



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

**MONDAY, APRIL 16, 2018, 5:30 PM
CITY HALL, ROOM 310**

A. Roll Call.

- I. Members: Don Carlson - Chair, Greg Babcock - Vice-Chair, Thomas Hoy, Tommy Everman and Noel Halvorsen

Alternate: Vacant

B. Approval of the Agenda.

- I. Approval of the agenda for the Board of Appeals for April 16, 2018.

C. Approval of Minutes.

- I. Approval of the March 19, 2018, minutes of the Board of Appeals meeting.

D. New Business.

- I. Steven M. Bieda, Mau & Associates, on behalf of Joe Mirhashemi, Mirhashemi, Inc., property owner, proposes to redevelop a parcel for used car sales in a Highway Commercial (C2) District at 1589 Main Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-810, Table 8-2, required front and corner side yard setback and Section 13-810, Table 8-2, maximum impervious surface, Section 13-1706, multiple two-way driveways. (Ald. D. Nennig, District 5)
2. Mason Tackmier, on behalf of Creative Edge Properties, LLC, property owner, proposes to construct an attached garage in an Office/Residential (OR) District at 159 N. Maple Avenue. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-707, Table 7-2, rear yard setback and Section 13-707, Table 7-2, maximum impervious surface. (Ald. G. Zima, District 9)

3. Patrick & Debra Swiekatowski, property owners, propose to expand their front porch in a Low Density Residential (R1) District at 1653 Nancy 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. M. Steuer, District 10)
4. Jessy Geurts, on behalf of Green Bay East Kingdom Hall of Jehovah's Witnesses, property owner, proposes to modify their existing surface parking lot in a Varied Density Residential (R3) District at 2895 East Mason Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-609, impervious coverage and Section 13-1821, interior lot landscaping. (Ald. T. De Wane, District 2)

E. Informational.

1. Update on consideration by the Plan Commission and the Common Council in regards to parking in setbacks that fall in front of primary entrance to residential dwellings.
2. Civic Clerk Meeting Software Training Update.

F. Next Meeting Date

1. Date of the next Board of Appeals meeting: May 21, 2018, in room 203 of City Hall.

G. 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 Zoning & Planning Board of Appeals will attend this meeting and will constitute a meeting of the Zoning & Planning Board of Appeals 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
BOARD OF APPEALS
Monday, March 19, 2018
City Hall, Room 604
5:30 p.m.**

PLEASE NOTE: THERE IS NO AUDIO OR VIDEO RECORDING FOR THE FIRST ITEM. THERE IS NO VIDEO RECORDING FOR THE FIRST 4 ITEMS.

*****For more detailed information regarding the meeting, please refer to the audio recording on our website at www.youtube.com/cityofgreenbay and follow the time stamp listed on each item.***

MEMBERS PRESENT: Don Carlson—Chair, Greg Babcock – Vice-Chair, Thomas Hoy, Tommy Everman and Noel Halvorsen (arrived at 5:38 pm)

OTHERS PRESENT: David Buck, Dan Langren, Deb Langren, Todd Piontek, Phil Bredael, David Zander, Amy Zander, Rob Boucher, Jeremy Wellens, Patrick Basche, Jerry Hanson, Ray Dumas, Michelle Kopecky, John McCarthy, Todd Witter and Timothy Witter

D. Carlson called the meeting to order and asked if anyone needed to abstain from voting. All stated no. He then asked if anyone had gone out to any of the properties. T. Hoy and N. Halvorsen went to some or all of the properties. T. Everman, G. Babcock and D. Carlson did not go to any of the properties. He then asked if any Members had spoken to anyone regarding the variance requests. All stated no.

APPROVAL OF MINUTES:

Approval of the January 15, 2018, minutes of the Board of Appeals.

A motion was made by T. Everman and seconded by G. Babcock to approve the minutes from the January 15, 2018, meeting of the Board of Appeals. Motion carried. (4-0)

OLD BUSINESS:

1. Daniel and Deborah Langren, property owners, propose to construct a detached accessory structure in a Low Density Residential (R1) District at 1158 10th Avenue. The applicants request to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-613(c), general requirements, Section 13-604, Table 6-2, side and rear yard setbacks, Section 13-609, impervious surface; and Section 13-1705 driveway width at property line. (Ald. G. Zima, District 9)(Audio – 0:00:00)

Dan and Deb Langren – 1158 10th Avenue: Dan and Deb Langren presented their variance request to Board members to construct a 24 ft. X 32 ft. garage and to widen their driveway.

A conversation ensued between Board members and the applicants regarding the modifications made from last meeting and removing the need for two of the four requested variances. D. Buck stated that the applicant still needs variances for the rear yard setback and the size of an accessory structure being greater than the principal structure. A discussion took place regarding the applicants working to reduce the need for variances. D. Carlson made the statement that the property is a corner lot, which creates a hardship with the required rear yard lot line setback.

A discussion ensued between Board members. Information discussed included the need for storage of nonessential items, such as extra recreational vehicles, a workshop space and if maximizing the use of the lot area is a hardship.

A motion was made by T. Hoy and seconded by G. Babcock to approve variances to Section 13-613(c), General Requirements and Section 13-604, Table 6-2, Rear Yard Setback. Motion carried. (3-2)(Noes: N. Halvorsen and T. Everman)

NEW BUSINESS:

2. Bryan Boettcher, Quick Signs, on behalf of the Green Bay Packers, City of Green Bay, property owners, propose to install a directional sign in a Public/Institutional (PI) District at 1265 Lombardi Avenue. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-2005(d) directional signs. (Ald. C. Wery, District 8) (Audio 0:06:54)

Todd Piontek - Quick Signs: T. Piontek presented the variance request to Board members to add a 4 ft. x 4 ft. informational sign to an existing directional sign at the Lot 3 entrance on Lombardi Avenue. T. Piontek described how the lot is large and complicated to navigate and that the signage is needed for informational purposes. T. Piontek showed how the additional signage would not impede site lines.

A conversation ensued between Board members and the applicant. Information included the hardship of the request, the uniqueness of the property, site lines for drivers and future variance requests for additional lots.

A motion was made by T. Everman and seconded by N. Halvorsen to approve the variance as requested. Motion carried. (5-0)

3. Phil Bredael, The Remodel Shop, on behalf of Dan Hasenjager, property owner, proposes to expand an attached garage in a Low Density Residential (R1) District at 1643 Careful Drive. 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. J. Vander Leest, District 11) (Audio 0:12:50)

Phil Bredael - The Remodel Shop: P. Bredael presented the variance request for Dan Hasenjager to Board members to construct a 12 ft. x 26 ft. single story garage addition onto the front of the home. Information included the hardship for the request and the details of the garage.

A discussion ensued between the applicant and Board members. Information included reconstruction options for the existing garage that would remove the need for the variance, such as reconstructing the floor and adjusting the grade of the driveway. However, these options were unfeasible due to the slope and the water flow as well as the function of the garage entry.

T. Hoy explained he had been to the site and felt the existing grades were a major issue as the slope is very steep down to the garage doors. He also added that the addition will basically be below grade and the existing retaining walls on either side of the driveway will hide the addition. D. Carlson discussed the setback averaging on the block face and that the addition would not appear to be out of place with the neighborhood. G. Babcock commented that the average required setback is greater than what would be required under the code and that the property has unique characteristics with grades.

A motion was made by G. Babcock and seconded by N. Halvorsen to approve the variance as requested. Motion carried. (5-0)

4. Dave and Amy Zander, property owners, propose to construct a detached accessory structure in a Rural Residential (RR) District at 2733 Klee Street. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-613(c), general requirements. (Ald. T. Sladek, District 12) (Audio 0:23:07) (Video 0:00:00)

David and Amy Zander – 2733 Klee Street: A. Zander presented her variance request to construct a 30 ft. x 40 ft. shed within their back yard. A. Zander explained that she is an artist and art educator who has a lot of equipment related to her craft such as a several kilns and machinery.

A conversation ensued between Board members and the applicant. Information included the details of the use for the shed and her business/activities, the design and placement of the shed and appearance. A. Zander stated she has spoken with neighbors and informed them of her plans and that they were supportive.

A conversation ensued between Board members. Information discussed included the location and size of the property and potential impacts on the neighborhood and area.

A motion was made by G. Babcock and seconded by N. Halvorsen to approve the variance as requested.

A discussion continued regarding the size of the accessory building requested in relation to “need” versus “desire” to of the Technical College, vegetation on the lot and that impacts would be negligible was deliberated.

Motion carried. (3-2) (Noes: T. Everman and T. Hoy)

5. Nicholas Helein, property owner, proposes to construct a detached accessory structure in a Low Density Residential (R1) District at 817 Sunny Lane. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-609, impervious coverage and Section 13-615, Table 6-4, side yard setback. (Ald. J. Vander Leest, District 11) (Audio 0:56:04) (Video 0:28:09)

Rob Boucher – 471 Melo Park Rd: R. Boucher is representing Nicholas Helein. He presented to Board members the request to build a 28 ft. x 34 ft. garage with an 8 ft. x 18 ft. overhead door to allow for two vehicles. The variances needed are for impervious coverage and side yard setback. He stated that N. Helein has spoken to his neighbors regarding the request and there were no issues. D. Carlson did confirm with D. Buck the variances required for this request.

A conversation then ensued between Board members. There were no issues with the request.

A motion was made by T. Everman and seconded by T. Hoy to grant variances to Section 13-615(c)(4), Detached Structures and Section 13-615, Table 6-4, Side Yard Setback. Motion carried. (5-0)

6. Jeremy Wellens, property owner, proposes to construct a detached accessory structure in a Low Density Residential (R1) District at 708 Cornelius Drive. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section

13-615, Table 6-4, front yard setback. (Ald. B. Dorff, District 1) (Audio 1:01:23) (Video 0:33:27)

J. Wellens – 708 Cornelius Drive: J. Wellens presented to Board members his variance request to build a 14 ft. x 24 ft. shed. He is asking for a front yard setback of 35 ft. He informed Board members the hardship for the request, which is due to his sloping yard. He did speak to his neighbors and they had no issues with the request. He presented letters signed by his neighbors.

D. Carlson confirmed with D. Buck the variance being requested.

A conversation then ensued between Board members. There were no issues with the request. However, it was suggested that the property owner keep the greenery and use it to shield the shed from street view.

A motion was made by N. Halvorsen and seconded by T. Hoy to grant the variance as requested. Motion carried. (5-0)

7. Sarah Peters, Jones Signs, on behalf of the Green Bay Packers, City of Green Bay, property owners, proposes to install a temporary sign/banner in a Public/Institutional (PI) District at 1265 Lombardi Avenue. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-2014 temporary signs. (Ald. C. Wery, District 8) (Audio 1:07:27) (Video 0:39:39)

Jerry Hanson – Green Bay Packers: J. Hanson is representing the Green Bay Packers and their request for a 47 ft. x 16 ft. 8 in. temporary banner for 14 months on the north elevation of Lambeau Field.

A motion was made by T. Everman and seconded by T. Hoy to grant the variance as requested. Motion carried. (5-0)

8. Ray Dumas, property owner, proposes to construct a detached accessory structure in a Special Purpose-Residential Light Industrial (S-RLI) District at 1226 S. Chestnut Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-2112, size of accessory use. (Ald. G. Zima, District 9) (Audio 1:10:08) (Video 0:42:13)

R. Dumas – 1226 S. Chestnut St.: R. Dumas presented to Board members his variance request to build a 320 sq. ft. shed for storage. His hardship is that he has a single stall garage with no room for storage. He also informed Board members that he will be removing some of temporary accessory structures in the back yard and portions of an existing slab.

D. Carlson confirmed with D. Buck the variance needed.

A conversation then ensued between Board members. There were no issues with the request.

A motion was made by T. Hoy and seconded by N. Halvorsen to grant the variance as requested. Motion carried. (5-0)

9. John McCarthy, Kieffer Signs, on behalf of Imperial Supplies, property owners, proposes to replace two (2) existing monument signs and install a second wall sign in a Downtown (D) District at 300 North Madison Street. The applicants request to deviate from the

following requirement in Chapter 13, Green Bay Zoning Code, Section 13-2008, Table 20-1, maximum height, maximum area and number of wall signs. (Ald. R. Scannell, District 7) (Audio 1:18:49) (Video 0:50:52)

John McCarthy – Kieffer Signs: J. McCarthy presented to Board members their request for two variances for signs. The first variance is for height requirements. They are asking for a 12 ft. and a 7.6 ft. sign and maximum height is 6 ft. The second variance is for adding two wall signs on the building, where the limit is one.

A conversation then ensued between Board members. There were no issues with the request.

A motion was made by G. Babcock and seconded by T. Hoy to grant the variance as requested. Motion carried. (5-0)

10. Timothy Witter, property owner, proposes to pave a driveway in a Low Density Residential (R1) District at 851 Bond Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1709, driveway width. (Ald. R. Scannell, District 7) (Audio 1:23:26) (Video 0:55:30)

Timothy Witter – 851 Bond St: Timothy Witter gave a brief history of the property and the presented the variance request to Board members to widen the driveway, which part of the driveway is gravel. Their hardship for the request is that he is handicapped as well as his wife and daughter.

D. Carlson asked D. Buck to confirm the variances that are needed. D. Buck did explain the variances. He stated that an additional variance is needed as they will be parking in the front yard setback as they are on a corner lot.

The applicants did ask if concrete pavers could be used, as Todd Witter works for a concrete company. D. Buck stated that he believes that the Dept. of Public Works can approve alternate paving materials. A conversation ensued between Board members and the applicants regarding request.

A conversation then ensued between Board members. N. Halvorsen stated he would like to go on record and stated that they will accept pavers as long as the Dept. of Public Works accepts them.

A motion was made by N. Halvorsen and seconded by T. Hoy to grant variances to Section 13-1705(a), Residential Driveways and Section 13-1709(a), Setbacks for Parking Areas with the addition that pavers be allowed as a hard surface, subject to approval from the Dept. of Public Works. Motion carried. (5-0)

A motion was made by T. Everman and seconded by T. Hoy to adjourn the meeting. Motion carried. (5-0)

Meeting adjourned at 7:22 p.m.

(A) 18-~~000~~015

-72511

City of Green Bay
Zoning & Planning Board of Appeals

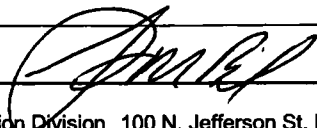
Application for Variance

Complete each section, sign, and return to the address below. Please note, notifications are made using certified mail; mailing addresses of property owner and applicant must include street information, DO NOT USE PO BOX NUMBERS. Incomplete applications will be returned without board action.

Date Filed: 8-17 Receipt #: 10812-7 ☐ Residential (\$75) ☒ Commercial (\$150) Hearing Date: 4/16/18

1. Identify affected property	
Address: 1589 Main Street, Green Bay, WI / 215 Elizabeth	Parcel No.: 19-309 Zoning: C2 District: highway commercial
2. Property Owner & Mailing Address	3. Applicant & Mailing Address (other than Property Owner)
Name Mirhashemi Inc	Name Steven M. Bieda
Street Address 1498 University Ave	Street Address 400 Security Blvd.
City/St/Zip Green Bay, WI 54302	City/St/Zip Green Bay, WI 54313
Phone No. 920-265-3932	Phone No. 920-434-9670
4. Describe proposed plan	
Joe Mirhashemi wishes to put a used car sales lot on the corner of Main and Elizabeth Streets. The address of the affected parcel is 1589 Main Street.	
5. List variances required to implement the proposed plan (include ordinance numbers and short explanation of each)	
Less than 15 foot setback for new paved areas along Elizabeth and Main Streets (chapter 13-810 table 8-2)	
A 15 foot setback is required for all new paved areas	
Maximum impervious surface of greater than 80% (chapter 13-810 table 8-2) J	
Maximum impervious surface is limited to 80%	
Multiple driveways on one frontage street less than 200 feet apart (chapter 13-706 (e)(1))	
Multiple two way driveways are permitted provided the distance is no less than 200 feet.	
6. Describe what hardships are imposed by zoning ordinances listed in section 5 making conformity unfeasible or unnecessarily burdensome	
Much of the site already has concrete pavement to the right of way line. Requiring all new pavement to be 15 feet from the right of way would make the site undesirable. The project area is relatively small, with 28,515 square feet. With the existing building being 3,112 square feet. This leaves little room for parking and 20% impervious surface. There are two existing curb cuts with driveways already existing on the site. There exists a grade break between the two proposed parking areas that will not allow cross traffic. Having two driveways is necessary to allow access to the entire parking lot.	
7. Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance	
This site a small commercially zoned property. As a result, the buildable area is minimal. There is a necessity to utilize the full extents of this property. Much of the property has pavement to the right of way as it is now. A significant grade change exists on the property between proposed parking areas. Existing curb cuts are located on the property in ideal locations for this proposed project.	
8. Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance	
Many of the properties in this area have pavement to the right of way lines, and this project would fit into the current aesthetics of the surrounding properties. Many current commercial properties in the area have more than 80% impervious surface in this area. The driveway entrances are existing and have not been an issue in the past.	
9. Prepare and submit thirteen (13) copies of a site plan detailing your request completely and any addition information which will support your variance request	

Signature

☐ Property Owner ☒ Applicant

Inspection Division 100 N. Jefferson St, Room 403

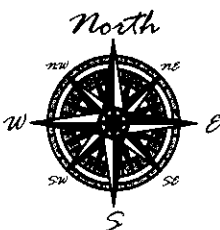
Green Bay, WI 54301-5026

920.448.3300

fax 920.448.3117

Comprehensive Site Plan

Part of the recorded plat Newhall's Addition to the City of Green Bay,
being in Unfinished Section 32, Township 24 North, Range 21 East,
City of Green Bay, Brown County, Wisconsin.



refuse area enclosed by 6' height screening fence

12 employee parking stalls

Planned for Future Development

10 customer parking stalls

proposed Knox Box location

existing building

5 sales stalls

2 sales stalls

5 sales stalls

18 sales stalls

9 sales stalls

7 sales stalls

11 sales stalls

5 sales stalls

Site Information

Property:	28,515 sq. ft.
Asphalt:	23,835 sq. ft. (84%)
Grass:	1,568 sq. ft. (5%)
Existing Building:	3,112 sq. ft. (11%)

Parking Information

Regular parking stalls to be 9 feet wide by 18 feet deep.

Compact stalls to be 9 feet wide by 16 feet deep.

12 employee parking stalls to be located on adjacent parcel under same ownership as subject parcel.

Site contains 10 customer parking stalls including 1 required ADA Stall.

Site contains 62 stalls dedicated to sales.

Legend

- storm sewer line
- sanitary sewer line
- watermain
- light pole
- existing building
- sign
- deciduous tree
- traffic light
- handicap parking space
- to be designated "subcompact"

- existing blacktop to remain
- existing pervious to become impervious
- existing pervious to remain pervious
- no parking

Main Street

Elizabeth Street

Mirhashemi Inc.
Joe Mirhashemi

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

Site Plan

TAX PARCEL NO. 19-324-1 & 19-308

SCALE
1"=30'

DRAWN BY
ZRH

PROJECT NO.
M-19517
SHEET NO.
1 of 2
DRAWING NO.
X-818

File: M-19517 Exhibit 01218.dwg Data File: X-818.dwg Fieldwork Completed: 10/1/2017



Zoning & Planning Board of Appeals

**VARIANCE
APPLICATION**

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

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

Date: 3/9/18 Project Address: 159N. Maple Ave Project #: 72797 Appeal #: 18-016

PROPERTY OWNER	APPLICANT INFORMATION
Name: <u>Creative Edge Properties LLC</u>	Name: <u>Mason Tackmier</u>
Address: <u>2075 Fawn Ln</u>	Address: <u>1265 Hickory Hill Dr.</u>
City, State, Zip: <u>Green Bay WI 54304</u>	City, State, Zip: <u>Green Bay WI 54304</u>
Phone: <u>920-544-6861</u>	Phone: <u>920-544-6861</u>
Email: <u>mtackmier@gmail.com</u>	Email: <u>mtackmier@gmail.com</u>

Describe proposed plan:

Adding attached garage 22x26 OR ZONE
& Over Rear Setback
x Over Impervious Surface

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

13-707 Lot Dimension and setbacks Requirements,
TABLE 7-2 - Rear Setback = 25' (will be 2')
13-707 maximum Impervious surface - OR: 60%
will be over 60%

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

Downtown - close lot lines, neighbors are 2' off lot line.
Garage not possible without variance. Also small lot
so not as much green space

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

Downtown - small lots with Big houses

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

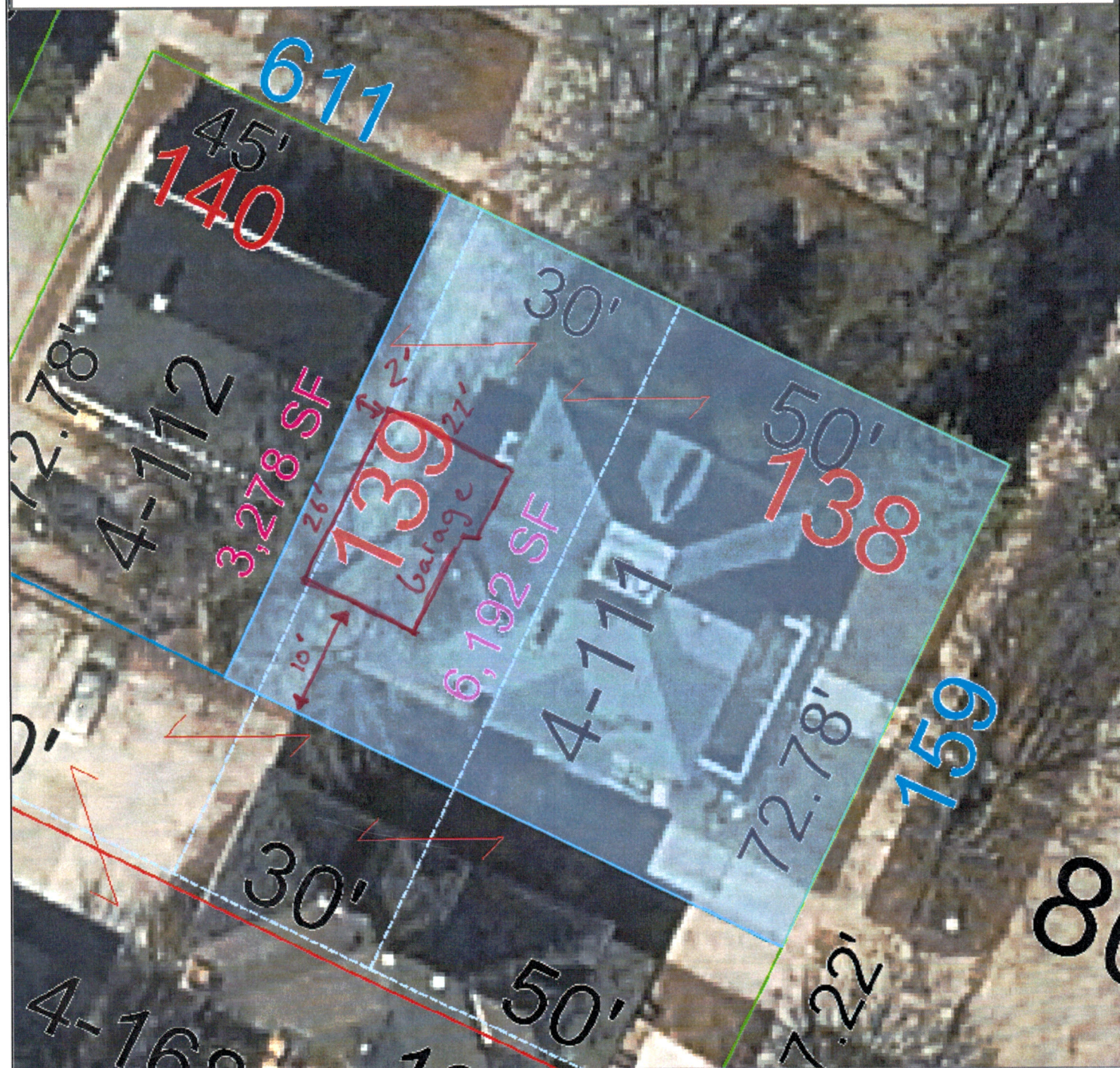
Adding a garage will only bring value as lawn
equipment, vehicles, and trash cans can fit inside unseen
from public.

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.

Mason Tackmier
Signature of Applicant

3-8-18
Date

OFFICE USE ONLY:	Parcel# <u>4-111</u>	Residential \$75 <u>X</u> Commercial \$150 <u> </u>
District: <u>9</u> Zoning: <u>OR</u>	Meeting Date:	Receipt #: <u>10835-17</u>



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



Scale 1:219

13-706. Site design considerations. Development of land within the mixed-use districts shall follow the following standards, as well as those specified in Chapter 13-1600, Specific Development Standards, and Chapter 13-1800, Site Plan Review.

(a) If a structure originally designed for commercial use is converted wholly or partially to residential use, the elements of traditional storefront design, where present, shall be retained. These include door and window openings, display windows, intermediate cornice lines, sign bands, awnings, arcades, and primary entrances facing the public street.

(b) Building materials. All building facades shall be designed with architecturally-finished materials. Durable materials, such as masonry or stucco, shall be used on all street-facing facades. Metal pole barn structures are prohibited.

(c) All subsequent additions and outbuildings constructed after the erection of an original building or buildings shall be constructed of comparable materials and designed in a manner consistent with the original design unless the entire building is being renovated.

(d) Signs shall be placed so as not to obscure the architectural features of the principal building and shall be designed to be compatible in materials, size, and appearance with the principal building.

13-707. Dimensional and area requirements. Lot area and setback requirements shall be as specified in Table 7-2.

Table 7-2. Dimensional and Area Requirements, Mixed-Use Districts

	OR	NC	D
Minimum Lot Area (sq. ft.)			
Single-Family Attached and Live-Work Units	2,500 per unit		2,000 per unit
Multifamily Dwelling (per unit)	2,000 per unit	1,500 per unit	1,000 per unit
Nonresidential or Mixed-Use	5,000	None	None
Floor Area Ratio – Minimum	0.3	0.5	1.0
Floor Area Ratio – Maximum	1.0	2.0	3.0 (D1) 8.0 (D2)
Maximum ground floor Area, retail, and service uses ^a	5,000 sf	5,000 sf	40,000 sf
Minimum Lot Width (feet)			
Single-Family Attached and Live-Work Units	24	24	24
Multifamily Dwelling	none	None	None
All Other Uses	50	None	None
Maximum Height (feet)	35 ^h	35(45 by CU)	45 (D1) ^h none (D2)
Minimum Building Width	see note b		
Maximum Impervious Surface Coverage	60%	80%	100%
Setbacks – Residential Uses			
Front Yard Minimum	15 ^c	15 ^c	10 ^c
Front Yard Maximum	25	25	20
Side Yard ^{d,e}	16 (total) 6 min.	12 (total)	12 (total)
Rear Yard	25	25	25
Setbacks – Nonresidential and Mixed-Uses			
Front Yard minimum	none	None	None
Front Yard maximum ^f	20	20	15



www.greenbaywi.gov

Garage Structure Layout

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

Date: _____

Contractor Name: _____

Contractor Email: _____ PHONE # _____

Project Address: _____

GARAGE DIMENSIONS - 22x26		SQUARE FOOTAGE -	
SETBACK DISTANCE FROM : REAR=		FRONT=	SIDE=
WALL HEIGHT - 9'			
GARAGE ROOF MIDPOINT HEIGHT - 12'			
STUD SIZE 2x4 @ 16 O.C.			
WALL SHEATHING - 7/16 OSB			
TRUSS OR RAFTER ?			
**PROVIDE TRUSS PLANS / RAFTER INFO- Truss			
ROOF PITCH - 4-12			
ROOF SHEATHING - 7/16 OSB			
EAVE OVERHANG - 24"			
OVERHEAD DOOR SIZE INFO - 16' x 7'			
OVERHEAD DOOR HEADER INFO - Double 1 3/4 x 11 7/8 LVL			
SERVICE DOOR SIZE INFO - 36" Door			
SERVICE DOOR HEADER INFO - Double 2x6			
WINDOWS SIZE INFO - 2 @ 48x48			
WINDOW HEADER INFO - Double 2x6			
GUTTER INFO - Aluminum			
CONCRETE SLAB INFO - 4' Frost walls 6" width			
**REINFORCEMENT -			
**THICKNESS-			
ELECTRICAL - Y/N Yes			
PLUMBING - Y/N No			
DISTANCE FROM OTHER BUILDINGS? - Attached			
DOES EXTERIOR OF GARAGE MATCH			
PRINCIPLE STRUCTURE? - Y/N Yes			

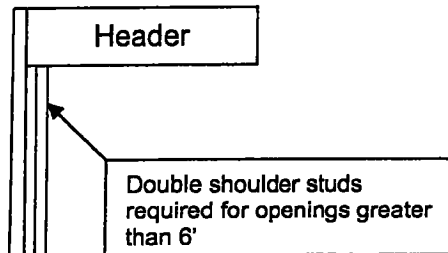


BUILDING PLANS
TO BE
SUBMITTED ALSO

Note: Roof must be
designed for 30# live
load.

A wall brace
plan from a
lumber
supplier may
be required.

- 1) Engineered trusses 24 o.c. (PROVIDE PLANS)
or
- 2) Rafters : 2 x with ceiling joists and collar
ties o.c. (PROVIDE PLANS)
- 3) 7/16 inch OSB (type) sheathing
installed per manufacturing specification.
- 4) Approved Asphalt (type) roof
covering installed over 15 # underlayment
- 5) Hurricane clips or approved fasteners Hurricane
- 6) Vinyl type siding
- 7) 7/16 in. OSB (type) wall sheathing
- 8) 2x 4 wood studs at 216 inches o.c.
- 9) Pressure treated wood plate 2x4
- 10) Minimum 7" x 1/2" anchor bolts @ maximum 6' o.c. and
18" from corner.
- 11) Minimum 12" x 12" slab edge and minimum 4' slab.
- 12) Concrete reinforcement 1/2" rebar



OVERHEAD DOOR HEADER

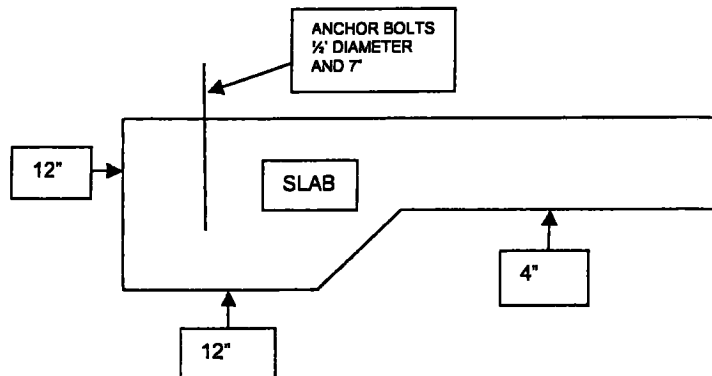
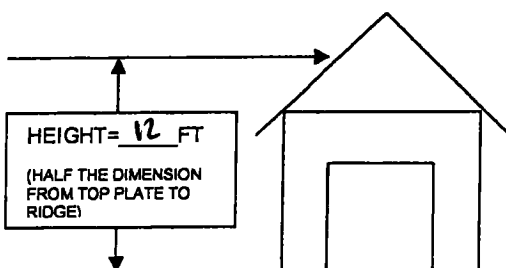
- 13) Width of opening 16 ft.
- 14) Header carries roof load? Yes X No
- 15) Header information Double LVL

WINDOW HEADER

- 16) Width of opening 4 ft.
- 17) Header information Double 2x6

SERVICE DOOR HEADER

- 18) Width of opening 3 ft.
- 19) Header information Double 2x6



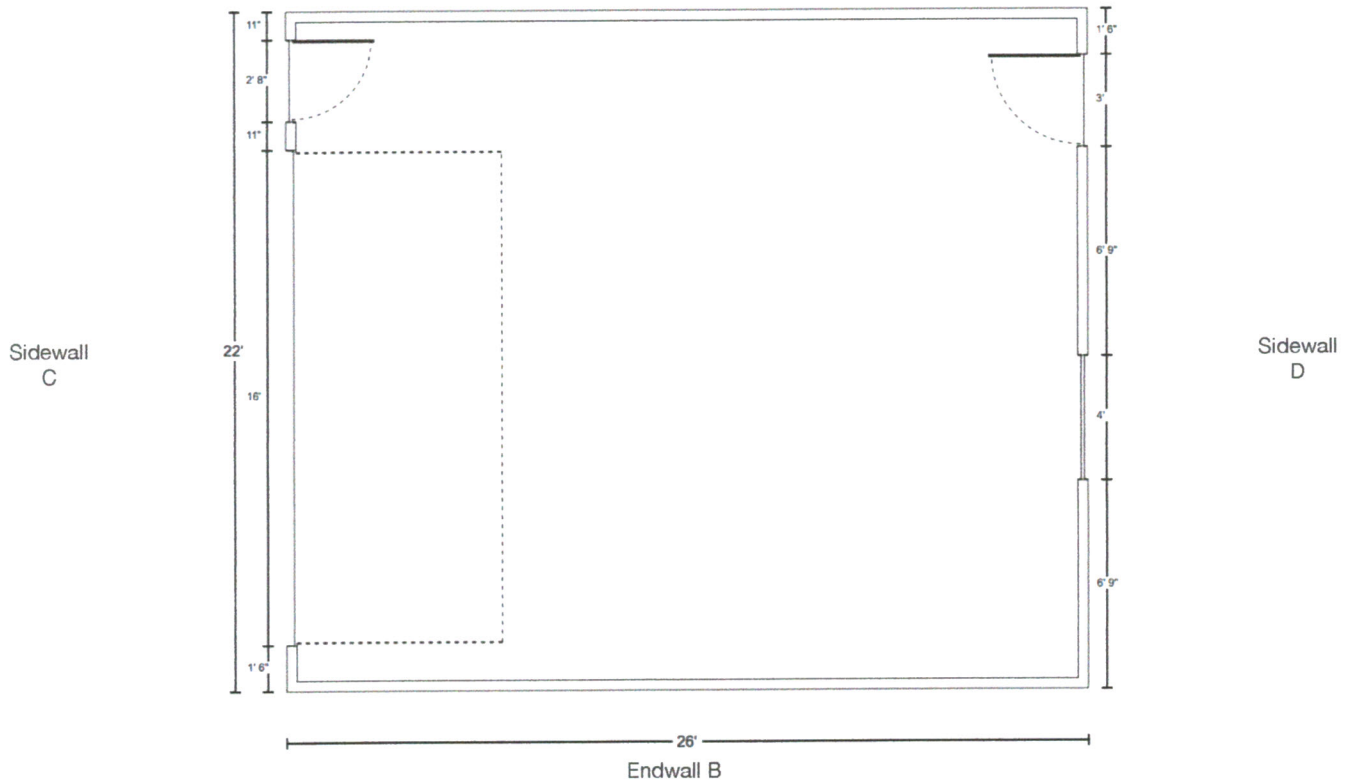


HOWARD, 2300 WOODMAN DRIVE, HOWARD, WI, 920-497-7547

Garage Floor Plan

**Illustration may not depict all selections.

Endwall A



Design Name: Garage Design
Design ID: 329455614407
Estimate ID: 36457

Estimated Total Price: \$5986.67*

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included. Price does not reflect mail-in rebates.

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

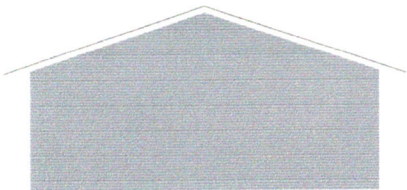
Design-It Center 
 GARAGE



HOWARD, 2300 WOODMAN DRIVE, HOWARD, WI, 920-497-7547

Wall Configurations

*Illustration may not depict all options selected.



ENDWALL B



SIDEWALL D

- (1) - JELD-WEN 48"W x 48"H Vinyl Sliding w/Nailing Fl...
- (1) - Mastercraft® Primed Steel 6-Panel Prehung Exter...



SIDEWALL C

- (1) - Mastercraft® Primed Steel 6-Panel Prehung Exter...
- (1) - Ideal Door® 4-Star 16' x 7' White Select Value I...



ENDWALL A

Design-It Center GARAGE	Design Name: Garage Design	Design ID: 329455614407	Estimate ID: 36457
-----------------------------------	----------------------------	-------------------------	--------------------

Reaction Summary

JT	Brq Combo	Brq Width	Rqd Brq Width	Max React	Max Grav Uplift	Max MWFRS Uplift	Max C&C Uplift	Max Uplift	Max Horiz
1	1	3.5 in	2.85 in	1,820 lbs	-	-	-291 lbs	-291 lbs	-7 lbs
5	1	3.5 in	2.85 in	1,820 lbs	-	-	-291 lbs	-291 lbs	-

Material Summary

TC SPF 1650/1.5 2 x 4
 BC SPF 1650/1.5 2 x 4
 Webs SPF Stud 2 x 3

Bracing Summary

TC Bracing: Sheathed
 BC Bracing: Sheathed or Purlins at 10'-0", Portion design by Others

Loads Summary

1) This truss has been designed for the effects of balanced and unbalanced snow loads in accordance with ASCE7 - 10 with the following user defined input: 60 psf ground snow load, Terrain Category B, Exposure Category Fully Exposed ($C_e = 0.9$), Risk Category II ($I = 1.00$), Thermal Condition Cold ventilated ($C_t = 1.1$), DOL = 1.15. Unventilated. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.

2) This truss has been designed to account for the effects of ice dams forming at the eaves.

3) This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 115 mph (Factored), Exposure B, Enclosed, Gable/Hip, Risk Category II, Overall Bldg Dims 25 ft x 60 ft, h = 15 ft, End Zone Truss, Both end webs considered. DOL = 1.60

4) Minimum storage attic loading has been applied in accordance with IRC 301.5

Member Forces Summary

Title indicates: Member ID, max CSI, max axial force, (max comp. force if different from max axial force) Only forces greater than 300 lbs are shown in this table.

TC	1-2	0.946	-3,746 lbs	3-4	0.743	-3,303 lbs													
	2-3	0.743	-3,303 lbs	4-5	0.946	-3,746 lbs													
BC	5-6	0.860	3,456 lbs	(-2.88 lbs)	6-8	0.595	2,399 lbs	(-140 lbs)	8-1	0.860	3,456 lbs	(-2.88 lbs)							
Webs	2-8	0.364	-903 lbs	3-8	0.722	1,198 lbs	(-65 lbs)	3-6	0.722	1,198 lbs	(-65 lbs)	4-6	0.364	-903 lbs					

JSI Summary

1 = 0.89, 2 = 0.63, 3 = 0.72, 4 = 0.63, 5 = 0.89, 6 = 0.89, 7 = 0.99, and 8 = 0.89

Notes

- 1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- 2) When this truss has been chosen for quality assurance inspection, the Double Polygon Method per TPI 1-2007/Chapter 3 shall be used.
- 3) The fabrication tolerance for this roof truss is 0 % ($C_q = 1.00$).
- 4) Brace bottom chord with approved sheathing or purlins per Bracing Summary.
- 5) Creep has been considered in the analysis of this truss.
- 6) Listed wind uplift reactions based on MWFRS & C&C loading.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

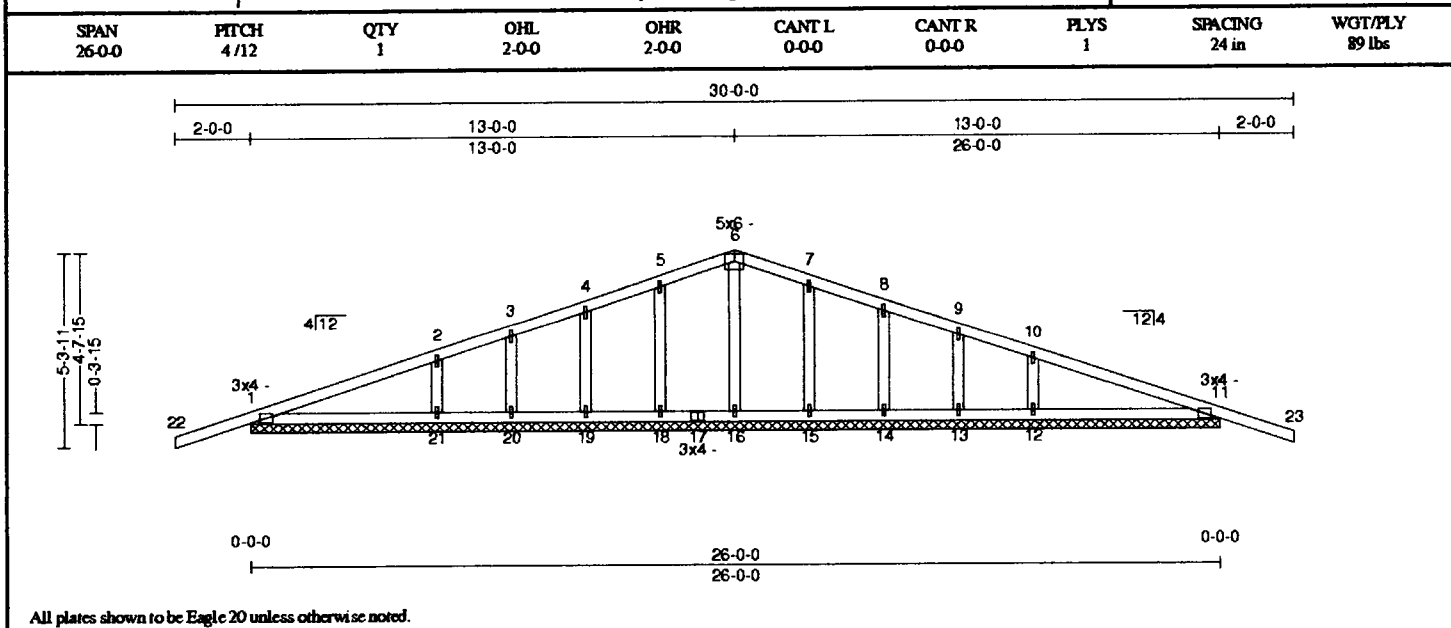
TruBuild® Software v5.5.2.240
 Eagle Metal Products
 Dallas, TX 75234

Midwest Manufacturing

Address 1
 Address 2
 City, State Zip

Truss: C11126

JobName: RES STOCK ENDS
 Date: 02/22/17 09:35:46
 Page: 1 of 1





HOWARD, 2300 WOODMAN DRIVE, HOWARD, WI, 920-497-7547

Sku	Description	Quantity	Usage
2271316	USP Structural Connectors 7/16" Steel Plywood Clips - 25 ct.	4	Roof Sheathing Clips
2293672	Grip Fast® 1-1/2" Vinyl Siding Nail - 2 lb. Box	2	Siding Fasteners
2295347	Grip Fast® 2-1/2" 8D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box	6	Sheathing Fasteners
2295363	Grip Fast® 3-1/2" 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box	6	Framing Nails
2300042	FastenMaster® TimberLOK® 5/16" x 6" Hex Drive Black Hex Head Wood Screw - 50 Count	1	Truss Fastener
4040462	JELD-WEN® Good Series 48" W x 48" H Vinyl Left Sliding Window - White/White	1	Window
4140333	Mastercraft® Embossed 32" W x 80" H Primed Steel 6-Panel Prehung Exterior Door - Left Inswing	1	Service Door
4140336	Mastercraft® Embossed 36" W x 80" H Primed Steel 6-Panel Prehung Exterior Door - Right Inswing	1	Service Door
4171664	Royal Mouldings 7/16" x 2" x 16' White PVC Garage Door Stop	2	Door Stop Vertical
4171664	Royal Mouldings 7/16" x 2" x 16' White PVC Garage Door Stop	1	Door Stop Horizontal
4179378	Royal Mouldings 11/16" x 5-13/16" x 7' White PVC Jamb Trim	2	Jamb Trim Vertical
4179381	Royal Mouldings 11/16" x 5-13/16" x 10' White PVC Jamb Trim	2	Jamb Trim Horizontal
4179721	Royal Mouldings 1-1/4" x 2" x 8' White PVC Brickmould	2	Brick Moulding Vertical
4179747	Royal Mouldings 1-1/4" x 2" x 17' White PVC Brickmould	1	Brick Moulding Horizontal
4251075	Ideal Door® Keyed Lockset Kit for Residential Overhead Garage Door	1	Overhead Door Lock
4251618	Ideal Door® EZ-SET® 4-Star 16' x 7' White Raised Panel Insulated Garage Door	1	Overhead Door
5634342	White Lightning™ Window & Door Silicone Rubber Clear Sealant - 9 oz	1	Opening Caulk

Design-It Center
GARAGE

Design Name: Garage Design

Design ID: 329455614407

Estimate ID: 36457

Midwest Manufacturing
 Address 1
 Address 2
 City, State Zip

Truss: C11026
 JobName: RESSTOCK
 Date: 02/22/17 09:26:02
 Page: 1 of 1

SPAN 26-0-0	PITCH 4/12	QTY 1	OHL 2-0-0	OHR 2-0-0	CANT L 0-0-0	CANT R 0-0-0	PLYS 1	SPACING 24 in	WGT/PLY 77 lbs
----------------	---------------	----------	--------------	--------------	-----------------	-----------------	-----------	------------------	-------------------

30-0-0

2-0-0 7-7-4 5-4-12 5-4-12 7-7-4 2-0-0

7-7-4 13-0-0 18-4-12 26-0-0

5x8 -

15x4 \ 15x4 /

4/12 12/4

3x10 - 3x10 -

9 5

4x4 - 3x4 - 4x4 -

8 7 6

0-0-0 9-4-4 7-3-8 9-4-4 0-0-0

9-4-4 16-7-12 26-0-0

All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI Summary	Deflection	L/	(loc)	Allowed
TCLL: 42	Bldg Code: IRC 2015/	TC: 0.95 (1-2)	Vert TL: 0.56 in	L/547	(5-6)	L/180
Snow(Ps/Pg): 42/60	TPI 1-2007	BC: 0.86 (5-6)	Vert LL: 0.3 in	L/999	(5-6)	L/240
TCDL: 10	Rep Mbr Increase: Yes	Web: 0.72 (3-8)	Horz TL: 0.12 in		5	
BCLL: 0	Lumber D.O.L: 115 %					
BCDL: 10						



PROJECT PERMITS 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
inspmail@greenbaywi.gov

www.greenbaywi.gov

All fields must be completed before permit will be processed.

Project Address 159 N MAPLE Ave		Parcel # 4-111	Project # (assigned by City) 72797	
Property Owner		Contractor		
Name MASON TACKMIER		Name OWNER		
Company (if applies) Creative Edge Properties		Company		
Address 2075 FAWN LANE		Address		
City, State, Zip Green Bay, WI 54304		City, State, Zip		
Phone # 920 544 1686		Phone #		
Email mmtackmier@gmail.com		Email		
Current Land Use, Flood Plain & Zoning (check which applies)				
Land Use: ☐ Vacant Lot ☒ 1-Family ☐ 2-Family ☐ Multi-Family # of units _____ ☐ Commercial (describe) _____				
Zoning: ☐ R-1 ☐ R-2 ☐ R-3 ☐ RR ☒ OR ☐ NC ☐ D ☐ C-1 ☐ C-2 ☐ C-3 ☐ LI ☐ GI ☐ BP ☐ PI ☐ CON ☐ TND				
Flood Plain: ☐ Yes Base Flood Elevation (BFE) _____ ☐ No				
Project Scope: ☐ New ☐ Addition ☐ Alteration ☐ Repair ☐ Move ☐ Raze (demolish) ☐ Change-of-use				
(check all that apply) Height _____ Area: Finished _____ Unfinished _____ Total Bldg: _____				
Description of Project ↓:		Estimated Cost of Construction \$ _____		
Garage - Variance		or zoned		
Plan Approvals				
☐ PLBG Plan # _____ ☐ City ☐ SBD \$ _____		☐ Erosion Control # _____ ☐ City ☐ SBD \$ _____		
☐ SWR Plan # _____ ☐ City ☐ SBD \$ _____		☐ Building Plan # _____ ☐ City ☐ SBD \$ _____		
☐ Foot & Found Only # _____ ☐ City ☐ SBD \$ _____		☐ HVAC Plan # _____ ☐ City ☐ SBD \$ _____		
		☐ Site Plan # _____ ☐ City ☐ SBD \$ _____		
Contractors (UDC Numbers Required): DCC # 1424500 DCQ # 1424999				
☐ BLDG -		Bldg Fee \$		
☐ ELEC -		Elec Fee \$		
☐ HVAC -		Hvac Fee \$		
☐ PLBG - # of Fixtures		Plbg Fee \$		
☐ SWRS -		Swrs Fee \$		
		Assessment \$		
☐ CERTIFICATE OF OCCUPANCY		C.O. \$		
☐ EROSION CONTROL		Erosion Ctrl \$		
☐ ADDITIONAL PERMITS (Sprinklers # _____, Curb Cut, Flood Plain, Temp. Occupancy, Etc.) (Please List)		Addl. Fee \$		
☐ DOUBLE FEE PERMIT [s.15.07(b)] If application for a building permit has not been obtained prior to commencement of the job, applicable permit fee shall be doubled.		Double Fee \$		
Application Signature The applicant certifies that information submitted herein is accurate; agrees to comply with the Wisconsin Administrative Code, Municipal Ordinance, and with the conditions of this permit; and understands that permit issuance creates no legal liability, expressed or implied, on the Department or Municipality.				
Signature of Applicant _____		Date _____		
For Office Use Only				
Reviewed By _____		Class Code	Census	Receipt No.
Credential # _____				Total Fee

To schedule an inspection, call (920) 448-3300 between 8:00 a.m. and 4:00 p.m. at least one business day prior to inspection date needed. Final inspections are required for all projects.

White - Office Yellow - Assessor Pink - Applicant

(Rev 12/16)



Zoning & Planning Board of Appeals

VARIANCE APPLICATION

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

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

Date: 3-26-18 Project Address: 1653 Nancy Ave. Project #: 72938 Appeal #: 18-017

PROPERTY OWNER	APPLICANT INFORMATION
Name: <u>Patrick & Debra Swiekatowski</u>	Name: <u>Patrick & Debra Swiekatowski</u>
Address: <u>1653 Nancy Ave.</u>	Address: <u>1653 Nancy Ave.</u>
City, State, Zip <u>Green Bay, WI 54303</u>	City, State, Zip <u>Green Bay, WI 54303</u>
Phone: <u>920-819-2479</u>	Phone: <u>920-819-2479</u>
Email: <u>dswiekatowski@new.rr.com</u>	Email: <u>dswiekatowski@new.rr.com</u>

Describe proposed plan:

Make a new front porch 10'W x 6'D. (Current porch is 6'W) Allows us to place roof overhang support columns on porch without limiting and congesting entry and 36" door swing.

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

Table 6-2 Setback requirements
FRONT YARD Table 6.2(C)
FRONT Yard Setback for new structures shall be equal to average of existing structures
- max size of front yard patio/decks = 25 sq ft.

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

25 square foot porch/landing zoning ordinance prevents us from accomplishing this improvement.

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

During the original basement construction, a reinforcement repair was made that makes the front porch area look unsightly. We would like to cover up that blemish. Also, the porch slab has sunk and separated from the sidewalk; somewhat of a safety hazard.

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

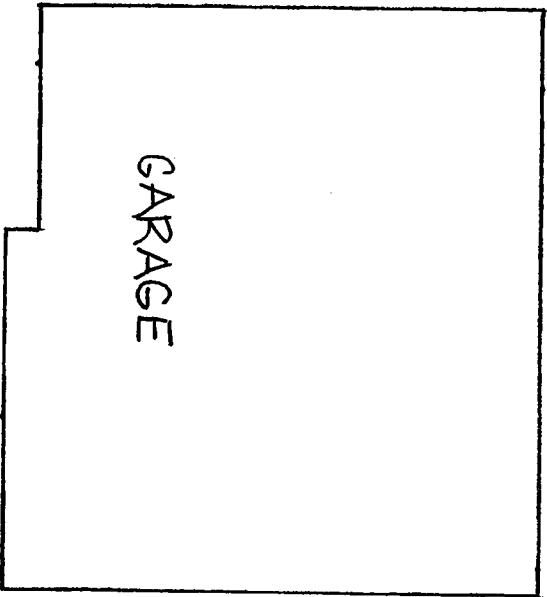
Approving this variance will allow us to continue to bring this property up to current building and design practices improving the curb appeal, adding to the desirability of the neighborhood, and ultimately increasing the value of this property.

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.

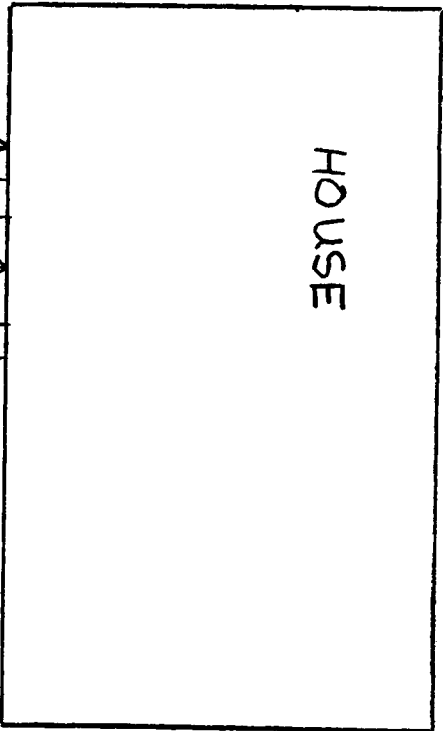
[Signature]
Signature of Applicant

3-28-2018
Date

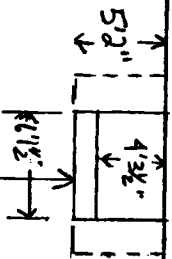
OFFICE USE ONLY:	Parcel# <u>6-1246</u>	Residential \$75 <u>X</u>	Commercial \$150 <u> </u>
District: <u>10</u> Zoning: <u>R1</u>	Meeting Date:	Receipt #: <u>10909-9</u>	



GARAGE



HOUSE



21'4"

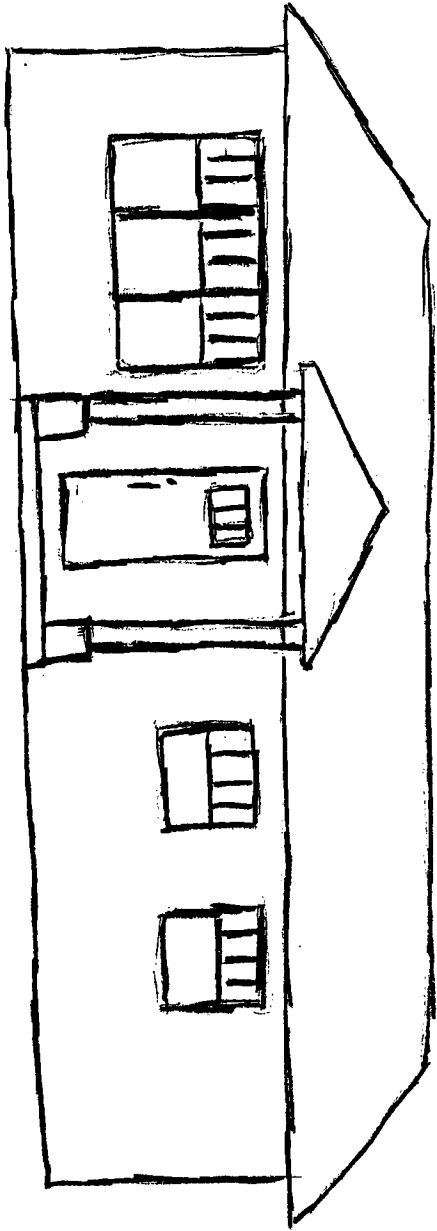


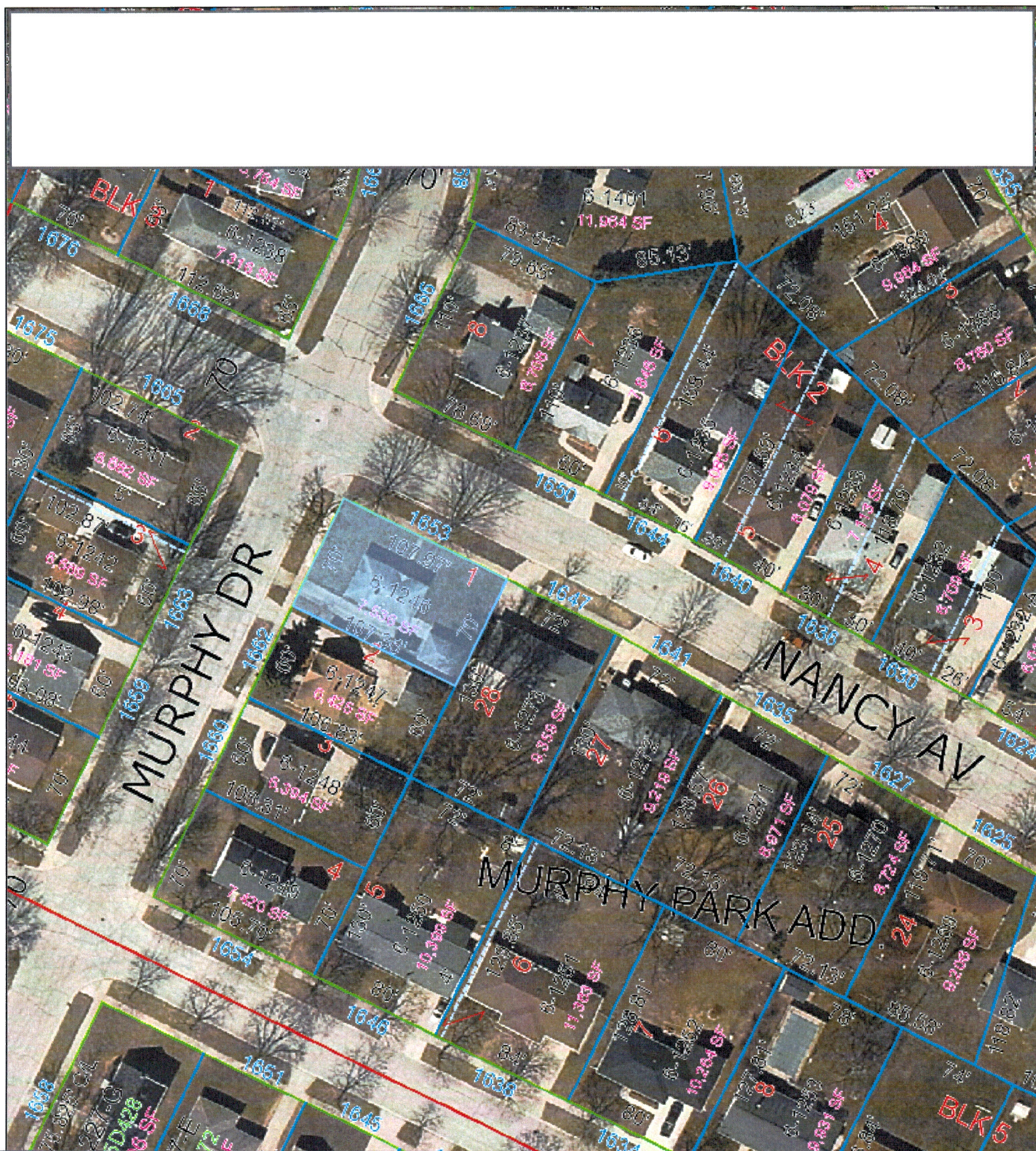
SIDEWALK

N

SITE PLAN 1653 NANCY AVE.
SCALE: 3/32" = 1'0"

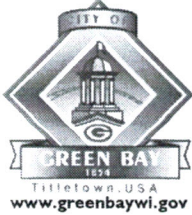
SIDEWALK





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





Zoning & Planning Board of Appeals

VARIANCE APPLICATION

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

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

Date: 4/2/2018 Project Address: 2895 E. Mason St Project #: 72579 Appeal #: 18-018

PROPERTY OWNER	APPLICANT INFORMATION
Name: Green Bay East Kingdom Hall of Jehovah's Witnesses	Name: Green Bay East Kingdom Hall of Jehovah's Witnesses
Address: 2895 East Mason St	Address: 2895 East Mason St
City, State, Zip: Green Bay, WI 54301	City, State, Zip: Green Bay, WI 54301
Phone: Designated Agent-Jessy Geurts	Phone: 920-246-1455. — Jessy Geurts
Email:	Email: Jessy@pixelsportraits.com

Describe proposed plan:

General scope of work. Mill and remove existing asphalt. Adjust grades to improve slopes (raise/lower minor adjustments in some places). Proof roll to verify soft spots. Salvage gravel from soft spots. Remove sub-base material at weak areas, replace with engineered, compacted fill (base bid 12" x 8500 SF.). Replace gravel and add if necessary. Proof roll to verify repairs. Compaction, fine grade and pave (include in base bid, unit costs/CY removal and replacement of added fill, also unit costs/CY if fill is not required as in base bid). Add concrete sidewalk and concrete bumper strip. Landscaping repair and additions.

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

1. 13-1821 Any parking areas that are reconstructed or rehabilitated exceeding 25 parking spaces are required to provide 5% interior lot landscaping.
2. 13-609 Impervious coverage; maximum impervious coverage is 70%.

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

The lot development/parking was put in place over 30 years ago and continues to be the same, which predates code changes. The current building/use/parking have not changed. The current parking is being frequently utilized to full capacity. Implementing the current code requirements for green space/impervious would result in a loss of approximately 15 spaces from the parking lot. This would effectively make the use of this property unsafe for our congregation members as they would need to utilize approximately 15 street parking spaces (the amount of parking lost by code implementation). There are site/neighborhood specific safety and community impact concerns to this street parking. Maintaining safety and minimizing impact on the adjacent residential community is of our paramount concern...both of these would be negatively impacted by this change.

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

To best maintain the parking lot we need to make limited repairs to the base prior to asphalt overlay. By making these repairs, it requires us to bring it up to current code. Lot size does not allow us to conform with the current green space/impervious requirements and still maintain existing parking needs. To safely use the street parking, this may necessitate upgraded city lighting, sidewalk and controlled crossing access to this site especially for services that take place in the evening hours. Very limited adjacent street parking which is shared with neighboring residential properties. Sufficient street parking will require pedestrians crossing heavy traffic (Superior Road). Attendees, many who are families with children, and elderly, may need to enter and exit vehicles on these streets which will be especially unsafe. Residential neighbors will be impacted, limiting their guest parking.

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

By granting this variance, it will be possible to complete the project to the "best" standard for the asphalt replacement. It will allow for the preserving of the current number of parking spaces. This will limit overflow parking on the street which will maintain the safety of the attendees and limit the community impact on residential neighbors. Without the variance, our options are limited to resurfacing and not correcting the base issues or complying with current code and losing parking. This will cause more street parking, negatively impacting the safety of our congregation members and parking availability for residential neighbors, and perhaps even necessitating city improvements to mitigate safety and neighborhood issues.

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

4/2/18
Date

OFFICE USE ONLY:	Parcel# <u>21-147-1</u>	Residential \$75 _____ Commercial \$150 ☒
District: <u>R-3</u> Zoning: <u>R-3</u>	Meeting Date:	Receipt #: <u>10945-12</u>



PROJECT PERMITS 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
inspmail@greenbaywi.gov

www.greenbaywi.gov

All fields must be completed before permit will be processed.

Project Address 2895 E Mason St		Parcel # 21-147-1	Project # (assigned by City) 72579	
Property Owner		Contractor		
Name Green Bay East of Chavels		Name		
Company (if applies) Witnesses		Company		
Address 2895 East Mason Street		Address		
City, State, Zip Green Bay WI 54308		City, State, Zip		
Phone # 920 248 1455		Phone #		
Email		Email		
Current Land Use, Flood Plain & Zoning (check which applies)				
Land Use: ☐ Vacant Lot ☐ 1-Family ☐ 2-Family ☐ Multi-Family # of units ☐ Commercial (describe)				
Zoning: ☐ R-1 ☐ R-2 ☒ R-3 ☐ RR ☐ OR ☐ NC ☐ D ☐ C-1 ☐ C-2 ☐ C-3 ☐ LI ☐ GI ☐ BP ☐ PI ☐ CON ☐ TND				
Flood Plain: ☐ Yes ☒ No Base Flood Elevation (BFE)				
Project Scope: ☐ New ☐ Addition ☒ Alteration ☐ Repair ☐ Move ☐ Raze (demolish) ☐ Change-of-use				
(check all that apply) Height _____ Area: Finished _____ Unfinished _____ Total Bldg: _____				
Description of Project ↓:		Estimated Cost of Construction \$		
APPEAL Application \$ 150.00 changed 4/2/2018				
Plan Approvals				
☐ PLBG Plan # _____ ☐ City ☐ SBD \$ _____		☐ Erosion Control # _____ ☐ City ☐ SBD \$ _____		
☐ SWR Plan # _____ ☐ City ☐ SBD \$ _____		☐ Building Plan # _____ ☐ City ☐ SBD \$ _____		
☐ Foot & Found Only # _____ ☐ City ☐ SBD \$ _____		☐ HVAC Plan # _____ ☐ City ☐ SBD \$ _____		
		☐ Site Plan # _____ ☐ City ☐ SBD \$ _____		
Contractors (UDC Numbers Required): DCC # _____ DCQ # _____				
☐ BLDG -				Bldg Fee \$
☐ ELEC -				Elec Fee \$
☐ HVAC -				Hvac Fee \$
☐ PLBG - # of Fixtures				Plbg Fee \$
☐ SWRS - ☐ Water Fee \$ _____ ☐ Storm Fee \$ _____ ☐ Sanitary Fee \$ _____				Swrs Fee \$
Assessment \$ _____ Assessment \$ _____				
☐ CERTIFICATE OF OCCUPANCY				C.O. \$
☐ EROSION CONTROL				Erosion Ctrl \$
☐ ADDITIONAL PERMITS (Sprinklers # _____, Curb Cut, Flood Plain, Temp. Occupancy, Etc.) (Please List)				Addl. Fee \$
☐ DOUBLE FEE PERMIT [s.15.07(b)] If application for a building permit has not been obtained prior to commencement of the job, applicable permit fee shall be doubled.				Double Fee \$
Application Signature The applicant certifies that information submitted herein is accurate; agrees to comply with the Wisconsin Administrative Code, Municipal Ordinance, and with the conditions of this permit; and understands that permit issuance creates no legal liability, expressed or implied, on the Department or Municipality.				
 Signature of Applicant For Office Use Only 4/2/18 Date				
Reviewed By 		Credential #	Class Code	Census
			Receipt No.	Total Fee

To schedule an inspection, call (920) 448-3300 between 8:00 a.m. and 4:00 p.m. at least one business day prior to inspection date needed. Final inspections are required for all projects.

KINGDOM HALL

2895 E MASON ST.

GREEN BAY, WI 54311

ENGINEER OF RECORD
NAME / LEGAL ENTITY
CONTACT INFORMATION



NOT FOR
CONSTRUCTION

GENERAL NOTES

1. BOUNDARY, TOPOGRAPHIC, AND UTILITY INFORMATION SHOWN ON PLANS WAS TAKEN FROM A SURVEY ENTITLED "PLAT OF SURVEY", PREPARED BY DAVID W. MAU S-1030, DATED AUGUST 23, 1982.
2. THE MERIDIAN OF THE SURVEY IS REFERENCED TO THE ENTER STATE PLANE COORDINATE SYSTEM, NAD 83. ELEVATIONS SHOWN ON THE PLANS REFER TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) OR NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29) OR LOCAL DATUM. IF LOCAL DATUM IS USED, SHOW CONVERSION TO ONE OF THE TWO NATIONAL DATUMS SINCE FLOOD MAPS ARE USUALLY REFERENCED TO NATIONAL DATUMS.
3. THE SURVEY BENCHMARK OR CONTROL POINT USED IS ENTER INFORMATION HERE.
4. ACCORDING TO FLOOD INSURANCE RATE MAP NO. 5509C0277F PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), DATED 08/18/2009, THE SURVEYED PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREA OR LIES WITHIN ENTER HAZARD AREA HERE AND THE FLOOD ELEVATION IS XX FEET (NAVD88 OR NGVD29).

GENERAL CONSTRUCTION NOTES

1. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS TO COORDINATE ALL WORK WITHIN 5 FEET OF THE BUILDING.
2. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF CITY OF GREEN BAY, WI AND ALL OTHER GOVERNING AUTHORITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS RELATED TO PROJECT.
3. THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL UNSATISFACTORY AND/OR WASTE MATERIALS INCLUDING VEGETATION, ROOTS, CONCRETE, AND DEBRIS RELATED TO THE PROJECT IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DISPOSING OF ANY SOIL FROM THE SITE TO CONFIRM QUANTITY AND REASON FOR NEEDING TO EXPORT EXCESS SOIL.
4. CONTRACTOR SHALL CONFINE ALL WORK TO THE PROJECT BOUNDARY AND AREAS DIRECTLY ADJOINING THE WORK IN THE PUBLIC RIGHT-OF-WAY. EXISTING PAVEMENTS, CURBS, SIDEWALKS, DRIVEWAYS, LANDSCAPING, FENCES AND OTHER EXISTING IMPROVEMENTS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH THE CITY OR GOVERNING AUTHORITIES REQUIREMENTS. CONDITION OF THE ROAD AND/OR RIGHT-OF-WAY, DURING AND UPON COMPLETION OF THE JOB, SHALL BE AS GOOD AS THE CONDITION PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROMPTLY CLEAN MUD, DIRT OR DEBRIS TRACKED ONTO EXISTING STREETS FROM THE PROJECT SITE.
5. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL REPORT ANY CONFLICTS OR VARIATIONS AND RESOLVE ALL CHANGES WITH THE OWNER PRIOR TO COMMENCING THE WORK.
6. UNLESS OTHERWISE REQUIRED BY LOCAL AUTHORITIES, SHOP DRAWINGS OR SUBMITTALS SHALL BE PREPARED AND SUBMITTED FOR REVIEW BY THE ENGINEER FOR THE FOLLOWING ITEMS:
 - A. STORM DRAINS, CATCH BASINS, INLETS
 - B. MANHOLES
 - C. ANY POND OUTLET STRUCTURES
 - D. ANY UNDERGROUND DETENTION SYSTEMS
 - E. JOB MIX PAVING FORMULA
 - F. AGGREGATE BASE
7. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO IN THESE PLANS SHALL BE OF THE LATEST REVISION.

GENERAL SCOPE OF WORK

1. MILL AND REMOVE EXISTING ASPHALT
2. ADJUST GRADES TO IMPROVE SLOPES (RAISE / LOWER MINOR ADJUSTMENTS IN SOME PLACES)
3. PROOF ROLL TO VERIFY SOFT SPOTS
4. SALVAGE GRAVEL FROM SOFT SPOTS
5. REMOVE SUB-BASE MATERIAL AT WEAK AREAS, REPLACE WITH ENGINEERED, COMPACTED FILL (BASE BID 12" x 8500 SF.)
6. REPLACE GRAVEL AND ADD IF NECESSARY
7. PROOF ROLL TO VERIFY REPAIRS
8. COMPACTION, FINE GRADE AND PAVE (INCLUDE IN BASE BID, UNIT COSTS/CY, REMOVAL AND REPLACEMENT OF ADDED FILL, ALSO UNIT COSTS/CY IF FILL IS NOT REQUIRED AS IN BASE BID)
9. ADD CONCRETE SIDEWALK AND CONCRETE BUMPER STRIP
10. LANDSCAPING REPAIR AND ADDITIONS

ALTERNATE UNDERDRAIN

1. BELOW GRAVEL BASE
2. 4" PERFORATED PLASTIC TUBING WITH FILLER SOCK
3. PLACED IN MINIMUM 6" WDOT APPROVED DRAINAGE GRAVEL
4. TIED TO CATCH BASIN
5. TOTAL 200 LF.

CONSTRUCTION NOTICE NOTES

1. CONTRACTOR SHALL NOTIFY THE TOWN, CITY, OR COUNTY AT LEAST 24 HOURS PRIOR TO WORKING IN ANY PUBLIC RIGHT-OF-WAY OR EASEMENTS OR CONNECTING TO STREET, DRAINAGE, WATER OR WASTEWATER FACILITIES.
2. CONTRACTOR SHALL NOTIFY ENTER SOIL EROSION AUTHORITY HAVING JURISDICTION AT LEAST 24 HOURS PRIOR TO DISTURBING ANY SOIL ON THE SITE. (IF NEEDED)

CONTACT INFORMATION

APPLICANT:
NAME: JAMES WEISS
PHONE: 715-813-0771
ADDRESS: P.O. BOX 249
IRON RIVER, WISCONSIN 54847

CIVIL ENGINEER:
NAME: CRAIG F. WILLISON, P.E.
PHONE: 616-262-5722
ADDRESS: 9158 VERGENNES ST., SE
ADA, MICHIGAN 49301

SURVEYOR:
NAME: MARIA SCHOLZE
PHONE: 715-383-2122
ADDRESS: WWW.LANDSPECIALISTS.COM

LANDSCAPE ARCHITECT:
NAME: SCOTT HANSEN
PHONE: 715-491-3700
ADDRESS: STYHC24@GMAIL.COM

GEOTECHNICAL ENGINEER:
NAME:
PHONE:
ADDRESS:

ZONING STATISTICS AND PARKING SUMMARY

TOTAL PARCEL AREA: ±38,986 SF (±.89 AC + ROW)
ADDRESS: 2895 E MASON STREET
GREEN BAY, WI 54311

PARCEL ID #: XXX-XX-XX-XXX
ZONING: R-3, RESIDENTIAL
CURRENT USE: PLACE OF WORSHIP
PROPOSED USE: PLACE OF WORSHIP
PROPOSED IMPERVIOUS COVER: 70%

REQUIRED PARKING (AHJ): 1 SPACE PER EVERY 6 SEATS
194 SEATS / 6 = 33 SPACES

DESIRED PARKING (DEVELOPER): 1 SPACE FOR EVERY 3 SEATS
194 SEATS / 3 = 65 SPACES

PROPOSED PARKING: 54 REGULAR SPACES
4 H/C SPACES
TOTAL = 58 SPACES

DRAWING INDEX

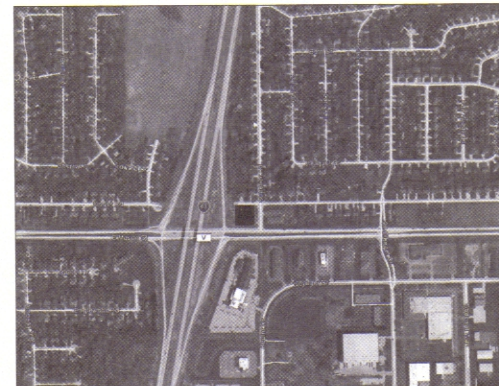
C-001 COVER SHEET
VS101 BOUNDARY AND TOPOGRAPHIC SURVEY
CS101 SITE PLAN
CG101 GRADING AND DRAINAGE PLAN
CE101 EROSION CONTROL PLAN
C-501 CONSTRUCTION DETAILS
C-502 CONSTRUCTION DETAILS
C-504 CONSTRUCTION DETAILS
C-505 CONSTRUCTION DETAILS
C-506 CONSTRUCTION DETAILS
LP101 LANDSCAPE PLAN

QUANTITY SUMMARY TABLE

DESCRIPTION	
CAR PAVEMENT AREA	28,046 + 2,152 IN R.O.W.
PEDESTRIAN PAVEMENT AREA	1,010 SQ.FT.
CONCRETE BUMPER STRIP	47 FT. x 2 FT.
LANDSCAPE QUANTITIES	SEE LANDSCAPE PLAN
UTILITY QUANTITIES	NO CHANGES TO THIS
EARTHWORK VOLUMES	CUT:315 CU.YD., FILL:315 CU.YD., NET:0 CU.YD.<OUT/FILL>
LIGHTING & WIRING QUANTITIES	NO CHANGES TO THIS
DRAINAGE STRUCTURES	NO CHANGES TO THIS
EFFICIENCY ARE / PARKING SPACES	28,046/58 = 483 SF/SPACE

SITE IMPERVIOUS CALCULATIONS

1. EXISTING SITE
1.1 PAVEMENT 28,046 SF
1.2 BUILDING 4,450 SF
1.3 SIDEWALK 1,104 SF
1.4 TOTAL = 33,600 SF
1.5 33,600 / 38,986 SF = 87%
3. GREEN SPACE
3.1 EXCLUDING R.O.W. 4,965 SF (13%)



1 VICINITY MAP



GREEN BAY
KINGDOM HALL

2895 E MASON ST.

GREEN BAY, WI 54311

GREEN BAY
KINGDOM HALL

2895 E MASON ST.

GREEN BAY, WI 54311

COVER SHEET

C-001

PLAT OF SURVEY

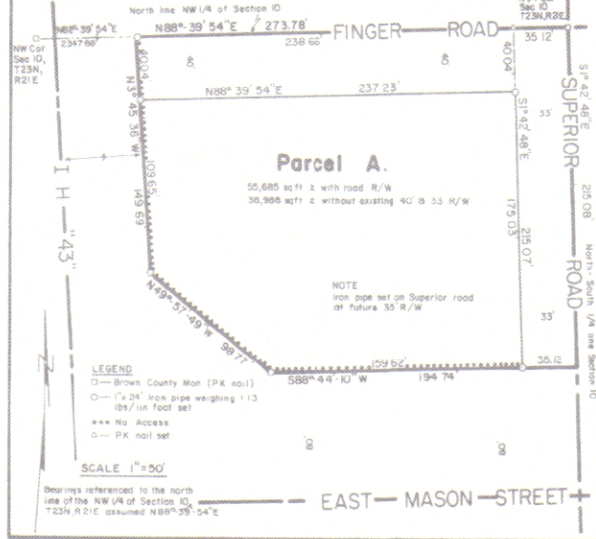
Client: Hilgenberg Realty

Description: Part of the Northeast 1/4-Northwest 1/4 of Section 10, T23N, R21E, City of Green Bay, Brown County, Wisconsin more fully described as follows:

Beginning at the North 1/4 corner of said Section 10, thence S1°42'48"E, 215.08 feet along the centerline of Superior Road and the North-South quarter line of said Section 10 to a point on the northerly right of way of East Mason Street, thence S88°39'54"E, 194.74 feet along said right of way to the intersection of the easterly right of way of 1.8, "43", thence N49°57'49"W, 98.77 feet along said easterly right of way, thence N39°45'36"W, 149.69 feet along said right of way to a point on the north line of Section 10; thence N88°39'54"E, 273.78 feet along said centerline to the point of beginning. Excepting therefrom any lands previously conveyed for road purposes; Parcel contains 22,660 square feet more or less with road right of way, 36,986 square feet without existing 40 foot and 31 foot right of ways.

I, David W. Mau, Registered Land Surveyor, do hereby certify that the above described property was surveyed and mapped under my direct supervision and is correct to the best of my knowledge and belief.

David W. Mau
August 23, 1982



WDBE SECTION 11 - 447 Dwg. 1-973
DATE FILED 1/26/1982

GENERAL SCOPE OF WORK

1. MILL AND REMOVE EXISTING ASPHALT
2. ADJUST GRADES TO IMPROVE SLOPES (RAISE / LOWER MINOR ADJUSTMENTS IN SOME PLACES)
3. PROOF ROLL TO VERIFY SOFT SPOTS
4. SALVAGE GRAVEL FROM SOFT SPOTS
5. REMOVE SUB-BASE MATERIAL AT WEAK AREAS, REPLACE WITH ENGINEERED, COMPACTED FILL (BASE BID 12" x 8500 SF.)
6. REPLACE GRAVEL AND ADD IF NECESSARY
7. PROOF ROLL TO VERIFY REPAIRS
8. COMPACTION, FINE GRADE AND PAVE (INCLUDE IN BASE BID, UNIT COSTS/CY, REMOVAL AND REPLACEMENT OF ADDED FILL, ALSO UNIT COSTS/CY IF FILL IS NOT REQUIRED AS IN BASE BID)
9. ADD CONCRETE SIDEWALK AND CONCRETE BUMPER STRIP
10. LANDSCAPING REPAIR AND ADDITIONS

ALTERNATE UNDERDRAIN

1. BELOW GRAVEL BASE
2. 4" PERFORATED PLASTIC TUBING WITH FILLER SOCK
3. PLACED IN MINIMUM 6" WDOT APPROVED DRAINAGE GRAVEL
4. TIED TO CATCH BASIN
5. TOTAL 200 LF.

LEGEND

- Section Marker
- Storm Manhole
- Section Witness Marker
- Soil Boring Holes
- Property Pin Not Found
- Property Corner (PC) Found Buried 1" Pipe
- Power Pole
- Phone Riser
- Tree
- Alligator Cracking
- Line Cracking
- Potholes, Lines & Alligator Cracking
- Concrete Pad
- Gravel Fill
- Sign & Planter Box
- Existing Paving To Be Removed and Replaced

GENERAL SHEET NOTES

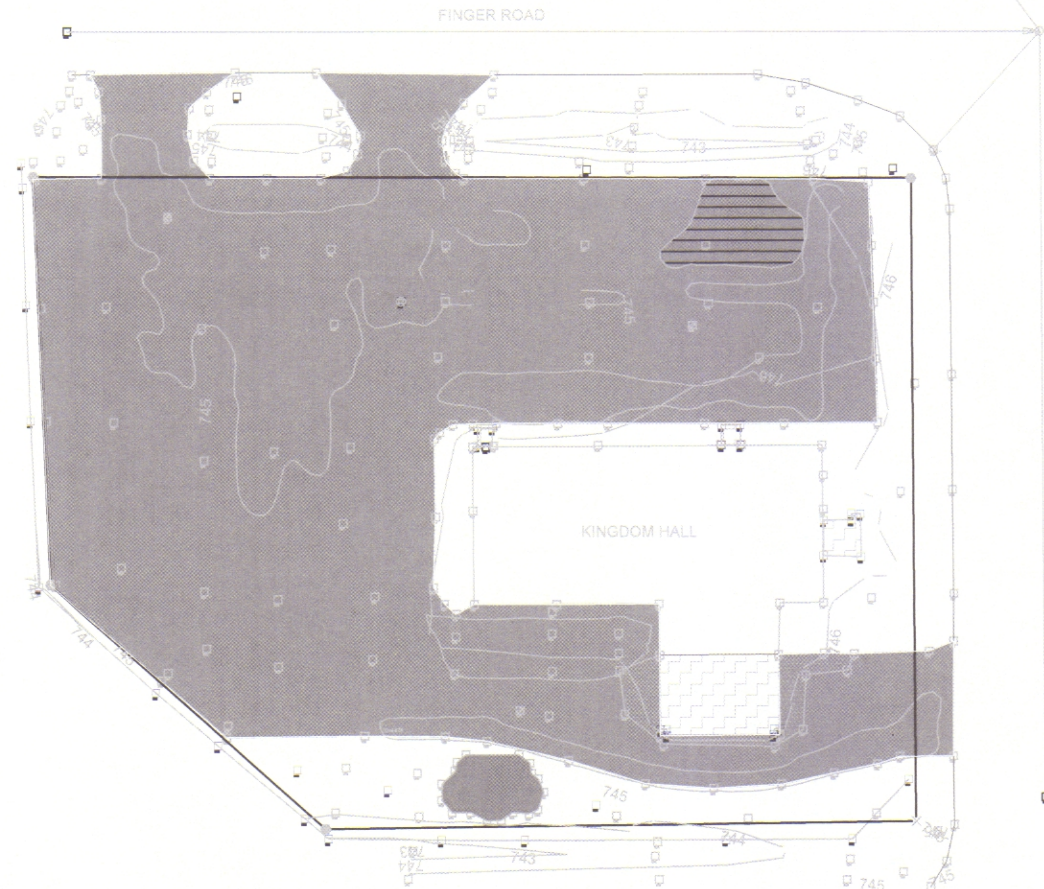
1. REFER TO C-001 COVER SHEET FOR GENERAL NOTES, REFERENCE SURVEY INFORMATION, DATUMS, GENERAL PROJECT AND CONSTRUCTION INFORMATION.
2. ACCORDING TO FLOOD INSURANCE RATE MAP NO. 55009C0277F, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), DATED 08/18/2009, THE SURVEYED PROPERTY SHOWN HEREIN DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREA OR LIES WITHIN ENTERHAZARD AREA HERE AND THE FLOOD ELEVATION IS XX FEET (NAVD88 OR NGVD29).

SYMBOLS LEGEND



ENGINEER OF RECORD
NAME / LEGAL ENTITY
CONTACT INFORMATION

NOT FOR
CONSTRUCTION



1 BOUNDARY AND TOPOGRAPHIC SURVEY

GREEN BAY
KINGDOM HALL

GREEN BAY
KINGDOM HALL
2895 E MASON ST.
GREEN BAY, WI 54311

BOUNDARY AND
TOPOGRAPHIC SURVEY

VS101

1/4 SECTION MARKER

ENGINEER OF RECORD
NAME / LEGAL ENTITY
CONTACT INFORMATION

**NOT FOR
CONSTRUCTION**

GENERAL NOTES

1. REFER TO C-001 COVER SHEET FOR GENERAL NOTES REFERENCING SURVEY INFORMATION, DATUMS, GENERAL PROJECT AND CONSTRUCTION INFORMATION.
2. CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH MANUAL ON URBAN TRAFFIC CONTROL DEVICES (MOST RECENT EDITION REVISED) AND AS REQUIRED BY ALL REQUIREMENTS DURING CONSTRUCTION WITHIN THE PUBLIC R.O.W. CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN THE PROJECT AREA.
3. REQUIRED SIGNAGE AND STRIPING OF FIRE HOSES OR ACCESS LANS SHALL BE AS REQUIRED BY FIRE OFFICIAL.
4. PAINT ALL PARKING STALLS, STOP BARs, CROSSWALKS AND HANDICAP ACCESSIBLE SPACES. APPLY MPM#97, WATER BASED, LATEX MARKING PAINT AT RATE OF 100-120 SQ. YD.-400-450 FT. OF FOUR INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION TO A MINIMUM THICKNESS OF 15 MILS. APPLY STRIPES STRAIGHT AND EVEN WHEN TEMPERATURES ARE BETWEEN 50°F AND 80°F. ADD SPACES TO BE PAINTED IN ACCORDANCE WITH LOCAL REGULATIONS. ALLOW PAINTING TO AGE 30 DAYS BEFORE APPLYING MARKINGS.
5. DIMENSIONS SHOWN ON PLANS ARE TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
6. SOLID WASTE WILL BE PRIVATELY HANDLED. WASTE ACCUMULATED DAILY IS FROM LITTLE TO NONE AND IS DISPOSED OFF-SITE BY THE PATRONS. NO KITCHENS OR DAY CARE SERVICES WILL BE PART OF THE USE OF THE BUILDING. NO DUMPSTER OR MUNICIPAL SERVICE IS NECESSARY.

PAVEMENT LEGEND

ASPHALT PAVEMENT

EXISTING PAVEMENT

NEW PAVEMENT

SYMBOLS LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY		
BUILDING SETBACK LINE		
BUILDING		
EDGE OF PAVEMENT		
CURB		
FENCE		
SIGN		
WHEEL STOP		
BOLLARD		
DISABLED PARKING		
LIGHT POLE (1-LIGHT)		
WALL MOUNTED LIGHT		

SHEET KEYNOTES

1. STANDARD ASPHALT PAVEMENT
2. 5' WIDE SIDEWALK CONCRETE PAVEMENT
3. 18" WIDE CONCRETE EDGE
4. ACCESSIBLE SIGNAGE AND STRIPING PER AHJ STANDARDS
5. 18"x18" STRIPED PEDESTRIAN ACCESS (SEE C-501 FOR DETAIL)
6. MONUMENT SIGN TO REMAIN
7. 6" CURB
8. 4" WIDE TRAFFIC WHITE STRIPING, TYP.
9. 6" CURB AND GUTTER

SITE PLAN

GREEN BAY
KINGDOM HALL

GREEN BAY
KINGDOM HALL
2895 E MASON ST.
GREEN BAY, WI 54311

SITE PLAN

CS101

2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405
------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------

**GREEN BAY
KINGDOM HALL**
2895 E MASON ST.
GREEN BAY, WI 54311

CS101

1. REFER TO C-001 COVER SHEET FOR GENERAL NOTES REFERENCING SURVEY INFORMATION, DATUMS, GENERAL PROJECT AND CONSTRUCTION INFORMATION.
2. CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MOST RECENT EDITIONS) AND AS REQUIRED BY THE ADA REQUIREMENTS DURING CONSTRUCTION WITHIN THE PUBLIC R.O.W. CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN THE PROJECT AREA.
3. REQUIRED SIGNAGE AND STRIPING OF FIRE ZONES OR ACCESS LANES SHALL BE AS REQUIRED BY FIRE OFFICIAL.
4. PAINT ALL PARKING STALLS, STOP BARS, CROSSWALKS AND HANDICAP ACCESSIBLE SPACES. APPLY MP#927, WATER BASED, LATEX MARKING PAINT AT A MINIMUM RATE OF 1.5 GALLONS PER 100 LF OF FOUR INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION TO A MINIMUM THICKNESS OF 15 MILS. APPLY STRIPES STRAIGHT AND EVEN WHEN TEMPERATURES ARE BETWEEN 50° AND 85°. ADJUST SPACES TO BE PAINTED ACCORDANCE WITH LOCAL REGULATIONS. ALLOW PAINTING TO AGE 30 DAYS BEFORE APPLYING MARKINGS.
5. DIMENSIONS SHOWN ON PLANS ARE TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
6. SOLID WASTE WILL BE PRIVATELY HANDLED. WASTE ACCUMULATED DAILY IS FROM LITTLE TO NONE AND IS DISPOSED OFF-SITE BY THE PATRONS. NO KITCHENS OR DAY CARE SERVICES WILL BE PART OF THE USE OF THE BUILDING. NO DUMPSTER OR MUNICIPAL SERVICE IS NECESSARY.

ASPHALT PAVEMENT

EXISTING PAVEMENT

NEW PAVEMENT

	EXISTING	PROPOSED
PROPERTY BOUNDARY		
BUILDING SETBACK LINE		
BUILDING		
EDGE OF PAVEMENT		
CURB		
FENCE		
SIGN		
WHEEL STOP		
BOLLARD		
DISABLED PARKING		
LIGHT POLE (1-LIGHT)		
WALL MOUNTED LIGHT		

1. STANDARD ASPHALT PAVEMENT
2. 5' WIDE SIDEWALK CONCRETE PAVEMENT
3. 18" WIDE CONCRETE EDGE
4. ACCESSIBLE SIGNAGE AND STRIPING PER AHJ STANDARDS
5. 18"x18" STRIPED PEDESTRIAN ACCESS (SEE C-501 FOR DETAIL)
6. MONUMENT SIGN TO REMAIN
7. 6" CURB
8. 4" WIDE TRAFFIC WHITE STRIPING, TYP.
9. 6" CURB AND GUTTER

[illegible]

1 SITE PLAN



1. FOR ADDITIONAL INFORMATION ABOUT SITE-SPECIFIC SOILS AND ENGINEERING RECOMMENDATIONS, PLEASE REFER TO REPORT PREPARED BY RIVER VALLEY TESTING CORP., DATED SEPTE 1, 2016 1280 PARKVIEW ROAD GREENSBAY WI 53034 OFFICE 920/347-9040. IN PARTICULAR, ROAD CREEP MAY IN SOME CASES CONFLICTS WITH THE GEOTECHNICAL CASE A NOTE ON THESE PLANS CONFLICTS WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS, THE MORE STRINGENT OF THE TWO SHALL APPLY.
2. PRIOR TO COMMENCEMENT OF GRADING OR FILL PLACEMENT, ANY MISCELLANEOUS TRASH, DEBRIS, OR OTHER UNSUITABLE MATERIALS SHOULD BE REMOVED FROM THE SITE. CLEARING AND GRUBBING OF ALL TREES (INCLUDING ANY ASSOCIATED ROOT SYSTEMS) AND VEGETATION DESIGNATED FOR REMOVAL SHOULD BE PERFORMED.
3. ANY EXISTING PAVEMENT AND CONCRETE WALKWAYS THAT ARE NOT PART OF THE FINAL DESIGN LAYOUT SHOULD BE DEMOLISHED IN THEIR ENTIRETY.
4. ALL CLEARING AND STRIPPING ACTIVITIES SHOULD BE PERFORMED IN STRICT ACCORDANCE WITH THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLANS. ALL SITE DEMOLITION AND SITE PREPARATION WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ANY ENVIRONMENTAL REGULATIONS.
5. ALL WORK SHOULD BE PERFORMED SO AS TO NOT ADVERSELY IMPACT THE EXISTING AND NEIGHBORING BUILDINGS, OFFSITE STRUCTURES, ROADWAYS, OR UTILITIES.
6. CONSULT WITH THE GEOTECHNICAL ENGINEER BEFORE ADJUSTING RECOMMENDATIONS AS MAY BE NEEDED BASED ON ACTUAL CONDITIONS ENCOUNTERED ON-SITE THAT MAY DIFFER FROM WHAT WAS ANTICIPATED DURING THE INVESTIGATION.

1. IF EXISTING "A" AND POSSIBLE FILL HAVING LESS THAN 5% ORGANICS COULD REMAIN PLACE WHERE PROOF-ROLLING OPERATIONS DURING CONSTRUCTION INDICATE NO PUTTING OR DEFLECTIONS IN EXCESS OF 1", OR THE FILL CONTAINS MORE THAN 5% ORGANICS, REMOVE AND REPLACE AS MUCH AS 2" OF THIS MATERIAL.
2. IF THE CONSTRUCTION ENCOUNTERS HIGHLY FROST SUSCEPTIBLE SOILS (VERY DRY OR VERY WET) IN FINAL GRADE, WE RECOMMEND REMOVAL AND REPLACEMENT WITH NON-FROST SUSCEPTIBLE SUB-BASE/FILL. HOWEVER, WE ANTICIPATE THE ENCOUNTER MODERATELY FROST SUSCEPTIBLE SOIL WILL REMAIN IN PLACE BELOW THE PAVEMENT SECTION PROVIDED IT HAS SUITABLE STRENGTH.
3. ALL OVER-EXCAVATED MATERIAL SHOULD BE REPLACED WITH COMPACTED SUB-BASE FILL AS NOTED IN "PAVEMENTS" AND "SUB-BASE FILL AND BACKFILL" SECTIONS OF THIS REPORT.

1. ALL BUILDING PAD AND PAVEMENT SUBGRADE SURFACES EXPOSED AFTER THE STRIPPING OF THE VEGETATION AND THE WEAK SURFICIAL SOILS, AS WELL AS ALL AREAS OF THE SITE PLANNED FOR CONSTRUCTION OF BUILDINGS, DRIVEWAYS, OR PAVEMENTS, SHOULD BE PROOF-ROLLED TO A MINIMUM OF 1000 POUNDS PER SQUARE FOOT. PROOF ROLLING SHOULD BE WITH AT LEAST 4 PASSES OF EITHER A 10' WIDE ROLLER OR A 20' WIDE MINIMUM STATIC WEIGHT OF 5 TONS OR A FULLY LOADED TANDEN DUMP TRUCK OR EQUIVALENT, ANY SOFT OR WEAK AREAS IDENTIFIED DURING PROOF-ROLLING SHOULD BE REPLACED WITH A SUB-BASE OF 18" WITH SELECT FILL SOILS OR GENERAL FILL SOILS, DEPENDING UPON THE AREA, THAT ARE INSTALLED IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. IN SECTION 6, PAGES 10-11 OF THE GEOTECHNICAL REPORT, THE REASON FOR THIS RECOMMENDATION IS THAT SOME SOILS HAVE BEEN FOUND TO COMPACT TO MINIMUM DENSITY REQUIREMENTS BUT TO STILL EXHIBIT "PUMPING" TENDENCIES. THESE AREAS OF THE SUBGRADE SHOULD IDENTIFY THE SOILS THAT HAVE A TENDENCY TO PUMP. THESE AREAS SHOULD BE REPLACED WITH MORE SUITABLE FOUNDATION SOILS APPROVED BY THE GEOTECHNICAL ENGINEER.

2. AFTER COMPLETING THE SUBGRADE PREPARATION, THE FINISHED SUBGRADE SHOULD BE THOROUGHLY COMPACTED AND TEST ROLLED WITH A MINIMUM 20 TON VIBRATORY ROLLER IN AREAS WITH SANDY SOILS AND A FULLY LOADED TANDEN AXLE DUMP TRUCK IN AREAS WITH CLAYEY SOILS. SUBGRADE SETTLEMENTS THAT EXCEED 1" SHOULD BE SUBCUT AND REPLACED WITH SUB-BASE FILL IN ACCORDANCE WITH THE "SUB-BASE FILL AND BACKFILL" SECTION OF THIS REPORT. THE LIKHOUD THAT PROOF ROLLING WILL CAUSE SETTLING OR DEFLECTION OF THE SUBGRADE IS NOT THEREFORE WHERE THE SOILS HAVE N -VALUES LESS THAN 10. THEREFORE, WE ANTICIPATE REPLACEMENT OF SOFTER SOILS WILL LIKELY BE REQUIRED IN PORTIONS OF THE SITE. HOWEVER, WE RECOMMEND CONSULTING WITH AN ADJACENT PROPERTY OWNER ABOUTS FOR SOFT / VERY LOOSE SOILS WILL EXCEED 18" IN DEPTH.

SUB-BASE FILL AND BACKFILL

IF EXCAVATIONS EXTEND BELOW THE BOTTOM OF PAVEMENT ELEVATION, THE EXCAVATION SHALL BE OVERLAPPED ONE FOOT LATERALLY IN EACH DIRECTION FOR EVERY FOOT OF FILL PLACED BELOW THE PAVEMENT. SUB-BASE FILL USED IN OBTAINING THE DESIRED PAVEMENT GRADES SHALL CONSIST OF UNFRACTIONATED, CLEAN MATERIAL, OR GRAVEL BASE COURSE, WITH 100% PASSING #20 AND #40 SIEVES. LESS THAN 1% PASSING #200 SIEVE. THE GRAVEL BASE COURSE MATERIAL MAY BE SALVAGED FOR REUSE PROVIDED IT HAS NOT BEEN MIXED WITH THE CLAYEY OR SILTY SUBGRADE SOLS. FURTHER, WE DO NOT RECOMMEND THE USE OF SAND OR SANDY SILT (CLAYEY SILT) FOR SUB-BASE FILL BECAUSE OF THE HIGH RISK FOR PUMPING AND PROST. ACTION.

ALL SUB-BASE FILL MATERIALS SHOULD BE PLACED IN LIFTS NOT TO EXCEED 8" AND SHOULD BE COMPACTED TO AT LEAST 95% MODIFIED PROCTOR (ASTM D1557) DENSITY. NONSTRUCTURAL BACKFILL PLACED AROUND THE EXTERIOR OF FOOTINGS IN UNPAVED AREAS, SHOULD BE COMPACTED TO AT LEAST 90% MODIFIED PROCTOR DENSITY.

1. COMPACTION AND MOISTURE CONTENT OF SUBGRADE AND EACH LIFT OF STRUCTURAL FILL SHALL BE INSPECTED AND APPROVED BY A QUALIFIED ENGINEERING TECHNICIAN, SUPERVISED BY A GEOTECHNICAL ENGINEER.
2. SUBGRADE COMPACTION TESTS SHOULD BE PERFORMED AT AN AVERAGE RATE OF ONE TEST FOR EVERY 2,000 SF OF BUILDING PAD SUBGRADE AREA OR VERY 5,000 SF OF PAVEMENT OR GENERAL FILL AREA, WITH A MINIMUM OF THREE TESTS BEING PERFORMED FOR EACH DISTINCT SUBGRADE AREA.

1. 6" BUILDING DOWNSPOUT
2. 6" HDPE CONNECTED TO DOWNSPOUT (0.8% SLOPE)
3. 8" HDPE (0.8% SLOPE)
4. DRAINAGE SWALE (0.8% SLOPE). SEE DETAIL.
5. SANITARY SEWER SYSTEM. SEE UTILITY PLAN
6. RIP-RAP SPILLWAY
7. RIP-RAP APRON

1. REFER TO C-001 COVER SHEET FOR GENERAL NOTES
REFERENCING SURVEY INFORMATION, DATUMS, GENERAL PROJECT
AND CONSTRUCTION INFORMATION

2. CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES
DURING CONSTRUCTION OF THE PROJECT.

3. YARD AREAS, SIDEWALKS AND PAVEMENT SHALL BE GRADED TO
DRAIN AWAY FROM THE BUILDINGS. FINISHED SURFACES SUCH AS ALL
PAVING, SIDEWALKS AND RAMPS IN ACCESSIBLE AREAS SHALL CONFORM
TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT
ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH
THE ARCHITECTURAL DRAWINGS AND WITH THE FOLLOWING:
PARKING AND LOADING AREAS - MAXIMUM SLOPE OF 1:50 (2% IN
ALL DIRECTIONS IN ALL AREAS EXCEPT TRUCKS, TRAILERS,
ACCESSIBLE ROUTES - MAXIMUM SLOPE OF 1:20 (5%) IN
THE DIRECTION OF TRAVEL MAXIMUM CROSS SLOPE OF 1:50 (2%)
BUILDING ENTRANCES AND EXITS - AT ALL LOCATIONS 5:15"
(MINIMUM) ACCESSIBLE, CONCRETE WALK WITH A MAXIMUM SLOPE OF
1:50 (2%) IN ALL DIRECTIONS.

4. CONTRACTOR SHALL GRADE THE SITE TO MATCH EXISTING
GROUND ON THE LIMITS OF THE PROJECT SITE. ALL DRAINAGE ENTERING
THE PROJECT AREA SHALL BE INTERCEPTED BY CURB GRADING
TRANSITIONS TO EXISTING GROUND THAT ARE DIFFERENT FROM THE
PLANS SHALL BE COORDINATED PRIOR TO FINAL GRADING. LAWN AREAS
TO BE MOWED SHOULD NOT EXCEED A SLOPE OF 4:1.

5. ALL AREAS WITHIN THE PROJECT SITE SHALL BE GRADED TO
DRAIN TO ONE-SITE STORAGE, SEWERS OR TO THE PUBLIC P.O.W. THE
DEVELOPMENT SHALL NOT HAVE ANY ADVERSE IMPACTS TO
SURROUNDING PROPERTIES.

6. ALL ELEVATIONS AT CURBS REFER TO BOTTOM OF CURB
ELEVATION, (IF NEEDED)

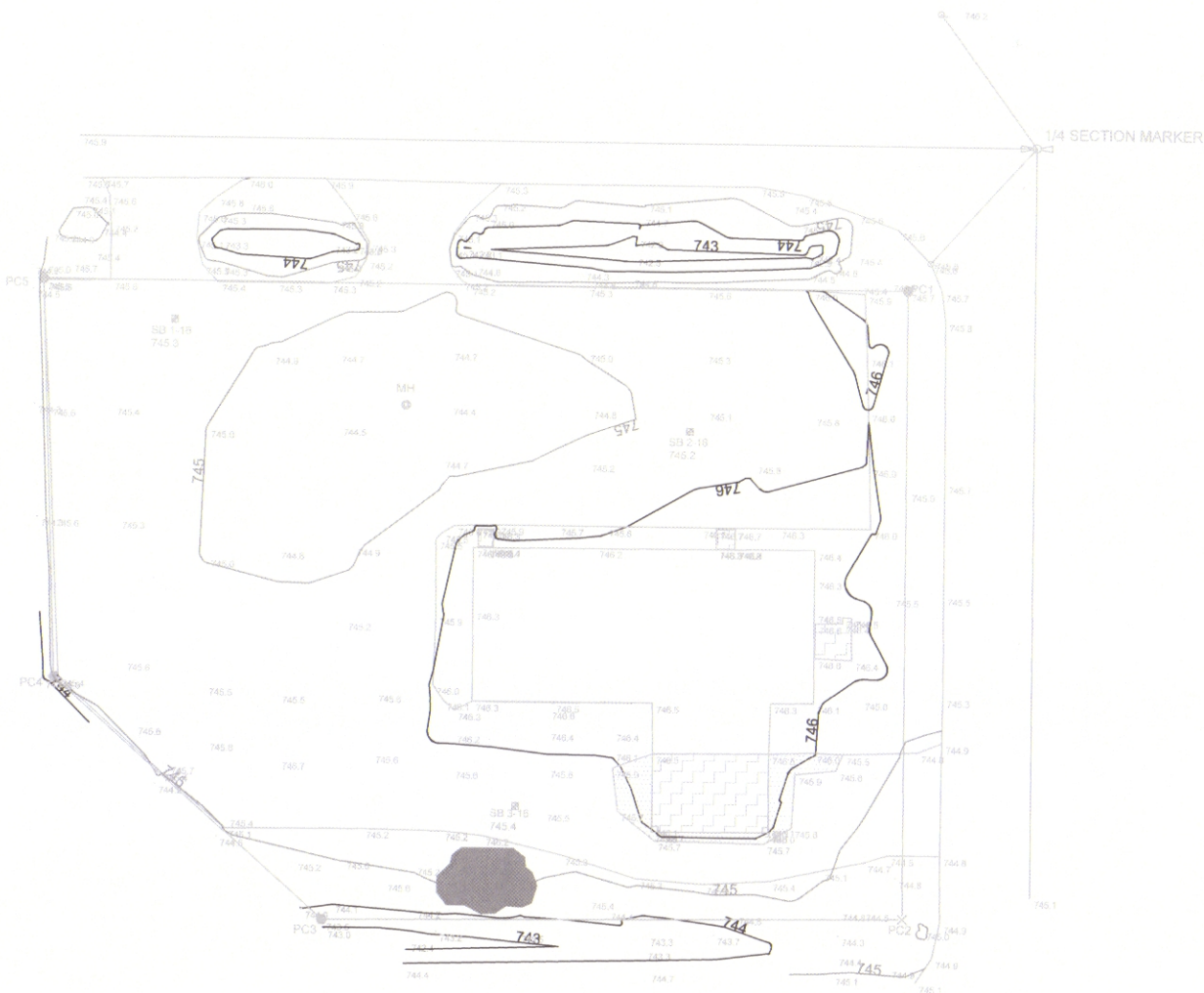
	EXISTING	PROPOSED
CONTOUR-MAJOR	2.50	2.50
CONTOUR-MINOR	2.50	2.50
SPOT GRADE	2.50	2.50
SPOT GRADE TOP OF CURB	TC2.50	TC2.50
DIRECTION OF WATER FLOW		
DOWN SPOUT		0.5
CATCH BASIN - NO CURB PIECE		0.5
CURB INLET		
STORM SEWER		
STORM MANHOLE		
HEADWALL		

[illegible]

GREEN BAY
KINGDOM HALL
2895 E MASON ST.
GREEN BAY, WI 54311

1. **Introduction**

CG101



SHEET KEYNOTES

1. CONSTRUCTION ENTRANCE
2. SILT FENCE
3. RIP-RAP STABILIZED SPILLWAY
4. RIP-RAP APRON

GENERAL NOTES

1. REFER TO C-001 COVER SHEET FOR GENERAL NOTES. REFERENCING SURVEY INFORMATION, DATUMS, GENERAL PROJECT AND CONSTRUCTION INFORMATION.
2. BMP INSPECTIONS TO BE SCHEDULED DURING CONSTRUCTION. ALL SOIL EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH CITY OF GREEN BAY, WI. "ENTER NAME OF REFERENCE DOCUMENT" CURRENT EDITION.
3. PLEASE REFER TO EARTHWORK AND UTILITY TRENCH NOTES ON THE GRADING PLAN AS WELL AS FOR SPECIFIC REFERENCE TO THE GEOTECHNICAL REPORT.
4. ALL SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 60 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION SHALL BE TEMPORARILY SEEDED AND HAY MULCHED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
5. SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.
6. ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE IMMEDIATELY RECTIFIED.
7. SEDIMENT IN BASINS SHALL BE REMOVED AT REGULAR INTERVALS. THE LAST TWO FEET OF ANY INFILTRATION BASINS SHOULD NOT BE EXCAVATED IF IT WILL BE USED AS A SEDIMENT BASIN. BASIN CONSTRUCTION MUST NOT COMPACT SOILS AT BASIN BOTTOM.
8. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. ALL PUMP DEWATERING SHALL BE DIRECTED TOWARD A SEDIMENT BASIN.
9. THE MAXIMUM SOIL SLOPES SHALL NOT EXCEED 2:1 UNLESS ADDITIONAL MEASURES ARE TAKEN AND APPROVED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.

CLEARING/DEMOLITION NOTES

1. PRIOR TO ANY SOIL DISTURBANCE OR LAND CLEARING, ALL SOIL EROSION AND SEDIMENT CONTROLS MUST BE IN PLACE.
2. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN AS INDICATED ON PLANS SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL REGULATIONS. THE CONTRACTOR SHALL MAINTAIN THESE TREES IN GOOD CONDITION.
3. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION, AS NOTED ON THE PLANS.
4. THE CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANIES TO DISCONNECT / RELOCATE THEIR FACILITIES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO ANY DEMOLITION.
5. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ONSITE, PROVIDED THAT THE MATERIAL IS DEEMED SUITABLE FOR CONSTRUCTION BY THE OWNER'S SOIL TESTING COMPANY.

TEMPORARY SOIL STABILIZATION NOTES

1. ENTER ANY LOCAL REQUIREMENTS PER AHA.

PERMANENT SOIL STABILIZATION NOTES

1. ENTER ANY LOCAL REQUIREMENTS PER AHA.

SOIL EROSION AND BMP INSPECTION NOTES

1. ENTER ANY LOCAL REQUIREMENTS PER AHA.

SYMBOLS LEGEND

- PROPOSED
- XX SILT FENCE
 - LIMIT OF DISTURBANCE
 - [Hatched Box] INLET FILTER
 - [Stippled Box] RIPRAP/CONSTRUCTION ENTRANCE

ENGINEER OF RECORD
NAME / LEGAL ENTITY
CONTACT INFORMATION

**NOT FOR
CONSTRUCTION**

DATE: 10/11/11
DESIGNER: [Signature]

**GREEN BAY
KINGDOM HALL**
2895 E MASON ST.
GREEN BAY, WI 54311

**GREEN BAY
KINGDOM HALL**
2895 E MASON ST.
GREEN BAY, WI 54311

**EROSION CONTROL
PLAN**

CE101

1 EROSION CONTROL PLAN

FILED: 10/11/11

10/11/11

10/11/11

10/11/11

10/11/11

C-501

