



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

**MONDAY, NOVEMBER 18, 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 November 18, 2019, meeting of the Zoning & Planning Board of Appeals.

C. Approval of Minutes.

- I. Approval of the minutes from the October 21, 2019, meeting of the Zoning & Planning Board of Appeals.

D. Regular Business.

- I. James L. and Sheila M. Goodletson, property owners, propose to retain an existing driveway in a Low Density Residential (R1) District at 1961 Treeland Drive. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1716(b), Parking for single and two family uses (Ald. J. VanderLeest, District 11).
2. Ronald L. Smits, property owner, proposes to retain three commercial signs in a Highway Commercial (C2) District located at 1003 Pine Street (a.k.a. 1000 Main Street). The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-2010, Table 20-2, number of attached signs (Ald. R. Scannell, District 7).

3. Daniel and Bonita Hall, property owners, propose to construct a single-family dwelling located in a Low Density Residential (RI) District at 2123 Emmaline Court. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, rear yard setback (Ald. B. Dorff, District 1).

E. Informational.

1. Discussion revisions to process and application to the Board of Appeals.
2. Date of Next Meeting: December 16, 2019.

F. Adjournment.

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



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

**MONDAY, OCTOBER 21, 2019, 5:30 PM
CITY HALL, ROOM 310**

PLEASE NOTE ROOM CHANGE.

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: Jim Hutchison, Gregory Babcock, Noel Halvorsen, Tommy Everman (arrived at 5:42 p.m.), Excused: Don Carlson

Vice Chair Gregory Babcock asked if anyone need to abstain from voting, went out to any of the properties or spoke to anyone regarding the variance requests? All stated no.

Others present: Ald. Jesse Brunette, Ald. Veronica Corpus-Dax, Ald. Bill Galvin and Ald. Mark Steuer.

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the October 21, 2019, meeting of the Zoning & Planning Board of Appeals.

Moved by Jim Hutchison, seconded by Noel Halvorsen to approve the agenda. Motion carried.
Yes- Gregory Babcock, Noel Halvorsen, Jim Hutchison, No- None, Abstain- None

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the September 16, 2019, meeting of the Zoning & Planning Board of Appeals.

Moved by Noel Halvorsen, seconded by Jim Hutchison to approve the minutes. Motion carried.
Yes- Gregory Babcock, Noel Halvorsen, Jim Hutchison, No- None, Abstain- None

D. REGULAR BUSINESS.

Moved by Jim Hutchison, seconded by Noel Halvorsen to open the floor for discussion for the Board of Appeals meeting. Motion carried.

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

1. Robert Halbrook, property owner, proposes to construct a new attached garage and breezeway in a Low Density Residential (RI) District at 3670 Humboldt Road. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615 (b)(2), size of accessory structures (Ald. B. Dorff, District 1).

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

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

2. Roger Truckey, property owner, proposes to retain existing driveway openings in a Rural Residential (RR) District at 3359 Haven Place. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-1705 maximum driveway width (Ald. J. Brunette, District 12).

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

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

3. Brian Rasmussen, on behalf of Aurora Bay Care, property owner, proposes to retain an existing fence installed in a Planned Unit Development (PUD) District at 2783 Greenbrier Road. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-521(a)(2) fence height and setback (Ald. V. Corpus-Dax, District 2).

Moved by Noel Halvorsen, seconded by Jim Hutchison to grant the variance as requested with the condition the variance will expire in 5 years, in which the applicant will need to come back to the Board if the parcel remains undeveloped. Motion carried.

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

4. Michael and Christine Casperson, property owners, propose to construct a concrete pad for a future accessory use in a Low Density Residential (R1) District at 720 Chicago Street. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4, front and corner side yard setbacks (Ald. B. Galvin, District 4).

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

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

5. Ryan and Naomi Parrott, property owners, propose to retain an existing a fence installed in a Low Density Residential (R1) District at 816 Winford Avenue. 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. M. Steuer, District 10).

Moved by Tommy Everman, seconded by Noel Halvorsen to grant the variance with the condition the fence be moved back and remain even with the first fence post and to clean up the property removing all old fencing in the backyard. Motion carried.

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

Moved by Tommy Everman, seconded by Noel Halvorsen to close the floor for discussion for the Board of Appeals meeting. Motion carried.

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

E. INFORMATIONAL.

I. Date of Next Meeting: November 18, 2019.

F. ADJOURNMENT.

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

Yes- None, No- None, Abstain- None



Zoning & Planning Board of Appeals

VARIANCE
APPLICATION

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

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

Date: 10/10/2019 Project Address: 1961 Treeland Drive Project #: 99071 Appeal #: 19-056

PROPERTY OWNER	APPLICANT INFORMATION
Name: James L. Sheila M. Goodletson	Name:
Address: 1961 Treeland Drive	Address:
City, State, Zip Green Bay, WI. 54304	City, State, Zip
Phone: 920-676-2303 920-217-3334	Phone:
Email: j.Goodletson@icloud.com	Email:

Describe proposed plan:

Current existing parking stall. Pictures attached.

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

13-1716 open parking in front of house (to the side) in front of set-back.

13-1716 (b) On a lot containing a single family dwelling off-street parking shall not be located between principal structure & street right-of-way (illegal expansion)

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

The irregular lot (6H-3798), the sewer running along the south lot line, prevent access to back yard. My occupation, property management/maintenance, I require to haul things with a trailer. This is why the stall is important to us.

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

The strange shape of the lot (6H-3798), along with city sewer running through the south end of the lot prevent access to back yard.

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

This additional parking stall was installed in late 2004. (Pictures attached). We purchased this home in 2011. We have installed a fence, professionally landscaped so the appearance is very pleasant. Car lights do not shine into neighbors home as fence blocks all lights. All homes surrounding our home have been here for 5 years with no effect on any of them and no complaints for that time period.

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

10/10/2019

OFFICE USE ONLY:	Parcel# 6H-3798	Residential \$75 ☒	Commercial \$150 ☐
District: 11 Zoning: R1	Meeting Date: 11/18/2019	Receipt #: 2754558-6	



City of Green Bay
Department of Community and Economic Development

Property Address **1961 TREELAND DR, 6H-3798**

September 18, 2019

Case #: **102323**

To: **JAMES GOODLETSON**

**1961 TREELAND DR
GREEN BAY WI 54304-1945**

Dear Property Owner:

An inspection was recently conducted at your property. Results of this inspection identified Municipal Ordinance violation(s) that need to be addressed by you, the property owner. Please note the "Correct By" date for correcting each item listed below. Unless I hear from you prior to the Correct By date(s), a re-inspection to check for compliance will be performed on or shortly after each date listed. The City greatly appreciates your effort and commitment to improving the quality of life in our neighborhoods. **Please contact me directly** if you have any questions regarding this notice. Again, thank you for maintaining your property in a code compliant condition.

**Donna Rosenthal, Housing/Zoning Inspector
(920) 448-3313 DonnaRo@greenbaywi.gov**

Violations Notice:

Order Number	Findings	Correct By	Inspector Comments
13.1704	RESIDENTIAL DRIVEWAYS: Expansion of parking areas require submittal of site plans of existing parking and proposed parking. Site plan approval is required. You must obtain a permit and pay permit fee prior to expanding a parking area. It appears your driveway was expanded without site plan approval and a building permit being obtained. Please submit a site plan and obtain a building permit. Your site plan will need to include dimensions such as how far away from the side property line, the length of the taper, length of the driveway, width of driveway, etc. I have included the driveway guide for your use. You may obtain a permit at City Hall, 100 N Jefferson Street, up on the 6th floor. We have a building inspector who provides counter service Monday-Friday from 8:00 a.m. - 4:00 p.m. and will assist you with reviewing your site plan for approval and processing your building permit. Please obtain your permit no later than 9/30/2019.	9/30/2019	

[Yellow Box] = Area of Variance Request.

72" Height Poly Fence

Service Walk (Concrete)

Garage/House

Gate

3rd Stall (Existing)

2nd Stall (Existing)

1st Stall (Existing)

Service Walk

36" Height Poly Fence

Property Line

309"

103"

132"

132"

CONCRETE DRIVEWAY (TYPICAL)

LAWN

3"

5"

48"

Right-of-way Line

6"

Landscaping

Sidewalk Section

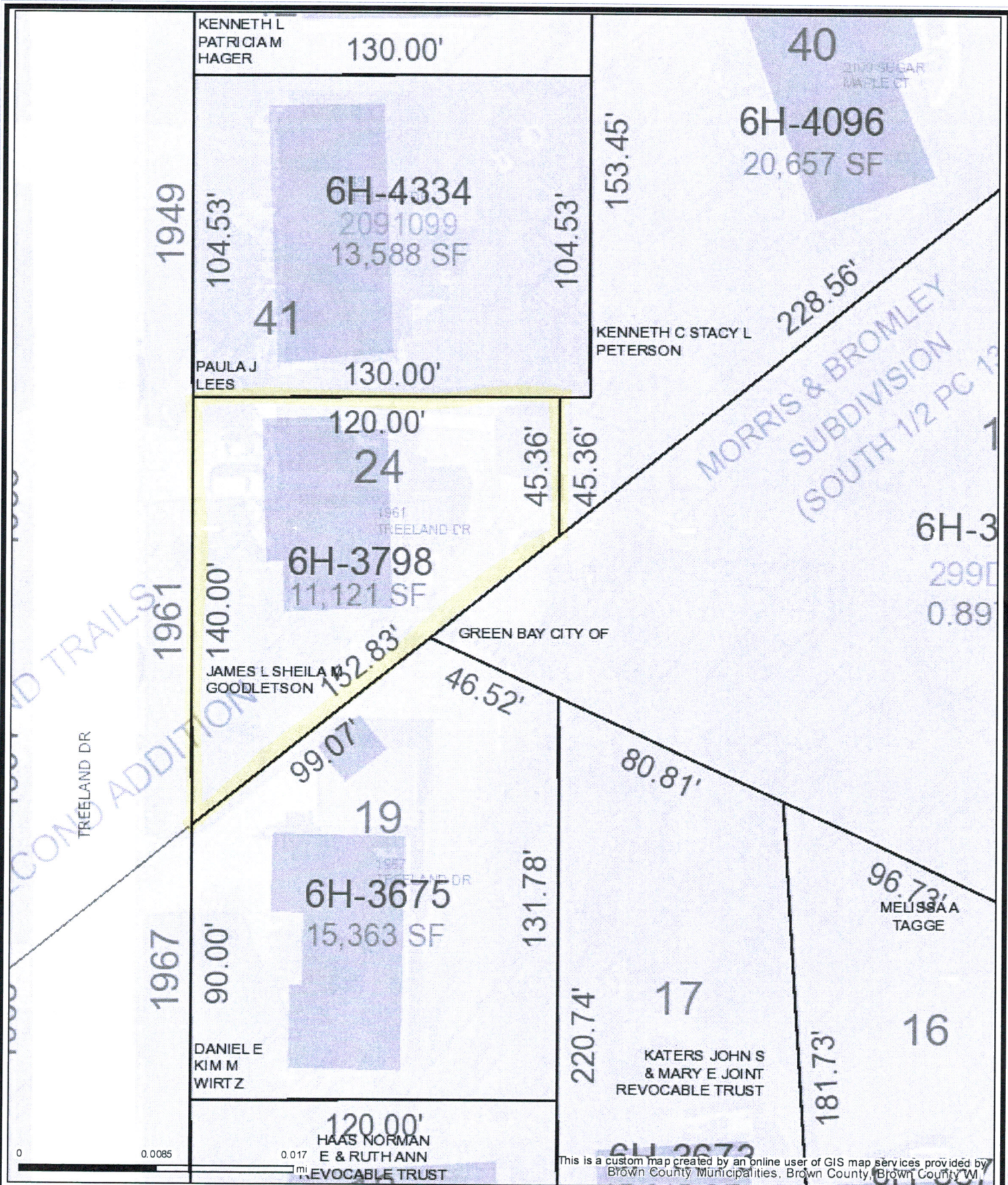
60"

Driveway Apron

132"

Curb & Gutter

TREELAND DRIVE



Part of Brown County WI

Map printed on 10/9/2019

1:480

1 inch = 40 feet*
1 inch = 0.00758 miles*

*original page size: 8.5"x11"

Appropriate format depends on zoom level

Parcel ownership key

- Parcel Boundary
- Condominium
- Gap or Overlap

- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

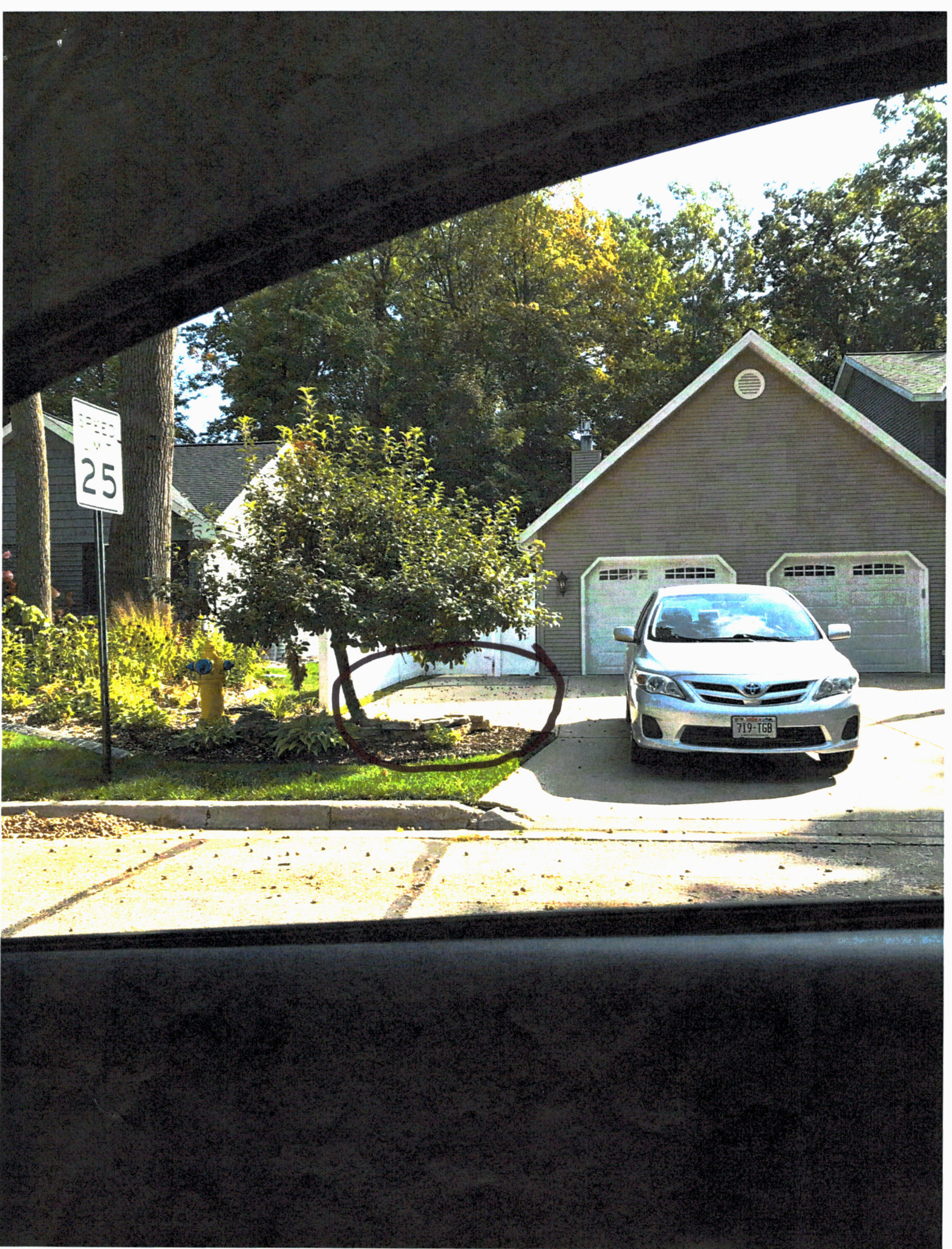
hooks indicate
parcel ownership
crosses a line

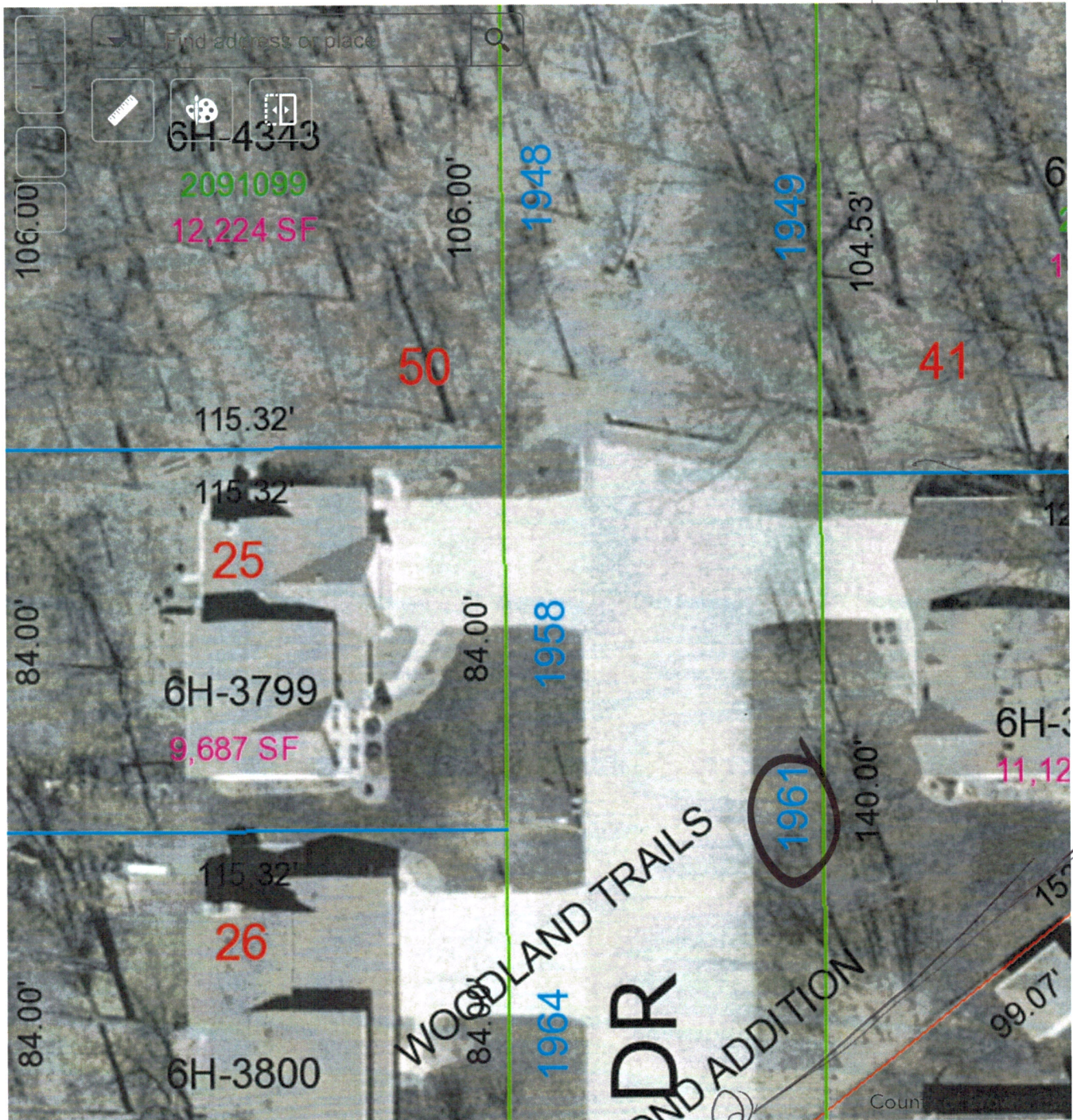
SC-190-2 Parcel ID Number
2300257 Document Number
0.814 AC Area of parcel
279.8' Line Distance
3547 Address

A complete key (legend) is available at:
<https://tinyurl.com/BrownDogKey>



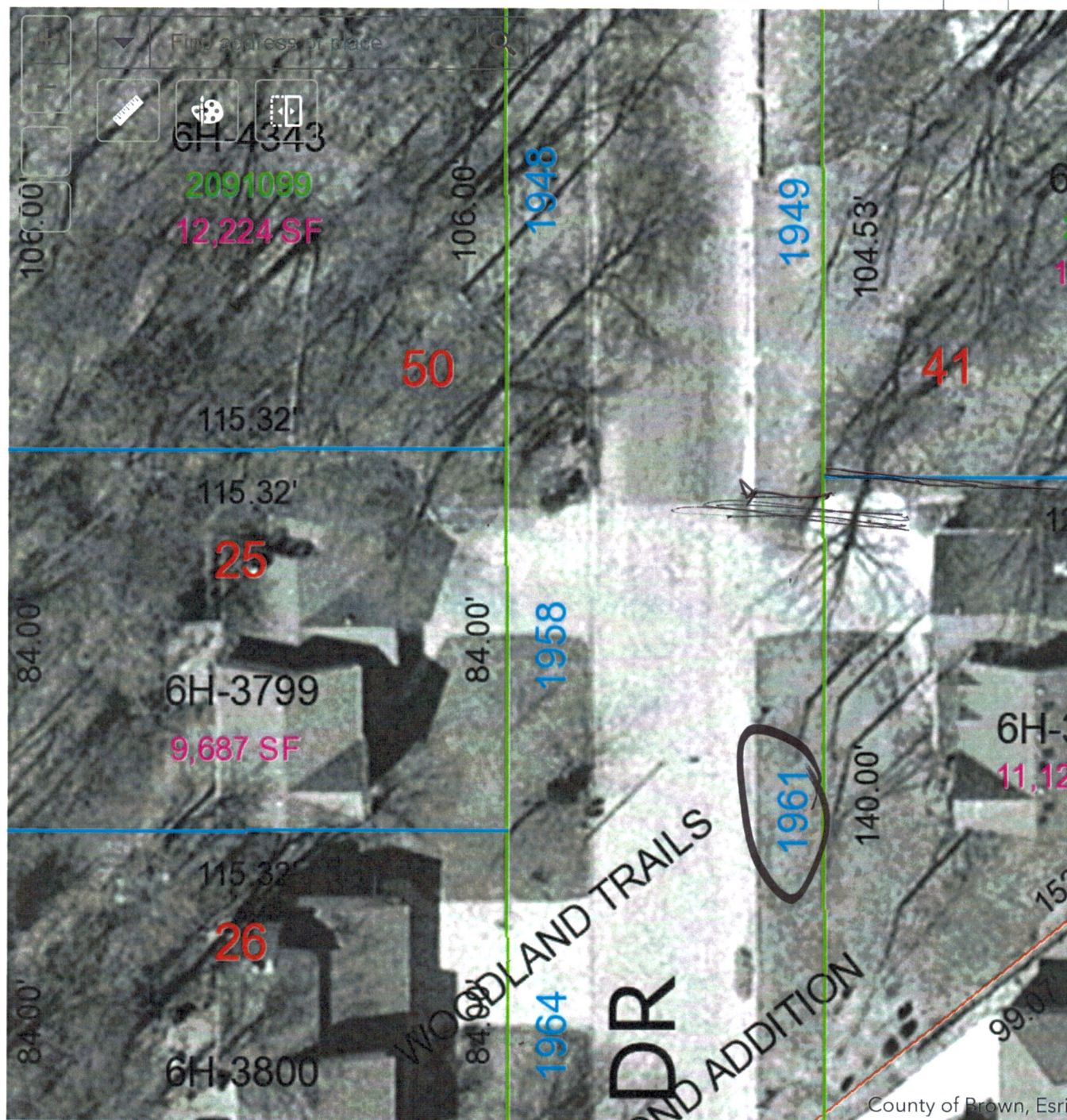
(920) 448-6480
maps.gis.co.brown.wi.us





2000 NO
EXPANSION

40ft
-88.087 44.511 Degrees



2005 shows
Expansion

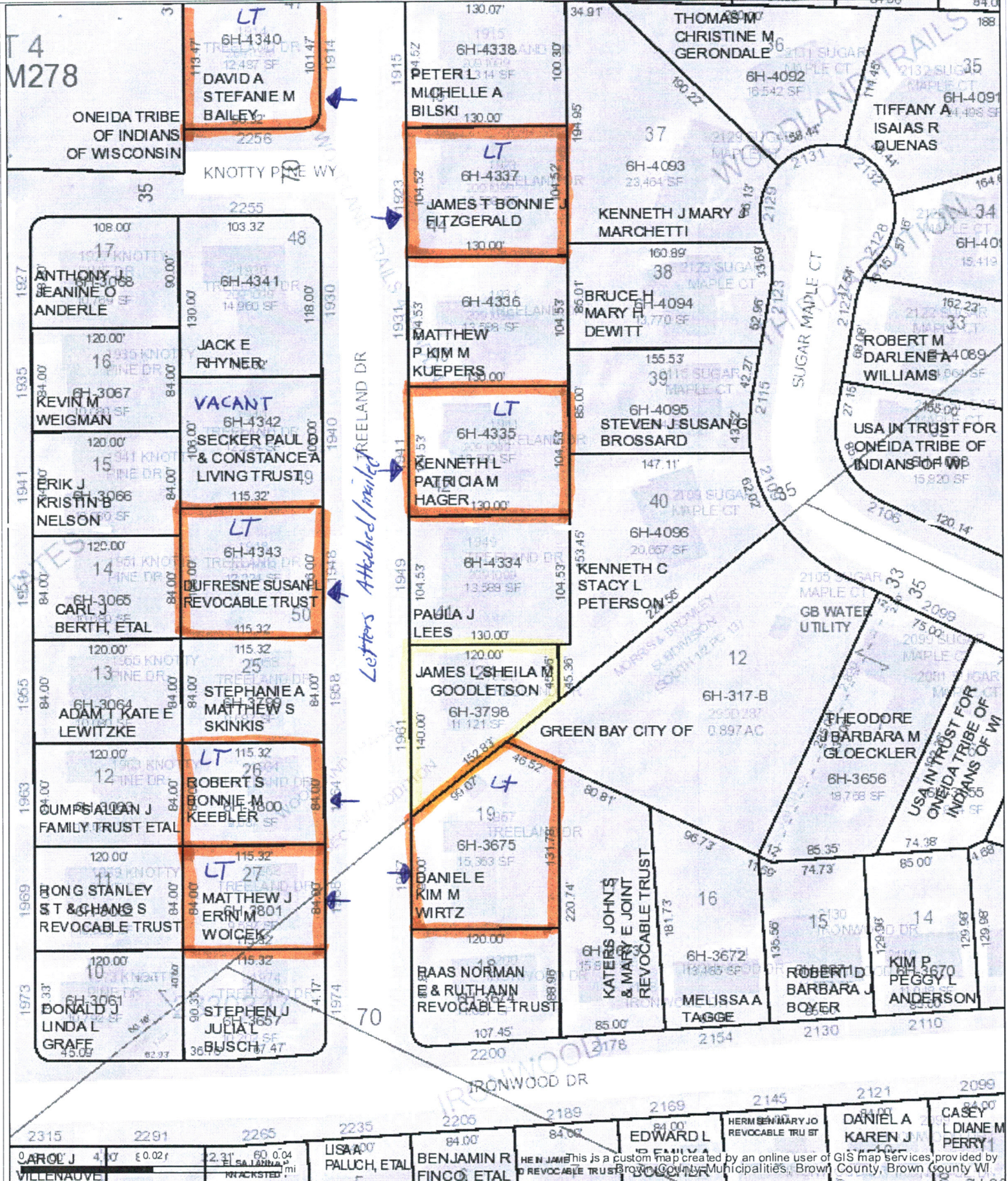
40ft
-88.087 44.511 Degrees











Part of Brown County WI

Map printed on 10/10/2019

1:1,200
 1 inch = 100 feet*
 1 inch = 0.0189 miles*
 *original page size: 8.5"x11"
 Appropriate format depends on zoomlevel

Parcel ownership key

- ☐ Parcel Boundary
- ☐ Condominium
- ☐ Gap or Overlap
- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

*hooks indicate parcel ownership crosses a line

A complete key (legend) is available at:
<https://tinyurl.com/BrownDogKey>

- SC-190-2 Parcel ID Number
- 2300237 Document Number
- 0.814 AC Area of parcel
- 279.8' Line Distance
- 2547 Address



(920) 448-6480
maps.gis.co.brown.wi.us

9/30/19

Donna Rosenthal, Housing/Zoning Inspector
City of Green Bay
100 N Jefferson Street
Green Bay, WI
54301

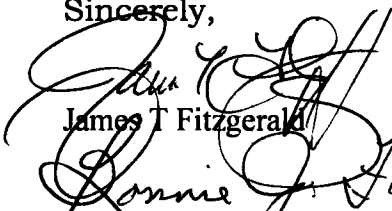
Case # 102323

Inspector Rosenthal,

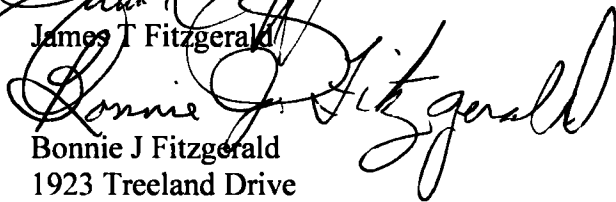
On May 29th, 2014, I and my wife purchased the property at 1923 Treeland Drive, Green Bay, WI, document #2669046.

This letter will serve as complete and full support of James & Sheila Goodletson located at 1961 Treeland Drive regarding the above referenced case # 102323. The Goodletson's maintain a well-kept immaculately manicured property and are a credit to our neighborhood. We have no issue regarding the alleged complaint. If there is anything else you need, feel free to contact us.

Sincerely,



James T Fitzgerald



Bonnie J Fitzgerald

1923 Treeland Drive
Green Bay, WI
54304
mrfitzo57@yahoo.com
608-576-6602

Ken Hager
1941 Treeland Drive
Green Bay, WI 54304

October 2, 2019

To whom it may concern

I am a neighbor of James & Sheila Goodletson, my name is Ken Hager. I would like to state that I have no problem with them having a 3rd stall concrete pad. It has no adverse effect on our neighborhood. As a matter of fact, there is a fence alongside and shouldn't impede anything on the adjoining property.

James & Sheila have taken great pride in their home and outdoor appearance.


Ken Hager

10/1/19

Matthew & Erin Woicek
1968 Treeland Drive
Green Bay, WI 54304

Zoning & Planning Board of Appeals
Department of Community &
Economic Development
100 N. Jefferson Street, Room 608
Green Bay, WI 54301

REF: Variance Application for 1961 Treeland Drive
Case # 102323

To whom it may concern,

We moved into our home at 1968 Treeland Drive in April of 2012 and since this time we have had no concerns or objections with the additional driveway stall at 1961 Treeland Drive, which was installed prior to the current homeowners, James and Sheila Goodletson. This property, including the area surrounding the additional driveway stall, has been and continues to be well maintained and pleasing to the public. We take no exception to this additional driveway stall remaining in place.

Thank you.

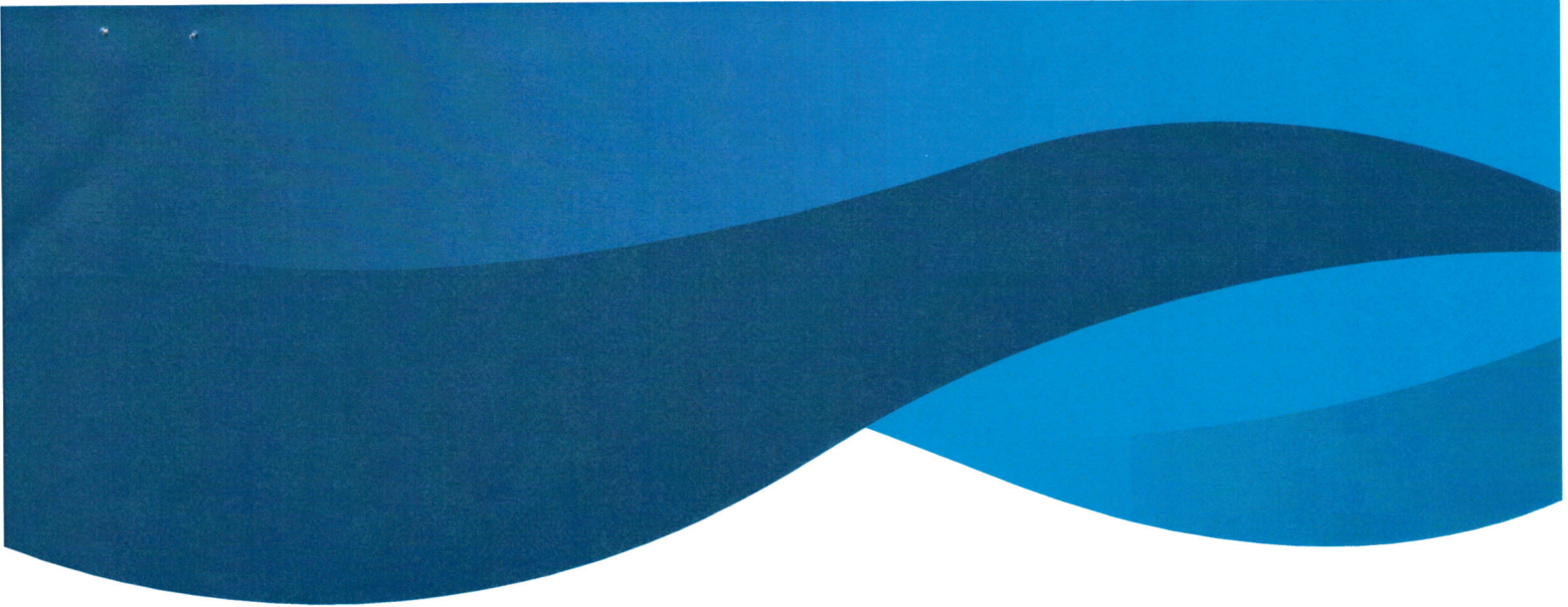
Sincerely,



Matthew J. Woicek



Erin M. Woicek



Donna Rosenthal
Housing/Zoning Inspector

Dear Donna,

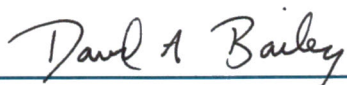
We are contacting you concerning case # 102323 for the property located at 1961 Treeland Dr (6H-3798), Green Bay, WI.

We are aware of the additional expansion driveway that is installed at this property and as a nearby neighboring property (1914 Treeland Dr) we do not have an issue with it.

If you have further questions on this topic, feel free to reach out to us (our contact information is listed below).

Warm regards,

David Bailey



Stefanie Bailey



1914 Treeland Dr
Green Bay, WI 54304
920-562-1236
Bailda21@yahoo.com

Daniel and Kim Wirtz
1967 Treeland Dr.
Green Bay, WI 54304
(920)498-8133

September 30, 2019

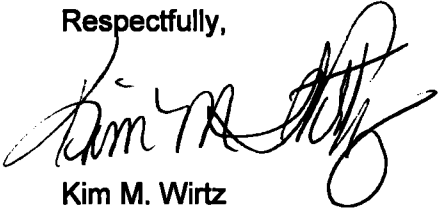
City of Green Bay
Department of Community and Economic Development
100 North Jefferson St Room 808
Green Bay, WI 54301

To Whom It May Concern:

This letter is regarding the expansion of parking areas at 1961 Treeland Drive Green Bay, WI 54304, owners James and Shelia Goodletson.

We are neighbors of James and Shelia Goodletson and have no objection to the parking areas or variance request. The addition is aesthetically pleasing and a proper addition to the property.

Respectfully,



Kim M. Wirtz



Daniel E. Wirtz

October 1, 2019

Case # 102323

Dear Ms. Rosenthal,

I have resided at 1948 Ireland Drive since December 17, 2012. I live across the street, to the northwest, of 1961 Ireland.

During my time as a resident, the expanded area of the driveway has always existed on the Hoodletson property. I don't mind it at all. There is well taken care of landscaping between the expansion and the road, so I hardly see it. It does nothing to take away from the appearance of our neighborhood.

Sincerely,

Susan L. DuFrene

1948 Ireland Drive

Green Bay, WI 54304

920-544-0428

Robert Keebler
1964 Treeland Drive
Green Bay, WI 54304

October 1, 2019

Ms. Donna Rosenthal
Housing/Zoning Inspector of Green Bay
100 North Jefferson Street, Room 608
Green Bay, WI 54301-5026

Re: Goodletson 1961 Treeland Drive - Zoning

Dear Ms. Rosenthal,

My wife and I live across the street from 1961 Treeland Drive and have lived there for 29 years. Prior to Mr. and Mrs. Goodletson moving into the house, Mr. and Mrs. Costello, the previous owners, put a small additional slab of concrete on the northern side of the driveway. This slab of concrete has never bothered us or interfered with our enjoyment of our property in any way.

Very truly yours,


Robert Keebler



Robert S. Keebler, CPA/PFS, MST, AEP
920-593-1701

420 S. Washington St.
Green Bay, WI 54301
www.keeblerandassociates.com

Phone: 920-593-1700
Fax: 920-593-1717

robert.keebler@keeblerandassociates.com



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: 10/11/19 Project Address: 1003 Pine St Project #: 75712 Appeal #: 19-057

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	Ronald L. Smits	Name:	Ronald L. Smits
Address:	1003 Pine St	Address:	1003 Pine St
City, State, Zip	Green Bay WI 54301	City, State, Zip	Green Bay WI 54301
Phone:	920-621-3940	Phone:	920-621-3940
Email:	rachelsmits@gmail.com	Email:	rachelsmits@gmail.com

Describe proposed plan:
Three OK Signs on West side of building facing Webster

List variances required to implement the proposed plan (include ordinance numbers and short explanation of each):
Ordinance # 13-2010 Only one wall mounted sign is permitted on each wall facing the street.

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome:
We will have to remove signs and have holes in our new metal building

Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance:
Our goal is to fit in with the Old Main St theme by adding these antique replica signs

Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance:
No harm to the public or to the city will be caused in any way. These OK signs will actually enhance the look of our building and make it more attractive. We have had all positive comments from many neighbors including Red Lewis, of PDA Car Wash, and Rick Chernick, of Camera Corner/Connecting Point.

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# 9-98	Residential \$75	Commercial \$150 X
District: 7 Zoning: C1	Meeting Date: 11/18/19	Receipt #: 2754558-4	

NEARLY NEW AUTO & TRUCK





Zoning & Planning Board of Appeals

VARIANCE APPLICATION

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

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

Date: 6/29/19 Project Address: 2123 Emmaline Ct Project #: 99253 Appeal #: 19-058

PROPERTY OWNER		APPLICANT INFORMATION	
Name:	Daniel & Bonita Hall	Name:	
Address:	2167 9th St	Address:	
City, State, Zip	Green Bay WI 54304	City, State, Zip	
Phone:	920-419-4848	Phone:	
Email:	BLUELEADERONE53@Gmail.com	Email:	

Describe proposed plan: Build a 1610 sq. ft. Ranch house

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

we are asking that the 25' rear setback to be changed to 17 ft

13-604 Table 6-2 Lot dimensions & Setback Requirements

R-1 Rear Yard 25'

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome: If we can't build this house over lot becomes worthless and unbuildable

Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance: the odd shape of the lot because it is on a cul de sac

Describe how granting this variance will neither harm public interest nor undermine the purpose of the ordinance: Granting this variance will not harm public interest or undermine any ordinance. It will only enhance the area with a very nice house instead of a vacant lot growing wild.

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: Daniel K. Hall Date: 10-29-19

OFFICE USE ONLY:	Parcel#: 21-8109	Residential \$75 ☒	Commercial \$150 ☐
District: Cty 1 Zoning: R1	Meeting Date: 11/18/19	Receipt #: 2754656-19	

SITE PLAN

LOT 25, MAHON CREEK ESTATES,
ST. ADD, CITY OF GREEN BAY,
BROWN CO., WI.

BUILDER: CRI DEVELOPMENT, LLC

EMMALANE
CT.

