



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

**MONDAY, SEPTEMBER 16, 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 September 16, 2019, meeting of the Zoning & Planning Board of Appeals.

C. Approval of Minutes.

- I. Approval of the minutes from the August 19, 2019, meeting of the Zoning & Planning Board of Appeals.

D. Regular Business.

- I. Richard D. Horak, on behalf of Harpare, Inc., property owner, proposes to expand a parking area in a Low Density Residential (R1) 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).
2. Josh Harnowski, property owner, proposes to add on to an existing detached garage in a Low Density Residential (R1) District at 1418 14th. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4, rear yard setbacks, Section 13-609 maximum impervious surface and Section 13-615(b)(2) total floor area of the accessory use (Ald. C. Wery, District 8).

3. Thomas Robles Robles, property owner proposes to construct a new detached accessory structure in a Low Density Residential (R1) District at 3720 Humboldt Road. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615 (c) Table 6-4, maximum size of accessory structures (Ald. B. Dorff, District 1).
4. Karl Linsmeier, property owner, proposes to retain a driveway expansion and to retain a concrete pad for a detached garden shed in a Low Density Residential (R1) District at 2457 Leslie Drive. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4, front and corner side yard setbacks and Section 13-1709(b)(1), side yard setback (Ald. V. Corpus-Dax, District 2).
5. Michelle and Kendall Sontag, property owners, propose to retain an existing fence installed in a Low Density Residential (R1) District at 3003 Open Gate Trail. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-521(a)(1) fence height and setback (Ald. J. Brunette, District 12).
6. Steven M. Bieda, Mau & Associates, on behalf of Frank Jr. and Terri Hanold, property owners, propose a residence and site alterations within the AE District of the 100 year floodplain and Low Density Residential (R1) District at 3499 Nicolet Drive. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1330(a)(1) fill area (Ald. B. Dorff, District 1).

E. Informational.

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

F. Adjournment.

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



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

**MONDAY, AUGUST 19, 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, Jim Hutchison, Gregory Babcock, Tommy Everman, Excused: Noel Halvorsen

Does anyone need to abstain from voting? All stated no.

Was anyone out to see the properties? All stated no.

Did anyone speak to anyone regarding these variance requests? All stated no.

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the August 19, 2019, meeting of the Zoning & Planning Board of Appeals.

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

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

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the July 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, Jim Hutchison, No- None, Abstain- None

D. REGULAR BUSINESS.

1. Jason and Michaela Geurts, property owners, propose to retain an existing fence installed in a Low Density Residential (RI) District at 2535 Parkwood Drive. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-521(a)(1) fence height and setback (Ald. J. Brunette, District 12).

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

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

2. Josh Harnowski, property owner, proposes to add on to an existing detached garage in a Low Density Residential (RI) District at 1418 14th. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4, rear yard setbacks, Section 13-609 maximum impervious surface and Section 13-615(b)(2) total floor area of the accessory use (Ald. C. Wery, District 8).

Moved by Tommy Everman, seconded by Jim Hutchison to table the variance request until the next available meeting for the applicant to present additional alternatives. Motion carried.

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

3. Tesa Bauer, property owner, proposes to retain an existing a fence installed in a Low Density Residential (RI) District at 1981 Packerland Drive. 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. J. VanderLeest, District 11).

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

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

4. Rick Fisher, Fisher & Associates, on behalf of RMI Tailgate, LLC, property owner, proposes to expand an existing detached accessory structure in a Low Density Residential (RI) District located at 1245 Shadow Lane. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4 size of the first accessory structure (Ald. C. Wery, District 8) (Request for renewal of a previous variance).

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

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

5. Shelly Handrick, Stratford Sign, on behalf of the University of Wisconsin-Green Bay (UWGB), property owner, proposes to retain an existing digital message center on a monument sign located in a Public/Institutional (PI) District at 2420 Nicolet Drive. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-2019, changeable copy, maximum size (Ald. B. Dorff, District 1).

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

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

6. Creative Deck & Landscaping, on behalf of Casey Carpenter, property owner, proposes to replace an existing oversized front porch within a front yard setback in the Low Density Residential (RI) District located at 1107 Wirtz 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. B. Johnson, District 9).

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

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

7. Rule Investments 3, LLC, on behalf of Ken Wallace, property owner, proposes to construct a two-family home with a reduced front yard setback located in the Varied Density Residential District at 531 Clement Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, front yard setback (Ald. C. Stevens, District 5).

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

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

8. Thomas Robles Robles, property owner, proposes to construct a new detached accessory structure in a Low Density Residential (RI) District at 3720 Humboldt Road. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615 (c) Table 6-4, maximum size of accessory structures (Ald. B. Dorff, District I).

Moved by Gregory Babcock, seconded by Tommy Everman to table the variance request until the next meeting as the applicant did not appear. Motion carried.

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

E. INFORMATIONAL.

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

A discussion ensued regarding the application process. No action needed.

2. Date of next meeting: Monday, September 16, 2019.

F. ADJOURNMENT.

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

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



Zoning & Planning Board of Appeals

VARIANCE APPLICATION

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

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

Date: 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.

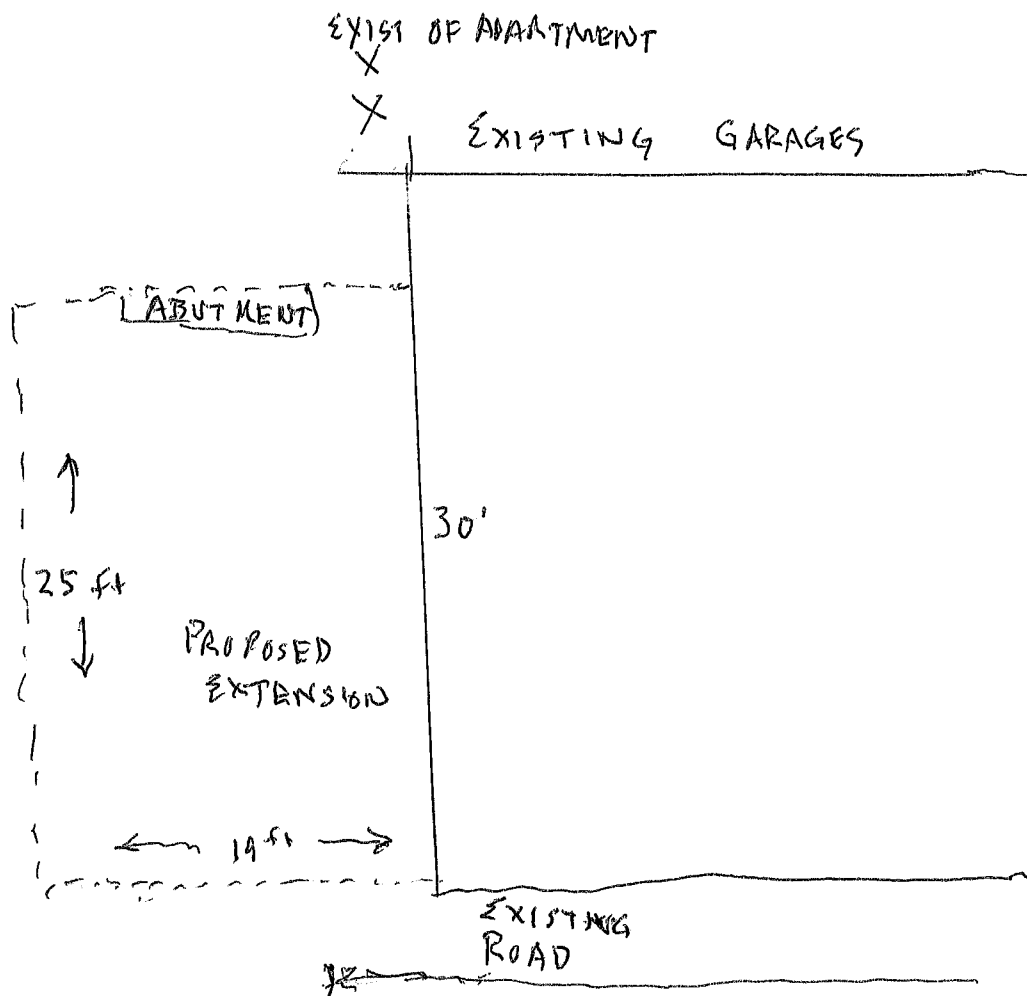
Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request.

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

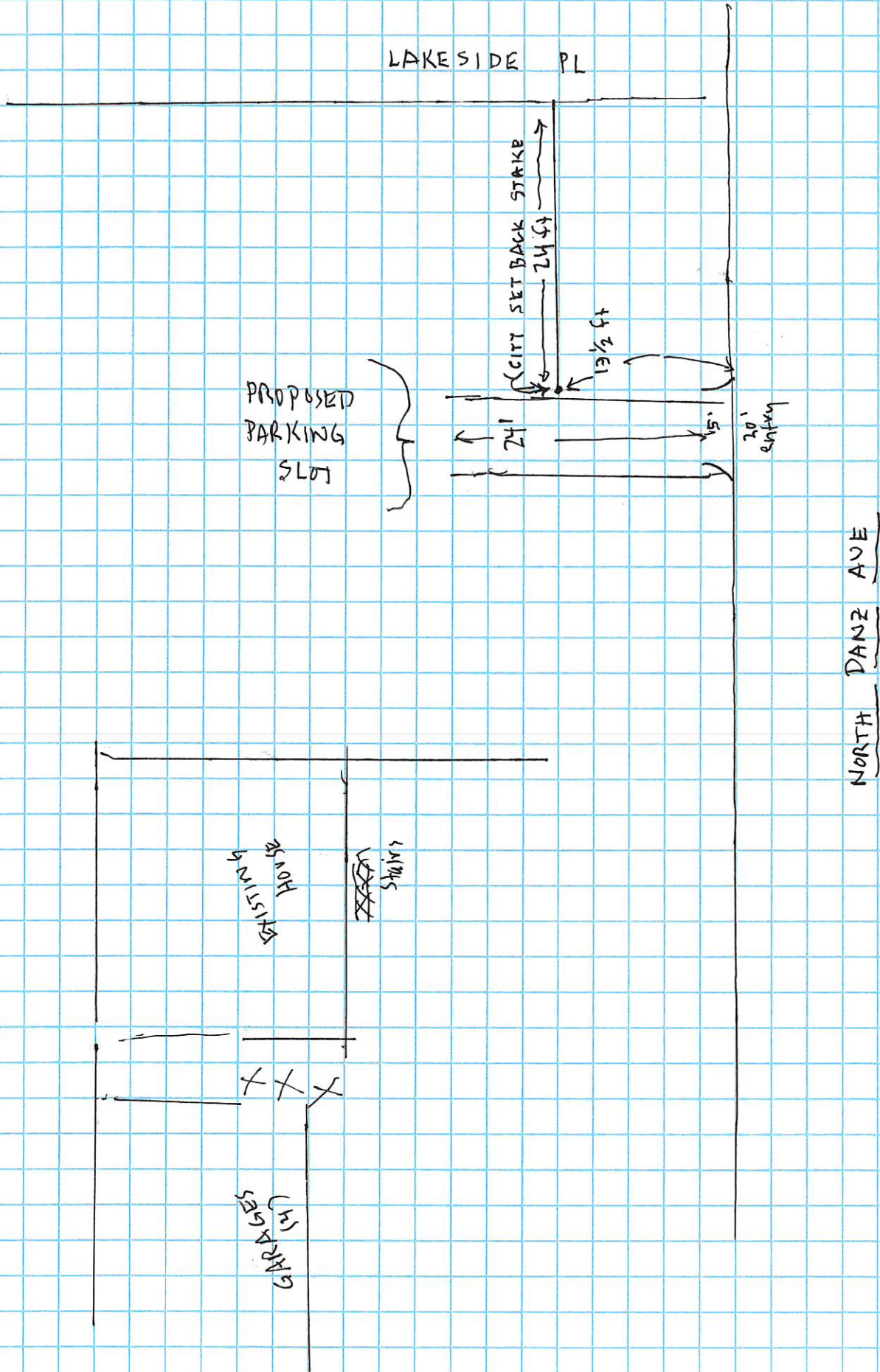
DRIVE

EXISTING
DRIVE





REVISED PLAN FOR 2209 LAKESIDE PL
GREEN BAY





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: July-8-19 Project Address: 1418 14th Ave Project #: 87916 Appeal #: 19-039

PROPERTY OWNER	APPLICANT INFORMATION
Name: <u>Josh Harnowski</u>	Name: <u>- Same -</u>
Address: <u>1418 14th Ave</u>	Address: <u>- Same -</u>
City, State, Zip: <u>Green Bay WI 54304</u>	City, State, Zip: <u>- Same -</u>
Phone: <u>920-737-9370</u>	Phone: <u>- Same -</u>
Email: <u>harny32@yahoo.com</u>	Email: <u>- Same -</u>

Describe proposed plan: addition to existing detached garage.

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

- over impervious surface (55.8%) 13-609
- distance to lot line (2 ft over) 13-615 Table 64
- accessories larger than home (121 sq ft) 13-615 (b)(2)

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome: Need more space for storage + workspace. family of six, and we are outgrowing our home, but do not want to move. My businesses are here our kids go to school here and active in community. with 4 kids we need more space so the yard looks neat, and for home office. Don't want to leave the neighborhood so trying to maximize space.

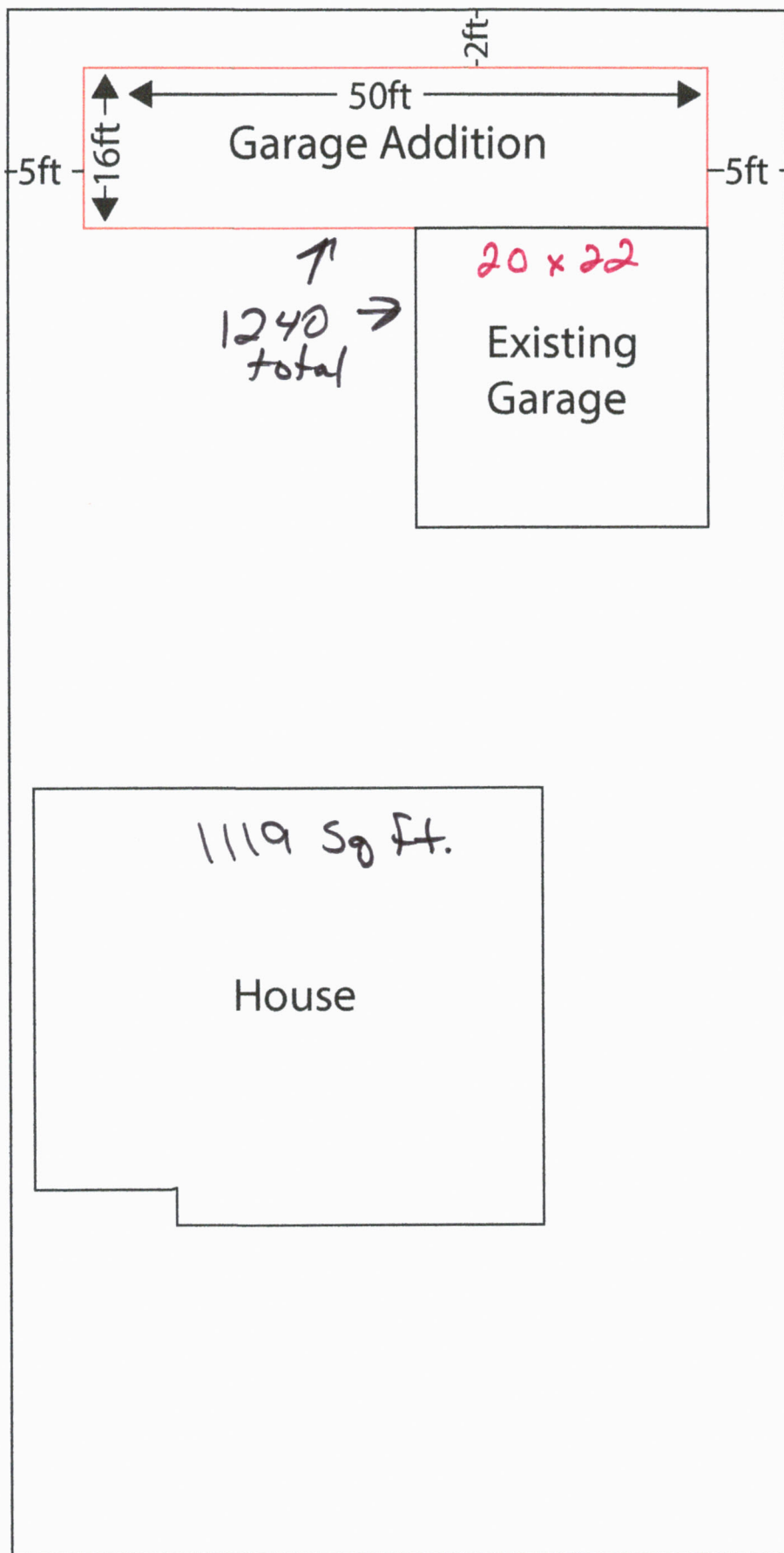
Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance: Smaller backyard so need to come closer to property line in order to gain the space we need.

Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance: we are good with all our neighbors, all our kids play together and we look out for each other. Also having more space for storage will help keep our yard looking neat so our kids stuff isn't all over the place. we don't want to move and roll our house into our rental business would rather keep it our occupy.

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

Signature of Applicant: [Signature] Date: July-8-19

OFFICE USE ONLY:	Parcel# <u>1-1428-B</u>	Residential \$75 <u>X</u>	Commercial \$150 <u> </u>
District: <u>21</u>	Meeting Date: <u>8/19/19</u>	Receipt #: <u>15036-30</u>	

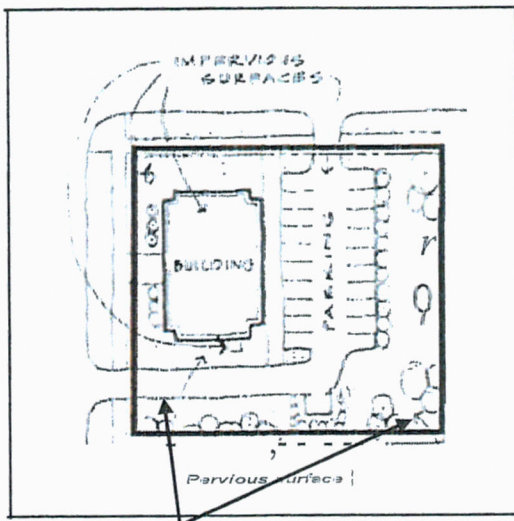


Road



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)	2,278 sq. ft.
2. New structure	800 sq. ft.
3. Existing structures (sheds, etc.)	NA sq. ft.
4. Driveway	880 sq. ft.
5. Sidewalks (private)	66 sq. ft.
6. Total of all impervious surfaces on the site (sum of lines 1-5)	4,024 sq. ft.
7. Gross area of the site (lot area)	7200 sq. ft.

Impervious surface ratio (line 6 divided by line 7 x 100 = %) 55.8 %

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

<Title> 1418 14th Ave



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

Geographic Information System (GIS) data provided by: Brown County Planning & Land Services Department

Brown County is not responsible for user-drawn graphics that may have been added to this GIS base map.

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

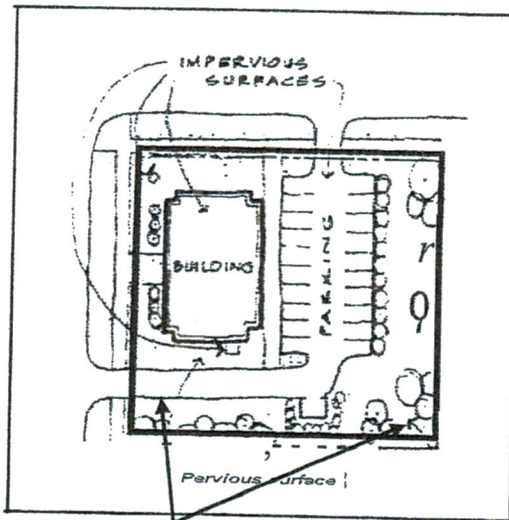
02/05/2019
Scale 1:240

* Revised *



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.

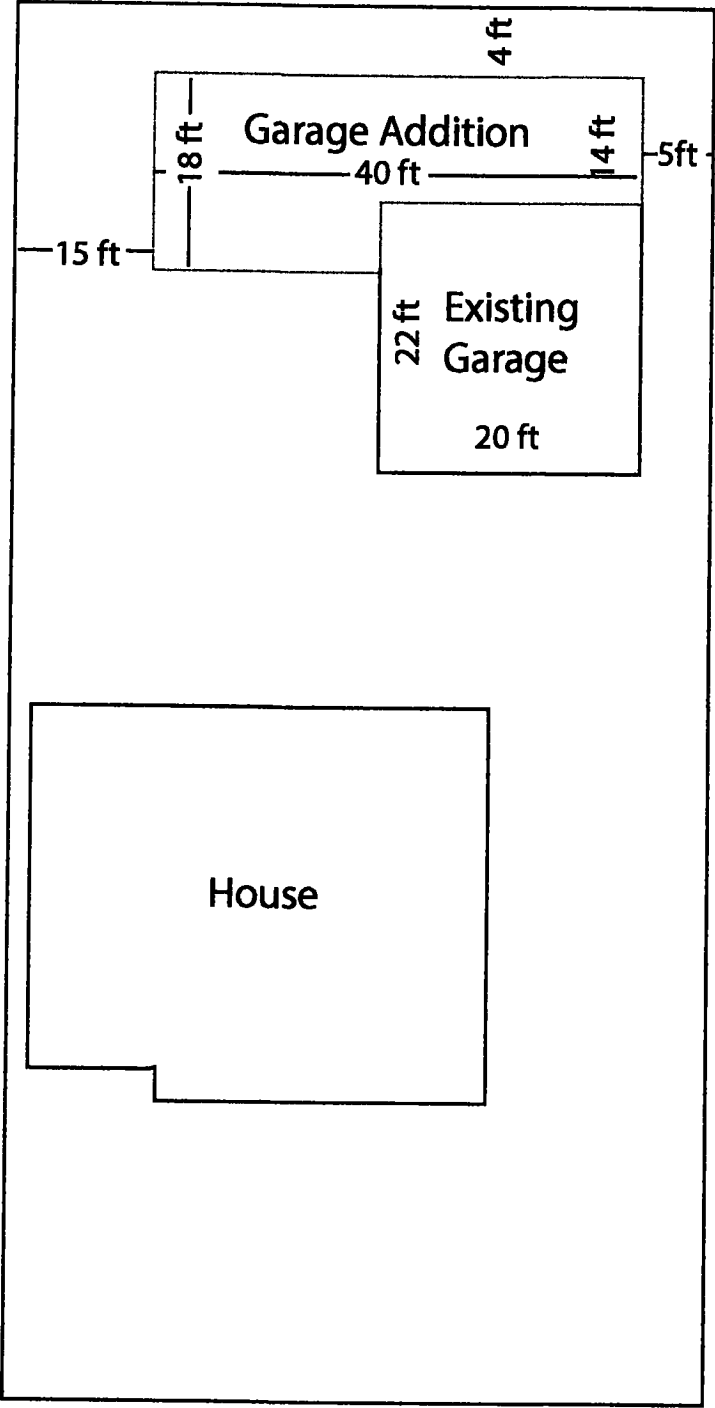
Required for new buildings of any kind, additions, porches, patios, driveways and walks (anything impervious to water).

MAXIMUM LOT COVERAGE: R1 = 50%

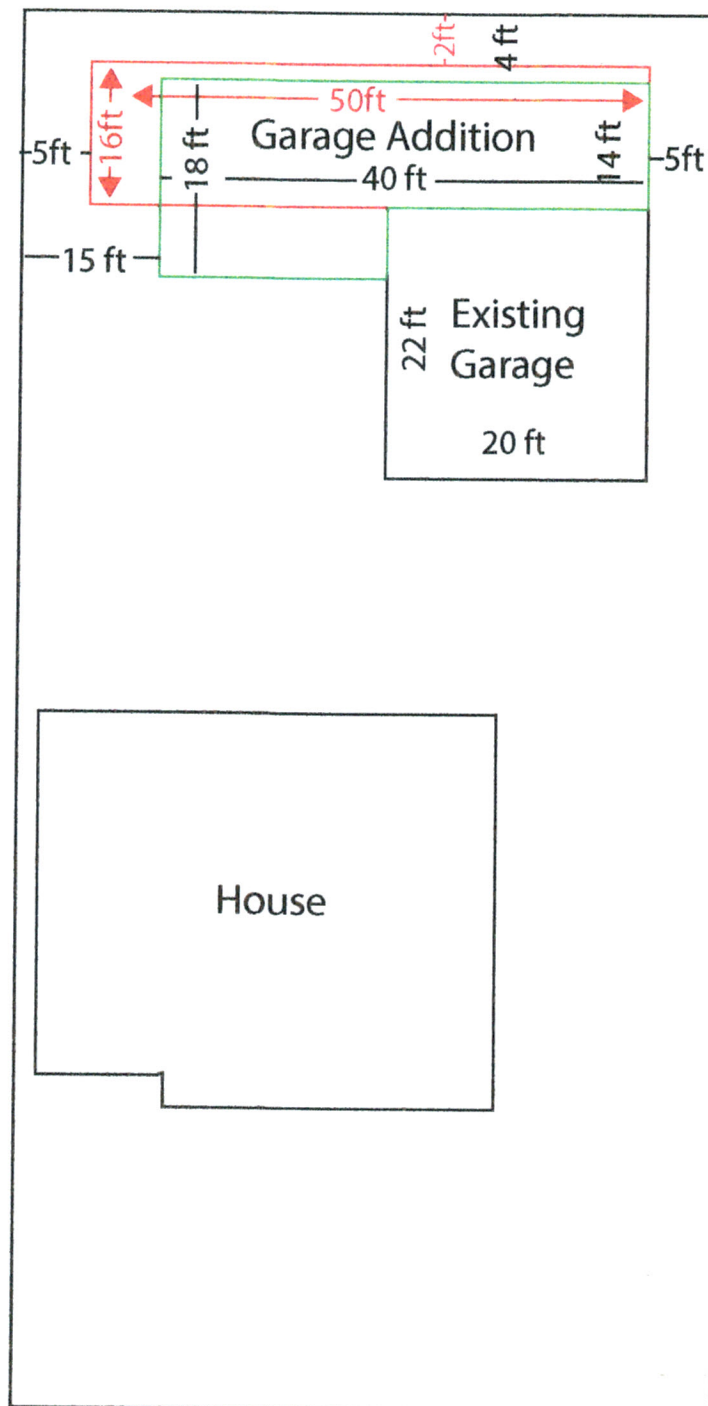
Component	Area (square feet)
1. House (including porches, patios, attached garage)	2,278 sq. ft.
2. New structure	640 sq. ft.
3. Existing structures (sheds, etc.)	NA sq. ft.
4. Driveway	880 sq. ft.
5. Sidewalks (private)	66 sq. ft.
6. Total of all impervious surfaces on the site (sum of lines 1-5)	3864 sq. ft.
7. Gross area of the site (lot area)	7200 sq. ft.

Impervious surface ratio (line 6 divided by line 7 x 100 = %) 53.6 %

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



Road



Road

3



1-1428
127544-39
0.167 AC

120.00'

1-1428-B-1
350D225
0.165 AC
House

60.00'

56.00'

1418 Road

1418



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: 8/6/19 Project Address: 3720 Humboldt Rd Project #: 88294 Appeal #: 19-046

PROPERTY OWNER	APPLICANT INFORMATION
Name: Tomas Robles Robles	Name:
Address: 3720 Humboldt Rd	Address:
City, State, Zip: Green Bay WI 54304	City, State, Zip
Phone: (920) 471-9497	Phone:
Email: Tommyr1989@live.com	Email:

Describe proposed plan: I need a lean shelter for my horse to put him in side for bad weather since I'm too to keep my horse in my property want to make it 20x14 lean shelter so there's enough space for his things like hay and tack

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

* NEED 2ND ACCESSORY BLDG TO EXCEED MAX 150 SQ. FEET. Currently have a 20x20 (400 sq ft). Would need variance to add a 2nd structure AT 20x14 (280 sq ft) which is 130 sq. ft. the large. Need for horse.

Section 13-615(B) table 6-4

* IF metal - Also over 120 SF limit 13-615 (C)(3)

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

I need my first shed for my land maintenance and I need a second shelter for my horse because was granted to have a large pet in my home and the smallest shelters I need I can make is a 20x14

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

I was told that I could only have one shed in my property but this is for a animal shelter not a shed for to store things

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

I don't think it will harm public interest because is a need for my horses for safe keeping

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# 21-392	Residential \$75 ☒	Commercial \$150 ☐
District: Zoning: R-1	Meeting Date:	Receipt #: 15296-18	

20' x 14' Shed

12' from front of house

ELECT. FENCE

5' TALL R.O.W.

APPROVED
BUILDING INSPECTION DIVISION
STATE OF WISCONSIN
FOR CORRESPONDENCE

407.35

212.31

6.91

17.1

21-39

329540
1054613
21-092

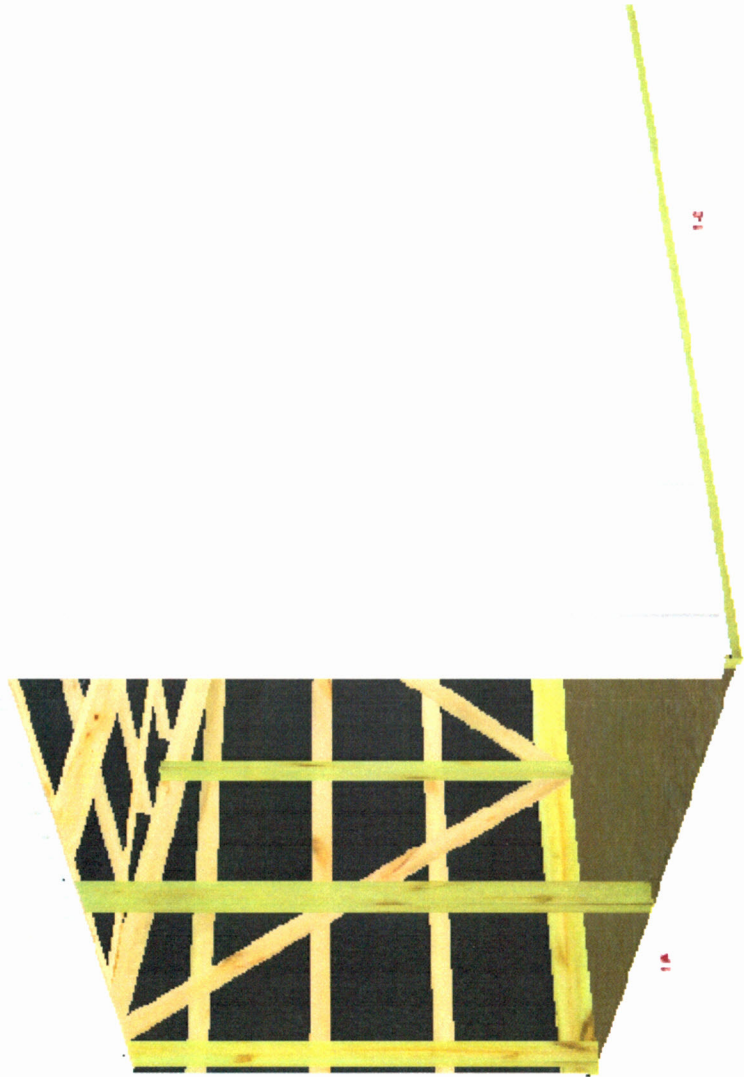
372

101

647

18
16
14
12
10
8
6
4
2

Fig.





Design #: 312359722896

Estimate #: 23918

Estimated price: \$1,840.64 *

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

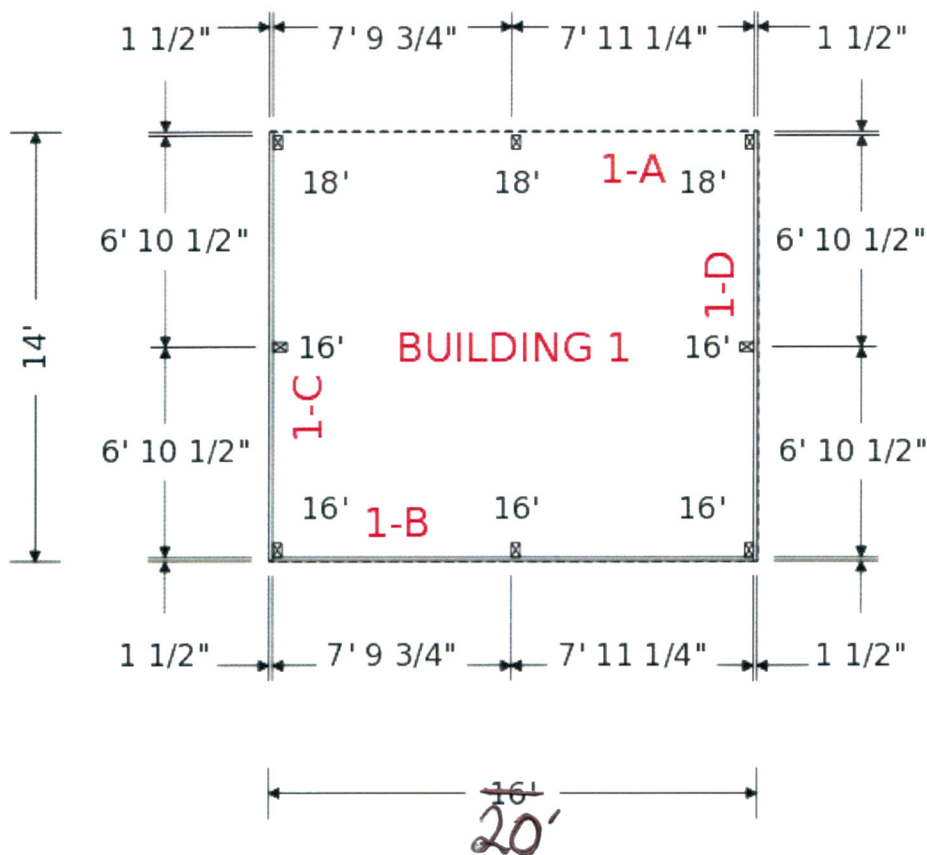
How to purchase at the store

1. Have a building materials team member enter the estimate number into System V to print SOC's.
2. Take the SOC to the register and pay.

How to recall and purchase a saved design at home

1. Go to Menards.com.
2. Log into your account.
3. Go to Saved Designs under the Welcome Login menu.
4. Select the saved design to load back into the estimator.
5. Add your building to the cart and purchase.

FLOOR PLAN





Building Information

1. Building Use:	Code Exempt
2. Width:	14 ft
3. Length:	16 ft
4. Inside Clear Height:	8 ft
5. Floor Finish:	Dirt / Gravel
6. Post Embedment Depth:	6 ft
7. Footing Pad Size:	14 in x 4 in

Wall Information

1. Post Type:	Posts
2. Post Spacing:	8 ft
3. Girt Type:	Flat
4. Exterior Wall Panel:	Pro-Rib
5. Exterior Wall Color:	White
6. Trim Color:	White
7. Sidewall B eave light:	None
8. Wall Fastener Location:	In the Flat
9. Bottom Trim:	Yes
10. Eave Trim:	Yes
11. Gradeboard Type:	2x10 Treated Gradeboard

Interior Finish

1. Wall Insulation Type:	None
2. Wall Liner Type:	None
3. Roof Insulation:	No

Roof Information

1. Pitch:	2/12
2. Truss Spacing:	8 ft
3. Heel Height:	6 1/16 in
4. Roof Type:	Pro-Rib
5. Roof Color:	White
6. Ridge Options:	Universal Ridge Cap
7. Roof Fastener Location:	In the Flat
8. Endwall Overhangs:	0 ft
9. Sidewall Overhangs:	0 ft
10. Skylight Size:	None
11. Ridge Vent Quantity:	None
12. Ceiling Liner Type:	None
13. Purlin Placement:	Flat
14. Ceiling Insulation Type:	None

Accessories

1. Outside Closure Strip:	Standard
2. Inside Closure Strip:	Standard
3. Gable Vent Type:	None
4. Cupola Size:	None
5. Gutters:	No
6. End Cap:	No
7. Snow Guard:	No
8. Mini Print:	Hardcopy and E-mail

Sept Mtg



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: 8/13/19 Project Address: 2457 Leslie Dr. Project #: 88380 Appeal #: 19-047

PROPERTY OWNER	APPLICANT INFORMATION
Name: Karl Linsmeier	Name: Karl Linsmeier
Address: 2457 Leslie Dr	Address: PO Box 9115
City, State, Zip: GB WI 54302	City, State, Zip: Green Bay WI 54308
Phone: 920 606 0659	Phone: 920 606 0659
Email: linsmeier K @ yahoo. com	Email: linsmeier K @ yahoo. com

Describe proposed plan:

Driveway expansion for storage of firewood and walkway ground exterior of house to patio. Pad on opposite side of patio for drainage issues in basement on NW corner. 10x12 pad for garden and storage shed to store landscaping equipment and greenhouse area for garden.

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

Front/Side/Corner lot Set back

Driveway expansion for walkway 2' from property line, located on side of garage and rear of house.

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

Due to my house having all front and side yard, with ~~no~~ limited/sloped back yard a variance is needed to erect a 10x12 structure for storage. The concrete was placed in ~~area's~~ area's 5/30/19, and has eliminated water drainage to foundation.

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

my lot has a major decline in rear slope, with limited areas on rear property lines. The bulk of my exterior property is a side yard, or corner lot property. It is also needed for water drainage away from foundation.

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

This variance will eliminate future complaints of storage of firewood on my property. Due to economical purposes, I use wood for heating. A shed is needed for storage of my landscape equipment. The driveway extension is needed for water drainage away from my foundation. This expansion should enhance the aesthetics of the exterior and increase the property home value.

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#

21-88-8

Residential \$75



Commercial \$150

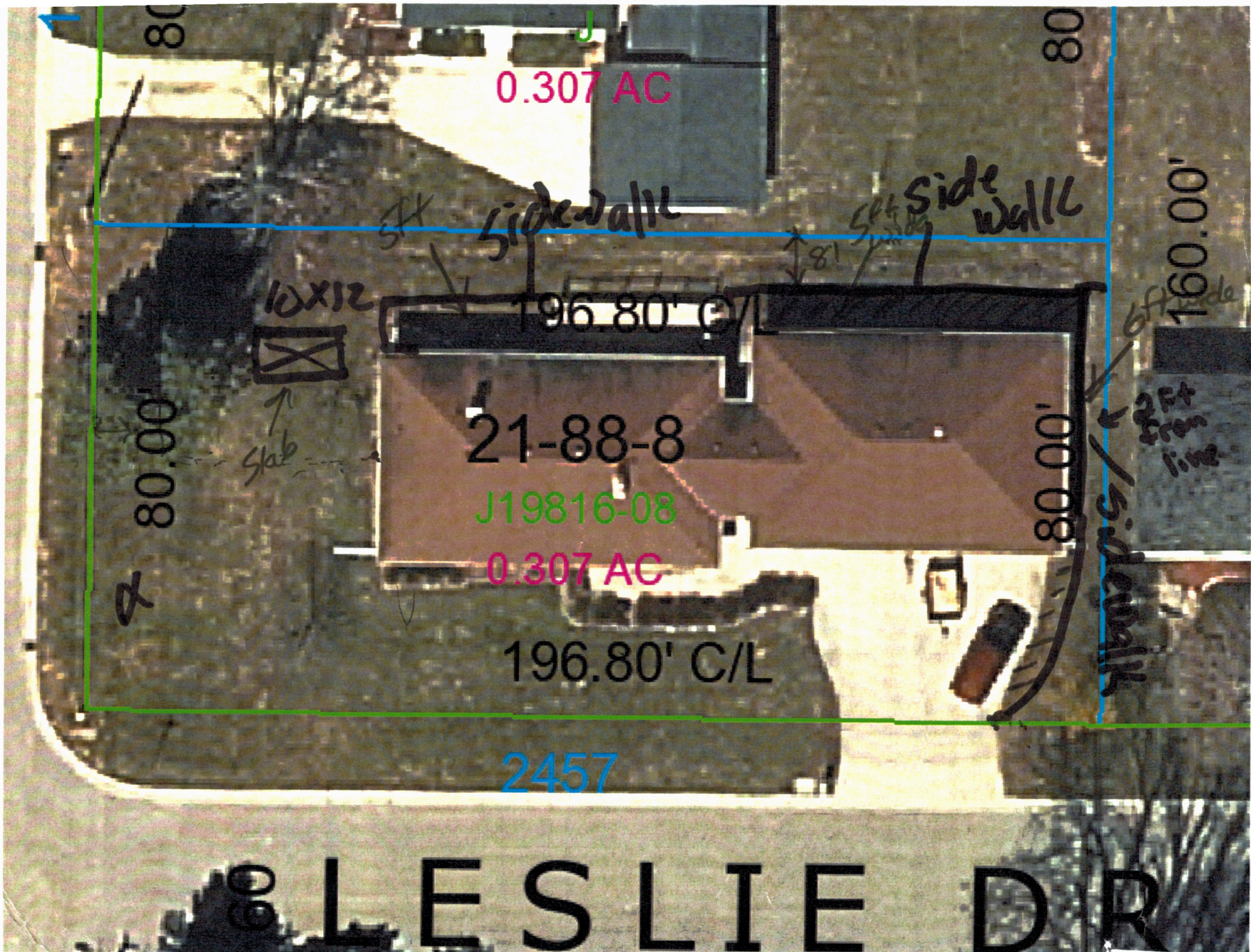
District: 2 Zoning: R1

Meeting Date:

9/16/19

Receipt #:

15350-15



0.307 AC

21-88-8

J19816-08

0.307 AC

196.80' C/L

2457

LESLIE DR

Side wall

Side wall

10x12
↑
Slab

2 ft
from
line

sidewalk

80.00'

80.00'

160.00'

196.80' C/L









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: 9/13/19 Project Address: 3003 Open Gate Trail Project #: 74944 Appeal #: A19-049

PROPERTY OWNER	APPLICANT INFORMATION
Name: <u>Michelle Kendall Sontag</u>	Name: <u>Michelle Sontag</u>
Address: <u>3003 Open Gate Trail</u>	Address: <u>3003 Open Gate Trail</u>
City, State, Zip: <u>Green Bay, WI 54313</u>	City, State, Zip: <u>Green Bay, WI 54313</u>
Phone: <u>920-246-3203</u>	Phone: <u>920-246-3203</u>
Email: <u>m.sontag17@gmail.com</u>	Email: <u>m.sontag17@gmail.com</u>

Describe proposed plan:

Fence will be moved to the back corner of the house (contractor admitted error). Requesting variance for fence along corner street

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

13.521 - Half the distance of the corner-side setback. Requesting variance to keep fence located where it is on the property line - inside the tree line and 15 feet from the edge of the road.

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

Moving fence in an additional 7.5 feet is where tree in backyard landscaping is - would need to remove tree and landscaping

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

Tree line just outside the property line - fence does not impact visibility. Further, also, moving the fence in another 7.5' would be on a tree in the backyard landscaping - would either need to remove the tree, or move fence on the other side, resulting in significant impact to the backyard and fence over 25 feet from road.

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

Fence is already 15 feet from the edge of the road, approved on initial plans submitted. It is well outside the vision triangle, and behind the tree line so visibility is not further impacted.

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.

Michelle Sontag
Signature of Applicant

9/13/19
Date

OFFICE USE ONLY:	Parcel# <u>6H-2689</u>	Residential \$75 <u>X</u>	Commercial \$150 <u> </u>
District: <u>12</u> Zoning: <u>R1</u>	Meeting Date: <u>9/16/19</u>	Receipt #:	

Rockey Fence LLC

920-883-0666

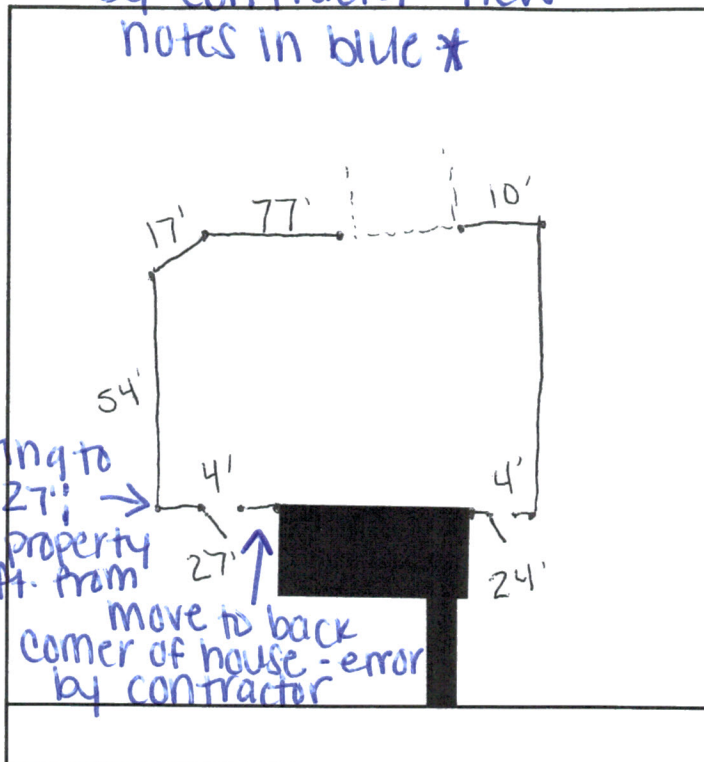
1736 Spence St, Green Bay, WI 54304

anthony@rockeyfence.com

Customer: Michelle Sontag
Address: 3003 Open Gate Trail
City: Green Bay, WI
Phone: (920)246-3003
E-Mail:

Order #: 201899
Diggers Hotline Order #:
Phone: 811
Date Cleared:
Building Permit: Yes
Lot Survey: No

* Original plan submitted
by contractor - new
notes in blue *



Rockey Fence LLC

Estimate for:

264' of 6' Northern White
Cedar Fencing
with Postmaster Steel Posts
& 2 - 4' Walk Gates

TOTAL

\$8,000⁰⁰

Down Payment \$6,000⁰⁰ Date: 10/1/18

Terms & Conditions

1. Payment of 75% down upon signing of contract with remainder paid upon completion of work by end of business day.
2. Property Lot Survey, Fence Location & Footage and Building Permit are all responsibilities of the home owner. A \$30.00 Fee is a required if an "on site" estimation of lot and footage is required. Refundable if you decide to go with our bid and the job is completed.
3. Home Owner is responsible for all shrub & tree removal from fence line. Rocky Fence will take down old fencing free of charge but the removal of waste is home owners responsibility.
4. No work will be done until Building Permits are verified, Diggers Hotline Location Services have been cleared and Down Payment has been received. Typically, allow one week for supply orders for work to begin.
5. A 20% restocking fee is applied to any cancelled/breached contracts. Refunds will be given within 30 days.

Rockey Fence LLC

Anthony Rocky: _____ Date: 10/1/2018

Customer

Print Name: _____

Signature: _____ Date: ____/____/2018









<Title>



A map key (legend) and other information about this map is available at: maps.gis.co.brown.wi.us
Geographic Information System (GIS) data provided by: Brown County Planning & Land Services Department

Brown County is not responsible for user-drawn graphics that may have been added to this GIS base map.

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

07/20/2018
Scale 1:240













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: 09/03/2019 Project Address: 3499 Nicolet Drive

Project #: 88657 Appeal #: 19-050

PROPERTY OWNER	APPLICANT INFORMATION
Name: Frank Jr. and Terri Hanold	Name: Steven M. Bieda
Address: 2823 E Pennwood Circle	Address: 400 Security Blvd.
City, State, Zip Green Bay, WI 54301	City, State, Zip Green Bay, WI 54313
Phone: 920-217-2627	Phone: 920-434-9670
Email: fhanold@gmail.com	Email: sbieda@mau-associates.com

Describe proposed plan:

The scope of this project is to raze an existing house and garage, and construct a new house roughly in its place. The proposed structure will have a series of retaining walls in order to allow the drop the grade that is required around the structure (2' above floodplain), to match grades on adjacent lots. There is also a proposed garage to be constructed about 100' off the roadway.

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

We are seeking a variance for the ordinance that requires grade 15' around the structure to be 1' above floodplain. This is 13.1330(a)(1) of the City of Green Bay Ordinance.

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

This site is very similar to many lots that go along the bay on Nicolet Drive and East Shore Drive, in that they are relatively narrow. First off, there simply is not even the horizontal distance (15') to achieve this as we have a 6' Northern side yard, and a 12' Southern side yard when applying our proposed structure. We are being required to have grade around the structure of a minimum of 106.61 (2' above floodplain), while the structures on the adjacent lots are not conforming to this same ordinance; grades of 103.46 on the structure to the North, and 103.04 on the structure to the South.

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

As stated above, this lot is relatively narrow when compared to a typical city lot. We simply do not have the side yard-to-side yard distance to allow for new construction. If we adhered to the ordinance fully, we would have a side yard-to-side yard buildable area of only 30'. Also, with the elevation of the adjacent structures being as low as they are, we would not be able to adhere to the 1:3 maximum slope when matching our 2' above floodplain at the proposed structure.

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

We will actually be constructing swales throughout the grading process that will benefit both adjacent neighbors. There is a "stormwater pooling issue" by the neighbor to the south's garage, where we will be trying to filter that along the side yard and towards the rear yard where there are no structures. This ordinance unnecessarily, and adversely, affects these "bay-adjacent" lots, simply because they are so narrow and do not allow for contemporary home construction methods.

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>22-46</u>	Residential \$75 <u>X</u>	Commercial \$150 _____
District: <u>1</u>	Zoning: <u>R1</u>	Meeting Date: <u>9/16/19</u>	Receipt #: <u>15545-9</u>

From: [Zach Holshuer](#)
To: [Paul Neumeyer](#)
Cc: [Steve Bieda](#); [Kevin Ferron](#)
Subject: Re: 3499 Nicolet Drive - Variance Application
Date: Thursday, September 05, 2019 8:46:22 AM
Attachments: [S-3153.pdf](#)

Good afternoon Paul,

Please see the below replies...

When a variance to the minimum floodproofing standards established by chapter 13-1326 or 13-1330 is requested, in addition to the plans and certifications submitted by a registered professional engineer or architect under chapter 13-1343, the following shall also be prepared by a qualified professional (e.g., surveyor, engineer, architect, other construction professional, etc.) and submitted by the applicant.

1. The basic anticipated drainage pattern that would be expected to provide positive drainage throughout the subject area.

This can be seen on Sheet 1 of S-3153 as the red line; indicating the longest path of drainage which is referenced on the Soil Loss Calculations.

2. How surface drainage would reach storm sewers within the road right-of-way or any other available stormwater facilities.

With the elevation at the road being at an elevation of 112.25 (being lowest point along front property line) and the grade around the existing structure and adjacent lots is in the 103-106 range, we didn't entertain the idea of tapping into a public system as the 6'-9' relief would've been too difficult to fight as everything is flowing towards the bay.

3. Whether back yard drains or sewers would be required.

Please reference the above statement regarding large relief of the site, which to us discounting the idea of storm sewer use on this site.

4. Design details for the side slopes of fill areas that are treated in any way other than by grading to a slope no steeper than 3:1 (e.g., retaining walls, terracing, etc.).

The only places we exceed a 3:1 slope is when were blending the lower level of the Southern retaining wall with the rear yard directly behind the house (see slopes of 40.57% and 42.01% on Sheet 2 of S-3153) and we're designating that as an area to be a landscaped slope.

How many signed originals would you like dropped off at your office?

When we drop off said copies, does that satisfy your concerns?

If not, please let us know what you need from us further.

On Tue, Sep 3, 2019 at 2:42 PM Paul Neumeyer <PaulNe@greenbaywi.gov> wrote:

Zach:

I did receive variance however, can you clarify or highlight the requirements below as they impact the application.

When a variance to the minimum floodproofing standards established by chapter 13-1326 or 13-1330 is requested, in addition to the plans and certifications submitted by a registered professional engineer or architect under chapter 13-1343, the following shall also be prepared by a qualified professional (e.g., surveyor, engineer, architect, other construction professional, etc.) and submitted by the applicant.

- 1. The basic anticipated drainage pattern that would be expected to provide positive drainage throughout the subject area.*
- 2. How surface drainage would reach storm sewers within the road right-of-way or any other available stormwater facilities.*
- 3. Whether back yard drains or sewers would be required.*
- 4. Design details for the side slopes of fill areas that are treated in any way other than by grading to a slope no steeper than 3:1 (e.g., retaining walls, terracing, etc.).*

In addition, the site plan must be stamped by a professional and the height of the first floor elevation in NAVD. Please clarify the information above prior to Friday, September 6, 2019 as our department will need to notify the Wisconsin Department of Natural Resources and must publish a public notice regarding the variance request.

Thanks!

Paul Neumeyer

Zoning Administrator

City of Green Bay Department of

Community and Economic Development

100 North Jefferson St., Room 608

Green Bay, WI 54301-5026

paulne@greenbaywi.gov

920.448.3405

www.greenbaywi.gov



From: Zach Holshuer [mailto:zholshuer@mau-associates.com]
Sent: Tuesday, September 03, 2019 1:05 PM
To: Paul Neumeyer; Kevin Ferron
Cc: Steve Bieda
Subject: 3499 Nicolet Drive - Variance Application

Good afternoon Paul,

I wanted to reach out and inform you as to what we have going on with this project.

I have attached the Variance Application along with an exhibit (X-926) that goes along with it.

This variance is in regards to a Site Plan for Frank Hanold at 3499 Nicolet Drive. I have given this information to the builder, but I found out today he had some personal emergency matters he had to attend to. Thus, I doubt he was able to apply for the permit prior to me dropping off the variance with your office this morning so we could meet the noon deadline today and get the ball rolling on that so we aren't delayed another month...

When I dropped off the Variance Application with the check, I also included a hard copy of all of the relevant documents pertaining to the Site Plan (S-3153) and Erosion Control Application for reference.

Please let me know if you have any questions or concerns regarding this matter.

--

Zachary Holshuer

Land Surveyor and CAD Operator

Mau & Associates, LLP

Land Surveying & Planning, Civil & Water Resource Engineering

400 Security Blvd. Suite 1, Green Bay, WI 54313-9712

Phone: 920-434-9670 (Ext. 4124)

--

Zachary Holshuer

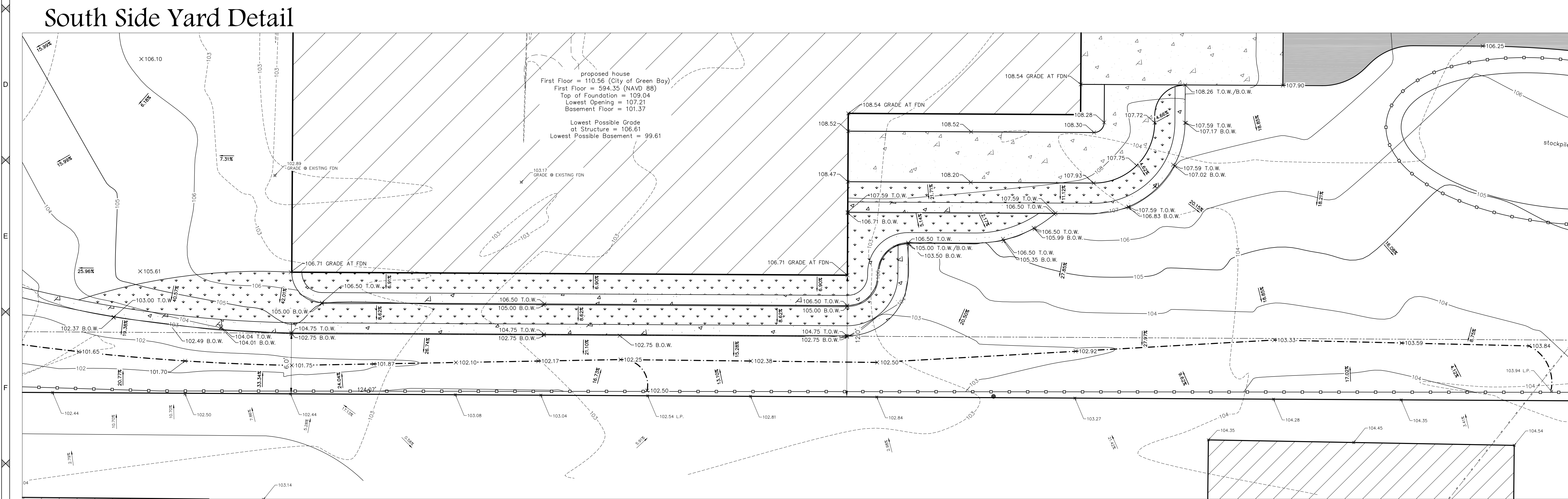
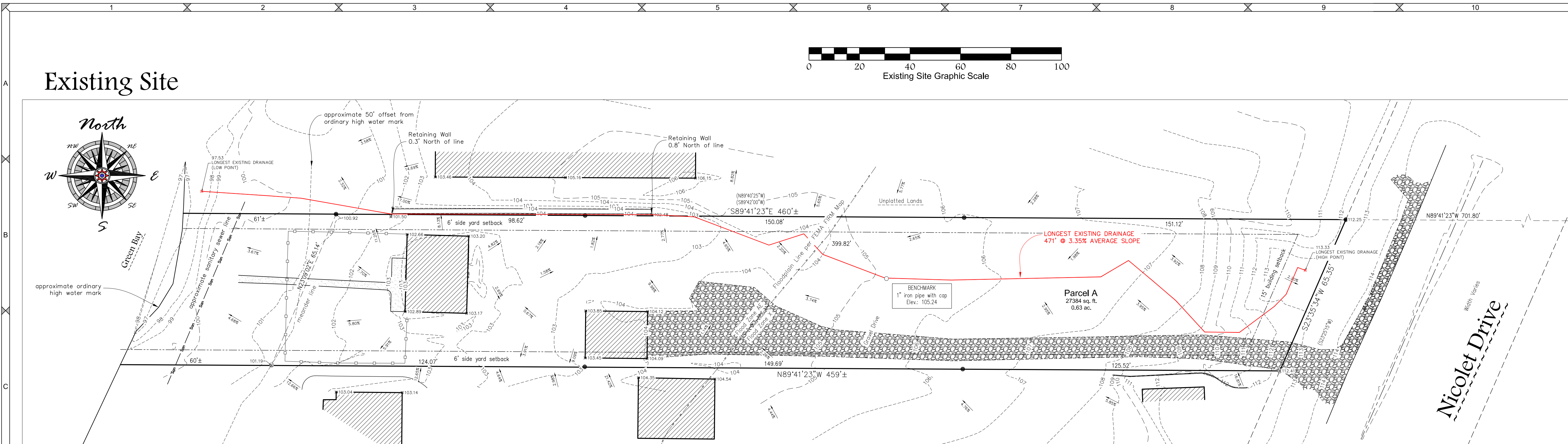
Land Surveyor and CAD Operator

Mau & Associates, LLP

Land Surveying & Planning, Civil & Water Resource Engineering

400 Security Blvd. Suite 1, Green Bay, WI 54313-9712

Phone: 920-434-9670 (Ext. 4124)



NOTES

Bearings referenced to the North line of the Northeast 1/4 of Section 12, T24N-R21E, assumed to be N89°59'26"W

According to FEMA FIRM Map 55009C0184F, dated August 18, 2009 (Brown County), the 100-year floodplain elevation is 588.4 between transect 22 588.4 (104.61 City of Green Bay Datum) and 21 588.0 of the Bay of Green Bay Flood Insurance Study.

Elevations are referenced to the City of Green Bay Datum.

Legend

	176.41 existing ground grade
	X 174.88 proposed ground grade
	2.33% drainage arrow
	106 proposed contour
	104 existing contour
	existing silt fence
	proposed swale

Detail Graphic Scale

0 5 10 15 20 25

Professional Seal

STEVEN M. BIEDA
PLS-2275
GREEN BAY, WI
LAND SURVEYOR

September 4, 2019

SCALE
1"=Multi

DRAWN BY
ZRH

TAX PARCEL NO. 22-46

Site Plan

Existing Site and Detail

Mau & Associates, LLP

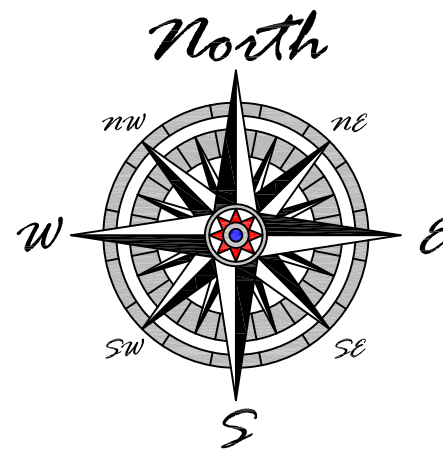
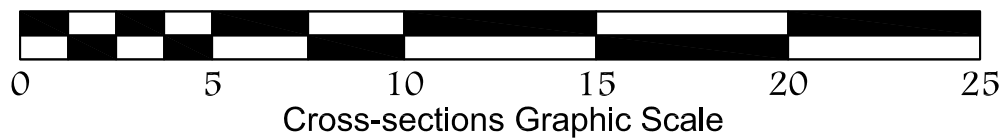
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd, Green Bay, WI 54313

Frank Hanold Jr.

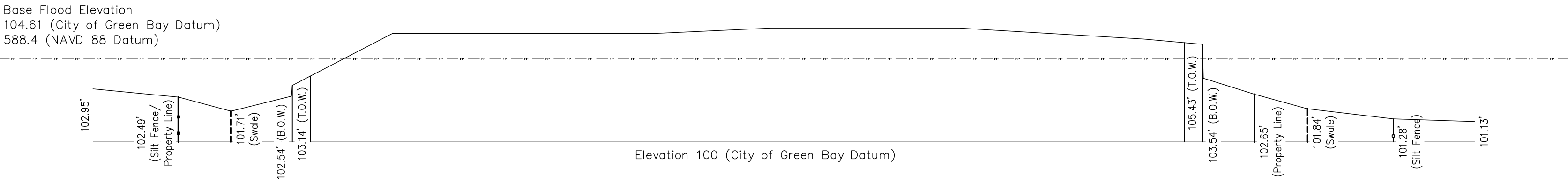
PROJECT NO.
R-9408

SHEET NO.
2 of 3

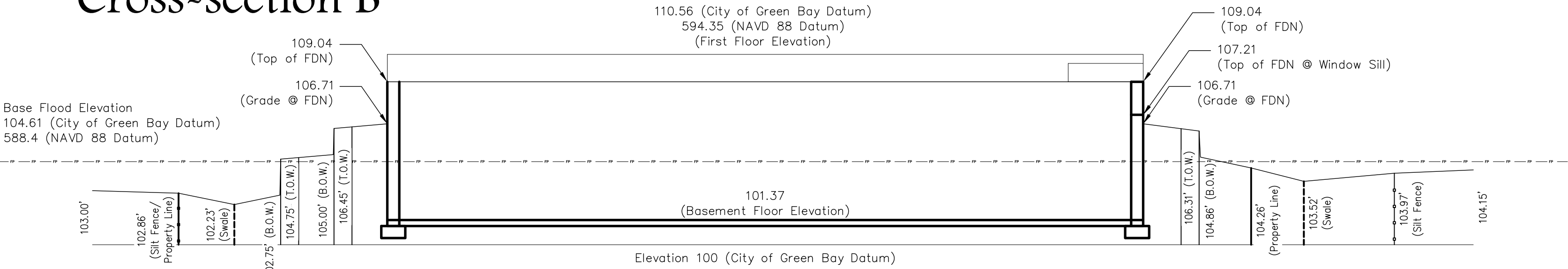
DRAWING NO.
S-3153



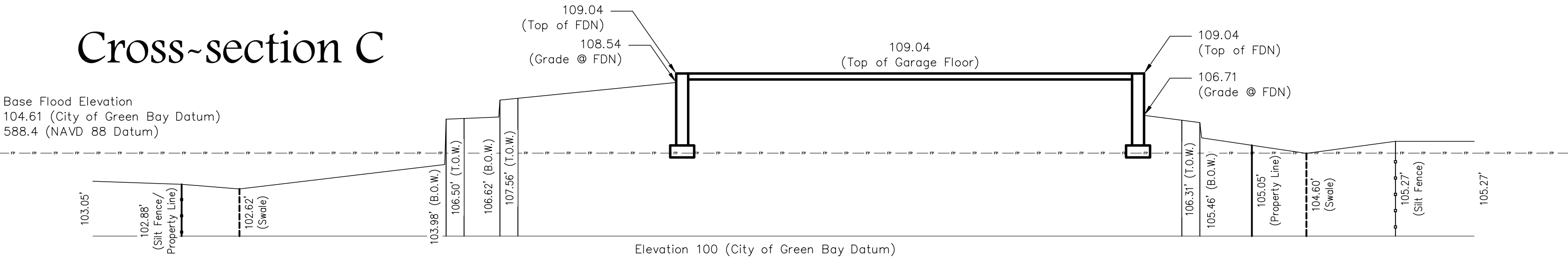
Cross-section A



Cross-section B



Cross-section C



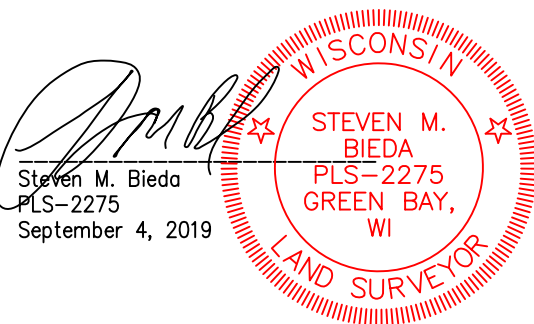
NOTES

Bearings referenced to the North line of the Northeast 1/4 of Section 12, T24N-R21E, assumed to be N89°59'26"W

According to FEMA FIRM Map 55009C0184F, dated August 18, 2009 (Brown County), the 100-year floodplain elevation is 588.4 between transect 22 588.4 (104.61 City of Green Bay Datum) and 21 588.0 of the Bay of Green Bay Flood Insurance Study.

Elevations are referenced to the City of Green Bay Datum.

Depth and design of retaining wall to be created by others.
This plan only illustrates the top of wall and bottom of wall elevations.



SCALE
1"=5'

DRAWN BY
ZRH

TAX PARCEL NO. 22-46

Site Plan

Existing Site and Detail

Mau & Associates, LLP

LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd, Green Bay, WI 54313

Frank Hanold Jr.

PROJECT NO.
R-9408

SHEET NO.
3 of 3

DRAWING NO.
S-3153

From: [Winkler, Miles A - DNR](#)
To: [Paul Neumeyer](#)
Subject: RE: Variance Request - 3499 Nicolet Drive - Green Bay, WI
Date: Friday, September 06, 2019 11:37:26 AM
Attachments: [image001.png](#)

Hi Paul

Based on the information you provided, we will not object to the variance of your floodplain ordinance for not providing the 15-feet of fill due to site restraints. Please keep this correspondence as part of your permitting file.

Thanks, Miles

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Miles A. Winkler, PE

Phone: (920) 662-5195

Cell: (920) 621-1518

Miles.winkler@wisconsin.gov

From: Paul Neumeyer <PaulNe@greenbaywi.gov>
Sent: Thursday, September 5, 2019 11:13 AM
To: Winkler, Miles A - DNR <Miles.Winkler@wisconsin.gov>
Subject: Variance Request - 3499 Nicolet Drive - Green Bay, WI

Miles:

I have received the following variance application regarding a property located within the 100 year floodplain:

Steven M. Bieda, Mau & Associates on behalf of Frank Jr. & Terri Hanold, property owners, propose a residence and site alterations within the AE District of the 100 year floodplain and Low Density Residential (R1) District at 3499 Nicolet Drive. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1330(a)(1) fill area (Ald. B. Dorff, District 1)

The next Board of Appeals meeting is scheduled for Monday, September 16, please provide comments at your earliest convenience.

Thanks!

Paul Neumeyer

Zoning Administrator

City of Green Bay Department of
Community and Economic Development

100 North Jefferson St., Room 608

Green Bay, WI 54301-5026

paulne@greenbaywi.gov

920.448.3405

www.greenbaywi.gov

