



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

**MONDAY, JULY 15, 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 July 15, 2019, meeting of the Zoning & Planning Board of Appeals.

C. Approval of Minutes.

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

D. Regular Business.

- I. Thomas and Anastasia Schmidt, property owners, propose to expand an existing driveway in a Low Density Residential (R1) District at 435 Stonehedge Road. The applicants request to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-1705, driveway widening beyond the garage opening (Ald. V. Corpus-Dax, District 2).
2. Eric Schwoerer, property owner, proposes to retain an existing fence installed in a Low Density Residential (R1) District at 3373 Sitka Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-521(a)(1) fence height and setback (Ald. B. Dorff, District 1).

3. Casey and Stephanie Fritsch, property owners, propose to retain an existing driveway in a Low Density Residential (RI) District at 1036 Aldine Court. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705, driveway width at the property line (Ald. B. Dorff, District 1).
4. Robert Mach, Mach IV Engineering & Surveying, LLC, on behalf of Brent Hockins, Warren Family Funeral Homes, Inc. property owner, proposes a building and parking expansion in an Office/Residential (OR) district at 340 South Monroe Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-707, Table 7-2 impervious coverage (Ald. R. Scannell, District 7).
5. Richard D. Horak, on behalf of Harpare, Inc., property owner, proposes to expand a parking area in a Low Density Residential (RI) District at 2209 Lakeside Place. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705, driveway width at the property line (Ald. B. Dorff, District 1).

E. Informational.

1. Discussion on revisions to the process and application to the Board of Appeals.
2. Date of next meeting: Monday, August 19, 2019.

F. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Zoning & Planning Board of Appeals meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

**MONDAY, 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?

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

No one went out to any of the properties or spoke to anyone regarding the properties. Noel Halvorsen stated that he will be recusing himself from Agenda Item #3.

Other Present: Ald. Veronica Corpus-Dax, Ald. Kathy Lefebvre, Ald. Craig Stevens and Ald. Mark Steuer

B. APPROVAL OF THE AGENDA.

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

Don Carlson stated that due to the length of the agenda, he would like to move Informational Agenda Item E.I to next month's meeting.

Moved by Gregory Babcock, seconded by Jim Hutchison 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 May 20, 2019, meeting of the Zoning & Planning Board of Appeals.

Moved by Gregory Babcock, seconded by Noel Halvorsen to approve the minutes. Motion carried.

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

D. REGULAR BUSINESS.

1. 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). This item has been withdrawn by the applicant.

Paul Neumeyer stated that the applicant has withdrawn his request for a variance. No action needed.

2. Donna Zepnick, property owner, proposes to construct a new detached garage in a Low Density Residential (RI) 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).

Moved by Gregory Babcock, seconded by Jim Hutchison to grant the variance as requested with the condition that gutters be added onto the south side of the new garage. Motion carried.

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

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).

Noel Halvorsen recused himself from this agenda item.

Moved by Tommy Everman, seconded by ber Jim Hutchison to grant the variance as requested. Motion carried.

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

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).

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

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

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).

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

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

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).

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. 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).

Moved by Noel Halvorsen, seconded by Tommy Everman to grant the variance, subject to Common Council approval. Motion carried.

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

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).

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

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

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).

Moved by Tommy Everman, seconded by Noel Halvorsen to grant the variance as requested, subject to the temporary signs be removed at the end of the year. Motion carried.

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

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).

Moved by Tommy Everman, seconded by Jim Hutchison to approve the variance as requested. Motion carried.

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

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).

Moved by Noel Halvorsen, seconded by Tommy Everman to grant the variances, subject to:

- a. Approval of the rezoning by the Common Council.
- b. The front setback along University Avenue shall be no less than 3 ft.
- c. A 15 ft. transitional yard is maintain along the south property line until the beginning of the drive-through where, the setback may be reduced to no less than 9 ft. with dense plantings in addition to the standard buffer requirements.

Motion carried.

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

E. INFORMATIONAL.

- 1. Discussion revisions to process and application to the Board of Appeals.

This item will be discussed at the July 15,2019, meeting.

- 2. Date of next meeting: July 15, 2019, at 5:30 p.m.

F. ADJOURNMENT.

Moved by Tommy Everman, seconded by Noel Halvorsen 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: 6/5/2019 Project Address: 435 Stonehedge Road Project #: 87297 Appeal #: 19-033

PROPERTY OWNER	APPLICANT INFORMATION
Name: Thomas & Anastasia Schmidt	Name: Thomas & Anastasia Schmidt
Address: 435 Stonehedge Road	Address: 435 Stonehedge Road
City, State, Zip: Green Bay, WI 54302	City, State, Zip: Green Bay, WI 54302
Phone: 920-759-8115	Phone: 920-759-8115
Email: wick@twslawgb.com	Email: wick@twslawgb.com

Describe proposed plan: Widening north end of existing driveway by approximately six feet. Please see attached building permit application and site plan.

The Owners are submitting this application as an appeal pursuant to Wis. Stat. 59.694(4) of the Department's denial of their building permit application.

If the Board denies that appeal, the Owners ask that this application also be considered as a request for a variance pursuant to Wis. Stat. 59.694(7)

If the Board considers this application as a request for a variance, the Owners request a variance allowing them to widen the north end of the existing driveway by up to nine feet (i.e., to add a third full driveway stall equal in width to the two existing nine-foot stalls).

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

13-705(a) - Driveway stalls may be allowed up to 10 feet in width and an additional two feet may be provided beyond either side of the garage door for two stall or larger attached garages.

13-705(b) - Driveways shall lead directly to a garage opening or parking space[.]

The proposed six-foot expansion would be within two feet on either side of the existing garage doors and would lead directly to a garage opening.

The Department interprets the terms "garage door" and "garage opening" differently than Owners; hence this appeal pursuant to s. 59.694(4).

To the extent that the Board agrees with the Department's interpretation, Owners request that this application be considered a request for a variance.

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

Creating additional parking to the west of the existing garage spaces is not possible due to the front setback from Stonehedge Road.

Creating additional parking to the east cannot be done without unnecessary hardship because it would require tearing down the existing garage and family room (basically, the southern half of the house) and reconstructing the garage as a full three-plus car garage. The cost of this work would likely approach if not exceed the full value of the house.

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

The house is a corner lot with setbacks from both Stonehedge Road and South Fox Run Circle.

The existing 2.5-car garage is located in the extreme southwestern corner of the developable portion of the lot, with the existing family room immediately to the east. Thus, there is no place to construct additional parking behind the setbacks without tearing down the southern half of the house.

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

Presumably, the purpose of the ordinance (or rather, the Department's interpretation of it) is to discourage people from parking in their driveways. However, parking in one's driveway is legal, and we are currently doing it, as are many of our neighbors. Permitting widening of the driveway will not change whether we park in the driveway, but it will mean that the car parked in the driveway will be further away from the intersection of Stonehedge and South Fox Run and thus less likely to obscure the vision of drivers approaching the intersection.

Many other houses in the neighborhood already have driveways as wide as or wider than the one we contemplate, as indicated by the attached pictures.

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

Signature of Applicant

6/5/2019

Date

OFFICE USE ONLY:	Parcel# <u>21-5082</u>	Residential \$75 <u>5</u>	Commercial \$150 <u> </u>
District: <u>2</u> Zoning: <u>R1</u>	Meeting Date: <u>7/15/19</u>	Receipt #: <u>14760-21</u>	

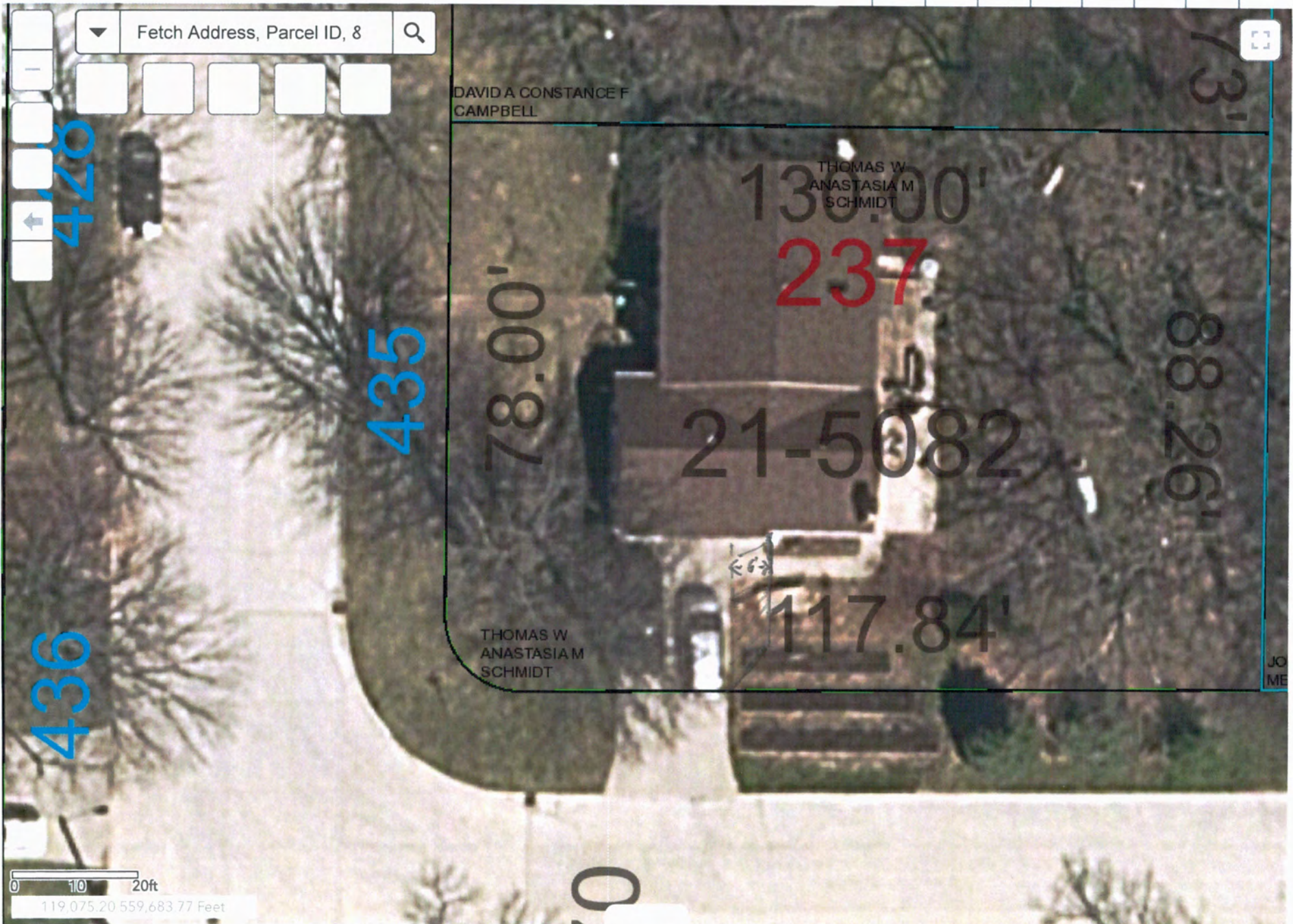
A



BrownDog

Interactive GIS map of Brown County WI

Help Maps, surveys & drawing



B



BrownDog

Interactive GIS map of Brown County WI

Help Maps, surveys >> download



5/21/2019

2834 S Fox Run Cir - Google Maps

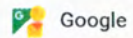
C

Google Maps 2834 S Fox Run Cir



Image capture: Sep 2016 © 2019 Google

Green Bay, Wisconsin



Street View - Sep 2016

Examples of other Homes in Area

Google Maps 2705 Canyon Bluff Rd



Image capture: Sep 2016 © 2019 Google

Green Bay, Wisconsin



Street View - Sep 2016

Google Maps 2705 Canyon Bluff Rd

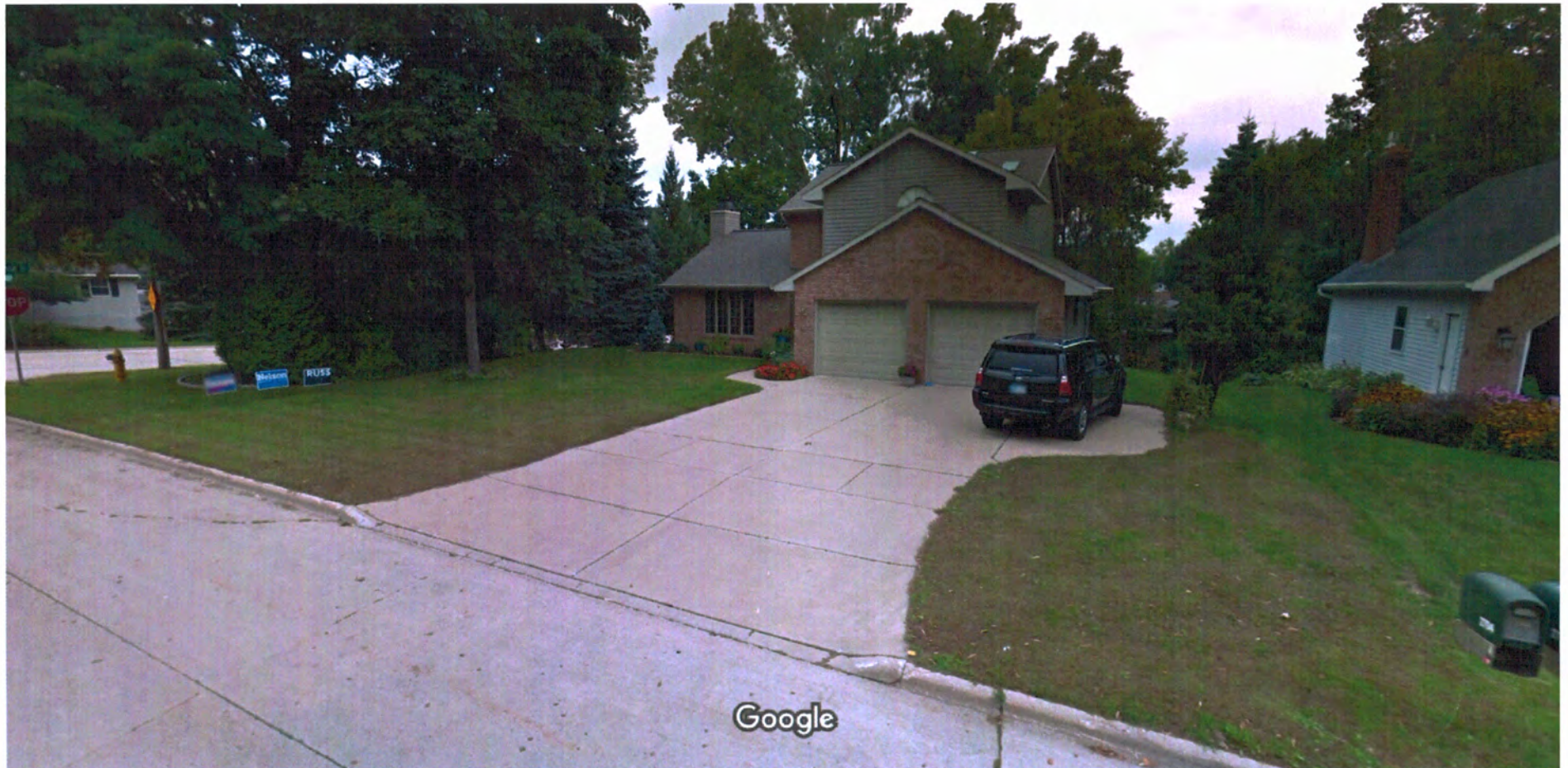


Image capture: Sep 2016 © 2019 Google

Green Bay, Wisconsin



Street View - Sep 2016

Google Maps 2790 Newberry Ave
388 E Le Capitaine Cir

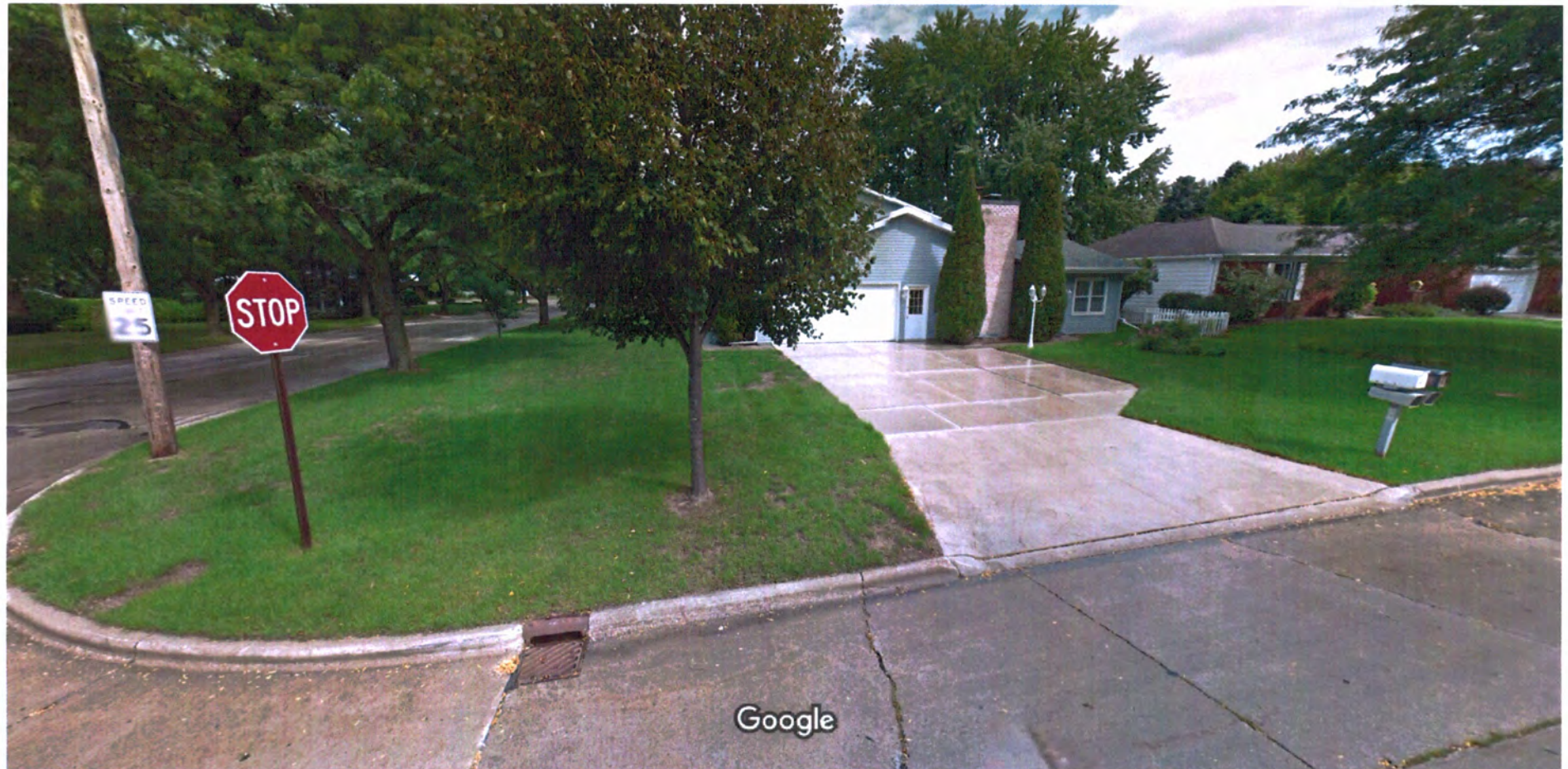


Image capture: Sep 2016 © 2019 Google

Green Bay, Wisconsin



Street View - Sep 2016

4

Google Maps

2760 Castle Hill Ln
~~300 Moon Valley Dr~~



Image capture: Sep 2016 © 2019 Google

Green Bay, Wisconsin



Street View - Sep 2016

Google Maps *2819 Newberry Ave*
~~341 Traders Point Ln~~



Image capture: Sep 2016 © 2019 Google

Green Bay, Wisconsin



Street View - Sep 2016

Google Maps 350 E Le Capitaine Cir



Image capture: Sep 2016 © 2019 Google

Green Bay, Wisconsin



Street View - Sep 2016

Google Maps 2773 Newberry Ave



Image capture: Sep 2016 © 2019 Google

Green Bay, Wisconsin



Street View - Sep 2016

Google Maps 338 Traders Point Ln



Image capture: Sep 2016 © 2019 Google

Green Bay, Wisconsin



Street View - Sep 2016

Google Maps 340 Traders Point Ln



Image capture: Sep 2016 © 2019 Google

Green Bay, Wisconsin



Street View - Sep 2016

Google Maps 324 Traders Point Ln



Image capture: Sep 2016 © 2019 Google

Green Bay, Wisconsin



Street View - Sep 2016

Google Maps 363 Windward Rd



Image capture: Sep 2016 © 2019 Google

Green Bay, Wisconsin



Street View - Sep 2016

Google Maps 362 Windward Rd



Image capture: Sep 2016 © 2019 Google

Green Bay, Wisconsin



Street View - Sep 2016



Zoning & Planning Board of Appeals

VARIANCE APPLICATION

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

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

Date: 6/27/19 Project Address: 3373 Sitka St. Project #: 64284 Appeal #: 19-034

PROPERTY OWNER	APPLICANT INFORMATION
Name: Eric Schwoerer	Name: Eric Schwoerer
Address: 3373 Sitka St.	Address: 3373 Sitka St.
City, State, Zip: Green Bay, WI 54311	City, State, Zip: Green Bay, WI 54311
Phone: 920-905-1981	Phone: 920-905-1981
Email: eric.schwoerer@gmail.com	Email: eric.schwoerer@gmail.com

Describe proposed plan:

A fence that was built in 2015 does not match up with lines drawn by the permit issuer. Plan is to leave fence as is since the fence does not violate Chapter 13, Section 6, 13-521 - Fence location and height.

The fence is completely within the property setbacks and does not enter the setback zones which would require the addition restrictions listed on the permit drawing.

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

13-521 Fence location and height
(a) (1) Corner yard setbacks
* max height 6' (1/2 distance of corner side
setback at least half the distance of the side
facade of the principal structure)

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

Two hardships would be imposed if the fence is required to be moved. One hardship is the financial burden to move the fence and the time required to do so. Moving the fence would involve removal of the posts and panels from their current location and, if reusable, moved to new locations. If panels and posts are not reusable, there is an additional cost to purchase new fencing. The second hardship is the loss of usable fenced in area for my family, children, and pets. The purpose of the fence is to provide a protected area for the children and pets to play without fear of going out into the streets or being approached by strangers. This fenced in area also gives our family a place to have a garden and keep out deer and other animals that can damage crops. Moving the fence to the back to the line would reduce the fenced in area by 25%.

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

Our lot is not a typical corner lot. The original home is the lot with the house on it and the second lot was purchased with the purpose to fence it in and provide a protected area for the children and the pets to play without fear of going out into the streets or being approached by strangers. When the second lot was purchased, the two lots needed to be joined together as one to allow the fence to be built as it is considered an accessory and an accessory cannot be built on a lot that does not have a primary building. In 2014, there was an email discussion with a Senior Planner from the City of Green Bay to clarify how the fence can be installed on the new combined lot. A normal corner lot would require the fence to go half way back on the facade of the house if the fence was to go toward the road. This is because the fence will automatically enter the side yard setback zone and need to follow more restrictions on height, opacity, and distance from the road. The fence is completely within the property setbacks and does not enter the setback zones.

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

This variance will not harm public interest since there are several fenced in yards in the neighborhood and each yard is fenced to the limit of the ordinance. This fence in its current location does not negatively impact adjoining properties. Granting this variance will not undermine the purpose of the ordinance since the permit shows the fence being installed in the setback zones and thus requiring the additional requirement of 1/2 the house facade setback to maintain 6' privacy height, however, the fence is completely within the property setbacks and does not enter the setback zones which would require the addition restrictions listed on the permit drawing.

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

Signature of Applicant

Date

OFFICE USE ONLY:	Parcel# <u>21-7677</u>	Residential \$75 <u>X</u>	Commercial \$150 _____
District: <u>1</u> Zoning: <u>R1</u>	Meeting Date: <u>7/15/19</u>	Receipt #:	



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

Conditionally
APPROVED
 DING INSPECTION DIVISION
 NORTH GREEN BAY, WISCONSIN
 4/9/15
 SEE CORRESPONDENCE Scale 1:430



CROSSWINDS LN

43'4"

~95'

~44'

~45'

~97'

Access Gate
(Double Gate)

~172'

SITKA ST

43'4" is distance from houses to curb

43'4"

~42'

Access Gate
(Small)

By signing this petition, I agree that the fence located at 3373 Sitka St. does not violate the Green Bay Zoning Ordinance 13-521, Fence Location and Height. The fence should remain at its current location and the owner should not be required to move the fence. I agree that the fence does not have any effect on my property and does not affect the neighborhood as a whole.

	Signature	Name	Address
1	Bill Herms	BILL HERMS	3376 SITKA ST, GB
2	Amey Herms	Amey Herms	3376 Sitka St GB
3	Makene White	Makene White	3398 Sitka St. GB
4	Wayne White	Wayne White	3398 Sitka St GB
5	Kathy Merrill	Kathy Merrill	3380 Heaven Drive, GB
6	Cassie Pakkala	CASSIE PAKKALA	3374 Heaven
7	Kevin Seedorf	Kevin Seedorf	351 Crosswinds Ln
8	Larry Epstein	LARRY EPSTEIN	369 Crosswind Ln
9	Kristine M. Cumbers	Kristine M. Cumbers	3370 Sitka St, GB
10	Michael J. Cumbers	Michael J. Cumbers	3370 Sitka St, GB
11	Timothy H. Organisciak	Timothy H. ORGANISCIK	3364 SITKA ST GB 54361
12	Linda M. Pommier	Linda M. Pommier	3364 Sitka, GB 54311
13	Ken Farnetto	KEN FARNETTO	3356 SITKA GB 54311
14	Mary Khahbaz	Mary Khahbaz	3350 Sitka St.
15	Ed Dunn	Ed Dunn	3384 SITKA ST.
16	Bill Shay	Bill Shay	3390 Sitka St.
17	July Shay	July Shay	3390 Sitka St.
18	Michael E. Ethridge	Michael E. ETHRIDGE	3397 SITKA ST.
19	Diane K. Ethridge	Diane K. Ethridge	3397 Sitka St
20	Sherry E. Durd	Sherry E. Durd	3384 Sitka St.
21	Randall S. VanBeckum	Randall VanBeckum	3373 Heaven Dr.
22	Electric Peñ	Electric Peñ	362 charity Ln
23	Tom Wittzius	Tom Wittzius	3325 Sitka St.
24	Jane Wittzius	Jane Wittzius	3325 Sitka St
25	Matthew I. Anderson	Matthew I. Anderson	3352 Heaven Dr

Chad Rothmeier

From: Paul Neumeyer <PaulNe@greenbaywi.gov>
Sent: Monday, April 7, 2014 1:25 PM
To: Schwoerer, Eric
Subject: RE: Looking for help

Eric:

I agree with your drawing. There is one other option I thought I would mention but, may not help out that much. If your fence was moved from the front of the house to a distance more than $\frac{1}{2}$ the side façade, your 6 foot fence could be moved to within $\frac{1}{2}$ the corner side yard setback on Crosswinds. I think your current proposal is optimal but, I wanted to mention it to cover all the bases.

Paul N.

From: Schwoerer, Eric [mailto:Eric.Schwoerer@nexteraenergy.com]
Sent: Monday, April 07, 2014 12:56 PM
To: Paul Neumeyer
Subject: RE: Looking for help

Thanks for getting back to me. I attached a revised drawing and I want to make sure that I'm reading your letter below correctly. I would look to get the lots joined into one and pull the permit prior to building the fence.

If I want to do a 6' privacy fence all the way around, do you agree with the marked up drawing? The fence will be no closer to the road than any houses on Sitka and Crosswinds. If I go closer to the roads the height of the fence will have to drop per your email below (which defeats the "privacy" of the fence).

Thanks for your help.
Eric Schwoerer

From: Paul Neumeyer [mailto:PaulNe@greenbaywi.gov]
Sent: Monday, April 07, 2014 11:55 AM
To: Schwoerer, Eric
Subject: RE: Looking for help

Eric:

My name is Paul and I am responding to the e-mail you sent to Bill Lockery below. First, I think you have to consider combining the lots. Fences are considered accessory uses and in essence you are combining the vacant lot with you home as one site. You could contact the City Assessor for a request to combine the parcels free of charge. Residential fences are allowed to be placed on the lot line and may be up to 6 feet in height outside the designed rear and side yard setback. We do not always recommend placement of fences on lot lines due to future maintenance.

In looking at the front and corner side yard setback along Crosswinds Lane, I would apply a setback equal to the average setback of the homes in each block. You may want to measure the distance from the right-of-way line to the front façade of the homes along Sitka and Crosswinds to determine the applicable setback. At the front and corner side yard setbacks, a fence may not exceed 6 feet in height relative to the existing grade on site. Fences are allowed within a front

and corner side yard when a solid fence does not exceed 3 feet, a 50% opaque fence at 4' or a 20% opaque fence at 5 feet.

For your project, a \$50.00 permit will be required.

Let me know if you have any further questions.

Paul Neumeyer

Senior Planner/Zoning Administrator
City of Green Bay Planning Department
100 North Jefferson St., Room 608
Green Bay, WI 54301
920.448.3405
paulne@greenbaywi.gov



Think Green. Please don't print this message unless it's really necessary. Thank you.

From: Schwoerer, Eric [<mailto:Eric.Schwoerer@nexteraenergy.com>]

Sent: Saturday, April 05, 2014 4:41 PM

To: Bill Lockery

Subject: Looking for help

Bill Lockery,

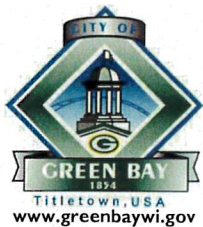
I'm Eric Schwoerer and I currently live at 3373 Sitka St. on the East side of Green Bay. I'm in the process of purchasing the open corner lot to the east of my home at 3381 Sitka St. Right now I have a very small yard and I'm purchasing the lot so that my 2 boys and dog have some room to run. Attached to this email is a markup drawing that I'm propositioning to do to the lot in the next year. I'd like to fence in as much of the yard as possible to create a safe area for the kids without worry about them or the dog going into traffic. I'd also like to plant a variety of trees along the fence to offset the appearance.

This is where I need your help. If I purchase the property, will I be able to put up the fence? Are my setbacks (based out of the city ordinance book) correct? Do I need a permit? And if so, how much for the permit?

Any information you can pass along would be greatly appreciated.

Thank You,

Eric Schwoerer
3373 Sitka St.
Green Bay, WI
920-905-1981



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: 7/2/2019

Project Address: 1036 Aldine Court

Project #: 69155 Appeal #: 19-035

PROPERTY OWNER	APPLICANT INFORMATION
Name: Casey and Stephanie Fritsch	Name: Casey Fritsch
Address: 1036 Aldine Court	Address: 1036 Aldine Court
City, State, Zip: Green Bay, WI 54311	City, State, Zip: Green Bay, WI 54311
Phone: 920-471-2670	Phone: 920-471-2670
Email: cfritsch@geiconsultants.com	Email: cfritsch@geiconsultants.com

Describe proposed plan: In 2016 we applied and received a variance for the 25' rear yard setback. In the summer of 2017 we were self general contractors and built a home on the vacant lot of over 8 years at the time. On 8/17/2017 a city engineer or EIT came to the site to approve the form-work for the driveway and sidewalk after a special request by the homeowner. This visit was requested by the us because at the time the city was installing sidewalks/ removing and replacing aprons and rerouting utilities on watercrest and barronwood drive next to Aldine court. There was concerns that we may have to remove and replace the apron like what was being completed on the neighboring streets. In addition, we were concerned if we would be required to have sidewalk to be placed at the 25' setback/front lot line that it would line up with the fire hydrant and electrical utilities and that either the utilities would need to be replaced or the apron/sidewalk reconstructed. We discussed with the city engineer that we were only 23' (maximum is 30') at the curbline and we were greater than 25' width at the lot line. He agreed with the form-work and where the sidewalk was located (in-line with the fire hydrant) and the concrete was placed on 8/18/2017. A verbal concern was raised about the concrete width by the city inspector in late 2017, following the first final inspection which did not address the concrete width. The subject was virtually silent until a letter from the city received on January 4, 2019.

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

Code section 13.1705 Residential Driveways

The maximum width of any driveway at the curb line shall be no greater than 30 feet and symmetrically tapered to a driveway width at the sidewalk section or property line no greater than 25 feet. Width at 25' setback/property line is 32' width at curbline is 23.5', apron is not symmetrically shaped due to irregular lot shape.

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

The 25' setback/lot line (typical is 15') from curb and irregular shaped lot on a cul de sac made it unfeasible to have a symmetrical apron and to be less than 25' wide at the lot line.

At the curb line it was only feasible to have approximately a 23' wide opening which 30' is allowed. A city engineer came to see the driveway/sidewalk layout on 8/17/2017.

The engineer agreed with the layout and that it was unfeasible to construct a symmetrical layout and be less than 25' at the lot line and still be able to access the garage stalls.

Both driveway, sidewalk and apron was placed 8/18/2017 after the city engineer came to the site and approved the form-work that was placed on 8/17/2017.

First inspection report by Paul Martell on 9/7/2017 did not state anything about the driveway being too wide at the lot line (see attached inspection report). All other items on the report were addressed by 9/14/2017.

To remove a portion of driveway and reseed with grass is estimated at more than \$3,000.

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

In December of 2016 a variance was already requested and approved for the rear yard setback of 25-feet due to the lot being steep, irregular shaped, on a cul de sac, small lot rural residential lot size (10,556 sf), storm sewer utility easement on south property line, see attached figure.

There is a 10-foot sewer easement on the south side of the lot. The 10-foot variance is greater than the standard 6-foot side yard setback that most of the neighboring houses follow.

The front yard lot line setback is 25' from the curb on Aldine Court which is different than most other cul de sacs in the city of green bay is 15'.

Where the city engineer requested the sidewalk be placed (at the 25' setback) is currently in line with the fire hydrant and other utilities (see picture).

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

By granting this variance there will not be any positive or negative impacts to the community as a whole. Current surrounding landowners do not have any issues with concrete driveway/apron and the apron has been in place since 8/18/2017.

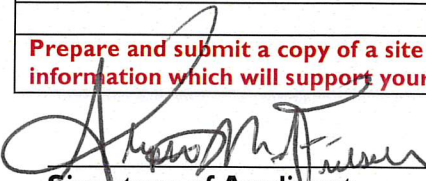
Currently there are approximately 10 houses on the east side of Green Bay based on a cursory review performed that exceed the 25' wide criteria at the lot line. Some of the houses were built around 2017 that have wider driveways than what is constructed on my lot.

When questioned, the city inspector reported they may not have got variances or had issues with the code because they placed the concrete the following spring after the house was built and the final inspection was already completed.

One neighbor on Aldine Ct has an apron wider than 25' at the lot line and the public has not been affected by the current layout.

There is not a net difference in impervious surface to the community because if the apron was 30' at the road, and 25' at the lot line and 25' from curb the net area is 687.5 square feet and currently the apron is 686 square feet.

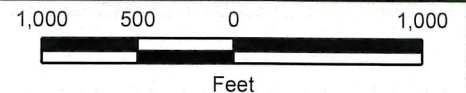
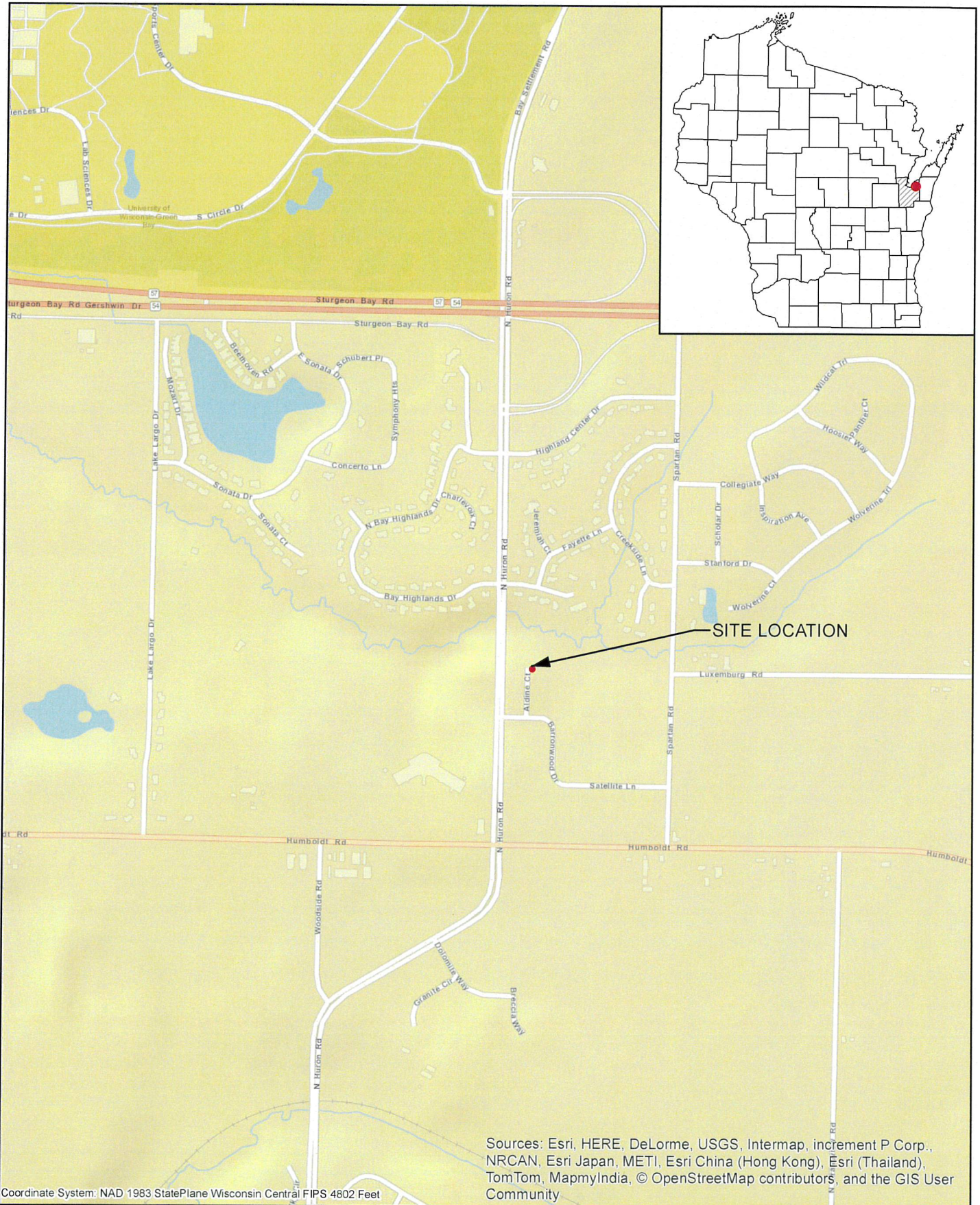
Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request.


Signature of Applicant

7/2/2019

Date

OFFICE USE ONLY:	Parcel# <u>21-7968</u>	Residential \$75 <u>X</u>	Commercial \$150 _____
District: <u>1</u> Zoning: <u>R1</u>	Meeting Date: <u>7/15/19</u>	Receipt #: <u>15000-1</u>	



1036 Aldine Ct
Green Bay, WI 54311
Eaton Heights Lot 7

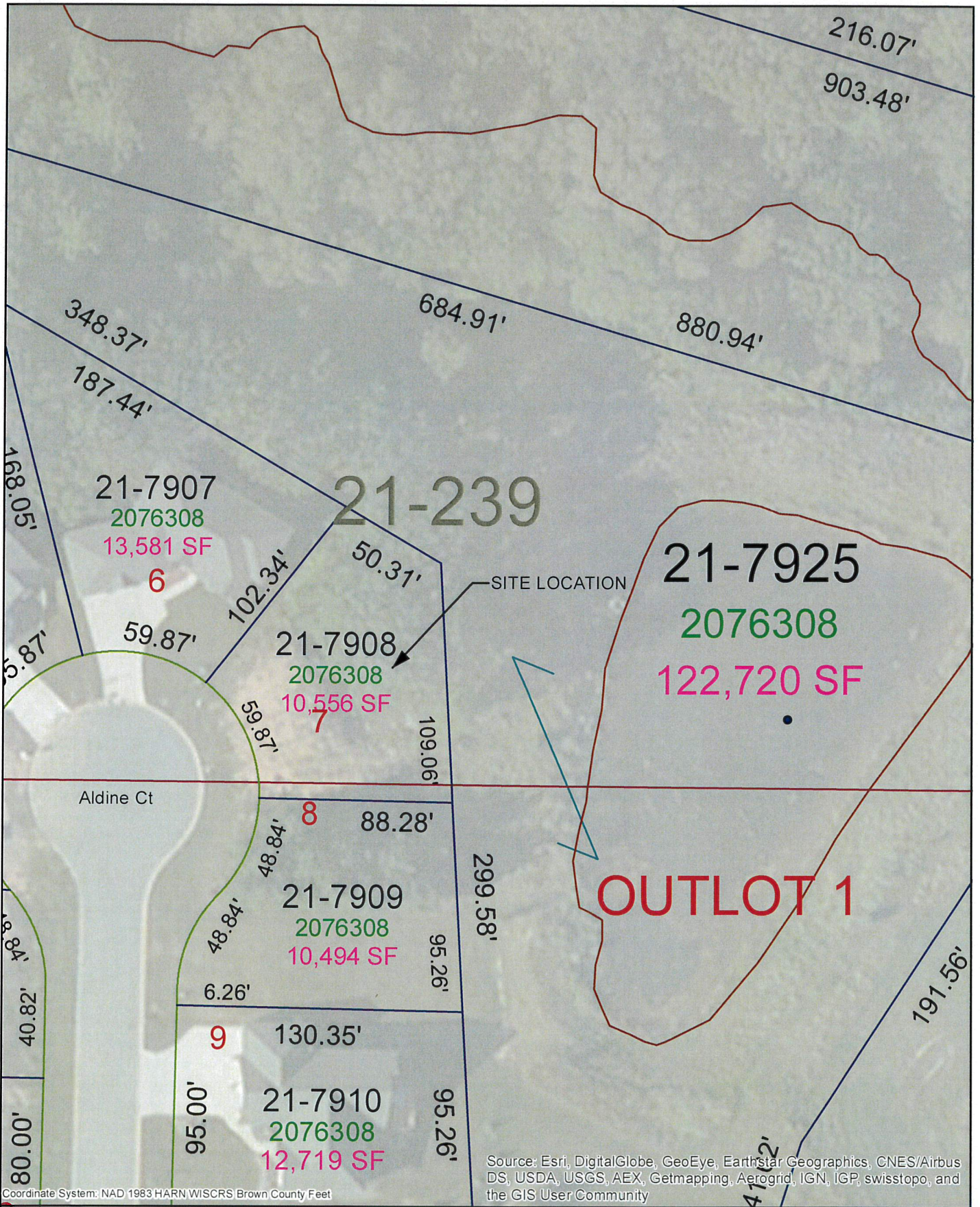
Site Location Diagram

Casey and Stephanie Fritsch

September 2016

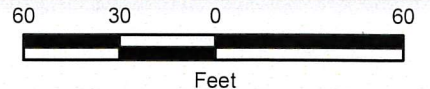
Fig. 1

20-SEP-16 C:\Users\cfritsch\Desktop\GIS DATA\mxd\Fritsch_AERIAL LOCATION.mxd CEF



Note:

1. Parcel data downloaded from Brown County Land information Office,
Updated on 8/11/2016 BrownCountyWI_20160811_Geodatabase.gdb.zip



1036 Aldine Ct
Green Bay, WI 54311
Eaton Heights Lot 7

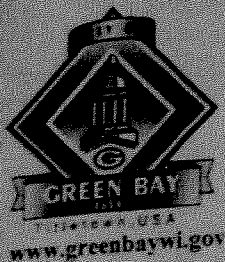
Casey and Stephanie Fritsch

Aerial Location Diagram

September 2016

Fig. 2





INSPECTION REPORT

COMMUNITY SERVICES AGENCY
Inspection Division
100 N. Jefferson Street, Rm. 608
Green Bay, WI 54301
(920) 448-3300 - phone
(920) 448-3117 - fax
inspmail@greenbaywi.gov

ADDRESS: 1034 ALDINE CT PARCEL #: _____

INSPECTION TYPES:

☐ FOOTING ☐ FOUNDATION ☐ ROUGH IN ☐ INSULATION ☒ FINAL
☐ ELEC SVS ☐ SVS CHANGE ☐ GROUND WORK ☐ HVAC SYSTEM ☐ EROSION CTRL
☐ STM/SAN SWR ☐ DRAIN TILE ☐ YARD DRAIN ☐ COMPLAINT/INQUIRIES

LIQUOR LICENSE INSPECTION:

ESTABLISHMENT NAME: _____ COPY LEFT WITH: _____

STATUS: ☐ APPROVED ☐ APPROVED WITH ORDERS ☐ NOT APPROVED ☐ OCCUPANCY POSTED

VIOLATIONS NOTICE:

AN INSPECTION OF THE ABOVE PREMISES HAS DISCLOSED THE FOLLOWING NONCOMPLIANCE ISSUES:

- ① SPS 321 ATTIC ACCESS IN GARAGE MUST BE LOCKED INTO PLACE WITH HARDWARE
- ② SPS 321 - SEAL GAPS IN FIRE WALL ABOVE DOOR IN GARAGE GOING INTO BASEMENT
- ③ SPS 321 - STEPS SYSTEM FROM HOUSE TO GARAGE RISERS NOT UNIFORM TO WITHIN 3/8"
- ④ SPS 321 - SMOKE DRAFT ALL PLUMBING PIPE AND DUCT IN BASEMENT
- ⑤ SPS 321 - VAPOR BARRIER MUST BE TESTED STAPLED UP AND INSPECTED BEFORE SHEET ROCK IN BASEMENT

IMPORTANT: PLEASE CALL WHEN VIOLATIONS ARE CORRECTED

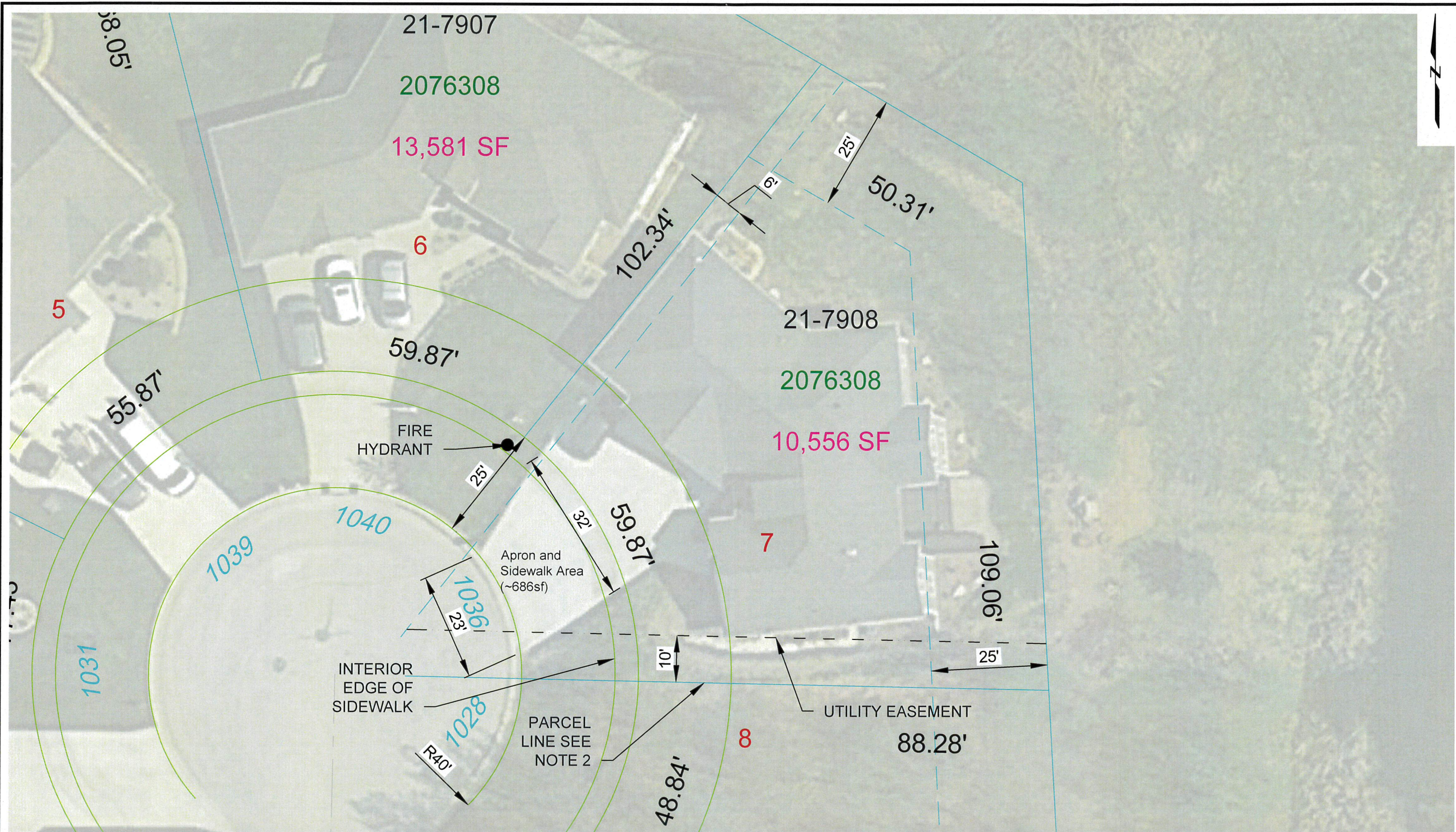
CORRECTION NOTICE:

All cited violations shall be corrected within _____ days after written notification unless an extension of time is granted. A \$50.00 re-inspection fee could be assessed for each re-inspection required after the noted correction date or authorized extension.

Inspector Name: PAV 1

Date: 8-9-7-17

Phone #: (920) 448-3312



SOURCE:

1. Aerial imagery is approximate based on google earth (flight 5/18/2018)
2. Parcel lines downloaded from brown county gis data server



Driveway Variance Request
Stephanie and Casey Fritsch
1036 Aldine Court

CITY OF GREEN BAY

CONCRETE DRIVEWAY LAYOUT

Project 69155

July 2019

Fig. 1



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: 07/02/19 Project Address: 340 S. Monroe Ave. Project #: 86399 Appeal #: 19-036

PROPERTY OWNER	APPLICANT INFORMATION
Name: Brent Hockins, Warren Family Funeral Homes Inc.	Name: Robert Mach, Mach IV Engineering & Surveying LLC
Address: 520 Southwest 27Th Street	Address: 2260 Salschelder Ct
City, State, Zip Topeka, KS 66611	City, State, Zip Green Bay, WI 54313
Phone: 785-533-6655	Phone: 920-569-5765
Email: bhockins@nfsigl.com	Email: rmach@mach-iv.com

Describe proposed plan:

The plan calls for a garage and crematorium addition to the existing building as well as additional parking, landscaping, and lighting.

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

Chapter 13-707, Table 7-2 Maximum Impervious Surface Coverage is 60% In Office Residential Zoning

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

Before the proposed addition to the building, the existing impervious surface coverage is already at 78.4%, which already exceeds the maximum impervious before any improvements.

This property has been at greater than 60% Imperious surface since prior to the existing zoning. Additional parking is being added in order to bring the property closer to compliance with the parking ordinance. In order to come close to the required parking for the existing allowed use, we cannot reduce the pavement or impervious surface on the plan.

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

This property has been at greater than 60% Impervious surface since prior to the existing zoning. The existing business is a funeral home, which requires more parking than the existing site had provided. The parking addition is required to bring the property towards compliance. Adjacent properties are all developed and unavailable. The property was previously allowed to be developed to a higher density than what is currently allowed.

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

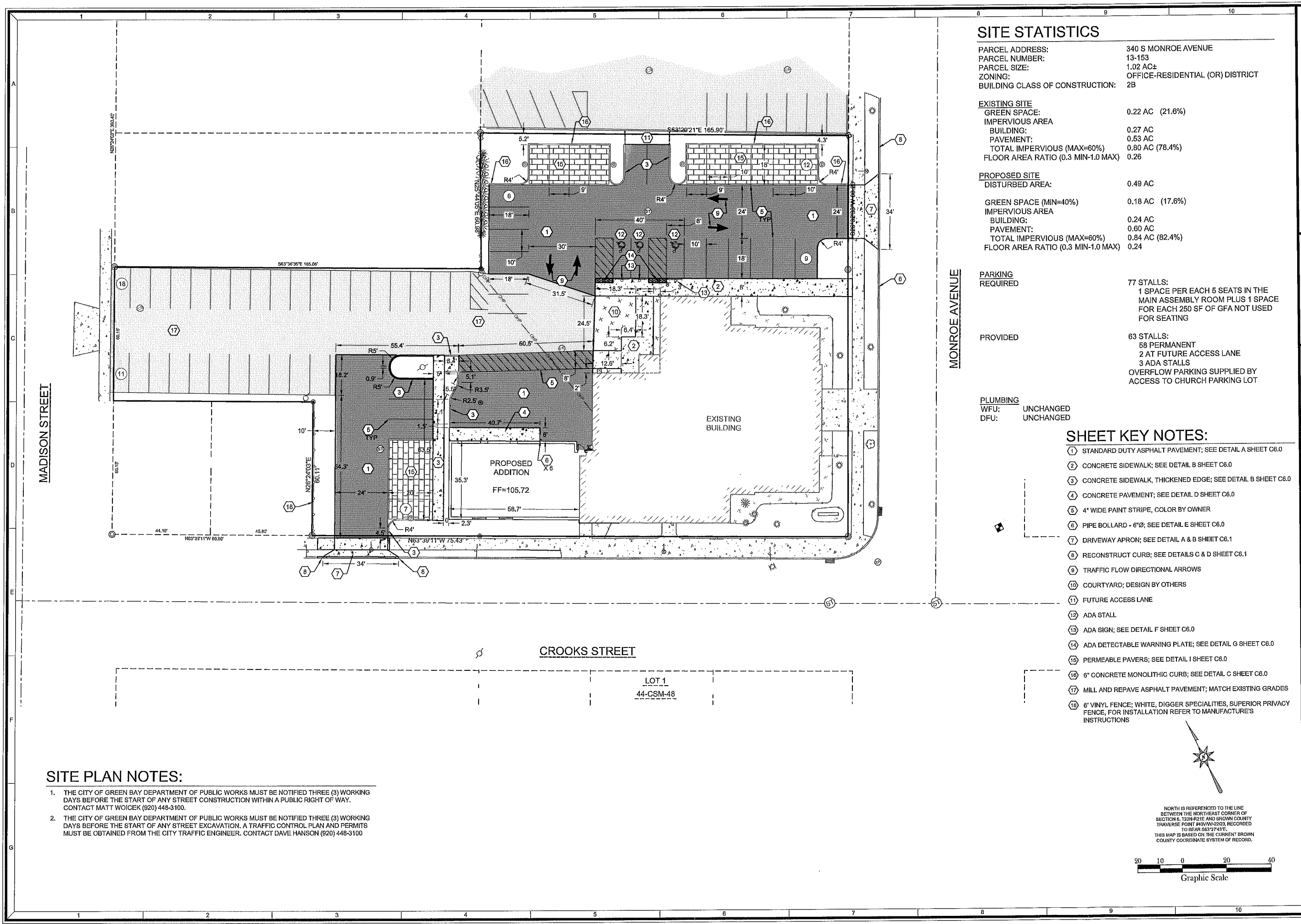
To mitigate any ill effects of the additional impervious surface, we have included permeable pavers as a portion of the parking area. This reduces the Impervious surface total to 76.8%, below the existing site impervious surface total of 78.4%. Additional landscaping and buffer yards are included in the site plan, which includes a 6' white vinyl fence, shrubs, and trees along the west property line and trees surrounding the parking area- see attached Landscape Plan.

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.

Robert Mach
Signature of Applicant

7/2/19
Date

OFFICE USE ONLY:	Parcel# <u>13-153</u>	Residential \$75	Commercial <u>\$150</u>
District: <u>7</u> Zoning: <u>R1</u>	Meeting Date: <u>7/15/19</u>	Receipt #:	



SITE STATISTICS

PARCEL ADDRESS:	340 S MONROE AVENUE
PARCEL NUMBER:	13-153
PARCEL SIZE:	1.02 AC±
ZONING:	OFFICE-RESIDENTIAL (OR) DISTRICT
BUILDING CLASS OF CONSTRUCTION:	2B
EXISTING SITE	
GREEN SPACE:	0.22 AC (21.6%)
IMPERVIOUS AREA	
BUILDING:	0.27 AC
PAVEMENT:	0.53 AC
TOTAL IMPERVIOUS (MAX=60%):	0.80 AC (78.4%)
FLOOR AREA RATIO (0.3 MIN-1.0 MAX):	0.26
PROPOSED SITE	
DISTURBED AREA:	0.49 AC
GREEN SPACE (MIN=40%):	0.18 AC (17.6%)
IMPERVIOUS AREA	
BUILDING:	0.24 AC
PAVEMENT:	0.60 AC
TOTAL IMPERVIOUS (MAX=60%):	0.84 AC (82.4%)
FLOOR AREA RATIO (0.3 MIN-1.0 MAX):	0.24

PARKING REQUIRED	77 STALLS: 1 SPACE PER EACH 5 SEATS IN THE MAIN ASSEMBLY ROOM PLUS 1 SPACE FOR EACH 250 SF OF GFA NOT USED FOR SEATING
PROVIDED	63 STALLS: 58 PERMANENT 2 AT FUTURE ACCESS LANE 3 ADA STALLS OVERFLOW PARKING SUPPLIED BY ACCESS TO CHURCH PARKING LOT

PLUMBING	
WFU:	UNCHANGED
DFU:	UNCHANGED

SHEET KEY NOTES:

- STANDARD DUTY ASPHALT PAVEMENT; SEE DETAIL A SHEET C6.0
- CONCRETE SIDEWALK; SEE DETAIL B SHEET C6.0
- CONCRETE SIDEWALK, THICKENED EDGE; SEE DETAIL B SHEET C6.0
- CONCRETE PAVEMENT; SEE DETAIL D SHEET C6.0
- 4" WIDE PAINT STRIPE, COLOR BY OWNER
- PIPE BOLLARD - 6"Ø; SEE DETAIL E SHEET C6.0
- DRIVEWAY APRON; SEE DETAIL A & B SHEET C6.1
- RECONSTRUCT CURB; SEE DETAILS C & D SHEET C6.1
- TRAFFIC FLOW DIRECTIONAL ARROWS
- COURTYARD; DESIGN BY OTHERS
- FUTURE ACCESS LANE
- ADA STALL
- ADA SIGN; SEE DETAIL F SHEET C6.0
- ADA DETECTABLE WARNING PLATE; SEE DETAIL G SHEET C6.0
- PERMEABLE PAVERS; SEE DETAIL I SHEET C6.0
- 6" CONCRETE MONOLITHIC CURB; SEE DETAIL C SHEET C6.0
- MILL AND REPAVE ASPHALT PAVEMENT; MATCH EXISTING GRADES
- 6" VINYL FENCE; WHITE, DIGGER SPECIALITIES, SUPERIOR PRIVACY FENCE, FOR INSTALLATION REFER TO MANUFACTURE'S INSTRUCTIONS

SITE PLAN NOTES:

- 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.
- 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

MACHIV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salscheider Court Green Bay, WI 54313
PH: 920-569-5765; Fax: 920-569-5767
www.machiv.com

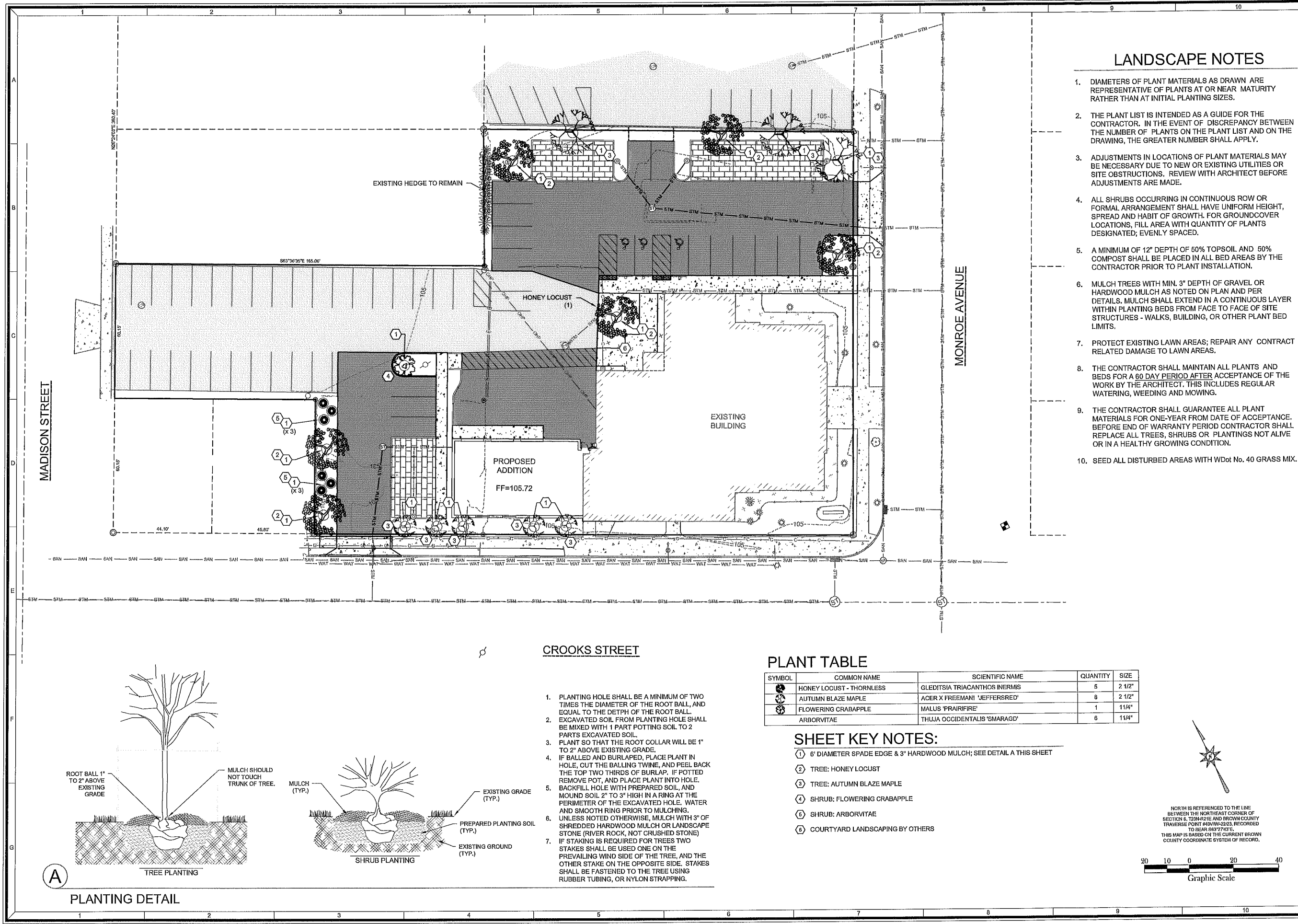
NEWCOMER FUNERAL SERVICE GROUP

340 S. MONROE AVE.
GREEN BAY, WI 54301

SITE PLAN

DATE:	06-18-2019
DRAFTED BY:	RPB
CHECKED BY:	SRW
PROJECT NO.:	1451-03-18 TM
DRAWING NUMBER	
SHEET NUMBER	C2.0
OF 10	

R:\Jobs\1451-03-18TVM Newcomer Funeral Home\1451-03-18 ENG_PHASE III_REV001.dwg 6/18/2019 12:38:18 PM



NO.	REVISION DESCRIPTION



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: 7/01/2019 Project Address: 2209 Lakeside Place

Project #: 87846 Appeal #: 19-037

PROPERTY OWNER	APPLICANT INFORMATION
Name: Harpare, Inc.	Name: Richard D Horak
Address: P.O. Box 31	Address: 755 Nicolet Avenue
City, State, Zip De Pere, WI 54115	City, State, Zip De Pere, WI 54115
Phone: (920) 737-8595	Phone: (920) 336-0639
Email: harpare@yahoo.com	Email: harpare@yahoo.com

Describe proposed plan:

Addition of 25 x 19 ft asphalt extention to existing asphalt driveway. The proposed extension will be immediately north to existing drive. A 4 x 4 rail tie abutment will be placed on the east end to insure exit corridor for apartment access.

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

A variance from the 15 foot setback now in place by city. Without the variance the proposed driveway extension would begin 15 feet from prent drive (street) going north requiring a precarious 90 turn with potential conflict with car parked in most northerly portion of existing asphalt drive. Without a variance, the aesthetics would also be impacted. It would eliminate a car parking in the street as well as the ruts in lawn from a car parking on the lawn

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

A fifth pad for a car to park is essential for the five unit entity to function properly.

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

As mentioned above, a severe right-angled turn is required to have the fifth parking spot within the present setback guidelines.

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

The variance would not impact public safety and would positively impact the situation.

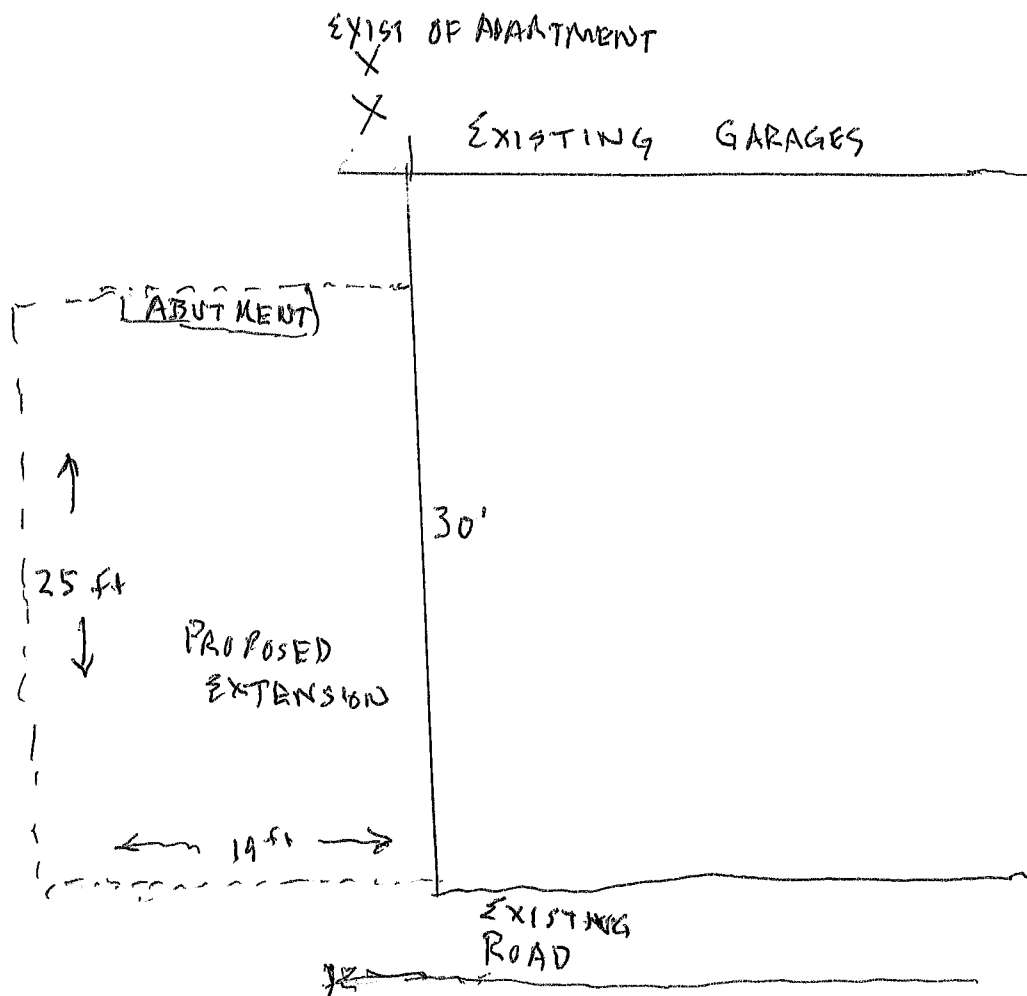
Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request.

Signature of Applicant

Date

OFFICE USE ONLY:	Parcel# 21-919	Residential \$75	Commercial \$150 X
District: 6 Zoning: R1	Meeting Date: 7/15/19	Receipt #:	

PROPOSED VARIANCE: 2209 LAKESIDE PL.





EXISTING STREET

DRIVE

EXISTING
DRIVE



