



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

**MONDAY, JUNE 17, 2019, 5:30 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

A. Roll Call.

- I. 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.

- I. Approval of the agenda for the June 17, 2019, meeting of the Zoning & Planning Board of Appeals.

C. Approval of Minutes.

- I. Approval of the minutes from the May 20, 2019, meeting of the Zoning & Planning Board of Appeals.

D. Regular Business.

- I. 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). This item has been withdrawn by the applicant.
2. Donna Zepnick, property owner, proposes to construct a new detached garage in a Low Density Residential (R1) District at 201 South Fisk Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615 (b)(2), size of accessory structures (Ald. C. Wery, District 8).

3. Luke Kotecki, property owner, proposes to install a detached garden shed in a Low Density Residential (RI) District at 723 Mather Street. The applicants requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4, side yard setbacks (Ald. R. Scannell, District 7).
4. Chris Heyrman, Heyrman Construction, on behalf of Gilbertson Real Estate Group, LLC, property owner, proposes to widen an existing driveway in a Planned Unit Development (PUD) at 1230 Ontario Road. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1706(a), driveway width (Ald. V. Corpus-Dax, District 2).
5. Mike Younkle and Lori Johansen, property owners, propose to construct a detached garage in a Low Density Residential (RI) District at 1938 University Avenue. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615(c), maximum size first structure (Ald. C. Stevens, District 5).
6. Joel Ehrfurth, Mach IV Engineering & Surveying, on behalf of IPanema Green Bay, LLC, property owner, proposes building renovations and parking lot improvements in a General Commercial (CI) District at 2030 East Mason Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-810, Table 8-2 front yard setback and Section 13-1813, setback from street for trash collection (Ald. A. Nicholson, District 3).
7. Larry Bednarski, on behalf of Luke Vogt, property owner, proposes to install a detached garage in a Low Density Residential (RI) District at 3071 Gothic Court. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4, front yard setbacks (Ald. J. Brunette, District 12).
8. Barbara Noggle, property owner, proposes to expand an existing detached garage in a Low Density Residential (RI) District at 1131 Rockdale Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4, side yard setbacks (Ald. C. Wery, District 8).
9. Chris Brennan and Mike Kawleski, on behalf of the Georgia-Pacific Consumer Operations, LLC, property owner, proposes to install two temporary banners in a General Industrial (GI) district at 1919 South Broadway. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-2014, temporary sign requirements (Ald. B. Johnson, District 9).
10. Jeffery and Debra School, property owners, propose to retain an installed porch to a principal dwelling in a Low Density Residential (RI) District at 1147 Elmore Street. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, front yard setback (Ald. M. Steuer, District 10).
11. Todd Waller, University BK Capital, LLC, on behalf of Timothy J. Pease, property owner, proposes to construct a new restaurant in a Highway Commercial (C2) District at 2324 University Avenue. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-1709(a)(1), front and corner side yard setback and Section 13-1820(a), landscape buffer (Ald. C. Stevens, District 5).

E. Informational.

1. Discussion revisions to process and application to the Board of Appeals.
2. Date of next meeting: July 15, 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, MAY 20, 2019, 5:30 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

A. ROLL CALL.

I. 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?

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

Others present: Ald. John Vanderleest, Ald. Kathy Lefebvre and Ald. Veronica Corpus-Dax

All Board members stated no to going out to any properties or speaking to anyone regarding the variance requests. Jim Hutchison stated he may have to abstain from a request on the agenda.

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the May 20, 2019, meeting of the Zoning & Planning Board of Appeals.

Don Carlson asked that Agenda Item EI be moved up to the first item, followed by Agenda Item D9 at the request of Ald. JohN Vander Leest.

Moved by Tommy Everman, seconded by Gregory Babcock to approve the agenda as amended. Motion carried.

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

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the April 15, 2019, meeting of the Zoning & Planning Board of Appeals.

Moved by Tommy Everman, seconded by Jim Hutchison to approve the minutes. Motion carried.

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

D. REGULAR BUSINESS.

I. Election of Chair and Vice-Chair of the Zoning & Planning Board of Appeals.

Moved by Tommy Everman, seconded by Jim Hutchison to nominate Don Carlson as Chair of the Zoning & Planning Board of Appeals. Motion carried.

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

Moved by Tommy Everman, seconded by Don Carlson to nominate Gregory Babcock as Vice-Chair of the Zoning & Planning Board of Appeals. Motion carried.

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

2. Romero Coleman, property owner, proposes to construct a shed in the rear yard of a property in a Low Density Residential (RI) 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).

Moved by Noel Halvorsen, seconded by Gregory Babcock to hold over the agenda item to the next scheduled meeting. Motion carried.

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

3. Eddie A. Martinez, property owner, proposes to expand an existing driveway in a Low Density Residential (RI) District at 1650 Fiesta Lane. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1709(a)(1), front yard setback (Ald. A. Nicholson, District 3).

Moved by Gregory Babcock, seconded by Jim Hutchison to grant the variance as requested. Motion carried.

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

4. Jeff Zeise, on behalf of Dave Jones, property owner, proposes to construct a deck onto an existing principal dwelling in a Low Density Residential (RI) District at 831 Elmore Street. 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. R. Scannell, District 7).

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

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

5. Michelle Myers, property owner, proposes to relocate the existing driveway in a Low Density Residential (RI) District at 911 Rolling Green Drive. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705(d)(2), residential driveways (Ald. J. Brunette, District 12).

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

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

6. Judy Dickinson, property owner, proposes to install a porch to a principal dwelling in a Low Density Residential (RI) District at 1930 Preble Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, front yard setback (Ald. K. Lefebvre, District 6).

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

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

7. Michelle Minikel and Brian Welsch, property owners, propose to construct a new detached garage in a Low Density Residential (RI) District at 1024 South Roosevelt Street. The applicants request to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4, side and rear yard setbacks and Section 13-609 maximum impervious surface (Ald. B. Galvin, District 4).

Jim Hutchison recused himself from this Agenda Item.

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

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

8. Jon LeRoy, Mau & Associates, on behalf of Titledown Brewing, property owner, proposes to make site and parking improvements in a Planned Unit Development (PUD) at 200 Dousman Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1706(a), driveway width (Ald. R. Scannell, District 6).

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

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

9. Dan Lequia and Debra Whiting, property owners, propose to expand an existing driveway in a Low Density Residential (R1) District at 142 Blithe Street. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1709(b)(1), side yard setback (Ald. J. VanderLeest, District 11).

Per the request of Ald. John Vander Leest, this item was moved to Agenda Item D2.

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

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

10. Nicole Longhi, property owner, proposes to construct a porch onto an existing principal dwelling in a Low Density Residential (R1) District at 954 Mather Street. 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. R. Scannell, District 7).

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

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

E. INFORMATIONAL.

1. Reconsideration of a previously denied variance request at 621 Challenger Drive.

This was discussed by the Board. There was no action taken.

2. Discussion revisions to process and application to the Board of Appeals.

A discussion was had among Board members to update the BOA application and process. No action taken

F. ADJOURNMENT.

Moved by Board Member Noel Halvorsen, seconded by Board Member Jim Hutchison to adjourn. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Noel Halvorsen, 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

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

Date: 5-1-19 Project Address: _____

Project #: 87055 Appeal #: 19-019

PROPERTY OWNER	APPLICANT INFORMATION
Name: <u>Donna Zepnick</u>	Name: _____
Address: <u>201 S. FISK ST.</u>	Address: _____
City, State, Zip: <u>GREEN BAY, WI 54303</u>	City, State, Zip: _____
Phone: <u>920-455-0032</u>	Phone: _____
Email: <u>D24488@outlook.com</u>	Email: _____

Describe proposed plan:

building a 988 foot garage

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

13-615 Residential accessory Buildings (b)(2)
In NO case shall floor area of attached garage,
carport or other accessory structures exceed
the ground floor area of the principal building on same lot

* Proposed New Garage will be 988 SF. House Footprint = 880

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

So we can store our trailer and other vehicles
the home is smaller and we also need more storage
in attic above garage.

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:

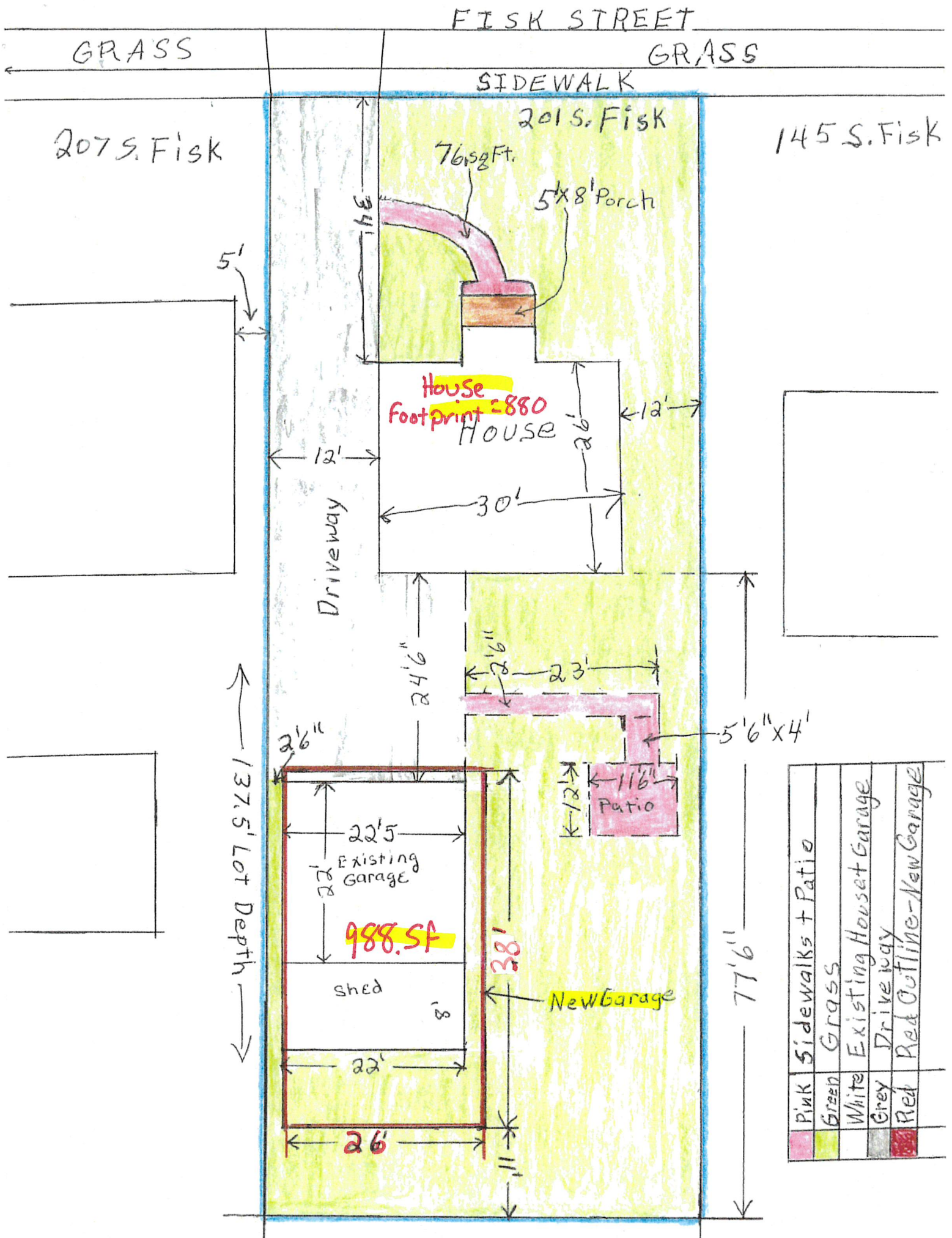
We are just making the garage longer in
the back.

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 Donna Zepnick

Date 5-1-19

OFFICE USE ONLY:	Parcel# <u>6-267-C</u>	Residential \$75 <u>X</u> Commercial \$150 _____
District: <u>8</u> Zoning: <u>R3</u>	Meeting Date: <u>6/17/19</u>	Receipt #: <u>14485-14</u>

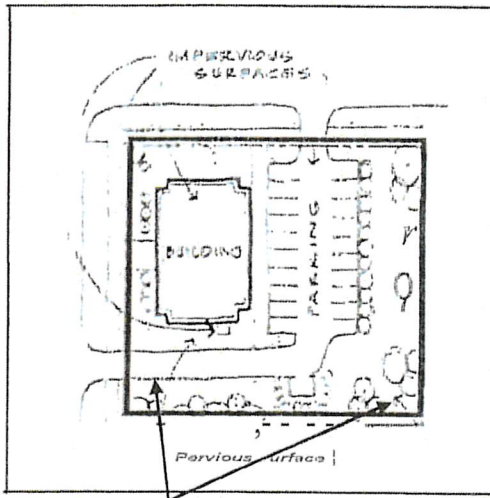


7150 sf



IMPERVIOUS SURFACE RATIO CALCULATION

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



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

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

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

MAXIMUM LOT COVERAGE: R1 = 50%

Component	Area (square feet)
1. House (including porches, patios, attached garage)	940.5 sq. ft.
2. New structure	1144 sq. ft.
3. Existing structures (sheds, etc.)	0 sq. ft.
4. Driveway	1263 sq. ft.
5. Sidewalks (private)	133.5 sq. ft.
6. Total of all impervious surfaces on the site (sum of lines 1-5)	3481 sq. ft.
7. Gross area of the site (lot area)	7150 sq. ft.

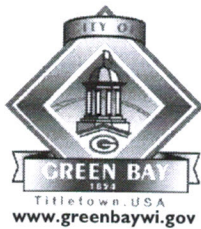
Impervious surface ratio (line 6 divided by line 7 x 100 = %)

48 %

OK

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





Zoning & Planning Board of Appeals

VARIANCE
APPLICATION

6/3/19
Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3300 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

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

Date: 5-10-19 Project Address: 723 Mather St Project #: 87431 Appeal #: 19-024

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	Luke Kotecki	Name:	
Address:	723 Mather St.	Address:	
City, State, Zip	Green Bay, WI 54303	City, State, Zip	SAME
Phone:	(920) 609-6521	Phone:	
Email:	lukej.kotecki@gmail.com	Email:	

Describe proposed plan:

Install pre-fab 10'x16' Garden Shed next to my garden on my property line. It would be ground anchored as required and placed on a compacted gravel bed.

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

13-615 (c) Side set back of 4'

I would like to put the Garden Shed on my property line

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

Allowing 4' behind my shed and in front of the neighbors fence allows area for debris and animals. The matter of which has already been an issue in our area.

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

When they back filled my foundation (before we purchased) they created a sloped grade which makes it difficult to set the shed. It looks out as it approaches the West property line.

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

The Garden Shed is very attractive and will be finished to match our house. Our neighbor sharing that property line (west) is in complete agreement with this variance. It will allow me to move my gas tools and cars out of my attached garage also.

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

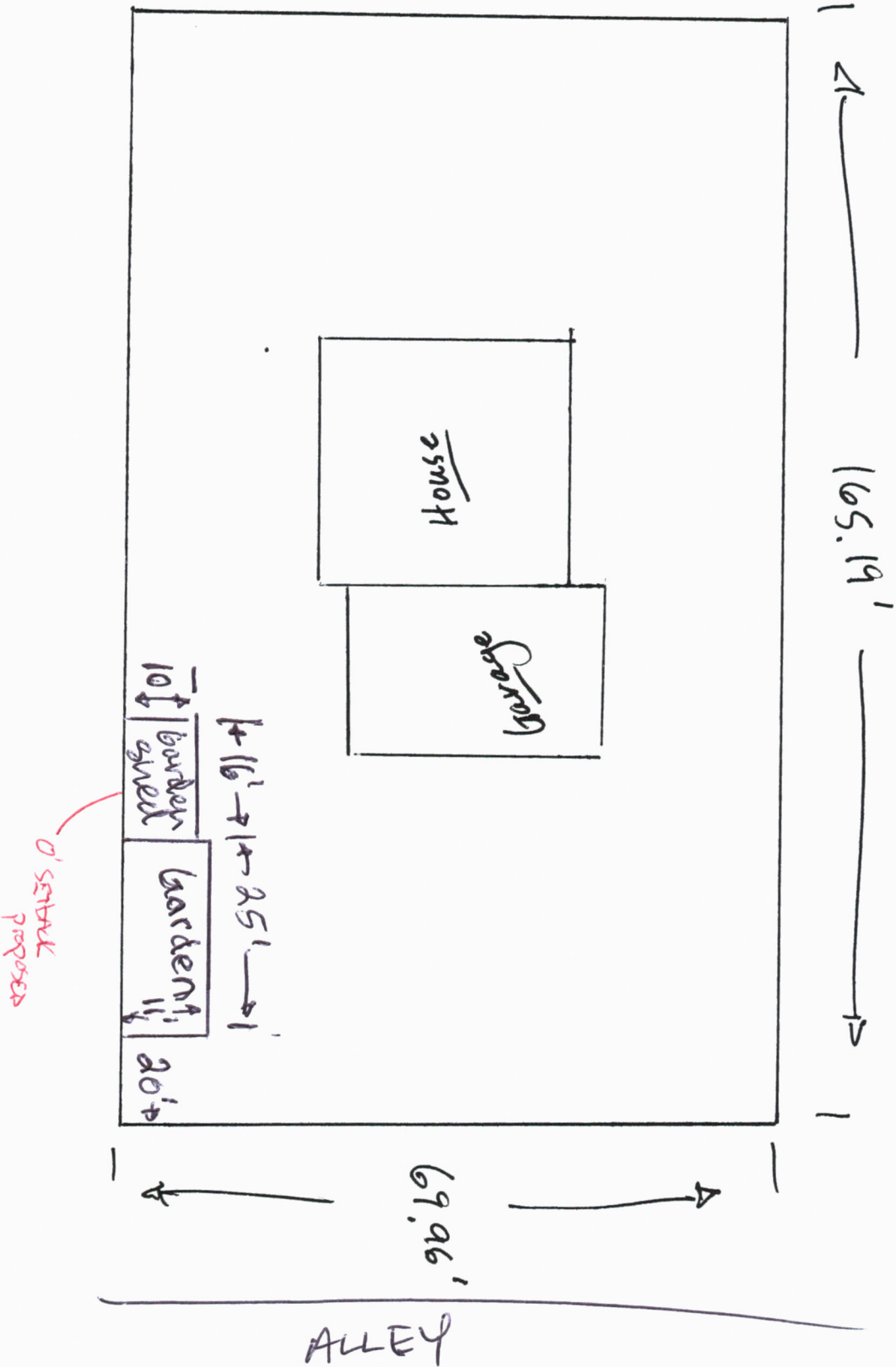
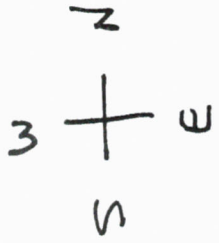
Signature of Applicant

6/3/19
Date

OFFICE USE ONLY:	Parcel# 5-1117	Residential \$75 ☒	Commercial \$150 ☐
District:	Zoning: R-2	Meeting Date: 6/17/19	Receipt #: 14737-5



MATHER ST.



10'x16' Lofted Garden Shed (Vinyl)
 Building Size
 Luke Kotecki
 Detached Accessory Building
 Cross Section

owner or agent signature

inspector signature

Manufactured Truss ✓
 Conventional Rafter

Barn style roof
 See Pic. below

roof pitch

(2) 8" x 16" Gable Vents
 type & number of roof vents

Atlas shingles or Everlast.
 roofing type metal

N/A

Felt 1b.

7/16" OSB

roof sheathing

2" x 4" Pine 16" OC
 rafter size & spacing & species

N/A

type & number of soffit vents

Mastic Vinyl

type of siding

7/16" OSB

wind bracing type

7/16" OSB

type of wall sheathing

2" x 4" 16" OC

stud size & spacing

N/A

insulation type & R-value

5/8" LP Pro-STRUCT. Shed floor

floor type & thickness

4" x 6" Treated

Grade Beam Size

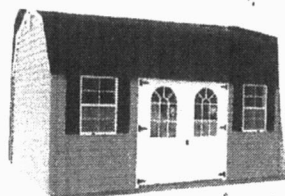
Reinforcement type and size

2" x 4" Treated floor
 joists Notched in To
 4" x 6" runners. 16" O.C.
 or 12" O.C. on garages
 and heavy duty floor
 option

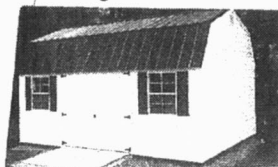
N/A
 Insulation type & thickness
 2" x 4" loft floor joists
 ceiling joist size
 N/A
 ceiling finish

2" x 4" 16" O.C.
 interior stud size & Trusses.
 OSB on Vinyl sided shed
 interior wall finish
 or inside of T-11 treated
 siding on wood shed.

N/A
 floor insulation type & R-value



Shown with optional
 shutters and
 glass in door.



This building has
 (2) interior lofts.

LOFTED GARDEN SHED

Standard Wood Features:

6'3" Sidewalls
 6'x6' Double Wooden Doors
 2-24x36 Windows
 Loft Space

(8' wide buildings have a single 4' door)

Standard Vinyl Features:

6'3" Sidewalls
 6'x6' Double Vinyl Doors
 2-24x36 Windows
 Loft Space

(8' wide buildings have a single 3' door)

5/20/19



Zoning & Planning Board of Appeals

**VARIANCE
APPLICATION**

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

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

Date: 5/17/19 Project Address: 1230 Ontario Road Project #: 86880 Appeal #: 19-025

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	Gilbertson Real Estate Group, LLC	Name:	Heyrman Construction Co., Inc.
Address:	3028 Warm Springs Drive	Address:	1030 Waube Lane
City, State, Zip	Green Bay, WI 54311	City, State, Zip	Green Bay, WI 54304
Phone:	920-857-9069	Phone:	920-347-0827
Email:	timgi@seura.com	Email:	chris@heyрманconst.com

Describe proposed plan:

Widen existing driveway to 55'-0" in lieu of existing 35'-0" width

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

City Zoning Code 13-1706

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

Only one (1) drive onto the site, they have both car and over the road truck's traffic. A 55'-0" wide would help two (2) way ergess.

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

We look at adding parking at front of building with a second located drive near the intersection of Ontario Road and Yeager Drive, we were informed that this new drive would be problems. We are adding parking at the back of the building and asking to widen the drive.

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

The 55'-0" wide drive would help ergess. The traffic volume is going to be the same with or without the 55'-0" drive, we see no harm to 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

Chris J. Heyrman

5/17/19

Date

OFFICE USE ONLY:	Parcel# <u>21-162</u>	Residential \$75 _____	Commercial \$150 <u>X</u>
District: <u>2</u> Zoning: <u>RR</u>	Meeting Date: <u>6/17/19</u>	Receipt #: <u>14625-6</u>	



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: 4-24-19 Project Address: 1938 University Ave Project #: 86935 Appeal #: 19-026

PROPERTY OWNER	APPLICANT INFORMATION
Name: Mike Younke & Lori Johansen	Name: A Guy & A Hammer, LLC Tim Baker
Address: 1938 University Ave	Address: N3816 Elm Rd
City, State, Zip: Green Bay WI 54302	City, State, Zip: Krakow, WI 54137
Phone: 920-436-1929	Phone: 920-366-5202
Email:	Email: a.guy.and.a.hammer@gmail.com

Describe proposed plan:

Build garage & driveway
480 SF garage

X HAS existing 400 SF garage

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

2nd additional structure exceeds extra building SF. ord.

13.615 Residential accessory Building TABLE 6-4
MAX Size 1st structure = 1000 SF MAX Size 2nd = 150 SF

X Proposed has existing 400 SF Garage and New Garage will be 480 SF

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

Lack of parking & inconvenient parking situation. Add'l garage space would allow vehicles to be stored indoors.

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

The lot size is large enough to easily accommodate building & setbacks.

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

Does not exceed or encroach upon existing setbacks.

Does not obstruct view of neighbors - homeowner also owns adjacent lot.

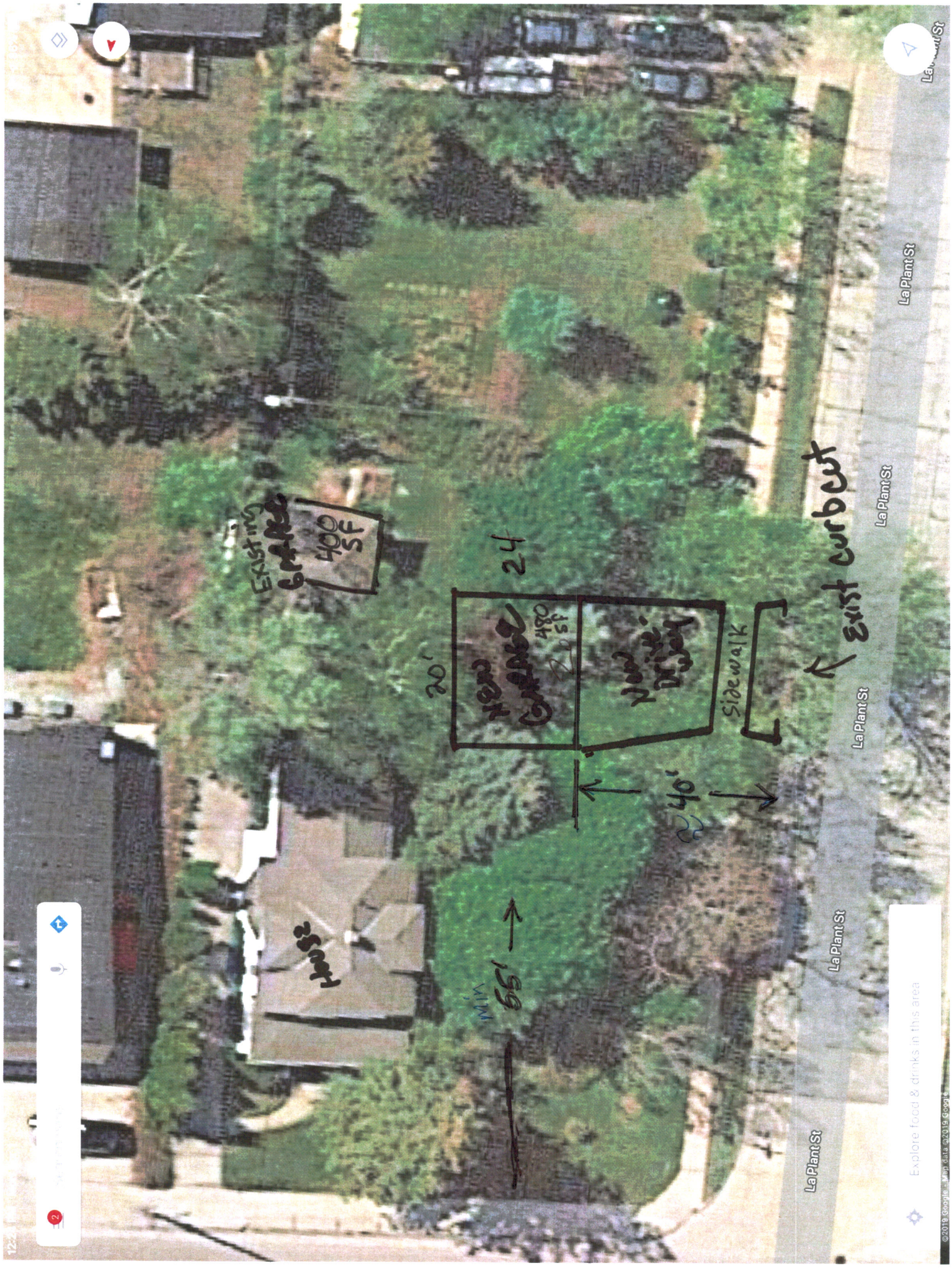
Property has been in homeowner's family continuously for 100+ years trying to make property work so it may remain in family.

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# 21-2229	Residential \$75 X Commercial \$150
District: 5 Zoning: R3/C	Meeting Date: 5/17/19	Receipt #: 14737-10



P# 86915

A-19-027

City of Green Bay
Zoning & Planning Board of Appeals

Application for Variance

Complete each section, sign, and return to the address below. Please note, notifications are made using certified mail; mailing addresses of property owner and applicant must include street information, **DO NOT USE PO BOX NUMBERS**. Incomplete applications will be returned without board action.Date Filed: _____ Receipt #: _____ ☐ Residential (\$75) ☒ Commercial (\$150) Hearing Date: 6/17/19**1. Identify affected property**

Address: 2030 E. Mason Street Parcel No.: 21-1361 Zoning: General Commercial District: 3

2. Property Owner & Mailing Address

Name IPanema Green Bay LLC

Street Address 5150 N. Miami Avenue

City/St/Zip Miami, FL 33127

Phone No. 1-786-797-3763

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

Name Mach IV Engineering & Surveying, LLC

Street Address 2260 Salscheider Court

City/St/Zip Green Bay, WI 54313

Phone No. (920) 569-5765

4. Describe proposed plan

The owners are proposing building renovations and parking lot improvements.

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

Variance 1 - Chapter 13-1813, dumpster enclosure within 20 foot setback of street.

Variance 2 - Table 8-2, C-1 zoning, pavement along August Street exceeds the pavement setback. Proposed pavement is extended approximately 7.5 feet toward August Road to increase the number of onsite parking stalls, encroaching the front yard setback by approximately 9 feet.

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

Variance 1 - There are 2 hardships -1. the lot has road frontage along 3 sides of the the parcel and 2. the existing buildings on site reduce feasible dumpster locations.

Variance 2 - With the existing building locations, the parking area does not meet current drive aisle widths and parking stall depths. The pavement extension will meet these items without losing parking stalls.

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

Variance 1 - The parcel contains over 75% road frontage, restricting locations the dumpster can be located and maintaining traffic flow through the lot that allows for quick and easy access for garbage trucks to access the dumpsters.

Variance 2 - The proposed site shall contain a similar number of parking stalls while implementing additional green space to the site. This pavement extension adds additional parking stalls with minimal changes to the site.

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

Variance 1 - Garbage trucks will be able to access the dumpster at this location with minimal disruption to the overall site traffic flow. The dumpster will be screened on-site by landscaping is located approximately 18' from the back of curb, with no sidewalk between the road and dumpster.

Variance 2 - The additional parking stalls created from the pavement extension will decrease the need for parking on public streets, ultimately increasing public safety.

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

Signature

Joel Ehrfurth

☐ Property Owner ☒ Applicant

Planning Division

100 N. Jefferson St., Room 608

Green Bay, WI 54301-5026

920.448.3400

FAX 920.448.3426

SHEET KEY NOTES:

- 1 STANDARD DUTY ASPHALT; SEE DETAIL A SHEET C6.0
- 2 CONCRETE SIDEWALK; SEE DETAIL B SHEET C6.0
- 3 24" CONCRETE CURB & GUTTER; SEE DETAIL C SHEET C6.0
- 4 MONOLITHIC CONCRETE CURB; SEE DETAIL D SHEET C6.0
- 5 FLOW THROUGH GUTTER; SEE DETAIL E SHEET C6.0
- 6 DUMPSTER PAD; SEE DETAIL F SHEET C6.0
- 7 DUMPSTER ENCLOSURE; REFER TO ARCHITECTURAL DRAWINGS
- 8 ADA HANDICAP STALL; SYMBOL
- 9 ADA HANDICAP SIGN; SEE DETAIL G SHEET C6.0
- 10 ADA HANDICAP WARNING PLATE; SEE DETAIL H SHEET C6.0
- 11 4" WIDE PAINT STRIPE; COLOR BY OWNER
- 12 REPAVE ASPHALT; BASE COURSE IN THESE AREAS SHALL NOT BE DISTURBED, ADDITIONAL ASPHALT SHALL BE ADDED TO MEET PROPOSED GRADES; SEE DETAIL A SHEET C6.0
- 13 PROPOSED BOLLARDS; SEE DETAIL J SHEET C6.0
- 14 GRADING LIMIT

SITE PLAN NOTES:

1. THE CITY OF GREEN BAY DEPARTMENT OF PUBLIC WORKS MUST BE NOTIFIED THREE (3) WORKING DAYS BEFORE THE START OF ANY STREET CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY. CONTACT MATT WOICEK (920) 448-3100.
2. THE CITY OF GREEN BAY DEPARTMENT OF PUBLIC WORKS MUST BE NOTIFIED THREE (3) WORKING DAYS BEFORE THE START OF ANY STREET EXCAVATION. A TRAFFIC CONTROL PLAN AND PERMITS MUST BE OBTAINED FROM THE CITY TRAFFIC ENGINEER. CONTACT DAVE HANSON (920) 448-3100

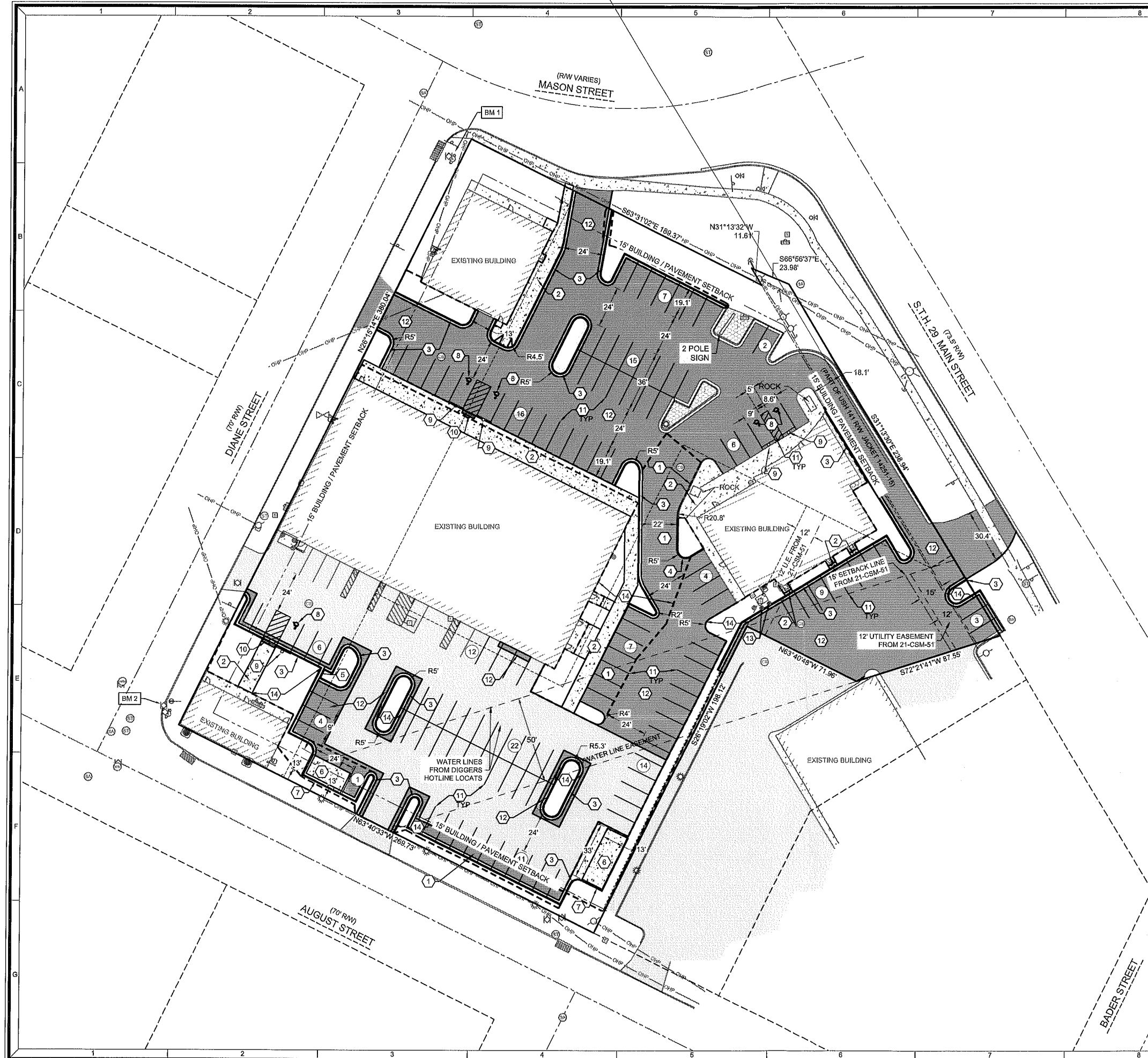
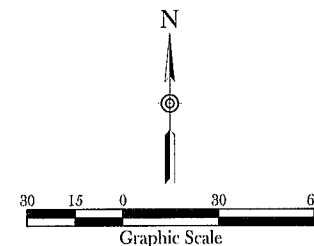
SITE STATISTICS

PARCEL ADDRESS: 2030 E. MASON ST.
PARCEL NUMBER: 21-1361
PARCEL SIZE: 113,891 SF (2.615 AC)
ZONING: C1 - GENERAL COMMERCIAL DISTRICT

EXISTING SITE
GREEN SPACE: 9,052 SF (7.9%)
IMPERVIOUS AREA
BUILDING: 28,416 SF (25.0%)
PAVEMENT: 76,423 SF (67.1%)
TOTAL IMPERVIOUS: 104,839 SF (92.1%)

PROPOSED SITE
TOTAL DISTURBED AREA: 19,983 SF; 0.46 AC
GREEN SPACE REQUIRED: 20% (22,778 SF)
GREEN SPACE PROVIDED: 16,516 SF (14.5%)
IMPERVIOUS AREA
BUILDING: 28,380 SF (24.9%)
PAVEMENT: 69,067 SF (60.6%)
TOTAL IMPERVIOUS: 97,375 SF (85.5%)

PARKING PROVIDED
PARKING SPACES REQ'D/CALCS: 119 STALLS (MATCH EXISTING QUANTITY)
PARKING SPACES PROVIDED: 139 STALLS, INCLUDES 5 HANDICAP





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: 5/23/19 Project Address: 3071 GOTHIC CT. GREEN BAY WI 54313 Project #: 87330 Appeal #: 19-028

PROPERTY OWNER		APPLICANT INFORMATION	
Name: <u>JEFF VOGT</u>		Name: <u>LARRY BEDNARSKI</u>	
Address: <u>3071 GOTHIC CT.</u>		Address: <u>1523 SHADOW RIDGE WAY</u>	
City, State, Zip: <u>GREEN BAY, WI 54313</u>		City, State, Zip: <u>DEPERE WI 54115</u>	
Phone: <u>920 373 0565</u>		Phone: <u>920 360 5262</u>	
Email:		Email: <u>RGBLIB@SBCGLOBAL.NET</u>	

Describe proposed plan: CONSTRUCT A GARAGE/WORKSHOP, 1,920 SQ. FT., IN FRONT AND TO THE SIDE OF EXISTING RESIDENCE. GARAGE/WORKSHOP TO SUPPORT OWNER'S HOBBY. NOT A BUSINESS. DUE TO TERRAIN, OWNER WISHES TO BUILD WITHIN SETBACK LIMITS. GARAGE/WORKSHOP DRIVE WILL CONNECT WITH EXISTING DRIVE.

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

13-615 Residential Accessory buildings TABLE 6-4FRONT Setback = 55'x Proposed Detached Garage will be 1920 SF (w/porch) and 25' from front setback

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

STRUCTURE CAN NOT BE CONSTRUCTED IN REAR OF RESIDENCE DUE TO TOPOGRAPHY - STEEP RAVINE. ALSO, STRUCTURE MUST EXCEED 1,000 SQ. FT. TO SERVE OWNER'S NEEDS.

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

- 1, TOPOGRAPHY
- 2, SETBACKS

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

- 1) STRUCTURE TO BE ATTRACTIVE AS IT RESEMBLES EXISTING HANDSOME APPEARANCE.
- 2) IT WILL NOT GENERATE ADDITIONAL TRAFFIC. APRON AND DRIVE WILL CONNECT TO EXISTING DRIVE. DOORS AND APRON WILL BE INCONSPICUOUS.

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.

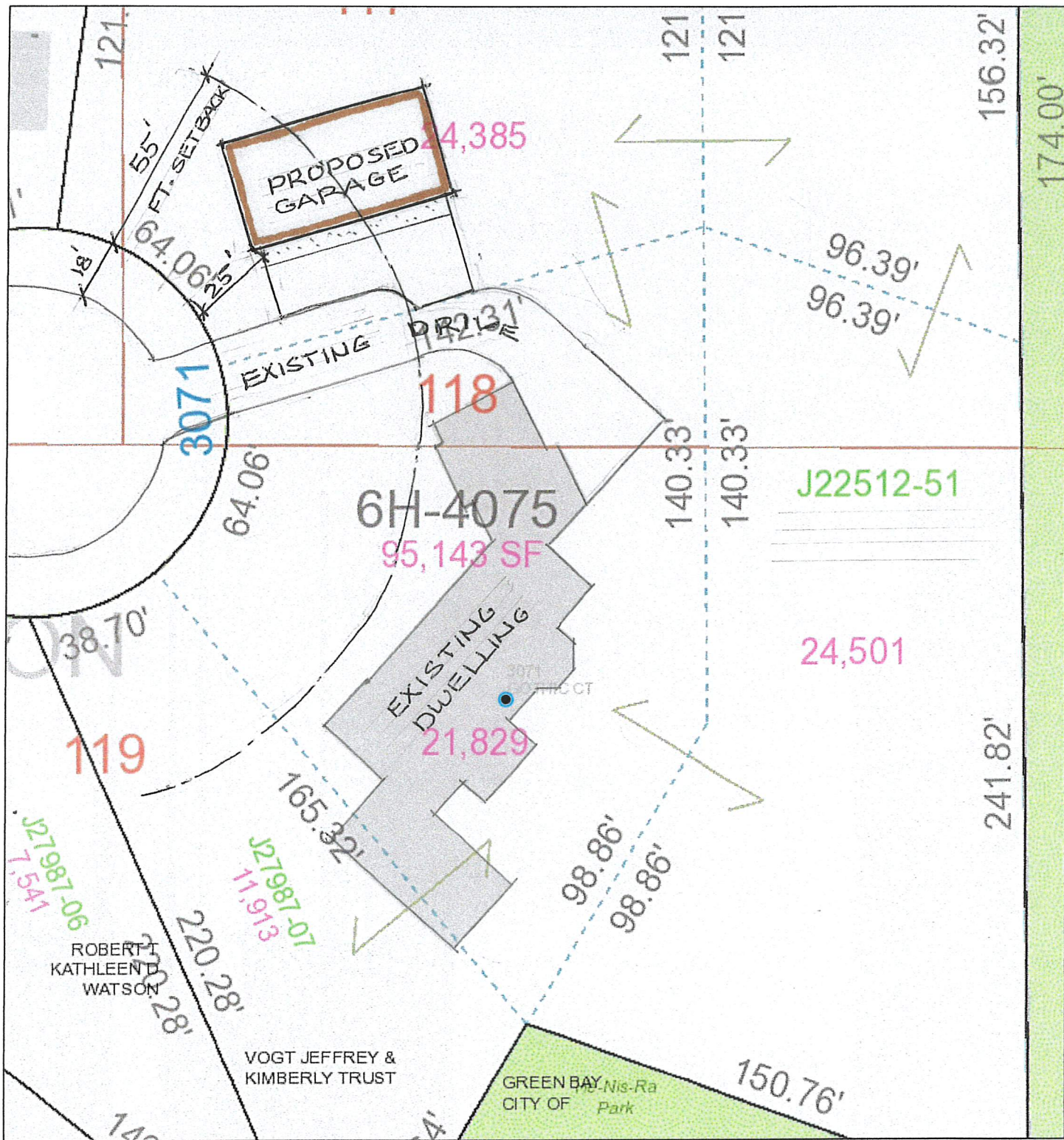
Larry Bednarski
Signature of Applicant

5-23-2019
Date

OFFICE USE ONLY:	Parcel# <u>6H-4075</u>	Residential \$75 <u>X</u>	Commercial \$150
District: <u>12</u> Zoning: <u>R1</u>	Meeting Date: <u>6/17/19</u>	Receipt #:	

Rec. 5/23/19

Part of Brown County WI



5/22/2019, 11:40:45 AM

JEFF VOGT
3071 GOTHIC CT.
GREEN BAY, WI

1:480

0 0.004 0.008 0.016 mi

0 0.005 0.01 0.02 km

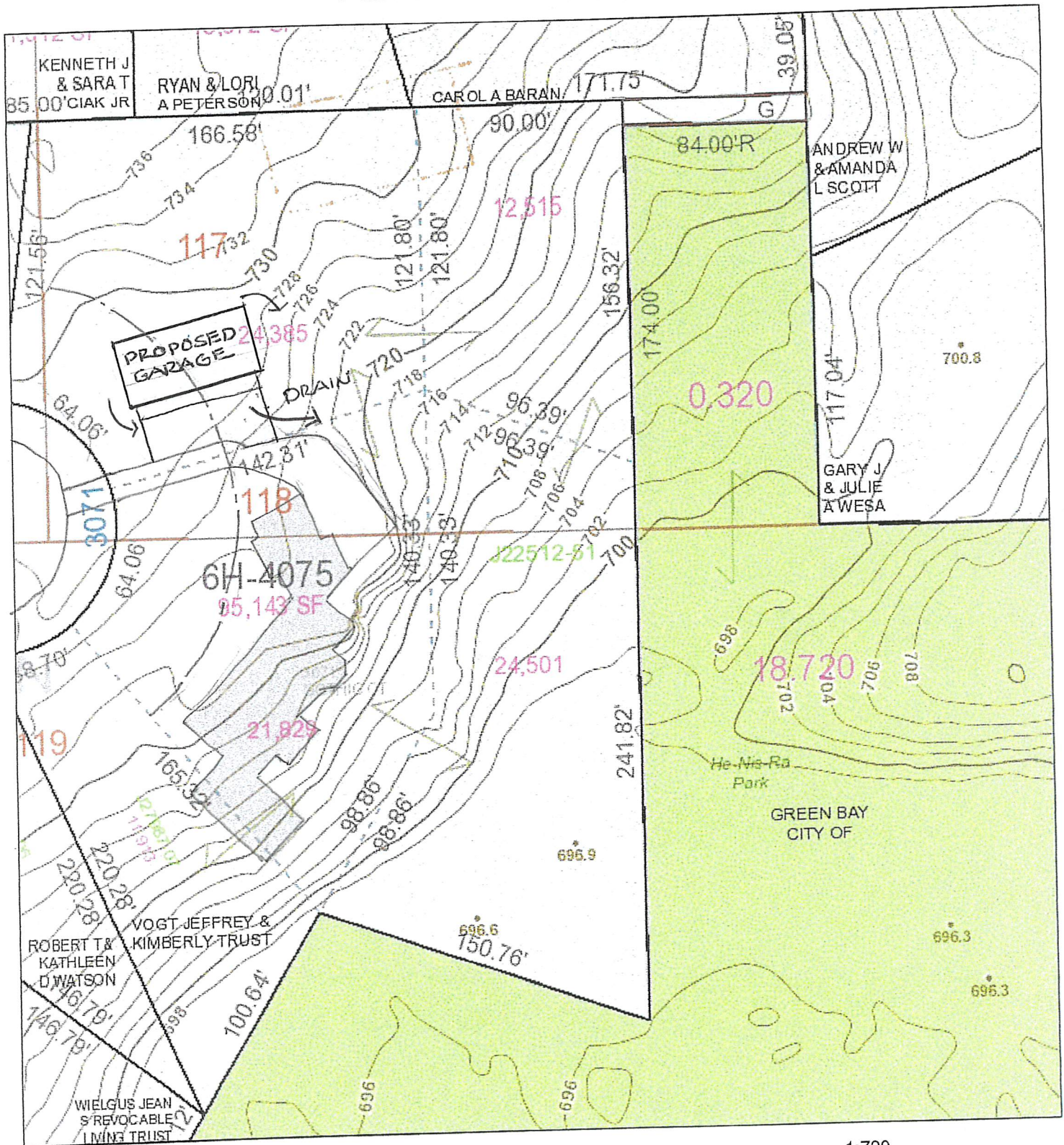
1" = 40'

ACTUAL LOCATION
MAY VARY SLIGHTLY

Brown County Municipalities
Brown County
Brown County WI

1 OF 3

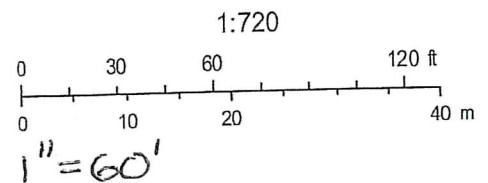
Part of Brown County WI



5/9/2019, 4:16:19 PM

- Spot Elevation Points 2010
- 2' Contours 2010
- Index Contour
- Intermediate Contour

JEFF VOGT
3071 GOTHIC CT.
GREEN BAY, WI.



Brown County Municipalities
Brown County

2 OF 3

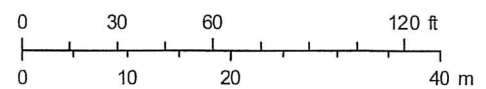
Part of Brown County WI



5/9/2019, 4:07:06 PM

JEFF VOGT
3071 GOTHIC CT.
GREEN BAY, WI

1:720



Brown County Municipalities
Brown County
Brown County WI

3 OF 3

TRUSSES 24" O.C., 1/2" O.S.B.,
MIN. 15# FELT PAPER, ASPHALT
SHINGLES.

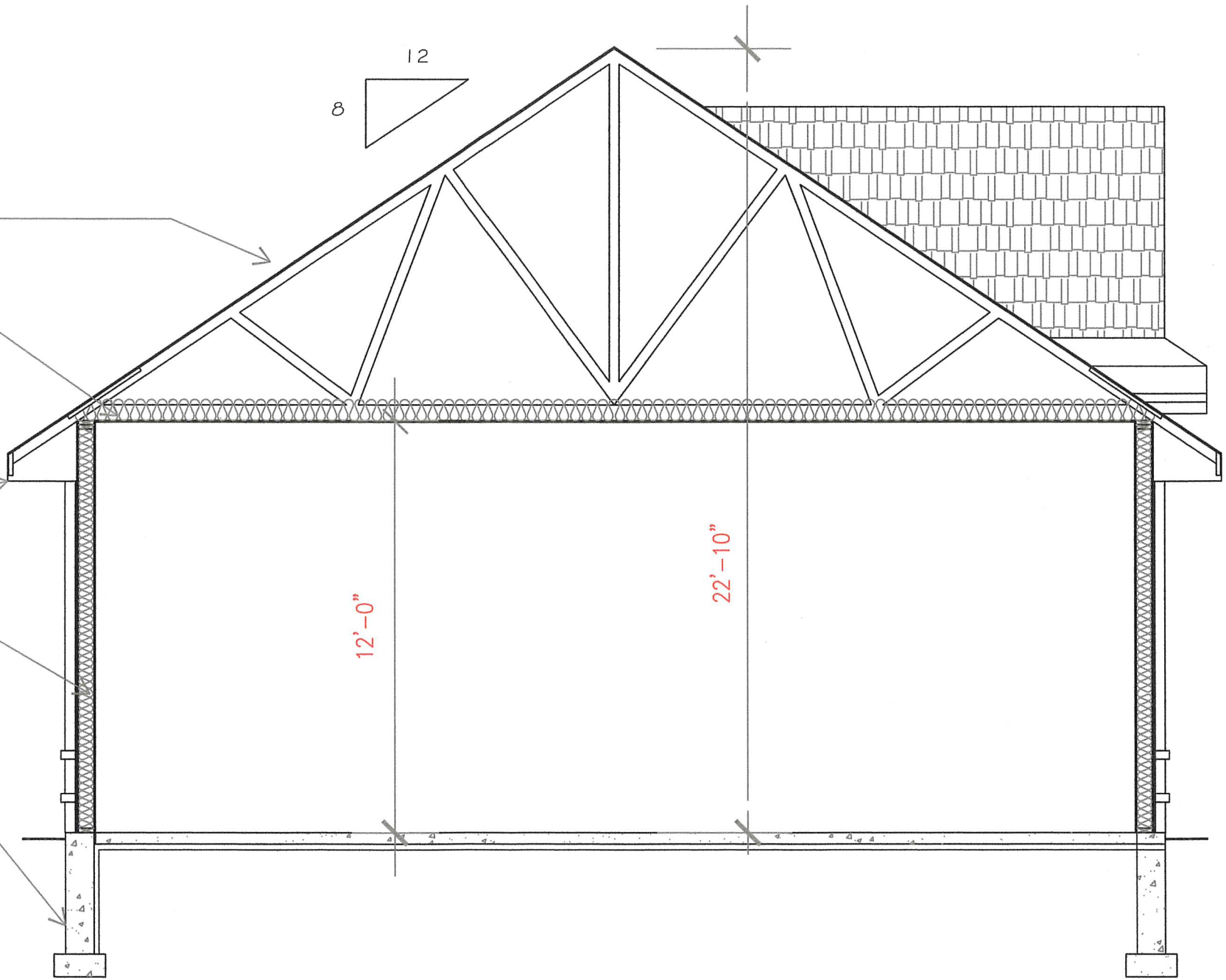
FIBERGLASS BATT OR BLOWN IN
INSULATION, THICKNESS AS PER
REQUIREMENTS, AND VAPOR
BARRIER.

FACIA AND SOFFIT TO MATCH
EXISTING RESIDENCE.

FACE BRICK, 1/2" O.S.B.
SHEATHING AND BUILDING WRAP,
2 X 6 STUDS 16" O.C., BATT
INSULATION, VAPOR BARRIER,
AND O.S.B. OR 1/2" GYP. BD.
PAINTED.

CONCRETE FLOOR SLAB, RIGID
INSULATION, AND CONCRETE
FOUNDATION WALL AND
FOOTING. SIZE AND
THICKNESSES TO BE
DETERMINED.

NOTE: INSULATION AND
FOUNDATION SIZES TO BE
DETERMINED. NOTES ARE FOR
GENERAL DESCRIPTION.



SECTION LOOKING WEST

SCALE 1/4"= 1'-0"

DATE: 05/22/2019

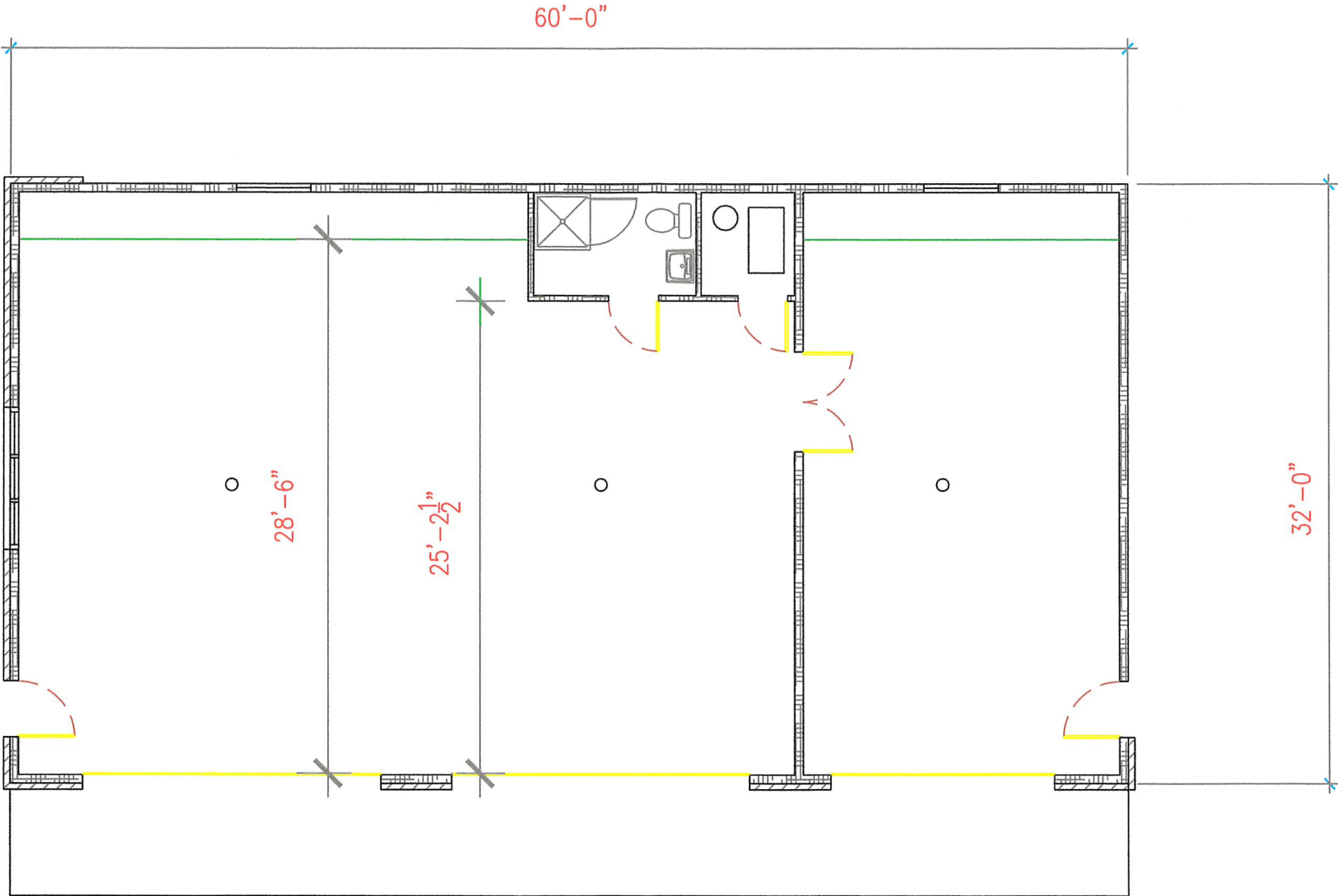
REVISIONS:

HOME REMAKES

1523 SHADOW RIDGE WAY
DEPERE, WISCONSIN 54115
920 360 5262

GARAGE
JEFF VOGT

3071 GOTHIC COURT
GREEN BAY, WI.



FLOOR PLAN

1,920 SQUARE FEET

SCALE 1/8" = 1'-0"

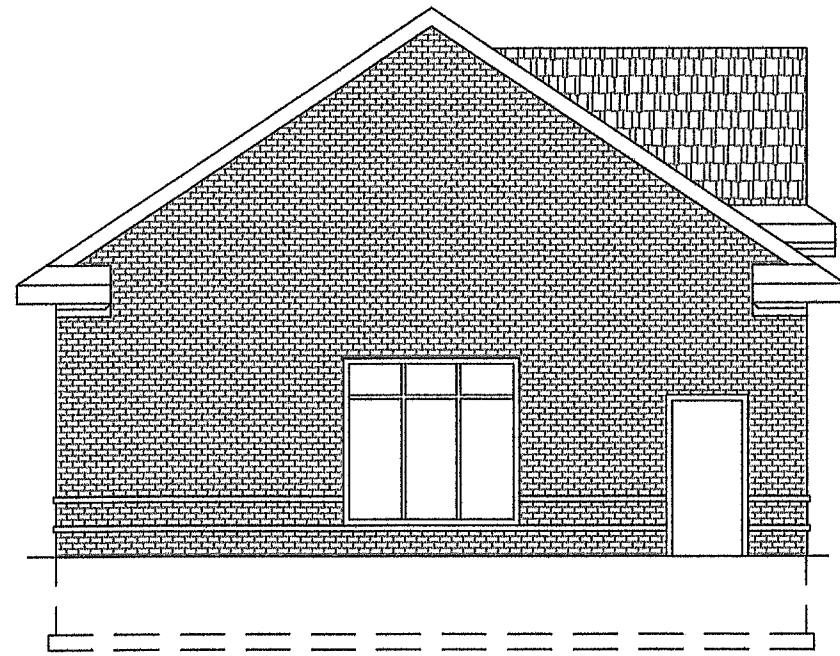


HOME REMAKES
1523 SHADOW RIDGE WAY
DEPERE, WISCONSIN 54115
920 360 5262

GARAGE
JEFF VOGT
3071 GOTHIC COURT
GREEN BAY, WI.

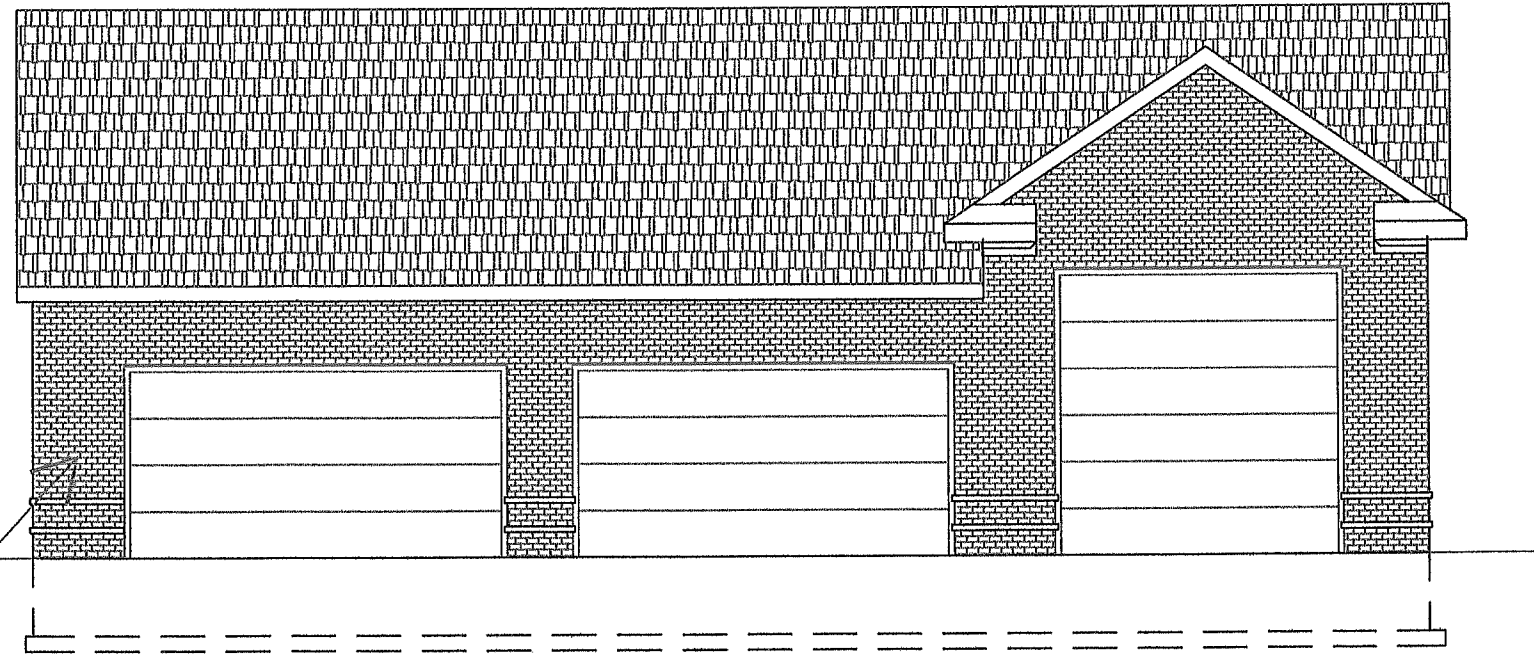
DATE: 05/22/2019

REVISIONS:



EAST ELEVATION

SCALE 1/8" = 1'-0"

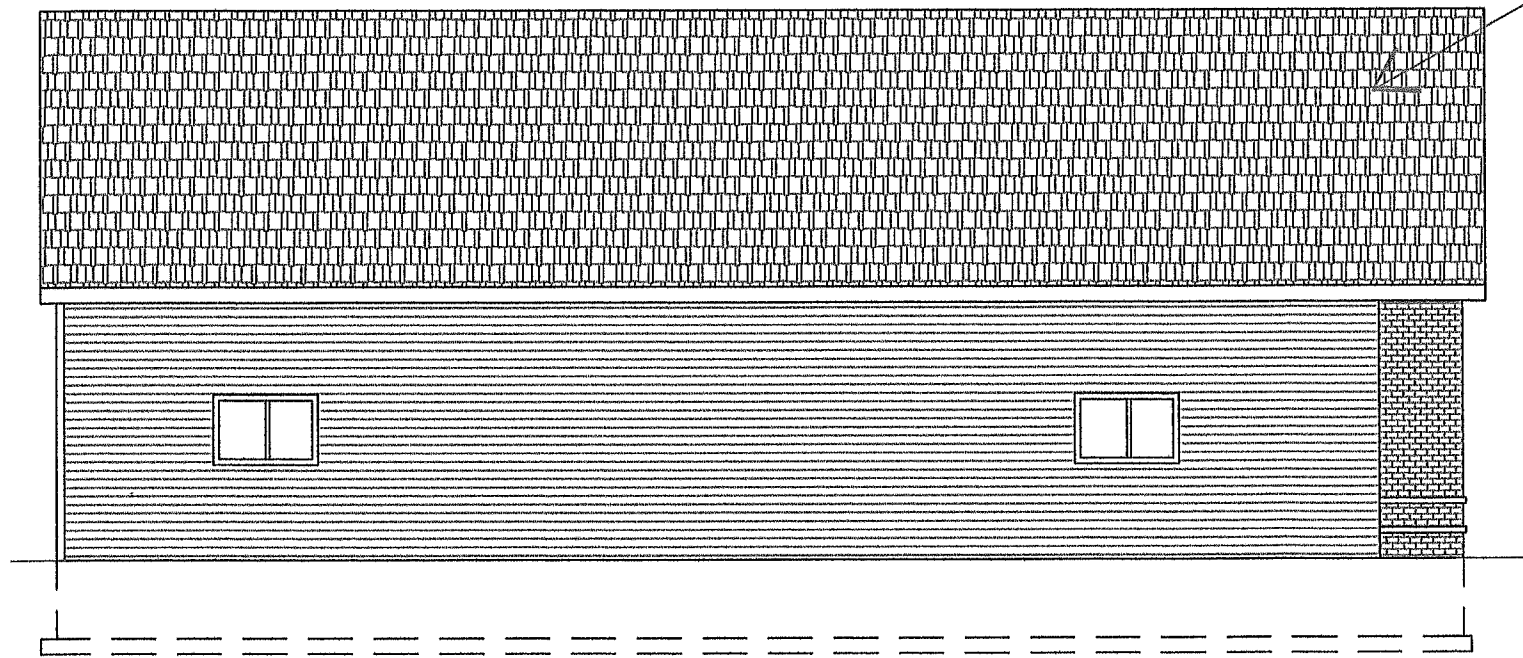


NORTH ELEVATION

SCALE 1/8" = 1'-0"

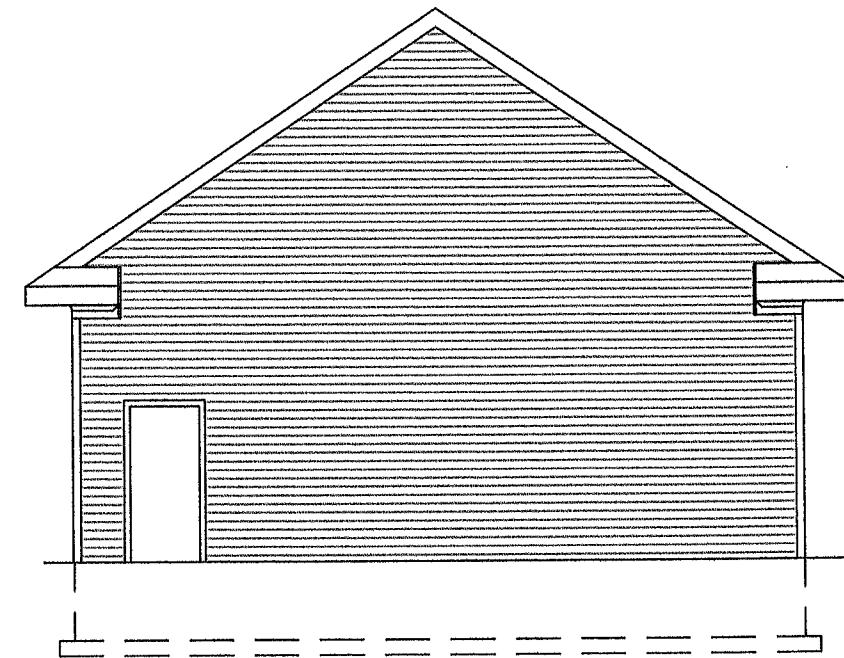
BRICK, EAVE DESIGN, AND BRICK
ROLOCK TO MATCH EXISTING
RESIDENCE

ROOF SHINGLES TO MATCH
EXISTING RESIDENCE



SOUTH ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"

DATE: 05/22/2019

REVISIONS:

HOME REMAKES
1523 SHADOW RIDGE WAY
DEPERE, WISCONSIN 54115
920 360 5262

GARAGE
JEFF VOGT
3071 GOTHIC COURT
GREEN BAY, WI.



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: 6/3/19 Project Address: 1131 Rockdale Project #: 87430 Appeal #: 19-029

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	BARBARA NOOGLE	Name:	BARBARA NOOGLE
Address:	1131 ROCKDALE ST	Address:	1131 ROCKDALE ST
City, State, Zip	GREEN BAY WI 54304	City, State, Zip	GREEN BAY WI 54304
Phone:	612-356-0193	Phone:	612-356-0193
Email:	BANOOGLE@HOTMAIL.COM	Email:	BANOOGLE@HOTMAIL.COM

Describe proposed plan:

- EXPANDING GARAGE LENGTH & WIDTH.
- Garage will be 16" from lot line

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

13-615 Residential accessory structures
TABLE 6-4 Side yard setback = 4'

* Proposed garage (detached) side yard setback is 16".

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

ANGLE OF DRIVEWAY TO GARAGE MAKES IT VERY DIFFICULT TO GET IN AND OUT OF GARAGE WITH THE CAR.

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

ANGLE OF GARAGE TO DRIVEWAY.

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

DOES NOT INFRINGE ON EXISTING PROPERTIES.

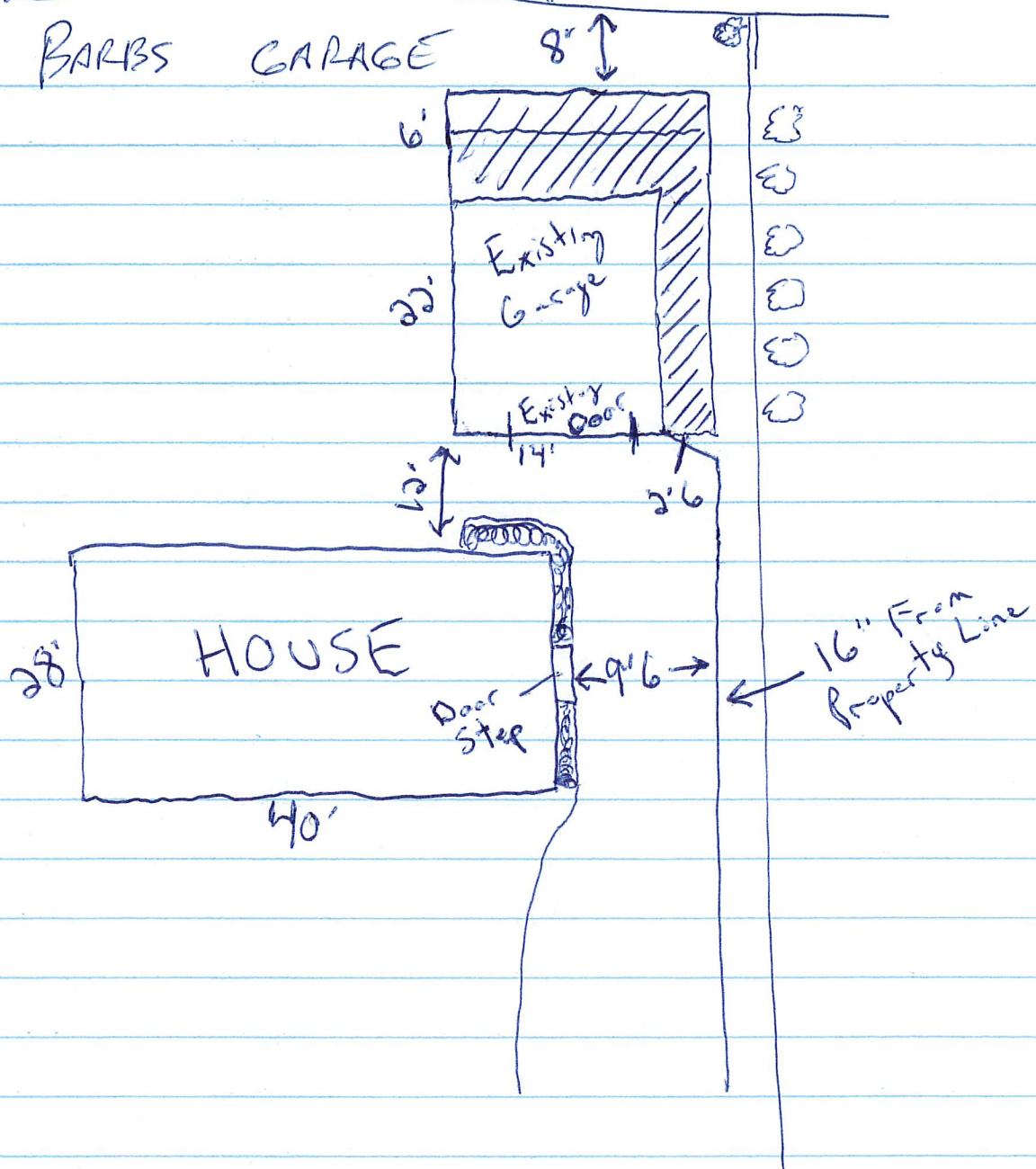
Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request.

Signature of Applicant: Barbara Noogle

Date: JUNE 3, 2019

OFFICE USE ONLY:	Parcel# <u>1-2422</u>	Residential \$75 <u>X</u>	Commercial \$150 <u> </u>
District: <u>8</u> Zoning: <u>R1</u>	Meeting Date: <u>6/17/19</u>	Receipt #:	

1131 ROCKDALE BARBS GARAGE



SLS CONSTRUCTION SERVICES
920-639-1414



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: 6/3/19 Project Address: 1919 South Broadway Street Project #: 87455 Appeal #: 19-030

PROPERTY OWNER	APPLICANT INFORMATION
Name: Georgia-Pacific Consumer Operations LLC	Name: Chris Brennan/Mike Kawleski
Address: 1919 S. Broadway Street	Address: 1919 S. Broadway Street
City, State, Zip Green Bay, WI 54304-1919	City, State, Zip Green Bay, WI 54304-1919
Phone: 920-435-8821	Phone: 920-438-2242/920-438-2949
Email:	Email: christopher.brennan@gapac.com/michael.kawleski@gapac.com

Describe proposed plan: To celebrate the 100th anniversary of its Green Bay Broadway Mill located at 1919 S. Broadway, Georgia-Pacific wishes to install two temporary signs on two different buildings located as part of their operations at 1919 S. Broadway. The 100th anniversary signs celebrate 100 years of manufacturing, recognize the hard work of generations of employees, and demonstrate appreciation to the city of Green Bay for being a supportive community partner. Each sign will be installed with the appropriate mounting system and hardware per recommended guidelines.

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

Sec 13.2014-Temporary Signs (subsections c and f)

According to subsection c of section 13.2014, temporary signage is limited to 32 square feet in total area per property. According to subsection f of section 13.2014, signs are limited to three periods (each not to exceed 30 days) per year per property with each period not to exceed 30 days.

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

The ordinance limits the maximum area of temporary signage to 4 feet by 8 feet. Given our wish to install our signs on two different buildings at an elevated height, this small size makes the banners difficult to read when mounted on the sides of our buildings. Georgia-Pacific would like to install larger signs so employees and Green Bay citizens and can easily read what is on the banners and connect with the celebration. With our anniversary concluding at the end of 2019, we would like to leave the signs up longer than the limited three periods.

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

The location where we would like the signs mounted (at a higher elevation on our buildings) requires that the signs be larger in size so they will be visible.

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

The placement of these signs on Georgia-Pacific's buildings will neither harm public interest nor undermine the purpose of the ordinance. We respectfully request that the city support our variance and recognize the importance of celebrating this historic anniversary.

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.

Chris Brennan

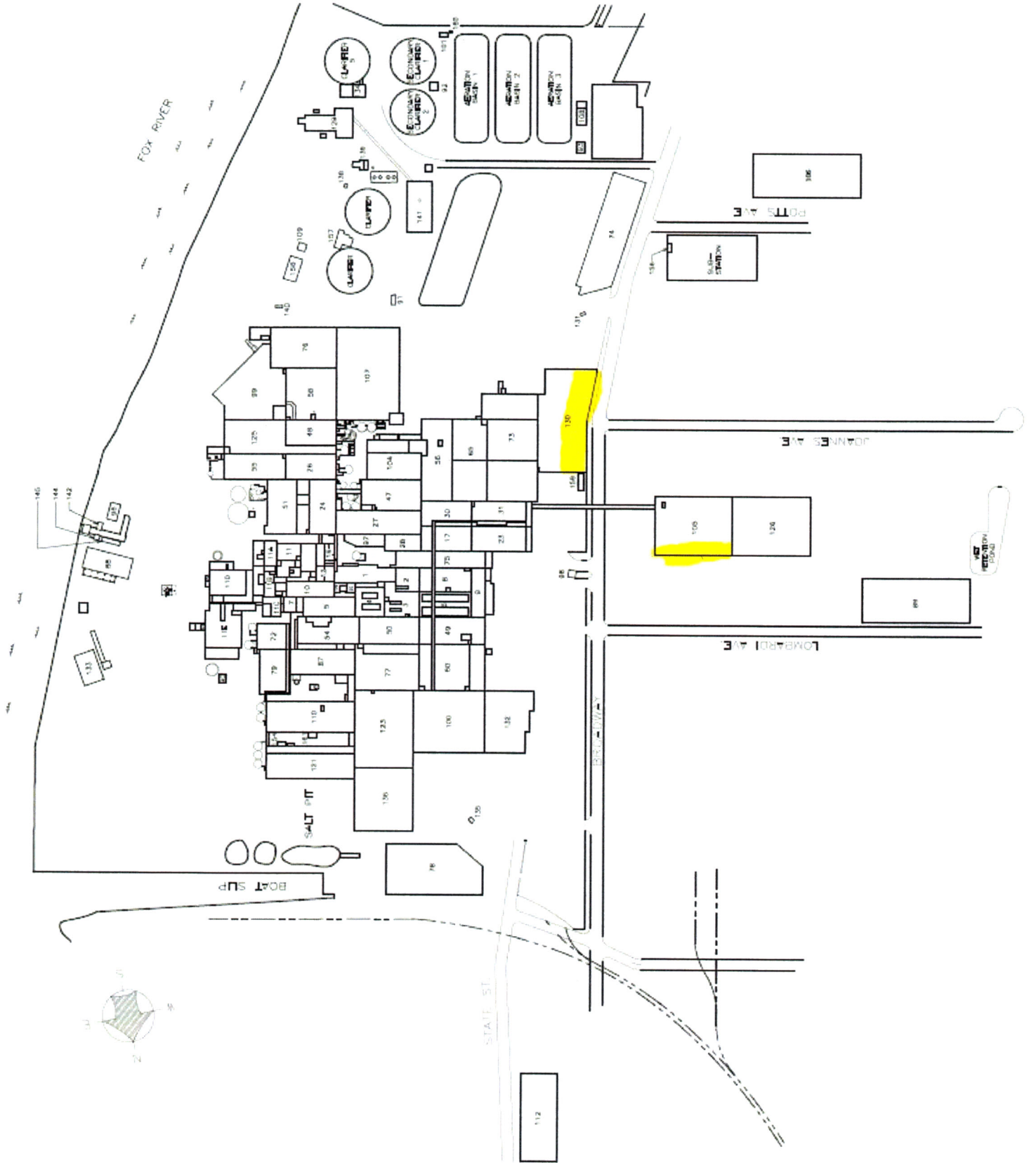
Digitally signed by Chris Brennan
Date: 2019.06.04 09:20:30 -05'00'

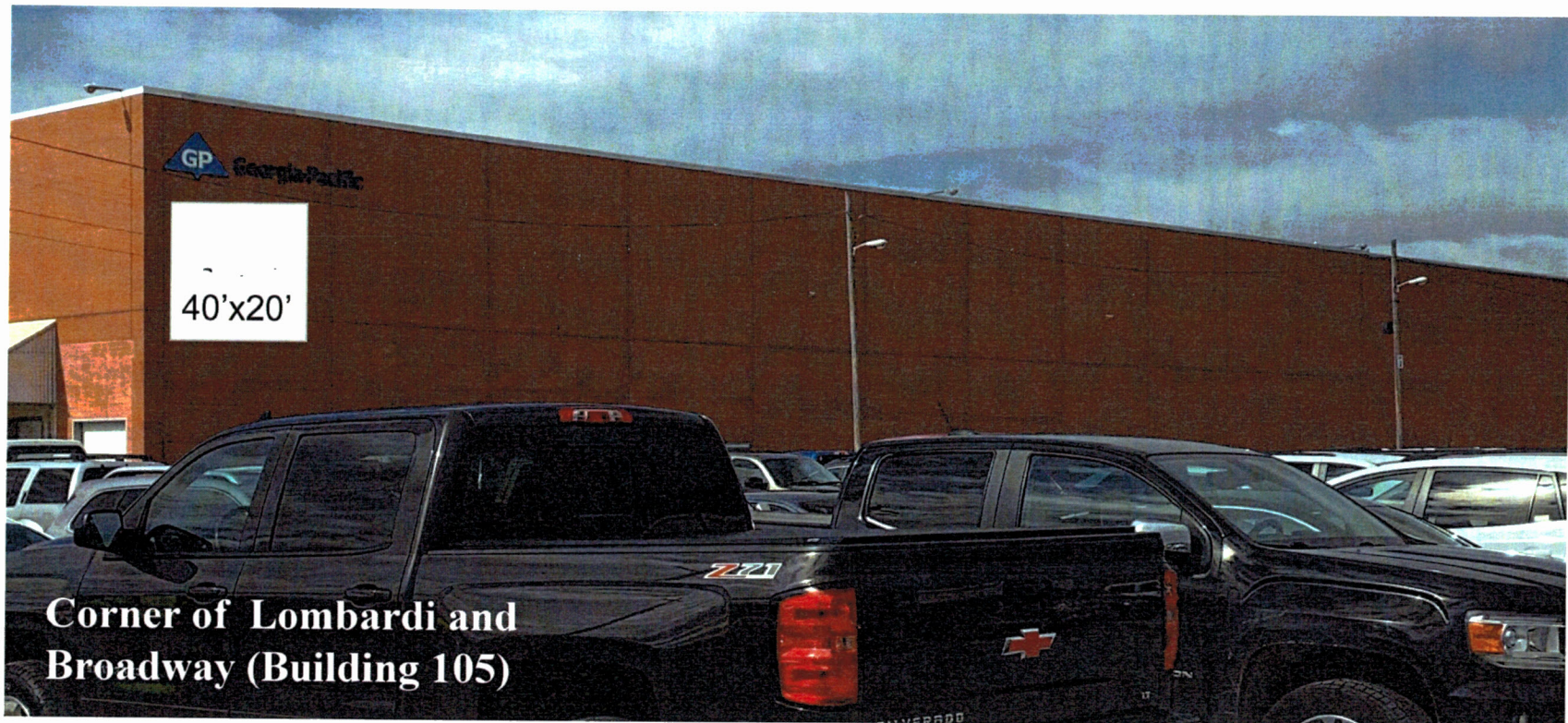
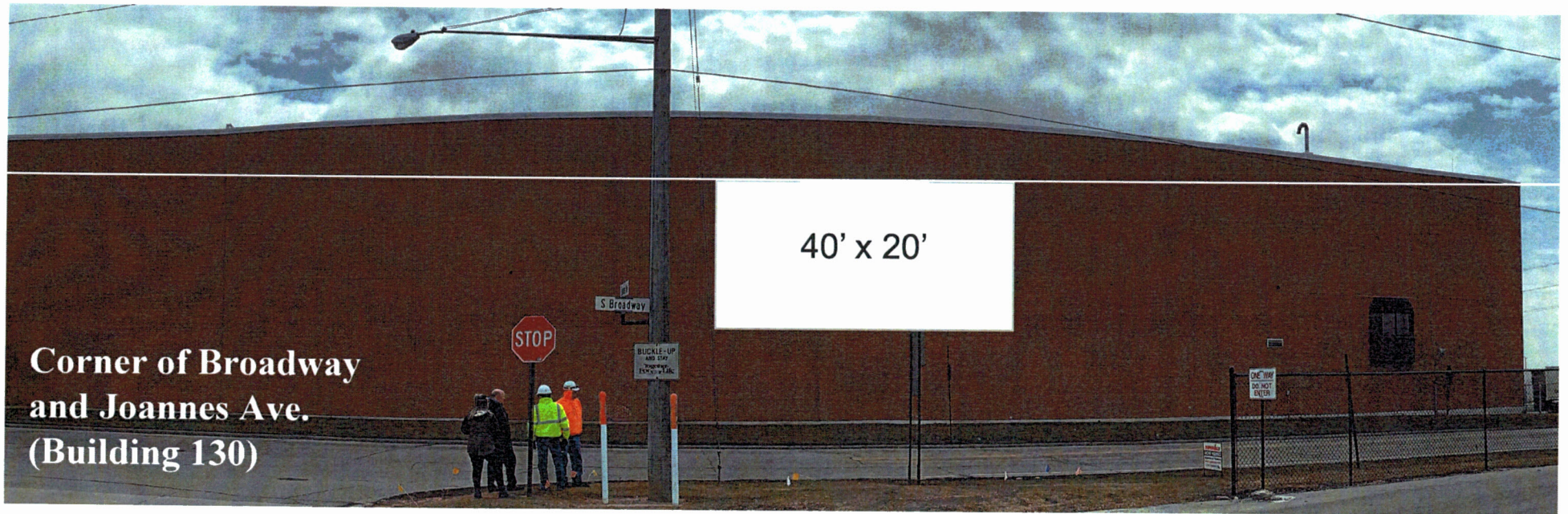
June 4, 2019

Signature of Applicant

Date

OFFICE USE ONLY:	Parcel# 1407	Residential \$75	Commercial \$150 ☒
District: 9 Zoning: GI	Meeting Date: 6/17/19	Receipt #:	







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: _____ Project Address: 1147 Elmore St. Project #: 87453 Appeal #: 19-031

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	<u>Jeffrey & Debra School</u>	Name:	<u>Jeffrey & Debra School</u>
Address:	<u>1147 Elmore St</u>	Address:	<u>Same</u>
City, State, Zip	<u>Green Bay, WI 54303</u>	City, State, Zip	<u>Same</u>
Phone:	<u>920-497-0867</u>	Phone:	
Email:	<u>bosky10@hotmail.com</u>	Email:	

Describe proposed plan:

5x9 deck w/ 5 ft steps (wide) & handrails on front of home
Replaced 5x5

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

I searched building codes and was unable to find the code # requiring only
a 5x5 porch. Only what is printed on the back of a Project/Permit form.

* MAX Deck/Porch in front Setback of 25 ft
- Proposed is 45 ft

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

My sister had a stroke and is wheel chair bound. The decking will allow
for us to bump her up, turn her around & bring her in the home.

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

No other entrance to our home allows for a wheelchair to be bumped up the
steps turned around and brought in the home.

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

The deck is built for a wheelchair access with turn around. It does
not block any view. Is the same depth as it was, but wider, it
replaces 2 bushes that were blocking view. This does not block view
in any way.

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

Debra A School
Signature of Applicant

5/21/19
Date

OFFICE USE ONLY:	Parcel# <u>5-1630</u>	Residential \$75 ☒	Commercial \$150 ☐
District: <u>10</u> Zoning: <u>R1</u>	Meeting Date: <u>6-17-19</u>	Receipt #: <u>14749-1</u>	

we had a 5x5 cement porch on the front of our house at 1147 Elmore St. that was decaying and crumbling. It also had loose hand rails which was a safety hazard. Our goal in building the new porch was to make a safe improvement to our property, which I assume the city would want its property owners to do.

my sister had a stroke and is wheelchair bound. She does not live in my home with me, but we bring her here frequently for visits to get her out of the nursing home. We can only bring her in our front door due to the angles and door swings on our other entrances. When we were bringing her in using the old porch it was difficult as it takes 2-3 of us to bring her in. There is not enough room for all of us and her chair on the 5x5 porch. Once the door opened we were unable to turn her around to bring her inside correctly. Let alone have us all on the small porch to make sure she didn't roll down.

Since my sister doesn't live with us, we don't want or need a permanent ramp. However, we did research the prospect and would have to zig zag across the front yard at an unbelievable cost. We would also still have the same problem with not enough room by the door to maneuver the wheelchair.

I am questioning why 1109 Elmore St can have the same porch we added, but we cannot. They started with a 5x5 porch last year.

and upgraded to the deck shown in the attached picture. Also neighbors on both sides of our house have attached decks on the front of their homes greater than 25 sq. feet.

There are many houses within a 1/2 block radius around our home that have built on front decks greater than 25 sq. feet.

Viewing this in our neighborhood, I had no idea it would be an issue to also build one for our house.
We have built a 5x9 porch.

I apologize for misunderstanding building codes prior to this situation and would like to rectify this if at all possible without having to remove the current porch.

I am asking for your understanding in seeking approval for a variance request from a 5x5 porch to a 5x9 porch on the front of my home.
See attached pictures.

The new porch does not obstruct any views. As a matter of fact it allows for more view and it is no ~~more~~ deeper than the original porch, only 2 feet wider on each side.

Thank you,
Debra & Jeffrey School

Our Home – 1147 Elmore St BEFORE and AFTER





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: 6/4/19 Project Address: 2324 & 2328 University Ave Project #: 87357 Appeal #:

PROPERTY OWNER	APPLICANT INFORMATION
Name: Timothy J Pease	Name: University BK Capital, LLC
Address: 3340 Solitude Road	Address: 6430 Bridge Road, Suite 230
City, State, Zip: DePere, WI 54115	City, State, Zip: Madison, WI 53713
Phone: 920-336-0823	Phone: 608-327-4001
Email: pease@new.rr.com	Email: twaller@lee-associates.com

Describe proposed plan: The proposed project consists of removing an existing building and parking lot and replacing it with a Burger King restaurant with seating for 44 patrons. The development will also include a (16) stall parking lot, one trash enclosure, sidewalk connections and landscape plantings to be installed. Construction of the project will approximately begin in the middle of July 2019 and is estimated to be completed by the end of December 2019.

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

Chapter 13-1709 (a) -Parking areas shall not be located within a required front or corner side yard
Chapter 13-1820 (b) & (c)-Perimeter landscape buffer required at least 15 feet wide abutting residential uses in residential district & buffer design to form a screen not less than four feet tall and maximum of six feet in height and not less than 90% opaque on a year-round basis, including 1 tree and 5 shrubs for every 50 linear feet

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

The pavement setback would not allow the development to acquire enough parking to meet the zoning ordinance for this use and the perimeter landscape buffer on the south side of the lot would not allow a secondary driveway along the drive thru for customer use and inhibiting traffic flow.

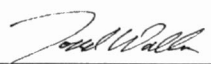
Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance:

The size of the combined parcels limits the area that can be used for parking and driveway areas and makes it difficult to construct this type of development and many other types of development on this site.

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

The development proposes landscape plantings and lawn area, along with the new parking lot, curb & gutter, and sidewalk, which will improve the site from its current appearance and will improve the overall character of the neighborhood. An evergreen landscape buffer has been proposed along the entire south side of the site which will buffer this development from the neighboring residential area. The resident to the south also has a wooden fence and shrubbery that, along with the evergreen border being proposed, should effectively screen any unwanted lights, noise, etc. from the new development.

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


Signature of Applicant

6/4/19
Date

OFFICE USE ONLY:	Parcel# <u>21-2216-1</u>	Residential \$75 _____ Commercial \$150 <u>X</u>
District: <u>5</u> Zoning: <u>C2</u>	Meeting Date: <u>6/17/19</u>	Receipt #: <u>14749-34</u>

From: Todd Waller [mailto:twaller@lee-associates.com]

Sent: Monday, June 03, 2019 3:03 PM

To: Paul Neumeyer

Subject: Re: Variance Request

Thanks Paul. When is the application due?

Todd Waller | Principal
Lee & Associates of Madison, LLC
6430 Bridge Road, Suite 230 Madison, WI 53713
Office: 608-327-4001
Cell: 608-333-7636
twaller@lee-associates.com

On Jun 3, 2019, at 2:59 PM, Paul Neumeyer <PaulNe@greenbaywi.gov> wrote:

Todd:

I am including my preliminary site plan comments below:

1. A request for rezoning has been received and is pending.
2. The subject tax parcels shall be combined into one tax parcel.
3. A 15 foot front/corner side yard setback is required along University Avenue/Peters Street that prohibits buildings and pavement.
4. A 15' landscape buffer is required along the south property line per Chapter 13-1820(b) & (c) Green Bay Zoning Code.
5. Indicate the location and required screening of any ground-mounted and roof-mounted mechanicals per Chapter 13-1815, Green Bay Zoning.
6. On corner lots, the driveway approaches measured along the curb line shall not be less than 25 feet from the intersection of the street right-of-way lines on a corner lot or 35 feet from the point of intersection of the face of the curbs, whichever is greater per Chapter 13-1706(d), Green Bay Zoning. Indicate dimensions on the site plan.
7. Indicate if the pole lights are non cut-off, cut-off or semi cut-off and the related foot-candle requirement. Reference Chapter 13-527, Green Bay Zoning Code, standards for pole lights for further details.

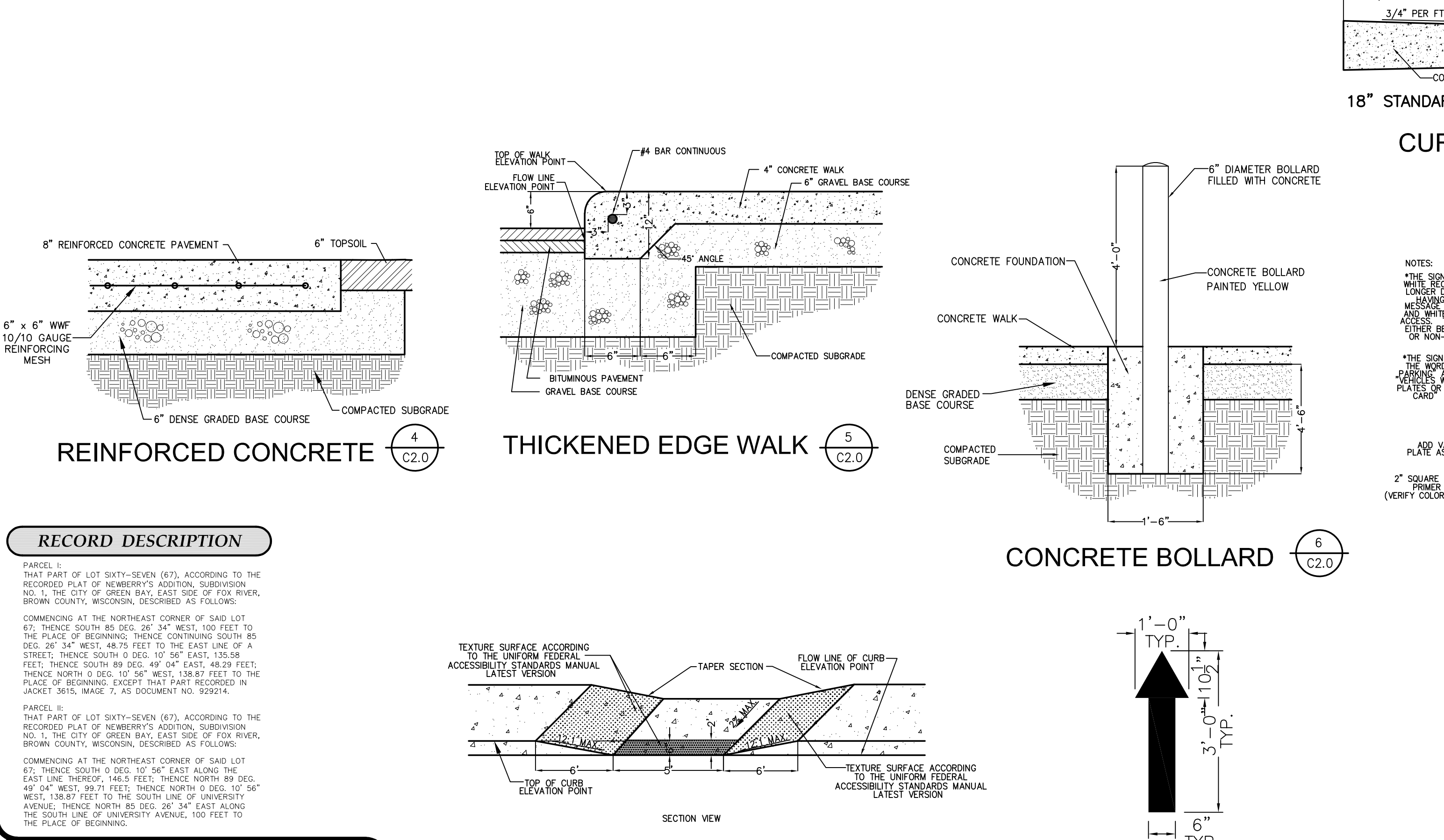
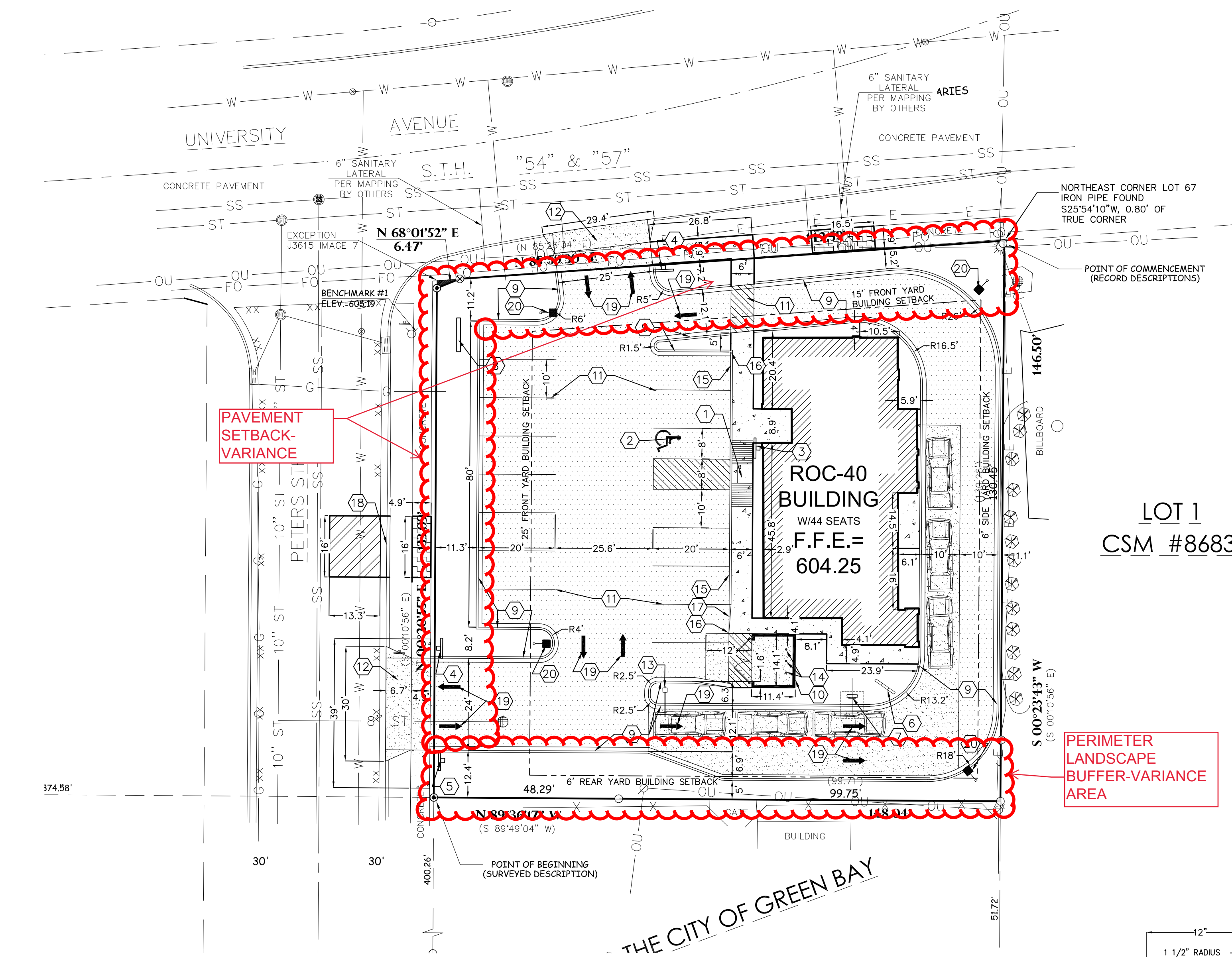
Also, I'm including a link to the variance application:

<https://greenbaywi.gov/DocumentCenter/View/3782/Board-Of-Appeals-Application-PDF>

Let me know if you have any further questions.

Thanks!

Paul Neumeyer
Zoning Administrator
City of Green Bay Department of
Community and Economic Development



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GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
- COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
- PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
- SIDEWALK JOINTS TO BE AS INDICATED OR AS APPROVED BY CONSTRUCTION MANAGER.
- ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
- ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- DIMENSIONS, BUILDING LOCATION AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT TIME OF LAYOUT. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND LOCAL AUTHORITIES.

KEYNOTES:

- | | |
|--------------------------------|--|
| ① ADA ACCESSIBLE RAMP | ⑩ TRASH ENCLOSURE |
| ② ADA ACCESSIBLE PARKING STALL | ⑪ PARKING LOT STRIPING |
| ③ ADA RESERVED PARKING SIGN | ⑫ DRIVE APRON |
| ④ STOP SIGN | ⑬ CLEARANCE SIGN |
| ⑤ DRIVE-THRU SIGN | ⑭ CONCRETE BOLLARD |
| ⑥ MENU BOARD | ⑮ THICKENED EDGE WALK |
| ⑦ SPEAKER TOWER/CANOPY | ⑯ END OF THICKENED EDGE WALK |
| ⑧ BURGER KING SIGN | ⑰ 6" CURB HEAD TAPER SECTION |
| ⑨ 18" CONCRETE CURB & GUTTER | ⑱ REMOVE & REPLACE EXISTING CONCRETE CURB & GUTTER TO MATCH EXISTING |
| | ⑲ DIRECTIONAL ARROWS |
| | ⑳ LIGHT POLE- SEE ELECTRICAL PLANS |

PAVEMENT HATCH PATTERNS:

PROPOSED 3.5" ASPHALTIC CONCRETE PAVEMENT W/9" BASE COURSE

PROPOSED 4" CONCRETE PAVEMENT W/6" DENSE GRADED BASE COURSE

PROPOSED 8" REINFORCED CONCRETE PAVEMENT W/6" DENSE GRADED BASE COURSE

PROPOSED UTILITY CONNECTION IN PUBLIC RIGHT OF WAY WILL REQUIRE A TEMPORARY STREET REPAIR UNTIL PERMANENT REPAIR CAN BE MADE BY CITY OF GREEN BAY. COST OF PERMANENT REPAIR WILL BE THE RESPONSIBILITY OF CONTRACTOR THAT TAKES OUT STREET EXCAVATION PERMIT AND/OR STREET OBSTRUCTION PERMIT.

REPLACE PAVEMENT & BASE COURSE TO MATCH EXISTING PAVEMENT SECTION (TO MEET CITY SPECIFICATIONS) COORDINATE REPLACEMENT WITH CITY OF GREEN BAY

SITE STATISTICS

ZONING = C-1 & C-2 (WEST LOT TO BE REZONED TO C-2)		
BUILDING TYPE: 5B	OCCUPANCY TYPE: B	
TOTAL LOT (BOTH PARCELS) = 20,846 S.F. OR 0.48 AC		
BUILDING	CONCRETE WALKS & BITUMINOUS PAVEMENT	GREEN SPACE
2,780 S.F.	13,670 S.F.	4,396 S.F.
OR 13.3% OF SITE	OR 65.6% OF SITE	OR 21.1% OF SITE

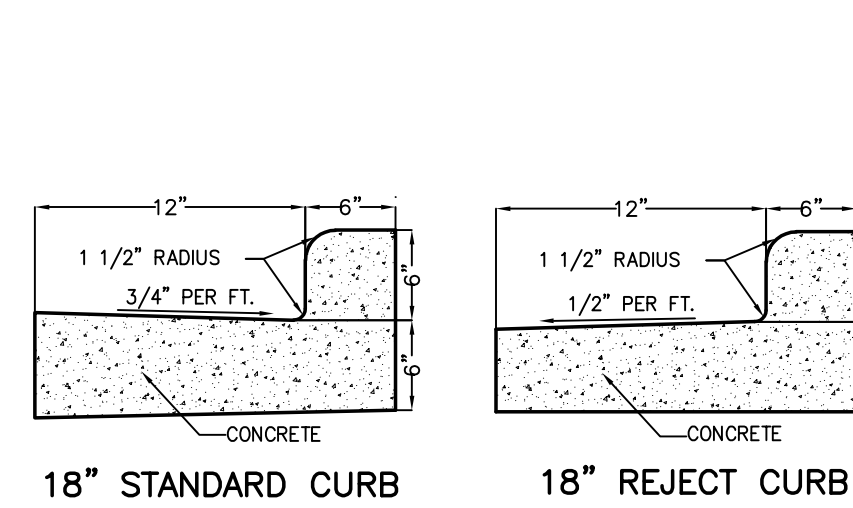
SITE PARKING RE-CAP

OFF-STREET PARKING-REQUIRED
1 SPACE FOR 3 CUSTOMER SEATS OR 100 S.F. OF INTERIOR SPACE (GREATER)
= 1,405 S.F. (DINING AREA + BATHROOMS + OFFICE AREA)/100=15 SPACES
OR 44 SEATS/3 = 15 SPACES

OFF-STREET PARKING-PROPOSED
15 PARKING SPACES PLUS 1 ADA ACCESSIBLE SPACE PROPOSED

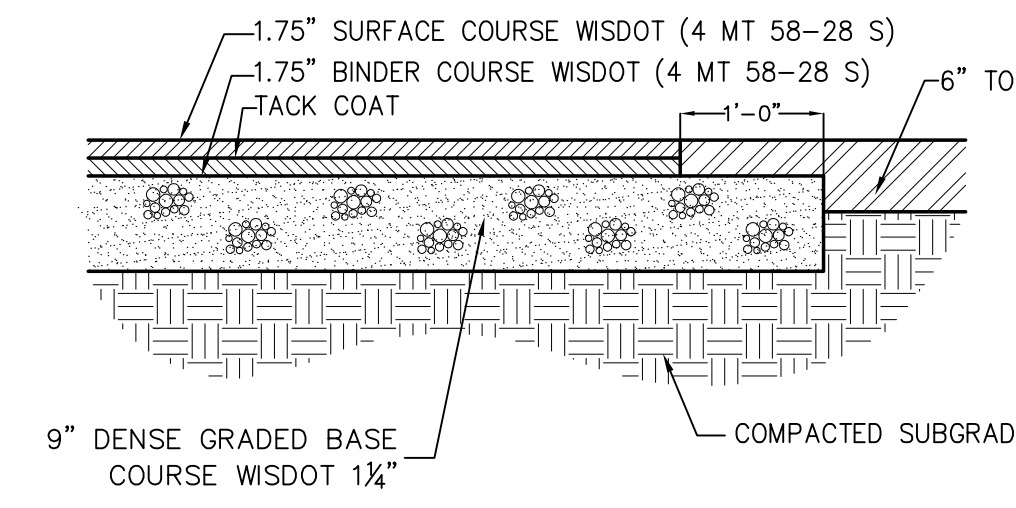
OWNER INFORMATION

UNIVERSITY BK CAPITAL, LLC
MR. TODD WALLER
6430 BRIDGE ROAD, SUITE 230
MADISON, WI 53713
PHONE: 608-327-4000
EMAIL: twaller@tee-associates.com



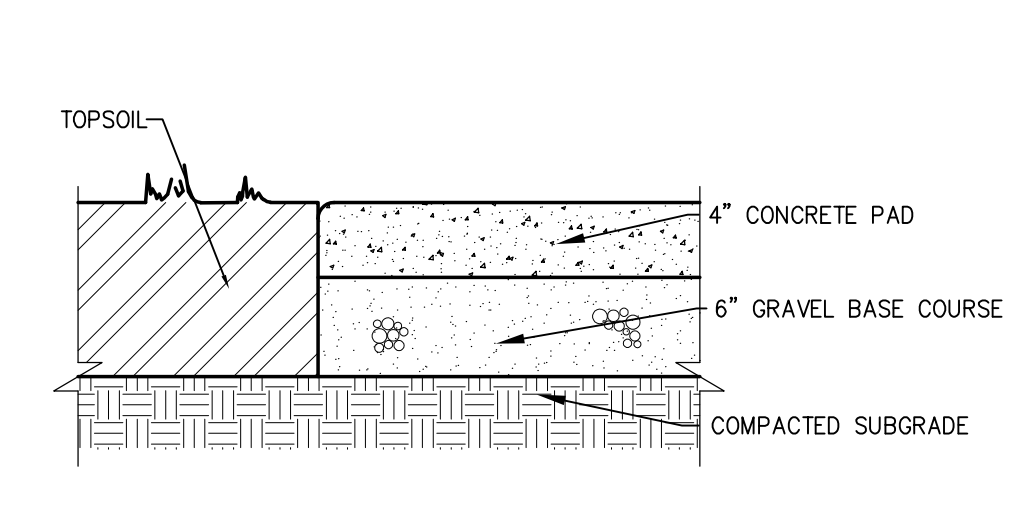
CURB AND GUTTER

1
C2.0



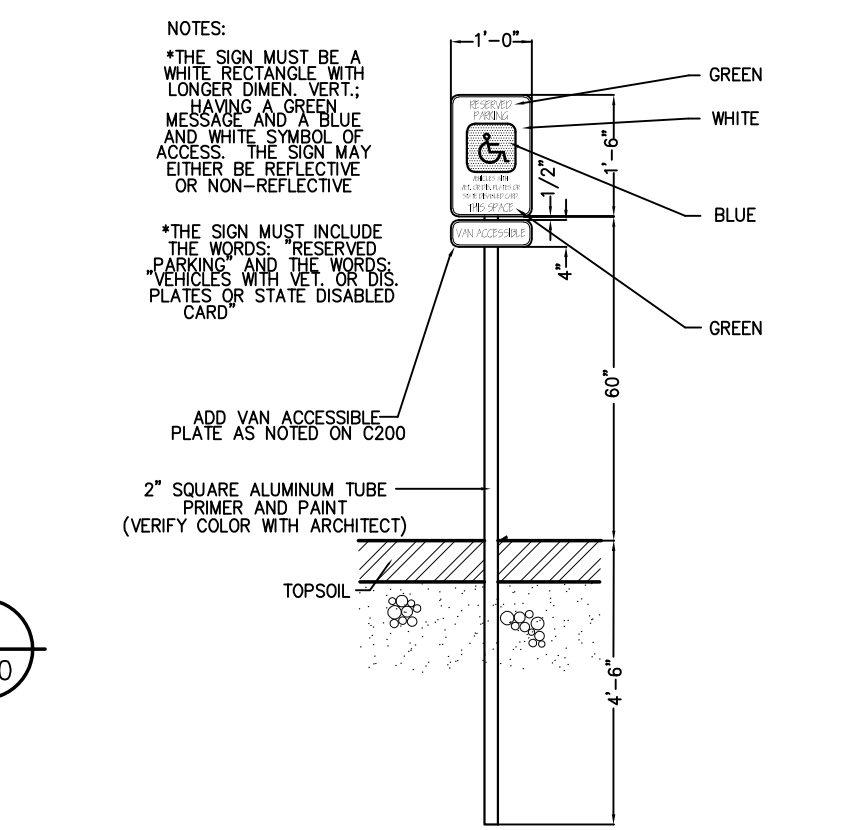
3.5" ASPHALT PAVEMENT

2
C2.0



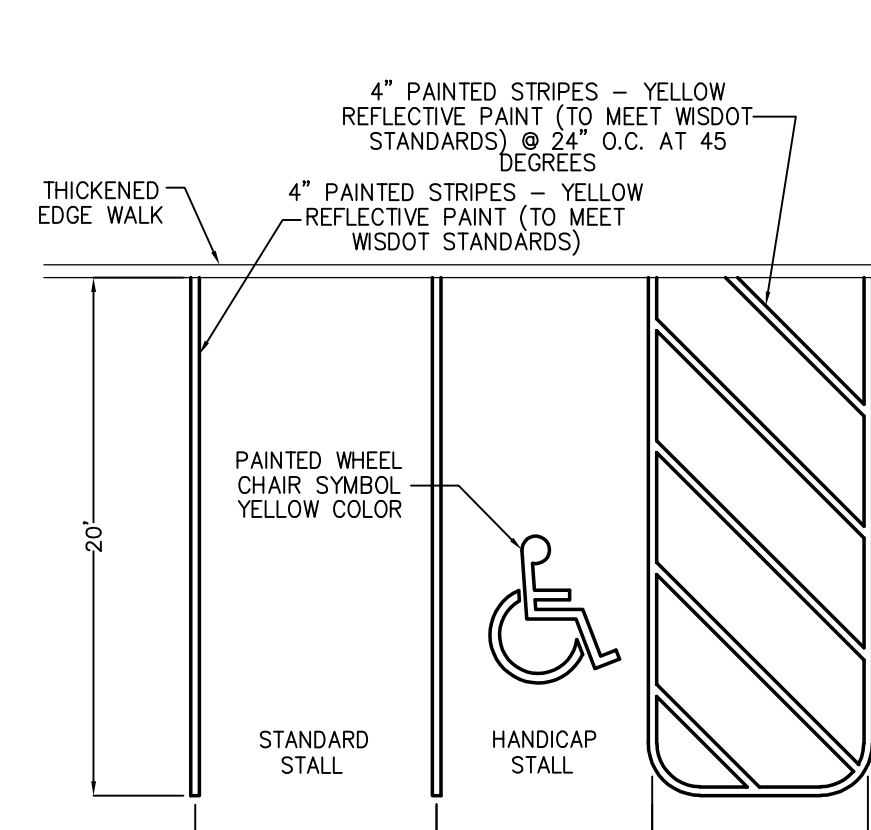
4" SIDEWALK

3
C2.0



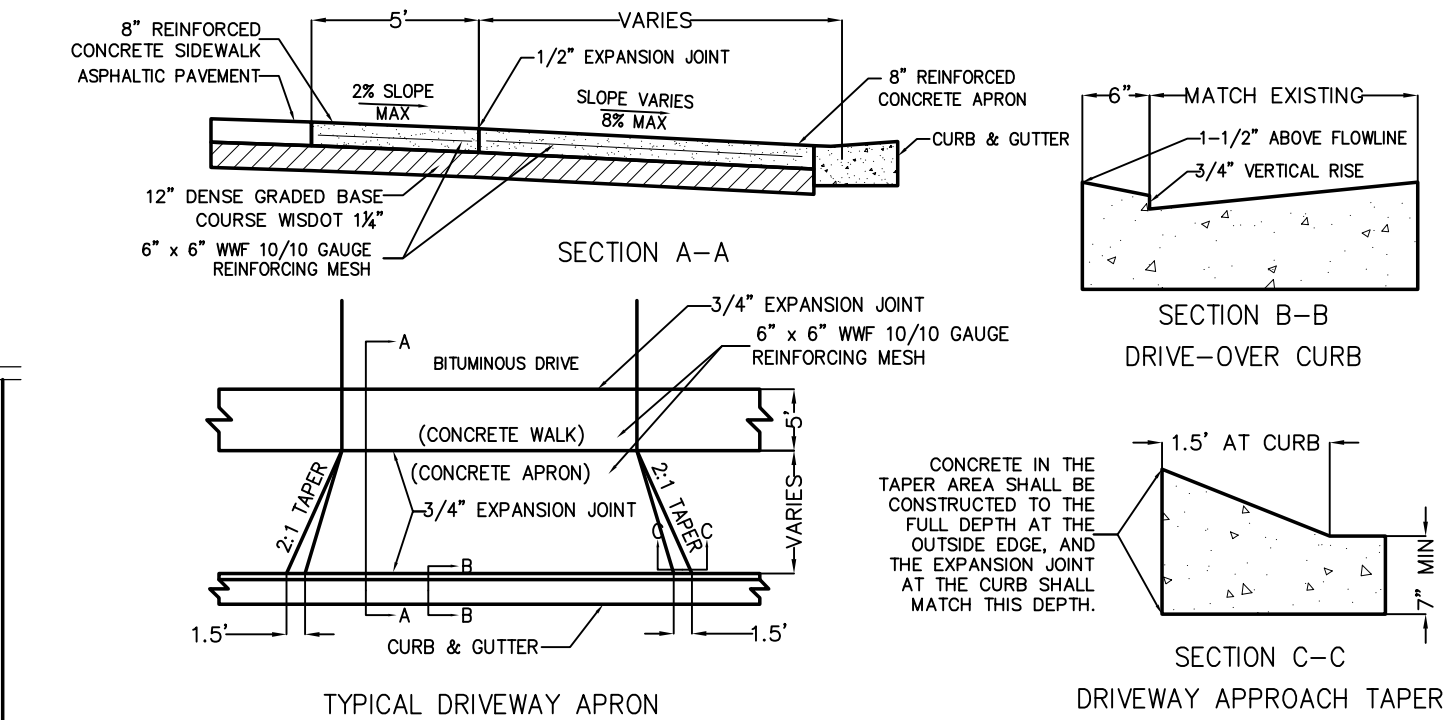
RESERVED PARKING SIGN

7
C2.0



PARKING LOT STRIPING

8
C2.0



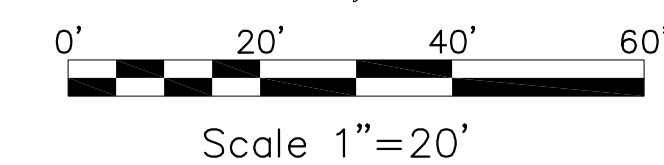
DRIVEWAY APRON

9
C2.0



DIRECTIONAL ARROW

11
C2.0



REVISIONS

CHECKED: J.L.
DRAWN: M.K.
DATE 05-22-19
PROJECT NO. 19.065

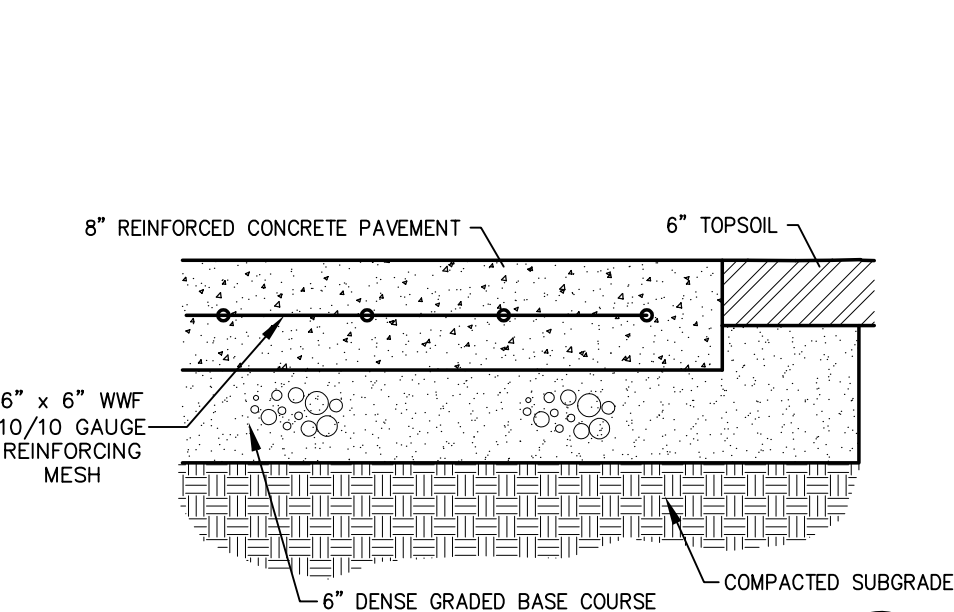
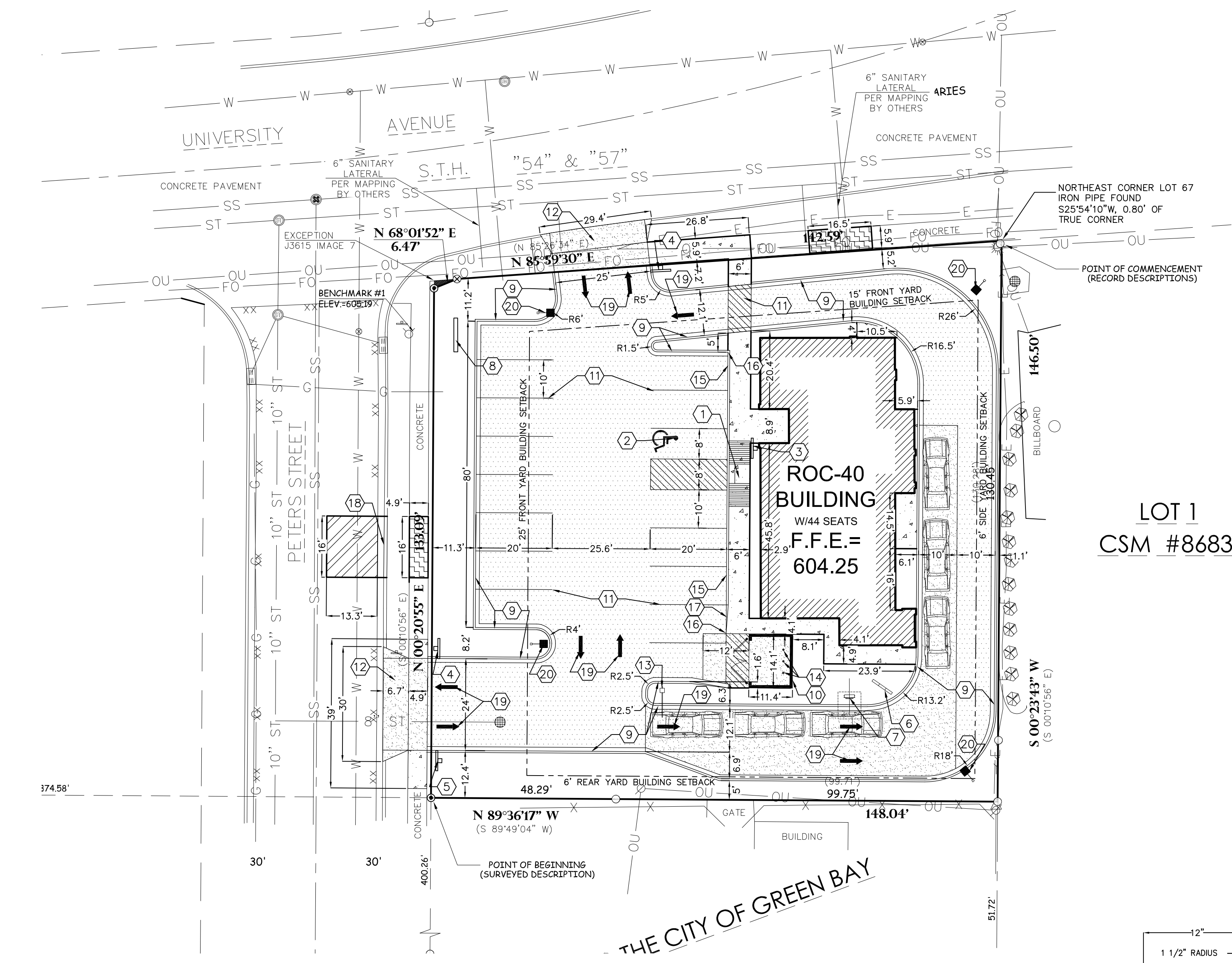
LAYOUT PLAN

UNIVERSITY BK CAPITAL, LLC
BURGER KING
CITY OF GREEN BAY
BROWN COUNTY, WISCONSIN

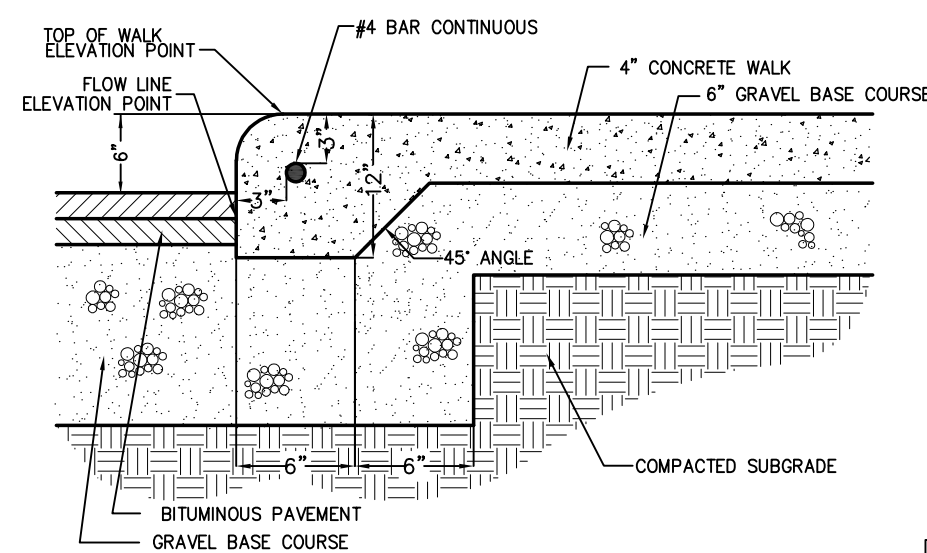
Civil Engineering
Land Surveying
Landscape Architecture
4941 Kitschling Court
Stevens Point, WI 54481
715.344.9999 (Ph) 715.344.9922 (FX)

Point of Beginning

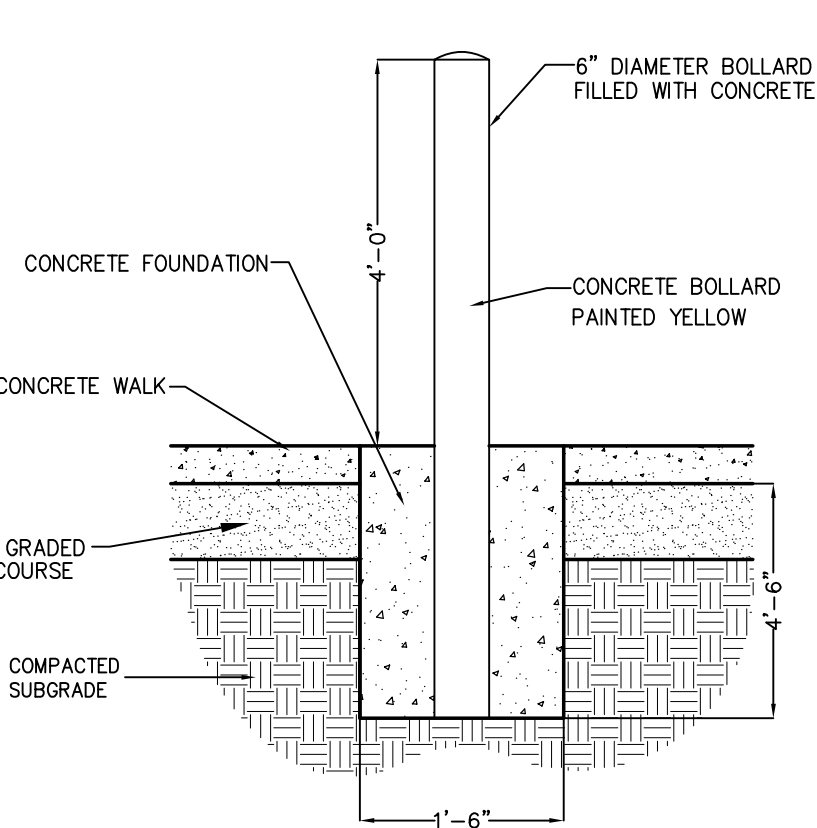
C2.0



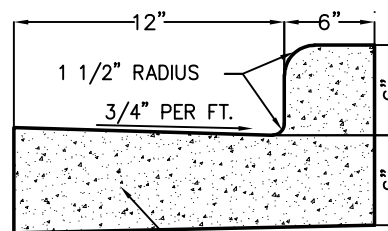
REINFORCED CONCRETE



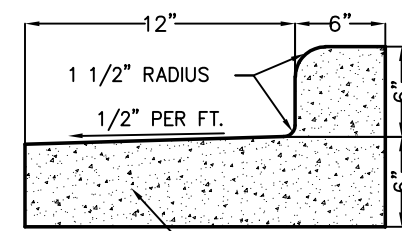
THICKENED EDGE WALK



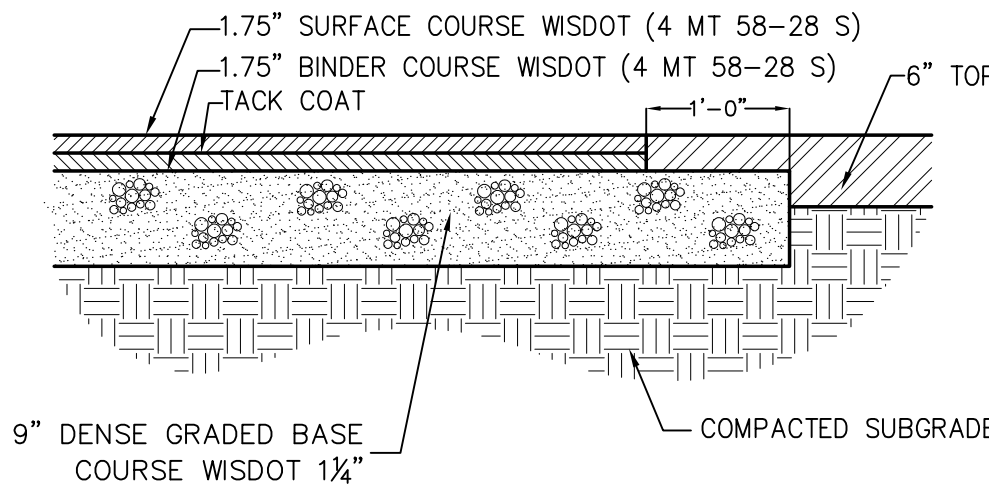
CONCRETE BOLLARD



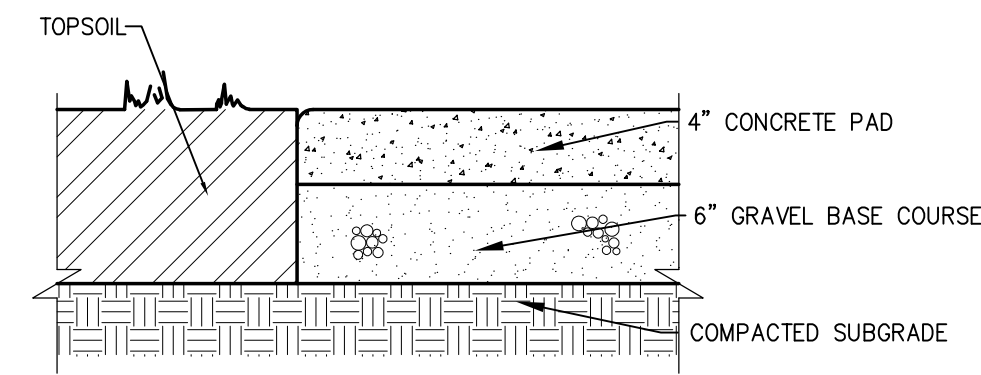
18" STANDARD CURB



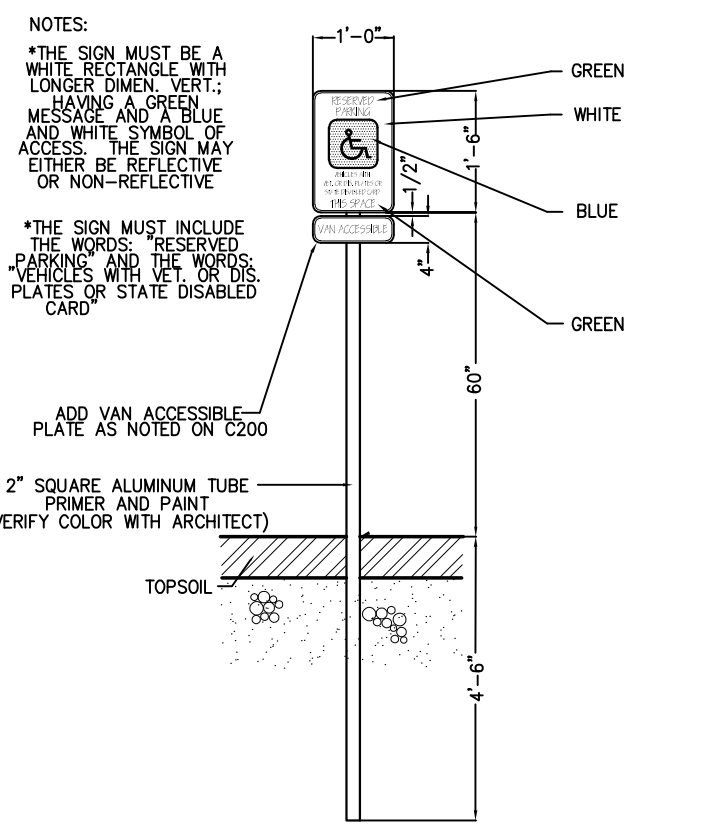
18" REJECT CURB



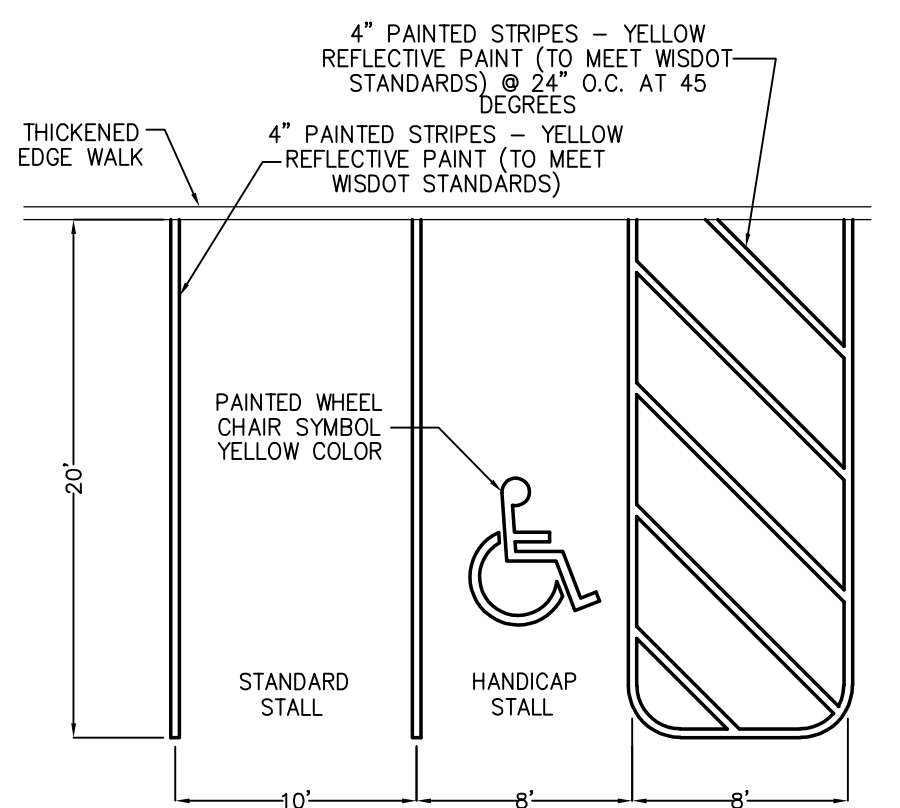
3.5" ASPHALT PAVEMENT



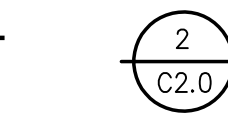
4" SIDEWALK



RESERVED PARKING SIGN



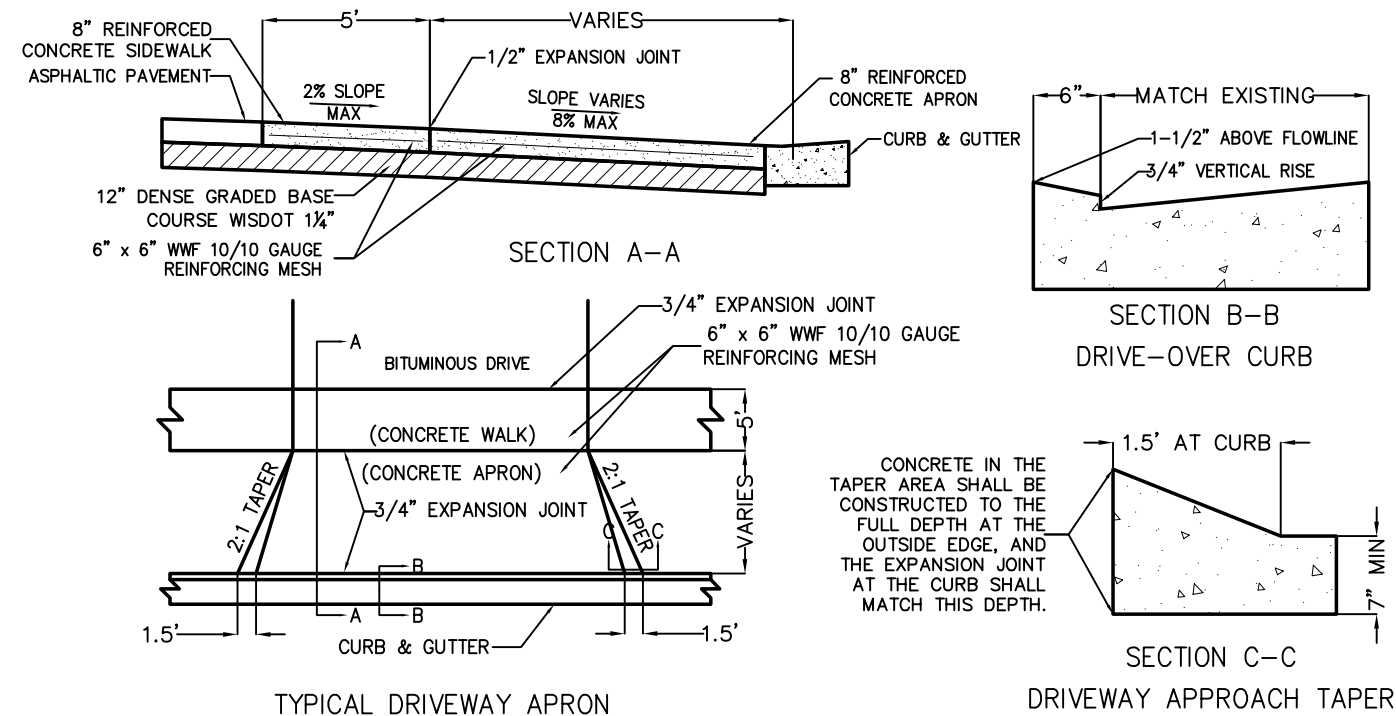
PARKING LOT STRIPING



2" STANDARD CURB



4" SIDEWALK



DRIVEWAY APRON

RECORD DESCRIPTION

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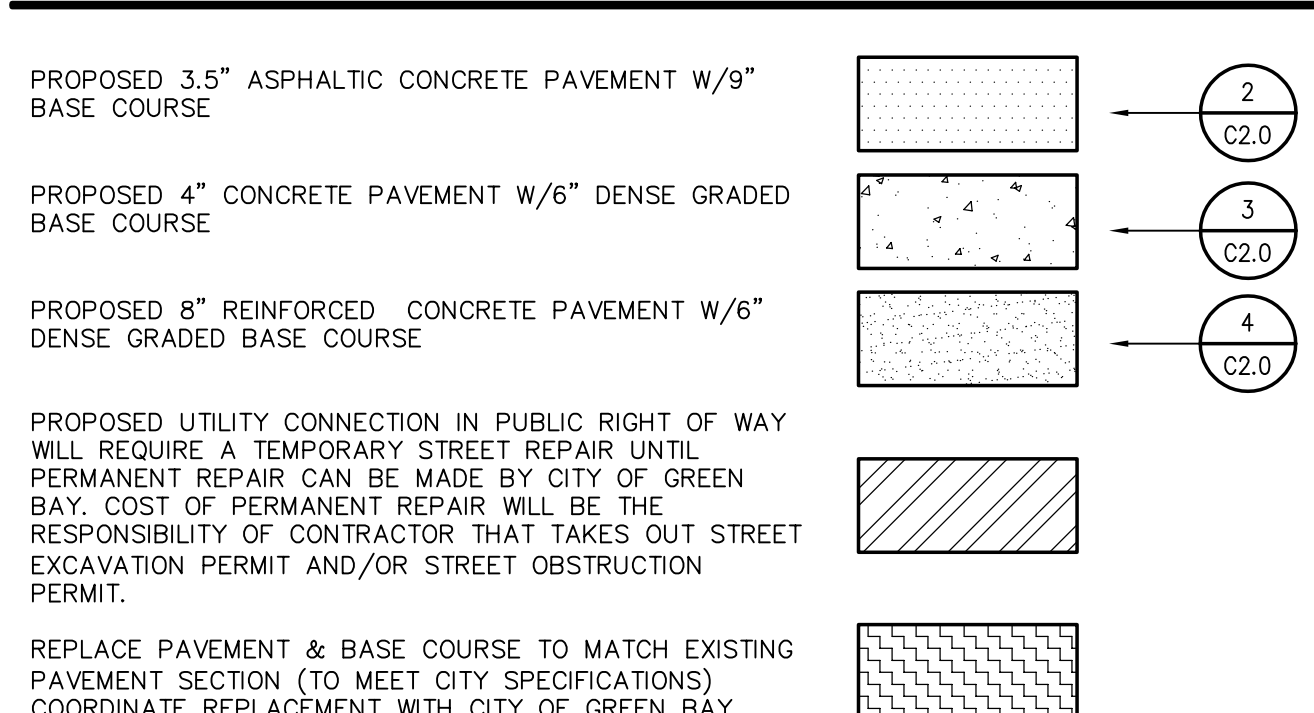
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KEYNOTES:

- ADA ACCESSIBLE RAMP
- ADA ACCESSIBLE PARKING STALL
- ADA RESERVED PARKING SIGN
- STOP SIGN
- DRIVE-THRU SIGN
- MENU BOARD
- SPEAKER TOWER/CANOPY
- BURGER KING SIGN
- 18" CONCRETE CURB & GUTTER
- TRASH ENCLOSURE
- PARKING LOT STRIPING
- DRIVE APRON
- CLEARANCE SIGN
- CONCRETE BOLLARD
- THICKENED EDGE WALK
- END OF THICKENED EDGE WALK
- 6" CURB HEAD TAPER SECTION
- REMOVE & REPLACE EXISTING CONCRETE CURB & GUTTER TO MATCH EXISTING
- DIRECTIONAL ARROWS
- LIGHT POLE- SEE ELECTRICAL PLANS

PAVEMENT HATCH PATTERNS:



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OR 13.3% OF SITE	OR 65.6% OF SITE	OR 21.1% OF SITE

SITE PARKING RE-CAP

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1 SPACE FOR 3 CUSTOMER SEATS OR 100 S.F. OF INTERIOR SPACE (GREATER)
= 1,405 S.F. (DINING AREA + BATHROOMS + OFFICE AREA)/100=15 SPACES
OR 44 SEATS/3 = 15 SPACES

OFF-STREET PARKING-PROPOSED
15 PARKING SPACES PLUS 1 ADA ACCESSIBLE SPACE PROPOSED

OWNER INFORMATION

UNIVERSITY BK CAPITAL, LLC
MR. TODD WALLER
6430 BRIDGE ROAD, SUITE 230
MADISON, WI 53713
PHONE: 608-327-4000
EMAIL: twaller@tee-associates.com

REVISIONS

CHECKED: J.L.
DRAWN: M.K.
DATE 05-22-19
PROJECT NO. 19.065

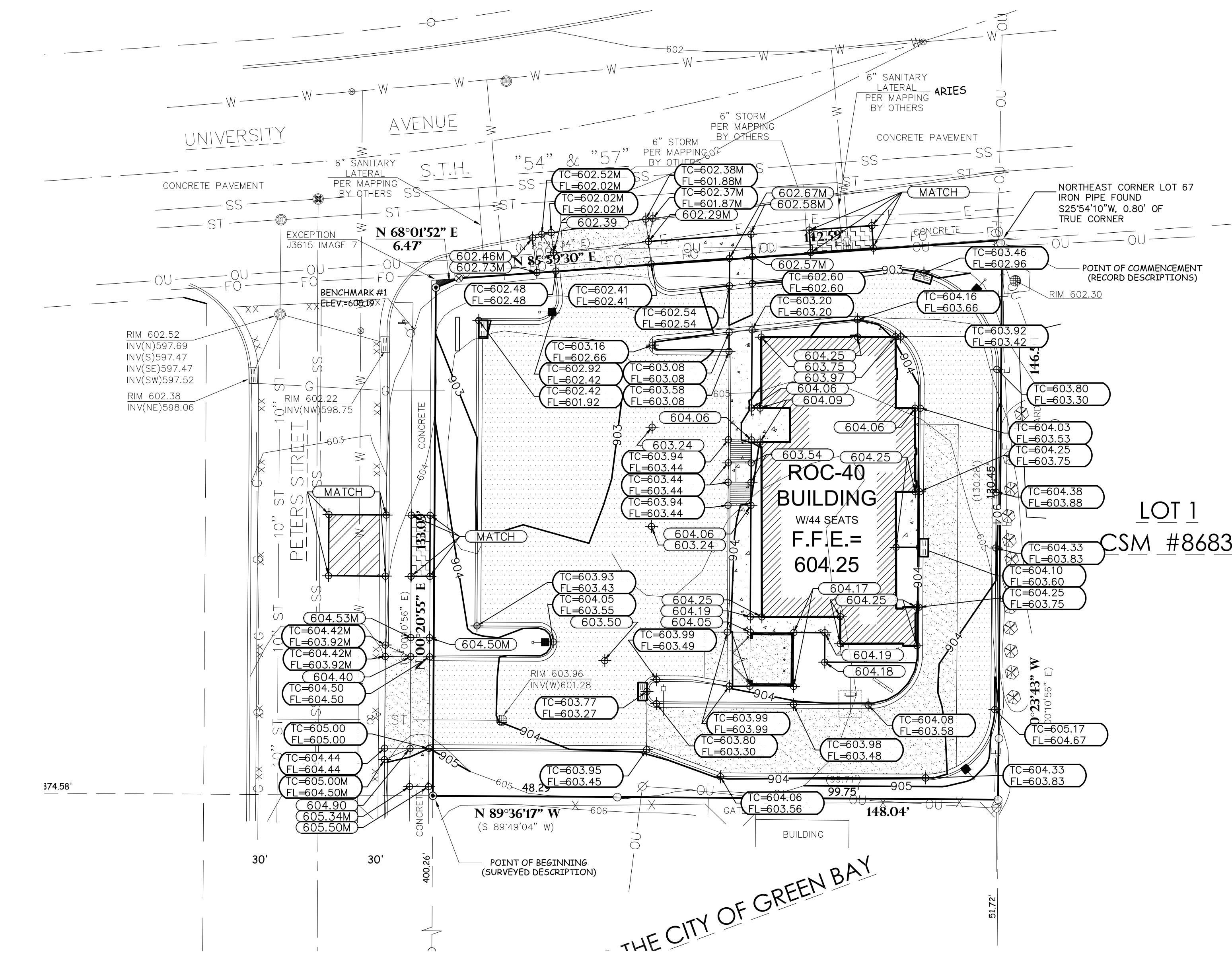
LAYOUT PLAN

UNIVERSITY BK CAPITAL, LLC
BURGER KING
CITY OF GREEN BAY
BROWN COUNTY, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kitschling Court
Stevens Point, WI 54481
715.344.9999 (Ph) 715.344.9922 (FX)

Point of Beginning

C2.0



GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 604.25 EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES AND THE DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
- SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
- EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
- TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
- THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
- GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.
- REMOVE ALL VEGETATION, ROLL AND COMPACT AREAS BEFORE REPLACING FILL. FILL SHALL BE PLACED IN 12" LAYERS LOOSE MEASURE AND COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557 - LATEST EDITION. FILL SHALL BE LOCALLY ACCEPTABLE AND SUITABLE FOR FILL PURPOSES. THE TOP 12" OF FILL OR CUT UNDER PAVEMENT BASE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557 - LATEST EDITION.

GRADING LEGEND:

EXISTING CONTOUR	712
PROPOSED CONTOUR	712
PROPOSED SPOT ELEVATION	604.06
PROPOSED RIM ELEVATION	RIM=603.35
PROPOSED TOP OF CURB ELEVATION/ PROPOSED FLOW LINE ELEVATION	TC=602.48 FL=602.48
PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY)	604.06M
PROPOSED CURB STORM INLET	C5.0

RECORD DESCRIPTION

PARCEL I:
THAT PART OF LOT SIXTY-SEVEN (67), ACCORDING TO THE RECORDED PLAT OF NEWBERRY'S ADDITION, SUBDIVISION NO. 1, THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 67; THENCE SOUTH 85 DEG. 26' 34" WEST, 100 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 85 DEG. 26' 34" WEST, 48.79 FEET TO THE EAST LINE OF A STREET; THENCE SOUTH 0 DEG. 10' 56" EAST, 135.58 FEET; THENCE SOUTH 89 DEG. 49' 04" EAST, 48.29 FEET; THENCE NORTH 0 DEG. 10' 56" WEST, 138.87 FEET TO THE PLACE OF BEGINNING. EXCEPT THAT PART RECORDED IN JACKET 3615, IMAGE 7, AS DOCUMENT NO. 929214.

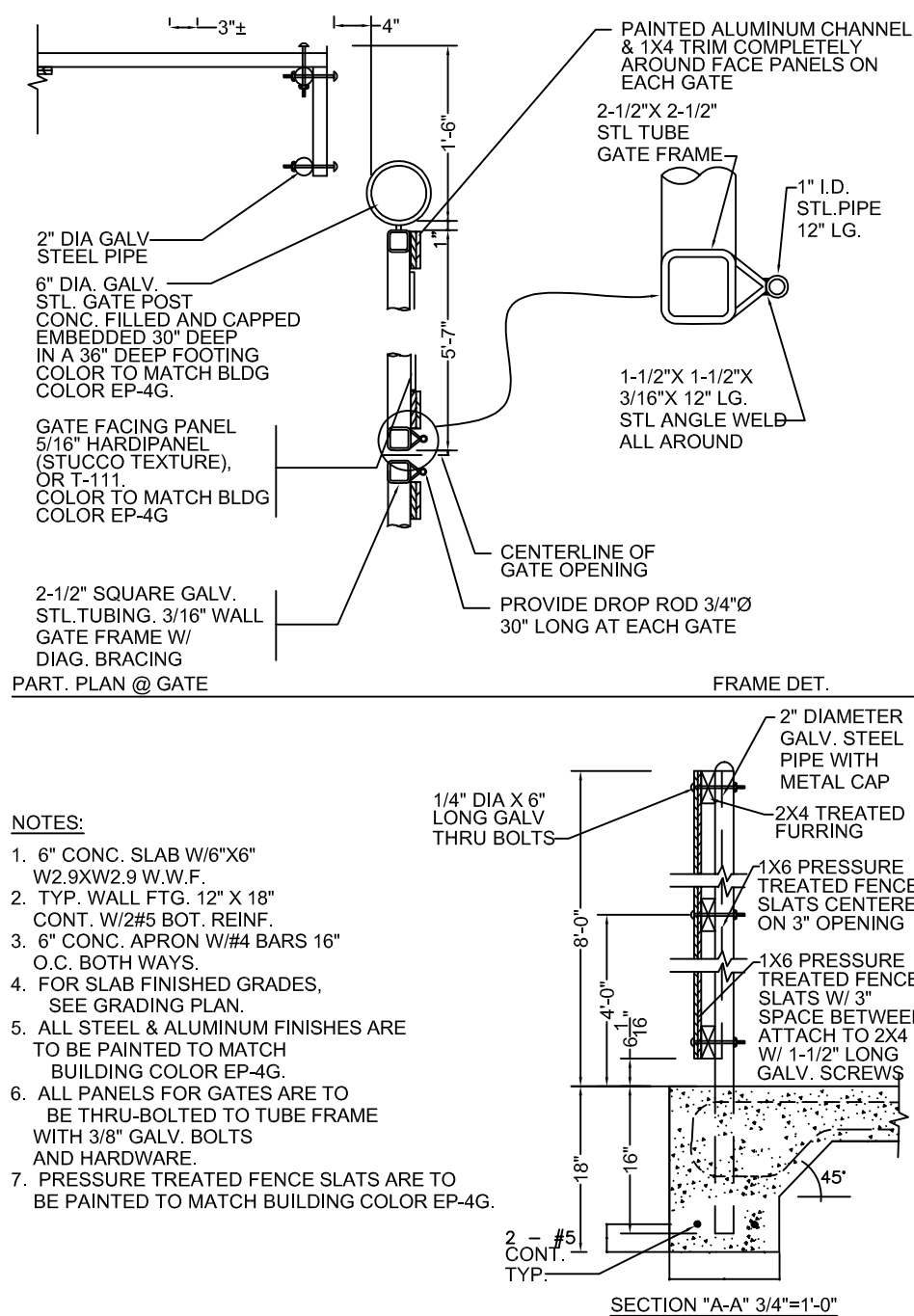
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TRASH ENCLOSURE

1
C3.0



- NOTES:
- 6" CONC. SLAB W/6"x6" W/2" W/2" W/F.
 - TYP. WALL FTG. 12" X 18" CONT. W/2" BOT. REIN.
 - 6" CONC. APRON W/18" BARS 16" O.C. BOTH WAYS.
 - FOR SLAB FINISHED GRADES, SEE GRADING PLAN.
 - ALL STEEL & ALUMINUM FINISHES ARE TO BE PAINTED TO MATCH BUILDING COLOR EP-4G.
 - ALL PANELS FOR GATES ARE TO BE THRU-BOLTED TO TUBE FRAME WITH 3/8" GALV. BOLTS AND HARDWARE.
 - PRESSURE TREATED FENCE SLATS ARE TO BE PAINTED TO MATCH BUILDING COLOR EP-4G.

REVISIONS	
CHECKED:	J.L.
DRAWN:	M.K.
DATE	05-22-19
PROJECT NO.	19.065

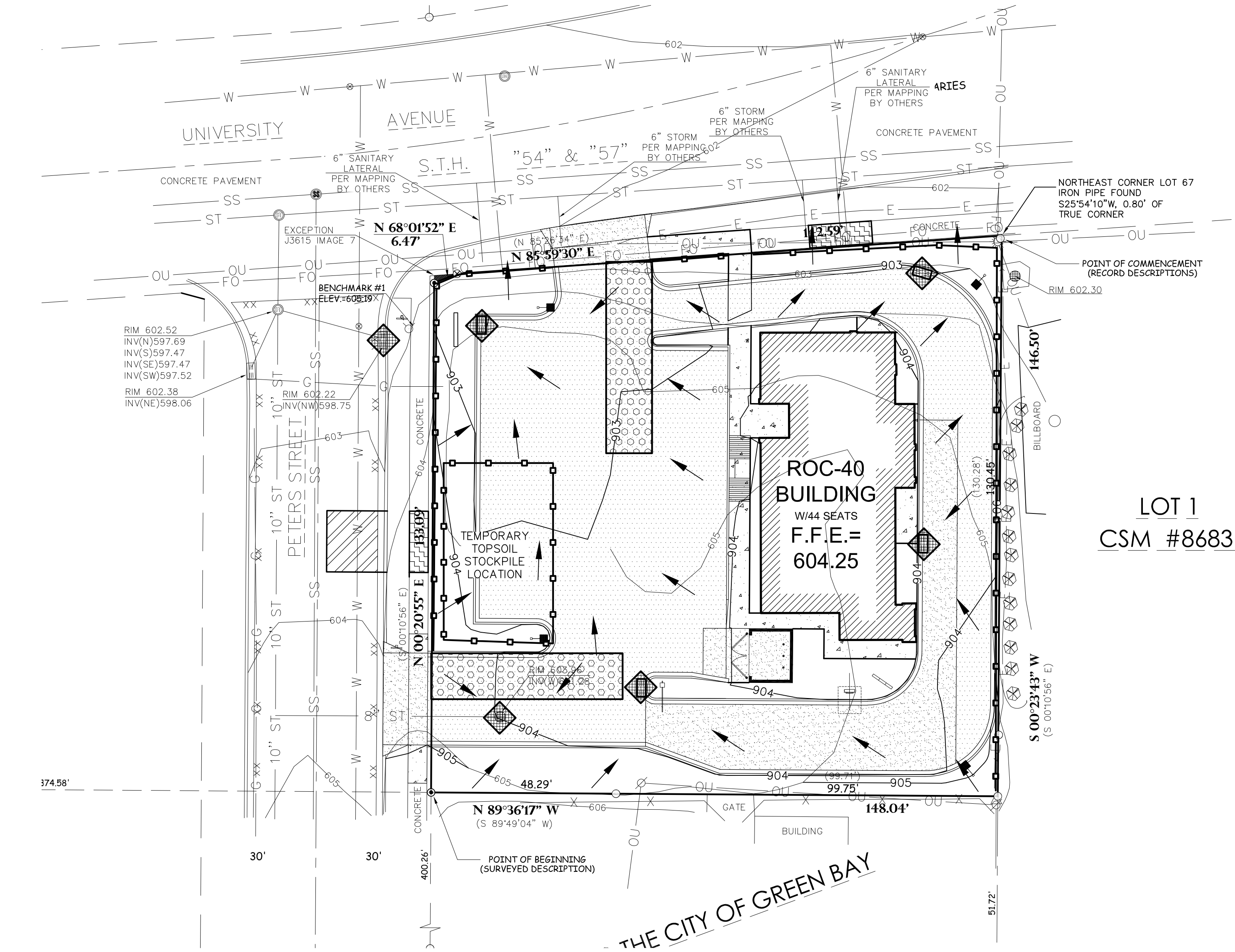
GRADING PLAN

UNIVERSITY BK CAPITAL, LLC
BURGER KING
CITY OF GREEN BAY
BROWN COUNTY, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (Ph) 715.344.9922 (Fax)

Point of Beginning

C3.0



RECORD DESCRIPTION

PARCEL I:
THAT PART OF LOT SIXTY-SEVEN (67), ACCORDING TO THE RECORDED PLAT OF NEWBERRY'S ADDITION, SUBDIVISION NO. 1, THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
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GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
- INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
- CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE DRIVEWAY.
- OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
- DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
- WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
- EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
- INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER. INSPECTIONS MUST BE SUBMITTED TO THE CITY VIA E-MAIL (EROSIONCONTROL@GREENBAY.WI.GOV).
- ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
- IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH THE WI DNR TECHNICAL STANDARDS 1061 TO PREVENT THE DISCHARGE OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.
- IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOW OR FROZEN GROUND.
- SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE AND THE STOCKPILE SHALL BE STABILIZED USING AN APPROVED METHOD.
- THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS. INSPECTIONS MUST BE SUBMITTED TO THE CITY VIA E-MAIL (EROSIONCONTROL@GREENBAY.WI.GOV).
- IMPLEMENT ALL EROSION CONTROL PROTECTION TO CATCH BASINS AND INLET STRUCTURES IMMEDIATELY AFTER COMPLETION OF STRUCTURE INSTALLATION INCLUDING INLET PROTECTION, SILT FENCE PERIMETER, AND ROCK BAG CULVERT PIPE CHECKS.

EROSION CONTROL SEQUENCING

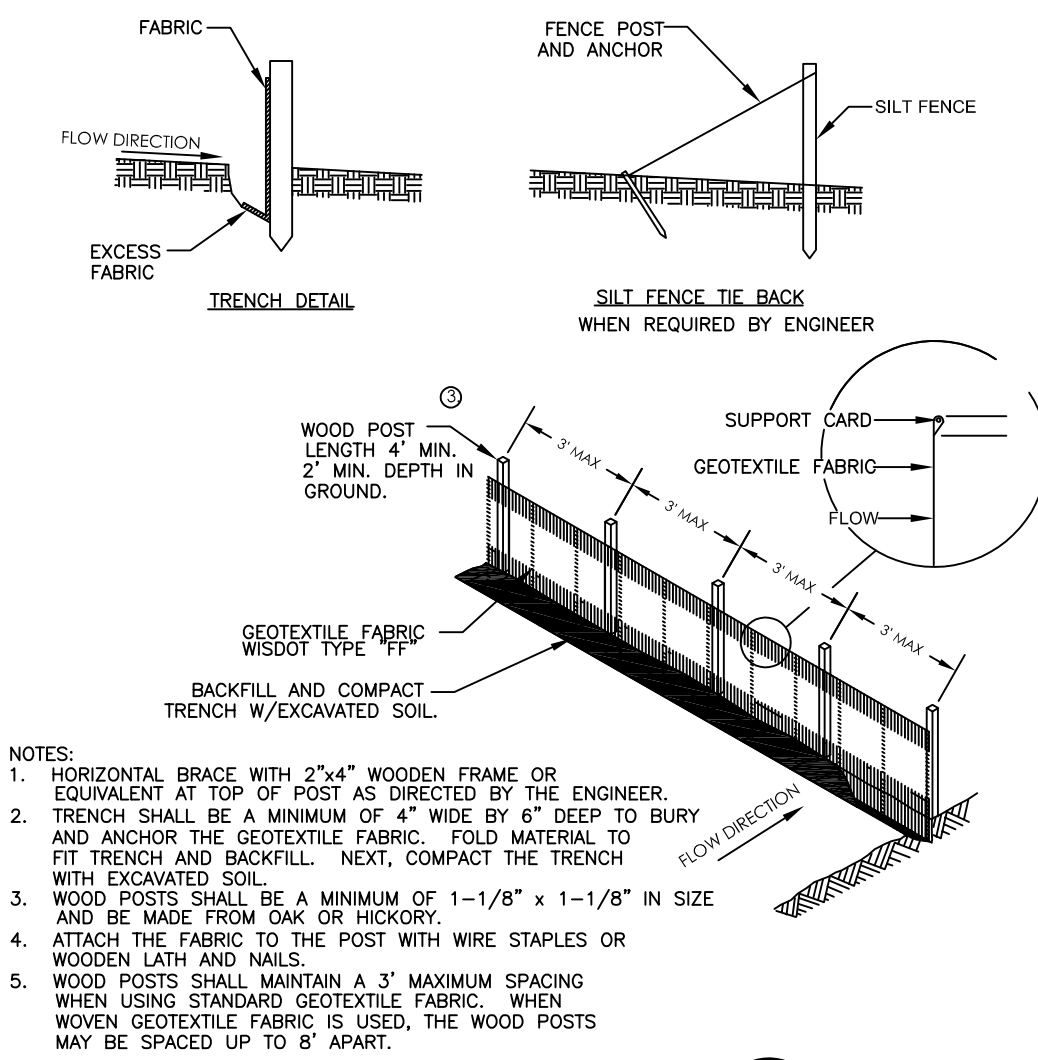
- INSTALL PERIMETER EROSION CONTROL (MID-JULY 2019)
- BEGIN DEMOLITION (MID-JULY 2019)
- BEGIN ROUGH GRADING AND UTILITY INSTALLATION (END OF JULY 2019)
- DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
- TEMPORARY STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. (END OF JULY TO LATE SEPTEMBER 2019)
- FINAL STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE AND FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE. (LATE SEPTEMBER 2019)
- IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.

SPILL PREVENTION & RESPONSE PROCEDURE

THE CONSTRUCTION SITE SHOULD HAVE ACCESS TO THE NECESSARY SPILL CLEANUP AND CONTAINMENT EQUIPMENT SUCH AS: OIL ABSORBENT MATERIALS, BROOMS, SHOVELS, RAKES, AND CONTAINERS TO PROPERLY HANDLE AND DISPOSE OF ANY GENERATED WASTES.

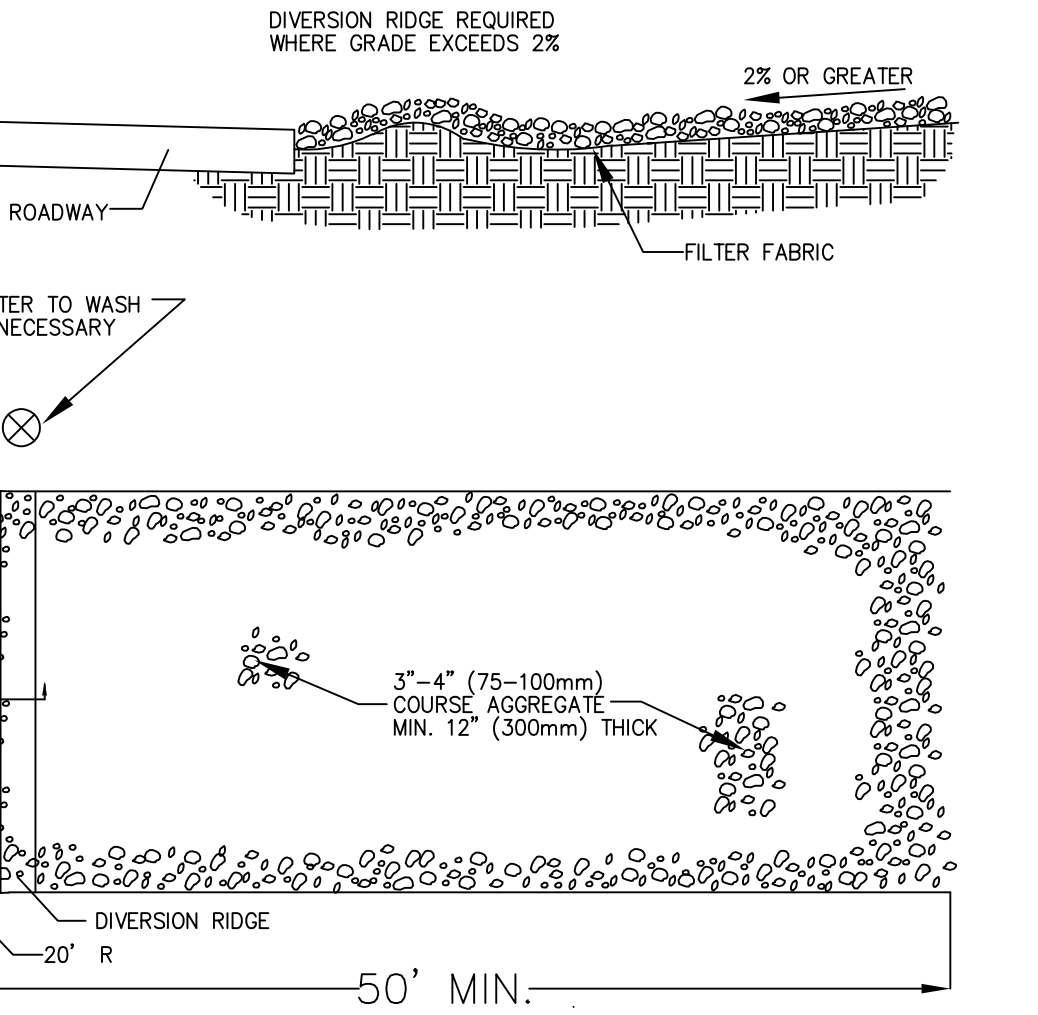
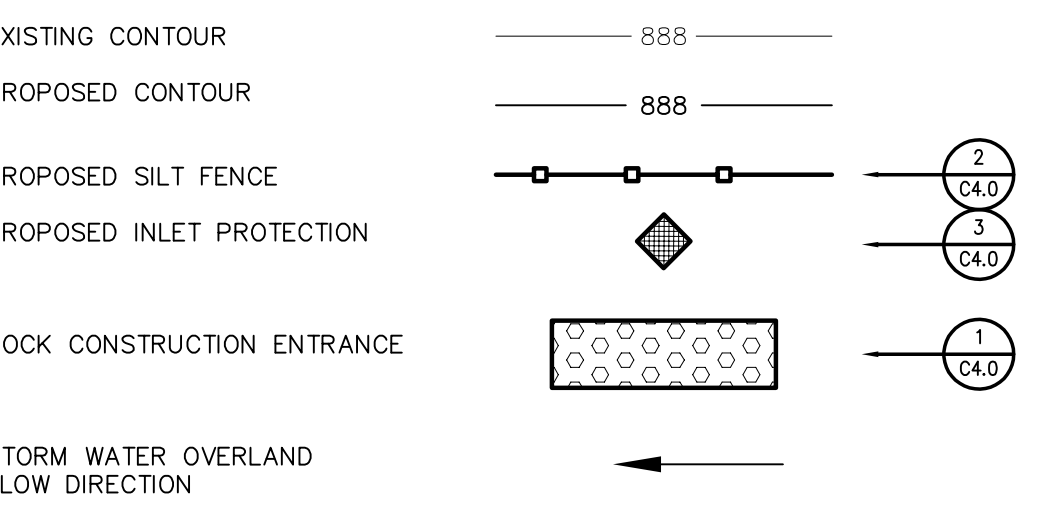
GOOD HOUSEKEEPING FOR STORAGE AND USE OF SIGNIFICANT MATERIALS WILL HELP MINIMIZE THE POTENTIAL FOR SPILLS TO OCCUR AT THIS CONSTRUCTION SITE. BELOW ARE SOME EXAMPLES OF GOOD HOUSEKEEPING THAT MIGHT BE APPROPRIATE AT THIS CONSTRUCTION SITE.

- STORE AND HANDLE MATERIALS IN TIGHTLY SEALED, LABELED CONTAINERS.
- STACK CONTAINERS IN A NEAT AND ORDERLY MANNER.
- MAINTAIN AN ADEQUATE SUPPLY OF NECESSARY CLEAN UP MATERIALS ON HAND.
- IF A SPILL OCCURS, TRY TO STOP THE SOURCE OF THE SPILL AND CLEAN UP THE MATERIAL THAT HAS ALREADY BEEN SPILLED.
- IF A SPILL NEEDS AN IMMEDIATE RESPONSE, CALL THE 24-HOUR SPILL HOTLINE AT 1-800-943-0003.
- IF SOIL OR GROUNDWATER CONTAMINATION IS DISCOVERED, CONTACT THE REGIONAL DNR OFFICE.



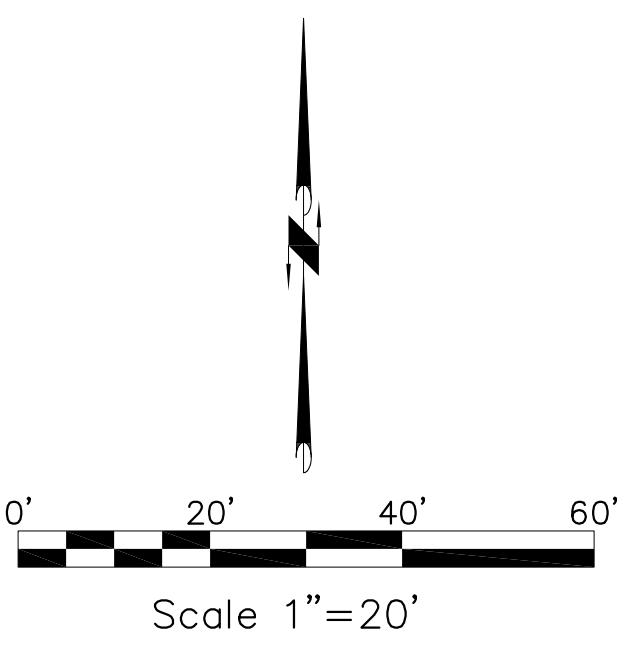
- NOTES:
- HORIZONTAL BRACE WITH 2"x4" WOODEN FRAME OR EQUIVALENT AT TOP OF POST AS DIRECTED BY THE ENGINEER.
 - TRENCH SHALL BE A MINIMUM OF 4" WIDE BY 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL. NEXT, COMPACT THE TRENCH WITH EXCAVATED SOIL OR HICKORY.
 - WOOD POSTS SHALL BE A MINIMUM OF 1-1/8" x 1-1/8" IN SIZE AND BE MADE FROM OAK OR HICKORY.
 - ATTACH THE FABRIC TO THE POST WITH WIRE STAPLES OR WOODEN LATH AND NAILS.
 - WOOD POSTS SHALL MAINTAIN A 3' MAXIMUM SPACING WHEN USING STANDARD GEOTEXTILE FABRIC. WHEN WOVEN GEOTEXTILE FABRIC IS USED, THE WOOD POSTS MAY BE SPACED UP TO 8' APART.

EROSION CONTROL LEGEND:



- NOTES:
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING. REPAIR AND/OR CLEANOUT MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. ANY MEASURES USED TO TRAP SEDIMENT.
 - IF WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

ROCK CONSTRUCTION ENTRANCE



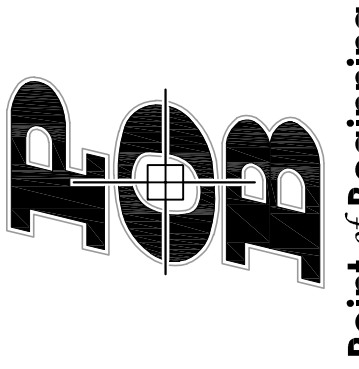
REVISIONS

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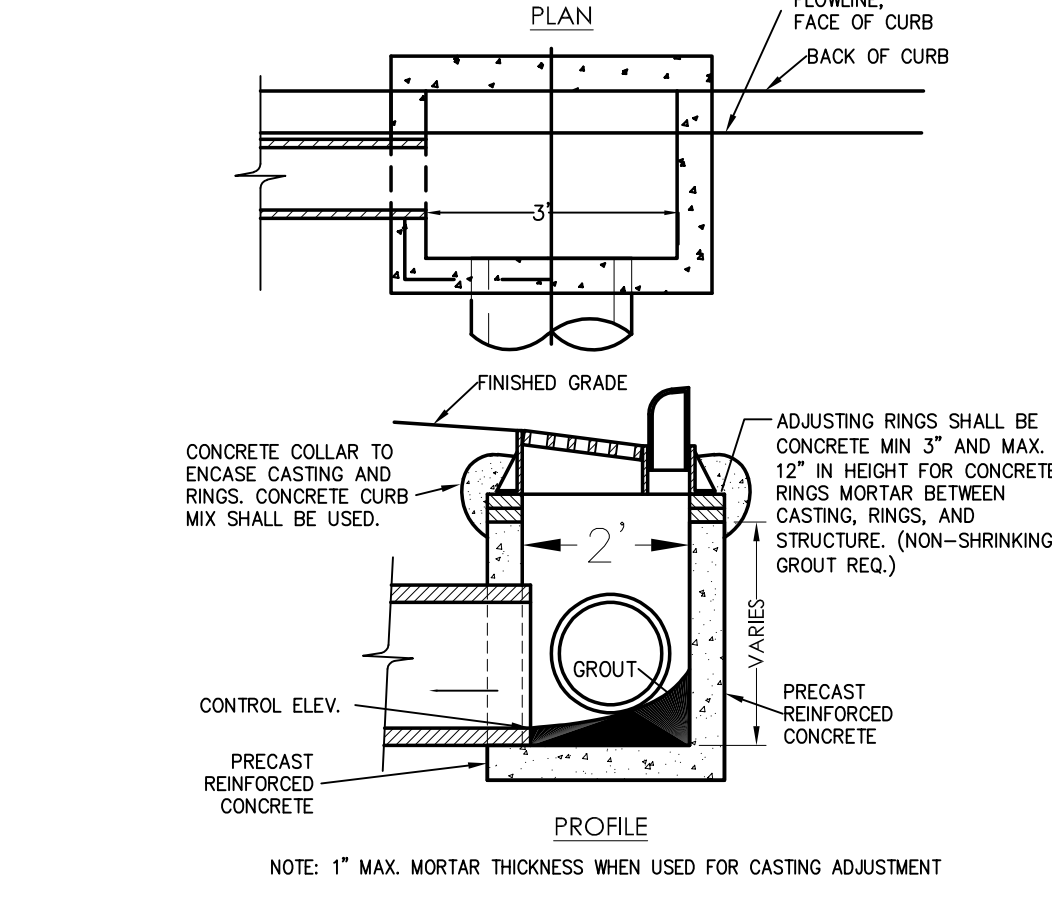
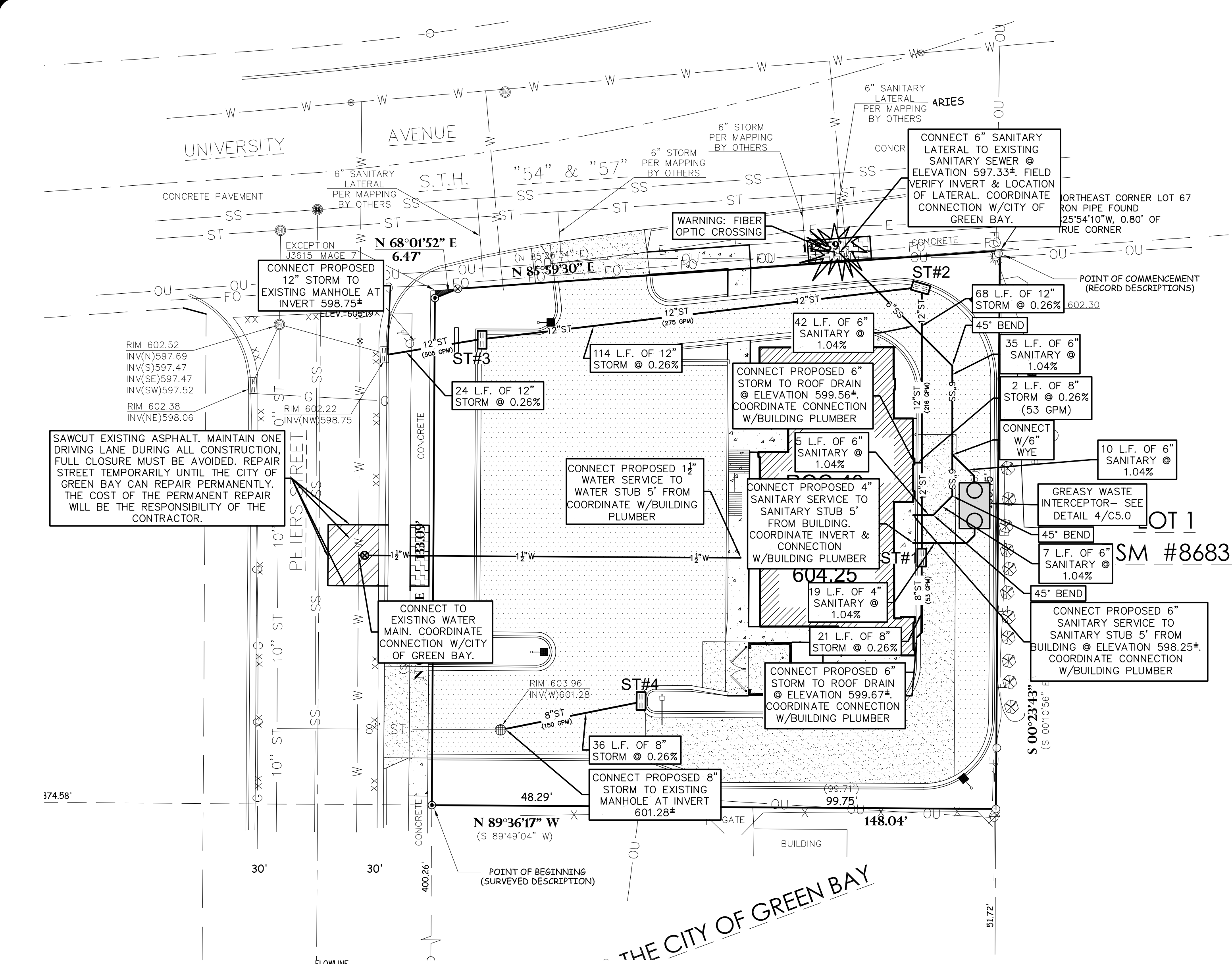
EROSION CONTROL PLAN

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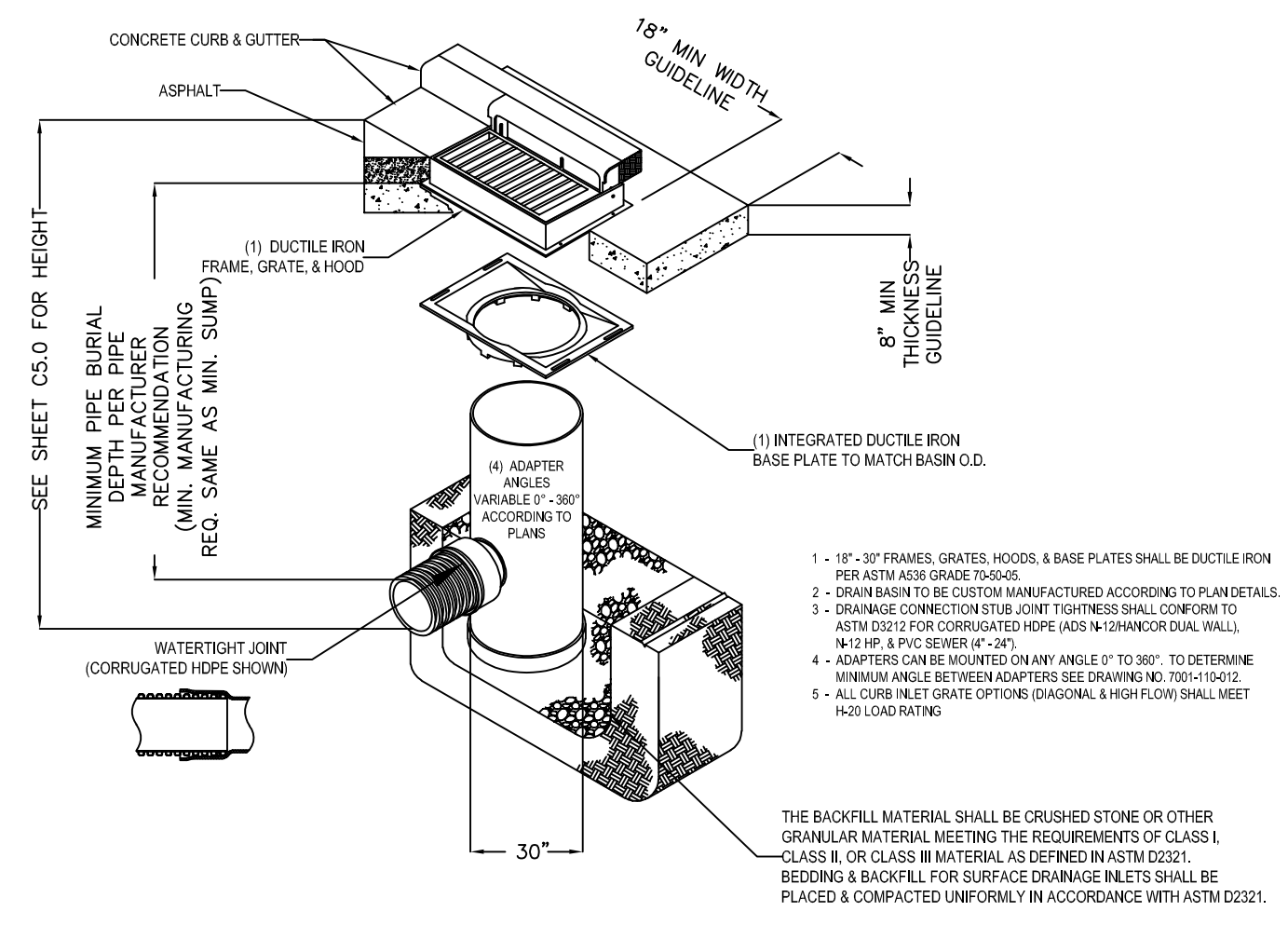
2'X3' BOX CATCH BASIN

RECORD DESCRIPTION

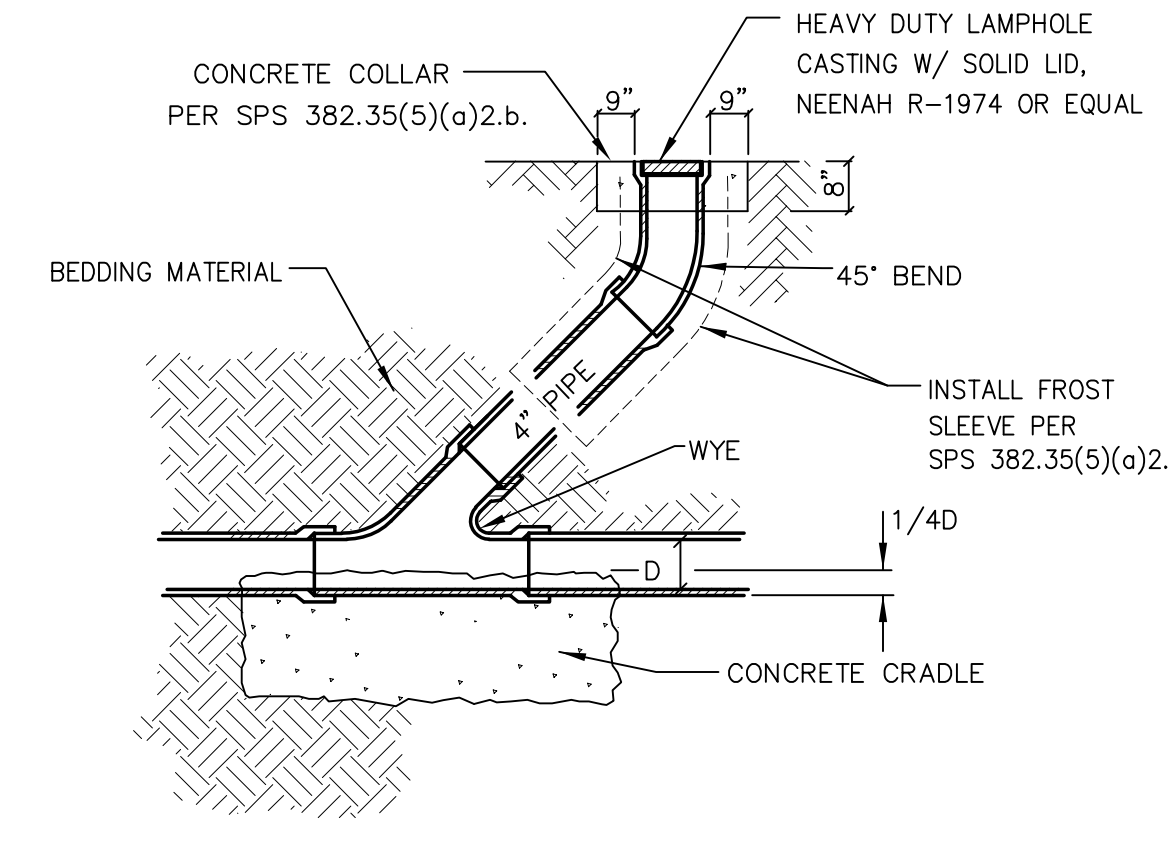
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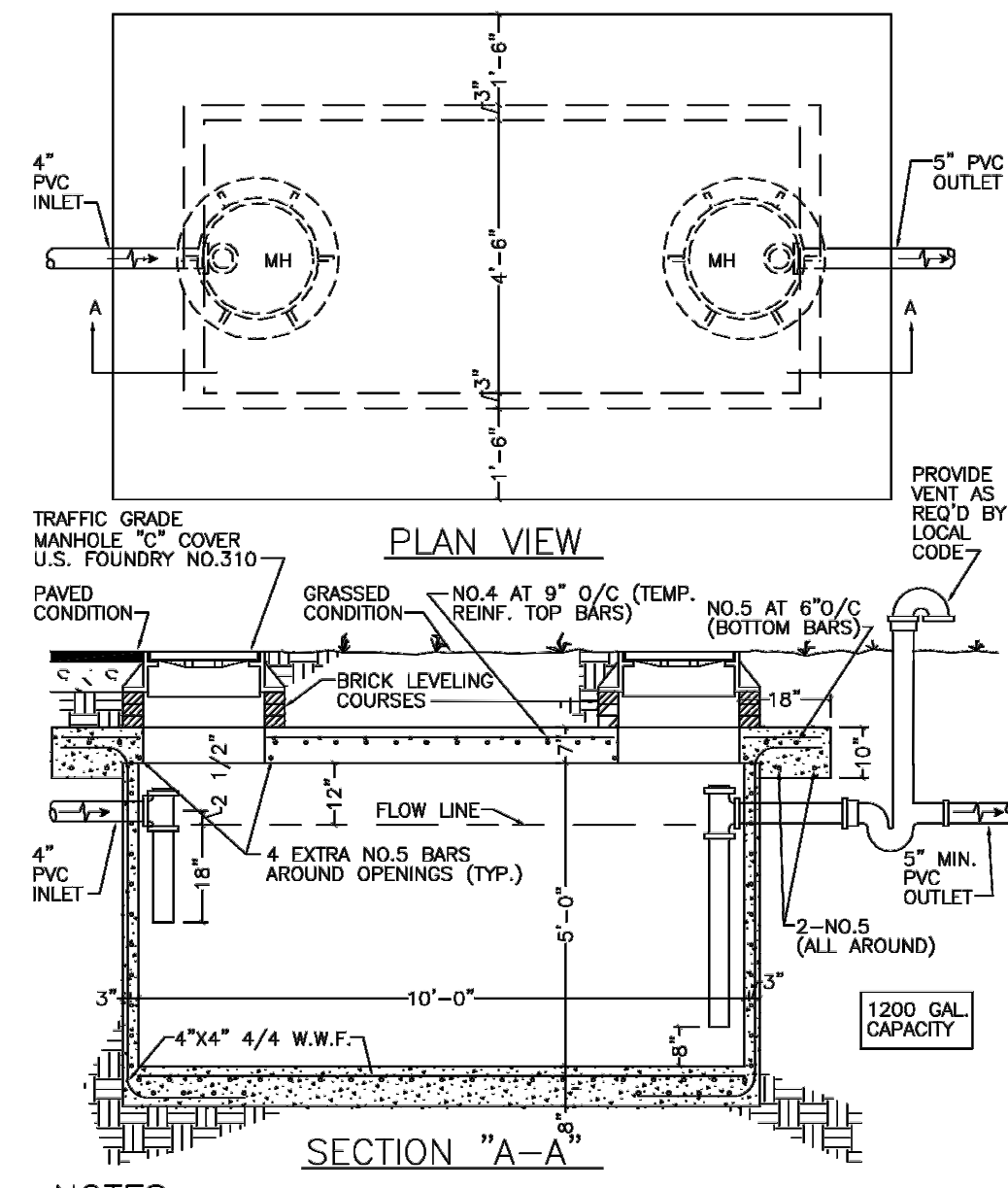
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2'X3' NYLOPLAST CURB INLET



SANITARY/STORM SEWER CLEANOUT



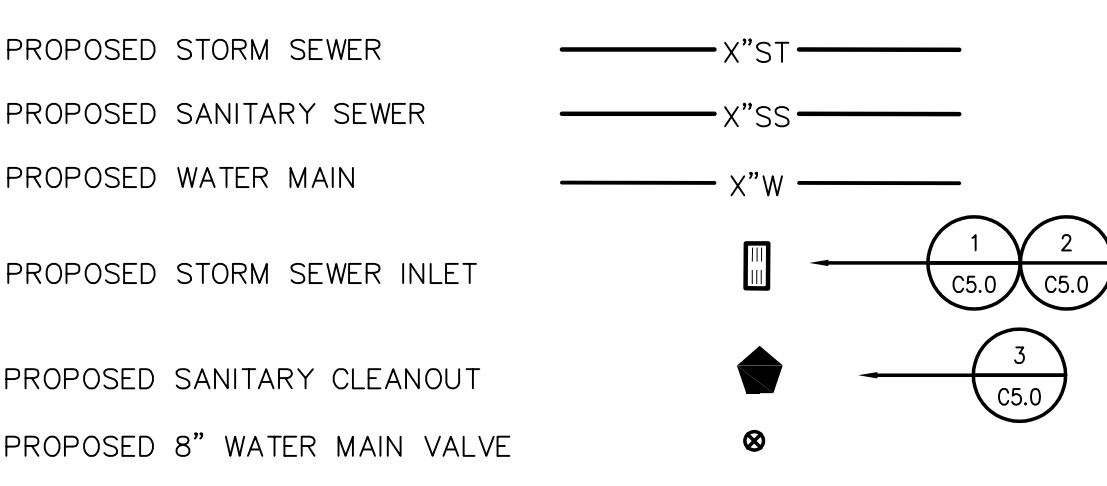
NOTES:
1. PRECAST UNITS ARE APPROVED FOR USE PER ABOVE DESIGN AND DIMENSIONS.
2. BITUMASTIC COATING ON BOTTOM AND ALL SIDES (EXTERIOR ONLY).
3. LOCAL STANDARD CODE SHALL APPLY IF REQUIREMENTS EXCEED THIS STANDARD DETAIL.

GREASY WASTE INTERCEPTOR

GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- THE CITY OF GREEN BAY DEPT. OF PUBLIC WORKS MUST BE NOTIFIED THREE (3) WORKING DAYS BEFORE THE START OF ANY SANITARY OR STORM SEWER CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY OR EASEMENT. CONTACT MATT HECKENLAIBLE PH. (920) 448-3100.
- THE CITY OF GREEN BAY WATER DEPT. MUST BE NOTIFIED THREE (3) WORKING DAYS BEFORE THE START OF ANY WATER MAIN CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY OR EASEMENT. CONTACT BRIAN POWELL PH. (920) 448-3480.
- THE CITY OF GREEN BAY DEPT. OF PUBLIC WORKS MUST BE NOTIFIED THREE (3) WORKING DAYS BEFORE ANY STREET CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY. CONTACT JENNIFER MCCARTNEY PH. (920) 448-3100.
- GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
- VERIFY EXACT SANITARY SEWER/WATER LATERAL CONNECTION LOCATIONS AND SIZES WITH THE BUILDING MECHANICAL/PLUMBING PLANS.
- COORDINATE ALL UTILITY WORK WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
- COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
- TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
- THE PROPOSED WATER MAIN/LATERAL SHALL HAVE A MINIMUM COVER OF 7'-6" FROM TOP OF PIPE TO PROPOSED FINISHED GRADES. SEE SHEET C3.0 FOR PROPOSED GRADES.
- THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY AND PRIOR TO CONNECTING SANITARY SEWER AND WATER LATERALS TO THE PUBLIC MAINS. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE MUNICIPALITY SHALL OPERATE EXISTING WATER VALVES, IF NEEDED.
- FIELD VERIFY INVERT ELEVATION OF THE SANITARY SEWER AND WATER PUBLIC MAIN AT THE LOCATION OF THE SERVICE LATERAL CONNECTIONS, PRIOR TO CONNECTING THE LATERALS TO THE PUBLIC MAIN.
- ALL CONSTRUCTION OF UTILITIES TO BE IN ACCORDANCE WITH LOCAL BUILDING CODES.
- IT IS THE CONTRACTOR'S FULL RESPONSIBILITY TO FURNISH AND INSTALL GAS AND WATER SERVICES AS REQUIRED. LINES TO BE INSTALLED, SHOULD BE EXTENDED FROM THE CLOSEST GAS OR WATER MAIN, CAP PLUGGED AT THE BUILDING.
- ELECTRIC SERVICE AND TELEPHONE SERVICE TO BE UNDERGROUND THROUGHOUT SITE IF ALLOWED BY LOCAL CODES AND REGULATIONS.
- GENERAL CONTRACTOR IS TO INCLUDE IN BID ALL UTILITY COSTS NECESSARY TO PROVIDE COMPLETE ELECTRICAL SERVICE, SEWER TIE-IN, TAP FEES, CONNECTION COSTS AND WATER SERVICE AS REQUIRED BY LOCAL CODES AND UTILITY COMPANIES.
- PROPOSED UTILITY CONNECTION IN PUBLIC RIGHT OF WAY WILL REQUIRE A TEMPORARY STREET REPAIR UNTIL PERMANENT REPAIR CAN BE MADE BY CITY OF GREEN BAY. COST OF PERMANENT REPAIR WILL BE THE RESPONSIBILITY OF CONTRACTOR THAT TAKES OUT STREET EXCAVATION PERMIT AND/OR STREET OBSTRUCTION PERMIT.

UTILITY LEGEND:



WATER/SEWER DEMANDS

WFSU =30 (40 GPMS WITH 1 1/2" WATER SUPPLY PROPOSED)
DFU = 54 (6" SANITARY PIPE PROPOSED)

STORM MANHOLE SCHEDULE:

ST#1	ST#2
RIM 602.52 INV.(N)597.69 INV.(S)597.47 INV.(SW)597.52 RIM 602.38 INV.(NE)598.06	RIM 602.96 INV. S (12") 599.11 INV. W (12") 599.11
DEPTH 4.31	DEPTH 3.85
2'X3' BOX CATCH BASIN W/ NEENAH R-3067 CASTING W/ TYPE R GRATE	2'X3' BOX CATCH BASIN W/ NEENAH R-3067 CASTING W/ TYPE R GRATE
ST#3	ST#4
RIM 601.92 INV. E (12") 598.81 INV. W (12") 598.81	RIM 603.27 INV. W (8") 601.37
DEPTH 3.11	DEPTH 1.90
2'X3' BOX CATCH BASIN W/ NEENAH R-3067 CASTING W/ TYPE R GRATE	2'X3' NYLOPLAST DRAIN BASIN W/H-20 HIGH FLOW RATE

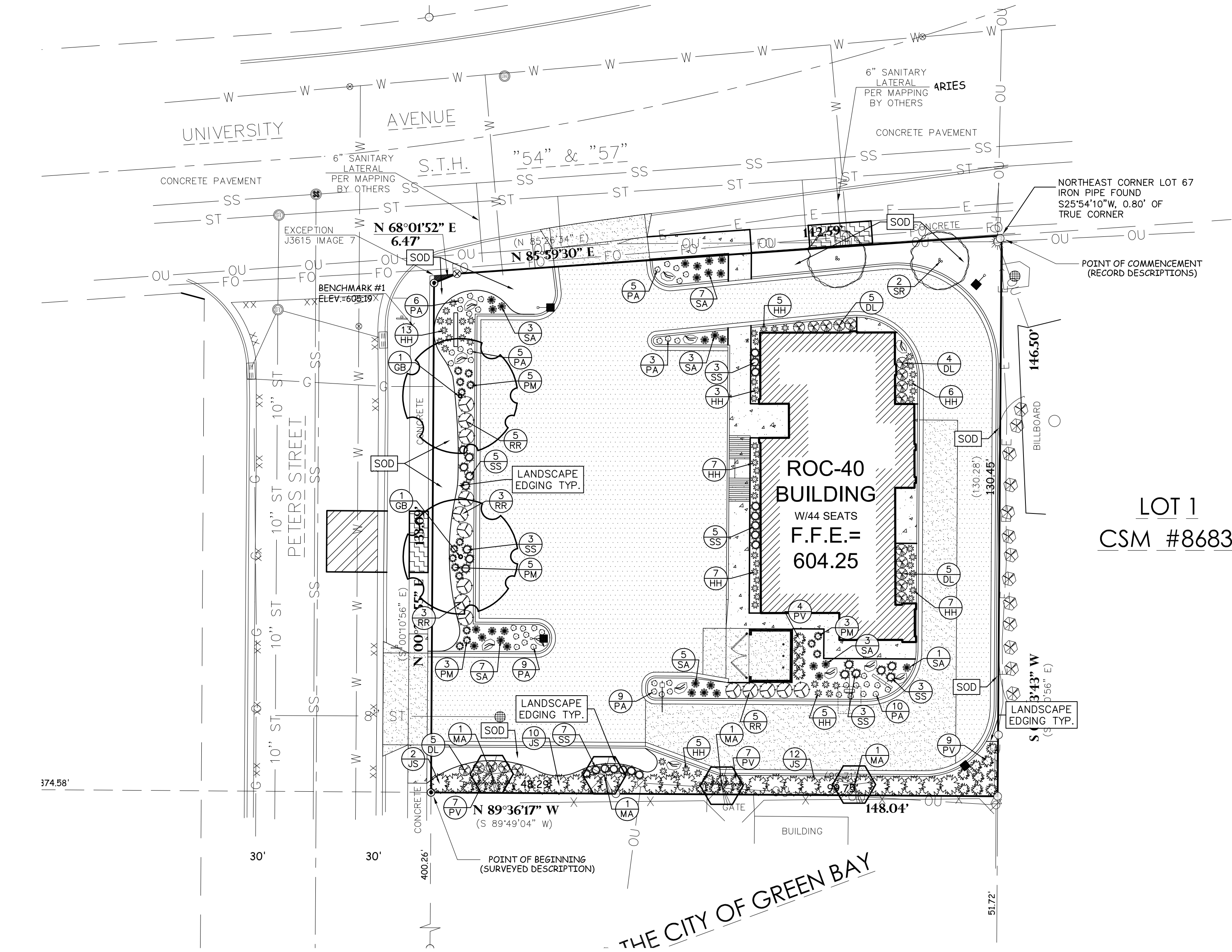
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DATE 05-22-19
PROJECT NO. 19.065

UTILITY PLAN

UNIVERSITY BK CAPITAL, LLC
BURGER KING
CITY OF GREEN BAY
BROWN COUNTY, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kitschling Court
Stevens Point, WI 54481
715.344.9999 (Ph) 715.344.9922 (FX)

Point of Beginning
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GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
3. PLACE SOD IN ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION AND AS NOTED.
4. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
5. ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
6. ALL TREES IN THE TURF AREA SHALL HAVE A 3" DIAMETER CIRCLE OF 4" DEPTH SHREDDED HARDWOOD BARK MULCH.
7. CURV-RITE LANDSCAPE EDGING OR APPROVED EQUAL SHALL BE PLACED AROUND ALL LANDSCAPE BEDS.
8. 3" OF SHREDDED HARDWOOD BARK MULCH SHALL BE PLACED IN ALL PLANTING BEDS. COLOR TO BE SELECTED BY OWNER.
9. FILTER FABRIC SHALL BE PLACED BENEATH ALL BARK MULCH.
10. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

PLANTING SCHEDULE:

TREES	SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
GB		GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	2" CAL.	50" T X 30" W	2
MA		MALUS 'ADIRONDACK'	ADIRONDACK FLOWERING CRABAPPLE	1 1/2" CAL.	18" T X 10" W	4
SR		SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	1 1/2" CAL.	20" T X 15" W	2

SHRUBS	SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
DL		DIERVILLA LONICERA	NORTHERN BUSH HONEYSUCKLE	5 GAL.	2-3' T X 3-4' W	19
JS		JUNIPERUS SABINA	SAVIN JUNIPER	5 GAL.	4-6' T X 5-10' W	24
PM		PINUS MUGO 'SHERWOOD COMPACT'	SHERWOOD COMPACT MUGO PINE	5 GAL.	2' T X 2' W	16
RR		ROSA RUGOSA 'MEITOZAURE'	RASPBERRY RUGOSTAR ROSE	5 GAL.	2-3' T X 3-5' W	16

ORNAMENTAL GRASS	SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
PA		PENNISETUM ALOPECUROIDES	BURGUNDY BUNNY FOUNTAIN GRASS	1 GAL.	12-18" T & W	47
PV		PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	3 GAL.	4-6' T X 2-3' W	27
SS		SCHIZACHYRIUM SCOPARIUM	PRAIRIE BLUES LITTLE BLUESTEM	1 GAL.	2-3' T X 1-2' W	29

PERENNIALS	SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
HH		HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURN DAYLILY	1 GAL.	15" T X 15" W	58
SA		SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL.	18-24" T & W	29

LANDSCAPE BOULDERS	SYMBOLS	INSTALLATION SIZE	QUANTITY
		2-3' W&T	14

LANDSCAPE REQUIREMENTS:

PERIMETER LANDSCAPE BUFFER REQUIREMENT: ADD (1) TREE & (5) SHRUBS FOR EVERY 50 LINEAR FEET

148 L.F./50 = 3 TREES PLUS 15 SHRUBS REQUIRED

PROPOSED: 4 TREES & 59 SHRUBS

PERIMETER PARKING LOT LANDSCAPE REQUIREMENT: ADD (1) SHADE TREE FOR EVERY 40 LINEAR FEET

81 L.F./40 = 2 TREES REQUIRED

PROPOSED: 2 TREES

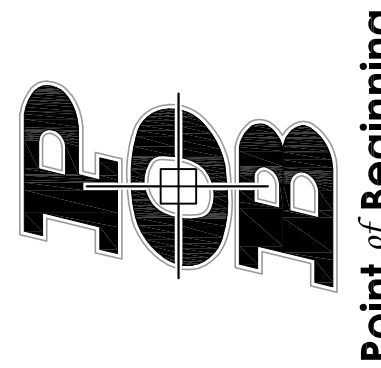
REVISIONS

CHECKED: J.L.
DRAWN: M.K.
DATE: 05-22-19
PROJECT NO.: 19.065

LANDSCAPE PLAN

UNIVERSITY BK CAPITAL, LLC
BURGER KING
CITY OF GREEN BAY
BROWN COUNTY, WISCONSIN

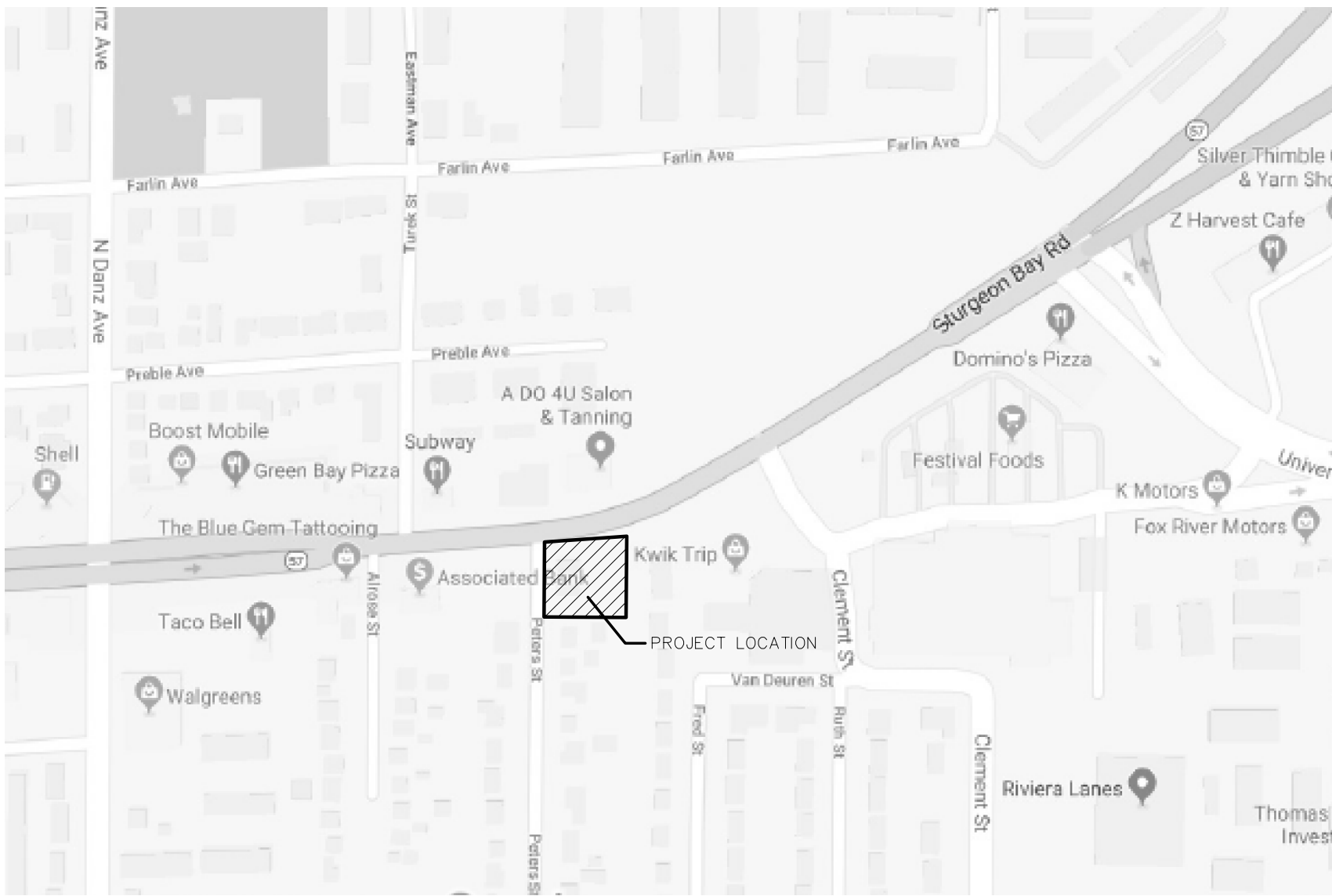
Civil Engineering
Land Surveying
Landscape Architecture
4941 Kitschling Court
Stevens Point, WI 54481
715.344.9999 (Ph) 715.344.9922 (Fax)



Point of Beginning

L1.0

VICINITY MAP



ALTA/NSPS LAND TITLE SURVEY

CLIENT

LEE & ASSOCIATES OF MADISON, LLC
C/O TODD WALLER
6430 BRIDGE ROAD, SUITE 230
MADISON, WI 53713

OWNER

TIMOTHY & ANDREA PEASE
3340 SOLITUDE ROAD
DE PERE, WI 54115

SURVEYOR

TROY M. COLLINS
POINT OF BEGINNING, INC.
1497 6th Street, Suite C
GREEN BAY, WI 54304
OFFICE (920)497-7607
MOBILE (920)619-6689
FAX (715)344-9922
EMAIL: troyc@pobinc.com

POTENTIAL ENCROACHMENTS

- A** THE UTILITY POLE SERVING THE ADJACENT PARCEL TO THE SOUTH IS LOCATED ± 2 FEET NORTH OF THE PROPERTY LINE.
- B** THE LANDSCAPE EDGING OWNED BY THE ADJACENT PARCEL TO THE EAST FALLS $\pm 0.5'$ WEST OF THE PROPERTY LINE.
- C** THE UTILITY POLE IN THE NORTHEAST CORNER OF THE SUBJECT PARCEL FALLS $\pm 1.5'$ SOUTH OF THE RIGHT-OF-WAY, AND $\pm 1.0'$ WEST OF THE PROPERTY LINE.

SCHEDULE B-II EXCEPTIONS

FROM TITLE COMMITMENT FILE NO. NCS-960340-MAD,
EFFECTIVE DATE OF MARCH 01, 2019 AT 8:00 A.M.,
PREPARED BY FIRST AMERICAN TITLE INSURANCE
COMPANY, WHICH LISTS NO SPECIAL EASEMENT
EXCEPTIONS FROM SCHEDULE B, PART II.

PRELIMINARY

SURVEYOR'S NOTES

- 1 SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- 2 DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- 3 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 21 EAST, ASSUMED TO BEAR $N00^{\circ}21'46''E$.
- 4 AREA OF SUBJECT PROPERTY: 20,845.8 SQUARE FEET (0.479 ACRES).
- 5 INFORMATION FOR CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION HAS NOT BEEN PROVIDED BY INSURER.

UNDERGROUND UTILITIES

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS - LOCATIONS ARE APPROXIMATE. PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP. CONTACT DIGGERS HOTLINE FOR LOCATIONS. FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE. (TICKET #20191616641)

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
TOP OF BOLT BETWEEN "TENN" AND "MUEL" ON HYDRANT, LOCATED IN THE SOUTHEAST CORNER OF UNIVERSITY AVENUE AND PETERS STREET.
ELEVATION = 605.19

SURVEYOR'S CERTIFICATE

TO: BRIDGER ACQUISITIONS, LLC, LEE & ASSOCIATES OF MADISON, LLC, TIMOTHY J. PEASE, TRUSTEE OF THE TIMOTHY J. AND ANDREA M. PEASE REVOCABLE TRUST, U/A/D MARCH 30, 1989, TIMOTHY J. PEASE AND ANDREA M. PEASE, HUSBAND AND WIFE AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 4, 5, 6b, AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 23, 2019.

TROY M. COLLINS, PROFESSIONAL LAND SURVEYOR #2995

DATE

NW CORNER
SEC. 33-24-21
PK NAIL W/ I.D.
WASHER, FOUND

WEST LINE NORTHWEST 1/4 SECTION 33

N 00°21'46" E
1103.75'

WEST 1/4 CORNER
SEC. 33-24-21
CHISELED CROSS,
FOUND

PLAT OF SURVEY
BY S-1579 (2014)

S 89°36'17" E 874.58'

N 00°21'46" E 1103.75'

2738.83'

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