AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, APRIL 15, 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

   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 April 15, 2019, meeting of the Zoning & Planning Board of Appeals.

C. Approval of Minutes.

1. Approval of the minutes from the February 18, 2019, meeting of the Zoning & Planning Board of Appeals.

D. Regular Business.

1. Tom Katers, ISG, on behalf of Williams Bahcall, Inc. (dba Russel Metals), property owner, proposes to expand an existing structure in a Business Park (BP) District at 825 Hinkle Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-908, Table 9-2, impervious coverage, side yard setback and Section 13-1706(a), driveway width (Ald. J. VanderLeest, District 11).

2. Romero Coleman, property owner, proposes to construct a shed in the rear yard of a property in a Low Density Residential (R1) District at 1337 Alpine Drive. The applicant requests to deviate from the following requirement, General Ordinance (GO) 28-91 highway setback (Ald. V. Corpus-Dax, District 2).

3. Joel McKeefry, property owner, proposes to add a third stall to an existing attached garage in a Low Density Residential (R1) District at 1347 Alpine Drive. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, side yard setback (Ald. V. Corpus-Dax, District 2).

4. Frank and Judy Kraft, property owners, propose to replace an existing detached garage in a Low Density Residential (R1) District at 2459 East Shore Drive. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615(c),location of accessory building, maximum size second structure (Ald. K. Lefebvre, District 6).

5. Christopher Jandrain, on behalf of MOBETA, LLC, property owner, proposes to retain two existing detached garages in a Low Density Residential (R1) District at 621 South Clay Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615(c), maximum size second structure (Ald. B. Galvin, District 4).

6. Richard Fisher, Fisher and Associates, on behalf of Contract Transport Services Real Estate, LLC, property owner, proposes to construct and new building and make site improvements in a Business Park (BP) District at 1634 Cofrin Drive. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1706(a), driveway width (Ald. K. Lefebvre, District 6).

7. Garritt Bader, on behalf of DJG West Mason, LLC, property owner, proposes to construct a building in a General Commercial (C1) District located at 2415 West Mason Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-810, Table 8-2, front side yard setback (Ald. J. VanderLeest, District 11).

8. Sharon Bolles, TLC Sign, on behalf of the Green Bay School District, property owner, proposes to install wall signs in a Public Institutional (PI) District at 314 South Baird Street. The applicants request to deviate from the following requirements in Chapter 13,Green Bay Zoning Code, Section 13-2015 size and number of building signs and Section 13-2005 (d), maximum size (Ald. B. Galvin, District 4).

9. Tim Denissen, on behalf of NeighborWorks Green Bay, property owner, proposes to construct a seven unit, multi-family building in an Office/Residential (OR) district at 1261-1267 East Walnut Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-707, Table 7-2 impervious coverage and Section 13-1820(a), landscape buffer (Ald. B. Galvin, District 4).

E. Informational.

1. Discussion on the training attended by Board Members on February 13.

2. Date of next meeting: May 20, 2019, at 5:30 p.m.

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, 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

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

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

Jim Hutchison stated he needed to abstain from an item, which will be addressed when the item is presented. Gregory Babcock was out to the properties for Agenda Items #3 and #4. All stated no to speaking to anyone regarding the variance requests.

B. APPROVAL OF THE AGENDA.

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

Moved by Tommy Everman, seconded by Jim Hutchison to approve the agenda. Motion carried. Yes- Don Carlson, Gregory Babcock, Tommy Everman, Jim Hutchison, No- None, Abstain- None

C. APPROVAL OF MINUTES.

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

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

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).

Moved by Gregory Babcock, seconded by Tommy Everman to grant the variance as resubmitted by the applicant reducing the impervious surface area to 51.7 percent. Motion carried.
Yes- Don Carlson, Gregory Babcock, Tommy Everman, Jim Hutchison, No- None, Abstain- None

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).

Moved by Gregory Babcock, seconded by Jim Hutchison to grant the variance as requested, with the condition that the driveway come to within one (1) ft. of the neighboring garage to be kept as green space. Motion carried.
Yes- Don Carlson, Gregory Babcock, Jim Hutchison, No- Tommy Everman, Abstain- None

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).

Don Carlson asked Jerry Hanson, for the record, the hardship for the variance. Jerry Hanson stated it would be public interest and guest experience.

Moved by Gregory Babcock, seconded by Jim Hutchison to grant the variance as requested to exceed height, square footage and changeable copy for two marquee signs. Motion carried.
Yes- Don Carlson, Gregory Babcock, Tommy Everman, Jim Hutchison, No- None, Abstain- None

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).

Jim Hutchison recused himself from this agenda item.

Moved by Gregory Babcock, seconded by Don Carlson to grant the variances regarding no interior lot landscaping and no landscape medians. Motion carried.
Yes- Don Carlson, Gregory Babcock, Tommy Everman, No- None, Abstain- Jim Hutchison

Moved by Gregory Babcock, seconded by Don Carlson to grant the variance regarding the driveway width. Motion carried.
Yes- Don Carlson, Gregory Babcock, No- Tommy Everman, Abstain- Jim Hutchison

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).

Moved by Gregory Babcock, seconded by Jim Hutchison to grant the variance with taper modifications as presented. Motion carried.
Yes- Don Carlson, Gregory Babcock, Jim Hutchison, No- Tommy Everman, Abstain- None

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).

Moved by Tommy Everman, seconded by Jim Hutchison to grant the variance as requested. Motion carried.
Yes- Don Carlson, Gregory Babcock, Tommy Everman, Jim Hutchison, No- None, Abstain- None

E. INFORMATIONAL.

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

The March 18, 2019, meeting of the Board of Appeals will be cancelled. There will either be a special meeting set up or all items will be held until the April 15, 2019, meeting.

F. ADJOURNMENT.

Moved by Tommy Everman, seconded by Gregory Babcock to adjourn. Motion carried.
Yes- Don Carlson, Gregory Babcock, Tommy Everman, Jim Hutchison, No- None, Abstain- None

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: 3/6/19 Project Address: 895 Hinkle St Project #: 86400 Appeal #: 19-005

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	Russel Metals	Name:	Tom Katevs / ESG
Address:	6600 Financial DR	Address:	400 Ams Ct
City, State, Zip	Mississauga, Canada	City, State, Zip	Green Bay, WI 54313
Phone:		Phone:	920-434-2128
Email:		Email:	Tom.Katevs@is-grp.com

Describe proposed plan:

See Attached

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

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

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

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

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

Signature of Applicant

Date

OFFICE USE ONLY:	Parcel# 6H-1759	Residential $75 ___ Commercial $150 X
District: 11 Zoning: BP	Meeting Date:	Receipt #: 14193-3

Revised 12/2017

ISG

March 5, 2019

Paul Neumeyer
Zoning Administrator
City of Green Bay
Department of Community and Economic Development
100 North Jefferson Street, Room 608
Green Bay, WI 54301-5026
paulne@greenbaywi.gov

RE: Variance Request for Williams Bahcall, Inc. (dba Russel Metals)
825 Hinkle Street, Green Bay, Wisconsin

Paul,

Russel Metals is proposing a 34,200 SF expansion to their existing facility. The expansion would match the east to west dimension of the existing building and retain the existing facility geometry without creating any unnecessary wall protrusions. The attached conceptual site plan illustrates the site layout with the expansion and also includes proposed exterior equipment locations, paving, parking and circulation, and stormwater facilities.

The property is zoned BP – Business Park District and the current use is permitted within this district. In order to facilitate the expansion in this zoning district, three variances which are described in detail within the following narrative will be required.

Variance Request #1 – Drive entrance width.
The site encompasses two existing driveways. The existing southwest driveway along Hinkle Street is approximately a 60'+ width at the curb and a 31' width at the property and setback line. The existing northwest driveway is a width of 45' at the curb and a 36' width at the property and setback line.

In order to facilitate the expansion, the existing northwest driveway along Hinkle Street will be eliminated and relocated further to the north as illustrated by the attached site plan exhibit. The driveway will then be demolished and replaced with full height curb and sidewalk to match the existing adjacent street side.

Zoning Ordinance Section 13.1706 – Nonresidential and Multifamily Driveways requires a maximum width of 35' at the curb and a 25' width at the property and setback line, which is not adequate for the current truck traffic which will continue after the expansion. A variance is being requested to construct the new north driveway from Hinkle Street with a 45' width at the curb and 35' at the property line. This variance is required to enable the continuance of current truck traffic which is expected to remain the same after construction of the expansion.

In an effort to demonstrate this point, neighboring properties illustrate two distinctly different circumstances:

- Wal-Mart's truck entrance, just north of the Russel Metals property on the west side of Hinkle Street, has a 93'-0" wide curb cut and large radii.
- The F & O Partnership property (6H-1626), north of the Russel Metals facility, has a City standard curb cut and driveway; however, as evidenced by the attached aerial exhibit, gravel has been added to widen the entrance to approximately 62' at the curb and 43' at the property line in order to accommodate typical truck movements. In this condition grass grows through the gravel and requires constant maintenance.

Bay way of this variance, Russel Metals seeks to mimic the more easily maintained driveway that is properly designed to accommodate the circulation space required by their continued truck traffic. Further, with the large radius required for semi-truck and trailers, many site entrances experience rutting in the grass terrace adjacent to driveways. The resulting mud is then tracked onto the site and adjacent roadway. Again, with this variance Russel Metals seeks to widen the driveway to alleviate this potential concern.

Public interest will not be negatively impacted since variance would merely shift an existing driveway condition to a new location on the same public frontage, and the owner is attempting to mitigate any potential impacts by proposing the wider driveway. No unsafe traffic conditions will be created nor any site triangles impacted by the proposed variance. The dimensions proposed by the driveway represent the minimum required to maintain safe ingress, egress, and circulation by the trucks frequenting the site as part of continued normal business operations. Without the variance unnecessarily burdensome conditions would be created for truck drivers attempting to safely maneuver the driveway.

Variance Request #2 – Building setback on east side of property.
In accordance with Sec. 13.908. - Dimensional and area requirements, a 15'-0" setback is required on the east side of the property. However, Russel Metals is requesting a variance to allow a 10'-0" setback which will allow the addition to match the existing building which is also 10'-0" from the property line.

This request is also supported by Zoning Ordinance Section 13.905 Site Design Considerations, which seeks to construct the addition of comparable materials and design it in a manner consistent with the original design. Approval of the variance will facilitate building aesthetics as well as exterior wall and roof line continuity in accordance with this section of the ordinance.

In addition, since semi-trucks and trailers travel through the building, matching the existing steel column and drive aisle spacing is crucial to maintain forklift and crane access to either side of the truck for loading and unloading. Again, allowing the owner to maintain this existing circulation provides consistency with the original site and building design. Without the variance circulation throughout the site would be negatively impacted.

Storage racking along the east building wall provides a great deal of necessary storage for the facility. Without this variance there will be insufficient space to provide this storage racking causing the owner unavoidable hardships with no feasible way to maintain the placement of necessary storage.

Public interest will not be negatively impacted by this variance, nor will granting of the requested variance undermine any material intent of the ordinance. In contract, the variance will allow the project to move forward with an efficient and harmonious design, which both matches the existing facility and is congruent with the existing conditions of neighboring properties.

Variance Request #3 – Maximum impervious surface allowance.
In accordance with Sec. 13.908. - Dimensional and Area Requirements, the maximum impervious surface allowance is 70% within the BP Zoning District. However, the owner is requesting a variance to allow a maximum of 80% impervious surfacing.

In order to accommodate the existing truck traffic and circulation with the proposed addition, additional surfacing is needed. Semi-truck and trailer combinations require the degree of pavement shown on the attached site plan exhibit in order to safely maneuver. Without providing adequate space by way of the variance, the owner will suffer an unnecessary burden and lost feasibility for efficient truck circulation.

Further, multiple neighboring properties, which are also positioned within the BP Zoning District, also encompass over 70% impervious surfacing. These properties are illustrated on the attached aerial drawing exhibit for reference. The owner requests this variance in equality with the conditions of neighboring properties who have been allowed to maintain a similar increased level of impervious surfacing to efficiently facilitate their businesses.

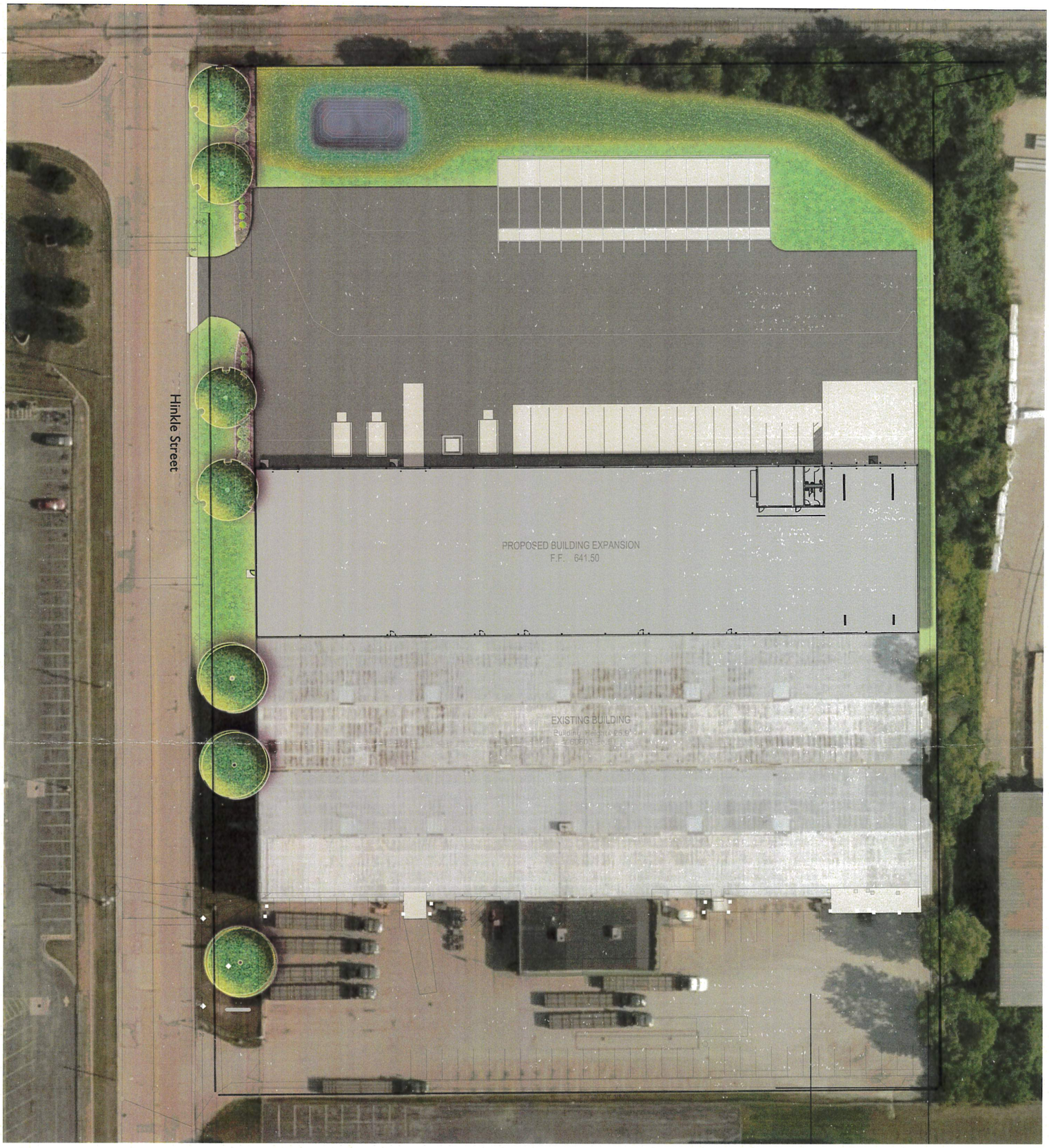
Public interest will not be negatively impacted nor will granting the requested variance undermine any material intent of the ordinance since the proposed conditions will be congruent with previously existing neighboring conditions. In addition, similar Light Industrial and General Industrial uses both allow for up to 80% impervious surfacing without detriment.

On behalf Williams Bahcall, Inc. and Russel Metals, thank you for considering the described variance requests. Please contact me at 920.434.2128 with any questions or if there is any additional information we can provide in support of the variances.

Sincerely,

Thomas M Katers

Thomas M. Katers
Senior Designer



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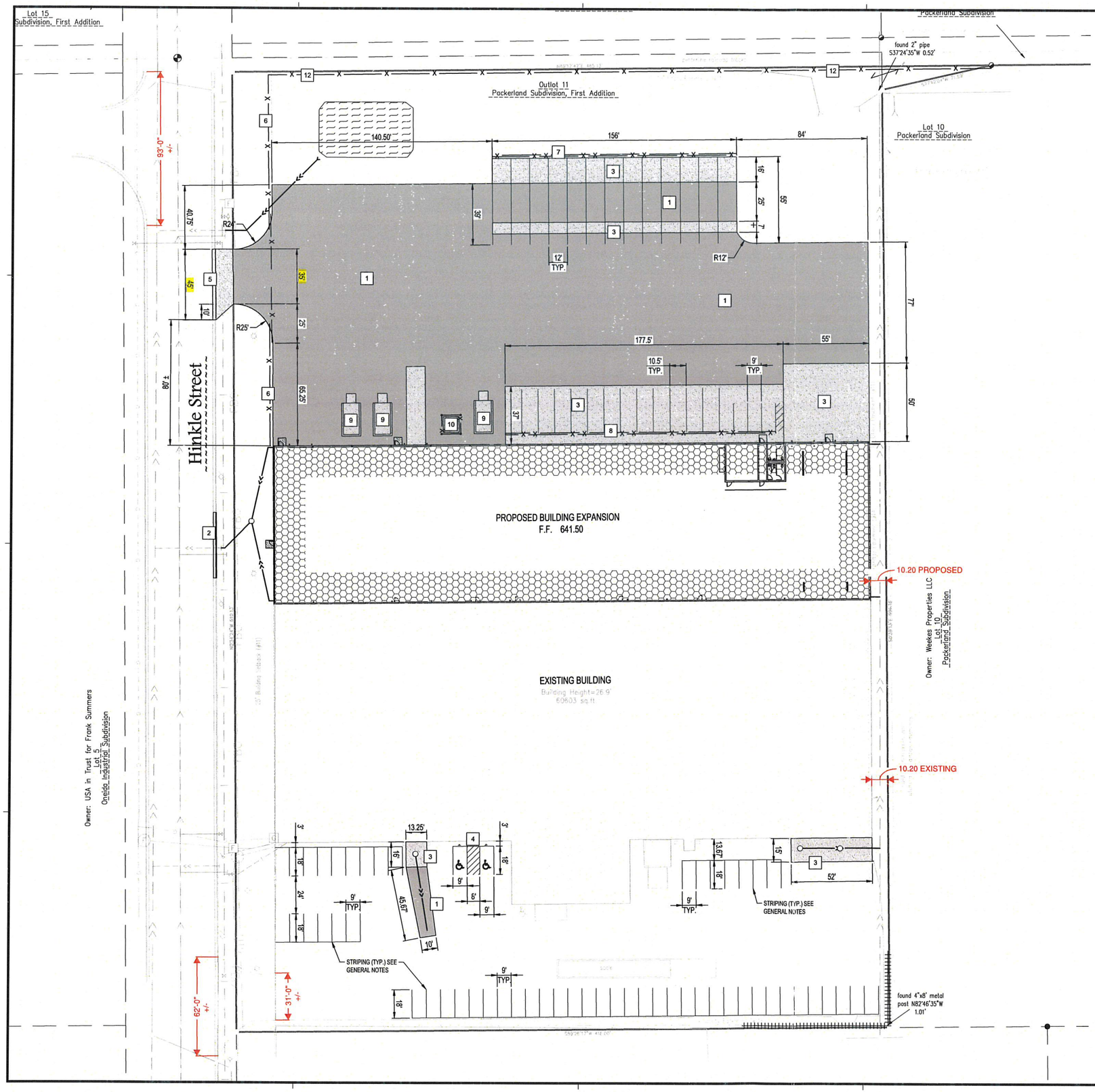
RENDERED SITE PLAN

RUSSEL METALS EXPANSION

Green Bay, Wisconsin
March 1, 2019
ISG Project No. 18-22528

ISG



PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	HEAVY DUTY ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT

GENERAL NOTES:

1. ALL PARKING STALL STRIPING SHALL NOT BE LESS THAN 4" WIDE.
2. REFER TO STRUCTURAL DRAWINGS FOR STOOP FOUNDATIONS.
3. PROVIDE A CONCRETE BOND BREAK ALONG CONCRETE AND BUILDING STRUCTURES. PROVIDE ISOLATION JOINTS IN CONCRETE PAVEMENT AROUND CONCRETE PIERS.

CONSTRUCTION KEY:

1. HEAVY DUTY ASPHALT PAVING, (SEE DETAIL).
2. 24" CONCRETE CURB AND GUTTER, (SEE DETAILS).
3. HEAVY DUTY CONCRETE PAVING, (SEE DETAIL).
4. ACCESSIBLE PARKING STALLS, (SEE DETAILS).
5. DRIVEWAY APRON AND ENTRANCE CURB, (SEE DETAILS).
6. PROVIDE 8' HIGH CHAINLINK FENCE WITH SLATS TO CORNER, (SEE DETAIL).
7. PROVIDE 156' OF GUARDRAIL AT TRAILER PARKING STALLS, (SEE DETAIL).
8. PROVIDE 172.50' OF GUARDRAIL AT TRACTOR PARKING STALLS, (SEE DETAIL).
9. DUST COLLECTION EQUIPMENT AND CONCRETE PADS.
10. OXYGEN STORAGE TANK.
11. AIR SUPPLY EQUIPMENT.
12. PROVIDE 8' HIGH CHAINLINK FENCE, (SEE DETAIL).

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PROJECT

RUSSEL METALS BUILDING EXPANSION

GREEN BAY WI

REVISION SCHEDULE

DATE	DESCRIPTION	BY

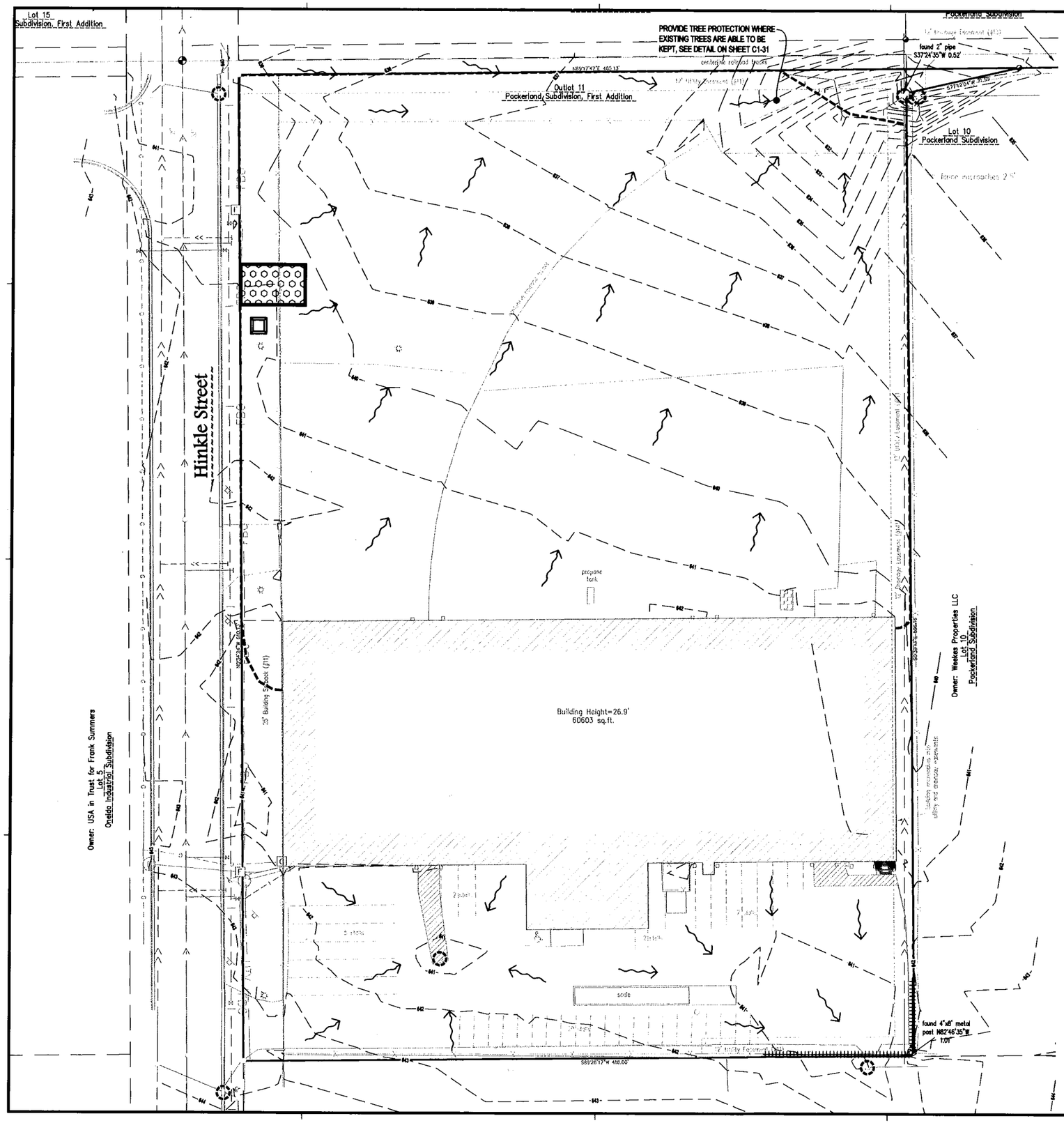
PROJECT NO.	18-22528
FILE NAME	22528 C3 SITE
DRAWN BY	TMK
DESIGNED BY	TMK
REVIEWED BY	RA
ORIGINAL ISSUE DATE	-/-/-
CLIENT PROJECT NO.	-

TITLE

PROPOSED SITE PLAN

SHEET

C3-10



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION	UNITS	QUANTITY
- - - - - - -	LIMITS OF DISTURBANCE		
	EXISTING STORM DRAIN INLET PROTECTION	EACH	4
	EXISTING DRAINAGE ARROW		
— — -101- — —	EXISTING CONTOUR (MINOR INTERVAL)		
— — —100— —	EXISTING CONTOUR (MAJOR INTERVAL)		

QUANTITIES ARE FOR INFORMATIONAL PURPOSES TO MEET THE REQUIREMENTS OF THE CONSTRUCTION STORMWATER PERMIT. NO GUARANTEE IS MADE TO THE ACTUAL QUANTITIES REQUIRED.

THE QUANTITIES SHOWN ARE TOTAL FOR THE ENTIRE PROJECT NOT SPECIFIC TO THIS SHEET.

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT

NOTE: EROSION CONTROL COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS EROSION CONTROL PLAN INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

STORM WATER POLLUTION PREVENTION PLAN NOTES:

GENERAL PROJECT INFORMATION:

PROJECT NARRATIVE:
Russel Metals Williams Bahcall Inc. focuses on providing customized metal processing services to satisfy specifications established by end users. The growing customer demands from the Green Bay location require the facility expansion. This project involves building expansion, semi truck and trailer parking and staging, and renovation of the existing building located at 895 Hinkle Street.

RESPONSIBLE PARTIES:
Contractor and owner shall identify a person knowledgeable and experienced in the application of erosion prevention and sediment control BMP's who will oversee the implementation of the SWPPP plans.

Bauer Design Build	Brandon Smith	(763) 972-0000
Company:	Contact Person:	Phone:

Owner shall identify the entity responsible for the long term Operation and Maintenance of the storm water management system.

Russel Metals Williams Bahcall Inc.	Mark Fine	(414) 481-7100
Company:	Contact Person:	Phone:

PROJECT AREAS:
Existing Drainage Area = 2.89 acres
Existing impervious surface area = 1.23 acres
Existing roof area = 0 acres
Existing pervious surface area = 1.66 acres

Proposed Drainage Area (overall) = 2.85 acres
Post construction impervious surface area = 1.50 acres
Post construction roof area = 0.86 acres
Post construction pervious surface = 0.47 acres

STORM WATER MANAGEMENT:
The existing site is made up of one (1) drainage area to measure existing development conditions. Stormwater was analyzed for runoff conditions to adjacent roads and lands.

The proposed site was divided into (3) drainage areas that include a collecting wet detention pond, a catchbasin to collect the west half of the proposed roof, and an existing City storm sewer to collect the east half of the proposed roof. The drainage areas include all existing and proposed development within them.

HydroCAD was utilized for calculating stormwater runoff conditions, storm events, and required stormwater detention. WinSLAMM was utilized for analyzing the ponds storm event capacity and total suspended solids removal.

SOIL TYPES:
General Soils information for locations on the property are provided within the Geotechnical Investigation included in the submittal. The site consists predominantly of clayey soils.

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PROJECT

RUSSEL METALS BUILDING EXPANSION

GREEN BAY WI

REVISION SCHEDULE

DATE	DESCRIPTION	BY

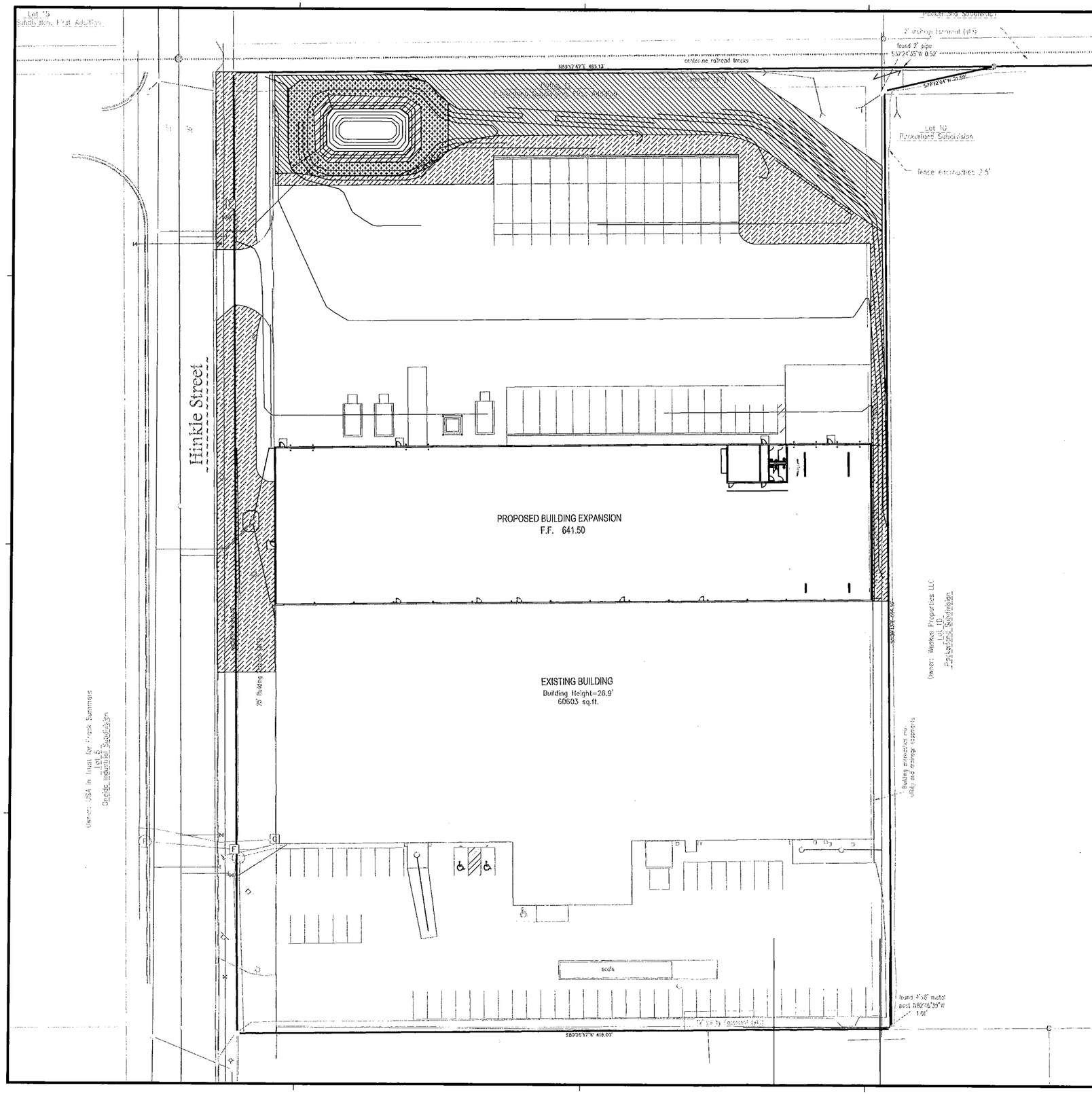
PROJECT NO.	18-22528
FILE NAME	22528 C1 SWPPP
DRAWN BY	TMK
DESIGNED BY	TMK
REVIEWED BY	RA
ORIGINAL ISSUE DATE	-/-/-
CLIENT PROJECT NO.	-

TITLE

EROSION CONTROL PLAN EXISTING CONDITIONS

SHEET

C1-10



SEEDING SCHEDULE

GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SIZE
	2,727 sf	WisDOT Seed Mix No. 60 Native Seed Cover seeding for newly graded wet areas or as a nurse crop for specific wetland seed mixes.	SEED
	3,156 sf	WisDOT Seed Mix No. 75 Native Seed Native grasses for erosion control	SEED
	12,140 sf	WisDOT Seed Mix No. 10 Native Seed Where average loam, clay, or moist solid predominate.	SEED
	19,247 sf	WisDOT Seed Mix No. 30 Turf Seed Salt tolerant turf	SEED

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PROJECT

RUSSEL METALS BUILDING EXPANSION

GREEN BAY WI

REVISION SCHEDULE

DATE	DESCRIPTION	BY

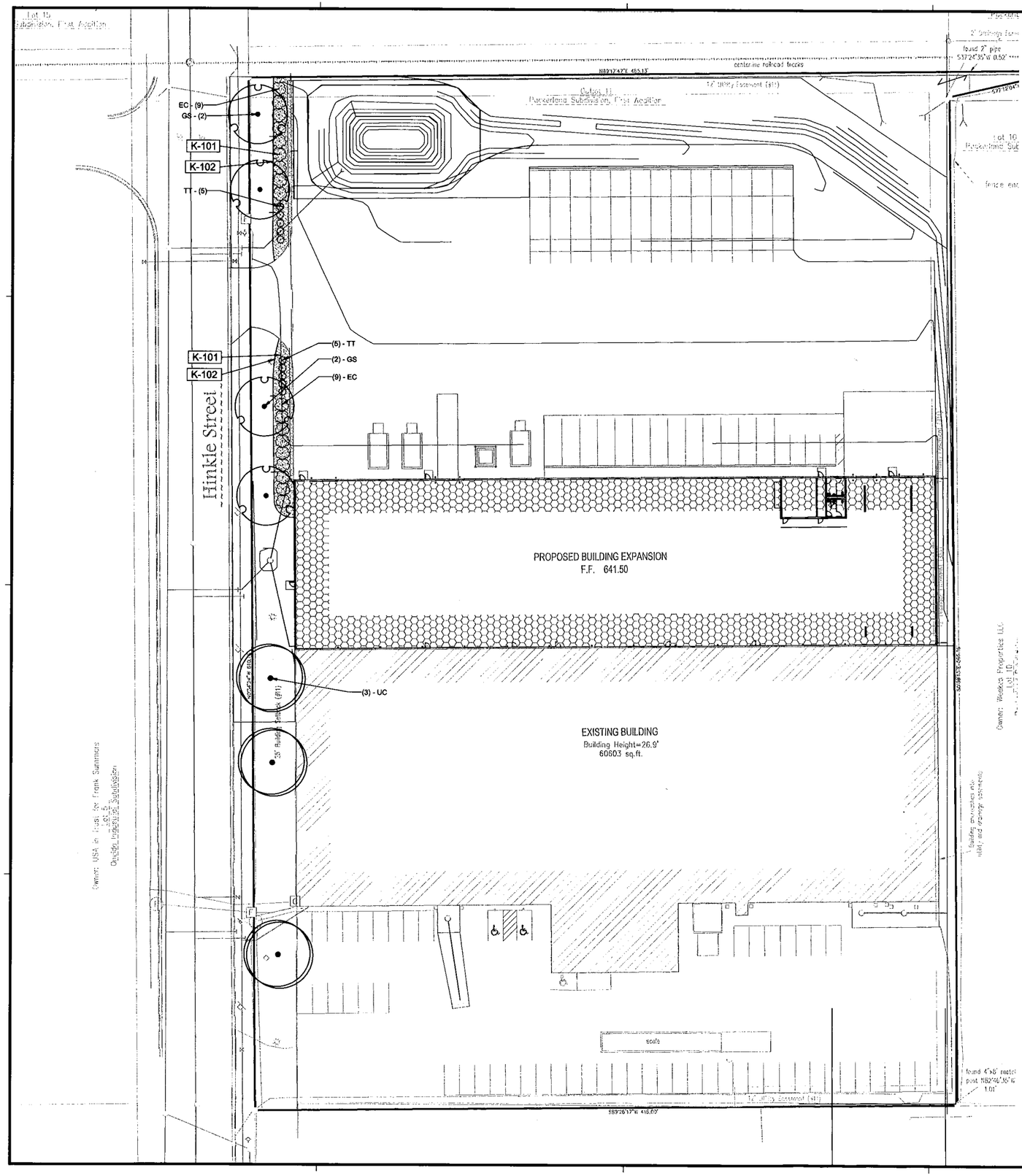
PROJECT NO.	18-22528
FILE NAME	22528 C5 LAND
DRAWN BY	DPP
DESIGNED BY	DPP
REVIEWED BY	POK
ORIGINAL ISSUE DATE	-/-/-
CLIENT PROJECT NO.	-

TITLE

SITE RESTORATION

SHEET

C5-10



PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT
GS	4	Skyline Honey Locust Gleditsia triacanthos `Skyline`	2.5" CAL	B & B
UC	3	American Elm Ulmus x `Frontier`	2.5" CAL	B & B

SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING
EC	18	Compact Burning Bush Euonymus alatus `Compactus`	3 GAL	CONT	96" o.c.
TT	10	Techny Arborvitae Thuja occidentalis `Techny`	3 GAL	CONT	60" o.c.

PLANTING ACCESSORIES SCHEDULE

SYMBOL	DESCRIPTION
K-101	SLATE TRAP ROCK, 1 1/2" SIZE
K-102	BLACK POLY EDGING

N

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PROJECT

RUSSEL METALS BUILDING EXPANSION

GREEN BAY WI

REVISION SCHEDULE

DATE	DESCRIPTION	BY

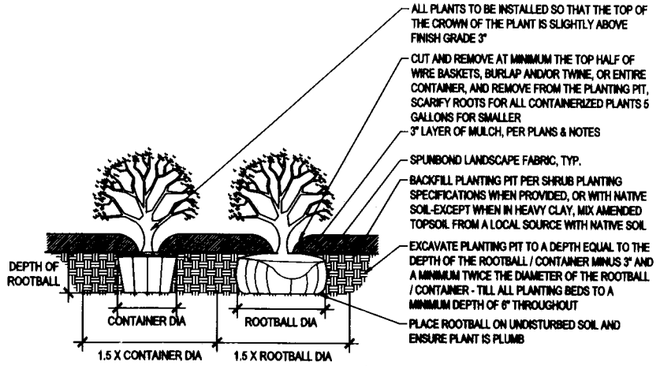
PROJECT NO.	18-22528
FILE NAME	22528 C5 LAND
DRAWN BY	DPP
DESIGNED BY	DPP
REVIEWED BY	POK
ORIGINAL ISSUE DATE	-/-/-
CLIENT PROJECT NO.	-

TITLE

LANDSCAPE PLAN

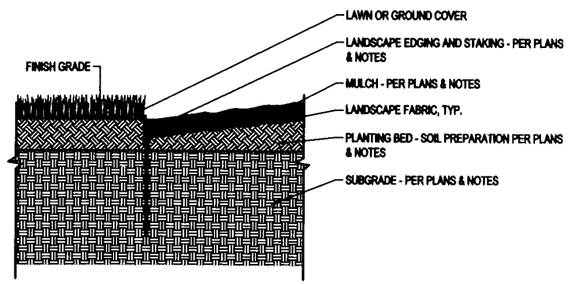
SHEET

C5-20



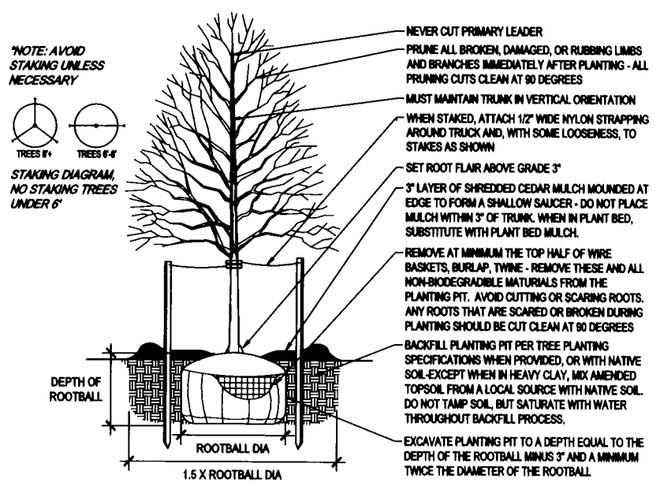
1 SHRUB PLANTING DETAIL

SCALE: 1" = 1'-0"



2 LANDSCAPE EDGING DETAIL

SCALE: 1" = 1'-0"



3 TREE PLANTING DETAIL

SCALE: 1" = 1'-0"

GENERAL PLANTING NOTES

1. COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
2. SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
3. REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
4. LAWN AREAS SHALL HAVE 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL SHALL BE COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
5. FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
6. ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
7. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
8. OWNER RESERVES THE RIGHT TO REVISE QUANTITIES TO SUIT BUDGET LIMITATIONS. CONTRACTOR'S UNIT BID PRICES SHALL PREVAIL FOR ANY CHANGES IN QUANTITIES.
9. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE AND OWNER.
10. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (A.N.S.I.), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO A.N.S.I.
11. PROVIDE SPUNBOND LANDSCAPE FABRIC IN ALL PLANTING BEDS, WITH LANDSCAPE ROCK. PLACE MULCH TO A 3-INCH MINIMUM DEPTH.
12. PROVIDE 2" SHREDDED CEDAR MULCH TO A 3-INCH DEPTH AROUND ALL PROPOSED TREES.
13. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
14. PLANTING BED EDGING SHALL BE 1/8"x4" STEEL EDGING w/ 12" LANDSCAPE SPIKE IN ALL AREAS WHERE PLANTING BED MEETS LAWN AREAS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF THE CONTRACT LIMIT LINE. ANY AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
16. ALL TURF AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED.

ISG

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PROJECT

RUSSEL METALS BUILDING EXPANSION

GREEN BAY WI

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	18-22528
FILE NAME	22528 C5 LAND
DRAWN BY	DPP
DESIGNED BY	DPP
REVIEWED BY	POK
ORIGINAL ISSUE DATE	-/-/-
CLIENT PROJECT NO.	-

TITLE

LANDSCAPE DETAILS

SHEET

C5-21

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: 3/11/19 Project Address: 1337 ALPINE DR. Project #: 86648 Appeal #: 19-006

PROPERTY OWNER	APPLICANT INFORMATION
Name: Romero Coleman	Name:
Address: 1337 ALPINE DRIVE	Address:
City, State, Zip GREEN BAY. WI 54311	City, State, Zip
Phone: (920) 883-5941	Phone:
Email: romero_coleman@yahoo.com.	Email:

Describe proposed plan:

PLACING A 12'x14' SHED ON A CONCRETE SLAB IN MY BACKYARD. USING IT TO FREE UP SPACE IN MY GARAGE. TO MAKE ROOM FOR A 3RD CAR IN THE FUTURE.

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

ORDINANCE 13-173 - Freeway and Trunk Highway setback. There shall be a uniform building setback of 50' from the nearest right-of-way line of any Freeway or State trunk highway

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

It wouldnt be A problem At All.

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

none

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

It will compliment the APPEARANCE of my house And Also be PLACED WITHIN the ZONES IN ACCORDANCE.

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.

Romero Coleman — Signature of Applicant

3/11/19. — Date

OFFICE USE ONLY:	Parcel# 21-7650	Residential $75 X	Commercial $150 ___
District: 2 Zoning: R1	Meeting Date: 4-15-19	Receipt #: 14193-4	

Revised 12/2017

Added Lean-to Shed

GENERAL ORDINANCE NO. 28-91

AN ORDINANCE
CREATING SECTION 13.173 OF THE GREEN BAY MUNICIPAL CODE ESTABLISHING A UNIFORM SETBACK FROM ALL FREEWAYS AND STATE TRUNK HIGHWAYS

THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 13.173 of the Green Bay Municipal Code is hereby created to read as follows:

> 13.173 FREEWAY AND STATE TRUNK HIGHWAY SETBACK. There shall be a uniform building setback of 50 feet from the nearest right-of-way line of any freeway or state trunk highway.

SECTION 2. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall not take effect until a public hearing is held thereon as provided by Section 13.43 of the Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this 5 day of August, 1991.

APPROVED:

_____
Mayor

ATTEST:

_____
Clerk

To 2nd: 7/2/91
To 3rd: 7/16/91

ch

7/2/91

35.

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

GREEN BAY 1854 Titletown, USA www.greenbaywi.gov

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

Date: 03/28/19 Project Address: 1347 Alpine Dr Project #: 86650 Appeal #: 19-007

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	Joel McKeefry	Name:	SAME
Address:	1347 Alpine dr.	Address:	
City, State, Zip	Green Bay WI 54311	City, State, Zip	
Phone:	920-609-1889	Phone:	
Email:	JMckeefry@triangledist.com.	Email:	

Describe proposed plan:

Add a third stall Attached Garage.

New Attached Garage would be 5' from side yard setback

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

6' From neighbors Lot Line. 13.604 Table 6.2 Building Setback requirements = Side Yard Setback = 6'
I need 1 Foot to Comply with regulations.
and will be 5' with new Attached garage

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

I have a 50' variance on my Back Fence Line due to the highway. Along with this I have a company vehicle and we are running out of Storage space.

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

50' Back Variance.

The house is positioned only 1' Foot Short of making compliance.

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

My neighbor is more than one with the plans, along with this it will be built to match my house now so it won't be an eye soar.

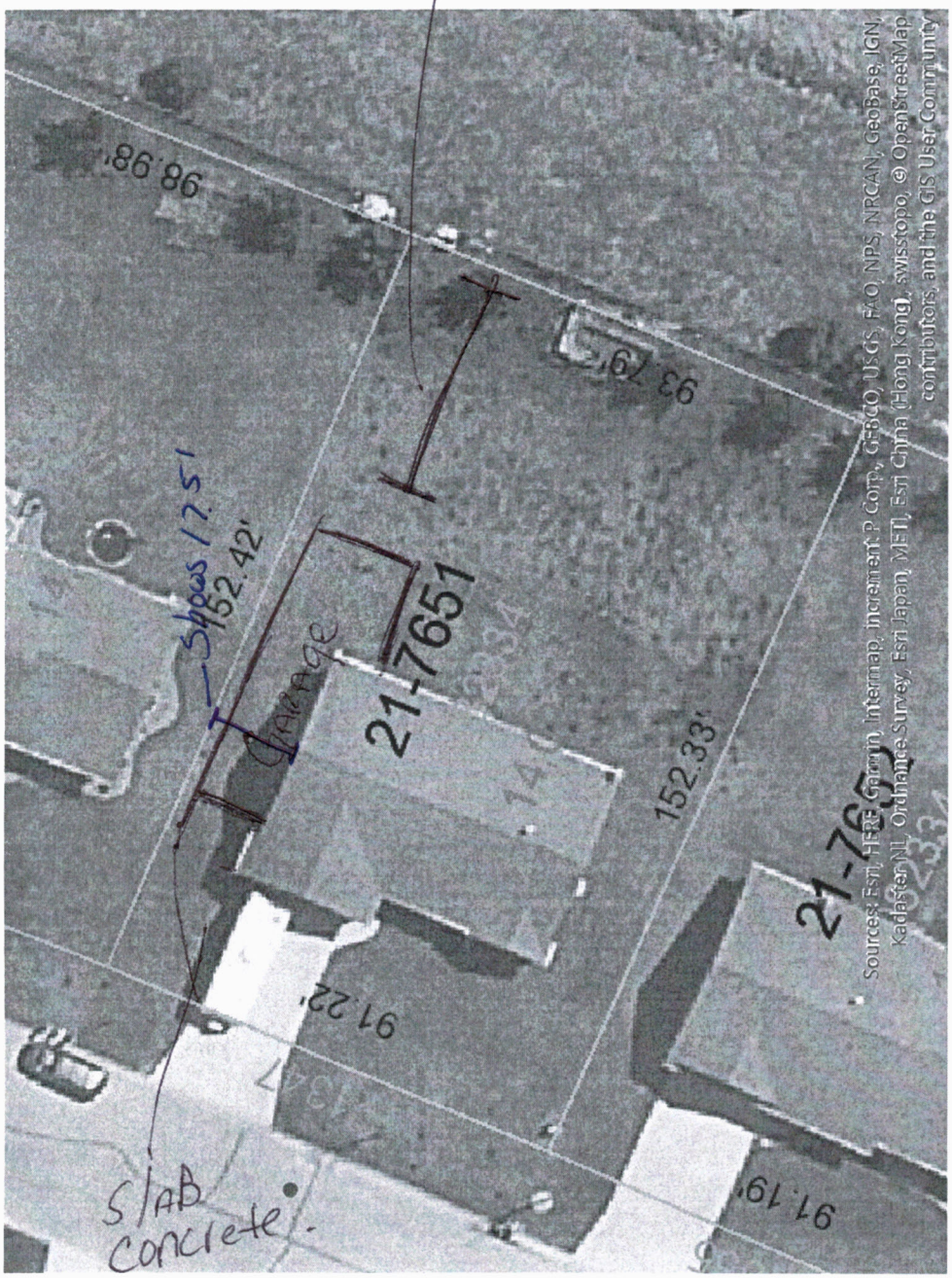
Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request.

JM 03/28/19

Signature of Applicant **Date**

OFFICE USE ONLY:	Parcel# 21-7651	Residential $75 X	Commercial $150 ___
District: 2 Zoning: R1	Meeting Date: 4-15	Receipt #: 14193-5	

Revised 12/2017



Garage Would Be

12' wide

Right Now From
my house to Lot Line
I have 17'
Less the 12' to Garage
I Need 1' to Comply

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

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

Date: 3/24/19 Project Address: 2459 E. SHORE DR Project #: 86657 Appeal #: 19-008

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	FRANK & JUDY KRAFT	Name:	FRANK & JUDY KRAFT
Address:	2459 E. SHORE DR.	Address:	2459 E. SHORE DR
City, State, Zip	GREEN BAY, WI 54302	City, State, Zip	GREEN BAY, WI 54302
Phone:	920-660-1050	Phone:	920-660-1050
Email:	bumper85@aol.com	Email:	bumper85@aol.com

Describe proposed plan: WE NEED TO REPLACE OUR EXISTING GARAGE WHICH IS 20'x20'. IT IS OLD & MUST BE REPLACED. WE NEED ONE THAT IS 24' wide x 30' long. WE HAVE A LONG DRIVEWAY & CAN EASILY EXTEND 10' INTO THE DRIVEWAY. WE WANT TO BUILD A STAIRWAY IN THE GARAGE AT THE BACK, AS WE NEED STORAGE ABOVE. ALSO, WE WISH TO ADD/EXTEND THE BACK BY 10'x 16' FOR A GARDEN SHED. (SEE DRAWING)

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

13-615 Residential Accessory Buildings
(C)(1) Detached Accessory Structures shall be located to side or rear of principal building and are not permitted within required Front yard. = Garage will be in front of house
13-615 Table 6-4 - maximum size 2nd structure = 150 SF
= will have 2nd Accessory at 240 SF

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

Flood plain

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

THE GARAGE HAS BEEN IN THIS LOCATION SINCE THE HOME WAS BUILT. WE CAN'T GO TOWARD THE BAY, DUE TO THE WEATHER PATTERNS ON THE BAY.

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

THE LOCATION OF THE DRIVEWAY DOESN'T CHANGE. THE LAND IMPACTED IS A SMALL SECTION OF OUR GARDEN. WE CAN'T EXPAND THE 4' TOWARDS THE HOUSE AS THERE IS A 30x35' FENCED KENNEL.

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.

Judith A. Kraft
Signature of Applicant

3/27/19
Date

OFFICE USE ONLY:	Parcel# 21-857	Residential $75 X	Commercial $150 ___
District: 6 Zoning: R1	Meeting Date: 4/15-19	Receipt #: 14193-6	

Revised 12/2017

<Title> 2459 E Shore

1) Accessory in front of Principal 2) 2nd structure over 150 sf

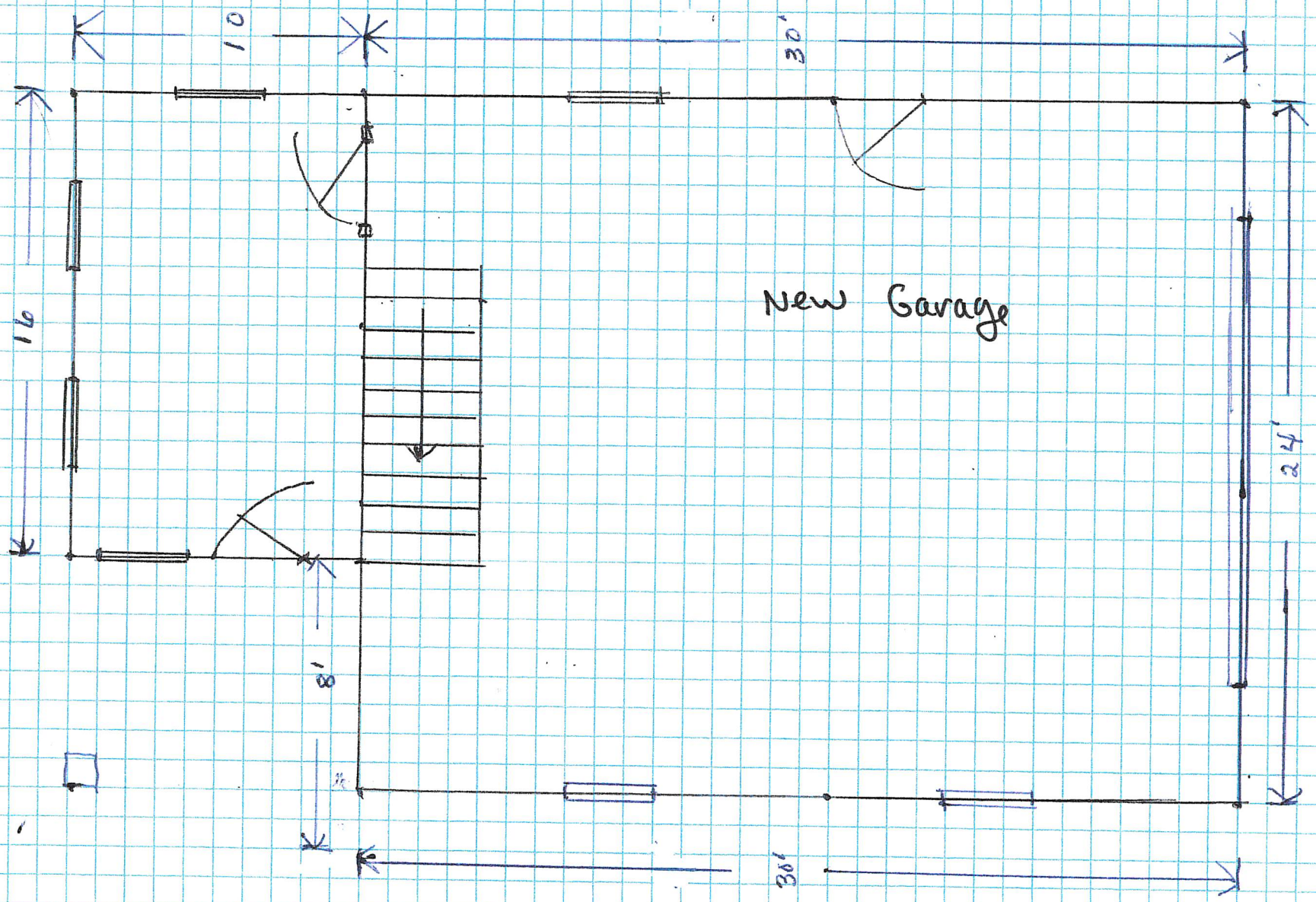
A map key (legend) and other information about this map is available at: **maps.gis.co.brown.wi.us**

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.

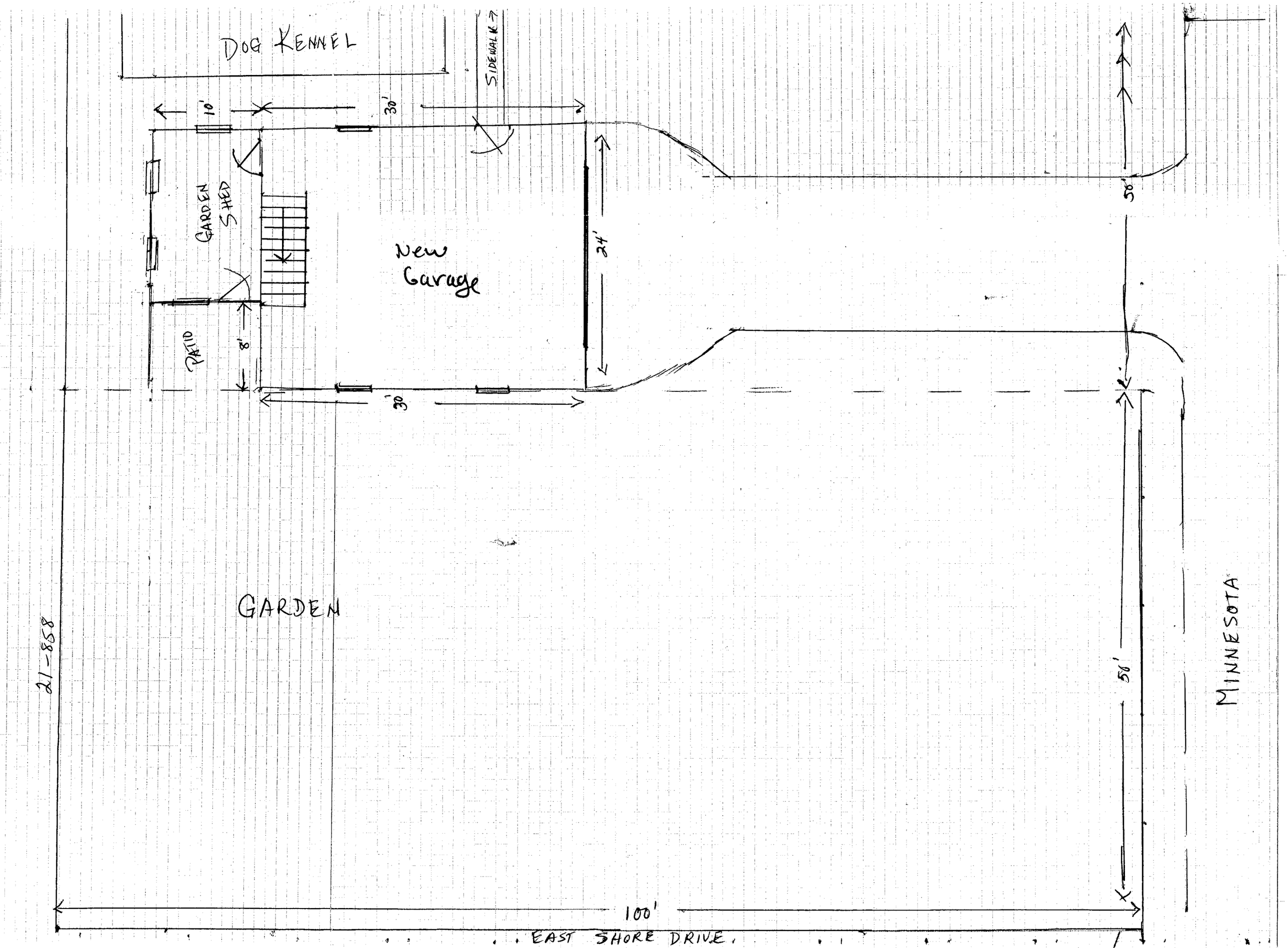
This map is intended for advisory purposes only. It is based on sources believed to be reliable, but Brown County distributes this information on an "As Is" basis. No warranties are implied. Boundaries shown on this map are general representations only and should not be used for legal documentation, boundary survey determinations, or other property boundary issues.

03/13/2019
Scale 1:480



FRANK & JUDY KRAFT

2459 E. SHORE DRIVE


DOG KENNEL
SIDEWALK
10'
30'
GARDEN SHED
New Garage
24'
PATIO
8'
30'
50'
GARDEN
21-858
50'
100'
EAST SHORE DRIVE
MINNESOTA

Zoning & Planning Board of Appeals

VARIANCE APPLICATION

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

www.greenbaywi.gov

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

Date: 4/1/2019 Project Address: 621 S. Clay St (R-1) Project #: 69700 Appeal #: 19-009

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

Describe proposed plan: Requesting approval to retain Garage which was planned to be moved under project # 69700. Contractor advised against moving the original garage due to limitations with the design of the original garage. Another garage was brought on to the site from a different location to fulfill the contract, resulting in 2 garages on the property. I would like to retain both garages.

List variances required to implement the proposed plan (include ordinance numbers and short explanation of each):
13-615(Table 6-4) - Maximum size of 2nd Structure is 150ft². Original Garage would be the smaller accessory bldg @ 435ft². Newer Garage is 527ft². Tot. for both complies with 13-615(c)(4) no more than 30% rear yard covered by accessory structures (19.4%) Total garage space w/ 2 accessory buildings @ 962ft² does not exceed gnd. floor house ft² of 1054. Total square footage of both accessory bldgs does not exceed Maximum size of 1st Structure (1000ft²) Table 6- Conforms to all required setbacks. Conforms to No. of Structures Allowed = 2.

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome: The zoning ordinance does not allow me to enjoy the use of my garage space retained due to contractual issues. I bought and paid for this asset. I restored this garage to a certain level and paid to have it painted to match exterior color of house. Further renovations are planned for original garage if variance is granted. An additional hardship would be the financial responsibility to raze the original garage if variance not granted (Estimate $3-4K) Owner would endure hardship of reduced property value based on less garage space. Green Bay and Brown County would endure hardship of reduced property value and thus lower tax base.

Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance: The structure of the original garage had unique physical characteristics in that, I believe, it was first constructed as a single stall garage, then a second stall was added at a later date. When my contractor was preparing to move the original garage as planned under project 69700, interior paneling was removed to reveal more of the garage structure. At this point my contractor determined that moving the garage would be too risky, and he refused to move it as he was contracted to do. His solution, to fulfill the contract was to move in a different garage from another site

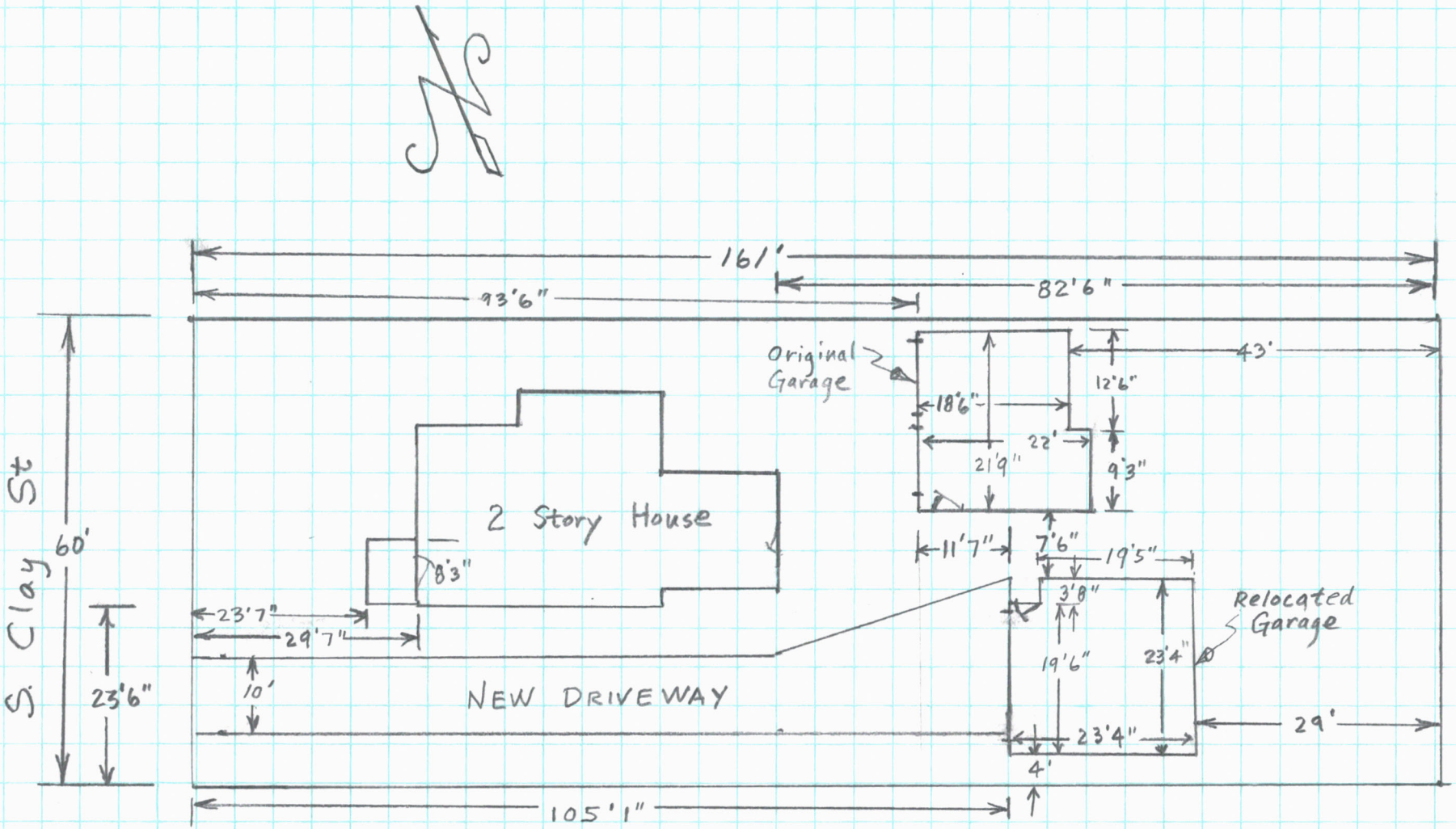
Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance:
To my knowledge there were no public complaints objecting to 2 garages on this property. The original garage is historic to the site. I have already spent about $55,000 on property improvements since purchasing in 2017. I am likely to spend another $50K to complete planned renovations. Additional garage space will be beneficial for storage of building materials and equipment during the continued renovations. My vision for this property is to rehabilitate and enhance this Historic park view property. This is only helping the public interest.

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 MOBETA, LLC Date 4/1/2019

OFFICE USE ONLY:	Parcel# 14-1115	Residential $75 X	Commercial $150 ___
District: 4 Zoning: R1	Meeting Date: 4/15/19	Receipt #: 14193-7	

Revised 12/2017



House - First Floor - ft^2 = 1054
Original Garage - ft^2 = 435
Relocated Garage - ft^2 = 527
Total Garage - ft^2 = 962 (< 1054)

Total Rear Yard ft^2 = 4950
Total Garage/Rear Yard = 962/4950 = 19.4% (< 30%)
- And - Additional 1200 ft^2 of Bellin Hospital Land in my Rear Yard that I maintain because of their fence location

Site Plan
621 S. Clay St
Green Bay, WI
Scale: 1" = 20'

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

CITY OF GREEN BAY 1854 Titletown, USA www.greenbaywi.gov

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

Date: 3/27/19 **Project Address:** 1634 Cofrin Drive **Project #:** 76311 **Appeal #:** 19-010

PROPERTY OWNER	APPLICANT INFORMATION
Name: CONTRACT TRANSPORT SERVICES REAL ESTATE LLC	**Name:** Fisher and Associates LLC Richard Fisher
Address: 1634 Cofrin Drive	**Address:** 916 Cedar Street
City, State, Zip Green Bay WI 54302	**City, State, Zip** DePere WI 54115
Phone: (920) 436-7910 Ext. 1005	**Phone:** (920) 376-0007
Email: creitz@ctsgb.com	**Email:** rfisher@fisherandassociatesllc.com

Describe proposed plan: CTS is planning to expand their business in their existing location. This project is to combine two adjacent properties, construct a new building, and then remove the existing building. This is a transportation trucking company that has both tractors and trailers. Both are being serviced within the new building. The fleet of trucks are being replaced with compressed natural gas fuel vehicles. These vehicles cannot be serviced in a traditional shop because the exhausting requirements are opposite of diesel fueled vehicles, so an entirely new facility is being constructed. The project will be constructed in three phases: construct the slow-fill compressed natural gas area; construct the new building; then remove the existing building to construct the storm water management pond. Currently the site has a single driveway entry point for all cars and trucks at a width of 40'-0". The new layout has two drives with two-way traffic for passenger vehicles and one-way traffic for trucks.

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

13-1706. Nonresidential and multifamily driveways. The maximum driveway width 25'-0" at the property line and 35'-0" at the curb line.
We are proposing a 52'-0" wide 3 lane as the inbound drive for semis and passenger vehicles, and a 30'-0" wide outbound drive.

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

The company has standard size commercial semi tractors and trailers (53'). The street width is not adequate to allow the semis to access the site without crossing the center line and using the entire roadway and driveway width. See attached diagram prepared by our civil engineer.

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

This property is in an industrial area where the right of way / roadway does not have adequate width to allow the the vehicle to stay in the appropriate lane and turn into the property in the maximum allowed driveway width.

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

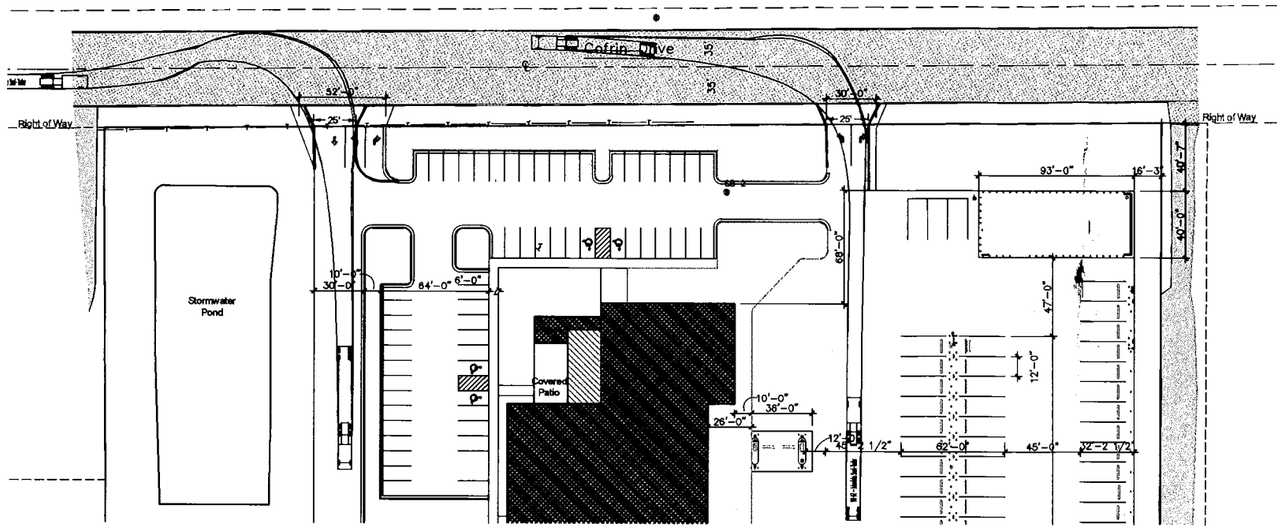
Granting the variance will not harm the public because this will allow these large vehicles to maneuver without having to cross the center line.
The site has been arranged to have the semis drive in one direction to minimize the drive width and potential conflicts.

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** 3/31/19

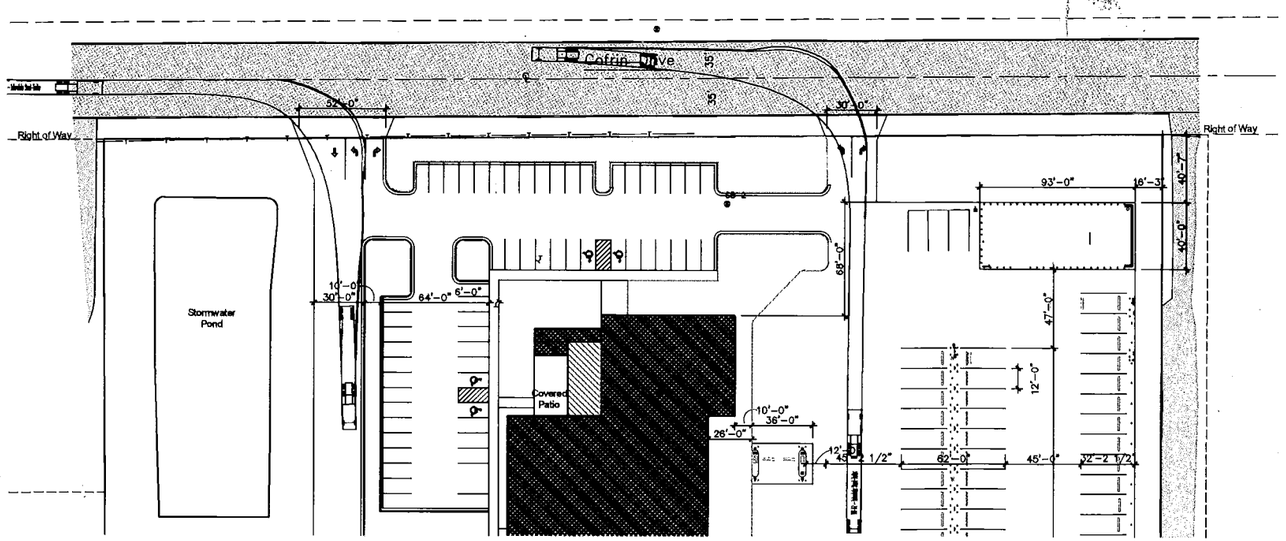
OFFICE USE ONLY:	**Parcel#** 21-1192-4	**Residential $75** ___ **Commercial $150** X
District: 6 **Zoning:** BP	**Meeting Date:** 4/15/19	**Receipt #:** 14193-13

Revised 12/2017



OPTION 1

Vehicle uses entire right-of-way for turning



OPTION 2

Vehicle uses south lane of right-of-way for turning

LEGEND

CATV	Underground Cable TV		Sanitary MH / Tank / Base		CATV Pedestal
FO	Underground Fiber Optic		Clean Out / Curb Stop / Pull Box		Gas Regulator
OH	Overhead Electric Lines		Storm Manhole		Railroad Signal
	Utility Guy Wire		Inlet		Sign
San	Sanitary Sewer		Catch Basin / Yard Drain		Tower / Silo
Sto	Storm Sewer		Water MH / Well		Post / Guard Post
E	Underground Electric		Hydrant		Satellite Dish
G	Underground Gas Line		Utility Valve		Large Rock
T	Underground Telephone		Utility Meter		Flag Pole
W	Water Main		Utility Pole		Deciduous Tree
	Fence - Steel		Light Pole / Signal		Coniferous Tree
	Fence - Wood		Guy Wire		Bush / Hedge
	Fence - Barbed Wire		Electric Pedestal		Stump
WL	Wetlands		Electric Transformer		Marsh
	Treeline		Air Conditioner		Soil Boring
	Railroad Tracks		Telephone Pedestal		Benchmark
	Culvert		Telephone Manhole		
800	Index Contour				
799	Intermediate Contour	+799.9	Ex Spot Elevation		

NOTES:

1. **Vehicle tracking reflects path traveled by a WB-67 Interstate Semi-Trailer**
   - **Width = 8.5 feet**
   - **Length = 73.5 feet**
   - **Turning Radius = 46.5 feet**

40 0 40 80 120

VEHICLE TRACKING DETAIL

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph: 920-991-1966 Fax: 920-830-9595
www.davel.pro

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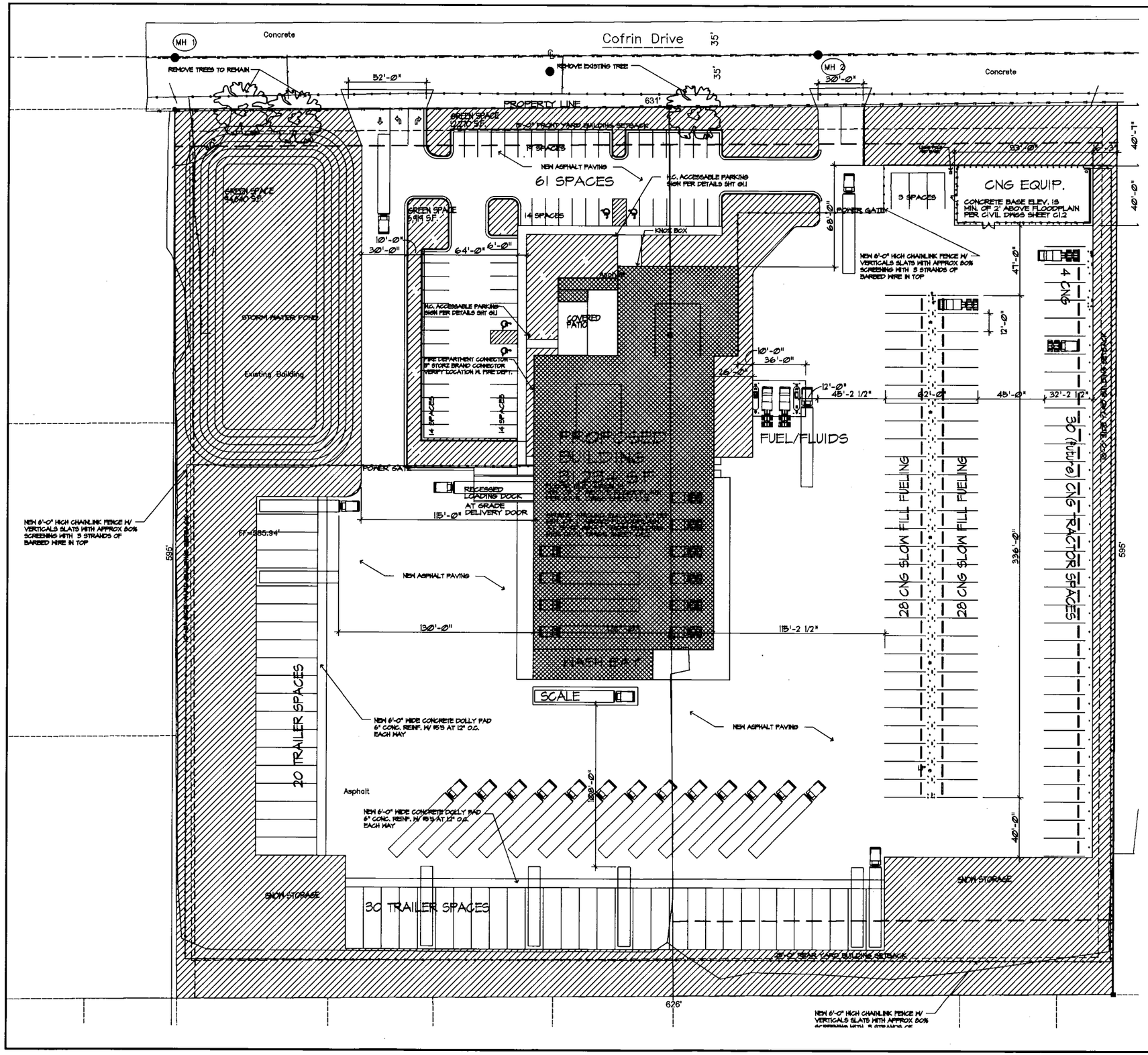
REVISIONS:

FISHER & ASSOCIATES, LLC
Architects / Planners

PROJECT INFO:

PROPOSED FACILITY PLAN FOR:
Contract Transport Services
1634 Cofrin Dr,
Green Bay, WI 54302

DRAWN BY: TNW	SALES:
SMET NO.:	SHEET: VT
ARCHT NO.: 18036	
DATE: 03/27/2019	



ARCHITECTURAL SITE PLAN
1" = 30'-0"

NORTH

ZONING REQUIREMENTS
PERMITTED USE
BUSINESS PARK (BP) WITH CONDITIONAL USE

SETBACKS

FRONT	15'-0"
SIDE	10'-0"
REAR	25'-0"

BUILDING HEIGHT 25'-0" MIN.
BUILDING HEIGHT 26'-2"

APPROXIMATE
LOT AREA 2.624 ACRES
115,118 SF

SITE AREA	AREA	RATIO
578,771 SF	BUILDING AREA 51,284 S.F.	.084 FAR
	PAVED AREA 228,706 S.F.	.611
	GREEN AREA 113,829 S.F.	.305

GREEN SPACE CALCULATIONS	
LOT SQUARE FOOTAGE:	578,771 SF 2.624 ACRES
TOTAL GREEN SPACE PROVIDED:	113,829 S.F.
PERCENTAGE OF GREEN SPACE PROVIDED:	30.5%

PARKING CALCULATIONS

1/300 S.F. OF OFFICE SPACE FOR THE FIRST 8000 S.F.
AND 1/1000 S.F. OF OUT DOOR SPACE
2 SPACES PER 3 EMPLOYEES BASED ON LARGEST SHIFT
OFFICE 4800 S.F. X 3 = 14400
8,000/300 = 27 SPACES
6400/300 = 7 SPACES

SHOP EMPLOYEES MAX PER SHIFT IS X.666 = 4 SPACES

DRIVERS PARK BEHIND THE FENCED AREA IN TRUCK STALLS
ADDITIONAL SPACES FOR DRIVERS ARE NOT REQUIRED
REQUIRED PARKING SPACES: 48
PROVIDED PARKING SPACES: 61
3 H.C. PARKING SPACES REQUIRED PER IBC TABLE 1106.1

REVISED FOR SITE PLAN REVIEW 4/1/19
RELEASED FOR SITE PLAN APPROVAL 2/8/19

SMET CONSTRUCTION SERVICES
OUR REPUTATION IS BUILDING
CORPORATE OFFICE
2030 PROFIT PLACE
DERPERE, WI 54115
(920) 276-9172
(920) 592-3658
FAX (920) 592-3631
E-MAIL BUILD@SMET.COM
WWW.SMET.COM
SMET CONSTRUCTION SERVICES CORP. • DESIGN/BUILD/FINANCE

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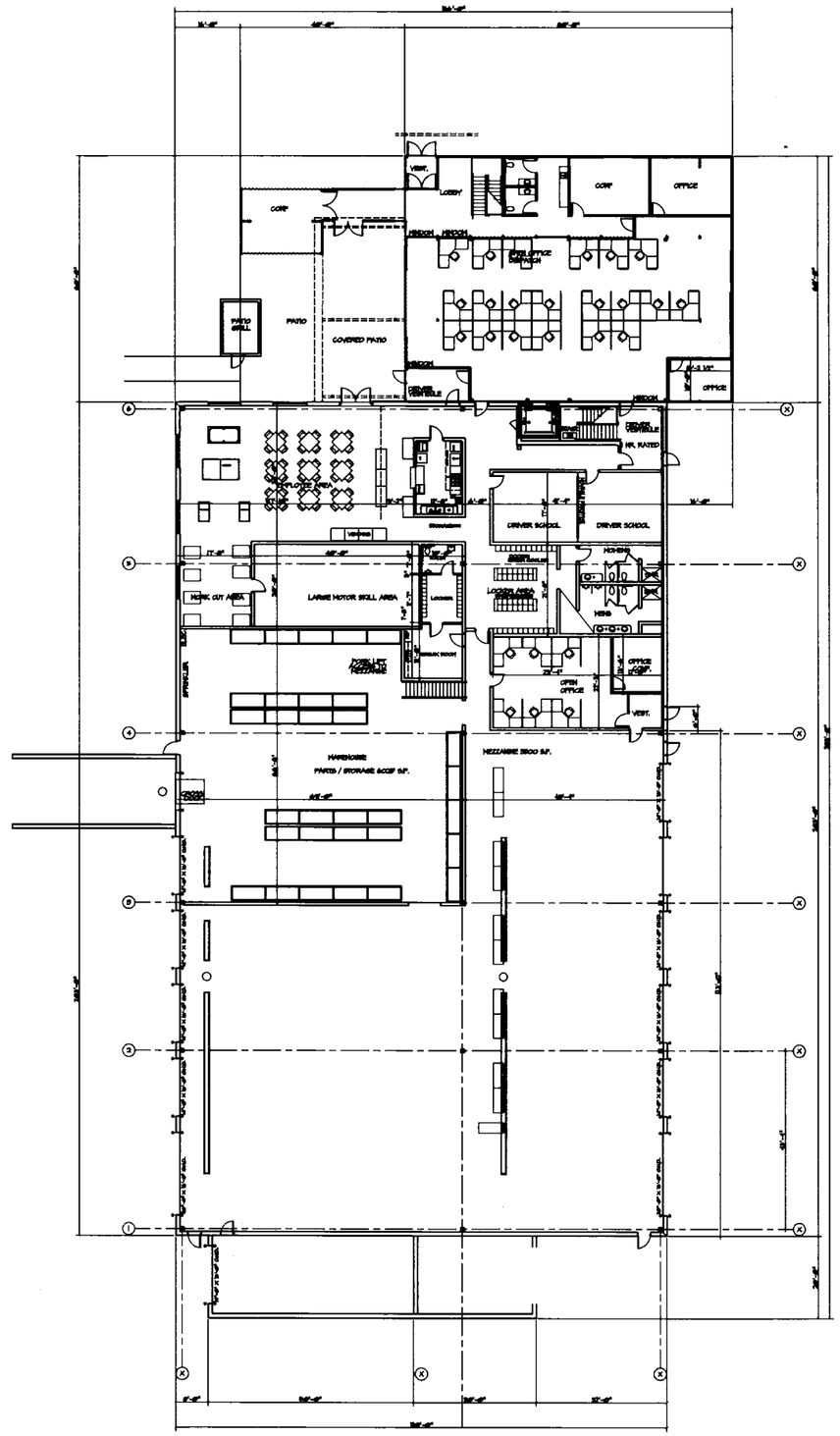
REVISIONS:

FISHER & ASSOCIATES, LLC
Architects / Planners

PROJECT INFO:
PROPOSED FACILITY PLAN FOR:
Contract Transport Services
1634 Cofrin Dr.
-
Green Bay, WI 54302

DRAWN BY: RJF	SALES: -
SMET NO.: -	SHEET: CA1.0
ARCHT. NO.: 18036	
DATE: 8/22/18	



REVISED FOR SITE PLAN REVIEW 4/1/19
RELEASED FOR SITE PLAN APPROVAL 2/8/19

FLOOR PLAN
1/16" = 1'-0"

NORTH

SMET CONSTRUCTION SERVICES
CORPORATE OFFICE
2080 PROFIT PLACE
DEPERE, WI 54115
(920) 275-1672
(920) 532-3888
(920) 532-3831
FAX
E-MAIL BUILD@SMET.COM
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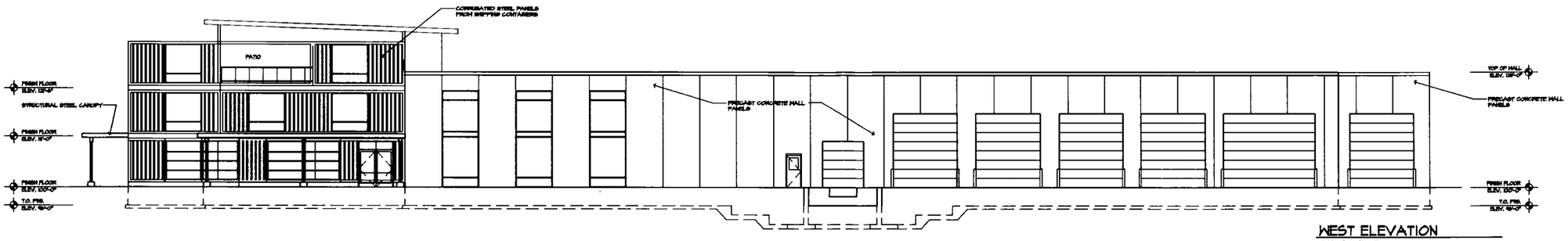
REVISIONS:

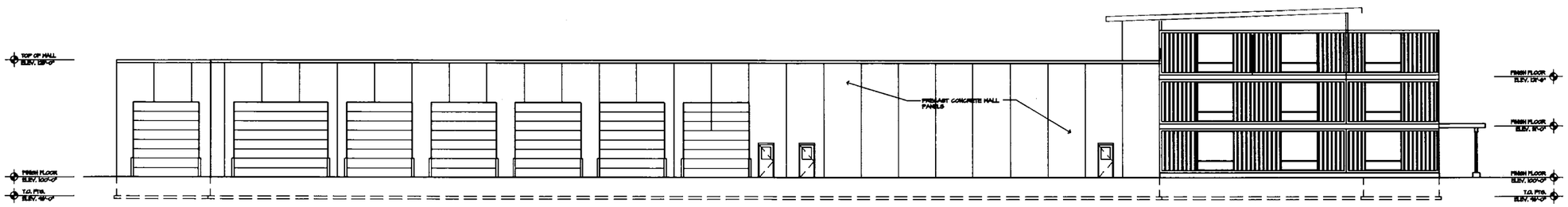
KESSLER & ASSOCIATES, LLC.
Architects / Planners
100 CEDAR STREET, DE PERE, WI 54115
PH (920) 337-1977 FAX (920) 337-1978
WWW.KESSLERARCHITECTS.COM

PROJECT INFO:
PROPOSED FACILITY PLAN FOR:
Contract Transport Services
1634 Cofrin Dr,
-
Green Bay, WI 54302

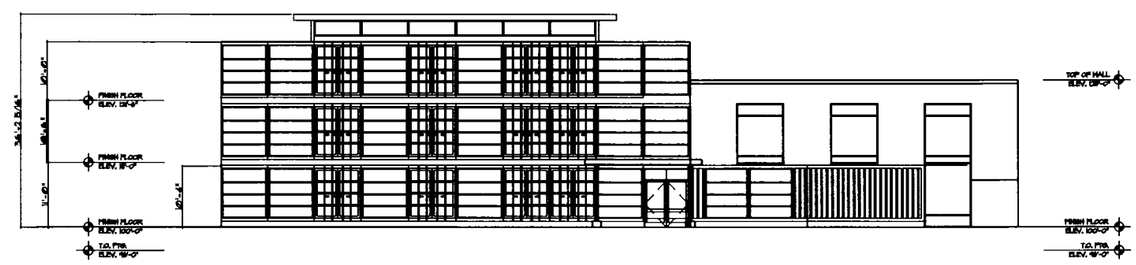
DRAWN BY: RJF	SALES: -
SMET NO.: -	SHEET: A1.1
ARCHT. NO.: 18036	
DATE: 6/22/18	



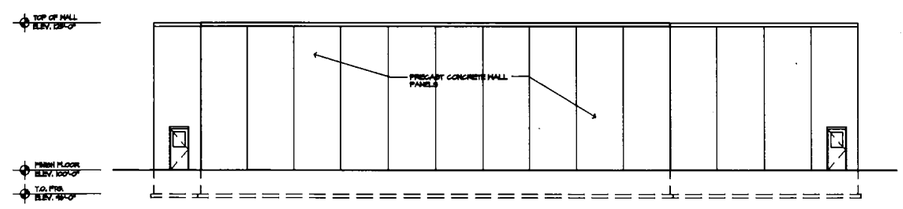
WEST ELEVATION
3/32" = 1'-0"



EAST ELEVATION
3/32" = 1'-0"



NORTH ELEVATION
3/32" = 1'-0"



SOUTH ELEVATION
3/32" = 1'-0"

RELEASED FOR SITE PLAN APPROVAL 2/8/19

SMET CONSTRUCTION SERVICES

CORPORATE OFFICE
2000 FROST PLACE
DEPERE, WI 54115

(920) 276-1672
(920) 592-1628
FAX (920) 592-3051
E-MAIL BUILD@SMET.COM
WWW.SMET.COM

OUR REPUTATION IS BUILDING

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REVISIONS:

FISHER & ASSOCIATES, LLC
Architects / Planners

PROJECT INFO:

PROPOSED FACILITY PLAN FOR:
Contract Transport Services
1634 Cofrin Dr,
Green Bay, WI 54302

DRAWN BY: RJF	SALES: -
SMET NO.: -	SHEET: A3.1
ARCHT. NO.: 18036	
DATE: 8/22/18	

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

GREEN BAY
Titletown, USA
www.greenbaywi.gov

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

Date: 3-29-19 Project Address: 6H-1109-1, 2415 W. Mason St Project #: 86473 Appeal #: 19-011

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	DJG West Mason, LLC	Name:	Garrit Baker, Member
Address:	300 N. Van Buren St	Address:	
City, State, Zip	GB 54301	City, State, Zip	
Phone:	(813) 500-0296	Phone:	
Email:	gb@gb-re.com	Email:	

Describe proposed plan:

Please see "response #1" in attached letter.

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

Please see "response #2" in attached letter.

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

Please see "response #3" in attached letter.

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

Please see "response #4" in attached letter.

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

Please see "response #5" in attached letter.

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: [signature] Date: 3-29-19

OFFICE USE ONLY:	Parcel# 6H-1109	Residential $75 ___ Commercial $150 ✓
District: 11 Zoning: BP	Meeting Date: 4/15/19	Receipt #: 14193-25

Revised 12/2017

GB Real Estate Investments, LLC
Licensed Wisconsin Brokerage
Garritt R. Bader
300 N. Van Buren Street, Green Bay, WI 54301
Phone: (813) 500-0296 • E-Mail: gb@gb-re.com
www.gb-re.com

Response #1:

My request of the Zoning & Planning Board of Appeals is to approve a front-yard setback variance to my proposed site plan design (detailed below), since the design as proposed is the first step of a much larger plan for this area being undertaken in coordination with the city's Planning & Economic Development departments that will do the following:

- Extend Hinkle Street southward, opening up 75+ acres for development;
- Realign the south Mason Street frontage road to improve traffic flow and movement at its intersection with Hinkle Street; and
- Create new parcels for private development in the areas where the south frontage road currently is located, all-together adding millions in property development and tax revenue.

These proposed roadway extensions and realignments will occur over the coming years, after continued (and ongoing) discussions with city staff, property owners and civil and environmental engineers. But the variance requested today will allow my initial development to begin—the design of which allows all the aforementioned proposed changes to follow.

Response #2:

The following variance is requested of the board:

<u>Front Yard Setback</u>: 15 feet required by code; our plan provides 12.4 feet at the front "pinch point" (partly caused by the curvature of the frontage road).

Response #3:

As noted previously, there is a much bigger plan for this area that is being advanced. In order to secure the property to allow this larger plan to materialize, we needed to first rezone and then subdivide the original 6H-1109 parcel to allow commercial development within the confines of the C-1 zoning code and the city's subdivision ordinance—both previously and unanimously approved by Plan Commission.

Then, to account for the right-of-way needed for the future extension of Hinkle Street on the east, as well as the most-likely rerouting of the frontage road to the south, we positioned the building as proposed in the site plan to fit into the current site conditions, but also so that it doesn't conflict with the future modifications as discussed. In short, we designed as much as we could within existing code and ordinance before requesting this variance.

Please reference the provided Exhibit with this application that shows a step-by-step display of the current development, how it fits into the existing site, and how potential roadway realignment is impacting how we're designing it—and thus the variance we are seeking.

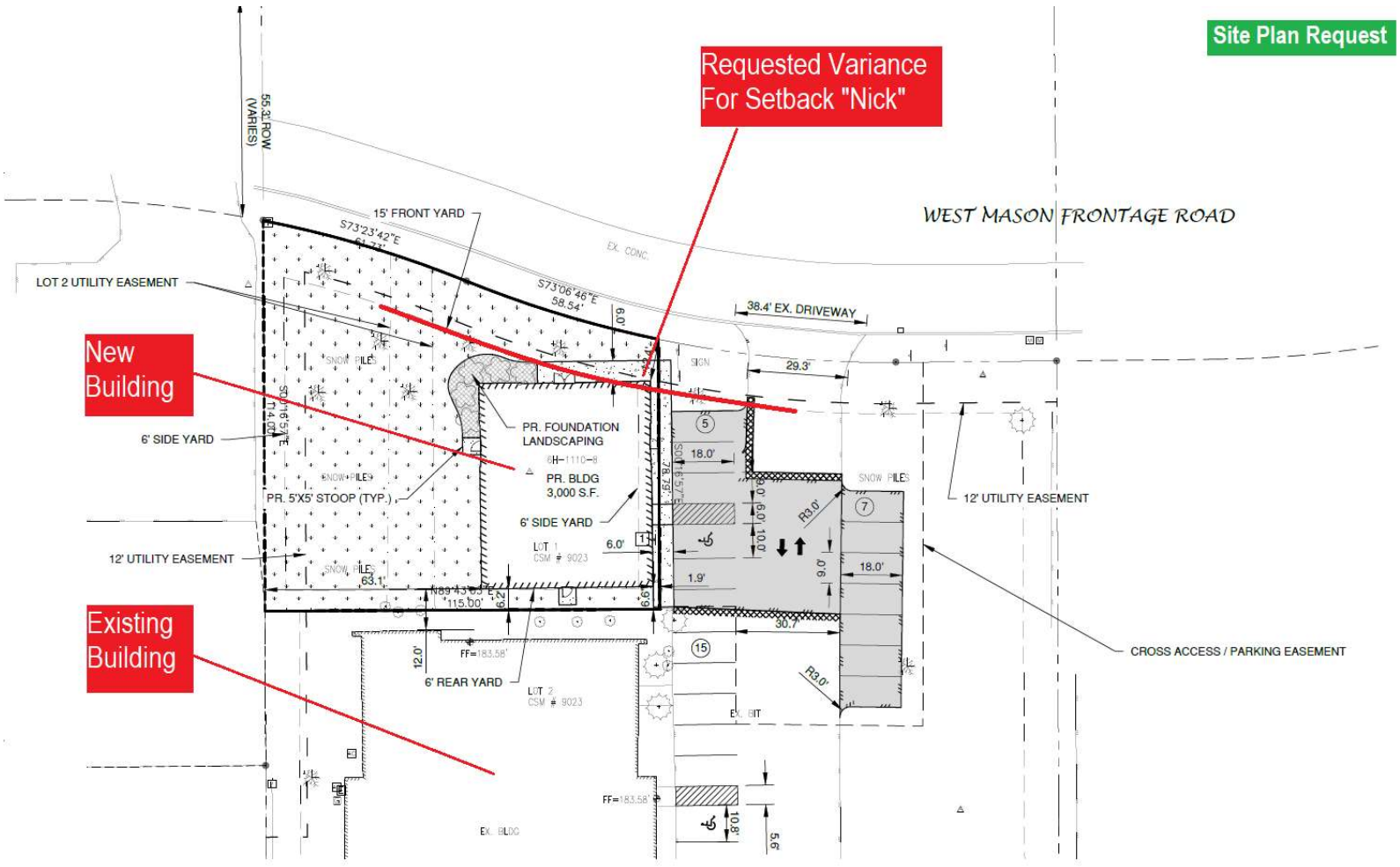
GB Real Estate Investments, LLC
Licensed Wisconsin Brokerage
Garritt R. Bader
300 N. Van Buren Street, Green Bay, WI 54301
Phone: (813) 500-0296 • E-Mail: gb@gb-re.com
www.gb-re.com

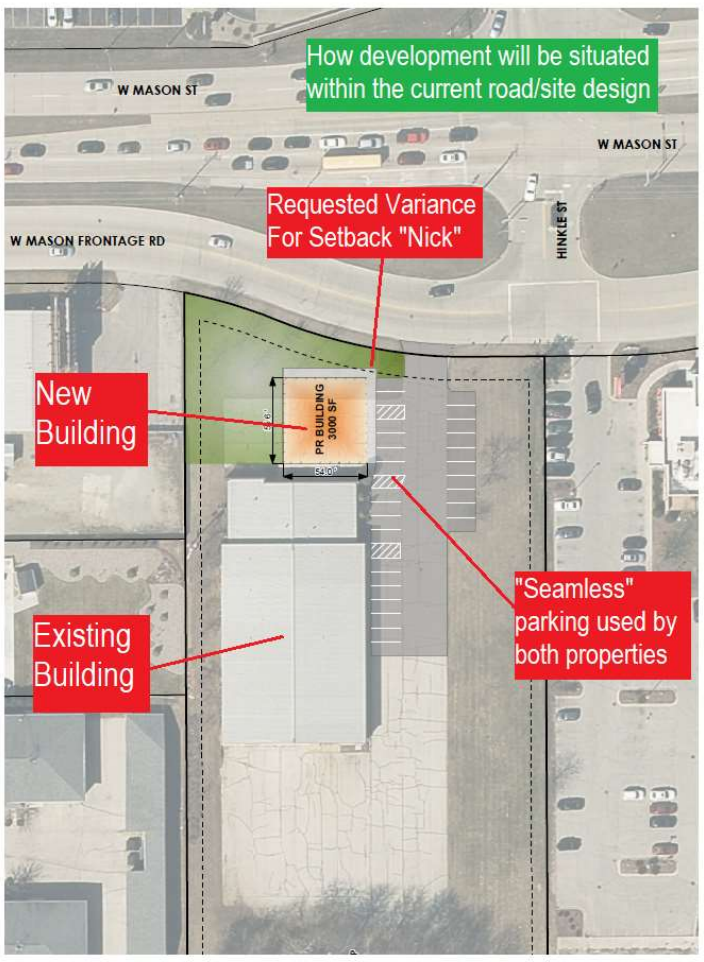
Response #4:

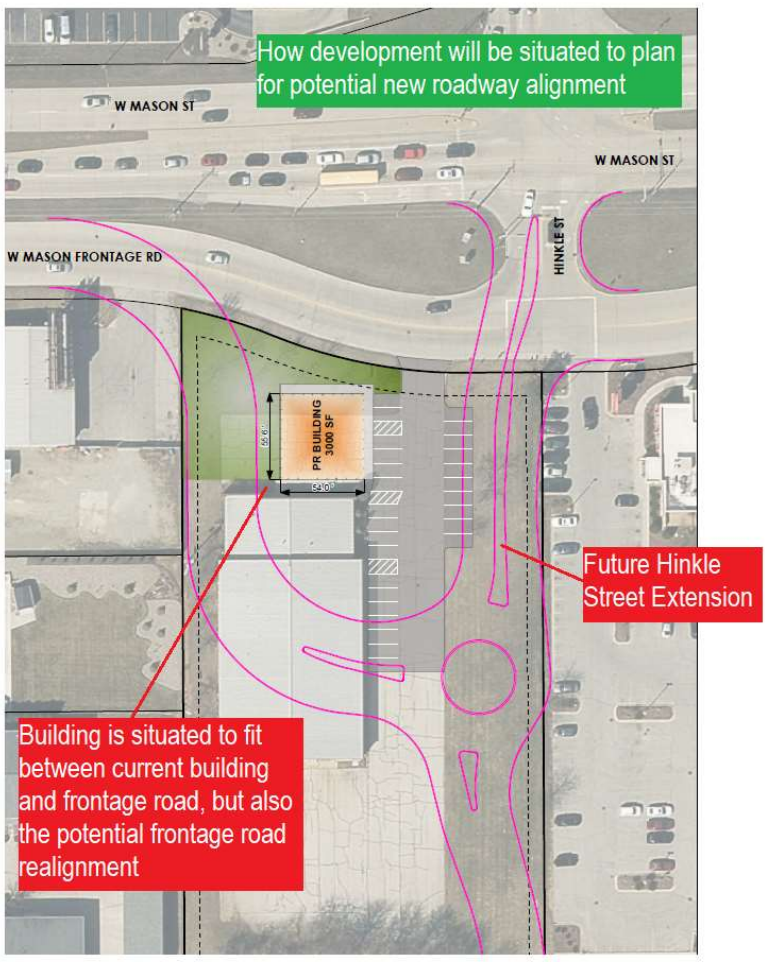
As noted several times herein, there is a much bigger plan for this area that is being advanced. Part of this plan involves (1) designing the "postage stamp" parcel (which is the site of this request, Parcel #6H-1109-1) so that it will afford the new building to be built within the allowances of the C-1 zoning code with the exception of the aforementioned setback variance, and (2) making the development appear "seamless" to the layout of the adjacent parcel. When the roadway realignment is final, there will no longer be a condition which would require a variance since the right-of-ways will be changed. For now, however, the existing frontage road exists as-is and thus requires the variance. Even in a worst-case-scenario where the bigger area development plan fails to materialize, we are only "nicking" the setback and thus don't feel we are significantly injuring anyone or any adjacent property.

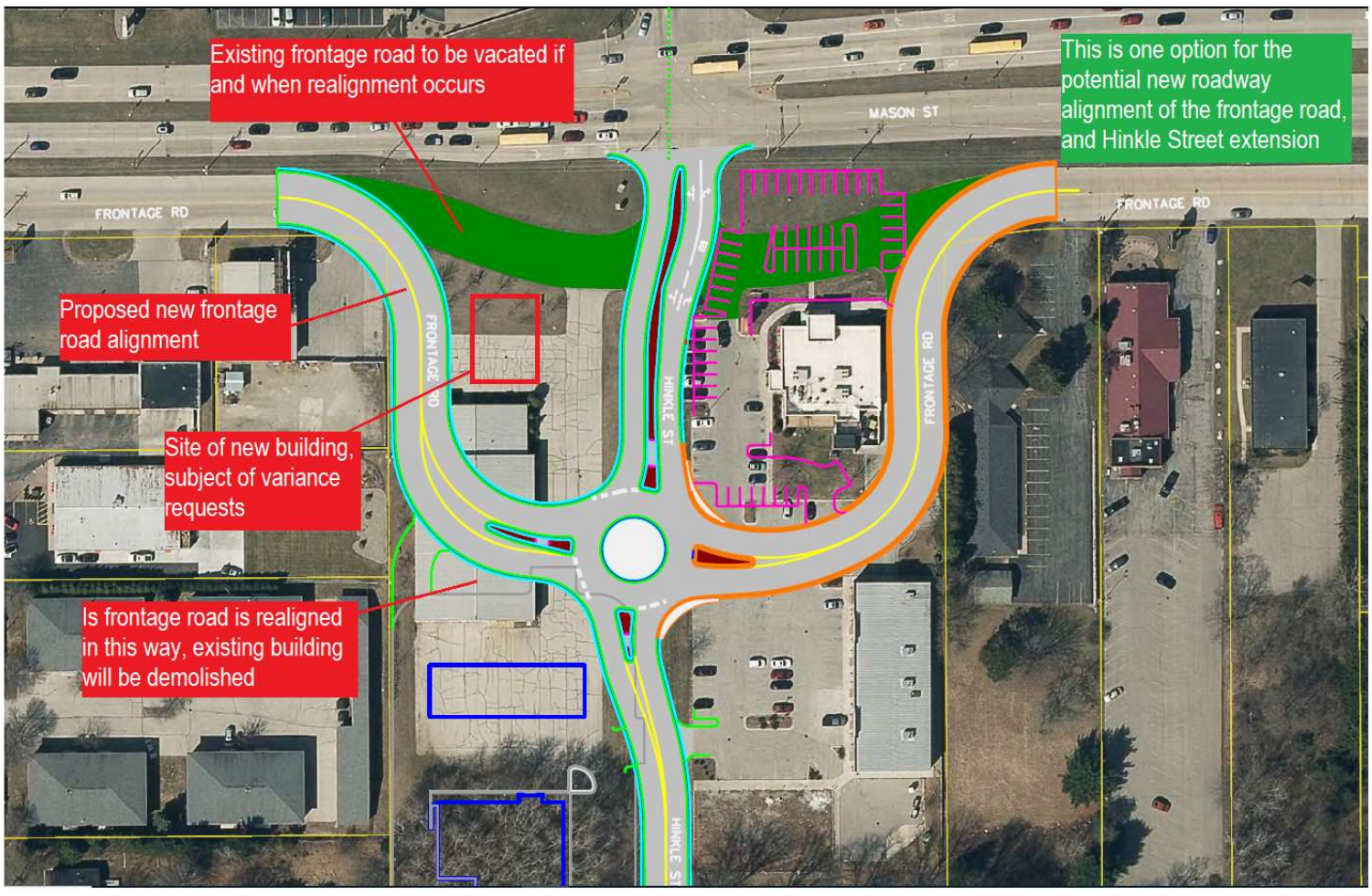
Response #5:

The public interest will be significantly improved when the new roadway alignment occurs. Anyone who has traveled in this area knows how terrible the backup and conflicting traffic movements can be at this Hinkle Street intersection with both W. Mason Street and the south frontage road. Our request harms no one in the short term, and benefits *everyone* in the long term.


Site Plan Request
Requested Variance For Setback "Nick"
WEST MASON FRONTAGE ROAD
55.3' ROW (VARIES)
15' FRONT YARD
S73°23'42"E
S73°06'46"E 58.54'
EX. CONC.
38.4' EX. DRIVEWAY
LOT 2 UTILITY EASEMENT
New Building
6' SIDE YARD
PR. FOUNDATION LANDSCAPING
PR. BLDG 3,000 S.F.
PR. 5'X5' STOOP (TYP.)
12' UTILITY EASEMENT
Existing Building
6' REAR YARD
CROSS ACCESS / PARKING EASEMENT
EX. BLDG


How development will be situated within the current road/site design
W MASON ST
W MASON FRONTAGE RD
HINKLE ST
Requested Variance For Setback "Nick"
New Building
Existing Building
"Seamless" parking used by both properties


How development will be situated to plan for potential new roadway alignment
W MASON ST
W MASON FRONTAGE RD
HINKLE ST
Future Hinkle Street Extension
Building is situated to fit between current building and frontage road, but also the potential frontage road realignment


Existing frontage road to be vacated if and when realignment occurs
This is one option for the potential new roadway alignment of the frontage road, and Hinkle Street extension
MASON ST
FRONTAGE RD
Proposed new frontage road alignment
Site of new building, subject of variance requests
Is frontage road is realigned in this way, existing building will be demolished
HINKLE ST

2852446
CHERYL BERKEN
BROWN COUNTY RECORDER
GREEN BAY, WI
RECORDED ON
03/04/2019 04:03 PM
REC FEE: 30.00
TRANS FEE:
EXEMPT #

PAGES: 8
The above recording information verifies that this document has been electronically recorded and returned to the submitter

Document Number

ACCESS AND PARKING EASEMENT AGREEMENT

Recording Area

Name and Return Address
Attorney Ryan D. Krumrie
Hager, Dewick & Zuengler, S.C.
200 South Washington Street, Suite 200
Green Bay, WI 54301

6H-1109
Parcel Identification Numbers (PIN)

THIS DOCUMENT WAS DRAFTED BY:
Attorney Ryan D. Krumrie
Hager, Dewick & Zuengler, S.C.
200 South Washington Street, Suite 200
Green Bay, WI 54301

Document Number

ACCESS AND PARKING EASEMENT AGREEMENT

Recording Area

Name and Return Address
Attorney Ryan D. Krumrie
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200 South Washington Street, Suite 200
Green Bay, WI 54301

6H-1109
Parcel Identification Numbers (PIN)

THIS DOCUMENT WAS DRAFTED BY:
Attorney Ryan D. Krumrie
Hager, Dewick & Zuengler, S.C.
200 South Washington Street, Suite 200
Green Bay, WI 54301

ACCESS AND PARKING EASEMENT AGREEMENT

THIS ACCESS AND PARKING EASEMENT AGREEMENT ("**Agreement**") is made and entered into this 28 day of February, 2019, by and between **GB HMC WEST MASON, LLC,** a Wisconsin limited liability company ("**GB HMC**"), and **DJG WEST MASON, LLC,** a Wisconsin limited liability company ("**DJG**") (collectively, the "**Parties**" or individually as a "**Party**").

RECITALS:

WHEREAS, GB HMC is the fee owner of certain real property in the City of Green Bay, Brown County, Wisconsin, (the "**GB HMC Parcel**"), as further described on **Exhibit A** attached hereto and incorporated herein by reference;

WHEREAS, DJG is the fee owner of certain real property in the City of Green Bay, Brown County, Wisconsin as further described on **Exhibit B** attached hereto and incorporated herein by reference (the "**DJG Parcel**");

WHEREAS, the GB HMC Parcel and DJG Parcel shall be referred to collectively as the "**Parcels**";

WHEREAS, the Parties desire to create a perpetual, non-exclusive access and parking easement for purposes of parking vehicles and for ingress and egress over, across and through the Parcels as described herein, for the benefit of the Parties, and its successors, assigns, tenants, employees and/or invitees; and

NOW, THEREFORE, in consideration of the covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. **Grant of Easement.** The Parties grant to each other and their successors, assigns, tenants, employees, and/or invitees (collectively, the "**Permitted Users**"), a perpetual, non-exclusive access and parking easement for purposes of parking vehicles and for vehicular and pedestrian ingress and egress (the "**Easement**") over, across and through any portion of the Parcels to any existing or future surface parking spaces located on the GB HMC and DJG Parcels ("**Easement Area**").

2. **Maintenance.** The Easement Area which consists of any existing or future surface parking spaces, parking lots and driveways will be managed, maintained and repaired by GB HMC with GB HMC and DJG each paying for its prorata portion (DJG – 19.9%; GB HMC – 80.1%) the cost of maintenance, repair and snow removal (the "**Maintenance Obligations**"). The Easement Area shall be kept in good condition and repair. GB HMC shall invoice DJG for its one half (½) of the maintenance, repair and snow removal costs.

3. **Mutual Indemnification.** Each Party shall, and hereby does, indemnify, defend and hold the other Parties harmless from and against any and all claims, actions, liability, loss, expense (including reasonable attorneys' fees) or other damages suffered by a Party in connection

with the Easements granted pursuant to this Agreement and any loss of life, personal injury and/or damage to property arising from or out of: (i) breach, default and/or nonperformance by an indemnifying Party under this Agreement; and/or (ii) the negligent acts or omissions or intentional misconduct of an indemnifying Party, its agents or representatives, while using the Easement granted pursuant to this Agreement, in each instance where actual damages are caused by the indemnifying Party or its agents or representatives. Any claim hereunder for indemnifiable damages shall be offset by and net of insurance proceeds, if any, actually recovered or recoverable by the indemnified Party, and shall be subject to the indemnified Party's or its agents' and/or representatives' contributory negligence or willful misconduct, if any.

4. **Insurance.** The Parties shall maintain in effect at all times during the term of this Agreement a policy of commercial general liability insurance naming the other Parties as an additional insured, to insure against injury to property, person or loss of life arising out of the use, occupancy or maintenance of the Easement Area, as the case may be, with limits of coverage that are at levels customarily maintained by businesses in the community in which is located.

5. **Obstructions.** No Party shall do anything to interfere with the use of the Easement Area, except as may be necessary for the performance of the Maintenance Obligations. No curbs, barriers, fences, dividers or other obstructions shall be constructed on or across the Easement Area to prevent, prohibit, impede or discourage the free and uninterrupted flow of pedestrian traffic.

6. **Covenants Run with Land.** All the terms, conditions, covenants and other provisions contained in this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon and inure to the benefit of and be enforceable by the Parties and/or their respective successors and assigns. Each Party to this Agreement and any successor or assign to such Party as fee simple owner of the real estate owned by such Party as described in this Agreement shall cease to have any liability under this Agreement with respect to facts or circumstances arising after the Party has transferred its fee simple interest in such real estate.

7. **Non-Use.** Non-use or limited use of the easement rights granted in this Agreement shall not prevent DJG from later use of such rights to the fullest extent authorized herein.

8. **Governing Law.** This Agreement shall be construed and enforced in accordance with the internal laws of the State of Wisconsin.

9. **Amendment.** This Agreement may not be changed except by a written document executed and acknowledged by the parties hereto and duly recorded in the office of the Register of Deeds of Brown County, Wisconsin.

10. **Entire Agreement.** This Agreement sets forth the entire understanding of the Parties regarding the subject matter hereof and may not be changed except by a written document executed and acknowledged by both Parties and duly recorded in the office of the Register of Deeds of Brown County, Wisconsin.

11. **Notices.** All notices to either Party to this Agreement shall be delivered in person or sent by certified mail, postage prepaid, return receipt requested, to the other Party at that Party's last known address. If the other Party's address is not known to the Party desiring to send a notice,

the Party sending the notice may use the address to which the other Party's property tax bills are sent. Either Party may change its address for notice by providing written notice to the other Party.

12. **Invalidity.** If any term or condition of this Agreement, or the application of this Agreement to any person or circumstance, shall be deemed invalid or unenforceable, the remainder of this Agreement, or the application of the term or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and condition shall be valid and enforceable to the fullest extent permitted by law.

13. **Waiver.** No delay or omission by either Party in exercising any right or power arising out of any default under any of the terms or conditions of this Agreement shall be construed to be a waiver of the right or power. A waiver by a Party of any of the obligations of the other Party shall not be construed to be a waiver of any breach of any other terms or conditions of this Agreement.

14. **Enforcement.** Enforcement of this Agreement may be by proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in this Agreement, either to restrain or prevent the violation or to obtain any other relief. If a suit is brought to enforce this Agreement, the prevailing Party shall be entitled to recover its costs, including reasonable attorneys' fees, from the non-prevailing Party.

15. **No Public Dedication.** Nothing in this Agreement shall be deemed to be a gift or dedication of any portion of the easements granted under this Agreement or any rights therein, to the general public or any public utility for any purpose whatsoever.

(*Signature Pages Follow*)

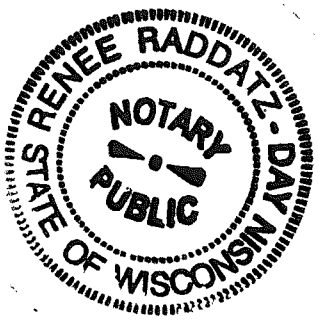
IN WITNESS WHEREOF, GB HMC and DJG have executed this Agreement as of the date first written above.

GB HMC:
GB HMC WEST MASON, LLC

By: _____
Name: Garritt R. Bader
Its: Member

STATE OF WISCONSIN :
: SS.
COUNTY OF BROWN :

Personally came before me this 28 day of February, 2019 the above-named Garritt R. Bader, Member of GB HMC West Mason, LLC, to me known to be the person who executed the foregoing instrument, and consented to the same.



Renee Raddatz-Day
Print Name: Renee Raddatz-Day
Notary Public, State of Wisconsin
My Commission: 10-11-2019

DJG:
DJG WEST MASON, LLC

By: _____
Name: Garritt R. Bader
Its: Member

STATE OF WISCONSIN :
: SS.
COUNTY OF BROWN :

Personally came before me this 28 day of February, 2019, the above-named Garritt R. Bader, the Member of DJG West Mason, LLC, to me known to be the person who executed the foregoing instrument, and consented to the same.

Renee Raddatz-Day
Print Name: Renee Raddatz-Day
Notary Public, State of Wisconsin
My Commission: 10-11-2019

EXHIBIT A

GB HMC PARCEL

Lot 2 and Outlots 1 and 2, Certified Survey Map No. 9023, recorded in the Register of Deeds Office for Brown County, Wisconsin, as Document No. 2851838; said map being part of Lot 14, Section 29, Township 24 North, Range 20 East, City of Green Bay, West side of Fox River, Brown County, Wisconsin.

Parcel Number: Part of 6H-1109

EXHIBIT B

DJG PARCEL

Lot 1, Certified Survey Map No. 9023, recorded in the Register of Deeds Office for Brown County, Wisconsin, as Document No. 2851838; said map being part of Lot 14, Section 29, Township 24 North, Range 20 East, City of Green Bay, West side of Fox River, Brown County, Wisconsin.

Parcel Number: Part of 6H-1109

Zoning & Planning Board of Appeals

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

VARIANCE

www.greenbaywi.gov

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

Appeal 19-012

Date:____03-15-2019_____ Project Address: Washington Middle School, 314 S. Baird Street, Green Bay
Project #:_____Appeal #:_____

PROPERTY OWNER	APPLICANT INFORMATION
Name: Green Bay Area Public School District	**Name: TLC Sign**
Address: 200 S. Broadway Street	**Address: 558 Eisenhower Dr. Suite A**
City, State, Zip: Green Bay, WI 54303	**City, State, Zip Kimberly WI 54136**
Phone: (920) 448-2000	**Phone: 920-731-4852**
Email: lcpeacock@gbaps.org (Project Coordinator)	**Email: sharon@tlcsign.com**

Describe proposed plan:

In the spring of 2017, the Green Bay School District worked with our community to successfully pass a referendum. The community approved a 16.8-million-dollar referendum, with the largest portion of the money earmarked for school improvement. To that end, the arts pathway, located at Webster Elementary School for the Integrated Arts, Washington Middle School for the Arts, and the East High School Fine Arts Institute, received additions and renovations.

The purpose of the request of the variance is for Washington Middle School (WMS), specifically the newly opened (fall 2018) WMS for the Arts. The arts pathway at WMS has an identified "arts" wing at the school, which includes a remodeled auditorium/theater; a visual arts center; a new vocal music room; upgraded instrumental music and practice rooms; a new Weinger Studio; a new orchestra center; a new dance studio; and piano lab. In 2018-2019, the first year of implementation, 80-6th grade students were in the arts pathway "house." These students will move on to a 7th grade arts house (2019-2020) and then an 8th grade arts house (2020-2021. By the fall of 2020, WMS for the Arts will have over 225 students actively learning in the arts pathway.

To support the WMS for the Arts, we are asking for a variance to place informational signage on, next to and above the door to the WMS for the Arts, which is a different entrance than the Main Entrance to the school. The signage for the WMS for the Arts "wing" is to inform the public not only about the unique pathway at the school, but also to inform attendees at arts-related events where to enter the school. The Green Bay Area Public School District, in our design and partnership with TLC Sign, has created identification signage that respects the integrity and history of Washington Middle School and the surrounding neighborhood.

In addition, WMS for the Arts, specifically our newly remodeled performance theater – entrance faces Baird Street. We are requesting a variance to indicate the Washington Middle School for the Arts above the auditorium/theater to inform the public of this new, unique opportunity available to our students and the Green Bay Community.

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

1. Sec 13-2015 A variance is required to allow two signs exceeding the limit for directional signage. Therefore we are requesting a variance to allow proposed signs #1 & #2 shown on file 18-0584G. #1 at 22 sq. ft. and #2 at 31.71 sq. ft.

2. Sec 13-2015 A variance is required to allow two wall signs to be on the same elevation. Therefore we are requesting a variance to allow two signs on the east façade, facing S. Baird St. One sign is existing identifying main entrance as Washington Middle School. Second proposed sign shown in file 18-0584G, Sign #3 identifying Washington Middle School for the Arts.

3. Sec 13-2015 A variance is required to exceed the size for wall sign. Therefore we are requesting a variance for proposed sign #3. Due to the length of the name, this sign is over the limit for a wall sign at 40.79 sq. ft. The letters that make up the sign are reasonably sized, not oversized, it's that there are so many letters needed to spell out the name.

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

Our understanding is that the City of Green Bay allows only 32 square feet for a building sign and three square feet for a directional sign in a residential district for Schools. In collaboration with TLC, the design GBAPS and WMS need to adequately inform the public of our new school for the arts exceeds the size allowed. We believe informational signage needs to be visible to our students, parents and community, who is actively seeking out the WMS for the Arts. The size currently allowed creates a barrier for us as we seek to inform our families and patrons about our unique programming.
The campus now houses the Middle School and the Middle School for the Arts. So there are two entities in the campus. The signage that is at the facility now is only functional for the prior single entity on the campus. So the hardship is that there is no identification or directional signage for the School for the Arts.

The proposed signs on both elevations will help direct parents, students and community members or visitors where to go when looking for performances, practices and to meet with teachers or students related to the School for the Arts. It also prevents people from wandering around the buildings wondering where to enter. With security needs at the school it's best not to have people going from door to door looking for where they should enter the buildings or wandering thru areas searching out the part of the school they want to get to. The signage will hopefully help security personnel so that they are not wondering what people are doing wandering outside of the building looking around. These signs will provide proper identification around the campus.

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

The size of the school and the location of the proposed informational signage require us to exceed the size allotted. For the signs to be visual either from Baird Street and from the school's entrance (in the back) off the parking lot, we need signage that can be seen from a distance. From our past experience with signage on our schools, and in collaboration with TLC sign, we know signage to be in compliance with the current zoning ordinance, will be too small and therefore will not adequately information of school and community public about the WMS for the Arts.
While an average size building may be able to comply with the size limit in the ordinance this particular building is very large. It can easily accommodate the sq. ft. of signage proposed for these elevations to identify both sections of this facility (Middle School and Middle School for the Arts). Given the overall wall elevation we are asking to allow two signs. There is no signage facing the adjacent streets (Stuart & Crooks) as it is not valuable for this purpose to do so. Even though the ordinance would allow a sign on each elevation.

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

The proposed sign on the front of the school "Washington Middle School for the Arts" will have a simple, classic design with white lettering that will only enhance the historic value of the building and will not disrupt the current aesthetic beauty of the Washington Middle School neighborhood.

The proposed signage in the back of the school off the parking lot (i.e., WMS for the Arts logo and "performance entrance" will not disrupt the neighbor's history or aesthetic value. In fact, we believe the informational signage will be valued by our students and their parents and community members who attend the many performances at WMS for the Arts.

We believe granting our request for variance of this ordinance demonstrates to our community the commitment we have to expanding the arts pathway. This was evidenced by the community's support of the referendum, and we believe this request to allow informational signage to support the WMS for the Arts aligns to the short-and long-term goals of the District, neighborhood, and community to support ALL students to be college, career and community ready.

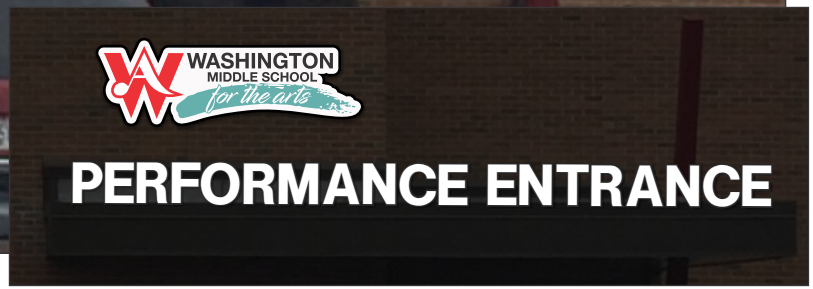
Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request. Sign plan and rendering attached.

21'-7 1/8" CHANNEL LETTERS LENGTH

8'-3" CABINET LENGHT

2'-9" CABINET HEIGHT

1'-5 5/8" LETTERS



NIGHT VIEW NTS

MAIN ENTRANCE ILLUMINATED BUILDING SIGN QTY: 1

FACE LIT CLOUD CABINET / BLACK RETURNS AND RETAINER
WHITE POLY FACES / WHITE LED ILLUMINATION / MOUNT (TBD)
'PERFORMANCE ENTRANCE' FACE -LIT CHANNEL LETTERS
WHITE POLY FACE DECORATED WITH DIGITALLY PRINTED PERFORATED VINYL / BLACK TRIM CAPS AND RETURNS
WHITE LED ILLUMINATION / STANDARD BLACK TRIM CAPS & RETURNS / MOUNT TBD

TLC Sign
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558 EISENHOWER DR.
KIMBERLY, WI 54136
CENTRAL WISCONSIN:
N7255 32ND CT.
WEYAUWEGA, WI 54983
O: 920-867-4TLC (4852) 800-921-0770
F: 920-867-3625

CLIENT: WASHINGTON MIDDLE SCHOOL OF ARTS PG: 1 OF 9

ADDRESS: 314 SOUTH BAIRD STREET, GREEN BAY, WI 54301
DATE: 11.1.18 SALESPERSON: SHARON BOLLES
FILE NAME: 18-0584G.CDR SCALE: 1:42
DESIGNER: MN REV. DATE: 3.22.19

NOTES:
SIGN CABINET - 22 SQ. FT.
CHANNEL LETTERS - 31.71 SQ. FT.

CUSTOMER SIGNATURE FOR DESIGN APPROVAL

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MAIN ENTRANCE DOOR VINYL QTY: 1

DIGITALLY PRINTED OPAQUE VINYL GRAPHICS / APPLY FIRST SURFACE

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WEYAUWEGA, WI 54983
O: 920-867-4TLC (4852) 800-921-0770
F: 920-867-3625

CLIENT: WASHINGTON MIDDLE SCHOOL OF ARTS PG: 2 OF 9

ADDRESS: 314 SOUTH BAIRD STREET, GREEN BAY, WI 54301

DATE: 11.1.18 SALESPERSON: SHARON BOLLES

FILE NAME: 18-0584G.CDR SCALE: 1:16

DESIGNER: MN REV. DATE: 2.5.19

CUSTOMER SIGNATURE FOR DESIGN APPROVAL

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25'-3 1/4" 'WASHINGTON MIDDLE SCHOOL'

7'-9 1/2" 'FOR THE ARTS'

3'-9" SIGN BAND HEIGHT VERIFY

1'-6" (W)

1'-0" (h)

THEATER ENTRANCE NON-ILLUMINATED BUILDING SIGN QTY: 1

'WASHINGTON MIDDLE SCHOOL' 18" H STANDARD PLASTIC FORMED LETTERS
(HELVETICA FONT) / STANDARD PIGMENTED 5687 WHITE COLOR / 2D-COMBINATION
ALL MOUNT / IN LINE FOR BRICK PATTERN REQUIRED
'FOR THE ARTS' 12" H STANDARD PLASTIC FORMED LETTERS (GARAMOND BOLD ITALIC FONT)
STANDARD PIGMENTED 5687 WHITE COLOR / 2D-COMB. ALL MOUNT / IN LINE FOR BRICK PATTERN REQUIRED

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N7255 32ND CT.
WEYAUWEGA, WI 54983
O: 920-867-4TLC (4852) 800-921-0770
F: 920-867-3625

CLIENT: WASHINGTON MIDDLE SCHOOL OF ARTS PG: 3 OF 9

ADDRESS: 314 SOUTH BAIRD STREET, GREEN BAY, WI 54301

DATE: 11.1.18 SALESPERSON: SHARON BOLLES

FILE NAME: 18-0584G.CDR SCALE: 1:72

DESIGNER: MN REV. DATE: 2.5.19

NOTES:
DIMENSIONAL LETTERS
40.79 SQ. FT.

CUSTOMER SIGNATURE FOR DESIGN APPROVAL

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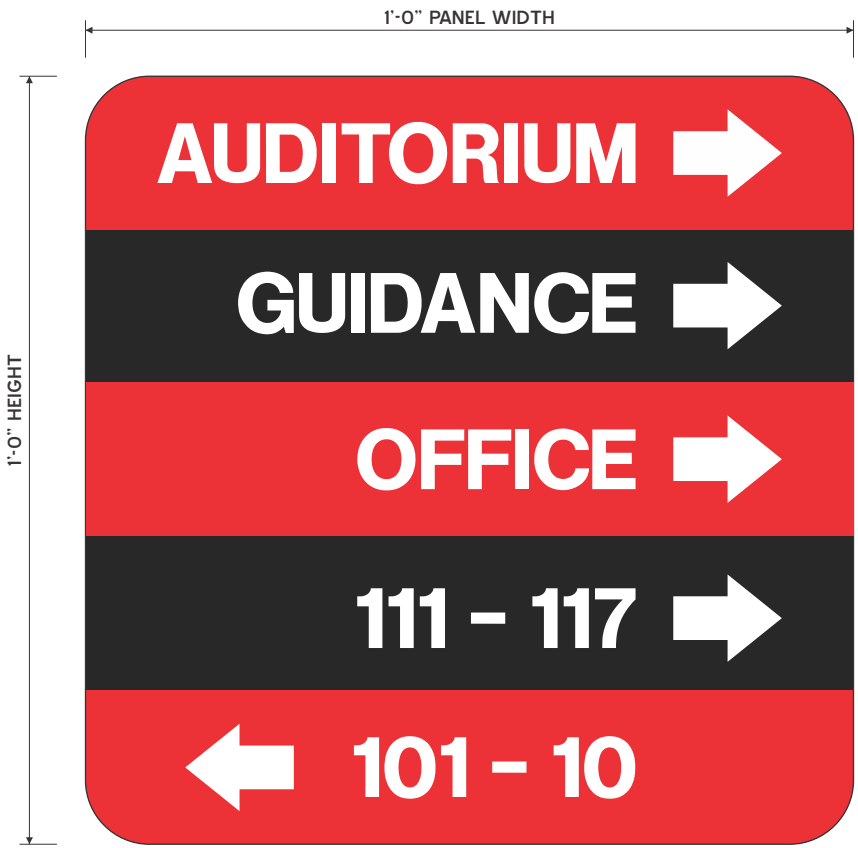

INTERIOR DIRECTIONAL SIGN QTY: 1
12" x 12" BLACK 102 & RED 113 ASPEN PANEL WITH
PHOTOPOLYMER STANDARD WHITE 101 TEXT
RED VINYL STRIPES

DIRECTIONAL SIGN PLACEMENT LOCATION
SCALE 1:30

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F: 920-867-3625

CLIENT: WASHINGTON MIDDLE SCHOOL OF ARTS PG: 4 OF 9
ADDRESS: 314 SOUTH BAIRD STREET, GREEN BAY, WI 54301
DATE: 11.1.18 SALESPERSON: SHARON BOLLES
FILE NAME: 18-0584G.CDR SCALE: 1:3
DESIGNER: MN REV. DATE: 2.5.19

NOTES:

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INTERIOR DIRECTIONAL SIGN QTY: 1

12" x 12" BLACK 102 ASPEN PANEL WITH
PHOTOPOLYMER STANDARD WHITE 101 TEXT & ADA IDENTIFICATION
RED VINYL LOGO

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CLIENT: WASHINGTON MIDDLE SCHOOL OF ARTS PG: 5 OF 9

ADDRESS: 314 SOUTH BAIRD STREET, GREEN BAY, WI 54301
DATE: 11.1.18 SALESPERSON: SHARON BOLLES
FILE NAME: 18-0584G.CDR SCALE: 1:3
DESIGNER: MN REV. DATE: 2.5.19

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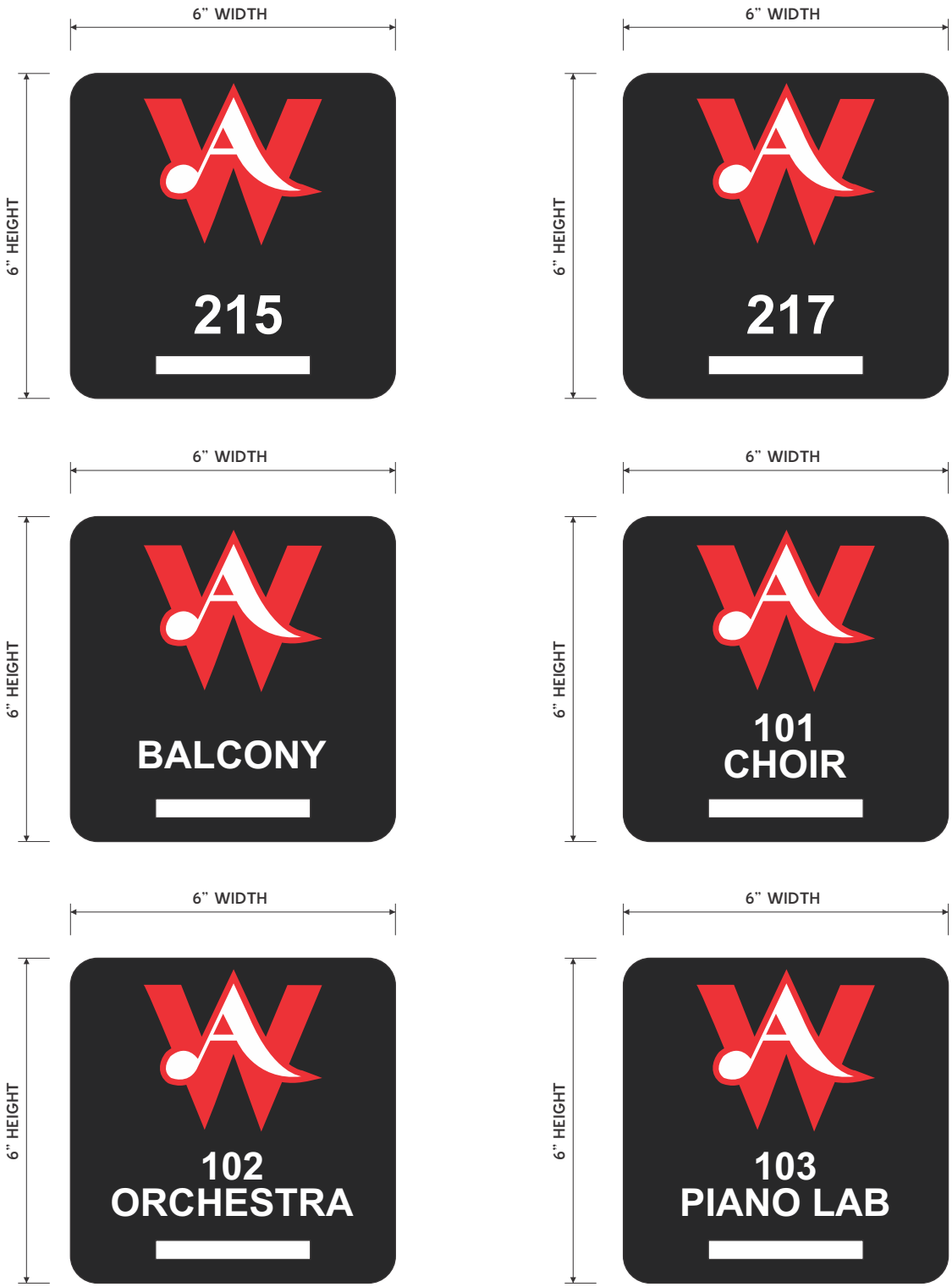

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RED VINYL LOGO

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CLIENT: WASHINGTON MIDDLE SCHOOL OF ARTS PG: 6 OF 9

ADDRESS: 314 SOUTH BAIRD STREET, GREEN BAY, WI 54301
DATE: 11.1.18 SALESPERSON: SHARON BOLLES
FILE NAME: 18-0584G.CDR SCALE: 1:3
DESIGNER: MN REV. DATE: 2.5.19

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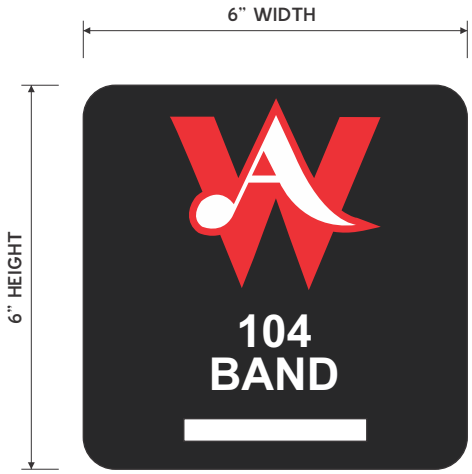

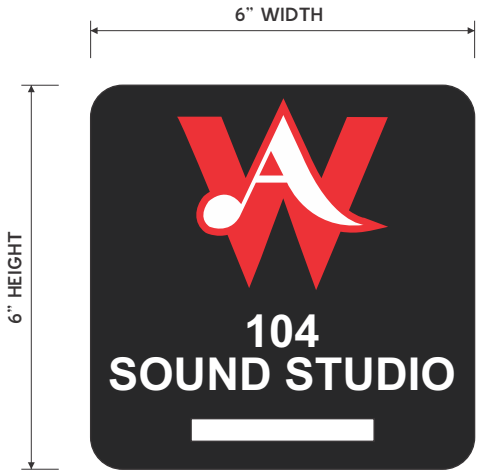

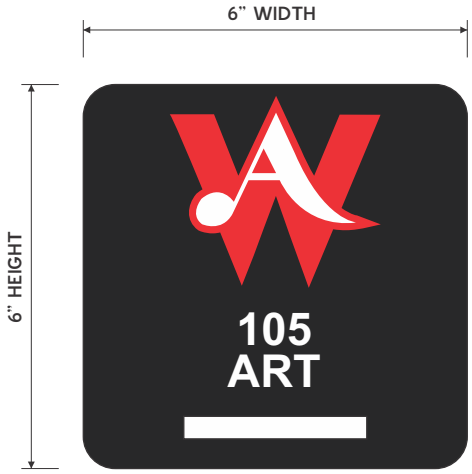

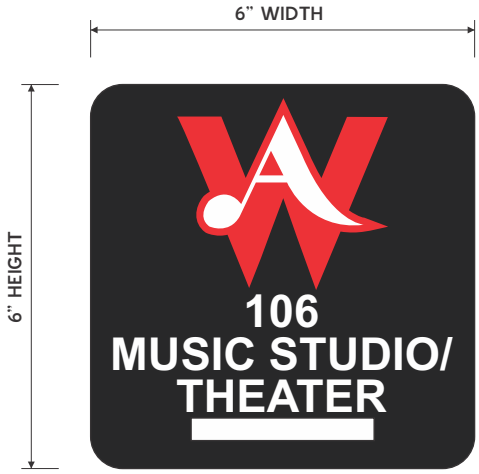

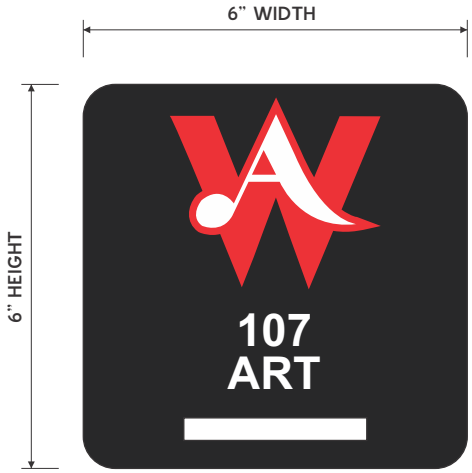

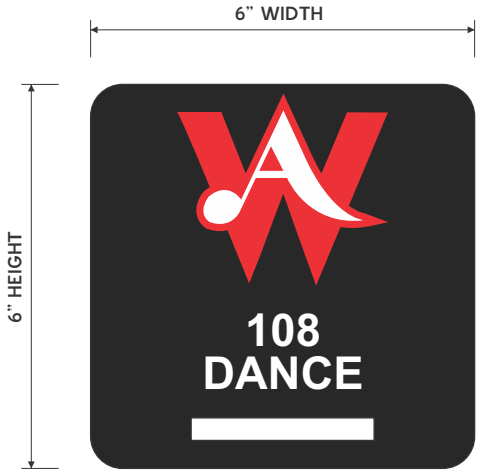

INTERIOR DIRECTIONAL SIGN QTY: 1

12" x 12" BLACK 102 ASPEN PANEL WITH
PHOTOPOLYMER STANDARD WHITE 101 TEXT & ADA IDENTIFICATION
RED VINYL LOGO

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WEYAUWEGA, WI 54983
O: 920-867-4TLC (4852) 800-921-0770
F: 920-867-3625

CLIENT: WASHINGTON MIDDLE SCHOOL OF ARTS PG: 7 OF 9

ADDRESS: 314 SOUTH BAIRD STREET, GREEN BAY, WI 54301
DATE: 11.1.18 SALESPERSON: SHARON BOLLES
FILE NAME: 18-0584G.CDR SCALE: 1:3
DESIGNER: MN REV. DATE: 2.5.19

CUSTOMER SIGNATURE FOR DESIGN APPROVAL

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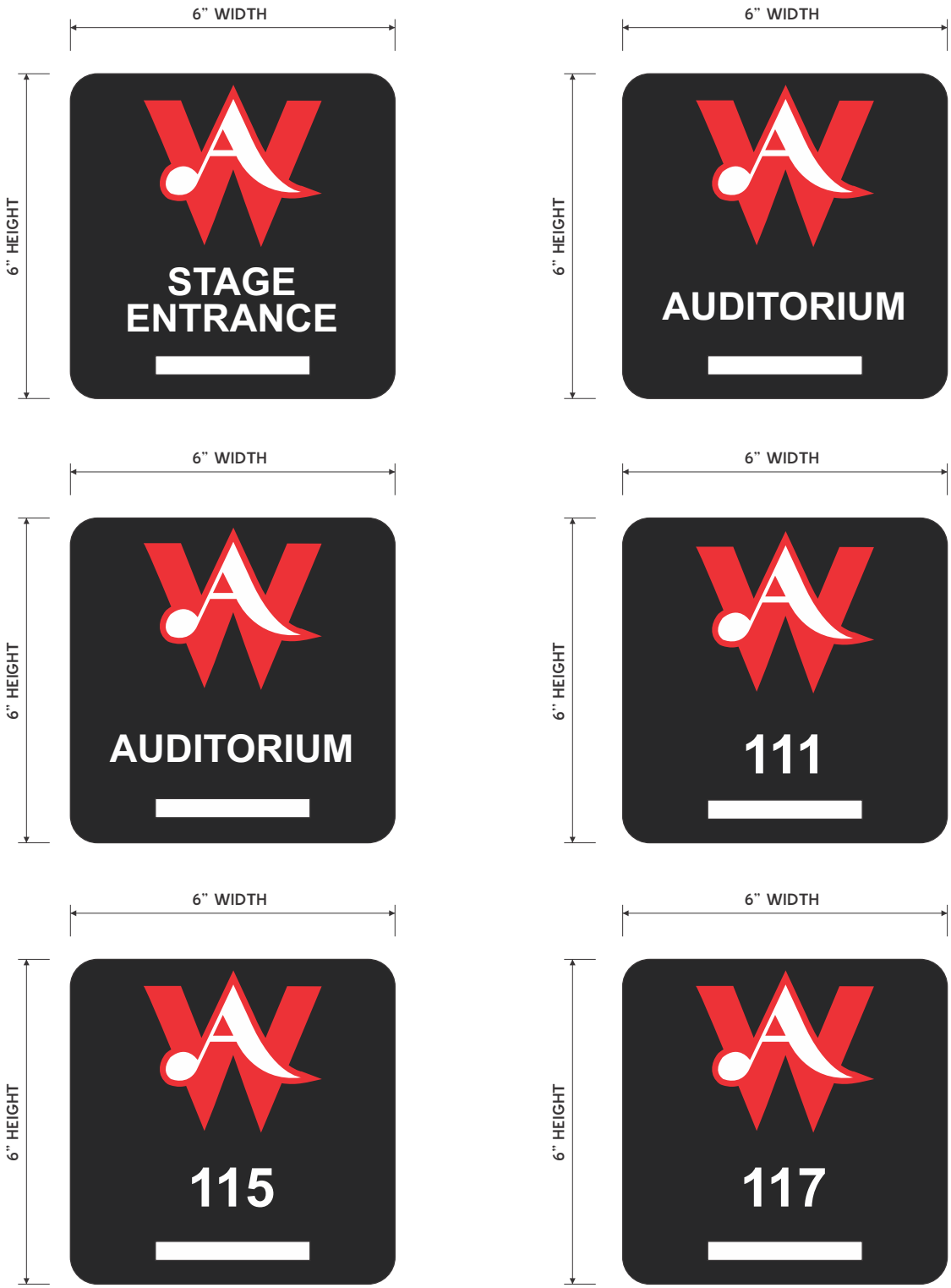

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CLIENT: WASHINGTON MIDDLE SCHOOL OF ARTS PG: 8 OF 9

ADDRESS: 314 SOUTH BAIRD STREET, GREEN BAY, WI 54301
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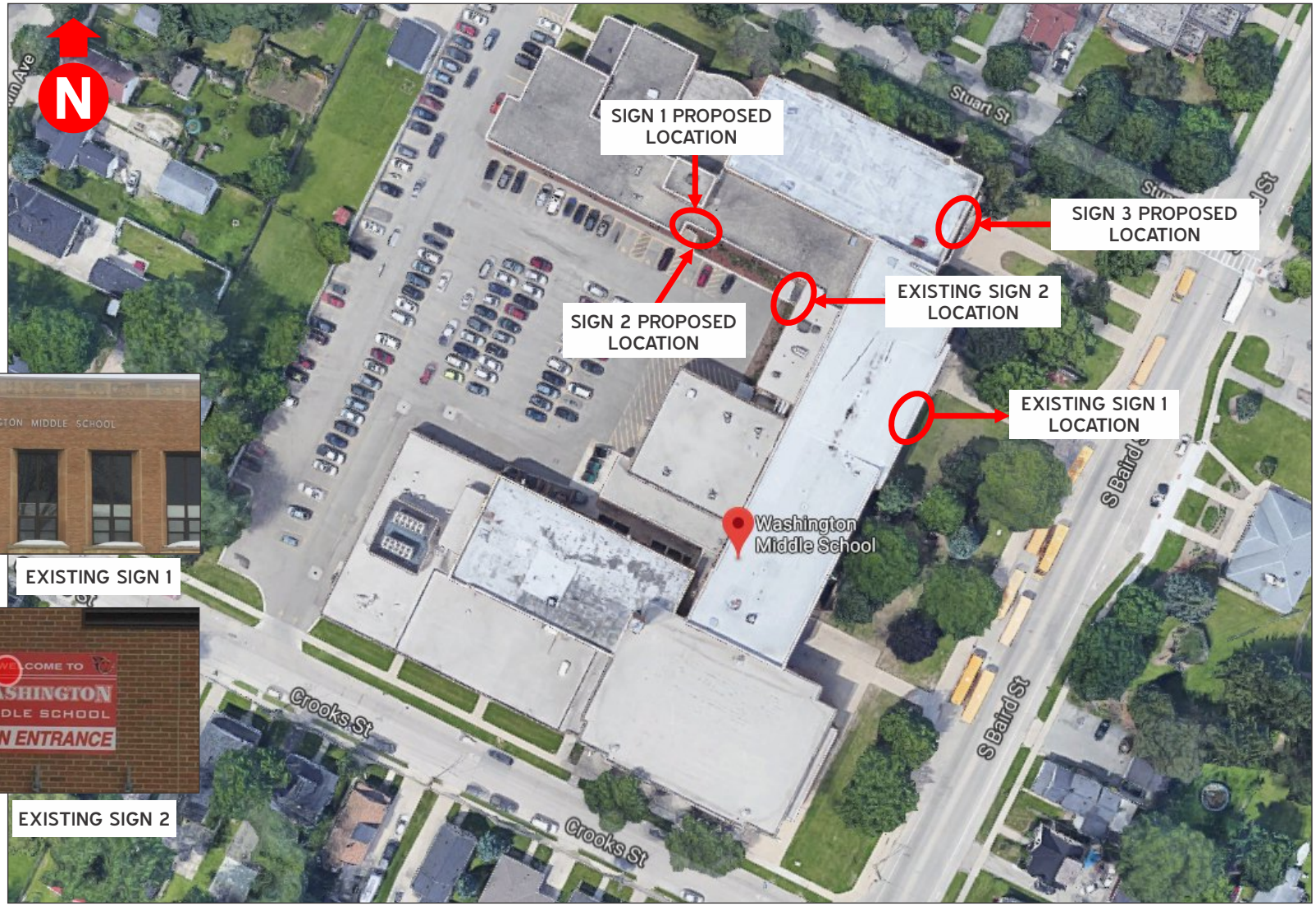

EXISTING SIGN 1

EXISTING SIGN 2

SITE PLAN

EXISTING SIGN 1 SQ FT - 29.5
EXISTING SIGN 2 SQ FT - 22.7
TOTAL EXISTING SIGNAGE SQ FT - 52.2

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F: 920-867-3625

CLIENT: WASHINGTON MIDDLE SCHOOL OF ARTS

ADDRESS: 314 SOUTH BAIRD STREET, GREEN BAY, WI 54301
DATE: 2.21.19
SALESPERSON: SHARON BOLLES
FILE NAME: 18-0584G.CDR
SCALE: NTS
DESIGNER: MN
REV. DATE:

NOTES:

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Zoning & Planning Board of Appeals

VARIANCE APPLICATION

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

www.greenbaywi.gov

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

Date: 4-8-19 **Project Address:** 1261-67 E Walnut St **Project #:** _____ **Appeal #:** _____

PROPERTY OWNER	APPLICANT INFORMATION
Name: NeighborWorks Green Bay	**Name:** Tim Denissen
Address: 437 S Jackson St	**Address:** 437 S Jackson St
City, State, Zip Green Bay WI, 54301	**City, State, Zip** Green Bay WI 54301
Phone: 920-448-3075	**Phone:** 920-883-5200 c
Email: tim@nwgreenbay.org	**Email:** tim@nwgreenbay.org

Describe proposed plan: We are planning a multi-family new building at this address to repalce a multi-family building lost to fire last year.

This application is in response to a reply to the submittal for review from Planning. Attached are the submitted plans for your review. This plan is very similar with dimensions of the burned and razed structure that existed the site. As part of our mission as an organization, we are designing this to be universal and accessible in nature to allow residents of limited mobility or aging in place residents to live here. This effort does cause additional interior space and exterior needs that push us over some ordinance rules. The site did not conform to the variance items below before the fire, and would not be realistic with this proposed new structure and pavement alteration. New rules since the original project work, also cause the pavement surface to be expanded from the existing dimensions. We feel this project as designed only benefits the public interest and cannot find any way this harms the public interest.

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

Chapter 13-1820 (a) and (c) Zoning Ordinance- A 10' transitional yard is required (Item 1 in attached submittal reply)

Chapter 13-707, Table 7-2 Zoning Code. Impervious coverage maximum of 60% (Item 2 in attached submittal reply)

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

In the design of the structure and pavement to be universal access, which we believe to be of important positive public benefit, the impervious coverage expanded from the original site conditions. New rules since the original project, have caused us to increase the pavement dimensions from the original site conditions to meet these new requirements

The universal design is not an effort to increase benefit to our person or organization, but rather per our mission, to increase the benefit to the community

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

The previous conditions and footprint of the razed structure are very similar if not the same as the proposed structure

The existing conditions of the pavement, are only being altered to meet new rules and to meet the needs of challenged residents

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

This project will enhace and revitalize the neighborhood and increase property values, and provide some help to the serious shortage of accessible, affordable housing

We do not see any way this harms public interest nor undermines the ordinance.

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

_____ 04/8/2019

Signature of Applicant **Date**

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

Revised 12/2017

Part of Brown County Wisconsin

4/8/2019 2:35:21 PM

1:480

0 0.004 0.008 0.016 mi

0 0.005 0.01 0.02 km

TaxParcel

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

Brown County Municipalities
Brown County
Brown County WI

Brown County WI
www.gis.co.brown.wi.us

City of Green Bay
Department of Community and Economic Development

April 08, 2019

Submitter:
NeighborWorks Green Bay

Lloyd Carpenta
437 S Jackson St.
Green Bay, WI 54301

Property Owner:
NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC
437 S JACKSON ST
GREEN BAY WI 54301-3909

RE: 1261 E WALNUT ST...14-214
7 UNIT MULTI FAMILY

Site Plan #2271, Project # 86531

This site plan is being returned and is required to be **REVISED and RESUBMITTED for FINAL APPROVAL.** It was found to be in general conformance with municipal ordinances and standards, but needing revision as noted below before preliminary approval can be granted. Resubmit three (3) revised site plan sets to the Building Inspection Division and a PDF of the revised site plan to SitePlanGB@greenbaywi.gov.

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

1. Follow up on DPW Engineering comments, see attached sheet.
2. Follow up on Erosion Control comments, see attached sheet.

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

1. A 10' transitional yard is required along the north and east property line compliant with Chapter 13-1820(a) & (c), Green Bay Zoning.
2. Impervious coverage maximum is 60 percent per Chapter 13-707, Table 7-2, Green Bay Zoning Code.
3. Indicate if there is a shared access agreement with the adjoining parcel to the west.
4. Provide building facade elevations.
5. The driveway should be dimensioned at the property line and at the curb line to be compliant with Chapter 13-1706 Green Bay Zoning Code.
6. The parcels should be combined into one tax parcel.
7. The subject lot is considered an in-fill lot and the front yard setback is determined by an average of existing structures in the same block as required in Chapter 13-1707, Table 7-2, notes to Table 7-2 (c).

Inspection Division, Room 608, (920) 448-3300 – Reviewed by Chad Rothmeier

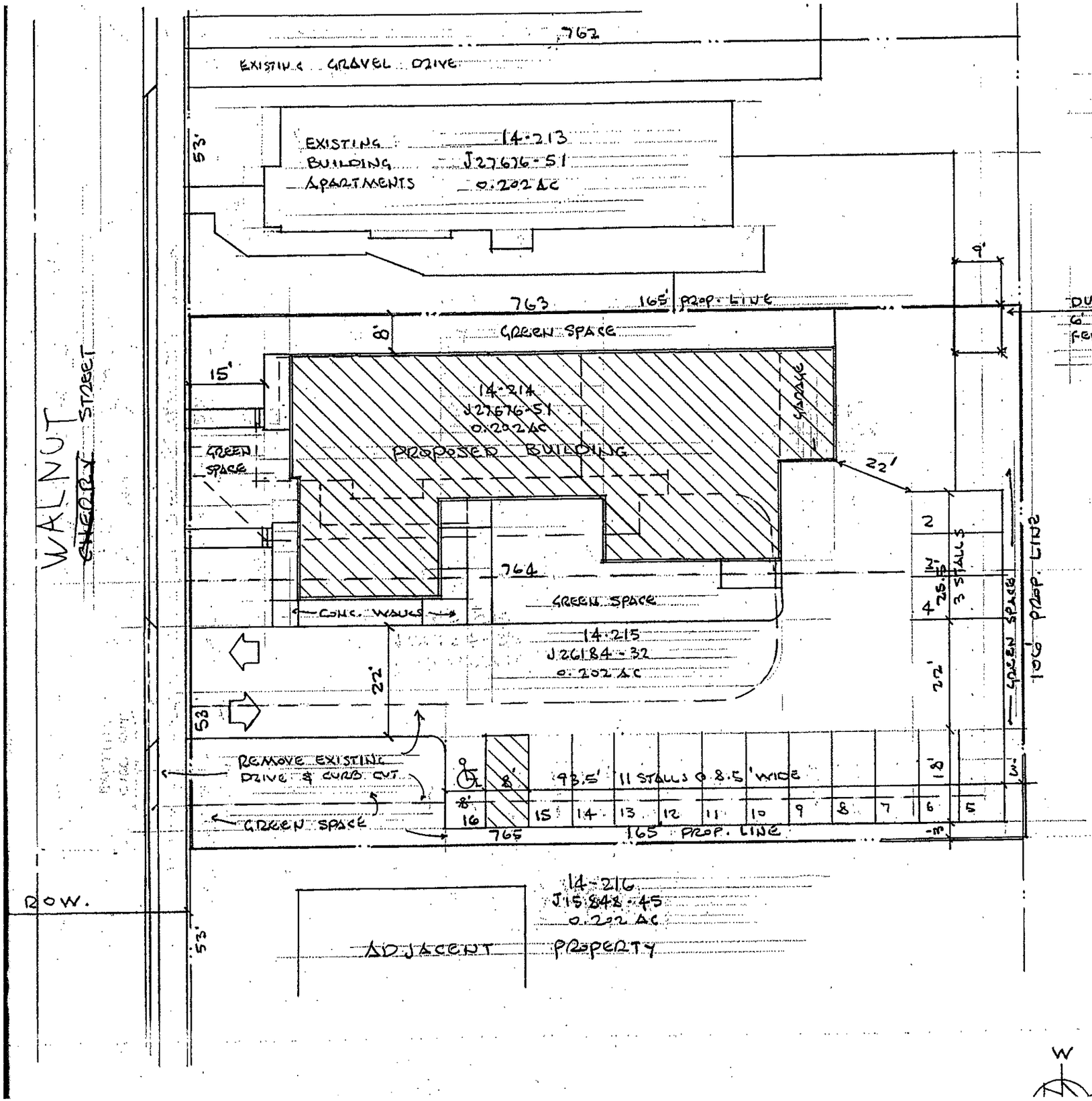
1. Water & Sewer Service - Please indicate the water demand in GPM or Water Fixture Units (WFU) and the sewer demand in Drainage Fixture Units (DFU) as determined by Wis. Admin. Code, Ch DSPS 382, Plumbing.

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

If you have questions regarding any of the above items, please feel free to contact the reviewer indicated above the item, or contact the Department of Community and Economic Development at (920) 448-3300 for general information.

Sincerely,

Pete O'Connor
Site Plan Administrator



PARKING CALCULATIONS

3 = 3 BEDROOM LIVING UNITS	=	6 STALLS
4 = 2 BEDROOM LIVING UNITS	=	8 STALLS
1 VISITOR STALL PER 4 LIVING UNITS	=	2 STALL
TOTAL REQUIRED STALLS	=	16
SITE HAS 16 STALLS		

SITE INFORMATION

LOT SIZE	0.404 AC.	(17,5
BUILDING FOOT PRINT	3901 SF.	22
PAVED SURFACES	9206 SF.	52
TOTAL IMPERVIOUS SURFACE	13,107 SF.	74
GREEN SPACE	4491 SF.	26

W

TRUE NORTH