



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

**MONDAY, FEBRUARY 18, 2019, 5:30 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

A. Roll Call.

1. Members: Don Carlson - Chair, Gregory Babcock - Vice Chair, Tommy Everman, Noel Halvorsen and Jim Hutchison
2. Does anyone need to abstain from voting? Who was out to the property? Did you speak to anyone regarding this variance request?

B. Approval of the Agenda.

1. Approval of the agenda for the February 18, 2019, meeting of the Zoning & Planning Board of Appeals.

C. Approval of Minutes.

1. Approval of the minutes from the December 17, 2018, meeting of the Zoning & Planning Board of Appeals.

D. Regular Business.

1. Phil Bredael, The Remodel Shop, on behalf of Debbie Trepanier, property owner, proposes to reconstruct a garage on its same footprint in a Low Density Residential (R1) District at 600 16th Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-609 maximum impervious surface (Ald. B. Johnson, District 9).
2. Taylor VandenBush, on behalf of Paula J. Reynolds, property owner, proposes to expand an existing driveway in a Low Density Residential (R1) District at 516 Northern Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1709(b)(1), side yard setback (Ald. R. Scannell, District 7).

3. Jerry Hanson, on behalf of the Green Bay Packers, City of Green Bay, property owners, proposes to install two new monument signs in a Public/Institutional (PI) District at 1265 Lombardi Avenue. The applicants request to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-2012, Table 20-4, height, square footage and Section 13-2019 changeable copy (Ald. C. Wery, District 8).
4. John J. Jeanquart, Brander Engineering, on behalf of Georgia-Pacific, property owner, proposes to repave a parking area in a General Industrial (GI) District at 1919 South Broadway (500 Block Lombardi Avenue). The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-1821, interior lot landscaping, Section 13-1821(c)(1) & (2) landscape medians and Section 13-1706(a), driveway width (Ald. B. Johnson, District 9).
5. Troy Weise, property owner, proposes to retain a widened driveway in a Low Density Residential (RI) District at 1750 Bond Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705, driveway taper (Ald. M. Steuer, District 10).
6. Jeff Osgood, Kwik Trip, on behalf of US Oil Co., Inc, property owner, proposes to construct a convenience store with fuel canopies in a Planned Unit Development (PUD) at 3525 Humboldt Road. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1706(a), driveway width (Ald. B. Johnson, District 9).

E. Informational.

1. Date of next meeting: March 18, 2019.

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

A. ROLL CALL.

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

Members present: Don Carlson, Jim Hutchison, Noel Halvorsen, Gregory Babcock, Tommy Everman, Excused:

2. Does anyone need to abstain from voting? Who was out to the property? Did you speak to anyone regarding this variance request?

All stated no. (Tommy Everman was not present.)

B. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the December 17, 2018, meeting of the Zoning & Planning Board of Appeals.

Moved by Gregory Babcock, seconded by Jim Hutchison to approve the agenda. Motion carried.

Yes- Don Carlson, Gregory Babcock, Noel Halvorsen, Jim Hutchison, No- None, Abstain- None

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the November 19, 2018, meeting of the Zoning & Planning Board of Appeals.

Moved by Gregory Babcock, seconded by Jim Hutchison to approve the minutes. Motion carried.
Yes- Don Carlson, Gregory Babcock, Noel Halvorsen, Jim Hutchison, No- None, Abstain- None

D. REGULAR BUSINESS.

1. Steven M. Bieda, on behalf of Great Lakes Homes, LLC, property owner, proposes building and site alterations within the AE District of the 100 year floodplain and Low Density Residential (R1) District at 3579 Van Laanen Road. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1330(a)(1) fill area (Ald. B. Dorff, District 1).

Moved by Noel Halvorsen, seconded by Jim Hutchison to grant the variance as requested. Motion carried.

Yes- Don Carlson, Noel Halvorsen, Jim Hutchison, No- None, Abstain- None

2. Dalton Ruesch, on behalf of Ruesch Management Systems, LLC, property owner, proposes to construct a new detached accessory structure in a Low Density Residential (R1) District at 997 Shawano Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4, maximum size 2nd structure (Ald. B. Johnson, District 9).

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

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

3. Randall Dyle, property owner, proposes to retain a widen a driveway in a Low Density Residential (R1) District at 1031 Holzer Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705, driveway taper (Ald. R. Scannell, District 7).

Please Note: the property owners are David and Donna Tenor.

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

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

E. INFORMATIONAL.

I. Date of next meeting: January 21, 2019 in Room 310.

Please note the room change: the next Board of Appeals meeting will be in Room 310.

F. ADJOURNMENT.

Video was turned off prior to meeting adjourning. Meeting adjourned at 6:03 p.m.

Moved by Tommy Everman, seconded by Jim Hutchison adjourn. Motion carried.

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



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

MEETING DATE

February 18, 2019

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.I.

Phil Bredael, The Remodel Shop, on behalf of Debbie Trepanier, property owner, proposes to reconstruct a garage on its same footprint in a Low Density Residential (R1) District at 600 16th Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-609 maximum impervious surface (Ald. B. Johnson, District 9).

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

- I. 600 16th Ave

Nov - 6 - Deadline

Nov 19 - meeting



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: 11/3/18 Project Address: 600 16th Ave Project #: 75343 Appeal #: 18-073

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	Debbie Trepanier	Name:	Phil Bredael The Remodel Shop
Address:	600 16th Ave	Address:	2756 Amethyst Ct.
City, State, Zip	Green Bay, WI 54303	City, State, Zip	GB, WI 54311
Phone:	498-2861	Phone:	920-655-2268
Email:	None	Email:	Pbredael@sbcglobal.net

Describe proposed plan:

Remove existing 24'x26' garage and Slab that is beyond repair. Construct new 24'x26' garage on same foot print.

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

*

Project will not meet the impervious surface requirements
13.609 = maximum impervious surface coverage
- Impervious surface shall not cover more than 50% of any lot located in R1

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

Because of the narrow, small lot, the homeowner must have their garage behind the house. The homeowner has a concrete patio for her large family cookouts as her yard is wet very often and ~~she needs to keep her patio~~ needs to keep her patio for this reason. Homeowner was given an order to repair their existing garage.

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

The lot is narrow and lacks depth. By the time you have a driveway to the garage behind the house, you have used much of the 50%. Homeowner would need to remove all of her patio and private walk to the home in order to meet requirement.

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

The homeowner is rebuilding an existing garage on the same footprint. There will be no added square footage of concrete or footprint. Their front yard shows adequate and well landscaped green space. Their back yard is fenced and not visible to the community.

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

11-3-18
Date

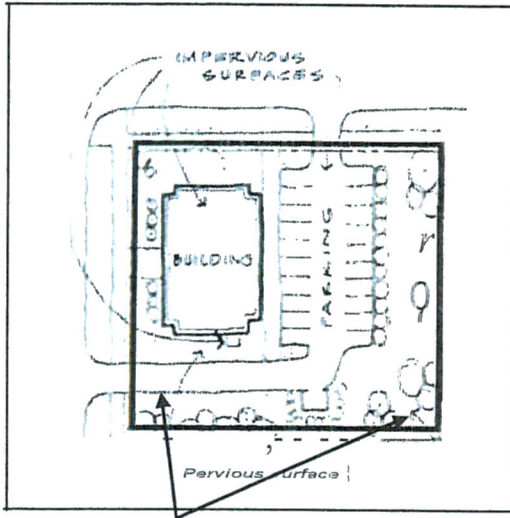
OFFICE USE ONLY:	Parcel# 2-698	Residential \$75 ☒ Commercial \$150 ☐
District: 9 Zoning: R1	Meeting Date: 11/	Receipt #: 12858-7

600 16th



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).

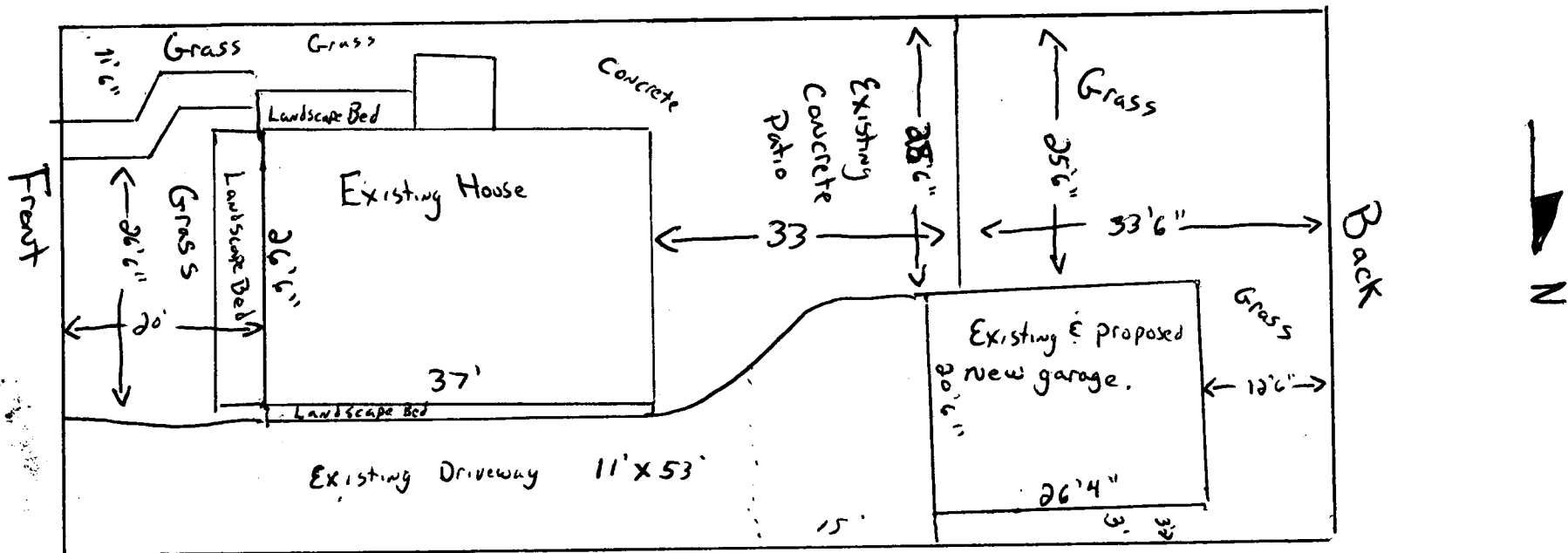
MAXIMUM LOT COVERAGE: R1 = 50%

Component	Area (square feet)
1. House (including porches, patios, attached garage)	1970 sq. ft.
2. New structure	539.15 sq. ft.
3. Existing structures (sheds, etc.)	848 sq. ft.
4. Driveway	883 1036 sq. ft.
5. Sidewalks (private)	75 sq. ft.
6. Total of all impervious surfaces on the site (sum of lines 1-5)	3668.15 sq. ft.
7. Gross area of the site (lot area)	6111 sq. ft.

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

60 ~~100~~ %

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



$$\frac{1}{16}^{\text{th}} = 1'$$

Site:

Debbie Kraus - Trepawier

Garage re-build project

600 16th Ave.

Green Bay, WI

Contractor:

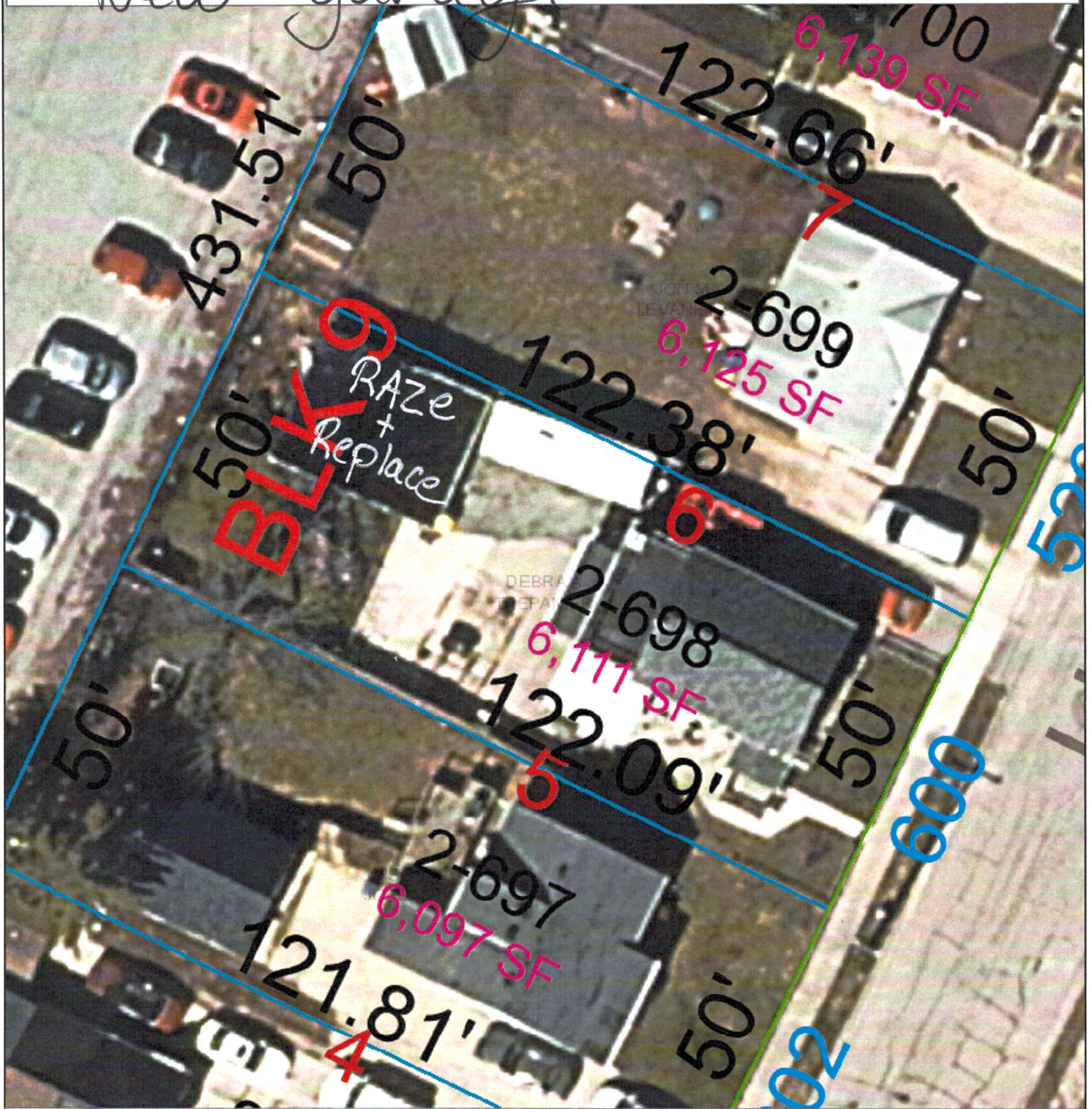
The Remodel Shop

2756 Amethyst Ct.

GB, WI 54311

Site Plan

<Title> 600 16th
New 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.

10/30/2018
Scale 1:240



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

MEETING DATE

February 18, 2019

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.2.

Taylor VandenBush, on behalf of Paula J. Reynolds, property owner, proposes to expand an existing driveway in a Low Density Residential (R1) District at 516 Northern Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1709(b)(1), side yard setback (Ald. R. Scannell, District 7).

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

1. 516 Northern Ave
2. Add Info 12-21-18
3. Taylor Vanden Bush's appeal - Ald Scannell

Nov - 6thNov 19th

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: 11-2-18 Project Address: 516 Northern Ave Project #: 75344 Appeal #: 18-074

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	<u>Paula J. Reynolds</u>	Name:	<u>Taylor Vanden Bush</u>
Address:	<u>2238 Nottingham Ct.</u>	Address:	<u>516 Northern Ave</u>
City, State, Zip	<u>Green Bay WI 54311</u>	City, State, Zip	<u>Green Bay, WI 54303</u>
Phone:	<u>920-217-4428</u>	Phone:	<u>920-362-4040</u>
Email:	<u>reynoldspaula420@gmail.com</u>	Email:	<u>Taylorvb.cas@gmail.com</u>

Describe proposed plan: Expand the driveway width to allow adequate space to move our cars in and out of the garage. One vehicle cannot park in the garage due to being shorter than others.

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

2.5' yard setback

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome: Unable to move around vehicle that must be parked in driveway due to garage restraints. There is also not enough width on driveway to go around in a safe and proper manner.

Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance: Current width of driveway, garage size and house placement.

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

This does not harm public interest as it is in an unseen area to the public and does not affect the neighbors. The expansion does not undermine as we are trying to stay within ordinance and obey parking regulations.

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

11/2/18

OFFICE USE ONLY:

Parcel# 5-283

Residential \$75 ☒

Commercial \$150 ☐

District: Zoning:

Meeting Date: 11/19/18

Receipt #: 12858-9

Planned

Google Maps

515 Northern Ave

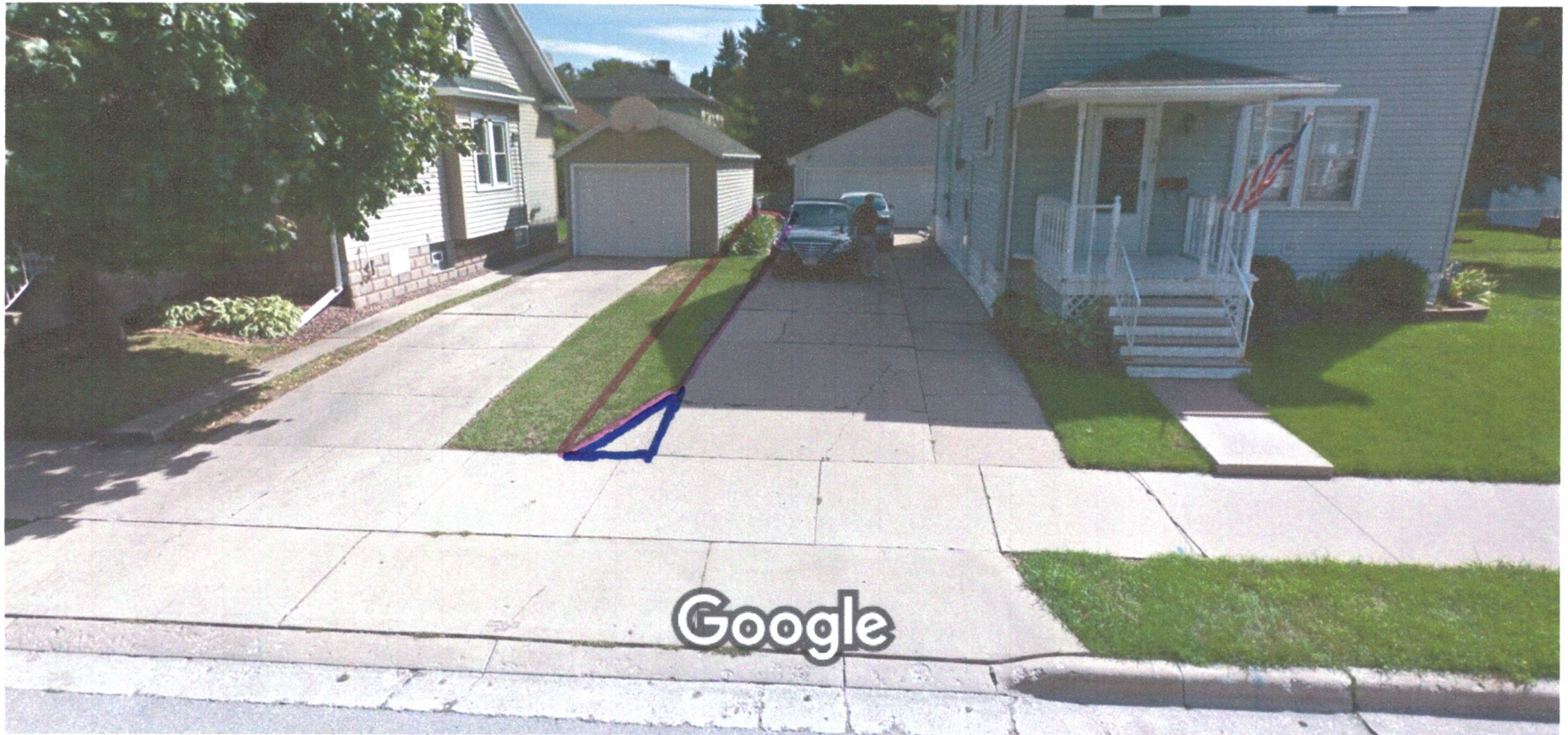
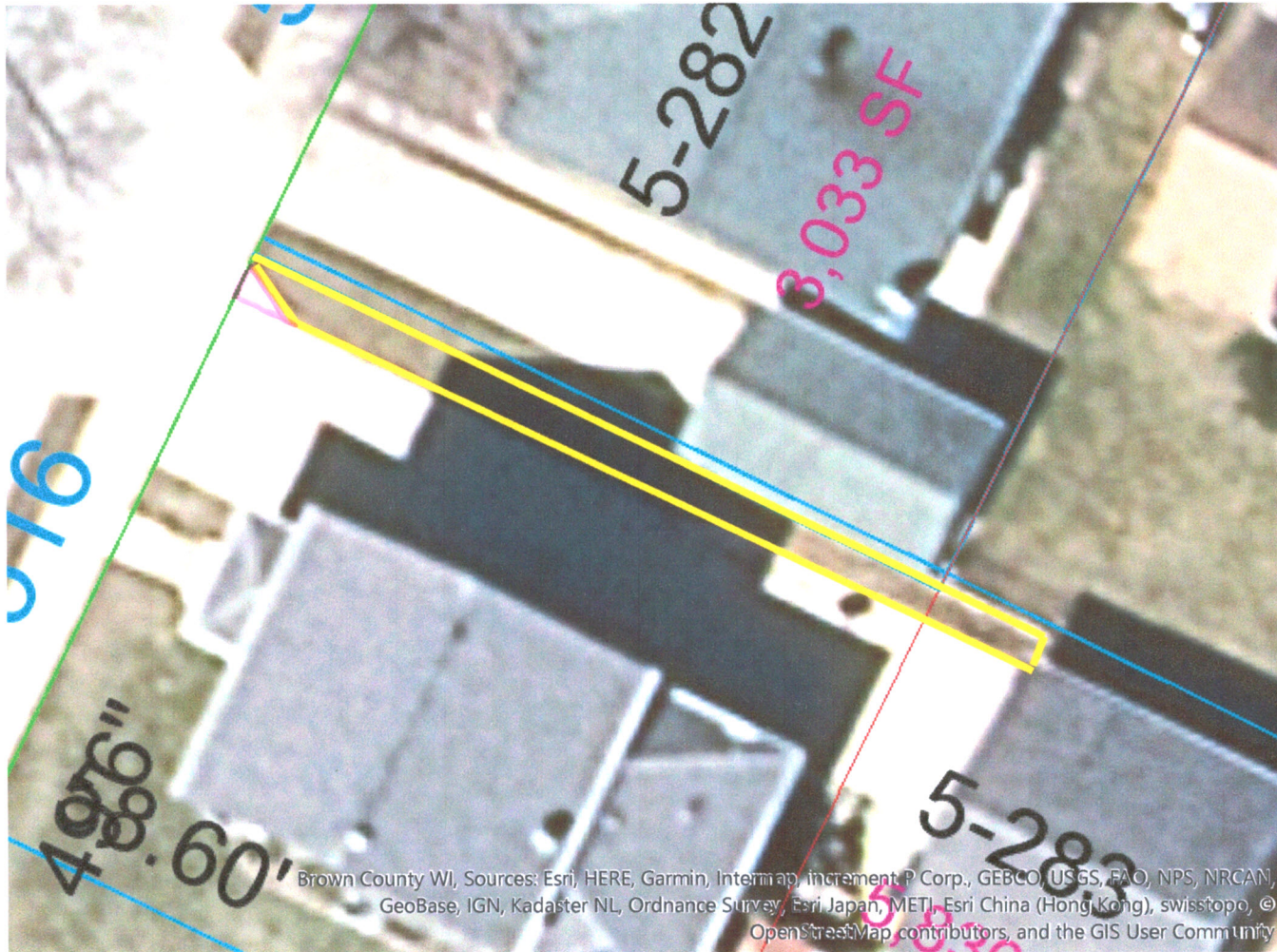


Image capture: Sep 2016 © 2018 Google

- = Pre-Existing Patch of driveway within Setback (Will be redone with driveway)
- = Planned Driveway expansion

Planned 516 Northern Ave

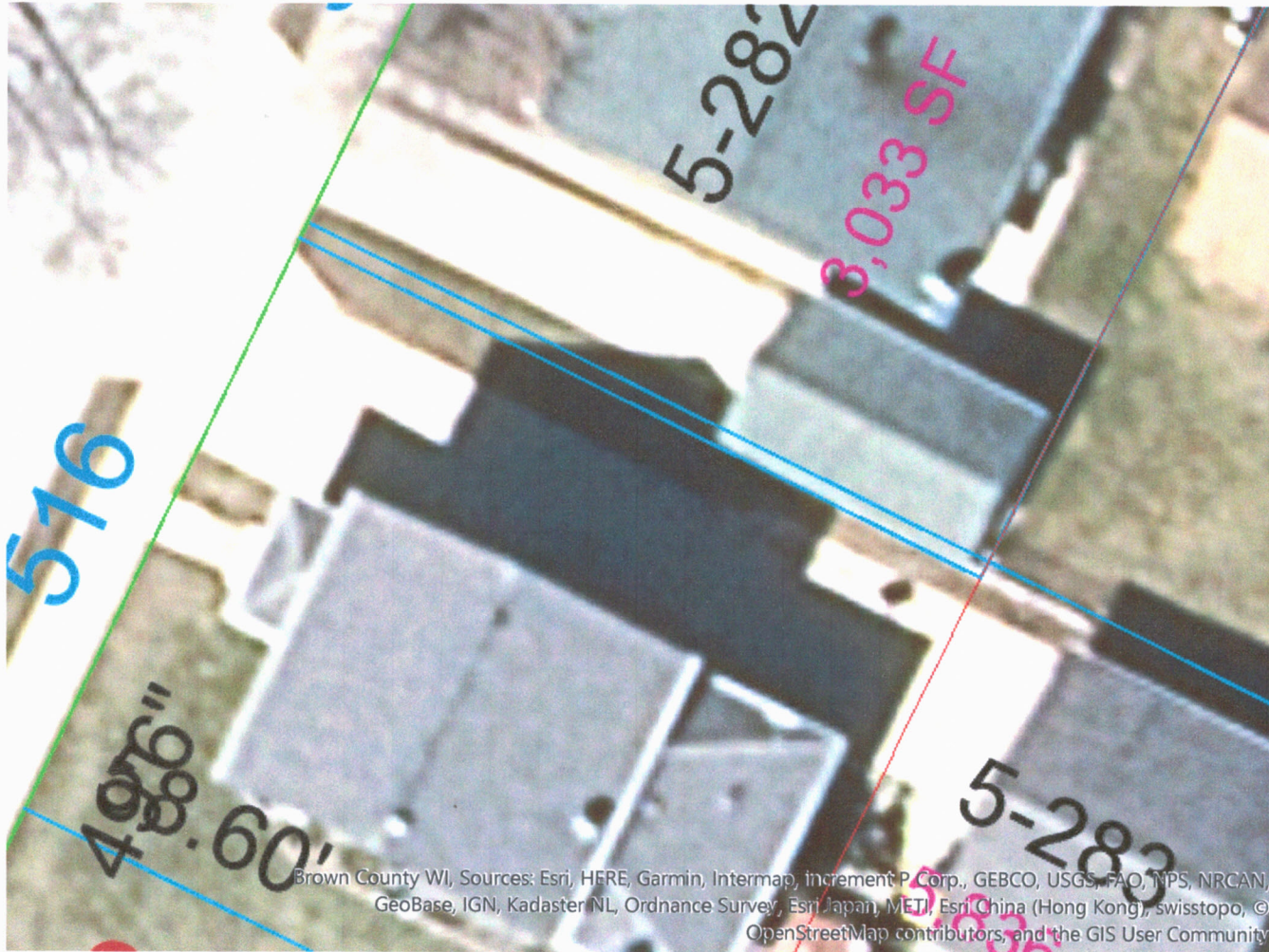


Yellow box - Planned Driveway

— - Current patch of drive way to be included

Current

516 Northern Ave



Current

Google Maps

515 Northern Ave



Image capture: Sep 2016 © 2018 Google

Taylor Vanden Bush

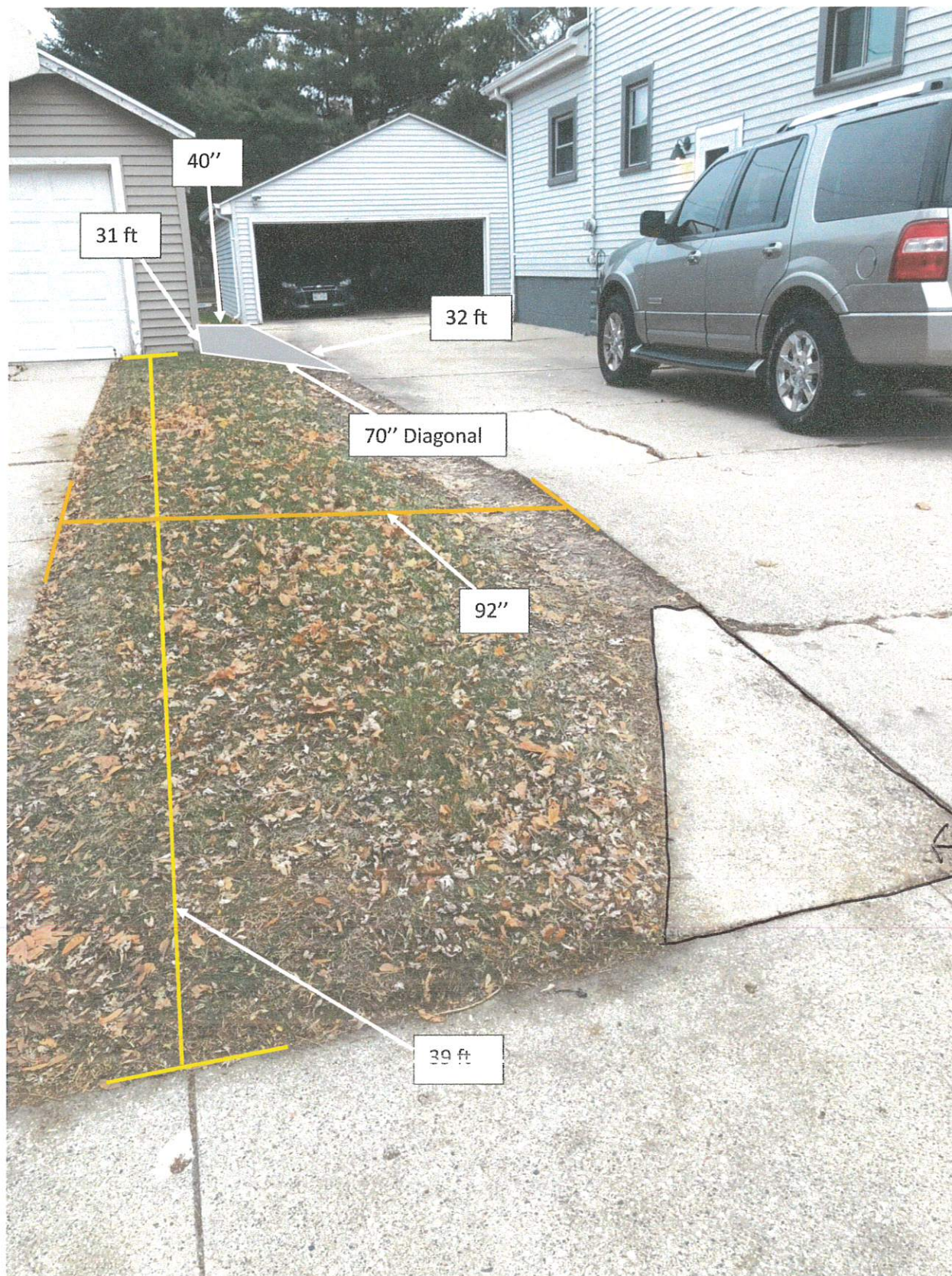
516 Northern Ave Green Bay, WI 54303

920-562-4040

Taylorvb.cas@gmail.com

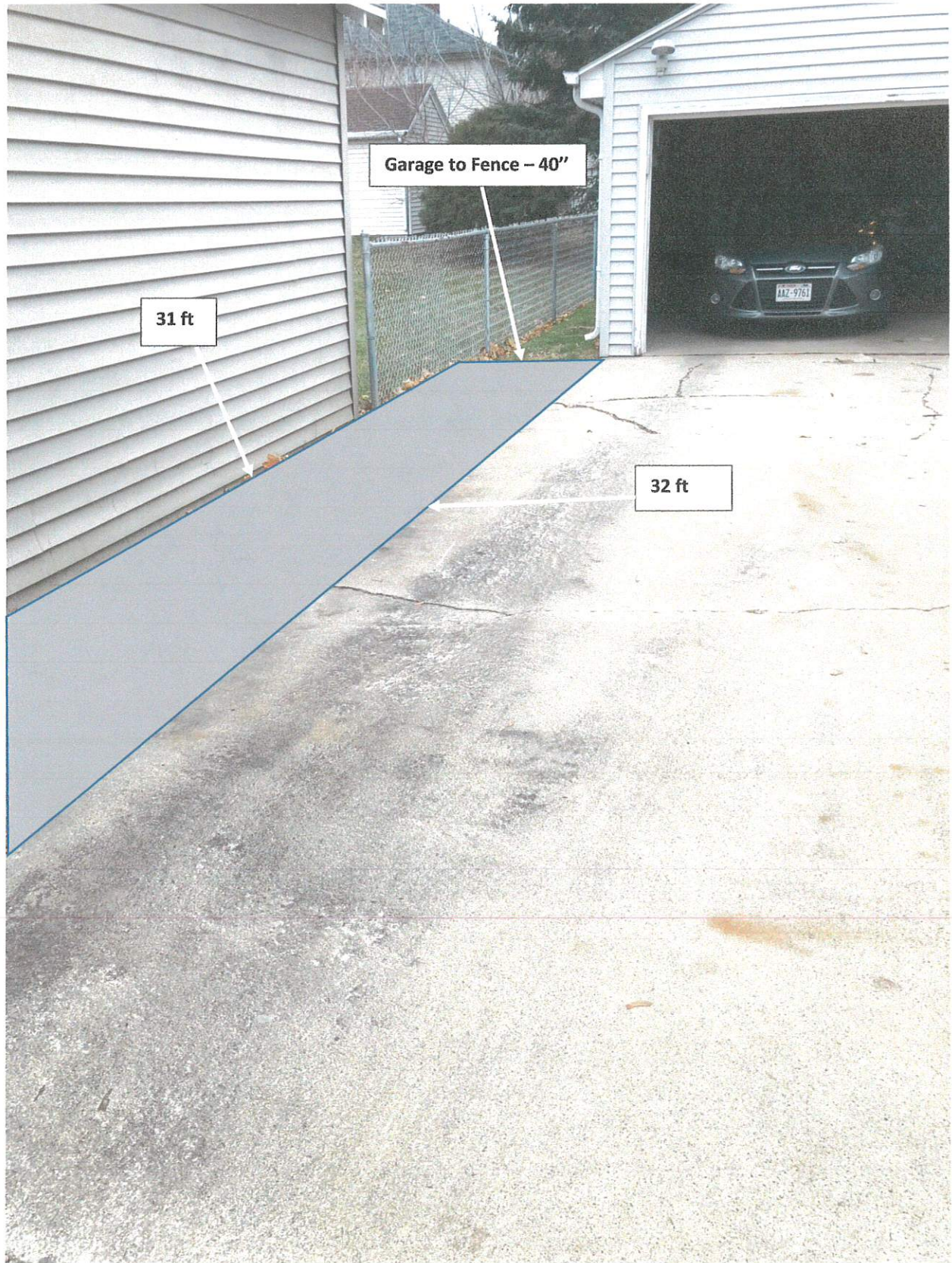






Will be removed with approval





From: [District Seven](#)
To: [Paul Neumeyer](#)
Subject: Taylor Vanden Bush's appeal
Date: Thursday, February 14, 2019 12:02:06 PM

Hey Paul!

I thought I had emails for the commissioners, but I don't. So if you could please share this, I'd appreciate it.

I support Taylor's appeal to widen the top of his driveway.

As I understand it the property lines to the north are off and if they were correct, there would be no need for an appeal.

Taylor's reasons for wanting to expand the top of his driveway are compelling. He needs the extra space to keep from parking on the grass. This will make his driveway safer to navigate and prevent constant moving of vehicles. This alteration to his driveway affects not only his personal, but business vehicle. So there is a compelling personal and business reason for the change.

I think it is also important to note that:

- It has no negative effect on public interest as its away from the road and does not impede on anyone
- It will add curb appeal to the neighborhood and go along nicely with the work we have done to the house exterior.
- Rain runoff goes naturally towards the backyards or towards the road.
- The neighbor is ok and on board with this idea.
- His property would not be affected by this project.
- It is in the best interest as we are adding value to the property while adding to the physical appearance of fixing the driveway and protecting our environment in the process.

Taylor is also willing to remove a portion of the driveway by the road to accommodate for the usage by the garage.

I think Taylor's appeal is reasonable. It accommodates his business which is an asset to the city and as a homeowner it will improve the value of his property.

Thank you for your consideration.

Yours as always,
Alder Randy

Thanks Paul!



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

MEETING DATE

February 18, 2019

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.3.

Jerry Hanson, on behalf of the Green Bay Packers, City of Green Bay, property owners, proposes to install two new monument signs in a Public/Institutional (PI) District at 1265 Lombardi Avenue. The applicants request to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-2012, Table 20-4, height, square footage and Section 13-2019 changeable copy (Ald. C. Wery, District 8).

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

- I. 1265 Lombardi Ave



Zoning & Planning Board of Appeals

VARIANCE APPLICATION

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

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

Date: Jan. 2, 2019 Project Address: 1265 Lombardi Avenue

Project #: 76108 Appeal #: 19-001

PROPERTY OWNER	APPLICANT INFORMATION
Name: City of Green Bay	Name: Green Bay Packers, Inc.
Address: 100 N. Jefferson Street	Address: 1265 Lombardi Avenue
City, State, Zip: Green Bay, WI 54301	City, State, Zip: Green Bay, WI 54301
Phone:	Phone: (920) 569-7306
Email:	Email: hansonj@packers.com

Describe proposed plan: Update of two Marquee signs at Lambeau Field. See attached map for locations.
One sign is currently in use next to Lombardi Avenue will be replaced. The other sign next to Oneida Street replaces the sign that was taken down when the Johnsonville Tailgate Village was built.
New signs are needed to compliment Lambeau Field, educate visitors & enhance guest experience.
Sign dimensions are shown in the attachments.

List variances required to implement the proposed plan (include ordinance numbers and short explanation of each):
Code limits the number & square footage of signs at Lambeau Field.

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome:
Lambeau Field is a unique property where there needs to be current event signage to enhance visitor and guest experience.

Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance:
Due to the nature of the property and the size of the stadium, addition signage and square footage is needed.

Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance:
The proposed signage is proportional to the stadium and will not look out of place.
Public interest & guest experience will be enhanced with the new signage.

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

January 2, 2019

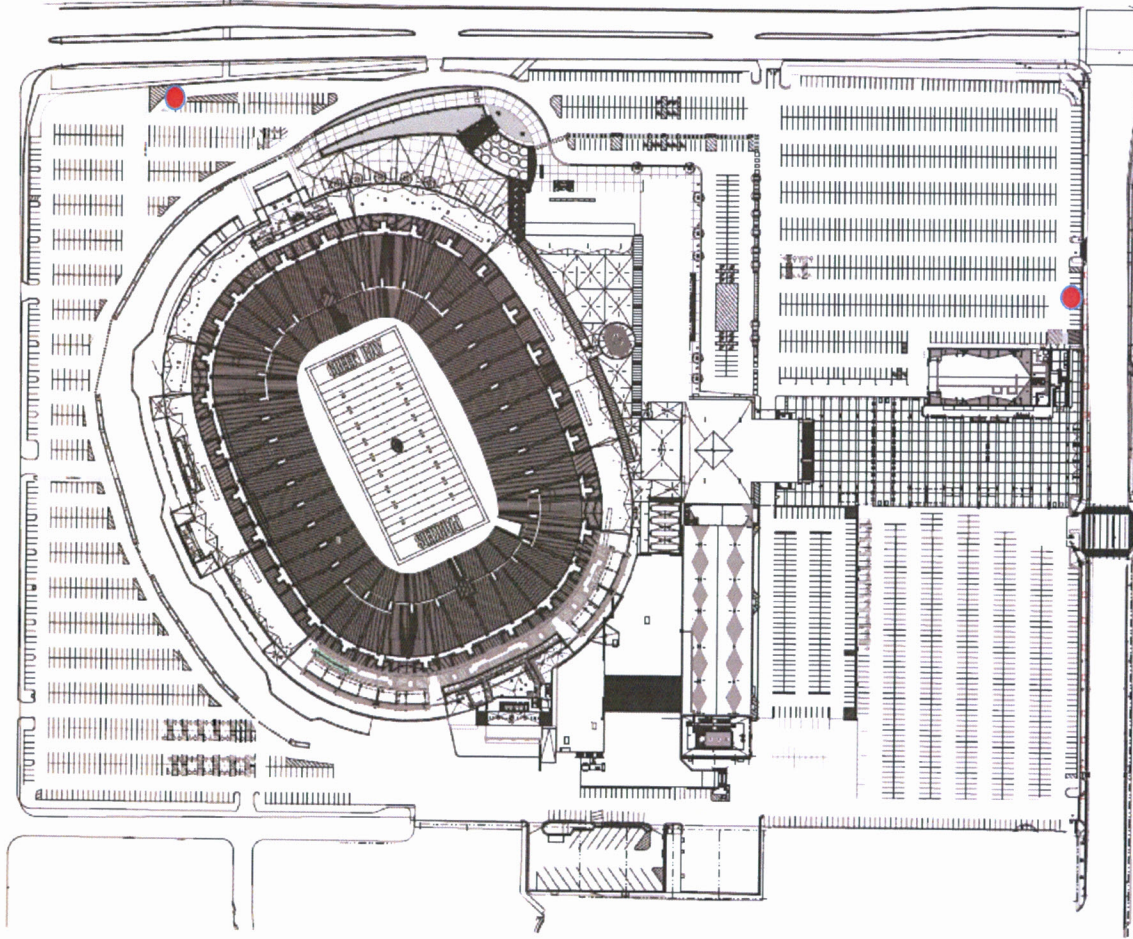
Date

OFFICE USE ONLY:	Parcel# 1-1841-A	Residential \$75 _____ Commercial \$150 ☒
District: 8 Zoning: PI	Meeting Date:	Receipt #: 13452-2



Proposed Marquee

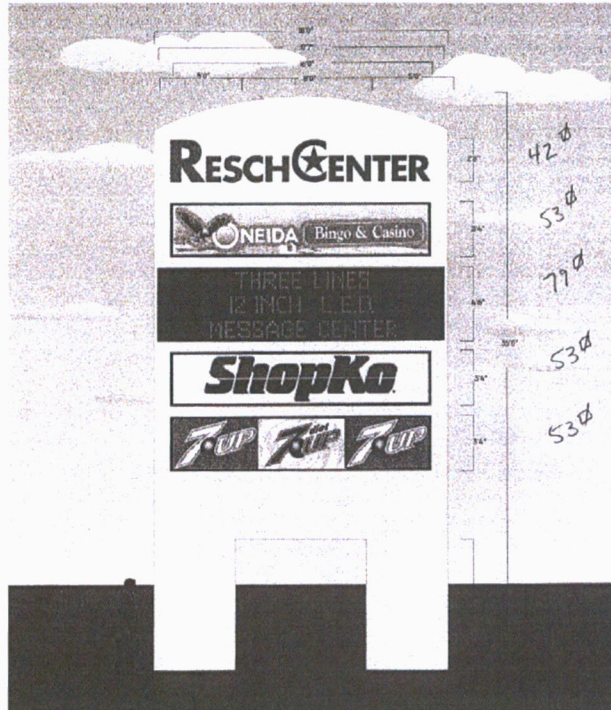
Proposed Locations



Current Marquee



Comparison



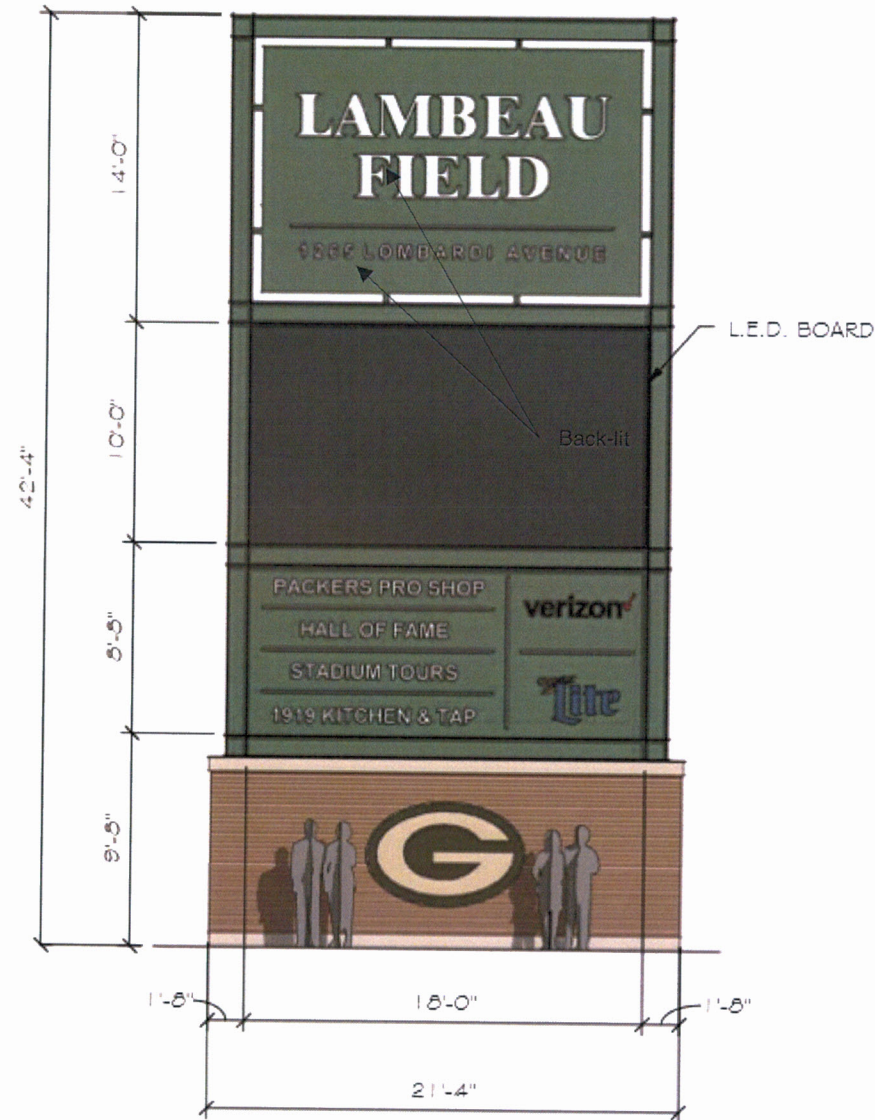
Resch Center



Current



Proposed Design





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

MEETING DATE

February 18, 2019

PREPARED BY

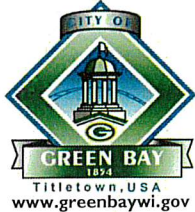
Paul Neumeyer, Staff

AGENDA ITEM # D.4.

John J. Jeanquart, Brander Engineering, on behalf of Georgia-Pacific, property owner, proposes to repave a parking area in a General Industrial (GI) District at 1919 South Broadway (500 Block Lombardi Avenue). The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-1821, interior lot landscaping, Section 13-1821(c)(1) & (2) landscape medians and Section 13-1706(a), driveway width (Ald. B. Johnson, District 9).

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

- I. 1919 S Broadway



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: 2/1/19 Project Address: 1919 S Broadway Project #: 76221 Appeal #: 19-00²

PROPERTY OWNER	APPLICANT INFORMATION
Name: Georgia-Pacific Corporation	Name: John J. Jeanquart, P.E.
Address: 1919 South Broadway Street	Address: 975 Hansen Road
City, State, Zip Green Bay, Wisconsin 54307-9131	City, State, Zip Green Bay, Wisconsin 54304
Phone: 920-438-2002 Tim Ellsworth	Phone: 920-499-0260
Email: tim.ellsworth@gapac.com	Email: john@brandercti.com

Describe proposed plan:

Repave the existing parking lot located on the southwest corner of the intersection of Broadway and Lombardi Streets. The proposed plan includes removal of the existing pavement and unsuitable fill material below the pavement, installation of perimeter berms, installation of new storm sewers, and extension of the existing detention pond. The plan will be implemented in phases over a period of years and will increase semi-truck trailer and employee parking while separating semi-truck trailer traffic from car/pedestrian traffic.

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

Any parking areas that are reconstructed or rehabilitated exceeding 25 parking spaces are required to provide 5% interior lot landscaping Chapter 13-1821, Green Bay Zoning code.
Landscape medians are required for parking lots with more than 100 spaces shall be divided into at least two smaller areas by landscape medians, per Chapter 13-1821(c)(1) & (2).

Maximum driveway opening for a two-way driveway for autos and single axle trucks is 20 feet at the property line and 30 feet at the curb line, per Chapter 13-1706, Green Bay Zoning Code.

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

See attached.

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

See attached.

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

See attached.

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

January 31, 2019

Date

OFFICE USE ONLY:	Parcel# <u>1-1407</u>	Residential \$75 _____	Commercial \$150 <u>X</u>
District: <u>9</u> Zoning: <u>GI</u>	Meeting Date: <u>2-18-19</u>	Receipt #: <u>13650-</u>	

Application for Variance:**Describe what hardships are imposed by zoning ordinances listed in Section 5 making conformity unfeasible or unnecessarily burdensome:**

The Georgia-Pacific Green Bay site competes with all other Georgia-Pacific facilities across the country in both safety and efficiency. To increase safety, car and pedestrian traffic will be separated from semi-truck trailer traffic with perimeter berms around the car parking lot. The absence of interior landscaping maximizes the number of parking spaces and provides increased room for vehicles to operate allowing more room between car and pedestrian traffic, increasing parking lot safety. Increasing the drive way openings allows for increased room and less risk of accidents between cars entering and exiting the parking lot.

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

Georgia-Pacific is a large industrial plant that operates 24 hours a day and has a large amount of employees and a large volume of semi-truck and employee traffic. Parking space is at a premium and space is limited. Since the parking lot will be utilized around the clock, efficiency for snow removal is paramount. Minimization of internal landscaping allows for efficient snow removal and maximization of parking space with increased room for vehicles to operate.

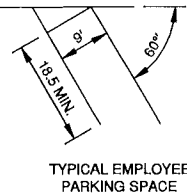
The location of the parking lot on Lombardi Street is in close proximity to Lambeau Field, and packer fans in the past have used the west end of the parking lot as a place to car pool. Increasing the width of the driveways will allow room for future security gates to restrict access.

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

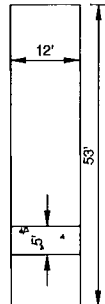
The plan will not harm the public interest as it is designed for safety in mind of the public. With primary access to the parking lots using the wider driveway openings, disruption of traffic on both Broadway and Lombardi Streets will be minimized. Separating car and pedestrian traffic from semi-truck traffic with berms and allowing additional room between pedestrian and cars in the parking lot is in the best interest of public safety by reducing the potential for accidents. The plan will not undermine the zoning code or design standards, as most parking lots are not continuously filled and do not have the large volume of traffic that Georgia-Pacific does. In addition, the perimeter berms around the parking lot will minimize the expansive appearance of the parking lots to the public.



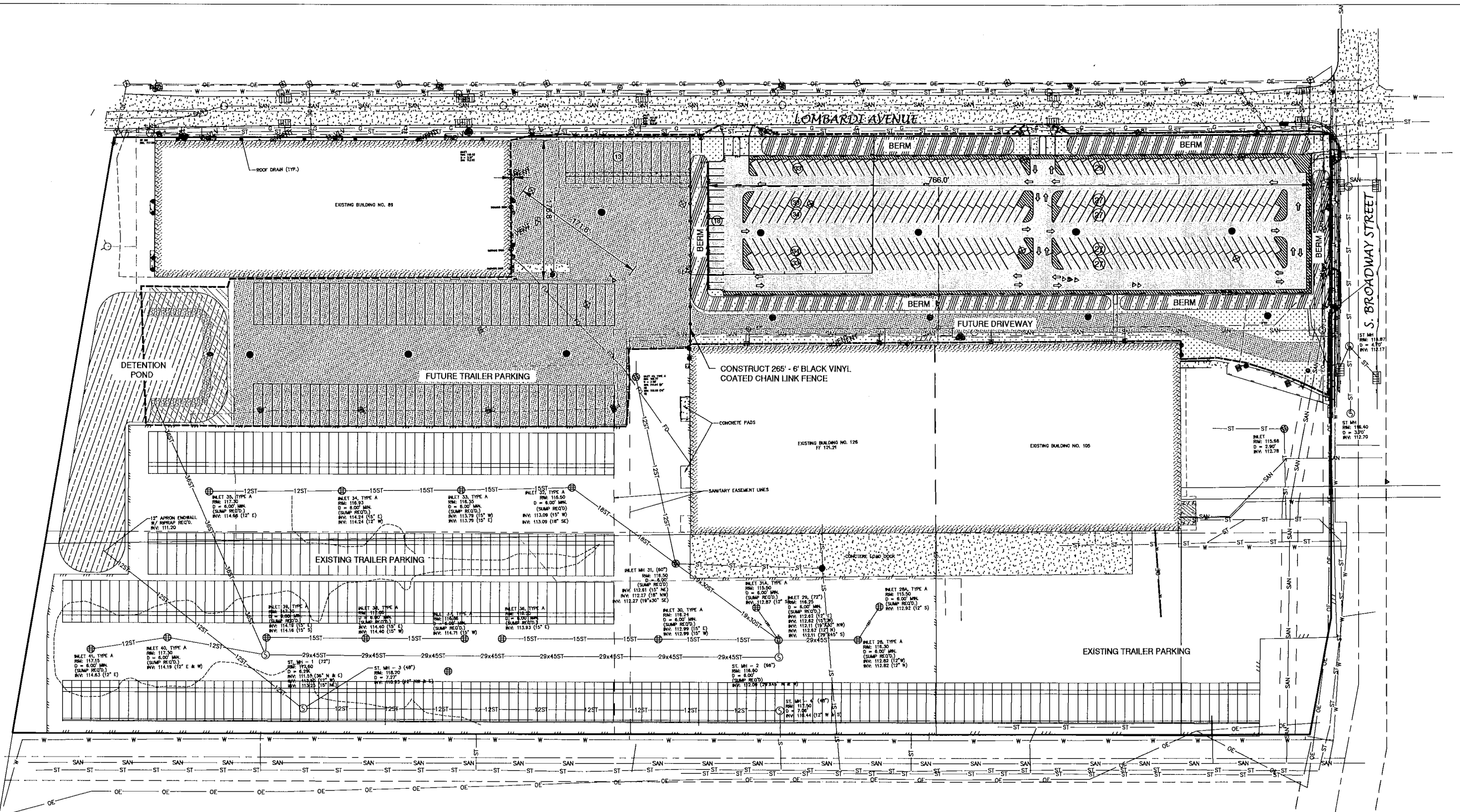
0' 60' 120'
SCALE IN FEET



TYPICAL EMPLOYEE
PARKING SPACE



TYPICAL TRAILER
PARKING SPACE



PARKING DATA

TOTAL SEMI-TRAILER PARKING SPACES PROVIDED = 13
EMPLOYEE PARKING SPACES PROVIDED = 322

SITE DATA

PROJECT LIMIT AREA = ACRES, S.F.
SHIPPING YARD AREA = ACRES, S.F. (%)
GREEN SPACE = ACRES, S.F. (%)
POND WATER SURFACE = ACRES, S.F. (%)

ZONING

GENERAL INDUSTRY

PARCEL NO.

1-1407

NOTE:

- 1) ALL AREAS NOTED AS FUTURE DEVELOPMENT SHALL BE RESTORED TO THE EXISTING CONDITION AND GRADED TO DRAIN TO STORM SEWER INLETS.
- 2) LANDSCAPE STONE SHALL BE 2" TO 3" CRUSHED STONE, 4" IN DEPTH PLACED OVER POLYPROPYLENE BARRIER FABRIC THAT HAS MINIMUM THICKNESS OF 27 MILS

LEGEND

- | | | | |
|--------------------------------------|------------------------------------|--|-----------------------------------|
| | 8" CONCRETE PAVEMENT (S.F.) | | LANDSCAPE STONE WITH WEED BARRIER |
| | LIGHT DUTY ASPHALT PAVEMENT (S.F.) | | 6" BREAKER RUN |
| | HEAVY DUTY ASPHALT PAVEMENT (S.F.) | | TOPSOIL, SEED, & MULCH |
| | INDICATES NUMBER OF PARKING STALLS | | FUTURE ASPHALT PAVEMENT |
| PAVEMENT MARKING, TRAFFIC FLOW ARROW | | | |

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releinc.com

BRANDER Engineering, Inc.
975 HANSEN ROAD GREEN BAY, WISCONSIN
(920) 499-0260 FAX (920) 499-4546

PROJECT: GEORGIA-PACIFIC BROADWAY FACILITY GREEN BAY, WI			
PARKING LOT NO. 2 RECONSTRUCTION PROJECT			
TITLE: OVERALL SITE PLAN			
DRAWN BY: PHK	DATE: 01/21/19	SCALE: AS NOTED	
CHK'D BY: PHK	DRAWING NO.		REV. NO.
APP'D BY: PHK			
PROJECT NO.: 918-103118		C5	0



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

MEETING DATE

February 18, 2019

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.5.

Troy Weise, property owner, proposes to retain a widened driveway in a Low Density Residential (R1) District at 1750 Bond Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705, driveway taper (Ald. M. Steuer, District 10).

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

- I. 1750 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: 2/4/2019 Project Address: 1750 Bond St Project #: 73203 Appeal #: 19-003

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	<u>Troy Weisc</u>	Name:	<u>Same</u>
Address:	<u>1750 Bond St</u>	Address:	
City, State, Zip	<u>Green Bay WI</u>	City, State, Zip	
Phone:	<u>(920) 490-7460</u>	Phone:	
Email:	<u>Troy-420sbaglobal.net</u>	Email:	

Describe proposed plan: to not taper Drive way expansion on end of the taper creates a hazard to my children when playing Basketball and would not like to cut down the lilac bushes down for taper

* Had Approved Permit and Site Plan with TAPER but did not install TAPER

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

* 13-1705 Residential DRIVEWAYS
(a) The widened portion of the driveway must be tapered into the driveway at the property line

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

I would have to remove lilac bushes to create taper and would prefer to leave them as is

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

The taper end of the addition is concealed by lilac bushes the bushes also stop balls from going into the Road

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

it would not harm the public to secure the end and would look nicer to leave the lilac bushes if the bushes remain

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.

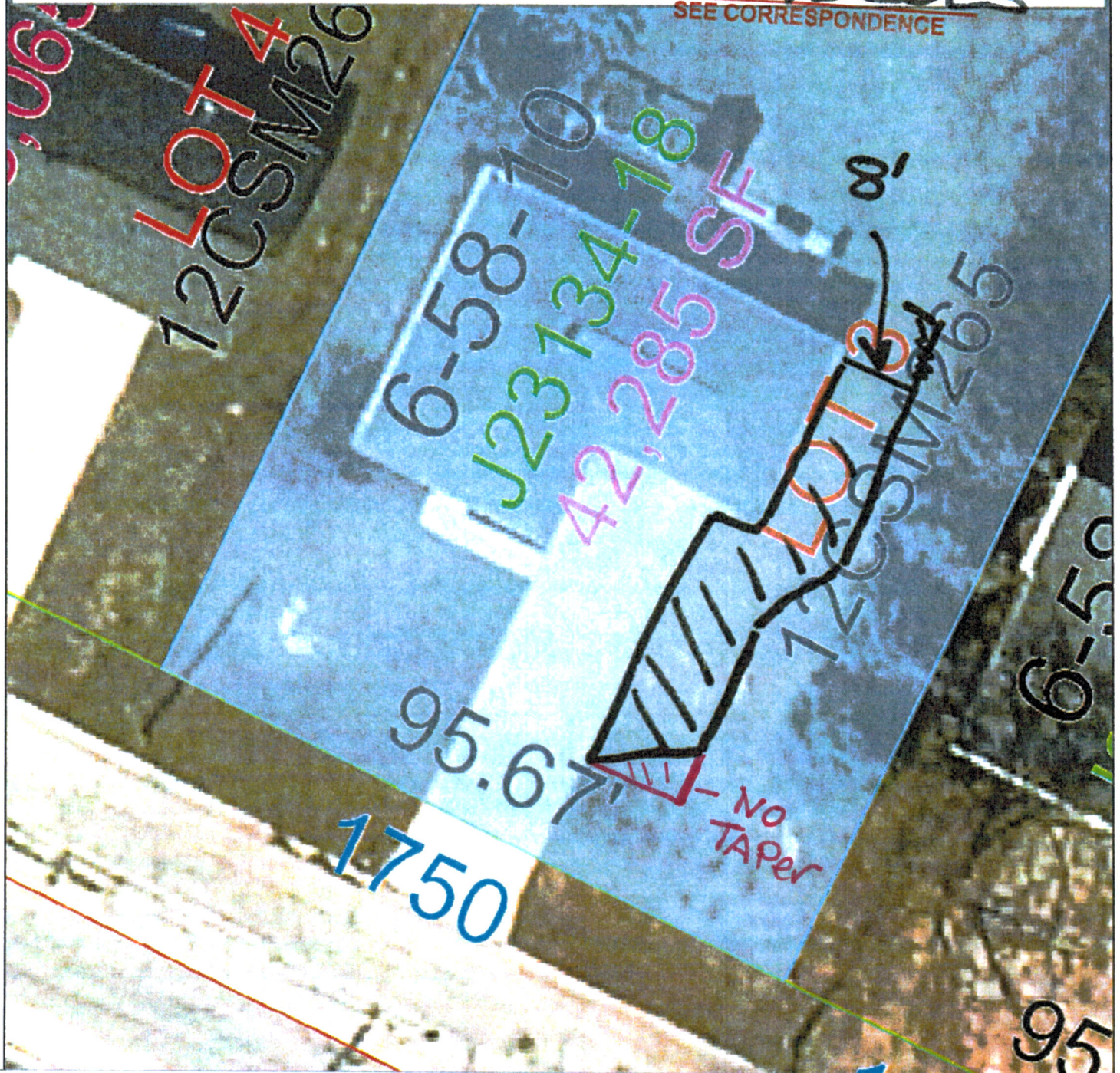
Troy Weisc
Signature of Applicant

2/4/19
Date

OFFICE USE ONLY:	Parcel# <u>6-58-10</u>	Residential \$75 <u>X</u>	Commercial \$150
District: <u>10</u> Zoning: <u>R1</u>	Meeting Date: <u>2/18/19</u>	Receipt #: <u>13468-4</u>	

Conditionally
APPROVED
BUILDING INSPECTION DIVISION
GREEN BAY, WISCONSIN

Paul Valerich
SEE CORRESPONDENCE



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.



* Approved Site Plan / Permit on
4/27/18

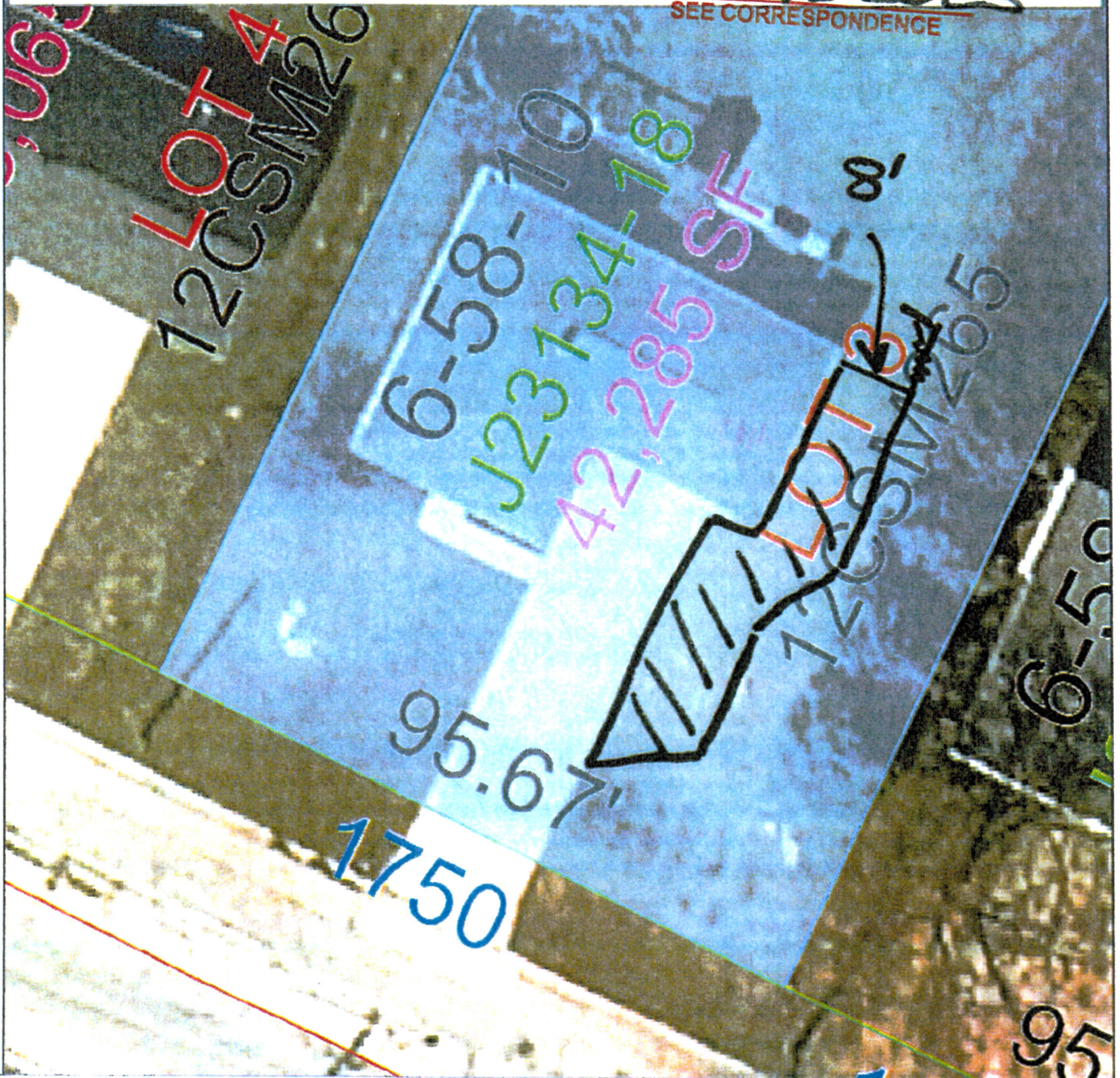
Scale 1:219

Conditionally
APPROVED

BUILDING INSPECTION DIVISION
GREEN BAY, WISCONSIN

Paul Valerich

SEE CORRESPONDENCE



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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.



* Approved Site Plan / Permit on
4/27/18

Scale 1:219

1750 Bond.







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

MEETING DATE

February 18, 2019

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.6.

Jeff Osgood, Kwik Trip, on behalf of US Oil Co., Inc, property owner, proposes to construct a convenience store with fuel canopies in a Planned Unit Development (PUD) at 3525 Humboldt Road. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1706(a), driveway width (Ald. B. Johnson, District 9).

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

1. 3525 Humboldt Rd
2. Driveway Pictures for KT



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: 02/04/2019 Project Address: 3525 Humboldt Rd Project #: 75703 Appeal #: 19-004

PROPERTY OWNER	APPLICANT INFORMATION
Name: US Oil CO Inc	Name: Kwik Trip Inc - Jeff Osgood
Address: 425 Better Way	Address: 1626 Oak St
City, State, Zip Appleton, WI 54915	City, State, Zip La Crosse, WI 54602
Phone:	Phone: 608-793-5547
Email:	Email: josgood@kwiktrip.com

Describe proposed plan: We are proposing the construction of a 7297 SF Convenience Store with an attached dumpster enclosure w/ separate fueling canopies

List variances required to implement the proposed plan (include ordinance numbers and short explanation of each):
Driveways shall not exceed 25ft at the property line and 35ft at the curb line per Ordinance Chapter 13-1706(a) Green Bay Zoning Code

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome:
Almost all sites that we propose across the three states that we operate in our minimum width of driveway at the property line is 35ft. This allows us for proper ingress/egress for our fuel delivery and food delivery trucks. If you refer to Exhibit A attached you will see the standard 25ft wide drives with a 5ft flare to meet the Zoning Ordinance. You can clearly see that a semi will not be able to make the proper turn without hopping the curbs on both proposed driveways. If you refer to Exhibit B you see the proposed driveway width of 35ft does allow for a proper turning movement without causing damage to the ROW property by a truck having to go over the curbline and drive across the boulevard. Also please note that we are requesting a larger radius on the west side of the driveway located on Humboldt Rd because the median interferes with the movement requiring them to utilize more ROW to make a proper turn.

Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance:
I don't think I would classify this as a unique physical characteristic as it is pretty typical in municipalities to have medians separating traffic lanes on business sections of roads. However with the medians and lane widths we aren't able to make proper movements both ingress and egress to this site due to the narrow restriction on the driveways. We also have other sites within the city limits with the wider driveway width of 35' at the ROW line.

Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance:
The granting of this variance doesn't affect or interfere with any other driveways on adjacent properties as the distance between them doesn't allow them to interfere. The granting of this variance also makes the traffic movements safer for both the driver entering and leaving of this site as well as pedestrians in this area will clearly see where vehicles will be safely traveling. If the driveways aren't allowed to be widened it could create an unsafe environment and unwanted damage to our property and the city ROW to be able to operate this business correctly. Also the wider driveway allows a delivery driver to make a proper turn and remain in the correct traffic lane not causing any unnecessary crossing of lanes while entering or existing this site.

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.

Jeffrey W Osgood

Signature of Applicant

Digitally signed by Jeffrey W Osgood
DN: cn=Jeffrey W Osgood, o=Kwik Trip, Inc, ou=Store Engineering,
email=josgood@kwiktrip.com, c=US
Date: 2019.02.04 10:50:22 -0600

02/04/2019

Date

OFFICE USE ONLY:	Parcel# <u>21-7923</u>	Residential \$75	Commercial \$150 ☒
District: <u>1</u> Zoning: <u>R1</u>	Meeting Date: <u>2/18/19</u>	Receipt #:	

Kwik Trip

STORES

Kwik Star

STORES

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

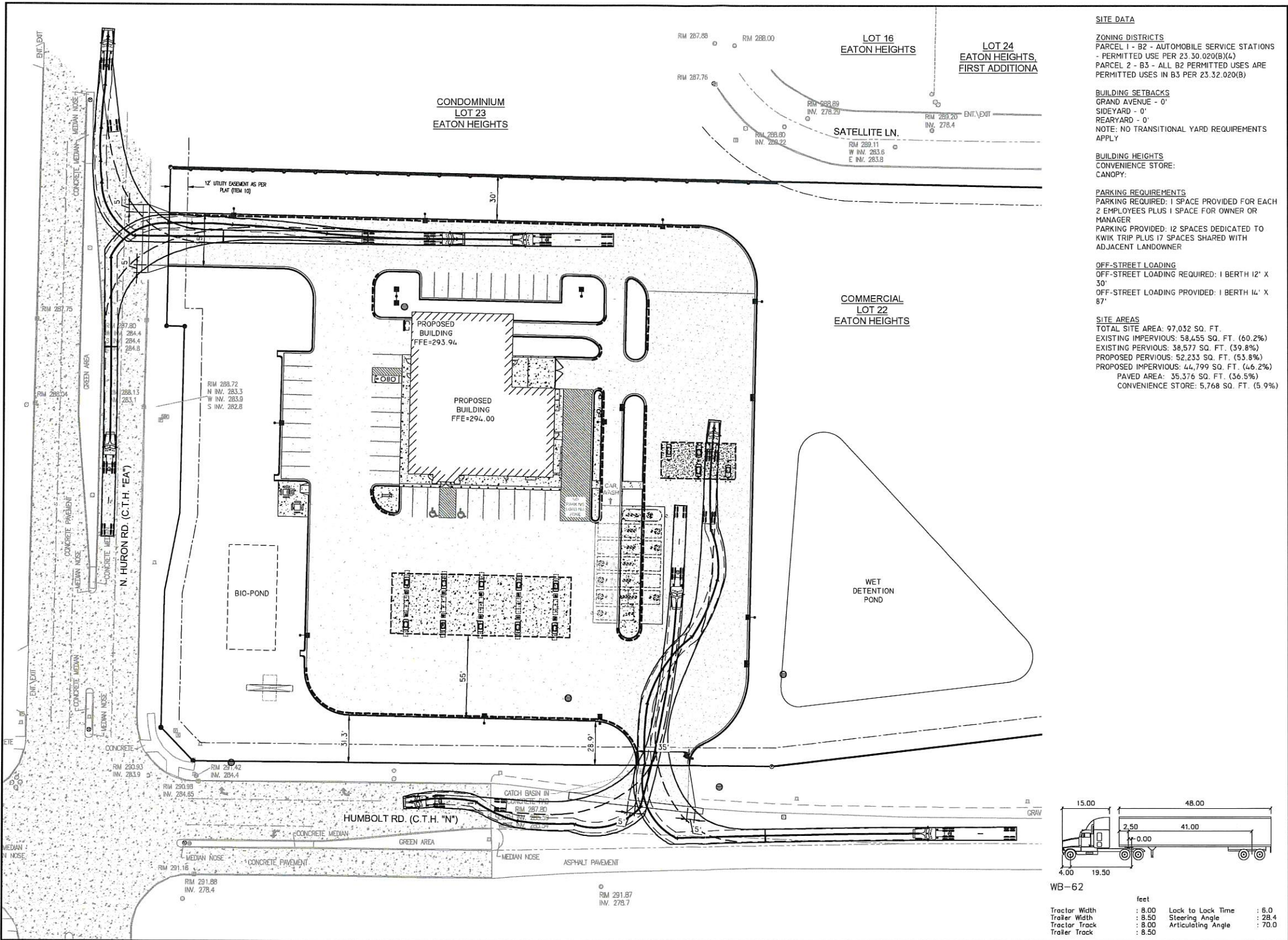
REI
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING
REI Engineering, Inc.
4233 N. 20TH AVENUE
WAUSAU, WISCONSIN 54981
PHONE: 715.675.9794 FAX: 715.675.3068
EMAIL: RAIL@REIENGINEERING.COM



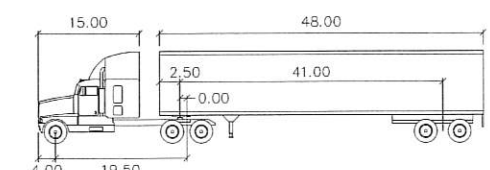
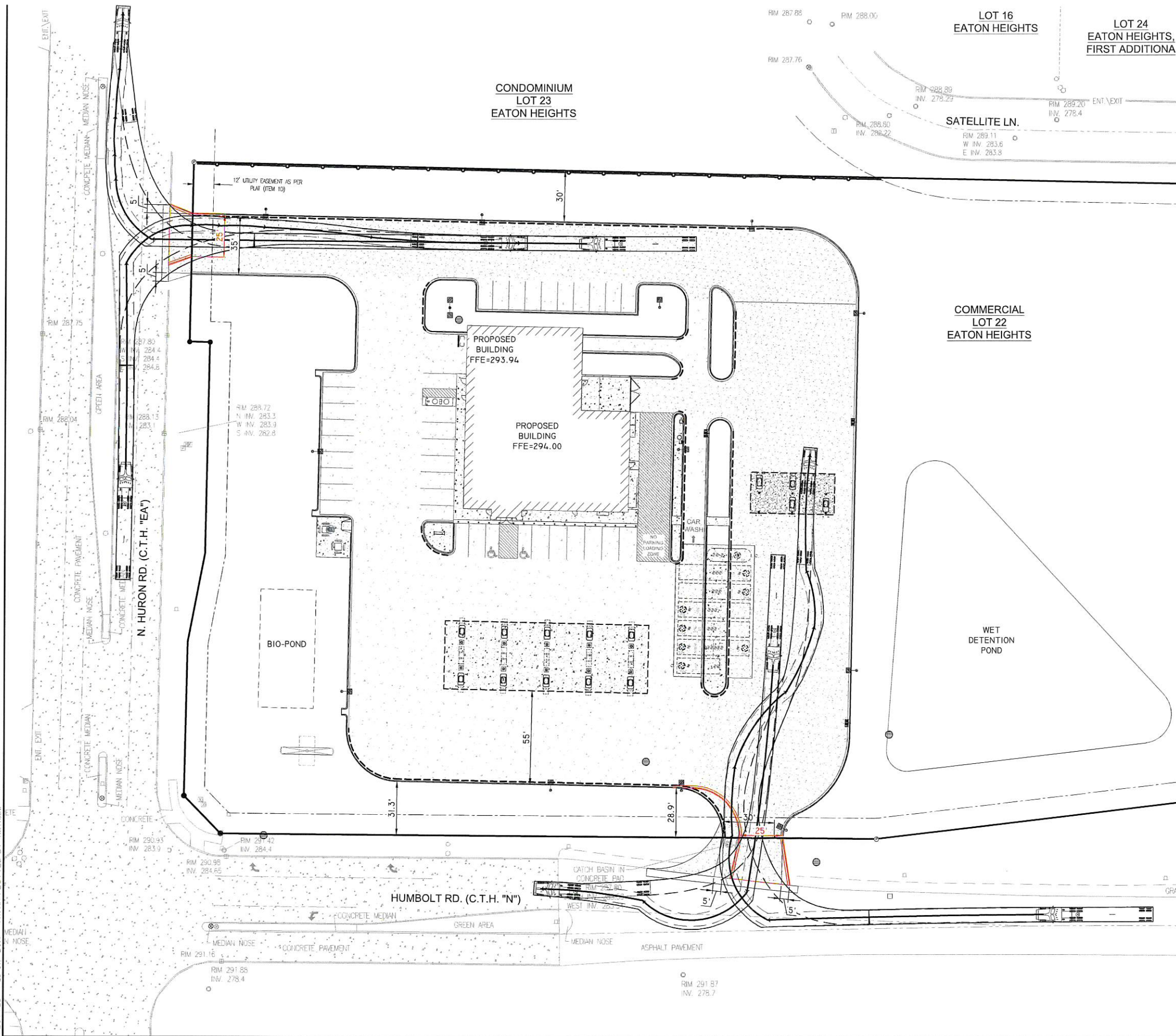
DESIGN
CONVENIENCE STORE #1051
3525 HUMBOLT ROAD
GREEN BAY, WI

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DRAWN BY: NAP
SCALE: GRAPHIC
PROJ. NO.: 8167A
DATE: 12/12/18 - REVIEW DOCUMENTS
SHEET: DESIGN



DRAWING FILE: P:\8100-8100-8167-KWIK TRIP #1051 GREEN BAY\DWG\DESIGN\8167-DESIGN.DWG LAYOUT: DESIGN CLEAN
PLOTTED: FEB 01, 2019 - 9:17AM PLOTTED BY: NATHANP



ZONING DISTRICTS
PARCEL 1 - B2 - AUTOMOBILE SERVICE STATIONS
- PERMITTED USE PER 23.30.020(B)(4)
PARCEL 2 - B3 - ALL B2 PERMITTED USES ARE
PERMITTED USES IN B3 PER 23.32.020(B)

BUILDING SETBACKS
GRAND AVENUE - 0'
SIDEYARD - 0'
REARYARD - 0'
NOTE: NO TRANSITIONAL YARD REQUIREMENTS
APPLY

BUILDING HEIGHTS
CONVENIENCE STORE:
CANOPY:

PARKING REQUIREMENTS
PARKING REQUIRED: 1 SPACE PROVIDED FOR EACH
2 EMPLOYEES PLUS 1 SPACE FOR OWNER OR
MANAGER
PARKING PROVIDED: 12 SPACES DEDICATED TO
KWIK TRIP PLUS 17 SPACES SHARED WITH
ADJACENT LANDOWNER

OFF-STREET LOADING
OFF-STREET LOADING REQUIRED: 1 BERTH 12' X
30'
OFF-STREET LOADING PROVIDED: 1 BERTH 14' X
87'

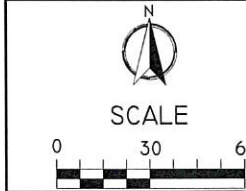
SITE AREAS
TOTAL SITE AREA: 97,032 SQ. FT.
EXISTING IMPERVIOUS: 58,455 SQ. FT. (60.2%)
EXISTING PERVIOUS: 38,577 SQ. FT. (39.8%)
PROPOSED PERVIOUS: 52,233 SQ. FT. (53.8%)
PROPOSED IMPERVIOUS: 44,799 SQ. FT. (46.2%)
PAVED AREA: 35,376 SQ. FT. (36.5%)
CONVENIENCE STORE: 5,768 SQ. FT. (5.9%)

KWIA
TRIP
STORES

KWIA
STAR
STORES

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

REI
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING
REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9794 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



DESIGN
CONVENIENCE STORE #1051
3525 HUMBOLT ROAD

#	DATE	DESCRIPTION
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2		
3		
4		
5		

DRAWN BY: NAP
SCALE: GRAPHIC
PROJ. NO.: 8167A
DATE: 12/12/18 - REVIEW DOCUMENT
SHEET: DESI











