLC, on behalf of John Begalke, property owner, proposes to add a three seasons room to a principal dwelling in a Low Density Residential (R1) District at 1520 Careful Drive. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, rear yard setback (Ald. J. Vander Leest, District 11).

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

- I. 1520 Careful 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: 8-20-18 Project Address: 1520 Careful Dr. Project #: 74511 Appeal #: 18-057

PROPERTY OWNER	APPLICANT INFORMATION
Name: John Begalke	Name: Luke Hoh - Legacy Sunrooms LLC
Address: 1520 Careful Dr.	Address: 3101 Spirit Ct
City, State, Zip: Green Bay WI 54304	City, State, Zip: Appleton WI 54913
Phone: 920-745-2493	Phone: 920-208-1535
Email:	Email: Lukeh@legacysunrooms.com

Describe proposed plan: Build a 3 Seasons room on an existing deck which will be 15' from Rear Lot Line

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

Setbacks on a corner lot. - Proposed 3 Seasons room will be 15' from rear lot line.

Table 6-2 Lot Dimension Rear Yard Setback = 25' R1 Zone

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

Existing deck is 15' from lot line. we just want to enclose it

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

Corner lot

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

The deck is existing - so the project won't get any closer to lot lines than it already is.

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 8-21-18

OFFICE USE ONLY:	Parcel# 6-1027-26	Residential \$75 ☒ Commercial \$150 ☐
District: R11 Zoning: R1	Meeting Date: Sept 17	Receipt #: 12181-4

Part of Brown County Wisconsin

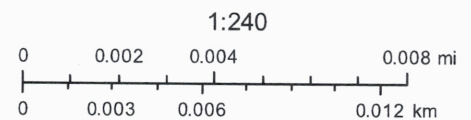


8/20/2018, 9:05:58 AM

TaxParcel

- Condominium
- Gap; Overlap
- Hydrography
- Right of Way

- TaxParcel
- Undetermined



Brown County Municipalities
Brown County
Brown County WI



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

MEETING DATE

September 17, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.4.

Matt and Kayla Harper, property owners, propose to construct a new detached accessory structure in a Low Density Residential (RI) District at 805 Royal Blvd. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-613(c), general requirements (Ald. B. Galvin, District 4).

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

- I. 805 Royal Blvd

**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: 8/24/18 Project Address: 805 ROYAL BLVD Project #: 74532 Appeal #: 18-058

PROPERTY OWNER	APPLICANT INFORMATION
Name: <u>MATT + KAYLA HARPER</u>	Name: <u>MATT + KAYLA HARPER</u>
Address: <u>805 ROYAL BLVD</u>	Address: <u>805 ROYAL BLVD</u>
City, State, Zip: <u>GREEN BAY, WIS 54303</u>	City, State, Zip: <u>GREEN BAY, WIS 54303</u>
Phone: <u>920 621 2590</u>	Phone: <u>920 621 2590</u>
Email: <u>MATTH@CSWI.COM</u>	Email: <u>MATTH@CSWI.COM</u>

Describe proposed plan:

ERECT A DETACHED GARAGE THAT EXCEEDS THE SQUARE FOOTAGE OF THE PRINCIPAL STRUCTURE (710 SQ FT) TO 868 SQ FT (158 SQ FT) HANGER.

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

13-613 (C)

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

I WISH TO BUILD THE PROPOSED DETACHED GARAGE AT THE WIDTH AND DEPTH DESIRED IN ORDER TO PARK BOTH OF OUR VEHICLES INSIDE AND ALSO TO ALLOW ME TO STORE OUR BOAT INSIDE. OUR BOAT CURRENTLY SITS OUTSIDE YEAR ROUND UNDER COVER. THIS ADDITIONAL FOOTPRINT WILL ALSO ALLOW US TO ADD A 2ND BATHROOM. CURRENTLY OUR HOUSE ONLY HAS 1 BATH.

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

OUR LOT IS NARROW (ONLY 50' WIDE) AND NOT VERY DEEP AT 110' DEEP. BECAUSE OF OUR SMALL LOT SIZE AND SMALLER HOME SIZE (710 SQ FT) I REQUEST TO EXCEED THE ZONING BY 158 SQ FT. WE LOVE OUR NEIGHBORHOOD AND WISH TO BE ABLE TO IMPROVE THIS PROPERTY TO FIT OUR NEEDS, RATHER THAN MOVE.

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

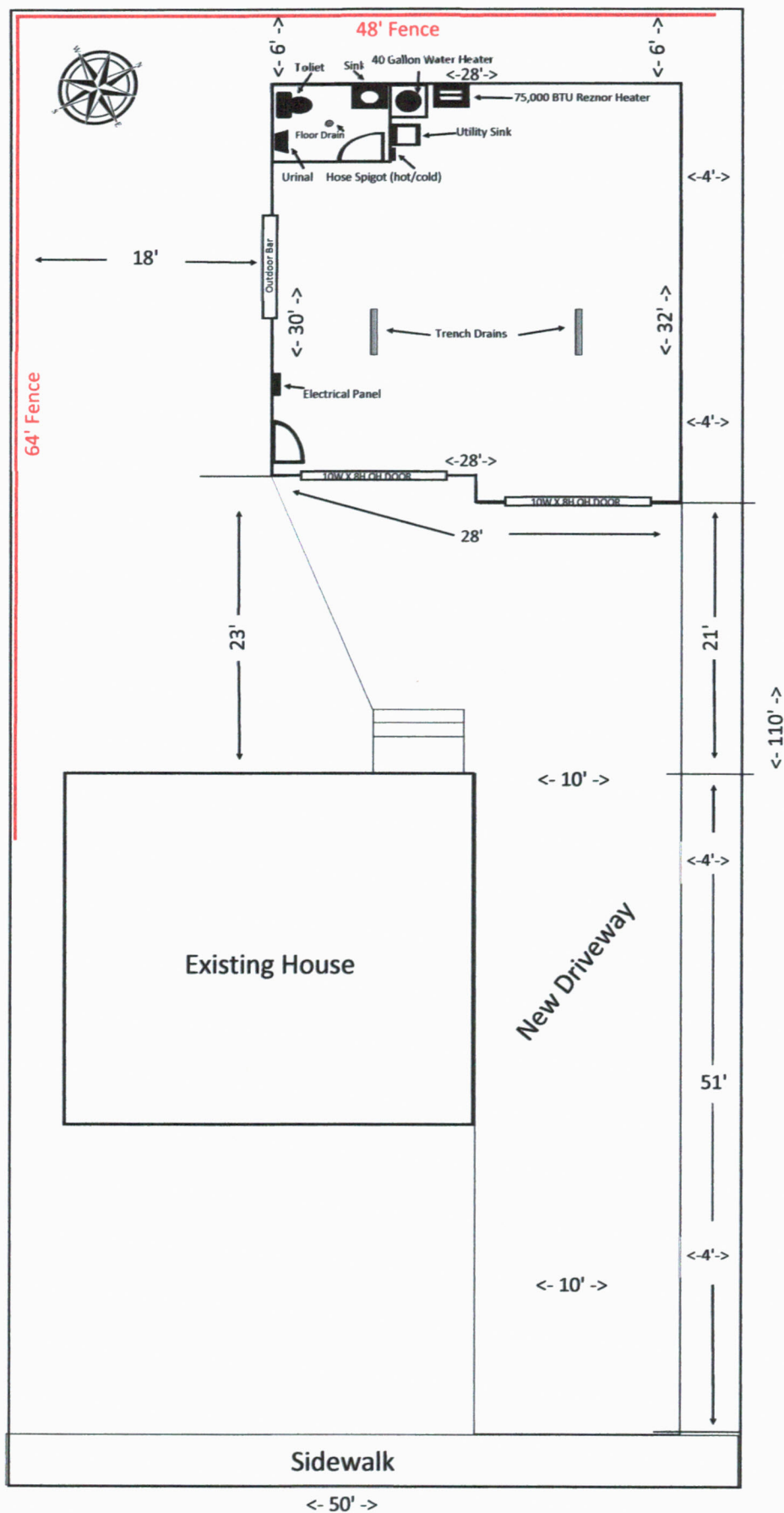
IT WILL NOT HARM THE PUBLIC BECAUSE EVEN WITH THE ADDED SIZE OF THE GARAGE WE ARE UNDER THE MAXIMUM IMPERVIOUS SURFACE RATIO OF 50%. ALSO THIS GARAGE WILL IMPROVE THE VALUE OF OUR HOME AND ADD TO THE OVERALL AESTHETICS OF OUR NEIGHBORHOOD.

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.

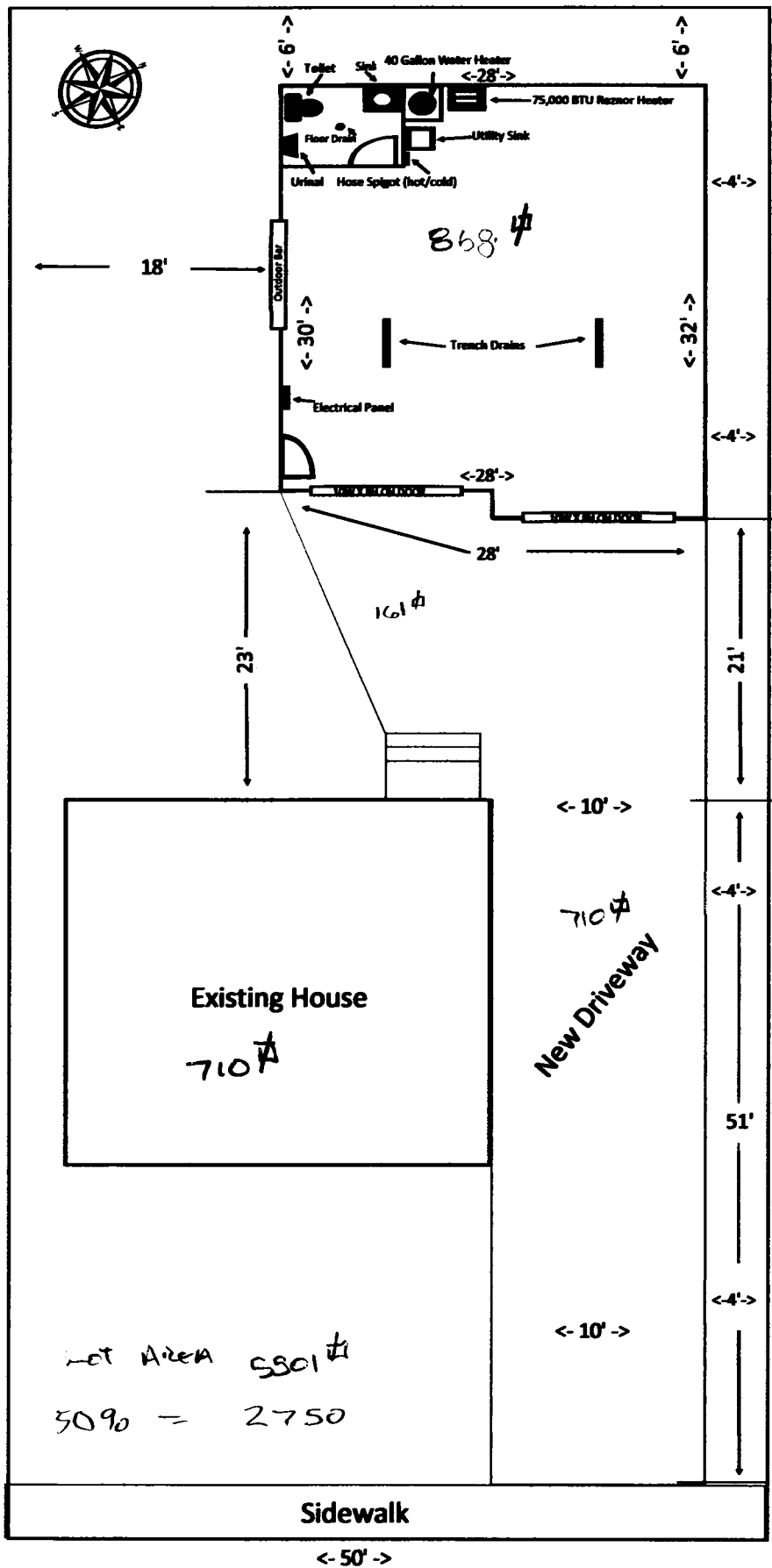
[Signature]
Signature of Applicant

8/24/18
Date

OFFICE USE ONLY:	Parcel# <u>18-304</u>	Residential \$75 _____	Commercial \$150 _____
District: <u>10</u> Zoning: <u>R1</u>	Meeting Date: <u>9/11/18</u>	Receipt #:	



805 ROYAL BIDU



2750

- 710 HOUSE
- 881 DRIVEWAY

1159 sq ft Left

- 868 - New Detached
- 291 sq ft GARAGE

Impervious Remaining

805 Royal Blvd



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

MEETING DATE

September 17, 2018

PREPARED BY

Paul Neumeyer, Staff

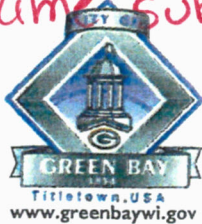
AGENDA ITEM # D.5.

Daniel Kuntz, property owner, proposes to construct a new detached garage in a Low Density Residential (R1) District at 1226 Elmore Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4, size of accessory structures (Ald. M. Steuer, District 10).

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

- I. 1226 Elmore St

- Original **VARIANCE** Expired
- Same Submittal



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: 8/29/18 Project Address: 1226 ELMORE ST. Project #: 69618 Appeal #: 18-059

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	<u>DANIEL KUNTZ</u>	Name:	
Address:	<u>1226 ELMORE STREET</u>	Address:	
City, State, Zip	<u>GREEN BAY, WI 54303</u>	City, State, Zip	<u>SAME</u>
Phone:	<u>920-621-1478</u>	Phone:	
Email:	<u>dankuntz6@sbglobal.net</u>	Email:	

Describe proposed plan:

Building new 2-stall garage to replace old 1-stall garage. Garage to include work shop on N. end built into new structure

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

13-615 Table 6-4 - Accessory structure max 1000 SF

- want to exceed 1000 SF max size

- want to build 34' x 48' (1152 SF) structure.

☒ Reapplying for an approved but expired variance - see copy.
Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome:

Building garage at 1000 SF will end up increasing cost of new garage due to "odd size" (NOT even numbers) to comply with ordinance. want to have adequate room in new garage to park full size pick-up truck inside and have room to open doors into adequate sized home workshop.

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

Need to park full-sized pick-up truck in garage and have functional, adequate shop size.

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

Garage structure will be sided to match house and will be within all other zoning regulations. Garage will also be inside fenced-in yard. Home is 1270 SF.

☒ Both neighbors at 1222 & 1230 Elmore St are OK with size of new garage.
Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request.

Daniel Kuntz
Signature of Applicant

8/23/18
Date

OFFICE USE ONLY:	Parcel# <u>5-1315-G-1</u>	Residential \$75 ☒	Commercial \$150 ☐
District: <u>Zoning: R-1</u>	Meeting Date: <u>9/17/18</u>	Receipt #: <u>12319-3</u>	



PH 68674

ZONING & PLANNING
BOARD OF APPEAL
APPLICATION FOR VARIANCE

Original Variance
request.

Approved 3/31/17

Complete each section, sign, and return to the address above. Please note, notification owner and applicant must include street information. DO NOT USE PO BOX NUMBER

Date Filed: 3/31/17 Receipt #: 7738-19 ☒ Residential

1. Identify affected property	
Address: 1226 Elmore St.	Parcel No.: 5
2. Property Owner & Mailing Address	
Name: DANIEL KUNTZ	3. Applicant Name
Street Address: 1226 Elmore St.	Street Address:
City/St/Zip: Green Bay, WI 54303	City/St/Zip:
Phone No.: 920-621-1478	Phone No.:

4. Describe proposed plan

Building New garage to replace old single-stall garage. Garage to include workshop on N. end built into new structure.

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

13.615 TABLE 6-4 - Accessory structure max 1000 SF
(want to exceed 1000 SF max. size)
(want to build 24' x 48' = 1152 SF structure)

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

Building garage at 1000 SF will end up increasing cost of garage due to "odd size" (Not even numbers) to comply with ordinance. Want to have adequate room in garage to park full size pick-up truck inside and have room to open doors into adequate sized shop.

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

Need to park full sized vehicles in garage and have functional adequate shop size.

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

Garage structure will be sided to match house will be within all other zoning guidelines and will be inside of fenced-in yard. Home is ~ 1270 SF.

- See attached photo -

Both Neighbors at 1222 & 1230 Elmore St. are OK with size of garage.

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

Signature

Daniel Kuntz

☒ Property Owner ☒ Applicant



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.

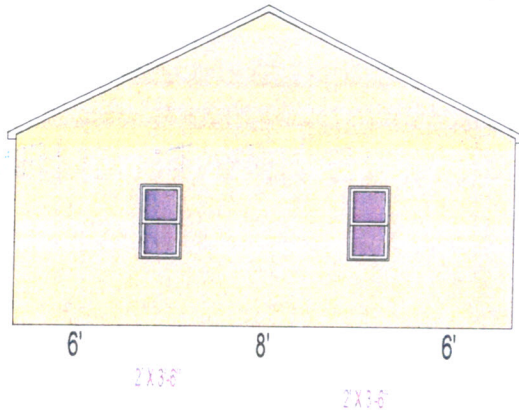
Proposed
 new
 structure
 24'x48'
 = 1152 SF



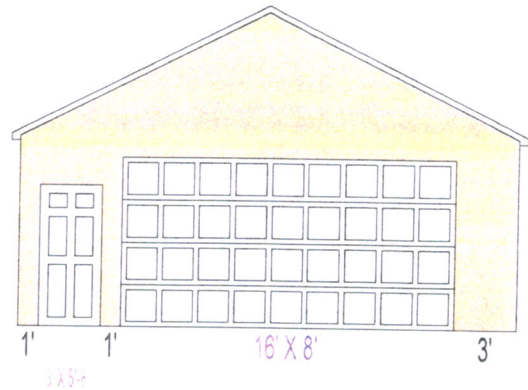
Scale 1:240

*** Here are the wall configurations for your design.

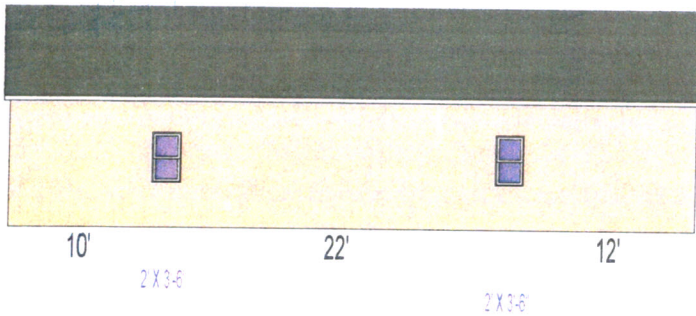
Illustration May Not Depict All Options Selected



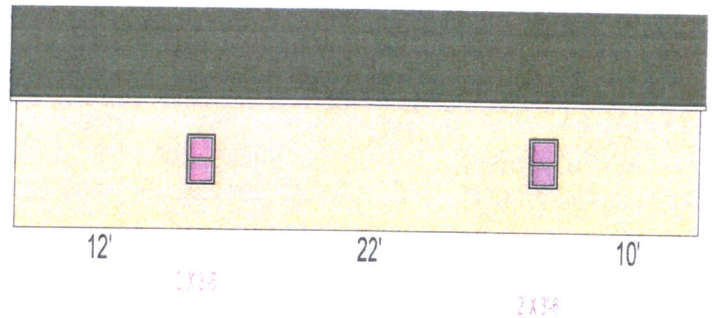
Gable Front View
(2) - SINGLE HUNG (GOOD) 24X42



Gable Back View
(1) - E-1 6-PANEL STEEL DOOR PH 36X80 LH SN
(1) - GARAGE DOOR WHITE PREM R/P MDP38 16X8 EZSET TORS



Eave Front View
(2) - SINGLE HUNG (GOOD) 24X42



Eave Back View
(2) - SINGLE HUNG (GOOD) 24X42

Building Size: 24 feet wide X 48 feet long X 9 feet high

Approximate Peak Height: 15 feet 6 inches (185 inches)

NOTE: Overhead doors may need to be "Wind Code Rated" depending on your building location.

Confirm the door requirements with your local zoning official before construction.

Menards-provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variability in codes and site restrictions, all final plans and material lists must be verified with your local zoning office. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

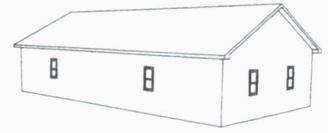
Items Selected:

Gable roof w/ 6/12 pitch, Standard Trusses 2' O.C.
Truss Design Location Zip Code: 54303
2x4 Wall Framing Material
24' Wide X 48' Deep X 9' High
ProTuff Vinyl Double 4" Lap Siding
- Sand Stone
7/16" OSB Wall Sheathing
Block-It Housewrap
12" gable/12" eave overhangs
1/2" OSB Roof Sheathing
Castlebrook, Heatherstone Gray Shingles
4' Shingleover Ridge Vent
White Vinyl Soffit & Fascia
White Premium Roof Edge
Smokey Sable

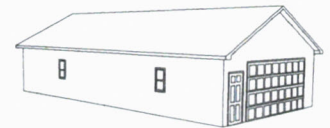
Options Selected:

The options you have selected are:
30 LB Roof Felt
2 Rows Granular Ice & Water Barrier
2 - Surface Mount Block(s)
2 - Vinyl Gable Vent(s)
R-13 Faced Roll Wall Insulation
1/2" 4'x8' Gypsum Wall Liner Panel
R-30 Blow-In Cellulose Ceiling Insulation
5/8" 4'x8' Gypsum Ceiling Liner Panel
Anchor Bolts
6 - 24x42 Window - White Vinyl Single Hung
1 - 16x8 Overhead Door - Premium RP MDP38 EZ Set
1 - 36X80 Service Door - E-1 6-Panel Steel LS

Front View



Back View



Estimated price: \$12,758.32*

*Today's estimated price, future pricing may go up or down.

*Tax, labor, and delivery not included.

***** Take this sheet to the Building Materials counter to purchase your materials. *****

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

Estimate Id: 84764



Page 3 of 3
8/19/2018

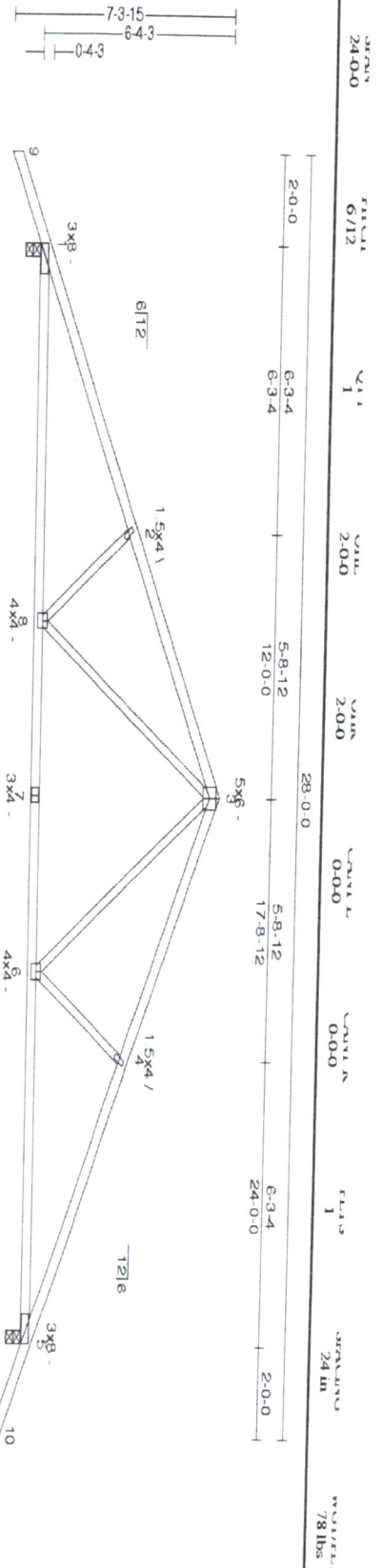
*** Floor Plan.

Illustration May Not Depict All Options Selected



Building Size: 24 feet wide X 48 feet long X 9 feet high

Note: Wall construction is 2x4 @ 16" on center



All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)		General		CSI Summary		Deflection		(loc)		Allowed	
TCU1:	42	Blade Code:	IRC 2015	TCU1:	0.78 (2.3)	Max TL:	0.25 in	L/999	(5-6)	L/180	
TCU2:	42	Blade Code:	IRC 2015	TCU2:	0.78 (2.3)	Max TL:	0.13 in	L/999	(5-6)	L/240	
TCU3:	0	Blade Code:	IRC 2015	TCU3:	0.78 (2.3)	Max TL:	0.08 in	L/999	(5-6)	L/240	
TCU4:	0	Blade Code:	IRC 2015	TCU4:	0.78 (2.3)	Max TL:	0.08 in	L/999	(5-6)	L/240	
TCU5:	0	Blade Code:	IRC 2015	TCU5:	0.78 (2.3)	Max TL:	0.08 in	L/999	(5-6)	L/240	
TCU6:	0	Blade Code:	IRC 2015	TCU6:	0.78 (2.3)	Max TL:	0.08 in	L/999	(5-6)	L/240	
TCU7:	0	Blade Code:	IRC 2015	TCU7:	0.78 (2.3)	Max TL:	0.08 in	L/999	(5-6)	L/240	
TCU8:	0	Blade Code:	IRC 2015	TCU8:	0.78 (2.3)	Max TL:	0.08 in	L/999	(5-6)	L/240	
TCU9:	0	Blade Code:	IRC 2015	TCU9:	0.78 (2.3)	Max TL:	0.08 in	L/999	(5-6)	L/240	
TCU10:	0	Blade Code:	IRC 2015	TCU10:	0.78 (2.3)	Max TL:	0.08 in	L/999	(5-6)	L/240	

Reaction Summary

JT	Brace	Brace	Rear	Rear	Max React	Max Gravity	Max MWFRS	Max C&G	Max Uplift	Max Horiz
1	1	1	1	1	1,696 lbs					
2	1	1	1	1	1,696 lbs					
3	1	1	1	1	1,696 lbs					
4	1	1	1	1	1,696 lbs					
5	1	1	1	1	1,696 lbs					

Material Summary

Material	Qty	Weight	Volume	Notes
2x4	1	1.00	1.00	
2x6	1	1.00	1.00	
2x8	1	1.00	1.00	
2x10	1	1.00	1.00	
2x12	1	1.00	1.00	
3x8	1	1.00	1.00	
4x4	1	1.00	1.00	
5x8	1	1.00	1.00	
6x12	1	1.00	1.00	

Limits Summary

Limit	Value	Notes
1	1.00	
2	1.00	
3	1.00	
4	1.00	
5	1.00	
6	1.00	
7	1.00	
8	1.00	
9	1.00	
10	1.00	

Member Forces Summary

Member	Force	Notes
1	1.00	
2	1.00	
3	1.00	
4	1.00	
5	1.00	
6	1.00	
7	1.00	
8	1.00	
9	1.00	
10	1.00	

Notes

- 1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- 2) The truss has been designed for the effects of wind loads in accordance with ASCE 7 - 10 with the following user defined input: 115 mph (Exposure B, Enclosed, Gable/Flat).
- 3) The truss has been designed for the effects of dead loads in accordance with ASCE 7 - 10 with the following user defined input: 60 psf ground snow load, Terrain Category B, Exposure Category Fully Exposed (C_e = 0.9), Risk Category II (I = 1.00), Thermal Condition Cold ventilated (C_t = 1.1), DOL = 1.15. Unventilated. If the roof configuration differs from hipped, Building Designer shall verify snow loads.
- 4) The truss has been designed for the effects of live loads in accordance with ASCE 7 - 10 with the following user defined input: 115 mph (Exposure B, Enclosed, Gable/Flat).
- 5) The truss has been designed for the effects of seismic loads in accordance with ASCE 7 - 10 with the following user defined input: 115 mph (Exposure B, Enclosed, Gable/Flat).
- 6) Listed wind uplift reactions based on MWFRS & C&G loading.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE DESIGN MANUAL. PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.



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

MEETING DATE

September 17, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.6.

Bruce J. Bain, on behalf of Mark and Donna Jahnke, property owners, proposes to construct a new detached accessory structure in a Low Density Residential (RI) District at 1770 Bond Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-613(c), general requirements (Ald. M. Steuer, District 10).

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

- I. 1770 Bond 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: 8/28/2018 Project Address: 1770 Bond Street Project #: 74566 Appeal #: 18-060

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	<u>Mark P & Donna Jahnke</u>	Name:	<u>Bruce I Barni (contractor)</u>
Address:	<u>1770 Bond Street</u>	Address:	<u>E118 County Rd "S"</u>
City, State, Zip	<u>Green Bay, WI. 54303</u>	City, State, Zip	<u>Luxemburg, WI 54217</u>
Phone:	<u>920-680-1884</u>	Phone:	<u>920-530-6510</u>
Email:	<u>Jahnke1770@yahoo.com</u>	Email:	<u>bbarni17@gmail.com</u>

Describe proposed plan:

Build New Detached Accessory Structure, 28x35 =
980# (Principal Structure = 1984#) + Attached Garage - 624#
Additional 624# Requested for Rear Detached Structure

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

13-613 (c) Need more storage space for all
the stuff in the back yard.

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

Need to keep every thing inside in back
yard to protect it,

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

Not enough room Right now and
have a large lot to the back,

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

That it will help improve appearance to
neighbors and improve the overall looks
of 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.

Bruce I Barni
Signature of Applicant

8/28/2018
Date

OFFICE USE ONLY:

Parcel#

Residential \$75

Commercial \$150

Rec# 12334-2 \$75.00 9/5/18



www.greenbaywi.gov

**PROJECT PERMITS
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 permit will be processed.

Project Address 1770 Bond Street, GB. Lot 3, 12 csm 121		Parcel #	Project # (assigned by City) 74566
Property Owner		Contractor	
Name: Mark and Donna Jahnke		Name: Bruce D. Bain	
Company (if applies):		Company: Diversified Const & Maint. LLC	
Address: 1770 Bond St.		Address: E1175 County Rd S	
City, State, Zip: Green Bay, WI, 54303		City, State, Zip: Luxemburg, WI, 54217	
Phone #: 920-498-2061		Phone #: 920-530-6510	
Email: Jahnke1770@yahoo.com		Email: bbain17@gmail.com	
Current Land Use, Flood Plain & Zoning (check which applies)			
Land Use: ☐ Vacant Lot ☒ 1-Family ☐ 2-Family ☐ Multi-Family # of units _____ ☐ Commercial (describe) _____			
Zoning: ☒ R-1 ☐ R-2 ☐ R-3 ☐ RR ☐ OR ☐ NC ☐ D ☐ C-1 ☐ C-2 ☐ C-3 ☐ LI ☐ GI ☐ BP ☐ PI ☐ CON ☐ TND			
Flood Plain: ☐ Yes Base Flood Elevation (BFE) _____ ☒ No			
Project Scope: ☒ New ☐ Addition ☐ Alteration ☐ Repair ☐ Move ☐ Raze (demolish) ☐ Change-of-use			
(check all that apply) Height: 14'-2" Area: Finished 0 Unfinished 980 Total Bldg: 980			
Description of Project ↓:		Estimated Cost of Construction \$25,000	
28' x 35' Detached Accessory Use grade beam concrete slab on grade. (Storage) 980 sq ft.			
Plan Approvals			
☐ PLBG Plan # _____ ☐ City ☐ SBD \$ _____		☐ Erosion Control # _____ ☐ City ☐ SBD \$ _____	
☐ SVR Plan # _____ ☐ City ☐ SBD \$ _____		☒ Building Plan # _____ ☐ City ☐ SBD \$ _____	
☐ Foot & Found Only # _____ ☐ City ☐ SBD \$ _____		☐ HVAC Plan # _____ ☐ City ☐ SBD \$ _____	
		☒ Site Plan # _____ ☐ City ☐ SBD \$ _____	
Contractors (UDC Numbers Required): DCC # 1433A90 DCQ # 1274921 <i>SENT TO VENDOR</i>			
☒ BLDG - Diversified Const & Maint LLC #1274921 Bruce J. Bain		Bldg Fee \$	
☒ ELEC - <i>None By owner</i>		Elec Fee \$ 980	
☐ HVAC - <i>None</i>		Hvac Fee \$	
☐ PLBG - # of Fixtures <i>None</i>		Plbg Fee \$	
☐ SWRS - <i>None</i> ☐ Water Fee \$ _____ ☐ Storm Fee \$ _____ ☐ Sanitary Fee \$ _____		Swrs Fee \$	
☐ CERTIFICATE OF OCCUPANCY <i>N/A</i>		C.O. \$	
☐ EROSION CONTROL		Erosion Ctrl \$	
☐ ADDITIONAL PERMITS (Sprinklers # _____, Curb Cut, Flood Plain, Temp. Occupancy, Etc.) (Please List)		Addl. Fee \$	
☐ DOUBLE FEE PERMIT [s.15.07(b)] If application for a building permit has not been obtained prior to commencement of the job, applicable permit fee shall be doubled.		Double Fee \$	
Application Signature The applicant certifies that information submitted herein is accurate; agrees to comply with the Wisconsin Administrative Code, Municipal Ordinance, and with the conditions of this permit; and understands that permit issuance creates no legal liability, expressed or implied, on the Department or Municipality.			
<i>Bruce J. Bain</i> Signature of Applicant		8/9/2018 Date	
<i>[Signature]</i> For Office Use Only			
Reviewed By <i>[Signature]</i> 22715		Class Code	Census
Credential #		Receipt No.	Total Fee

To schedule an inspection, call (920) 448-3300 between 8:00 a.m. and 4:00 p.m. at least one business day prior to inspection date needed. Final inspections are required for all projects.

12334-3 09/05/18 \$25

Site Plan Rvw



Engineered

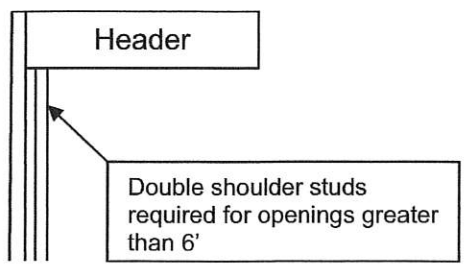
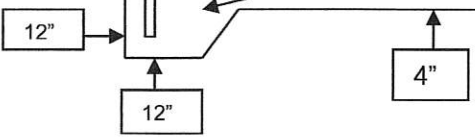
4' 12"

BUILDING PLANS
TO BE
SUBMITTED ALSO

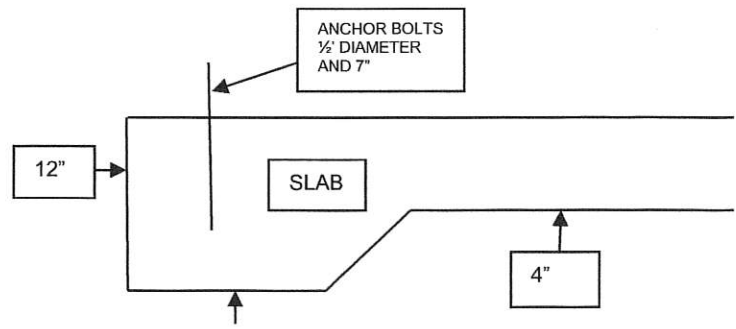
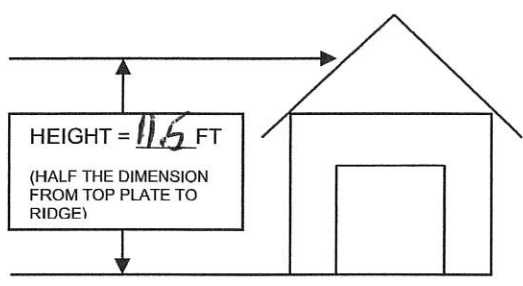
Note: Roof must be
designed for 30#
live load.

A wall brace
plan from a
lumber
supplier may
be required.

- 1) Engineered trusses 24" o.c. (PROVIDE PLANS)
or
- 2) Rafters: 2 x _____ with ceiling joists and collar
ties _____ o.c. (PROVIDE PLANS)
- 3) 1/2 inch OSB (type) sheathing
installed per manufacturing specification.
- 4) Approved Asphalt Shingle (type) roof covering 235 #
installed over 15 # underlayment
- 5) Hurricane clips or approved fasteners SDS screws
- 6) Vynal type siding
- 7) 7/16 in. OSB (type) wall sheathing
- 8) 2 x 4 wood studs at 16 inches o.c. -
- 9) Pressure treated wood plate 2x4-singl-e
- 10) Minimum 7" x 1/2" anchor bolts @ maximum 6' o.c. and 18"
from corner.
- 11) Minimum 12" x 12" slab edge and minimum 4' slab.
- 12) Concrete reinforcement 1/2" rebar



- Overhead Door Header
- 13) Width of opening 16-0 ft.
 - 14) Header carries roof load: Yes _____ No X
 - 15) Header information (2) 2x12 #1
- Window Header
- 16) Width of opening 2-6" ft.
 - 17) Header information (2) 2x8 #2
- Service Door Header
- 18) Width of opening 36" x 80" ft.
 - 19) Header information (2) 2x8 #2





GARAGE STRUCTURE LAYOUT

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

Date: 8/9/2018
Contractor Name: Diversified Const & Maint LLC, Bruce J. Bain.
Contractor Email: bbain17@gmail.com Phone # 920-5306510
Project Address: 1770 Bond St, Green Bay, WI. 54303

GARAGE DIMENSIONS - <u>28'x35'</u>		SQUARE FOOTAGE - <u>980</u>
SETBACK DISTANCE FROM: REAR -		FRONT - SIDE -
WALL HEIGHT - <u>9'-0"</u>		
GARAGE ROOF MIDPOINT HEIGHT - <u>14'-2"</u>		
STUD SIZE <u>2x4 @ 16" O.C.</u>		
WALL SHEATHING - <u>7/16" O.S.B.</u>		
TRUSS OR RAFTER? **PROVIDE TRUSS PLANS / RAFTER INFO -		
ROOF PITCH - <u>4/12</u>		
ROOF SHEATHING - <u>1/2" OSB</u>		
EAVE OVERHANG - <u>24"</u>		
OVERHEAD DOOR SIZE INFO - <u>16'x8'</u>		
OVERHEAD DOOR HEADER INFO - <u>(2) 2x12 #1 (None Load Brg)</u>		
SERVICE DOOR SIZE INFO - <u>36"x80"</u>		
SERVICE DOOR HEADER INFO <u>(2) 2x8 #2</u>		
WINDOWS SIZE INFO - <u>30"x36"</u>		
WINDOW HEADER INFO - <u>(2) 2x8 #2</u>		
GUTTER INFO - <u>5"</u>		
CONCRETE SLAB INFO -		
**REINFORCEMENT - <u>4" Thick 1/2" Rebar 24" oc. Thru-out.</u>		
**THICKNESS - <u>12"x12" Grade Beam (2) 1/2" Rebar</u>		
ELECTRICAL - <u>(Y/N)</u>		
PLUMBING - <u>(Y/N)</u>		
DISTANCE FROM OTHER BUILDINGS -		
DOES EXTERIOR OF GARAGE MATCH PRINCIPLE STRUCTURE - <u>Y / N</u>		

Mark P. & Donna J. Jahnke

74566 New Detached Garage



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

07/26/2018
Scale 1:480



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

MEETING DATE

September 17, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.7.

Tim Wanner, on behalf of Victoria Wanner, property owner, proposes to construct a new detached accessory structure in a Low Density Residential (RI) District at 3489 Finger Road. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-613(c), general requirements and Section 13-615, Table 6-4, maximum size second structure (Ald. B. Dorff, District I).

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

- I. 3489 Finger Rd

Denied 6-19-17 = Resubmitting for 9/17/18



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: 9/4/18 Project Address: 3489 Finger Project #: 70278 Appeal #: 18-061

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	<u>Victoria Wanner</u>	Name:	<u>TIM Wanner</u>
Address:	<u>3489 Finger Rd.</u>	Address:	<u>3489 Finger Rd.</u>
City, State, Zip	<u>Green Bay WI 54311</u>	City, State, Zip	<u>Green Bay WI</u>
Phone:	<u>920 468 6827</u>	Phone:	<u>920-468-6827</u>
Email:		Email:	

Describe proposed plan:

Build a 30x30 foot Garage in backyard.
Ideally plan would be to back new Trailer in garage, Truck
Next to it and put in 2 wheel utility Trailer next to it. That
way nothing is outside or in front driveway
- will have Accessory over principal
- will have over max size for 2nd Accessory structure

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

* Have 1 Detached Accessory Already at 408 SF (24x17)
* Want to build 30x30 (900 SF)
* 13-615 Accessory structure - Accessory shall not exceed Principal
* 13-615 Accessory Structures - max size 1st Structure is 1000
SF, max size of 2nd structure is 150 SF.

A will be over max 2nd Accessory structure (will be under 30% Accessory)
Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome: in Rear

Just Bought a new 24' forest river Trailer and Then
my brother Sold the building where I was keeping it.

Put it in ministorage for \$135 a month and was parked in
Till July

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

Already have one stall garage in backyard

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

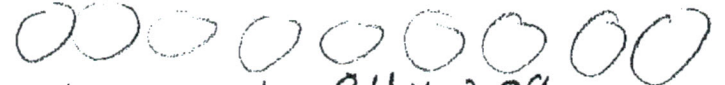
Have very Deep lot 84 x 209 Plenty of room

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.

Tim Wanner
Signature of Applicant

8-30-18
Date

OFFICE USE ONLY:	Parcel# <u>2145-12</u>	Residential \$75 <u>X</u>	Commercial \$150 _____
District: <u>1</u> Zoning: <u>R1</u>	Meeting Date: <u>9/17/18</u>	Receipt #: <u>12290-8</u>	



84 x 209

Proposed
Detached
Garage
= 900 SF

↑
Feder
Trees

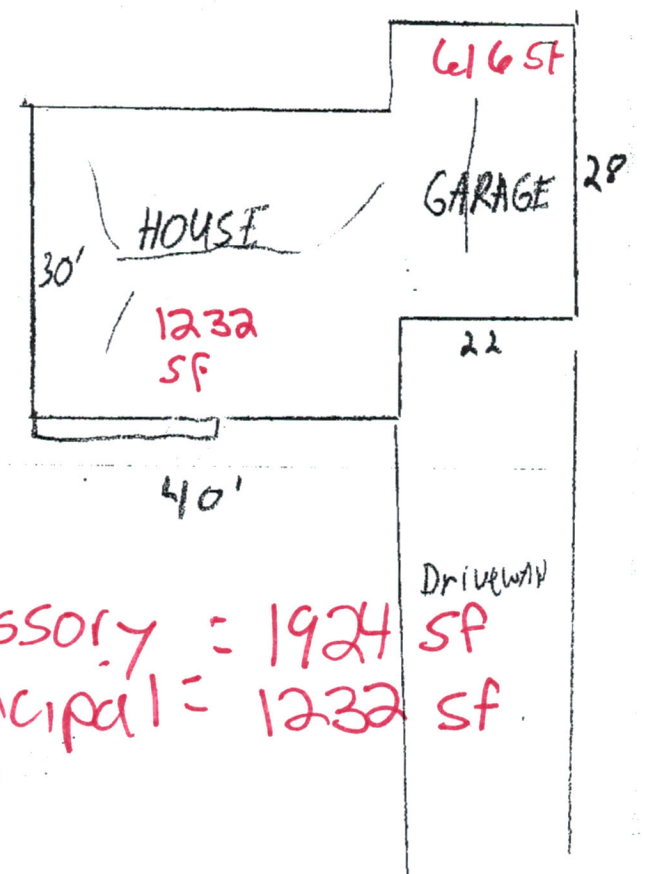
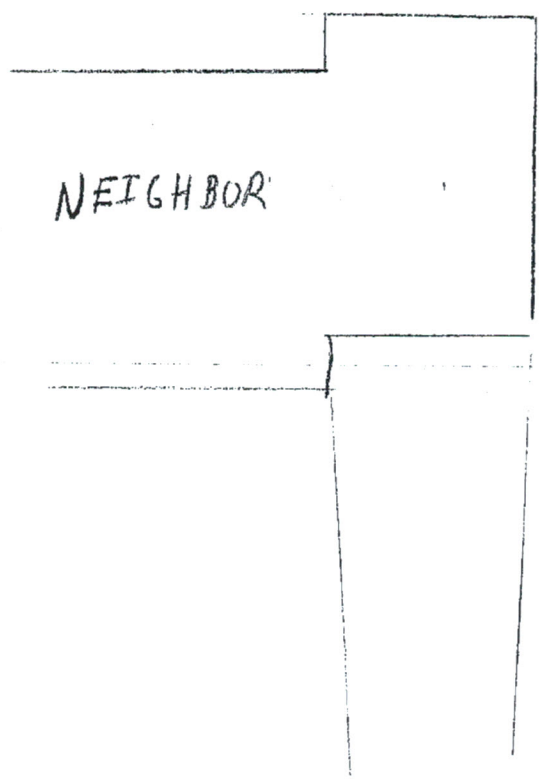
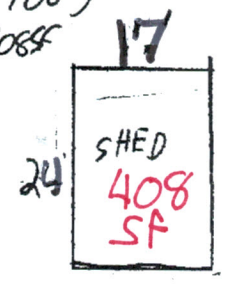
Remove
old
shed 



Lot = 17,765 Total SF

Rear Lot = 11,390 SF
(1st Structure = 408 SF)
(2nd Structure = 900)
= 1308 SF

R-



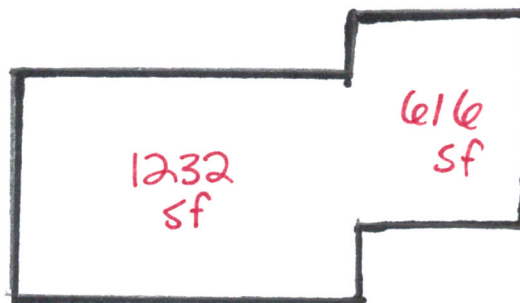
* Accessory = 1924 SF
* Principal = 1232 SF



900 sf



408
sf



1232
sf

616
sf

209'

85'

30 x 30 ft

Vinyl siding

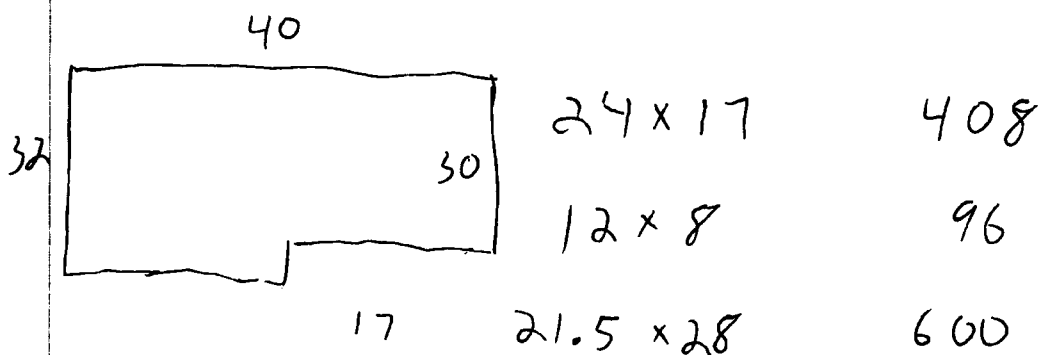
Common Truss

shingle Roof

Low Truss

white steel Roof

14 x 30



34

1280

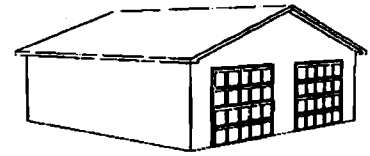
Items Selected:

Gable roof w/ 4/12 pitch, Standard Trusses 2' O.C.
Truss Design Location Zip Code: 54311
2x4 Wall Framing Material
30' Wide X 30' Deep X 9' High
Vinyl Dbl 4" Lap Siding
- P. Wheat
7/16" OSB Wall Sheathing
Block-It Housewrap
12" gable/12" eave overhangs
7/16" OSB Roof Sheathing
Castlebrook, Weathered Wood Shingles
4' Shingleover Ridge Vent
White Aluminum Soffit & Fascia
White Premium Roof Edge

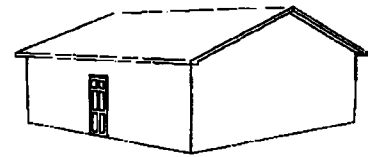
Options Selected:

The options you have selected are:
15 LB Roof Felt
1 - 36x80 Service Door - CM1 6-Panel Steel RS
2 - 10x8 Overhead Door - Poly MDP38U

Front View



Back View



Estimated price: \$7,699.82*

*Today's estimated price, future pricing may go up or down.

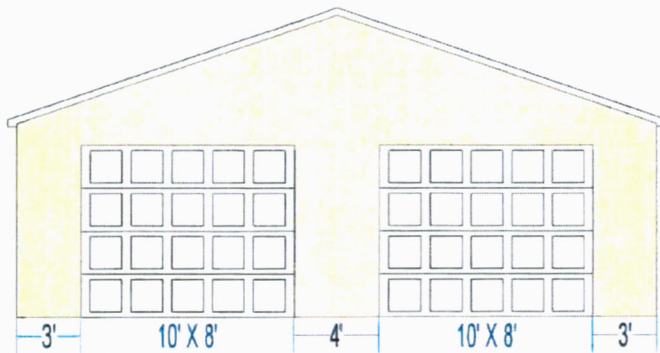
*Tax, labor, and delivery not included.

*** Take this sheet to the Building Materials counter to purchase your materials. ***

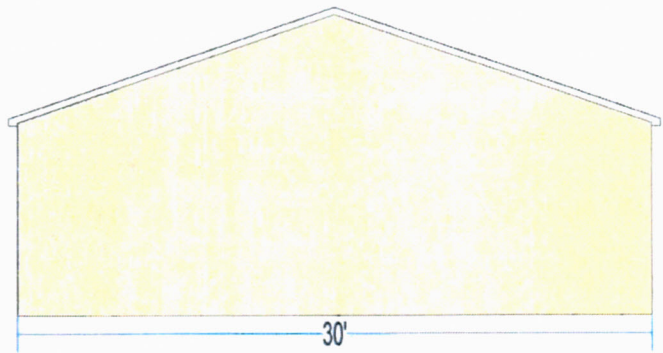
Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

*** Here are the wall configurations for your design.

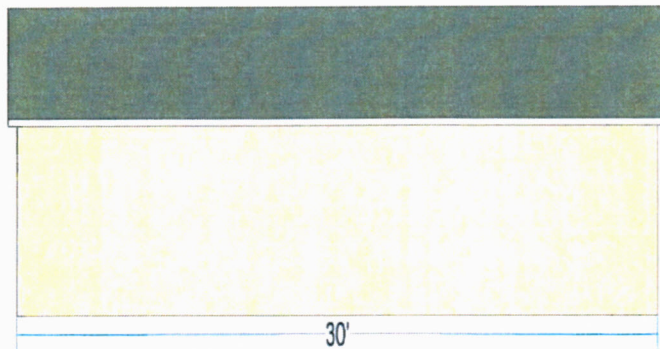
Illustration May Not Depict All Options Selected



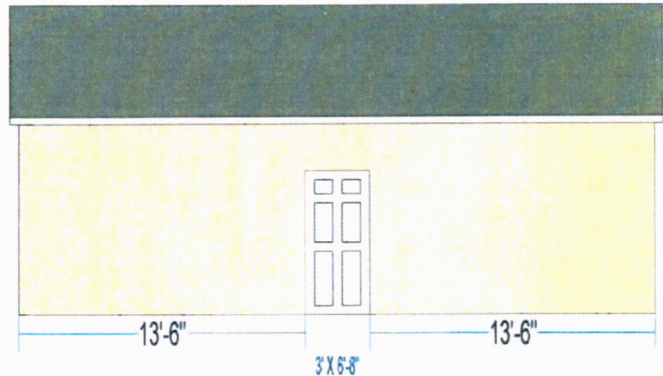
Gable Front View
(2) - GARAGE DOOR MDP38U 10X8 EZ-SET WHITE MDP38U INSUL



Gable Back View



Eave Front View



Eave Back View
(1) - PREHUNGSTE PH36RHSTEE CM-1 6-PANEL STEEL DOOR 36X80 RH PH

Building Size: 30 feet wide X 30 feet long X 9 feet high

Approximate Peak Height: 14 feet 4 inches (172 inches)

NOTE: Overhead doors may need to be "Wind Code Rated" depending on your building location.

Confirm the door requirements with your local zoning official before construction.

Menards-provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variability in codes and site restrictions, all final plans and material lists must be verified with your local zoning office. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

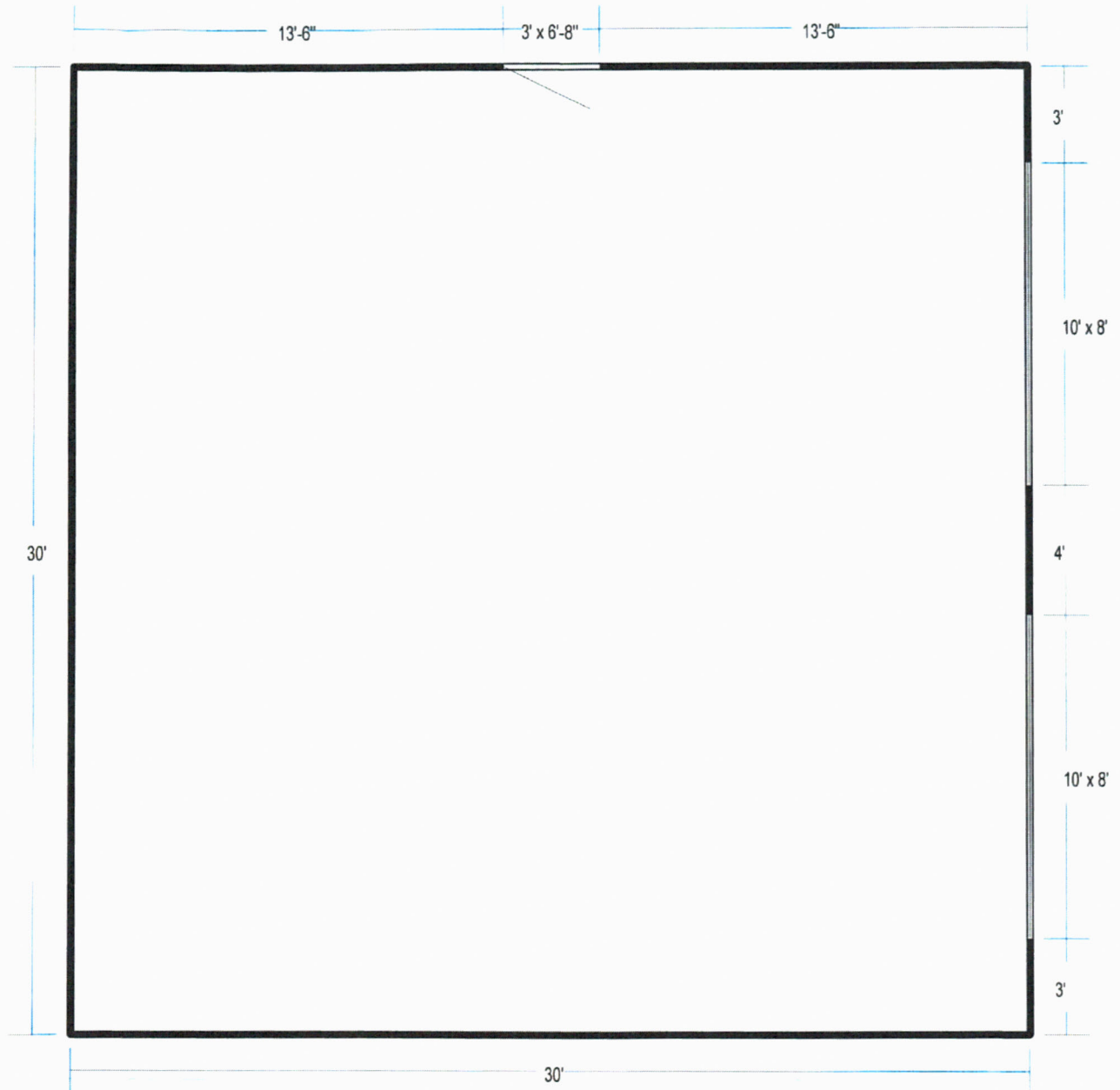
Estimate Id: 37642



Page 3 of 3
5/5/2017

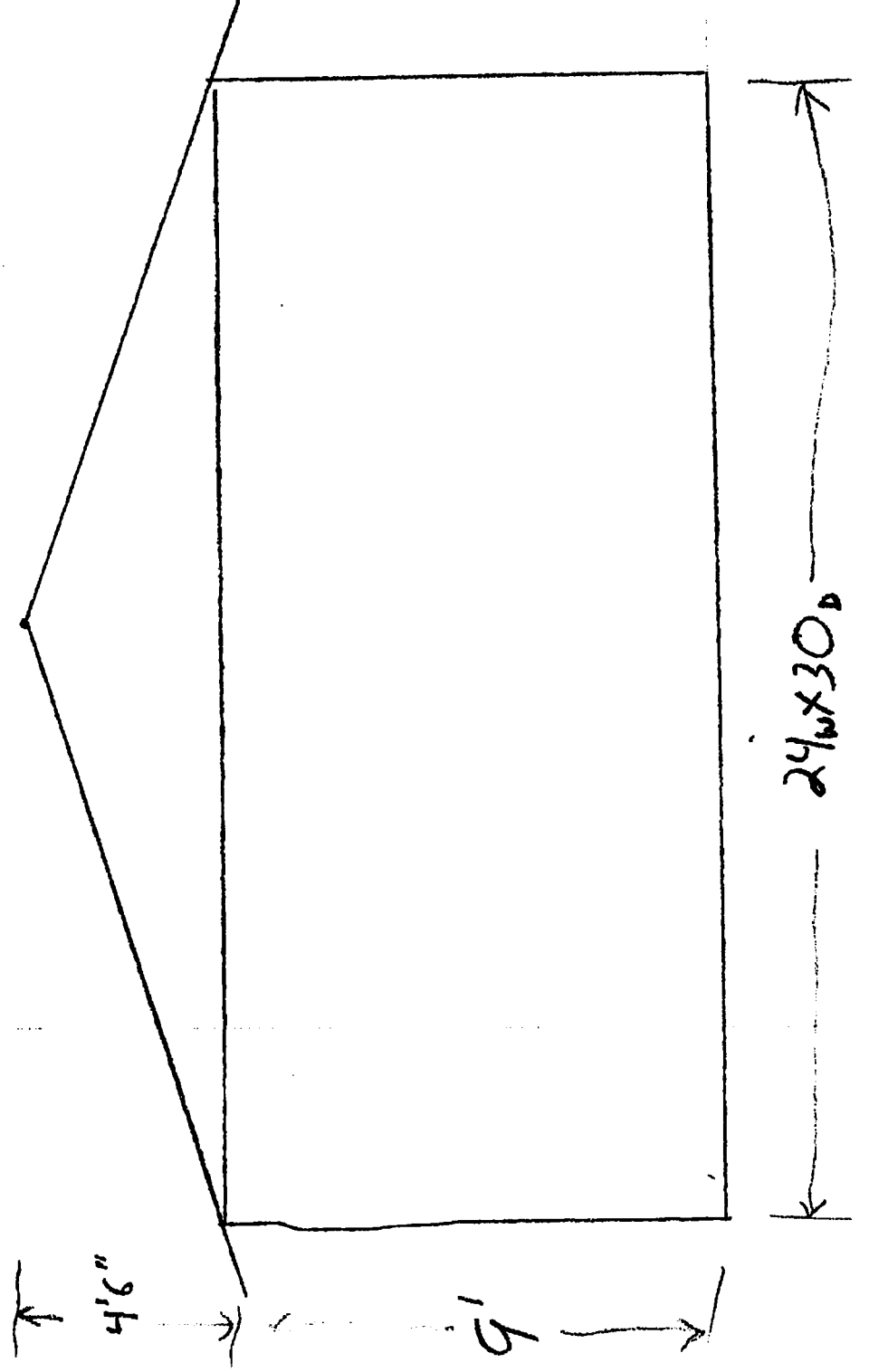
*** Garage Floor Plan.

Illustration May Not Depict All Options Selected

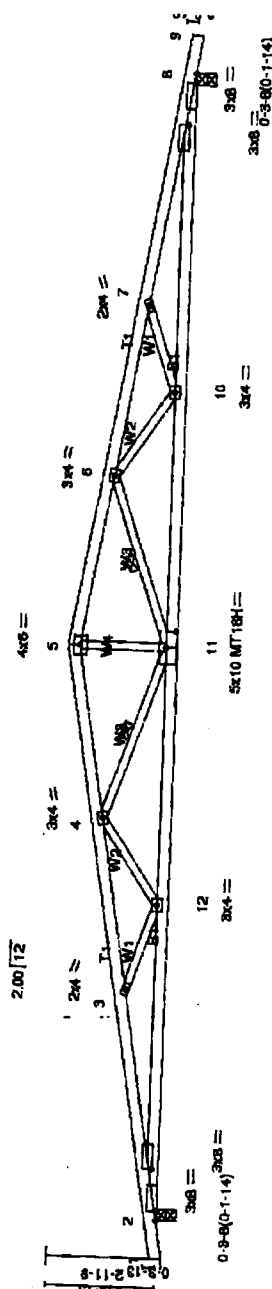


Building Size: 30 feet wide X 30 feet long X 9 feet high

Note: Wall construction is 2x4 @ 16" on center



JOB	OTREC0145198	TRUSS	Tr	Truss Type	COMMON	UTY	P/V	ALFANO
Midwest Mfg., HOLIDAY CITY, OH								
7.000 s Jan 3 2008 Mittek Industries, Inc. Tue Nov 17 11:12:33 2009 Page 1								
Job Reference (optional)								
-1-00-0-0	0-1-0	0-1-0	4-5-8	10-0-8	4-5-8	15-0-0	4-5-8	19-5-8
1-0-0	0-1-0	0-1-0	4-5-8	10-0-8	4-5-8	15-0-0	4-5-8	19-5-8
30-0-0	31-0-0	32-0-0	33-0-0	34-0-0	35-0-0	36-0-0	37-0-0	38-0-0
Scale - 1/8" = 1'-0"								



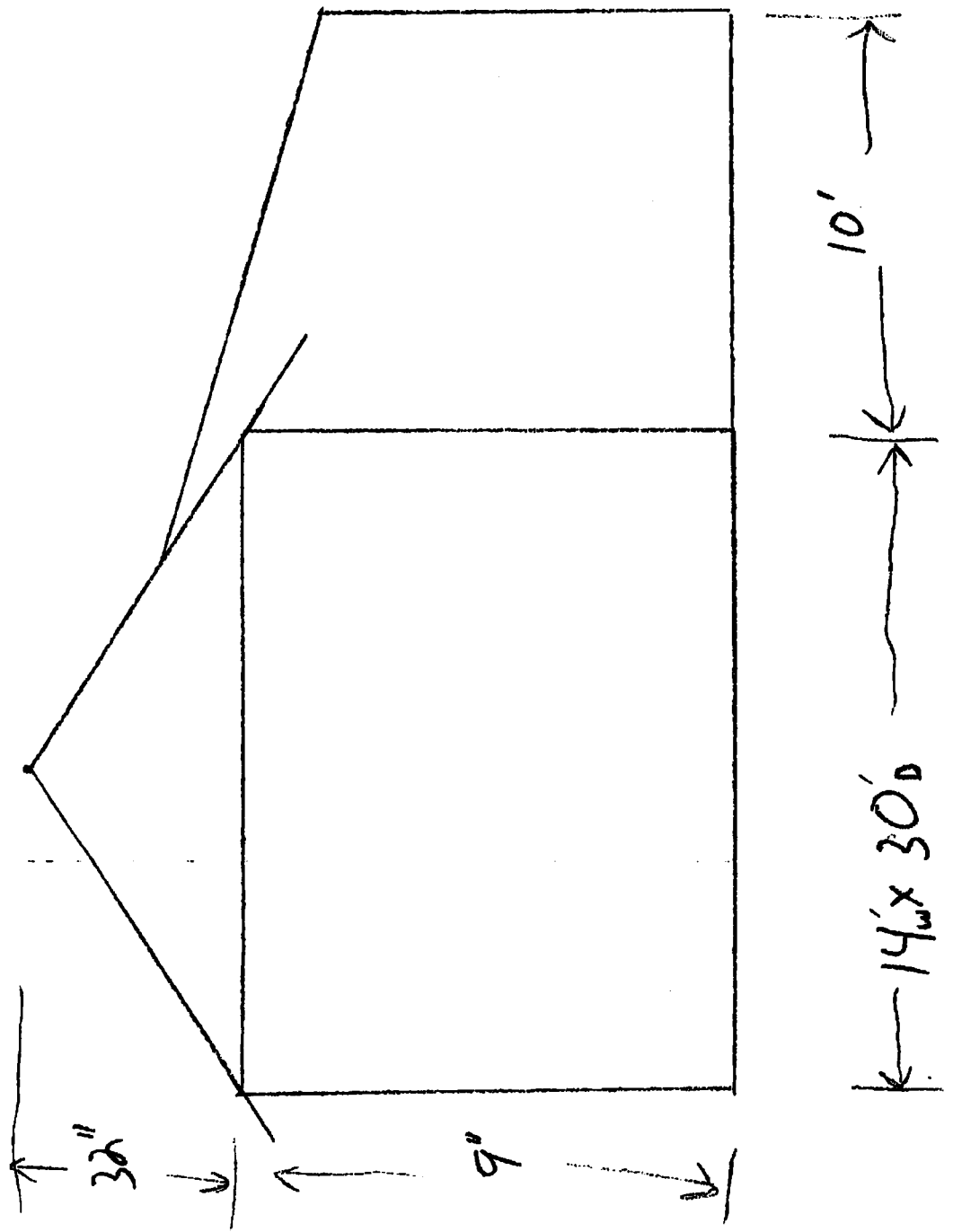
LOADING (psf)	SPACING	CS	DEFL	PLATES	GRP
TCLL 30.0	Plates Increase 1.15	TC 0.88	Ver(TL) -0.89 10-11 >402	MT20	197/144
BCCL 7.0	Lumber Increase 1.15	BC 0.90	Ver(TL) -1.85 10-11 >218	MT18H	197/144
BCCL 0.0	Rep Stress Incr YES	WB 0.83	Horz(TL) 0.26 8 n/a		
BCCL 10.0	Code IFR2008/IF12002	(Matrix)			
LUMBER					Weight: 89 lb
TC 2 X 4 SPF 1850F 1.5E					
BC 2 X 4 SPF 2100F 1.6E					
WB 2 X 3 SPF Stud					

REACTIONS (kips)	SPACING	CS	DEFL	PLATES	GRP
Max Horz 2=35(LC 8)					
Max Up/Down 2=160(LC 9)					
Max Grav 2=1481(LC 2)					
FORCES (b) - Max. Comp/Max. Ten. - All forces 250 (lb) or less except when shown.					
TOP CHORD	2-3=6388/964, 3-4=5917/784, 4-5=4259/633, 5-6=4259/633, 6-7=5917/784, 7-8=6388/964				
BOT CHORD	2-12=9196/254, 11-12=7365/273, 10-11=7365/273, 8-10=9196/254				
WEBS	3-12=6312/219, 4-12=604, 4-11=1408/211, 5-11=917/1040, 6-11=1408/211, 6-10=6804, 7-10=6312/219				

NOTES (12)

- 1) Unbalanced roof live loads have been considered for this design.
- 2) Wind: ASCE 7-05; 90mph; h=25ft; TCCL=1.2psf; BCCL=6.0psf; Category II; Exp B; enclosed; MWFRS (low-rise) gable end zone and C-C Exterior(2) zone; cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.60 plate only DOL=1.60. This truss is designed for C-C for members and forces, and for MWFRS for reactions specified.
- 3) TCLL: ASCE 7-05; P=30.0 psf (roof live load); Lumber DOL=1.15 Plate DOL=1.15; P=40.0 psf (ground snow); P=27.7 psf (roof snow); Lumber DOL=1.15 Plate DOL=1.15; Category II; Exp B; Fully Exp.; C=1.1
- 4) Roof design snow load has been reduced to account for slope.
- 5) Unbalanced snow loads have been considered for this design.

(Continued on page 2)

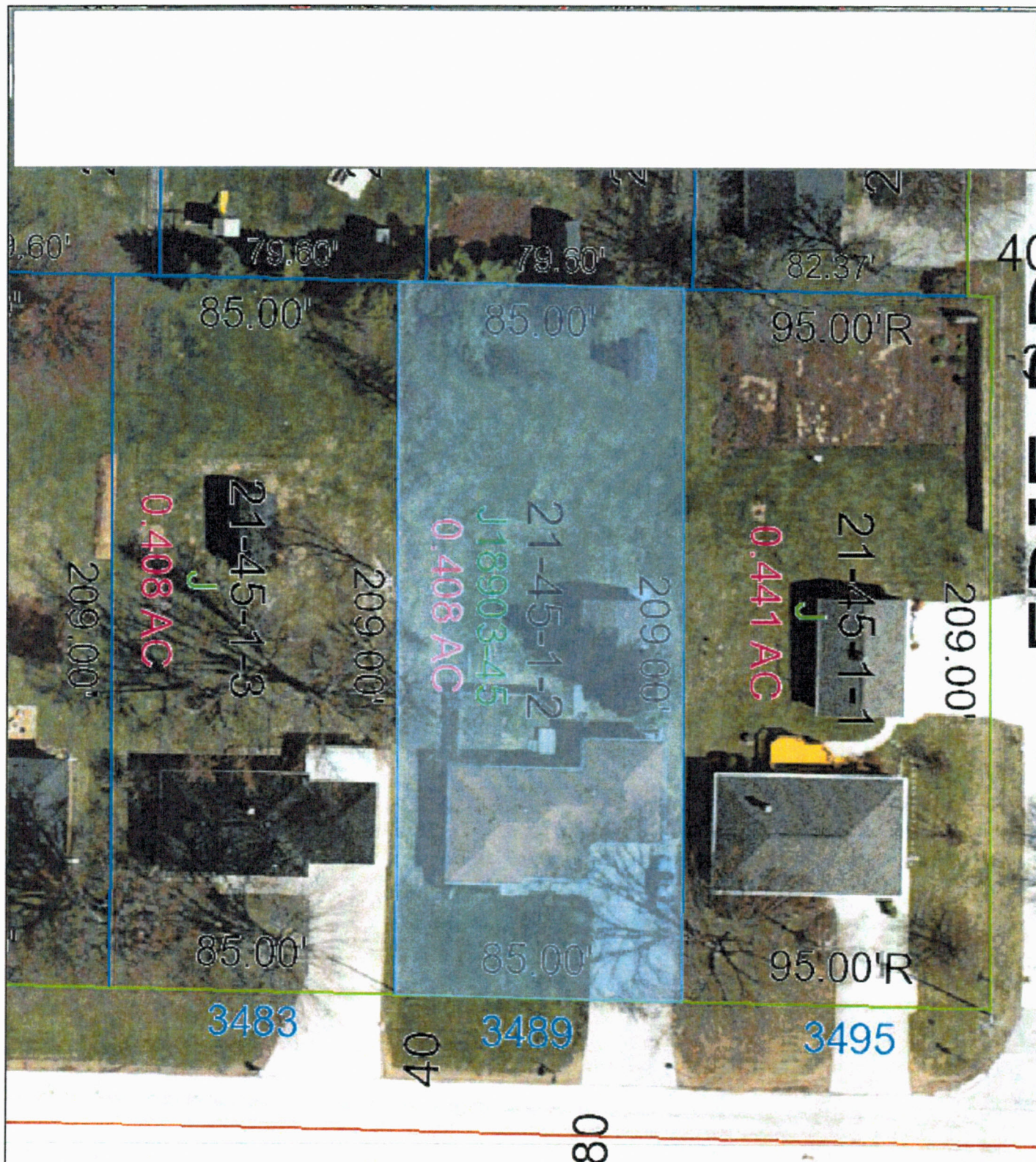


420 sq ft

720 sq ft

30 ft Truss 5'-11" Tall

[illegible]



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 1:441



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

MEETING DATE

September 17, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.8.

Springview Landscape Service, Inc., on behalf of the Jackie Nitchke Center, property owner, proposes to install a fence in an Office/Residential (OR) District at 630 Cherry Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-521(a) (2) maximum height in the setback (Ald. R. Scannell, District 7).

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

- I. 630 Cherry 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: 9/4/18 Project Address: 630 Cherry Street Project #: 74607 Appeal #: 18-062

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	Jackie Nitchke Center	Name:	Springview Landscape Service, Inc
Address:	630 Cherry Street	Address:	420 S. Consensus Rd
City, State, Zip	Green Bay WI 54301	City, State, Zip	Green Bay WI 54311
Phone:	920-435-2093	Phone:	920-863-2026
Email:		Email:	dave@springviewlandscape.net

Describe proposed plan:

Install a 6ft vinyl privacy fence on the EAST & South sides of the building to surround serenity garden to provide privacy for facility tenants

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

Set Back Variance on North Quing side of the building

13-521 Fence location and height
(2) Nonresidential zoning districts - maximum height of fence in front or corner side yard setbacks shall not exceed 3 feet

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

It is necessary to install a 6ft privacy fence around the serenity garden for privacy and confidentiality of the facilities residents. Currently many individuals wander through the property. The fence will provide added privacy to the serenity garden

SEE ATTACHED Letter

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

corner lot in downtown environment that is surrounded by mostly asphalt and little green space. The serenity garden will enhance the property and provide a beautiful serene place for the residents to reflect.

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

The addition of the fence around the serenity garden will provide added safety and security to facility residents while adding to the value of the neighborhood. The garden area will be visible even above the fence with tall trees and plants. The fence will deter the public from wandering through the property and move foot traffic to the public sidewalk where it's intended to be.

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 9-4-18

OFFICE USE ONLY:	Parcel# 11-197	Residential \$75	Commercial \$150
District: 7 Zoning: OR	Meeting Date: 9/17/18	Receipt #: 12319-4	



August 31, 2018

City of Green Bay
Department of Community and Economic Development
Zoning and Planning Board of Appeals
100 N. Jefferson Street
Green Bay, Wisconsin 54301-5026

RE: Jackie Nitschke Center Variance Application

To Whom It May Concern:

I am writing to support the variance application for the Jackie Nitschke Center, 630 Cherry Street, Green Bay, Wisconsin. The Jackie Nitschke Center is a Wisconsin state-certified alcohol and drug addiction treatment center. Our mission is to provide affordable, superior alcohol and drug treatment in a home-like environment to improve the quality of life for adult clients and their families. Services include a 28 day Residential Treatment program, Intensive Outpatient/Outpatient Program, Individual Counseling and Family Education and Recovery. We focus on engaging clients and families in continual care, from treatment through recovery.

With the support of community philanthropy, the Jackie Nitschke Center is currently constructing a Serenity Garden and recreation space surrounding the residential facility at 630 Cherry Street. The majority of clients have experienced trauma and have co-occurring mental health conditions. Providing a trauma informed environment is an evidence-based practice that increases the success of long term recovery. The Serenity Garden provides a healing environment where clients can be surrounded by nature to complete journaling assignments, visit with families and/or meditate. It includes a small basketball court that will provide increased opportunities for exercise and recreation to promote healing and recovery.

The Serenity Garden and recreation area will be surrounded by a six foot high fence, which is the subject of the variance request. It is imperative that we provide our clients with an environment that ensures their confidentiality and safety. Unfortunately, under current conditions without a six foot high fence, the area surrounding the residential treatment center is subject to individuals who wander through our private property.

I appreciate the consideration that the Zoning and Planning Board of Appeals is providing to the Jackie Nitschke Center's desire for increased confidentiality and security. If you have any questions, I may be reached at 920-435-2093.

Sincerely,

Lawrence J. Connors
Chief Executive Officer

BOARD OF DIRECTORS

PRESIDENT
Tom Bartel

VICE PRESIDENT
D.J. Long Jr.

SECRETARY
Valarie Wunderlich

TREASURER
Rick Kellogg

Lawrence Connors
Jeff Greeneway
William LaBine
Nancy Thompson
Jason Wied
Tiffany O'Day

Jackie Nitschke
Center, Inc.

630 Cherry St.
Green Bay, WI 54301
P 920-435-2093
F 920-435-2580



<Title>

Jackie Nitchke Ctr
630 Cherry St.



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

08/30/2018
Scale 1:240



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

MEETING DATE

September 17, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.9.

John J. Zimanek, property owner, proposes to construct a new detached accessory structure 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 13-613(c), general requirements (Ald. M. Steuer, District 10).

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

- I. 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: 9/14/18 Project Address: 1705 Murphy Project #: 74629 Appeal #: 18-063

PROPERTY OWNER	APPLICANT INFORMATION
Name: <u>John J Zimanek</u>	Name: <u>John J Zimanek</u>
Address: <u>1705 Murphy Ct.</u>	Address: <u>1705 Murphy Ct.</u>
City, State, Zip: <u>Green Bay, WI 54303</u>	City, State, Zip: <u>Green Bay, WI 54303</u>
Phone: <u>920-362-3104</u>	Phone: <u>920-362-3104</u>
Email: <u>fordseatchevys@yahoo.com</u>	Email: <u>fordseatchevys@yahoo.com</u>

Describe proposed plan: I would like to build a detached garage. 28'x32'

TOTAL Principal Use = 1387
Total Accessory Use = 1724

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

I need a Variance because I am exceeding the accessory square footage for an R10. Principal = 1387 Accessory = 1724

13-615 Residential Accessory Buildings - (b)(2)
In no case shall total floor area of Attached garage, carport or Accessory structure exceed ground floor of Principal

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome: My dwelling square footage is smaller than the average residence in an R1 zone, I have multiple collector vehicles, and I do not wish to store them off site, or to store them outside my lot size supports these structures and I am maintaining the regulated green space. (I'm currently pay for storage to keep my other collector vehicles housed)

Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance: I did not want to build more house than I needed. so the dwelling square footage is limited with the large lot size that I have.

Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance: My accessor building will match the existing Residence and my yard will not be littered with vehicles or junk.

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: John J Zimanek Date: 8-27-2018

OFFICE USE ONLY:	Parcel# <u>6-2459</u>	Residential \$75 <u>X</u> Commercial \$150 <u> </u>
District: <u>10</u> Zoning: <u>R1</u>	Meeting Date: <u>9/17/18</u>	Receipt #: <u>12319-5</u>

1705 Murphy Ct.

LAWN

drive way

1721

Sq. Ft.

34

sidewalk

4' Porch 84 SF

34

32'

LAWN

1387 SF
House Footprint

Basement
1,200 SF

828 SF
Attached
Garage

driveway
Parking

LAWN

40'

52'-6"

68'

Patio 908 Sq Ft

Apron

LAWN

4996

Fire Pit

12,984 SF

North
↑

LAWN

896 Sq Ft
Detached
Proposed
Garage

10'

28

25'

Property line
Utility easement

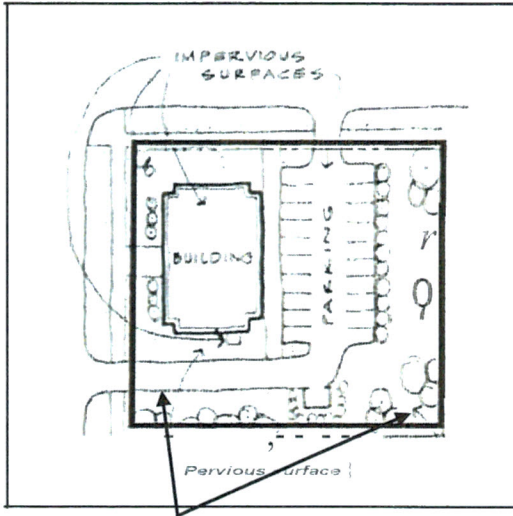
38.5%

12984 SF



IMPERVIOUS SURFACE RATIO CALCULATION

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



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

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

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

MAXIMUM LOT COVERAGE: R1 = 50%

Component	Area (square feet)
1. House (including porches, patios, attached garage)	3207 sq. ft.
2. New structure	896 sq. ft.
3. Existing structures (sheds, etc.)	_____ sq. ft.
4. Driveway	1721 sq. ft.
5. Sidewalks (private)	_____ sq. ft.
6. Total of all impervious surfaces on the site (sum of lines 1-5)	5824 sq. ft.
7. Gross area of the site (lot area)	12,984 sq. ft.

Impervious surface ratio (line 6 divided by line 7 x 100 = %)

44.8%

OK

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



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

MEETING DATE

September 17, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.10.

Grassy Island Range Lights, Inc., on behalf of NEW Water-GBMSD, property owner, proposes to construct a one-story structure in a General Industrial (GI) District at 100 Bay Beach Road. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-515(e), waterway setback (Ald. K. Lefebvre, District 6).

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

- I. 100 Bay Beach Rd



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: 9-4-18

Project Address: 100 Bay Beach Road

Project #: 73746 Appeal #: 18-064

PROPERTY OWNER	APPLICANT INFORMATION
Name: NEW Water - GBMSD	Name: Grassy Island Range Lights, Inc.
Address: 2231 N. Quincy St.	Address: 100 Bay Beach Rd.
City, State, Zip: Green Bay, WI 54302	City, State, Zip: Green Bay, WI 54302
Phone: 920-438-1060	Phone: 920-412-1023
Email: bvanderloop@newwater.us	Email: mjbaben@icloud.com

Describe proposed plan: Grassy Island Range Lights, Inc. will be moving the existing range lights off of the existing breakwater, construct new pile supported foundations, and move the range lights back on to their new foundations. A new sheetpile wall will also be constructed around the entire breakwater to prevent erosion. This construction has all been permitted. These efforts will preserve the range lights for many years. The range lights were originally located on Grassy Island about a mile from the mouth of the Fox River and were used to guide ship traffic through Green Bay and into the Fox River. At the island there were additional structures including a residence and support buildings for storage (see the attached photographs) Grassy Island Range Lights would like to restore the original island setting by adding a building to the site. It will be a small 192 square foot, one story building that will be used as a museum to store artifacts from the original range light operations and to display the history of the range lights. The museum building will be located as shown on the attached site plans and rendering. The construction of this building will add greatly to the experience of those visiting the range lights.

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

Because of the confines of the site, the building will be located within 50 feet of the Fox River as can be seen on the attached site plans. Note that the permitted range lights also fall within 50 feet but have been grandfathered in. The museum building will actually be slightly farther away from the Fox River than the range lights. The zoning code that applies to the set back requirement is as follows:

(e) Waterway Setback. (Cr. GO 16-10) There shall be a building setback of 50 feet from the bulkhead line or ordinary high water mark, whichever provides the greater landward distance, of all waterways within the City of Green Bay, as described on Map C of Section 13.2013(c)(3). There shall be no building, or alteration of existing buildings, within such setback area.

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

The zoning ordinance will not allow for construction of the museum building because the breakwater is not large enough to meet the 50 foot setback requirement. There are no options available to complete the project.

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

The project site is surrounded by water on all four sides and the set back can not be met.

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

By granting the variance, the public will have access to a museum that will present the historical significance of the range lights and their importance to the early navigation of Green Bay which began in the 1872. The museum will add to one of Green Bay's historic structures that is listed on the National Register. The purpose of the ordinance is to preserve shorelines and uncontrolled development. The shoreline is being enhanced with a new dockwall to prevent erosion. This museum has a definite public purpose and will greatly enhance the historic setting of the range lights.

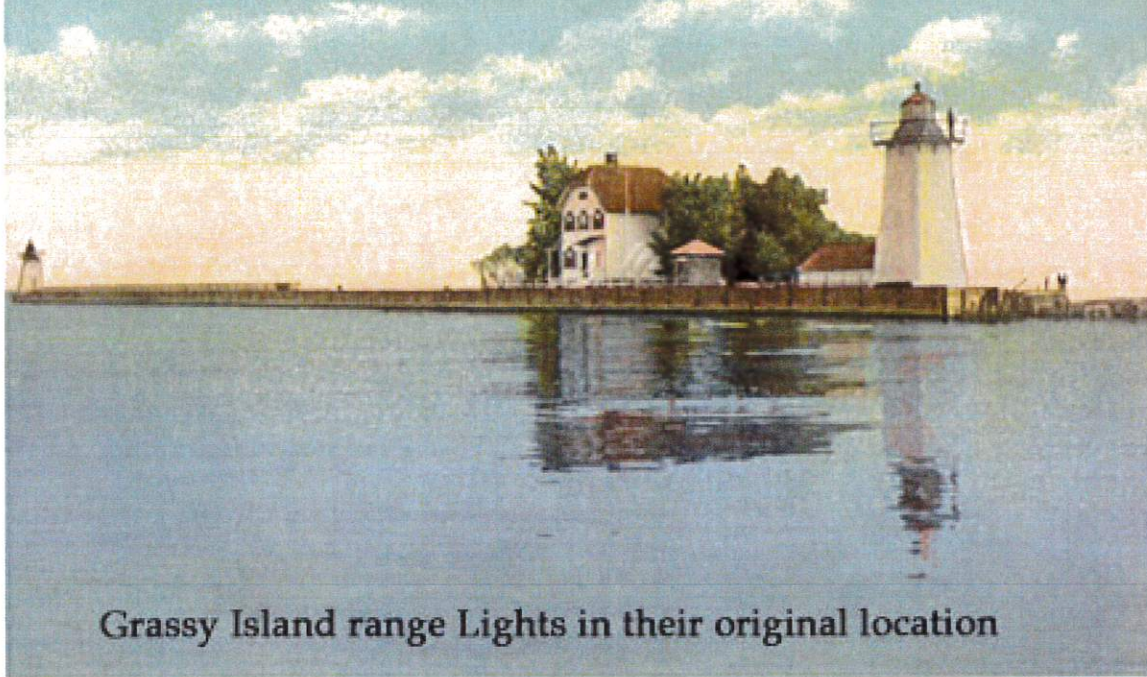
Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request.

Merlin J. Baenen
Signature of Applicant

9-4-2018
Date

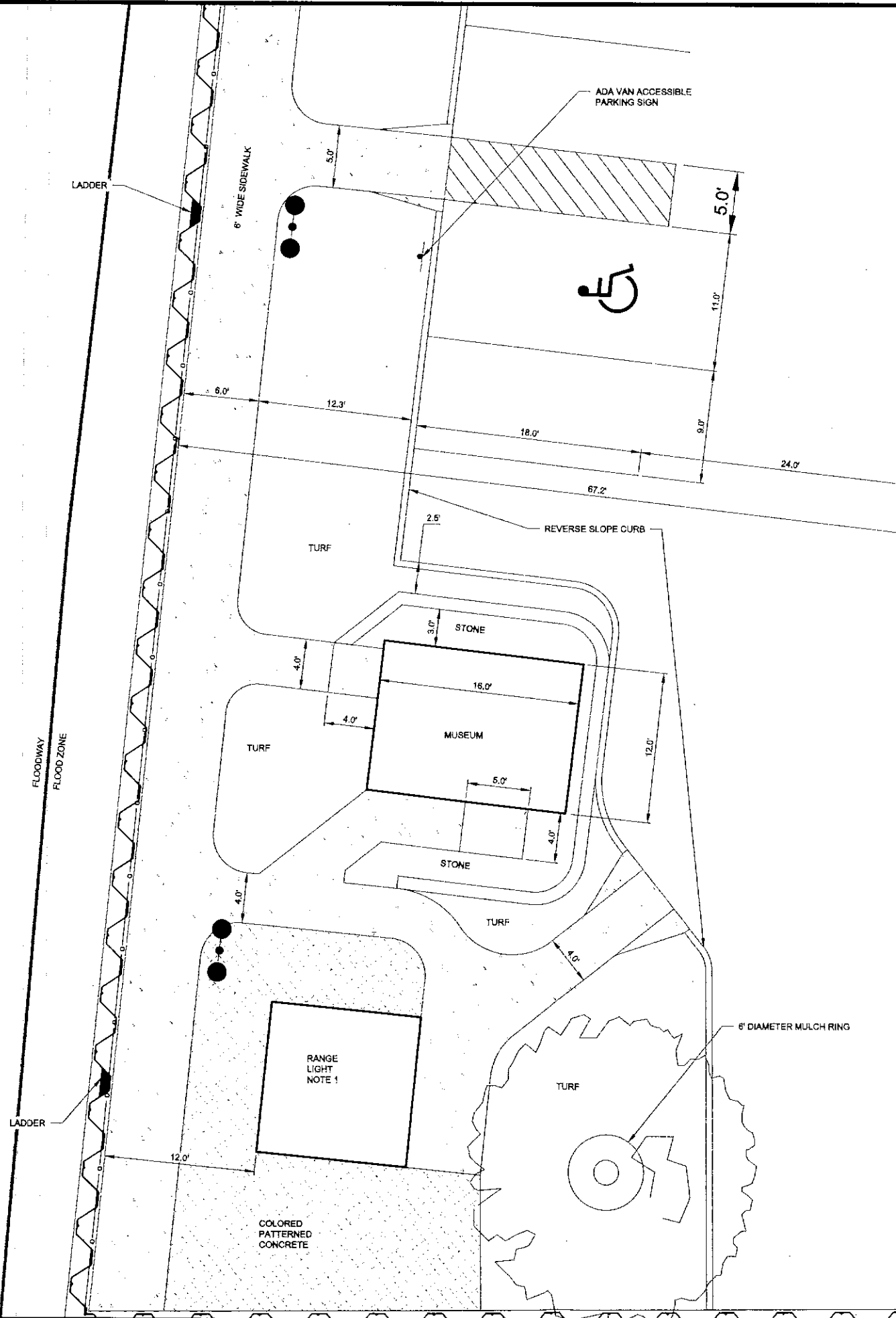
OFFICE USE ONLY:	Parcel# 20-693	Residential \$75	Commercial \$150 ☒
District: 6 Zoning: 6I	Meeting Date: 9/17/18	Receipt #: 12319-6	

First Light House, Harbor, Green Bay, Wis.



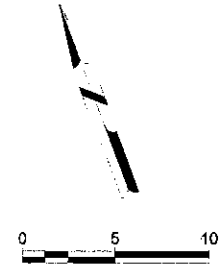
Original site of the range lights with support building.

BULKHEAD LINE
FOX RIVER



PLAN NOTES:

FINAL POSITION OF RANGE LIGHTS TO BE ADJUSTED SO THAT PILE FOUNDATION AVOIDS BURIED TIERODS.



**Mead
& Hunt**

Mead and Hunt, Inc.
1702 Lawrence Dr
De Pere, WI 54115
phone: 920-496-0500
meadhunt.com

These documents shall not be used for any purpose or project for which it is not intended. Mead & Hunt shall be held responsible by the client and hold harmless from all claims, damages, liabilities, losses, and expenses, including attorney fees and costs, arising out of such misuse or reuse of the documents. In addition, unauthorized reproduction of these documents, in part or as a whole, is prohibited.

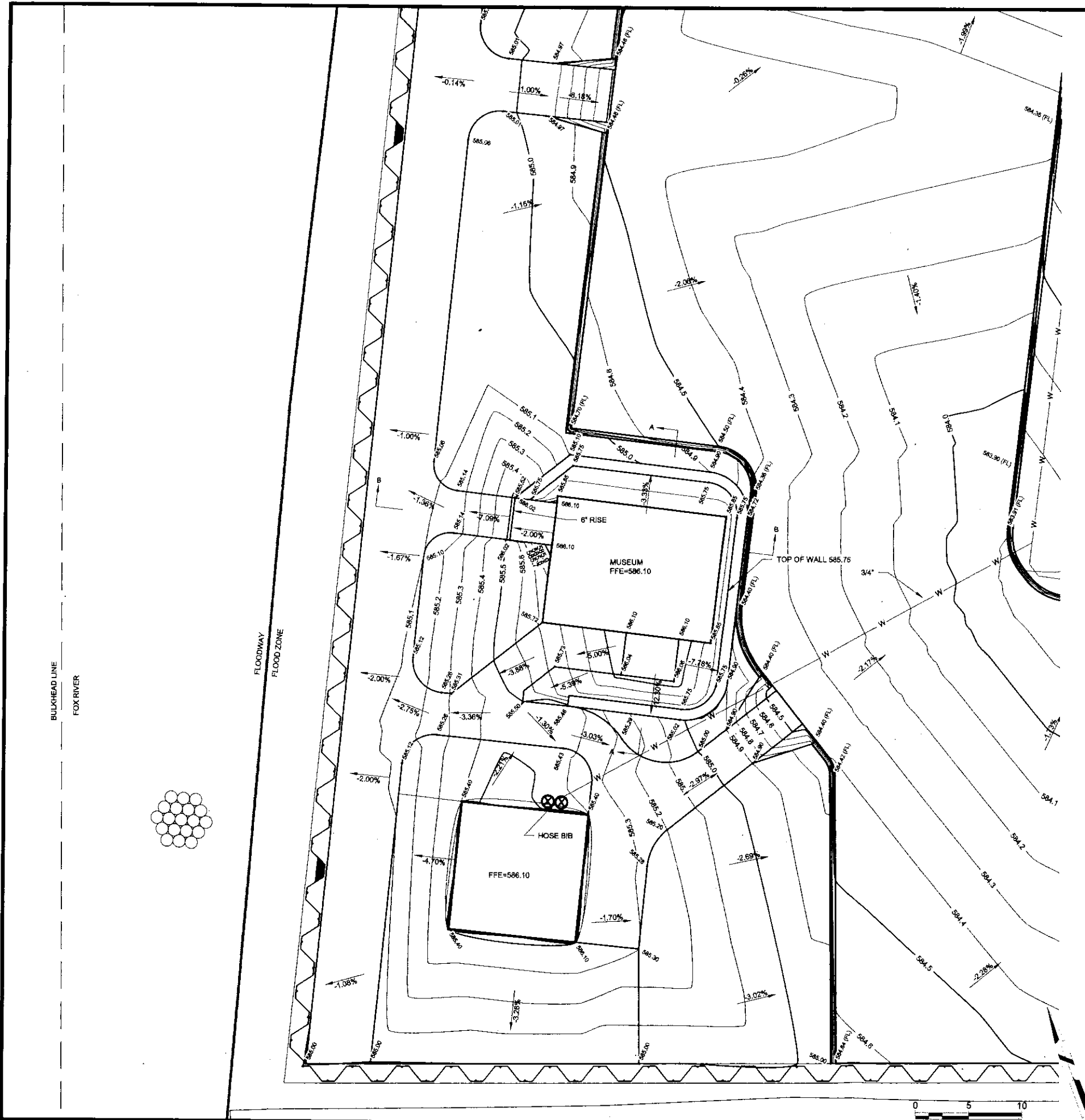
**GRASSY ISLAND RANGE LIGHTS, INC.
DOCKWALL AND RANGE LIGHT
STABILIZATION**
100 BAY BEACH ROAD
GREEN BAY, WISCONSIN

ISSUED
08/13/18 ISSUED FOR
CONSTRUCTION

MAK NO.: 4375700-150796.01
DATE: August 13, 2018
DESIGNED BY: JBB
DRAWN BY: CAJ
CHECKED BY: JBB
DO NOT SCALE DRAWINGS

SHEET CONTENTS
SITE IMPROVEMENTS
PLAN MUSEUM

SHEET NO.
C-101A

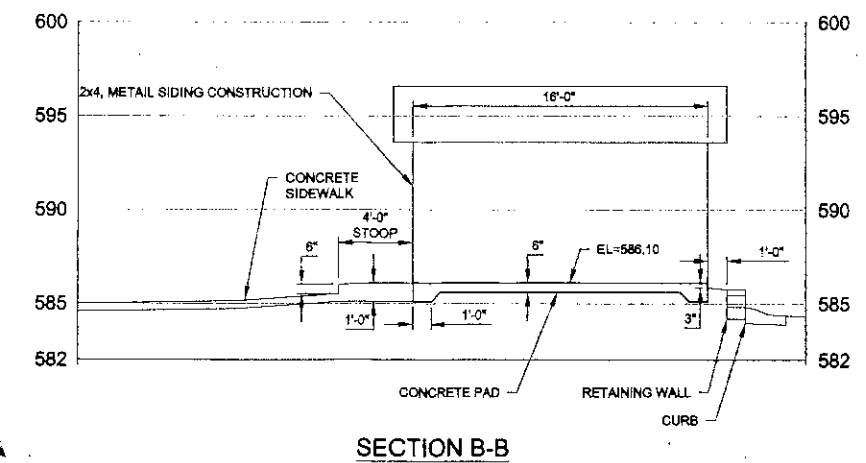
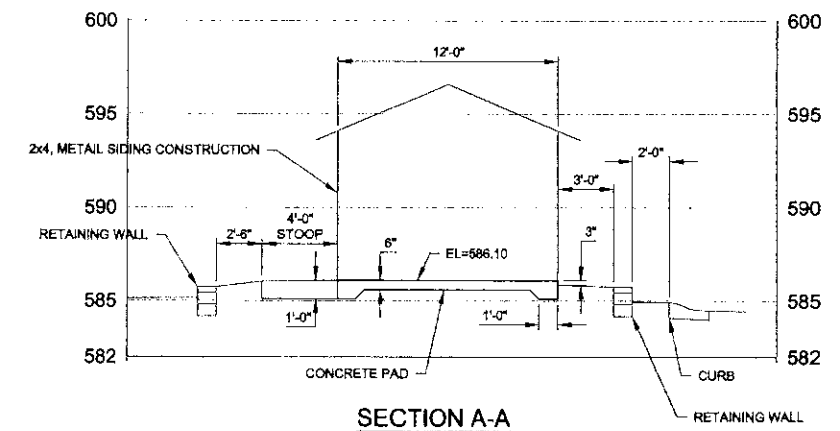


UTILITY AND GRADING PLAN NOTES:

1. SET ALL HOSE BIBS AT ELEVATION 586.25. FOR HOSE BIB DETAIL SEE 9/C-503.
2. FINAL LOCATION OF STORMWATER PIPES AND CMP TO BE POSITIONED BETWEEN TIERRODS.
3. WATERMAIN PIPE SHALL CONSIST OF DRISCOPEX HOPE PE 4710/PE100 PIPE, DR 11. JOINTS SHALL BE ELECTROFUSION. PIPES SHALL BE BEDDED AND SURROUNDED WITH 8 INCHES OF WASHED STONE (ASTM C33, SIZE 67). PROVIDE CONNECTOR FROM HOPE PIPE TO COPPER STANDPIPE. SEE DETAIL 9, DRAWING C-503.

LEGEND:

	WATER VALVE
	HOSE BIBS (DUAL)
	WATER PIPE
	STORM INLET, CURB
	STORM INLET, ROUND
	STORM SEWER
	PROPOSED CONTOUR LINES
	FINISHED / PROPOSED SPOT ELEVATION
	FINISHED/PROPOSED SPOT ELEVATION AT FLANGE



Mead & Hunt

Mead and Hunt, Inc.
1702 Lawrence Dr
De Pere, WI 54115
phone: 920-496-0500
meadhunt.com

GRASSY ISLAND RANGE LIGHTS, INC.
DOCKWALL AND RANGE LIGHT
STABILIZATION
100 BAY BEACH ROAD
GREEN BAY, WISCONSIN

08/13/18 ISSUED FOR
CONSTRUCTION

MAH NO.: 4375700-150796.01
DATE: August 13, 2018
DESIGNED BY: PJW
DRAWN BY: CAJ
CHECKED BY: JBB
DO NOT SCALE DRAWINGS

SHEET CONTENTS
UTILITY AND GRADING
PLAN MUSEUM

C-141A





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

MEETING DATE

September 17, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.I.I.

Ronald L. Smits, property owner, proposes to pave an area for vehicles sales located in a Highway Commercial (C2) District located at 1009 Pine Street (a.k.a. 1003 Pine Street). The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-810, Table 8-2, front and corner side yard setback and maximum impervious coverage (Ald. R. Scannell, District 7).

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

- I. 1000 Main 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: 9/14/18 Project Address: 1009 PINE STREET Project #: 74646 Appeal #:

PROPERTY OWNER	APPLICANT INFORMATION
Name: <u>RONALD L. SMITS</u>	Name:
Address: <u>1000 MAIN STREET</u>	Address:
City, State, Zip: <u>GREEN BAY, WI 54301</u>	City, State, Zip
Phone: <u>(920) 621-3940</u>	Phone:
Email: <u>rachel-smits@gmail.com</u>	Email:

Describe proposed plan:

53 X 74 BUILDING HAS BEEN REMOVED. PLAN IS TO BLACKTOP AREA WHERE BUILDING WAS REMOVED, STRIPE LOT AND USE PROPERTY FOR OUTDOOR DISPLAY AREA.

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

- 1) 13-810 TABLE 8-2/13-1709 - 15' front and corner yard building and pavement setback is required
- 2) 13-810 Table 8-2 - maximum impervious surface is 80%

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

THE SUCCESS OF MY BUSINESS IS TOTALLY DEPENDANT ON THE QUALITY OF OUTDOOR DISPLAY. GIVING UP 20 PERCENT OF MY OUTDOOR DISPLAY AREA WILL MAKE MERCHANDIZING AND SIGN REMOVAL BURDENSOME.

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

I REMOVED A BLIGHTED BUILDING, I DIDN'T BUILD FROM SCRATCH. THE REMAINING BUILDING IS NOT POSITIONED THAT WOULD MAKE SETBACKS CONDUSIVE TO OUTDOOR DISPLAY. AND THE SETBACKS WOULD NOT ALLOW THE OUTDOOR DISPLAY AREA TO FLOW WITH MY CURRENT LOCATION.

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

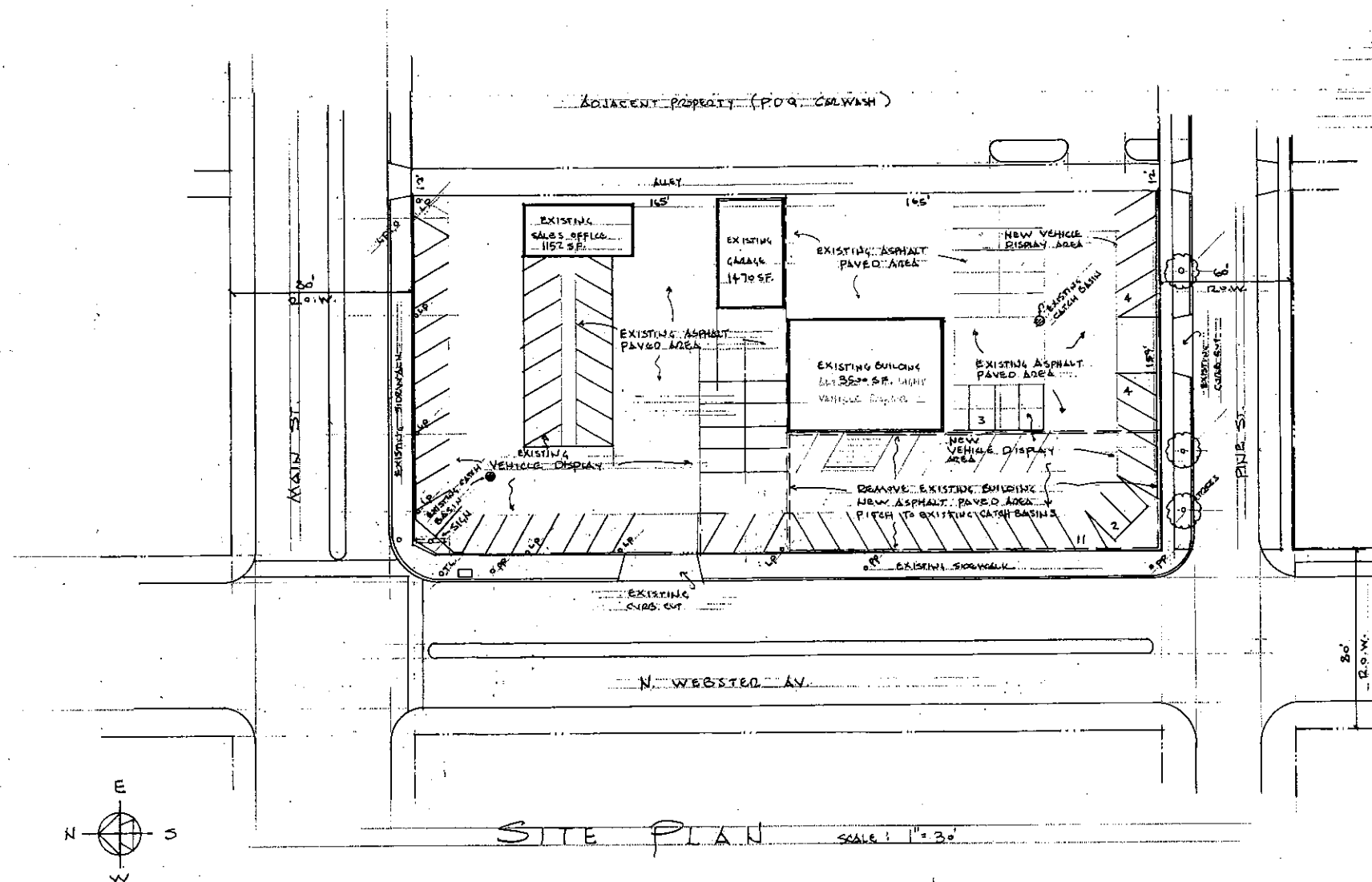
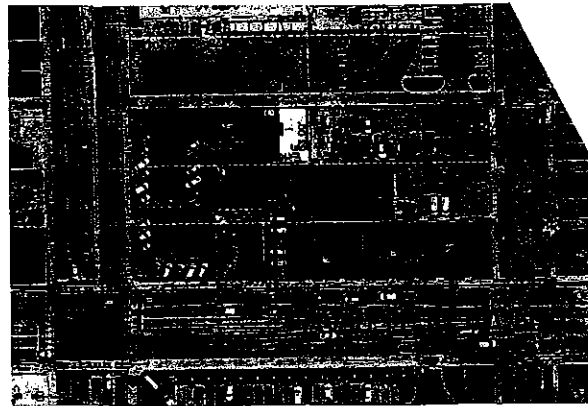
THE OVERALL PROJECT IS DEFINITELY IN THE BEST INTEREST OF GREEN BAY'S DOWNTOWN. AESTHETICALLY THIS PROPERTY HASN'T LOOKED THIS ATTRACTIVE IN OVER 75 YEARS. THE OUTDOOR DISPLAY PRESENTED IN THE SITE PLAN WILL HAVE NO NEGATIVE EFFECT ON THE PUBLIC'S INTEREST IN ANY WAY.

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.

R. Smits
Signature of Applicant

9-14-18
Date

OFFICE USE ONLY:	Parcel# <u>9-98</u>	Residential \$75 _____	Commercial \$150 <u>X</u>
District: <u>7</u> Zoning: <u>CI</u>	Meeting Date: <u>9/17/18</u>	Receipt #:	



SITE ADDRESS		
NEARLY NEW AUTO & TRUCK		
1000 MAIN ST.		
GREEN BAY, WI. 54301		
LOT INFORMATION		
LOT SIZE	52,470 SF.	
BUILDINGS EXISTING	14,867 SF.	28 %
BUILDINGS PROPOSED	6,122 SF.	12 %
PAVED AREA EXISTING	37,623 SF.	72 %
PAVED AREA PROPOSED	46,348 SF.	88 %
GREEN SPACE	00 SF.	0 %
IMPERVIOUS SURFACE	52,470 SF.	100 %

NOTE: ALTERATIONS TO THIS SITE RESULT IN NO CHANGES TO THE IMPERVIOUS SURFACE. NO CHANGES REQUIRED TO EXISTING WATER SERVICE, STORM OR SANITARY SEWERS. ALL NEW BUILDING PACKAGES TO MATCH EXISTING OFFICE BUILDING. NO CHANGES REQUIRED TO EXISTING ELECTRICAL & GAS SERVICES.

TOTAL NEW VEHICLE DISPLAY STALLS = 24

NOTE: ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS, DIMENSIONS & CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE CONSTRUCTION	LLOYD CARPENTER ARCHITECT LLC 2663 Maple Hills Dr, Green Bay, WI 54313 (920) 655-3829 Carp.arch@gmail.com	DATE: 2/20/18 FILE: 2 JOB NO.
	NEARLY NEW TRUCK & AUTO 1000 MAIN ST. GREEN BAY, WI.	1

LLOYD CARPENTER ARCHITECT LLC
2663 Maple Hills Dr., Green Bay, WI 54313
(920) 655-3429
Carp.arch@gmail.com

NEARLY NEW TRUCK & AUTO
1000 MAIN ST.
GREEN BAY, WI.

DATE: 8/20/18
FILE: 2
JOB NO. 1