



# **AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS**

**MONDAY, JULY 20, 2020, 5:30 PM**

**Telephonic Meeting**

**Public may also view at**

**[www.youtube.com/CityOfGreenBay](http://www.youtube.com/CityOfGreenBay)**

**A. Zoom Meeting Information**

- I. This item contains documents which provide call in information and instructions for the Zoom Meeting.

**B. 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? Was anyone out to any of the properties?  
Did you speak to anyone regarding this variance request?

**C. Approval of the Agenda.**

- I. Approval of the agenda for the July 20, 2020, meeting of the Zoning & Planning Board of Appeals.

**D. Approval of Minutes.**

- I. Approval of the minutes from the June 15, 2020, meeting of the Zoning & Planning Board of Appeals.

**E. Regular Business.**

- I. (Appeal 20-016) Phil Jennings, Creative Sign Company, Inc., has requested a ruling by the Board of Appeals on the interpretation of the Zoning Administrator with regards to a building mounted sign for Depot Gastropub, 200 Dousman Street (Ald. R. Scannell, District 7).

2. (Appeal 2017) Brian Johnston and Lisa Hartman, property owners, propose to reconstruct an attached garage located in a Low Density Residential (R1) District at 1265 Rockdale Street. The applicants request to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, side yard setback and Section 13-613(c), general requirements accessory use area (Ald. C. Wery, District 8).
3. (Appeal 20-018) Calvin C. Eis, EIS Structure Movers, Inc., on behalf of Loretta Stoneburner, property owner, proposes to elevate an existing a single-family residence for a new foundation along with site alterations within the AE District of the 100 year floodplain and Low Density Residential (R1) District at 515 Hartung Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-1330(a)(1) fill area and Section 13-1330(a)(1)(c) retaining wall height (Ald. B. Galvin, District 4).
4. (Appeal 20-019) Mark Lemense, property owner, proposes to construct a single-family dwelling located in a Varied Density Residential (R3) District at 827 9th Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, corner side yard setback (Ald. B. Johnson, District 9).
5. (Appeal 20-020) Vincent and Sonia Hulse, property owners, propose to reconstruct an emergency exit for a two-family dwelling located in a Low Density Residential (R1) District at 710 South Ashland Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, side yard setback (Ald. B. Johnson, District 9).
6. (Appeal 20-021) Phil Mattern, Classic Renovations, Inc., on behalf of David and Theresa Hatch, property owners, proposes an addition to a single-family home located in a Low Density Residential (R1) District at 887 St. Charles Drive. 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).
7. (Appeal 20-022) Dave Dorn, property owner, proposes to reconstruct an attached garage to a single-family home located in a Low Density Residential (R1) District at 1649 Langlade Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, rear yard setback (Ald. J. Vander Leest, District 11).
8. (Appeal 20-023) Rory Edmondson, on behalf of Scott Dollinger, property owner, proposes to construct a deck onto an existing single-family home located in a Low Density Residential (R1) District at 744 S. Clay Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, side yard setback and Section 13-609 maximum impervious surface (Ald. B. Galvin, District 4).

## **F. Informational.**

1. Date of next meeting: August 17, 2020.

## **G. Adjournment.**

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT [www.greenbaywi.gov](http://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.

# Virtual Meeting Instructions

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## Landmarks Commission 7-13-20

### Zoom Meeting Information

#### Join Zoom Meeting

<https://us02web.zoom.us/j/85245354006?pwd=OFJHakRzdkYwWXhITzZHajJvaUxHQQT09>

Meeting ID: 852 4535 4006

Password: 857746

One tap mobile

+13017158592,,85245354006# US (Germantown)

+13126266799,,85245354006# US (Chicago)

#### Dial by your location

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 852 4535 4006

Password: 857746

Find your local number: <https://us02web.zoom.us/j/85245354006?pwd=OFJHakRzdkYwWXhITzZHajJvaUxHQQT09>

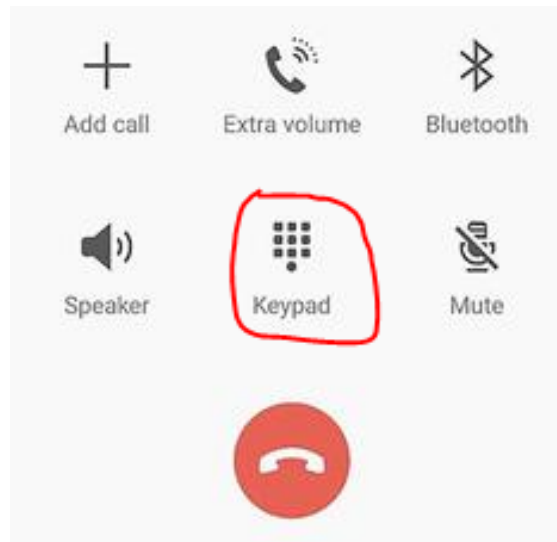


## Additional Information

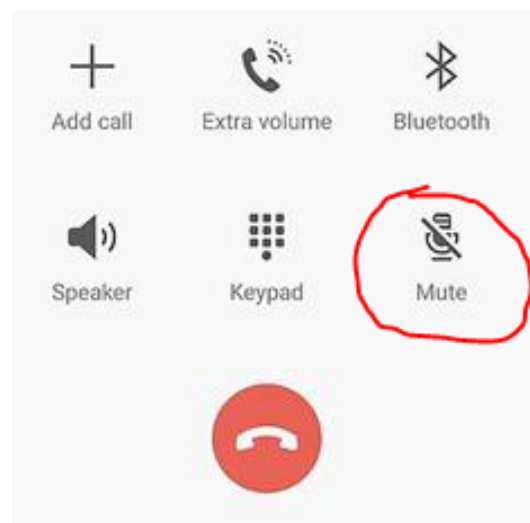
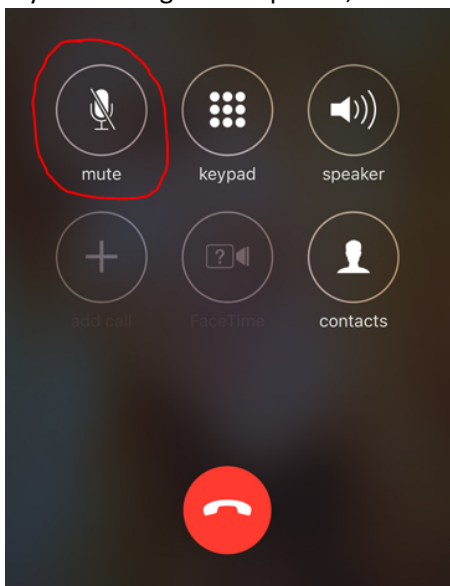
1. Wisconsin Open Meetings Law still applies
  - a. Persons interested in speaking to an item must give their name and address
  - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.
3. Please log into the Zoom meeting 10 minutes before the meeting starts to ensure proper technology is working.
  - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
4. Once you are in the meeting please mute yourselves.
  - a. You may unmute yourself when you are called upon to speak.
5. Waiting room
  - a. When you call in, all callers/participants will be placed in a “waiting room.”
  - b. Persons on the agenda will be admitted to the meeting, and then once the item is concluded, the host will permanently mute you from the meeting (you can still hear the meeting).
6. Using Zoom with a tablet or computer
  - a. Tablet—you will be asked to sign in. Download the app either with the Apple Store or the Play Store
  - b. Computer—you will be asked to sign in. You may download the app or click on the link to open Zoom in your browser.
7. Registering
  - a. The host may ask you to register for the meeting. A registration link will be sent to you along with the invite. You’ll receive another email confirming that you’re registered for the meeting.
  - b. If you’re using a phone, your registration will still be tied to an email.
8. Raising your hand
  - a. Committee members—you can either use CivicClerk and request to speak or you can “raise your hand” in the zoom meeting (you’d need to use a computer or tablet) to let the host know you’d like to speak. You can also un-mute yourselves and start speaking.
  - b. Persons on the agenda—you can “raise your hand” but you’d need to use a computer. You will be allowed to speak, per Wisconsin Open Meetings Rules, once the committee has “opened the floor for interested parties to speak.” Once the committee is finished with your agenda item, the host will mute you permanently, unless the committee opens the floor again.
9. What devices should I use?
  - a. Smart phone (please see more detailed instructions on page 3)
  - b. Land line
  - c. Tablet—well in advance of the meeting, please download the Zoom Meeting app before you join a meeting by using either the Apple Store or the Play Store. You will be asked to input your name, thus identifying you for the meeting. You’ll also be asked to verify your email.
  - d. Computer—well in advance of the meeting, please download the Zoom Meeting app, but you can also click on a link to open the Zoom Meeting in your browser. You will be asked to input your name, thus identifying you for the meeting.
  - e. For tablet and computer users—if you download the app you will be asked to verify your email.
10. Zoom etiquette
  - a. Muting yourselves when you’re not talking will prevent your background noise from interfering with others’ ability to listen to and participate in the meeting.
  - b. If you’re using a telephone, please identify yourself with your phone number and name before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourselves.
11. Closed session
  - a. Persons in the Zoom meeting will be put into a waiting room while the committee meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
  - b. Persons watching live on YouTube will see a gray screen with the City logo during closed session.
12. Persons interested in listening to the meeting can go to [www.youtube.com/CityofGreenBay](https://www.youtube.com/CityofGreenBay)

## Calling into the Zoom meeting using a smartphone

1. Dial the phone number listed at the beginning of this document.
2. When prompted, enter the Meeting ID number followed by #
  - a. If you're using a smartphone, you can access the keypad by clicking "Keypad" on your screen



3. Once you are in the meeting, notify the meeting host that you are in and state your name.
4. If you do not need to talk, please make sure your phone is on **Mute**
  - a. If you're using a smartphone, look at your screen and click the Mute button



- b. If you're using a computer, you should see a Mute button in the Zoom application





# **MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS**

**MONDAY, JUNE 15, 2020, 5:30 PM**

**Telephonic Meeting**

**Public may also view at**

**[www.youtube.com/CityOfGreenBay](http://www.youtube.com/CityOfGreenBay)**

## **A. ZOOM MEETING INFORMATION.**

I. This item contains documents which provide call in information and instructions for the Zoom Meeting.

## **B. 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? Was anyone out to any of the properties? Did you speak to anyone regarding this variance request?

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

Chair Don Carlson asked if anyone needed abstain from voting, if anyone was out to any of the properties and if anyone spoke to anyone regarding the variances on tonight's agenda. All stated no.

Others Present: Ald. Mark Steuer

### **C. APPROVAL OF THE AGENDA.**

I. Approval of the agenda for the June 15, 2020, meeting of the Zoning & Planning Board of Appeals.

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

### **D. APPROVAL OF MINUTES.**

I. Approval of the minutes from the May 18, 2020, meeting of the Zoning & Planning Board of Appeals.

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

### **E. REGULAR BUSINESS.**

Moved by Gregory Babcock, seconded by Jim Hutchison to open the floor for discussion. Motion carried.

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

1. (Appeal 20-013) Steve Srubas, Berners-Schober, on behalf of HSHS St. Mary's Hospital/dba Prevea Health, property owner, proposes to install two monument signs in a Planned Unit Development (PUD) located at 1860 Shawano Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-2010, Table 20-2, height of signs (Ald. M. Steuer, District 10).

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

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

2. (Appeal 20-014) Anthony Wied, Dino Shell, LLC., property owner, proposes to pave into a corner side yard setback for a drive-through in a Highway Commercial (C2) District at 1828 South Ashland Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-810, Table 8-2 corner side yard setback (Ald. B. Johnson, District 9).

Moved by Gregory Babcock, seconded by Jim Hutchison to grant the variance to reduce the corner side yard setback to 10 ft. Motion carried.

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

3. (Appeal 20-015) Benjamin Papapetru, property owner, proposes to install a fence in a corner side yard setback in a Low Density Residential (R1) District at 1000 Bond Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-521(a)(1) fence height (Ald. R. Scannell, District 7).

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

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

Moved by Jim Hutchison, seconded by Gregory Babcock to close the floor for discussion. Motion carried.

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

## **F. INFORMATIONAL.**

I. Date of next meeting: July 20, 2020.

## **G. ADJOURNMENT.**

Moved by Jim Hutchison, seconded by Gregory Babcock to adjourn. Motion carried.

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



Creative Sign Co.  
505 Lawrence Dr.  
De Pere, WI 54115  
Ph: 920.336.8900  
[www.greenbaysigns.com](http://www.greenbaysigns.com)

June 16, 2020

APPEAL 20-016 PROJ# 101209

Paul Neumeyer  
Zoning Administrator  
City of Green Bay  
100 N Jefferson St. Room 608  
Green Bay, WI 54301-5026

Paul,

This letter is to inform you that we would like to appeal your decision on not allowing the Depot Gastropub wall sign replacing the Titledown sign on the gable of the west side of the building at 200 Dousman St.

The meeting for Board approval is for Monday July 20, 2020.

Thank you!

Best Regards,

A handwritten signature in black ink that reads "Phil Jennings".

Phil Jennings  
Sign Consultant  
Creative Sign Company  
920-360-0557





505 LAWRENCE DR, DE PERE, WI 54115  
920.336.8900 GREENBAYSIGNS.COM

#### CLIENT: DEPOT GASTROPUB

LOCATION: 200 DOUSMAN ST. GREEN BAY, WI 54303

DRAWN BY: BILL V

SALESPERSON: PHIL K

DATE: 06/02/2020

DESIGN #: D16738

PAGE: 2

| REVISION LOG: | INTL       | DATE | DESCRIPTION |
|---------------|------------|------|-------------|
| ---           | 00/00/0000 |      | DESCRIPTION |

#### WALL MOUNT CABINET

QUANTITY: 1

SIDES: S/F

LIGHTING: LED (WHITE)

POWER SUPPLY: SELF CONTAINED

CABINET DESC: FABRICATED ALUM (6")

RETAINER: 2"

FACES: LEXAN

GRAPHICS: CUT OPAQUE VINYL, 1ST SURFACE

FONT: LOGO

MOUNTING: FLUSH TO BUILDING

PHOTO EYE: NO

CHANNEL LTRS: EXISTING

FACES: USE EXISTING IF POSSIBLE

RETURNS: EXISTING

TRIM CAP: .75" JEWELLITE (WHITE)

RACEWAY: EXISTING

INSTRUCTION: REMOVE EXISTING SIGN CABINET, DO NOT DISPOSE OF. REMOVE CHANNEL LETTERS AND BRING BACK TO SHOP. REMOVE VINYL FROM FACES IF FEASIBLE. REINSTALL FACES W/ NEW TRIM CAP. REINSTALL CHANNEL LETTERS. PRODUCE & INSTALL NEW WALL CABINET

#### COLORS:

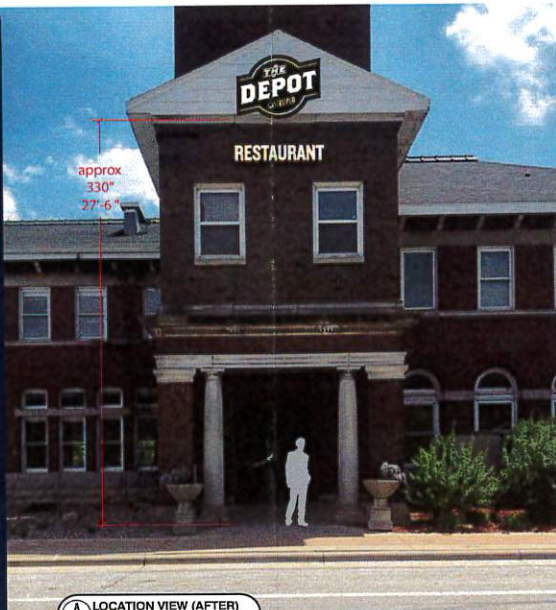
- ☒ P-1/W-1 ORACAL 751-070 BLACK  
☐ C-2 WHITE

#### CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

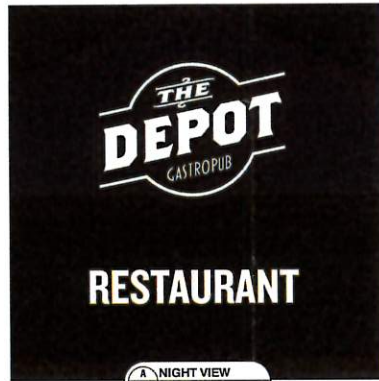
X

SIGNATURE

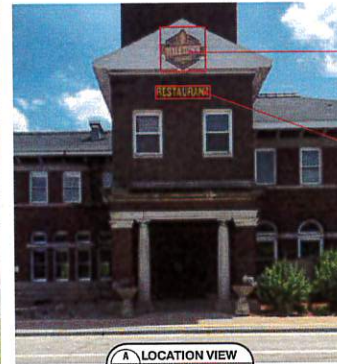
DATE



1 LOCATION VIEW (AFTER)  
1 SCALE: 1/8" = 1'



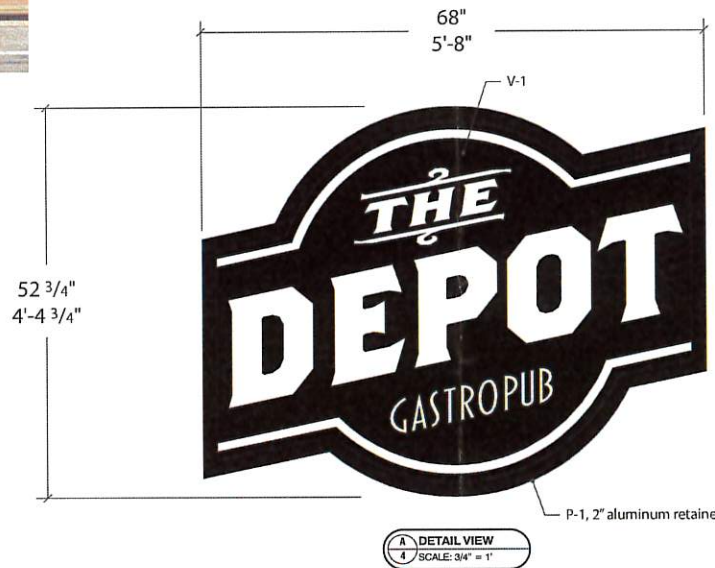
3 NIGHT VIEW (A)  
3 SCALE: NTS



2 LOCATION VIEW (A)  
2 SCALE: NTS

REMOVE EXISTING SIGN - DO NOT DISPOSE. Customer to have patched and painted if needed.

REMOVE channel letters (72" x 12") on raceway and bring back to shop. remove trim cap and faces. Remove existing vinyl from faces if possible, clean up and re install w/ new trim caps

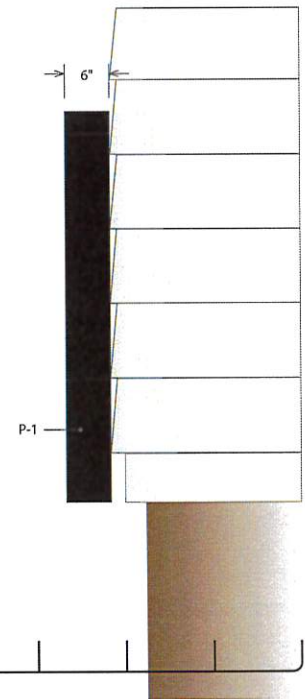
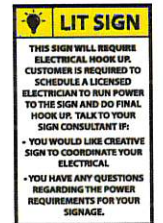


4 DETAIL VIEW (A)  
4 SCALE: 3/4\"/>

## CAB-1: LOC-2 OPTION A

## PRICE OPTION B:

ALL NEW CHANNEL LETTER FACES  
AND TRIM CAPS.





# Zoning & Planning Board of Appeals

## VARIANCE APPLICATION

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

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

Date: 6/17/20 Project Address: 1265 Rockdale St. Project #: 101385 Appeal #: 20-017

| PROPERTY OWNER                              | APPLICANT INFORMATION                       |
|---------------------------------------------|---------------------------------------------|
| Name: <u>Brian Johnston / Lisa Hartman</u>  | Name: <u>Brian Johnston</u>                 |
| Address: <u>1265 Rockdale St.</u>           | Address: <u>1265 Rockdale St.</u>           |
| City, State, Zip <u>Green Bay, WI 54304</u> | City, State, Zip <u>Green Bay, WI 54304</u> |
| Phone: <u>920-980-4421</u>                  | Phone: <u>920-980-4421</u>                  |
| Email: <u>bjohnston54304@att.net</u>        | Email: <u>bjohnston54304@att.net</u>        |

### Describe proposed plan:

The proposed plan is to take down the current attached garage and rebuild a new one that is two feet wider to accommodate fitting our two vehicles in. Also will be 24 feet longer to accommodate our kids toys and all my tools from being an auto mechanic. Hoping to also get all yard tools and equipment in garage to eliminate the need for the shed.

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

- \* Ordinance 13-604 Amd. GO 11-14 Side yard setback is 8 feet for a 1 1/2 story home and this plan would only allow 5 feet.
- \* Accessory larger than principal 13-613

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

We have a Dodge caravan and a Ford F150 that do not fit side by side in the garage where you are able to open the door to exit the vehicle.

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

Its an attached garage and due to the house position we are unable to move any further from the lot line.

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

We have talked to all the neighbors around us and across the street. All of them are ok with what we have planned for building the garage. With the garage plan and all paved ways and fixtures we will still have over 50% green space.

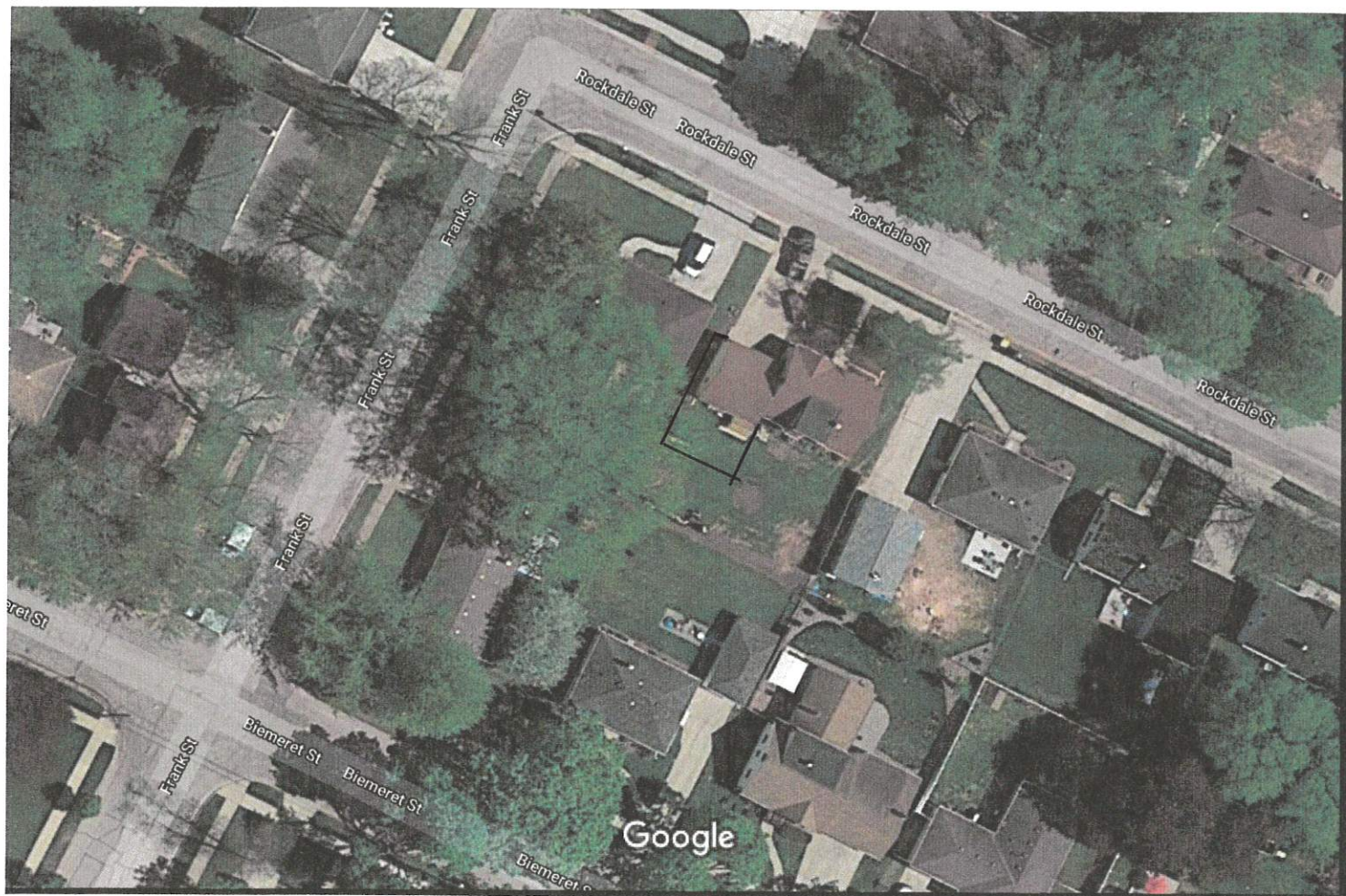
Prepare and submit a copy of a site plan (NO LARGER THAN 11X17) detailing your request completely and any additional information which will support your variance request.

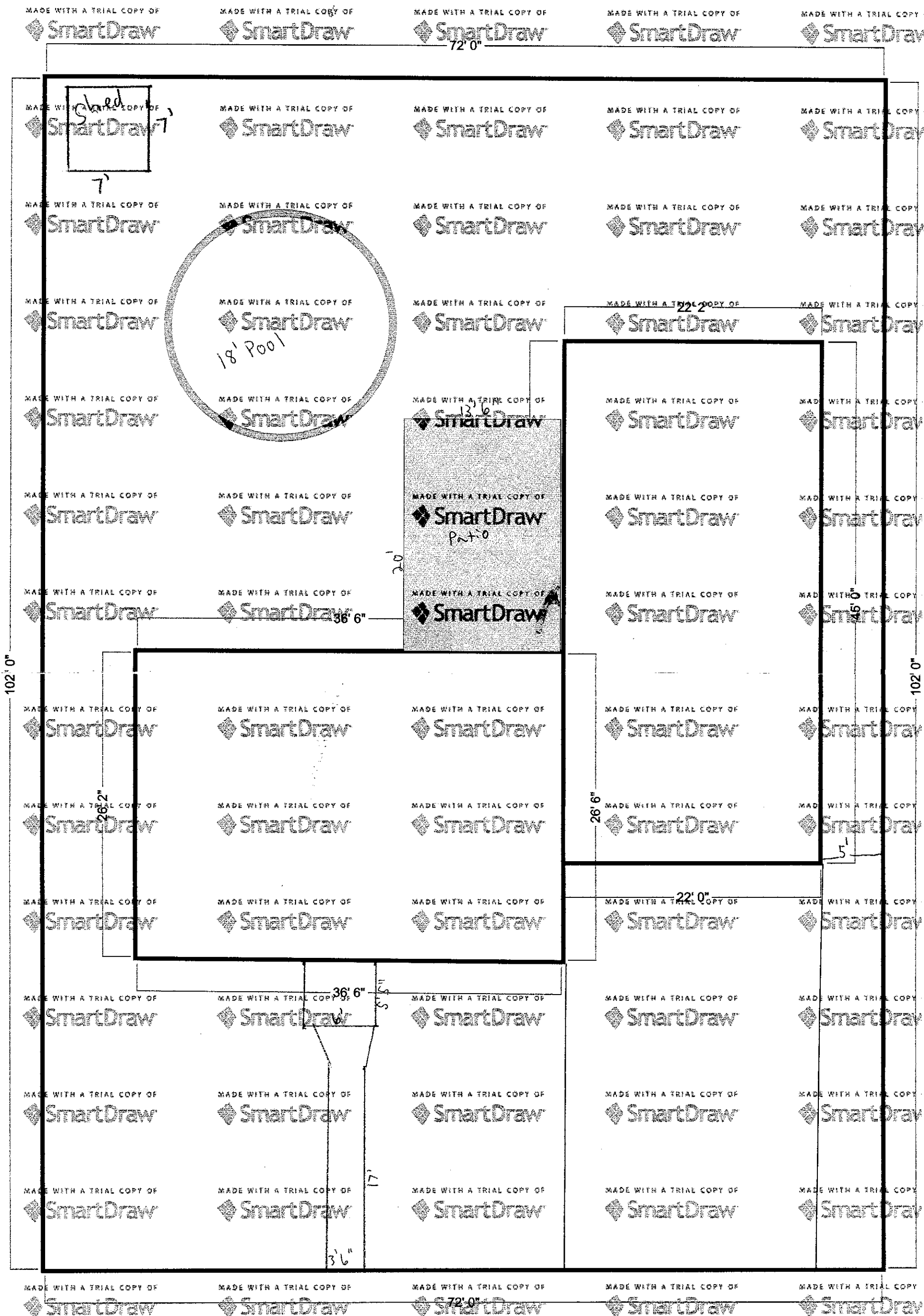
Brian Johnston  
Signature of Applicant

6/17/2020  
Date

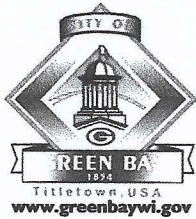
|                                      |                       |                             |                        |
|--------------------------------------|-----------------------|-----------------------------|------------------------|
| OFFICE USE ONLY:                     | Parcel# <u>1-1978</u> | Residential \$75 <u>X</u>   | Commercial \$150 _____ |
| District: <u>8</u> Zoning: <u>R1</u> | Meeting Date:         | Receipt #: <u>2756154-2</u> |                        |











Zoning & Planning Board of Appeals

**VARIANCE  
APPLICATION**

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

Date: 6-19-20 Project Address: 515 HARTUNG Project #: 99548 Appeal #: 20-018

| PROPERTY OWNER                             | APPLICANT INFORMATION                         |
|--------------------------------------------|-----------------------------------------------|
| Name: <u>LORETTA STONEBURNER</u>           | Name: <u>EIS STRUCTURE MOVENS, INC.</u>       |
| Address: <u>320 JOHNSTON STREET</u>        | Address: <u>7908 HWY 147</u>                  |
| City, State, Zip: <u>DENMARK, WI 54208</u> | City, State, Zip: <u>TWO RIVERS, WI 54241</u> |
| Phone: <u>865-5550</u>                     | Phone: <u>793-4625</u>                        |
| Email:                                     | Email: <u>CALJEN11@gmail</u>                  |

Describe proposed plan: LIFT house ABOVE Flood PLAIN INSTALL NEW FOUNDATION AS PER ENGINEERED DRAWING, Add BERM AND RETAINING WALLS AS per DRAWING

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

13-1330 (A) (1) C: The RETAINING WALL ON THE North side will Exceed 2' in height.

13-1330 (A) (2) C: The AREA SURROUNDING The ENTIRE Foundation CANNOT BE Filled TO AT LEAST 1' ABOVE THE 100 YEAR REGIONAL Flood Line FOR A DISTANCE OF 15' BEYOND The LIMITS OF THE STRUCTURE.

Describe what hardships are imposed by zoning ordinances listed in section above making conformity unfeasible or unnecessarily burdensome: The VARIANCES ARE Required due TO The Limited LOT width PAIRED With The LOW Surrounding EXISTING GRADES COMPARED TO The Required ELEVATIONS FOR The STRUCTURE AND Surrounding Fill.

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

The VARIANCES ARE Required due TO The Limited LOT width PAIRED With The LOW Surrounding EXISTING GRADES COMPARED TO The Required ELEVATIONS FOR The STRUCTURE AND Surrounding Fill.

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

The PROPOSED RETAINING WALLS ALLOW The home TO MEET The Flood PROTECTION Requirements WITHOUT CHANGING GRADES OF The Surrounding PROPERTIES AND ALLOW FOR ADEQUATE ROOM FOR DRAINAGE

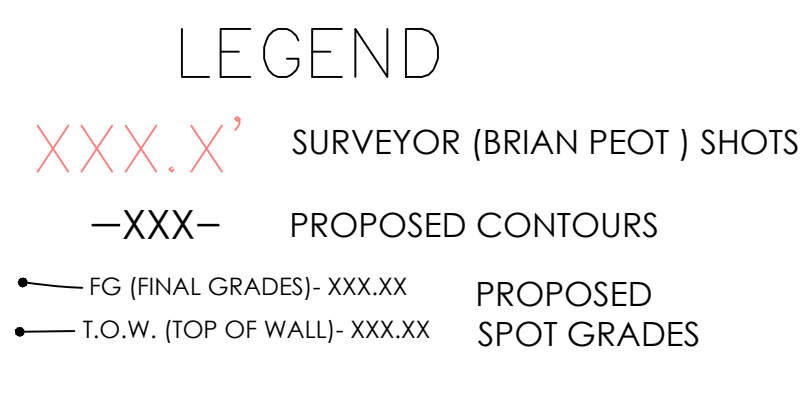
Cal C. E.

Signature of Applicant

6-19-20  
Date

|                                      |                               |                                                        |
|--------------------------------------|-------------------------------|--------------------------------------------------------|
| OFFICE USE ONLY:                     | Parcel#: <u>8-491</u>         | Residential \$75 <u>X</u> Commercial \$150 <u>    </u> |
| District: <u>4</u> Zoning: <u>R1</u> | Meeting Date: <u>07/20/20</u> | Receipt #: <u>2756158-21</u>                           |







**From:** [Winkler, Miles A - DNR](#)  
**To:** [Paul Neumeyer](#)  
**Subject:** RE: Variance Request - 515 Hatung Street, City of Green Bay  
**Date:** Friday, July 03, 2020 8:05:24 AM  
**Attachments:** [image001.png](#)

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Hi Paul

We have no objections to granting the variance.

**We are committed to service excellence.**

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

**Miles A. Winkler, PE**

Cell: (920) 621-1518

[Miles.winkler@wisconsin.gov](mailto:Miles.winkler@wisconsin.gov)

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**From:** Paul Neumeyer <[Paul.Neumeyer@greenbaywi.gov](mailto:Paul.Neumeyer@greenbaywi.gov)>  
**Sent:** Thursday, July 2, 2020 2:17 PM  
**To:** Winkler, Miles A - DNR <[Miles.Winkler@wisconsin.gov](mailto:Miles.Winkler@wisconsin.gov)>  
**Subject:** Variance Request - 515 Hatung Street, City of Green Bay

Miles:

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

(Appeal 20-018) Calvin C. Eis, EIS Structure Movers, Inc. on behalf of Loretta Stoneburner, property owner, proposes to elevate an existing a single-family residence for a new foundation along with site alterations within the AE District of the 100 year floodplain and Low Density Residential (R1) District at 515 Hartung Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1330(a)(1) fill area and Section 13-1330(a)(1)(c) retaining wall height (Ald. B. Galvin, District 4)

The next Board of Appeals meeting is scheduled for Monday, July 20, please provide comments at your earliest convenience.

Thanks!

**Paul Neumeyer**

Zoning Administrator  
City of Green Bay Department of  
Community and Economic Development  
100 North Jefferson St., Room 608  
Green Bay, WI 54301-5026  
[paulne@greenbaywi.gov](mailto:paulne@greenbaywi.gov)  
920.448.3405  
[www.greenbaywi.gov](http://www.greenbaywi.gov)





# 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](http://www.greenbaywi.gov)

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

Date: 6/22/20 Project Address: 827 9th St Project #: 10179 Appeal #: 20-019

| PROPERTY OWNER   |                                 | APPLICANT INFORMATION |                     |
|------------------|---------------------------------|-----------------------|---------------------|
| Name:            | <u>Mark Lemense</u>             | Name:                 | <u>Mark Lemense</u> |
| Address:         | <u>2009 Glen Park Pass</u>      | Address:              |                     |
| City, State, Zip | <u>GB WI 54311</u>              | City, State, Zip      | <u>Same</u>         |
| Phone:           | <u>920-669-3575</u>             | Phone:                |                     |
| Email:           | <u>lemensequality@gmail.com</u> | Email:                |                     |

Describe proposed plan:

Build New Construction Single Family Home

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

Increase Set Back for New construction Home  
13-604 Lot Dimension Table 6-2 (C)

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

The House that was approved by Economic + Redevelopment Dept will not fit on the lot if the cities setback are used.

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

The House will Not fit.

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

There was a existing home on this lot that was removed which did fit because the set back was much closer. We are looking at using the set backs that the existing was placed at.

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

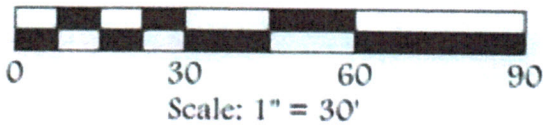
6/22/20  
Date

|                                      |                              |                                         |                           |
|--------------------------------------|------------------------------|-----------------------------------------|---------------------------|
| OFFICE USE ONLY:                     | Parcel# <u>1950</u>          | Residential \$75 <u>0</u>               | Commercial \$150 <u>0</u> |
| District: <u>9</u> Zoning: <u>R3</u> | Meeting Date: <u>7/20/20</u> | Receipt #: <u>WAIVE Per Kevin Vonck</u> |                           |

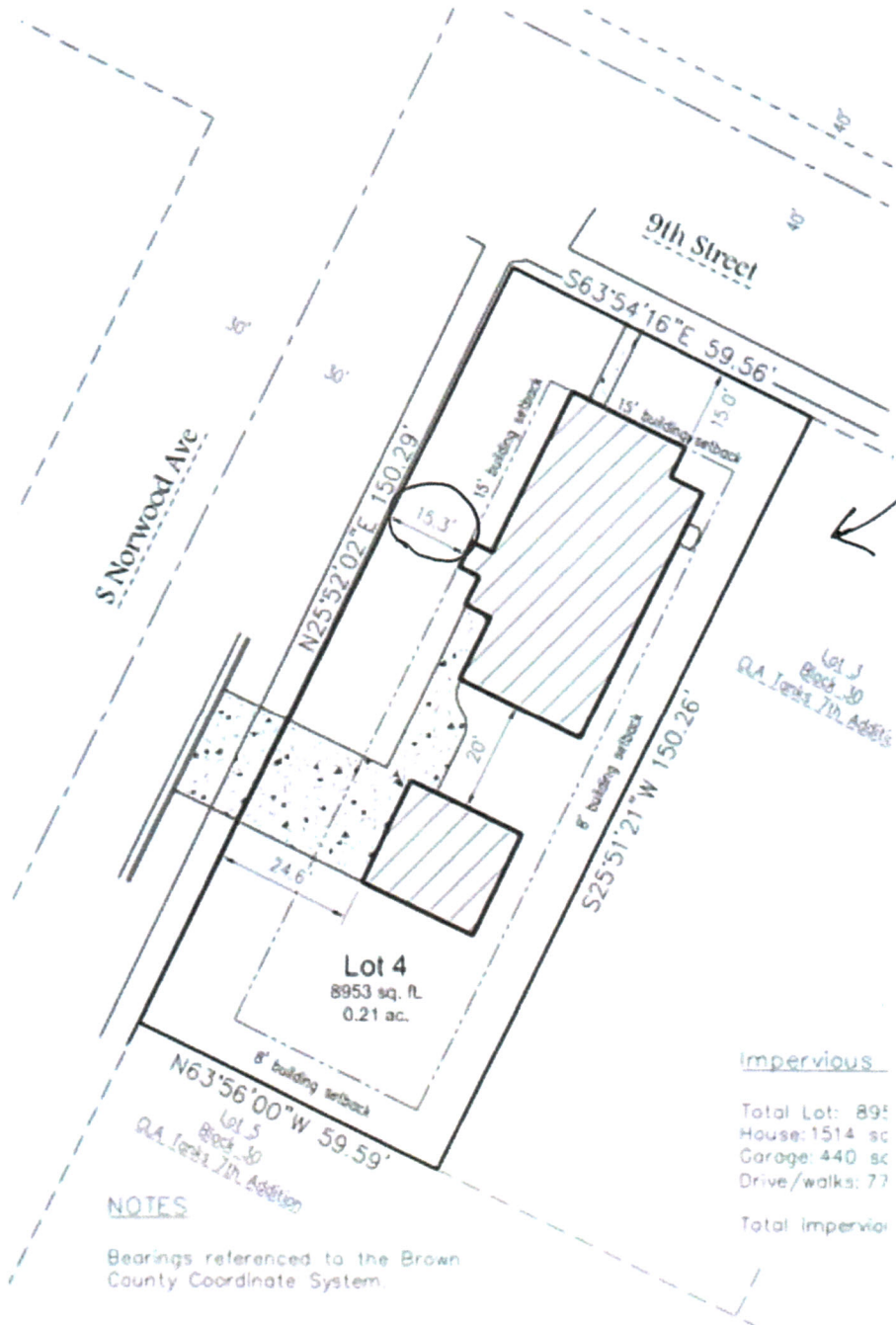


# Site Plan

Lot 4, Block 30, of C.L.A. Tank's Seventh "Addition to the City of Green Bay, being Claim No. 9, West side of the Fox River, City of Green Bay, Brown County, W  
-827 9th Street-



*Proposed  
New construction  
15'-3" setback*



Client: Lemense Quality Homes  
Parcel: 1-950  
Drawn By: MRA

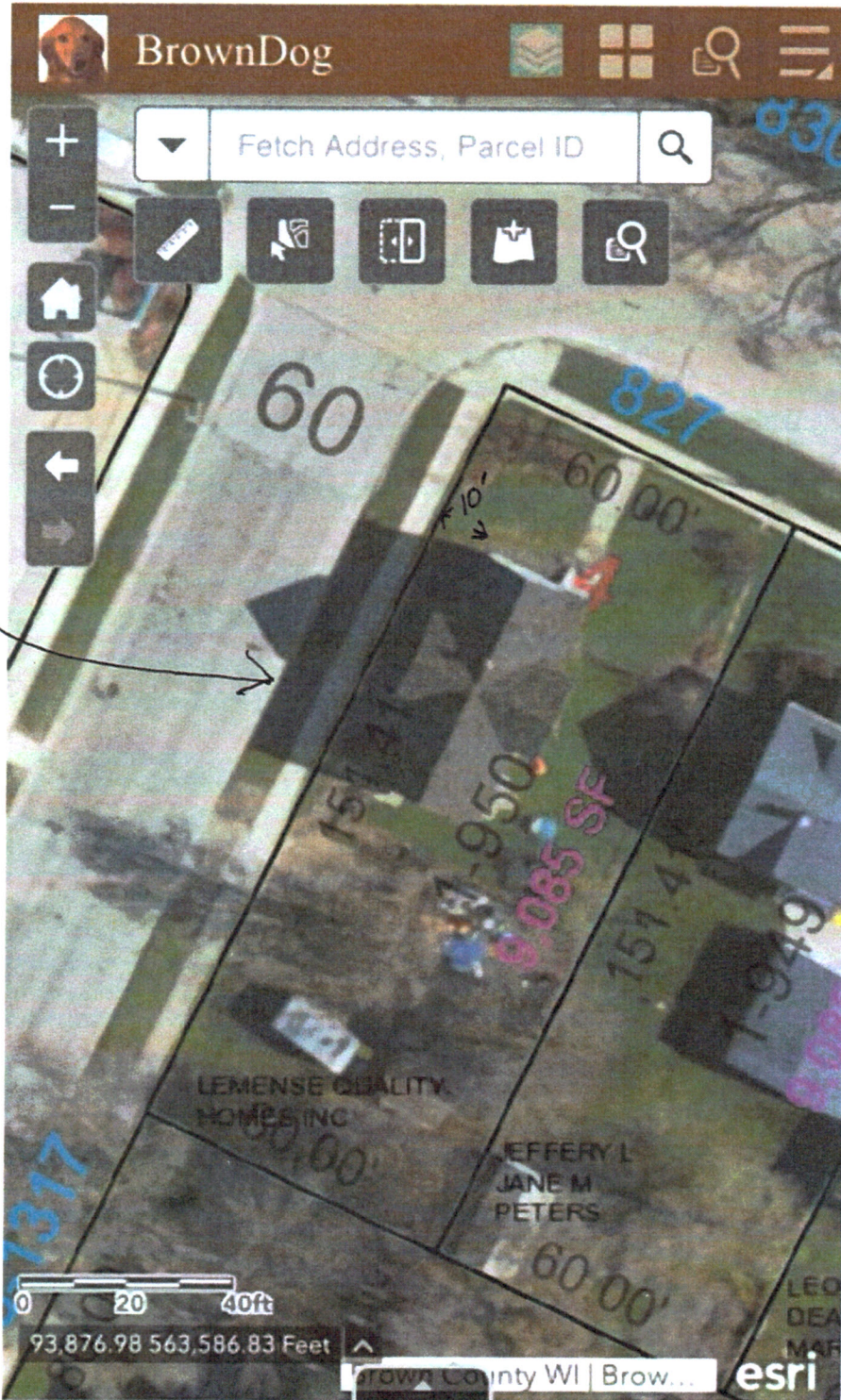
**Mau & Associates, LLP**  
LAND SURVEYING & PLANNING

She  
Proj

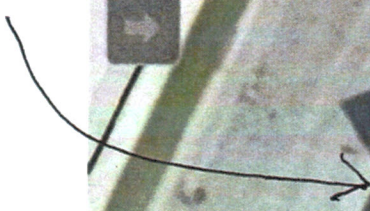
7:39



AA browncounty.maps.arcgis.com



10' set  
back  
EXisting  
Home that was  
removed.







## Zoning & Planning Board of Appeals

# VARIANCE APPLICATION

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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: \_\_\_\_\_ Project Address: **710 South Ashland** Project #: **100245** Appeal #: **20-020**

| PROPERTY OWNER                                              | APPLICANT INFORMATION                                       |
|-------------------------------------------------------------|-------------------------------------------------------------|
| <b>Name:</b> Vincent and Sonia Hulse                        | <b>Name:</b> Vincent and Sonia Hulse                        |
| <b>Address:</b> 1441 Carole Lane                            | <b>Address:</b> 1441 Carole Lane                            |
| <b>City, State, Zip:</b> Green Bay, WI 54313                | <b>City, State, Zip:</b> Green Bay, WI 54313                |
| <b>Phone:</b> 920-497-4697; 920-351-3264                    | <b>Phone:</b> 920-497-4697; 920-351-3264                    |
| <b>Email:</b> vincenthulse@yahoo.com; Sonia.Hulse@yahoo.com | <b>Email:</b> vincenthulse@yahoo.com; Sonia.Hulse@yahoo.com |

**Describe proposed plan:** Note that the construction has already occurred in August 2018, when an access stairway was made from the ground floor parking to the emergency exit in the second floor (as suggested by Section 8 Housing and required for rental for a person receiving aid from their program). We were notified of the violation in early 2020, when we learned that part of the stairway was located too close to the neighboring property. Note that the neighboring property is owned by the city, and is a vacant lot with mature trees. We are requesting that the City issue a variance to allow us to keep the emergency exit stairway in use, especially for potential Section 8 housing tenants.

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

Variance required would be to make an exception to the normal 6ft setback rules for just that small portion to the rear of the property where the emergency exit and access stairway is located. I understand that this variance would be limited to just that small portion of the property and would not extend to the entire property line.

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

Construction has already occurred, and in order to now comply with the zoning ordinance, the emergency exit/access would have to be torn down and those materials wasted. Also - the lack of the emergency exit may impact Housing Section 8 tenants inside, and the 2nd floor tenants would no longer have use of the access stairway to the parking area.

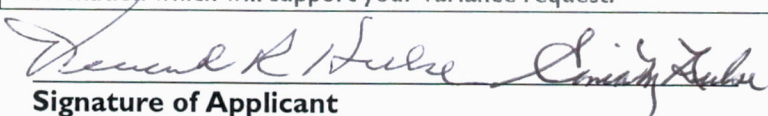
**Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance:**

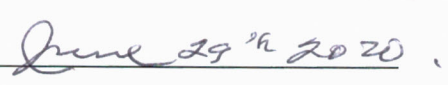
The original house, built in 1936, was built 6 feet away from the property line, but the engineering for the emergency exit/stairway or access from the rear required the stairs to go further than the outer corner of the house, to the north. It would be impossible to repair the structure, and in order to be in compliance with out a variance, the entire stairs would have to be torn down.

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

The Property next to the stairs for which we are requesting a variance is an empty lot owned by the City. It has mature trees, has always been empty, and is next to a busy intersection off Ashland Ave. While we recognize that the stairs are located closer to that property than ordinarily allowed by code, the variance requested is for a small area to the rear of the property next to the empty lot. The stairs were an improvement to the aging property, and added an emergency exit and access from the rear parking, as suggested by Section 8 Housing as a requirement for rental to a person receiving aid from their program. Allowing the variance would allow those tenants and similarly situated tenants to continue to rent that unit.

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# <b>2-307</b> | Residential \$75 <input checked="" type="checkbox"/> Commercial \$150 <input type="checkbox"/> |
| District: _____ Zoning: _____ | Meeting Date: _____  | Receipt #: <b>2756215-14</b>                                                                   |



# Round Table REAL ESTATE

2650 S. Ashland, Green Bay, WI 54304

<http://www.realtor.com/northeastWI/roundtable>

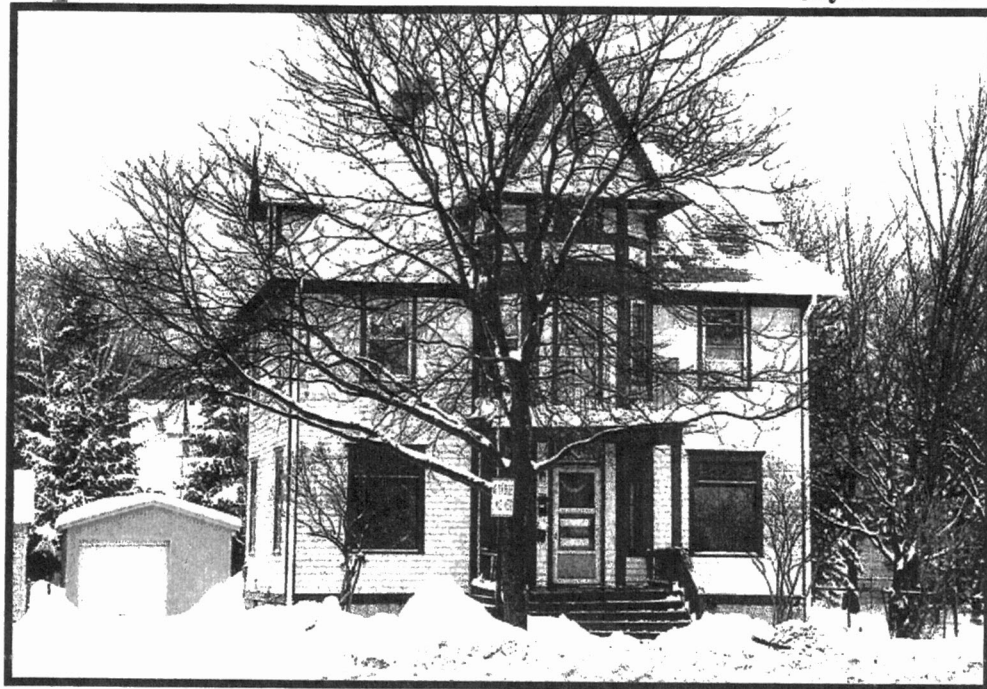


Joyce Londo



Office: (920) 499-8080

Fax: (920) 499-8087



**710 S. Ashland**

**Area - Southwest (103)**

**Listing Agent**

**Joyce Londo**

Office: 499-8080

Mobile: 680-3666

Home: 866-9959

**Two Family**

**Three Bedroom/One Bath**

**Two Bedroom/One Bath**

**\$66,400.00**

## .....about the rooms

### Unit #1

|              |      |   |     |      |        |      |
|--------------|------|---|-----|------|--------|------|
| Living Room: | 16'  | x | 21' | Main | Hdwd   | None |
| Kitchen:     | 12'  | x | 13' | Main | Vinyl  | None |
| Bedroom:     | 12'  | x | 13' | Main | Carpet | None |
| Bedroom:     | 12'  | x | 8'  | Main | Hdwd   | None |
| Bath:        | Full |   |     | Main |        | None |

### Unit #2

|              |      |   |     |       |        |      |
|--------------|------|---|-----|-------|--------|------|
| Living Room: | 13'  | x | 12' | Upper | Hdwd   | None |
| Kitchen:     | 9'   | x | 11' | Upper | Vinyl  | None |
| Bedroom:     | 12'  | x | 8'  | Upper | Carpet | None |
| Bedroom:     | 12'  | x | 11' | Upper | Carpet | None |
| Bedroom:     | 11'  | x | 11' | Upper | Carpet | None |
| Bath:        | Full |   |     | Upper |        | None |

## .....other features included

|               |     |           |     |
|---------------|-----|-----------|-----|
| Refrigerator: | Two | Range:    | Two |
| Dishwasher:   | No  | Disposal: | No  |
| Fireplace:    | One |           |     |

## .....about the garage

|           |             |              |    |
|-----------|-------------|--------------|----|
| Detached: | 1-1/2 Stall | Door Opener: | No |
|-----------|-------------|--------------|----|

## .....about the neighborhood

|              |            |               |                |
|--------------|------------|---------------|----------------|
| Parcel No.:  | 2-307      | Lot Size:     | 52' x 126'     |
| 1997 Taxes:  | \$1,578.00 | Public Utils: | Wtr/Swr/Gas    |
| Flood Plain: | No         | Schools:      | Tank*          |
|              |            |               | *Franklin/West |

## .....about the home in general

|              |          |              |             |
|--------------|----------|--------------|-------------|
| Sq. footage: | 1,800    | Tenants Pay: | Gas/Heat    |
| Rents:       | \$345.00 | Exterior:    | Wood        |
| Rents:       | \$390.00 | Roof:        | Composition |
|              |          | Age:         | Older       |

## .....about the basement

|               |        |            |          |
|---------------|--------|------------|----------|
| Foundation:   | Stone  |            |          |
| Heating Type: | Gas FA | Air Cond.: | No       |
| Water Heater: | Gas    | Gallons:   | Two 30's |
| Sump Pump     | No     |            |          |

**Remarks: 3 story, 3 family has the possibility to be 5 bedroom home. Natural woodwork, hardwood floors, garage, antique fireplace. Possible land contract.**

**Directions: Ashland south of Mason.**



Re: This variance is submitted by owner, of property located at 710 So Ashland, Green Bay, WI 54301, as the stairway located at N. property line, does not conform with the setback required by law.

Dear Zoning & Planning Board of Appeals.

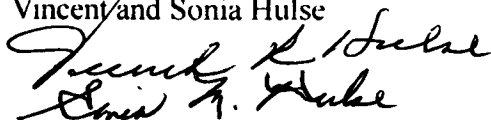
I am writing to you regarding a requested variance application for the property at 710 South Ashland, Green Bay, WI. The variance that I am requesting is to allow part of an emergency exit / access stairway to remain, even though it is within the 6 ft ordinary setback to the neighboring property (which is a vacant, wooded lot owned by the city).

Regarding the property at 710 South Ashland. A brief history of the property. The house was built by others around 1936, and is believed to be 84 years old. It was built by the management of Fort Howard Paper company to serve as the Residence of the Treasurer. The Home is registered in the Historical Society of Green Bay as a Historical building and is a typical house of the era. An old photo of the property is attached. My wife Sonia Hulse and I purchased the property on December 23, 1983 to be used as a rental property. We later sold the house in March 30, 1998 on a Land Contract, but later repossessed the house in 2003 after a failure to make payments. After that, we obtained permits for and constructed an addition to the house, remodeling and adding two bedrooms to the rear (roughly 12 years ago).

In approximately August 2018, an access from the ground floor parking area to the emergency exit in the second floor (as suggested by Section 8 Housing and requirement for rental for a person receiving aid from their program), a stairway was added without taking the property city permits. We were notified of that violation in early 2020. In 2020 we also learned that the location of the stairway does not meet code requirements because it is too close to the neighboring property (which is owned by the city and is vacant lot with mature trees). Our understanding is that the code requirement is that all structures be 6 ft away from the property line. A portion of the base of the stairway is closer than 6 ft.

Again, we are requesting that a variance be issued to allow the emergency exit stairway to remain in use for the Section 8 housing tenants for safety reasons. Enclosed is a copy of my Variance Application.

Vincent and Sonia Hulse



*June 29<sup>th</sup> 2020*

On Monday, June 29, 2020, 08:25:20 AM CDT, Vincent Hulse <vincenthulse@yahoo.com> wrote:





710

52.00'

52.00'

2-308

6,698 SF

3

2-307

6,692 SF

2

2-306

BLK 7



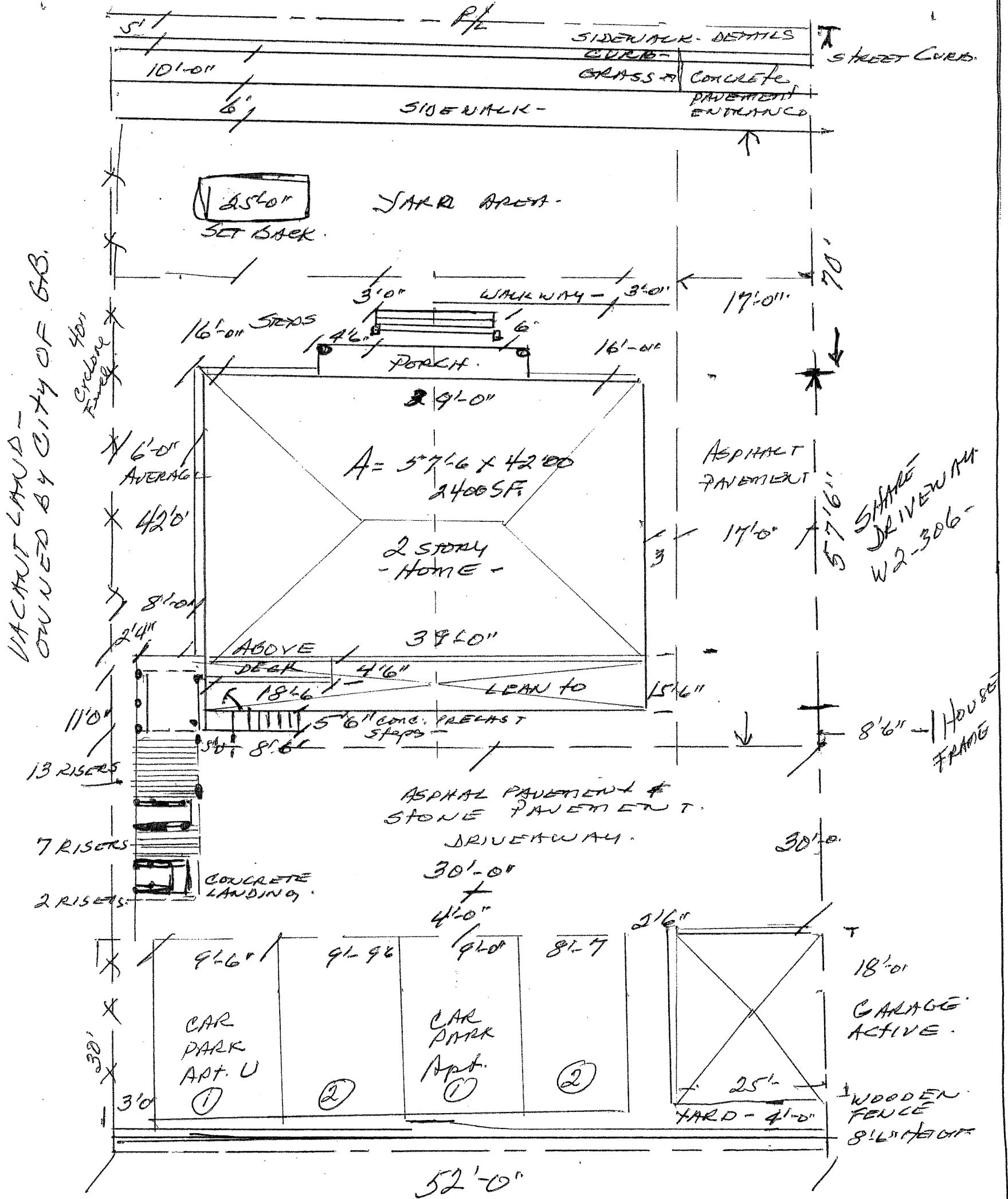




710 S. ASHLAND AVE. 2-307.

NORTH

ASHLAND AVE.



03-01-2020 -  
AS BUILT -  
STAIRWAY -

FLOOR PLAN  
&  
SITE PLAN

LOT. 2-307.  
BLOCK 17.

NOTE HOUSE IS  
70 YEARS OLD -







# Zoning & Planning Board of Appeals

## VARIANCE APPLICATION

Department of Community and Economic Development  
100 N. Jefferson Street, Rm 408  
Green Bay, WI 54301-5026  
(920) 448-3300 - phone  
(920) 448-3426 - fax  
www.greenbaywi.gov

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

Date: 7-1-20

Project Address: 887 St. Charles Drive

Project #: 101538

21  
20-0200

| PROPERTY OWNER                        | APPLICANT INFORMATION                         |
|---------------------------------------|-----------------------------------------------|
| Name: David and Therese Hatch         | Name: Classic Renovations, Inc. - Phil Mattem |
| Address: 887 St. Charles Drive        | Address: 830 Cook Street                      |
| City, State, Zip: Green Bay, WI 54311 | City, State, Zip: De Pere, WI 54115           |
| Phone: 920-609-0248                   | Phone: 920-217-2797                           |
| Email: dave@oslo-gb.org               | Email: phil@classicrenovationsinc.com         |

**Describe proposed plan:**

Plan includes approximate 16' deep x 20' wide bathroom addition to southwest corner at rear of home. Existing den will be remodeled into a bedroom.  
Optional plan (variance required) would be to add either a deck on to the addition or a three season room on to the addition.

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

Chapter 13 - Zoning Ordinance Sec. 13.800 Residential Districts R-2 / medium density housing district  
Sec. 13-804, table 8-2 "Lot Dimensional Building Bulk Requirements" / Rear Yard set-back requirement for R-2 district is 25'  
Division 4 - Zoning Board of Appeals / Sec. 13.212 Variances - 1.) Unnecessary Hardship 2.) Unique Property Limitation 3.) Protection of the Public Interest

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

The hardship imposed results from the existing home being exactly 25' from the rear set back.  
The parcel is limited because the property may have been created before the passage of the zoning ordinance.

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

Home is built exactly 25' from rear lot line.  
The home is located closer to the back of the parcel than to the front.

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

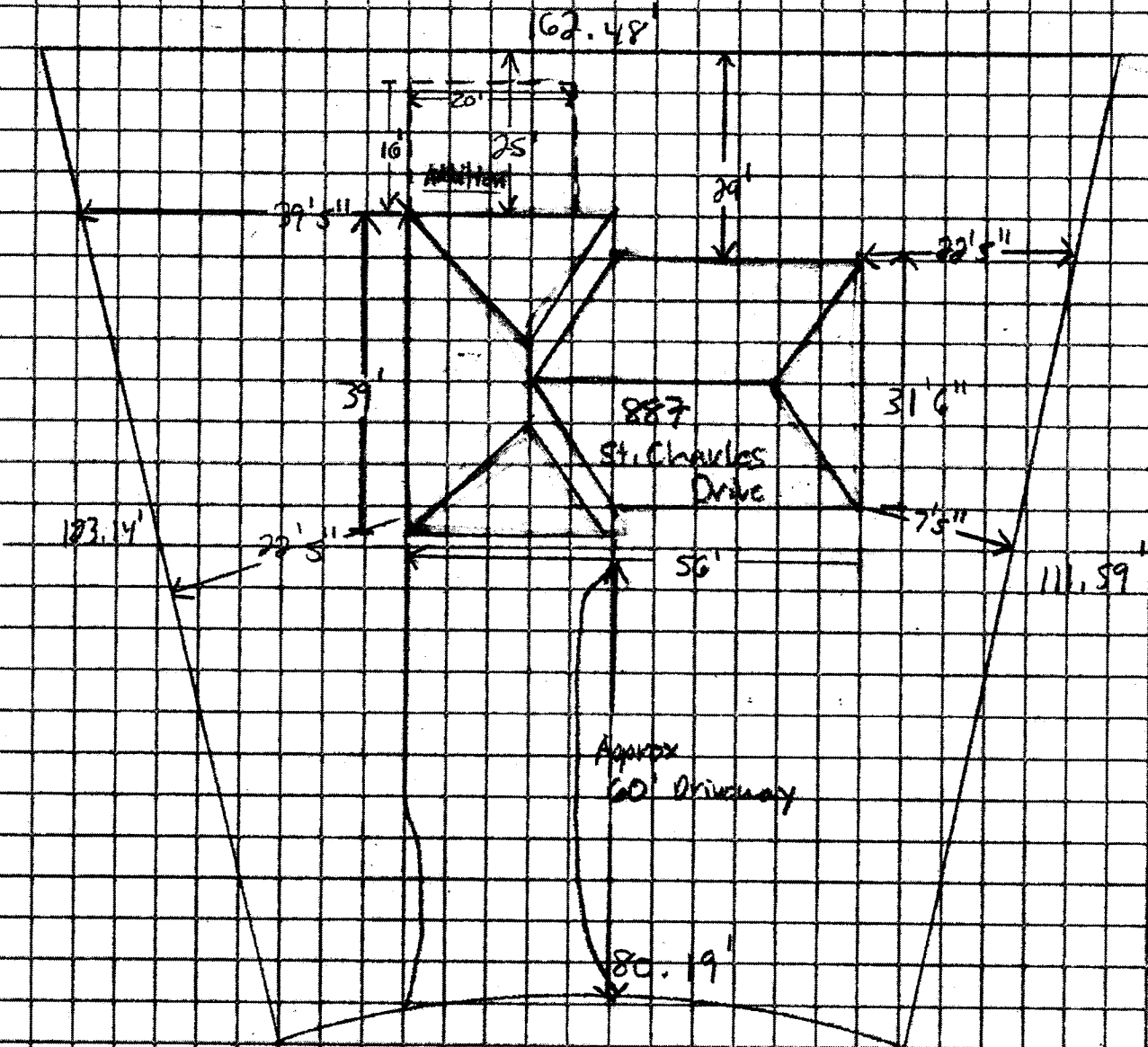
Granting this variance will not harm public interest nor undermine the purpose of the ordinance because there is a tree/wooded line separating the rear of the intended project and the adjoining properties, so adding to the existing home would not be noticed by any of the adjoining neighbors nor would it affect their property lines.

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: Phil Mattem Classic Renovations Inc. Date: 7.1.2020

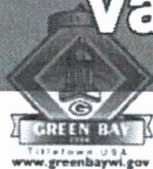
|                                      |                            |                           |                  |
|--------------------------------------|----------------------------|---------------------------|------------------|
| OFFICE USE ONLY:                     | Parcel# <u>21-111-0-10</u> | Residential \$75 <u>X</u> | Commercial \$150 |
| District: <u>1</u> Zoning: <u>R1</u> | Meeting Date: <u>7-20</u>  | Receipt #:                |                  |

PARCEL #  
21-1111-D-10  
Rene and Therese Hatch  
887 St. Charles Drive  
Green Bay WI 54311





12:47 [Icons]



# Variance application - R...

## VARIANCE APPLICATION

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

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

Date: 7/2/20 Project Address: 1649 Longlake Project #: 10 0807 Ap 20-XXX

| PROPERTY OWNER    |                                | APPLICANT INFORMATION |                   |
|-------------------|--------------------------------|-----------------------|-------------------|
| Name:             | <u>DAVID DORN</u>              | Name:                 | <u>DAVID DORN</u> |
| Address:          | <u>1649 Longlake Ave</u>       | Address:              |                   |
| City, State, Zip: | <u>Green Bay, WI 54304</u>     | City, State, Zip:     |                   |
| Phone:            | <u>920 680 4855</u>            | Phone:                |                   |
| Email:            | <u>ddorn@542250cglobal.net</u> | Email:                |                   |

**Describe proposed plan:**

EXPAND EXISTING GARAGE FRONT WALL  
10 FEET TO THE FRONT

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

25' SET BACK EXISTING GARAGE 15' ONLY  
18' SET BACK.

§ 73-604 LOT DIMENSION Table 6-2  
REAR BUILDING SETBACKS = 25'

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

7 AM ON GC COVER LOT  
PLUS IT IS EXISTING.

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

CORNER LOT

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

IT WILL NOT CHANGE OR  
EFFECT MY GREEN SPACE.

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.

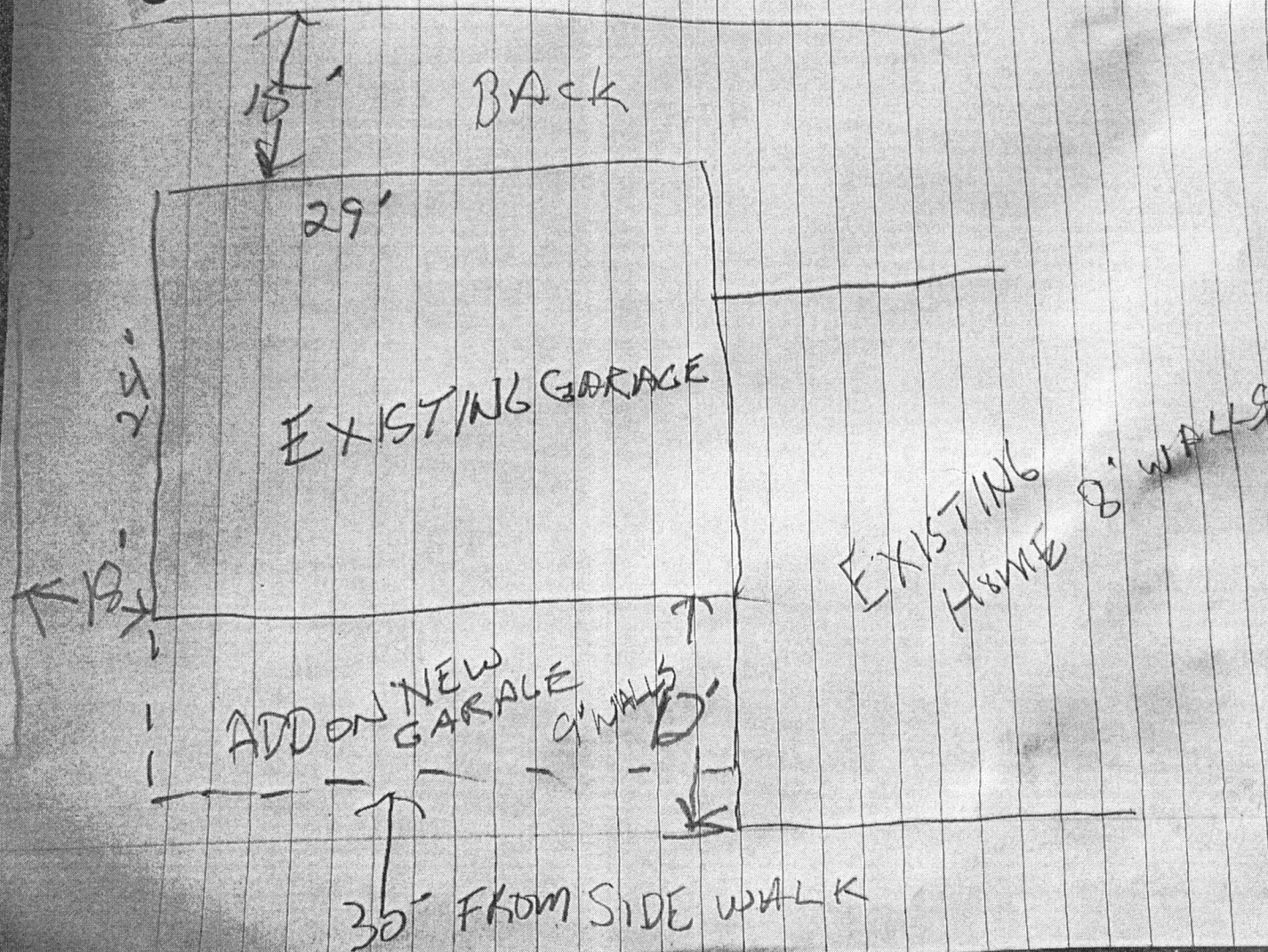
[Signature]  
Signature of Applicant

7-1-20  
Date

|                                       |                       |                                                      |               |
|---------------------------------------|-----------------------|------------------------------------------------------|---------------|
| OFFICE USE ONLY:                      | Parcel# <u>6-1016</u> | Residential \$75 <input checked="" type="checkbox"/> | Commercial \$ |
| District: <u>11</u> Zoning: <u>R1</u> | Meeting Date:         | Receipt #:                                           |               |

Revised 12/2017

022





RAZE EXISTING Attached garage  
AND Build New Attached Garage







# 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](http://www.greenbaywi.gov)

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

Date: 7/8/20 Project Address: 744 S Clay St Project #: 101200 Appeal #: 20-023

| PROPERTY OWNER                        | APPLICANT INFORMATION                 |
|---------------------------------------|---------------------------------------|
| Name: Scott Dollinger                 | Name: Rory Edmondson                  |
| Address: 744 S Clay St                | Address: 711 Hubbard St               |
| City, State, Zip: Green Bay, WI 54301 | City, State, Zip: Green Bay, WI 54303 |
| Phone: 920-217-1101                   | Phone: 920-713-0828                   |
| Email: Scottdollinger@kw.com          | Email: rory.edmondson@yahoo.com       |

Describe proposed plan: To build a deck along the side of the house and a fence along the property line.

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

13-609 maximum impervious coverage

R1 district 50% max coverage

~~13-615 residential accessory buildings~~ setback requirements

13-604 Table 6-2 Lot dimension + Setbacks

Building setbacks SIDE YARD 2 story 8ft setback from property line

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

Trying to build a deck which would put the project in violation of both the maximum impervious area and the setback requirements.

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

This property is on a corner lot. On one side of the house is a concrete driveway leading to a garage which is built to the very back corner of the property. The drive and garage are butted up tight the adjoining property's drive and garage. The only usable yard space is the few feet between the house and the front sidewalk and the area to the north. This area used to be a gravel driveway. It is no longer used for that function. Homeowner would like to make this space usable for hanging out, grilling, etc. There exists on the property no other space to use for such a common purpose.

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

Inspection of other areas properties show deck and other building structures to be built often tight to property lines. Due to the nature of local lot sizes, both examples of excessive impervious area and building setback encroachment are common in this area. The scope of the project would conform to local structures.

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

7/7/20

OFFICE USE ONLY:

Parcel# 14-846

Residential \$75 X

Commercial \$150

District: 4, Zoning: R1

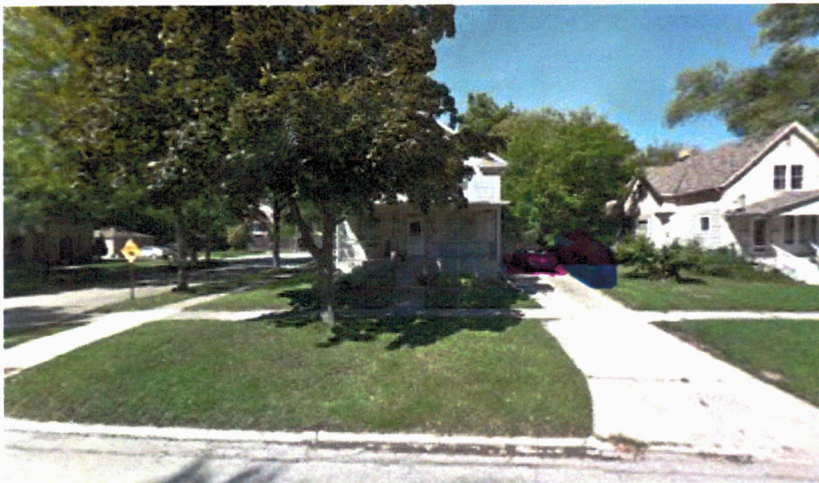
Meeting Date: 7/20/20

Receipt #: 2756226-3





Map data ©2020, Map data ©2020 20 ft



 = Proposed Deck  
15' x 18'

 = Privacy Fence  
20'

744 S Clay St

Green Bay, WI 54301



Directions



Save



Nearby



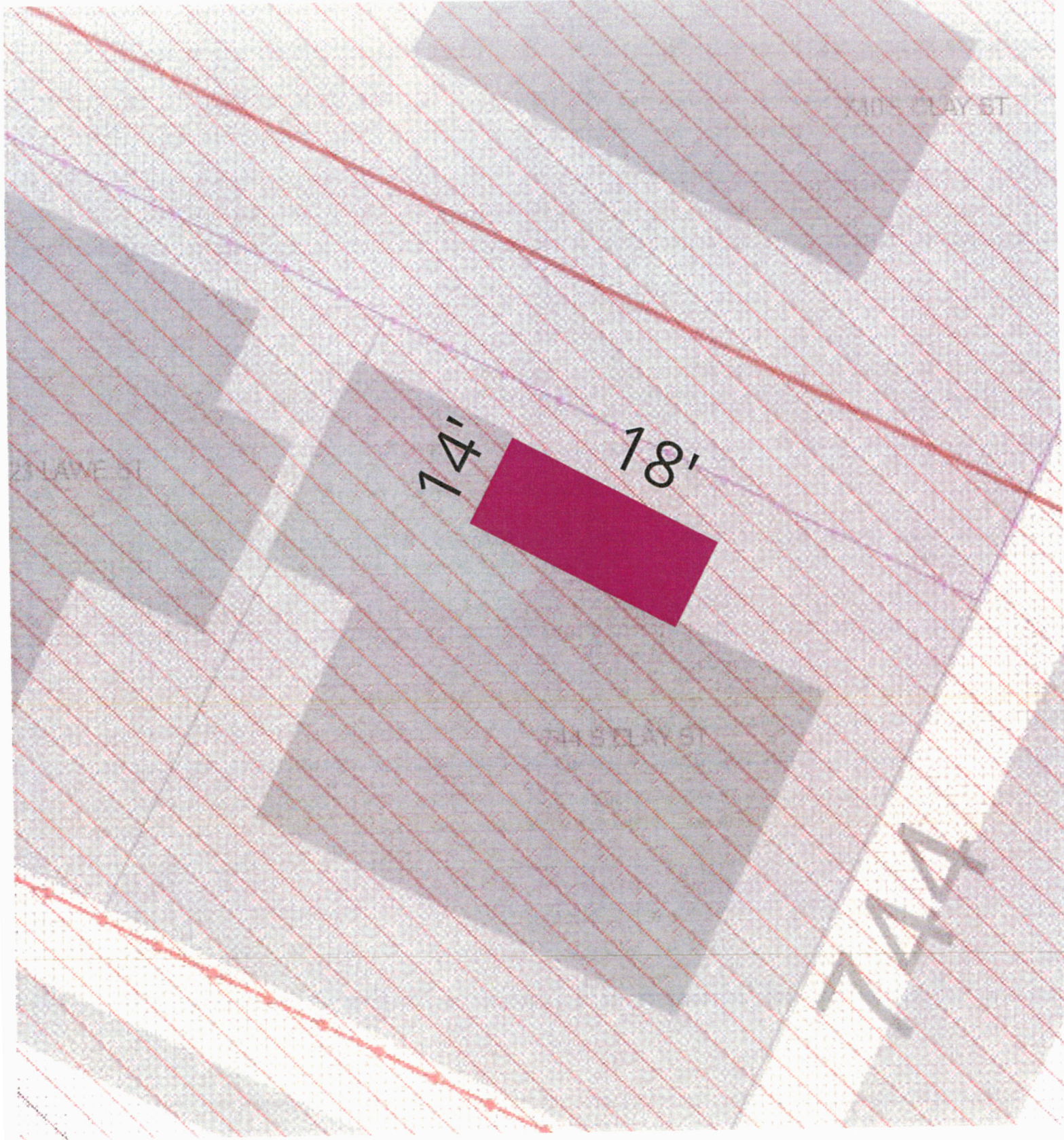
Send to your  
phone



Share

Photos





Platform Deck: 1'(h) x 14' (w) x 18'L  
Solid treated Pine



Design Name: Fence Design  
 Design ID: 312354109337  
 Estimate ID: 94989

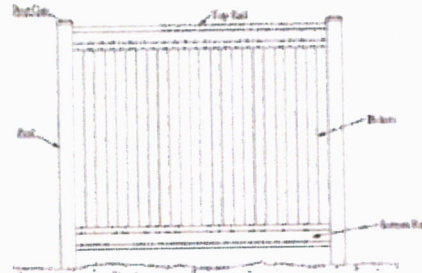
# MENARDS® FENCE DESIGNER

## **YARDWORKS** RICHMOND Privacy Panel

### Installation Guide

#### Planning

- Prior to construction, check with your local regulatory agency for local code requirements.
- Contact your utility company to locate and mark underground lines.
- Draw the layout of your fence and calculate the number of panels, gates, posts and caps needed for your project.
- If you must use a partial panel, place in the furthest corner of the property.
- Careful planning and measurement of your fence project is essential, as moving posts after the concrete sets is extremely difficult.



#### Digging Post Holes

- Measure the width of an assembled panel from one end picket to the other end picket (do not measure the rail; as a portion of the rail will be inserted into the post).
- Add the width of one post. (This is the on-center measurement for post-hole locations).
- Mark post-hole locations with grade stakes. Use a string line to ensure all post holes are in line and verify spacing between holes.
- **Double check all measurements prior to digging!**
- Dig post holes 10" to 12" in diameter and "24" deep (based on local ordinance or expected frost depth in winter).

#### Set/Install Posts and Panels

- Start in the corner.
- Install the finished panel to the post with a 2" gap from the ground to the bottom of the panel.
- Insert a post into the hole.
- Level and adjust height as needed using gravel. (DO NOT place posts permanently at this point).
- Use bracing end shims as needed. (Note: The pickets on the panels are not permanently fastened to the rails).
- Insert the bottom and top rails into the pre-cut post holes, locking with the notched tabs on each rail.
- Insert the next post in the ground.
- Insert the notched rails into the post making sure the pickets are tight against the opposite post.
- Panels should be in the channels of the top and bottom rails.
- Make sure posts and bottom rail are level and 2" off the ground.
- Fill holes with concrete. (Check to make sure posts and rails are still level).
- Repeat this after every section is completed.
- Let concrete set according to the manufacturer's instructions before continuing your installation.
- Repeat process for all remaining panels.
- Refer to the gate installation instructions when installing gates.
- Add post cap on each post using PVC glue (sold separately) to adhere the post caps.

Design Name: Deck Estimator  
 Design ID: 312354150640  
 Estimate ID: 95803

**MENARDS®**  
**ONLINE DECK STORE™**

### How to purchase at the store

1. Take this packet to any Menards store.
2. Have a building materials team member enter the design number into the Deck Estimator Search Saved Designs page.
3. Apply the design to System V to create the material list.
4. Take the purchase documents to the register and pay.

### How to recall and purchase a saved design at home

1. Go to Menards.com.
2. Select the Deck Estimator from the Project Center.
3. Select Search Saved Designs.
4. Log into your account.
5. Select the saved design to load back into the estimator.
6. Add your deck to the cart and purchase.

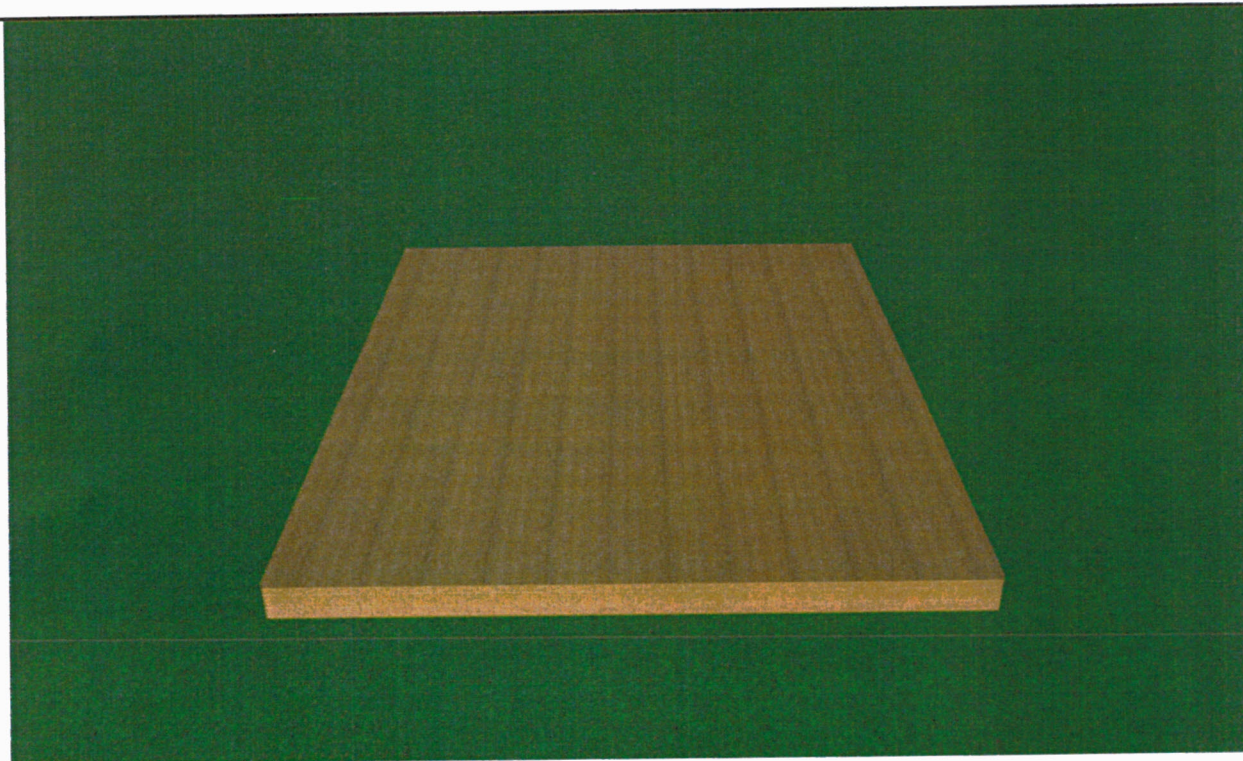


Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

### Estimated Price: \$986.79

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

**Layout dimension sheets are intended as a construction aid. Not all options selected are shown.**

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met. 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. 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 THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.



**Design Name: Deck Estimator**  
**Design ID: 312354150640**  
**Estimate ID: 95803**



## **Dimensions**

Height off the ground: 1' 0"  
Width: 15' 0"  
Depth: 18' 0"

## **Additional Options**

Deck Flashing: Deck Flashing

## **Decking**

Deck Board Material Type: AC2 Green Treated  
Deck Board: 5/4x4 Select Deck  
Deck Board Fastener: 6-Lobe Drive Tan Premium Exterior Deck Screw

## **Framing**

Framing Material Type: AC2 Green Treated  
Joist: 2x10  
Joist Spacing: 16" On Center  
Framing Fastener Type: Galvanized Framing Fastener