



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

**MONDAY, SEPTEMBER 21, 2020, 5:30 PM**  
**Virtual Meeting. Public may join via Zoom.**

**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

Alternate: Tom Hoy

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 September 21, 2020, meeting of the Zoning & Planning Board of Appeals.

**D. Approval of Minutes.**

- I. Approval of the minutes from the August 17, 2020, meeting of the Zoning & Planning Board of Appeals.

**E. Regular Business.**

1. (Appeal 20-025) Steven M. Bieda, Mau & Associates, on behalf of Darrel and Diane Hawley, property owners, propose to construct a single-family dwelling along with site alterations within the AO District of the 100 year floodplain and Low Density Residential (RI) District at 2029 Lakeside Place. 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. K. Lefebvre, District 6).
2. (Appeal 20-028) Juliane Kania, property owner, proposes to retain an existing driveway in a Low Density Residential (RI) District at 333 South Webster Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1717(b)(1), minimum driveway setback (Ald. R. Scannell, District 7).
3. (Appeal 20-029) Jerry Hanson, on behalf of the Green Bay Packers, City of Green Bay, property owners, propose to install various directional signs in a Public/Institutional (PI) District at 1265 Lombardi Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-2005(d) directional signs-sign area (Ald. C. Wery, District 8).
4. (Appeal 20-030) George LeFevre, on behalf of Norman and Virginia Johnson, property owners, propose a deck on the rear portion of their single-family home located in a Low Density Residential (RI) District at 2456 Morning Star Trail. 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. C. Stevens, District 5).

#### **F. Informational.**

1. Discussion on procedural items related to the Board of Appeals.
2. Date of next meeting: September 21, 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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Zoning & Planning Board of Appeals 09/21/2020

## Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/82345213442?pwd=TFBbFNiKIFqZUhIUzIeWEhiVmZlZz09>

**Meeting ID: 823 4521 3442**

**Passcode: 483400**

One tap mobile

+1 312 626 6799,,82345213442# US (Chicago)

+1 646 876 9923,,82345213442# US (New York)

### Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+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: 823 4521 3442

Find your local number: <https://us02web.zoom.us/j/82345213442?pwd=TFBbFNiKIFqZUhIUzIeWEhiVmZlZz09>

## 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, AUGUST 17, 2020, 5:30 PM**  
**Virtual Meeting. Public may join via Zoom.**

## **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

Alternate: Tom Hoy

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

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, with the exception of Tom Hoy. He stated he went out to the property at 744 S. Clay Street and he will be recusing himself from Agenda Item #3, 2029 Lakeside Place.

Others Present: Ald. Barb Dorff, Ald. Lynn Gerlach

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

I. Approval of the agenda for the August 17, 2020, meeting of the Zoning & Planning Board of Appeals.

Chair Don Carlson asked if there were any changes to the Agenda. All stated no, There was no motion or vote taken regarding the Agenda.

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

I. Approval of the minutes from the July 20, 2020, meeting of the Zoning & Planning Board of Appeals.

Moved by Gregory Babcock, seconded by Noel Halvorsen to approve the minutes. Motion carried.  
Yes- Don Carlson, Gregory Babcock, Tommy Everman, Noel Halvorsen, Thomas Hoy, No- None,  
Abstain- None

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

Moved by Tommy Everman, seconded by Gregory Babcock to open the floor for the duration of the meeting for discussion. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Noel Halvorsen, Thomas Hoy, No- None,  
Abstain- None

1. (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 South 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).

Moved by Noel Halvorsen, seconded by Thomas Hoy to grant the variance as requested with the condition that the area under the deck becomes a pervious surface. Motion carried.

Yes- Don Carlson, Gregory Babcock, Noel Halvorsen, Thomas Hoy, No- Tommy Everman, Abstain- None

2. (Appeal 20-024) Benji L. LaCrosse, property owner, proposes to retain an existing pool installed in a Low Density Residential (R1) District at 3476 Blackwolf Run. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-531, pool setback (Ald. B. Dorff, District 1).

Moved by Thomas Hoy, seconded by Tommy Everman to grant the variance as requested. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Noel Halvorsen, Thomas Hoy, No- None, Abstain- None

3. (Appeal 20-025) Steven M. Bieda, Mau & Associates, on behalf of Darrel and Diane Hawley, property owners, proposes to construct a single-family dwelling with site alterations within the AO District of the 100-year floodplain and Low Density Residential (R1) District at 2029 Lakeside Place. The applicants request 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. K. Lefebvre, District 6).

Moved by Noel Halvorsen, seconded by Gregory Babcock to table the variance request for 30 days to allow the applicant to bring back additional information regarding the retaining wall. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Noel Halvorsen, No- None, Abstain- Thomas Hoy

4. (Appeal 20-026) Jon LeRoy, Mau & Associates, on behalf of Marilyn Peerenboom, property owner, proposes to construct a single-family dwelling located in a Low Density Residential (R1) District at 3600 Church Road. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, front yard setback (Ald. B.Dorff, District 1).

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

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Noel Halvorsen, Thomas Hoy, No- None, Abstain- None

5. (Appeal 20-027) Kyle Hanson, property owner, proposes to expand an existing driveway in a Low Density Residential (R1) District at 1804 South Ridge Road. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1716(b)(3)(c), Parking for single and two family uses (Ald. C. Wery, District 8).

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

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Noel Halvorsen, Thomas Hoy, No- None, Abstain- None

Moved by Tommy Everman, seconded by Don Carlson to Close the Floor for discussion. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Noel Halvorsen, Thomas Hoy, No- None, Abstain- None

## **F. INFORMATIONAL.**

I. Date of next meeting: September 21, 2020.

## **G. ADJOURNMENT.**

Moved by Gregory Babcock, seconded by Noel Halvorsen to adjourn. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Noel Halvorsen, Thomas Hoy, 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:            | Project Address: | Project #:            | 100623 | Appeal #: | 20-025 |
| PROPERTY OWNER   |                  | APPLICANT INFORMATION |        |           |        |
| Name:            |                  | Name:                 |        |           |        |
| Address:         |                  | Address:              |        |           |        |
| City, State, Zip |                  | City, State, Zip      |        |           |        |
| Phone:           |                  | Phone:                |        |           |        |
| Email:           |                  | Email:                |        |           |        |

Describe proposed plan:

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

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

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

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

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

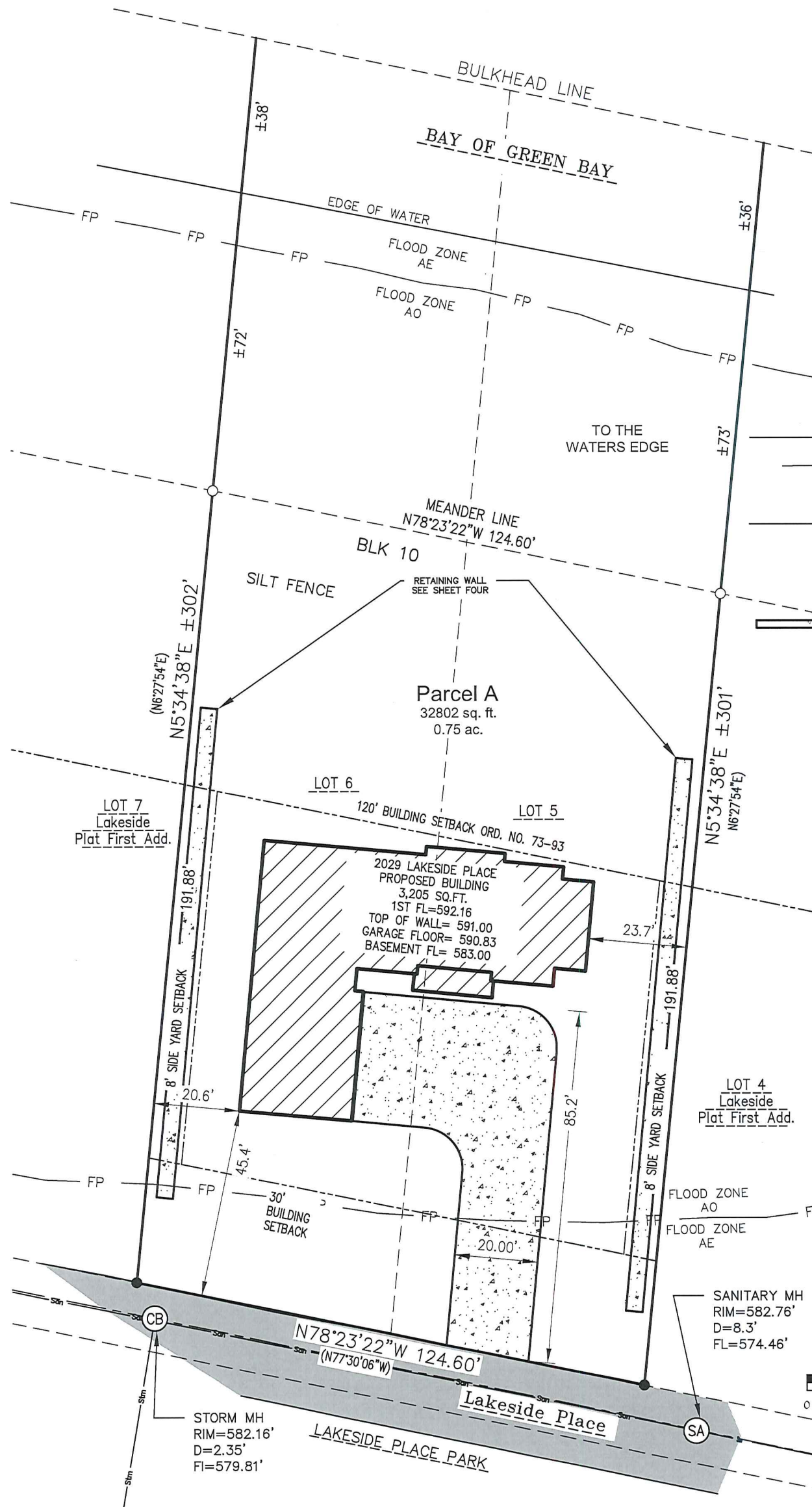
Signature of Applicant

Date

|                             |                |                                                                                                |
|-----------------------------|----------------|------------------------------------------------------------------------------------------------|
| OFFICE USE ONLY:            | Parcel# 21-947 | Residential \$75 <input checked="" type="checkbox"/> Commercial \$150 <input type="checkbox"/> |
| District: 6      Zoning: R1 | Meeting Date:  | Receipt #: 2756380-8                                                                           |

Sheet One of Four  
Project No.: H-1419  
Drawing No.: X-897  
Fieldwork Completed: 03/15/19

# Site Plan



## Legend

- 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- ( ) recorded as bearing / distance
- blacktop
- (SA) sanitary sewer manhole
- San— sanitary sewer line
- FP— floodplain limits
- (CB) round catch basin
- Stm— storm sewer line
- proposed driveway
- ▨ proposed building
- ▬ retaining wall

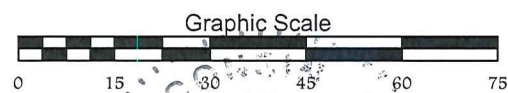


## NOTES

Bearings referenced to the North right of way of Lakeside Place, assumed to be N78°23'22"W.

Elevations are referenced to the NAVD 88 Benchmark Datum / conversion factor to the City of Green Bay Datum is -483.79'.

100 year flood elevation is 588.00' NAVD 88. This has been calculated from the special requirements related to Flood zone AO and conferred with Miles Winkler Water Reg & Zoning Engineer of the WI. Department of Natural Resources.

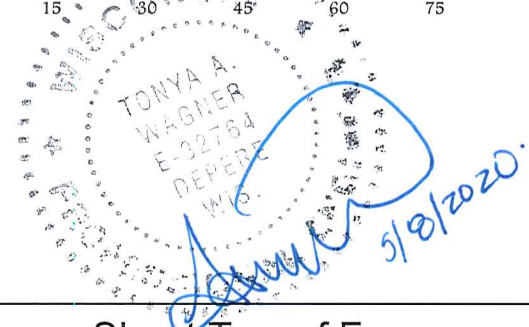


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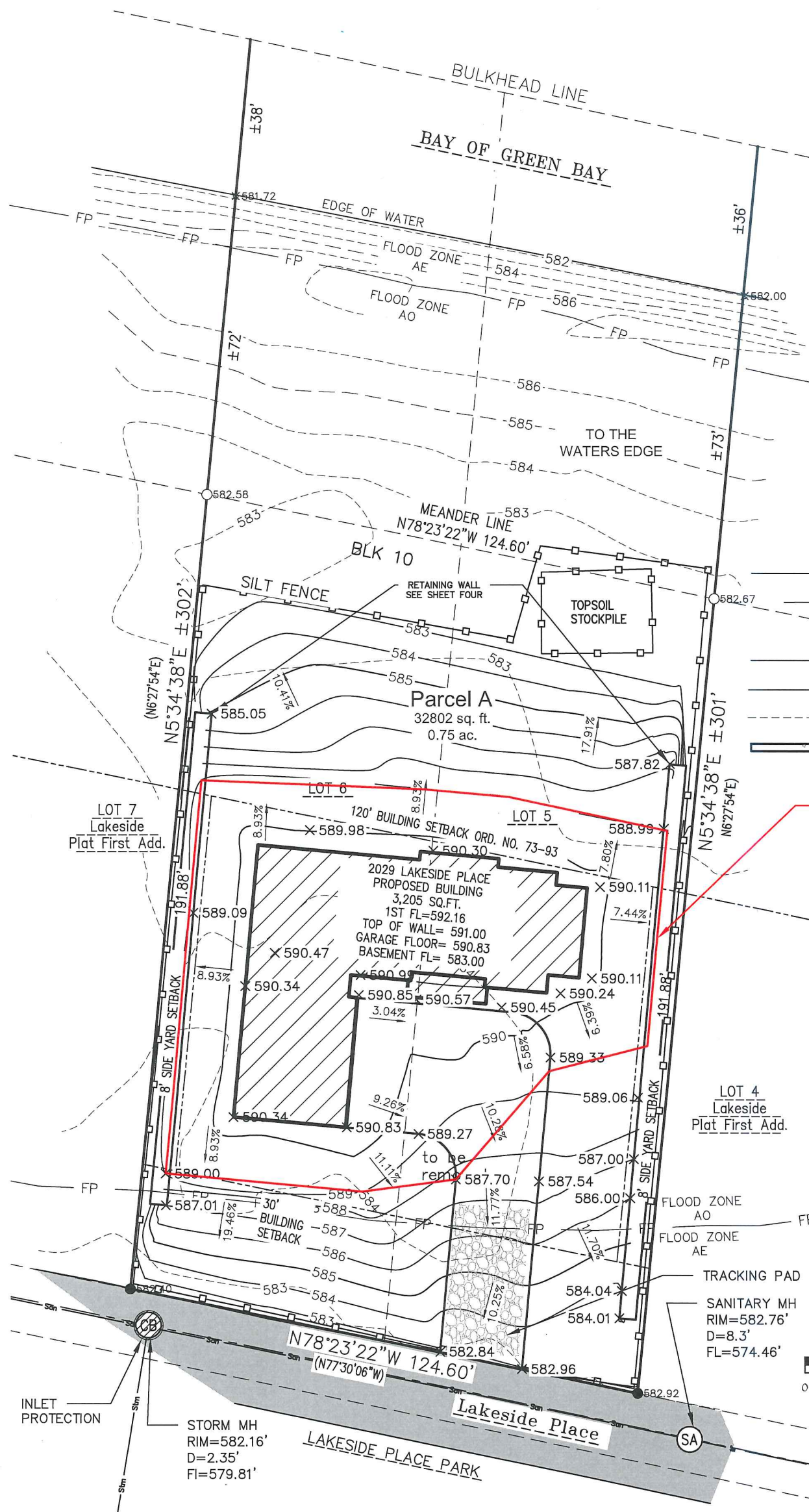
Client: Darrell Hawley  
Tax Parcel: 21-947  
Drafted By: JRW  
File: H-1419SitePlan 031819.DWG  
Data File: H-1419.TXT

**Mau & Associates, LLP**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Website: www.mau-associates.com  
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet Two of Four  
Project No.: H-1419  
Drawing No.: X-897  
Fieldwork Completed: 03/15/19

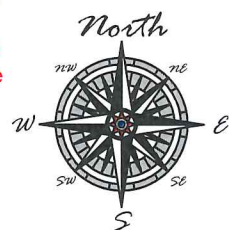


# Grading and Erosion Control Plan



## Legend

- 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- ( ) recorded as bearing / distance
- blacktop
- (SA) sanitary sewer manhole
- sanitary sewer line
- FP — floodplain limits
- (CB) round catch basin
- storm sewer line
- 235 — proposed contour line
- 234 — existing contour line
- retaining wall

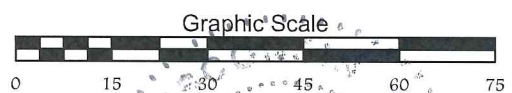


## NOTES

Bearings referenced to the North right of way of Lakeside Place, assumed to be N78°23'22"W.

Elevations are referenced to the NAVD 88 Benchmark Datum / conversion factor to the City of Green Bay Datum is -483.79'.

100 year flood elevation is 588.00' NAVD 88. This has been calculated from the special requirements related to Flood zone AO and conferred with Miles Winkler Water Reg & Zoning Engineer of the WI. Department of Natural Resources.



Scale: 1" = 30'

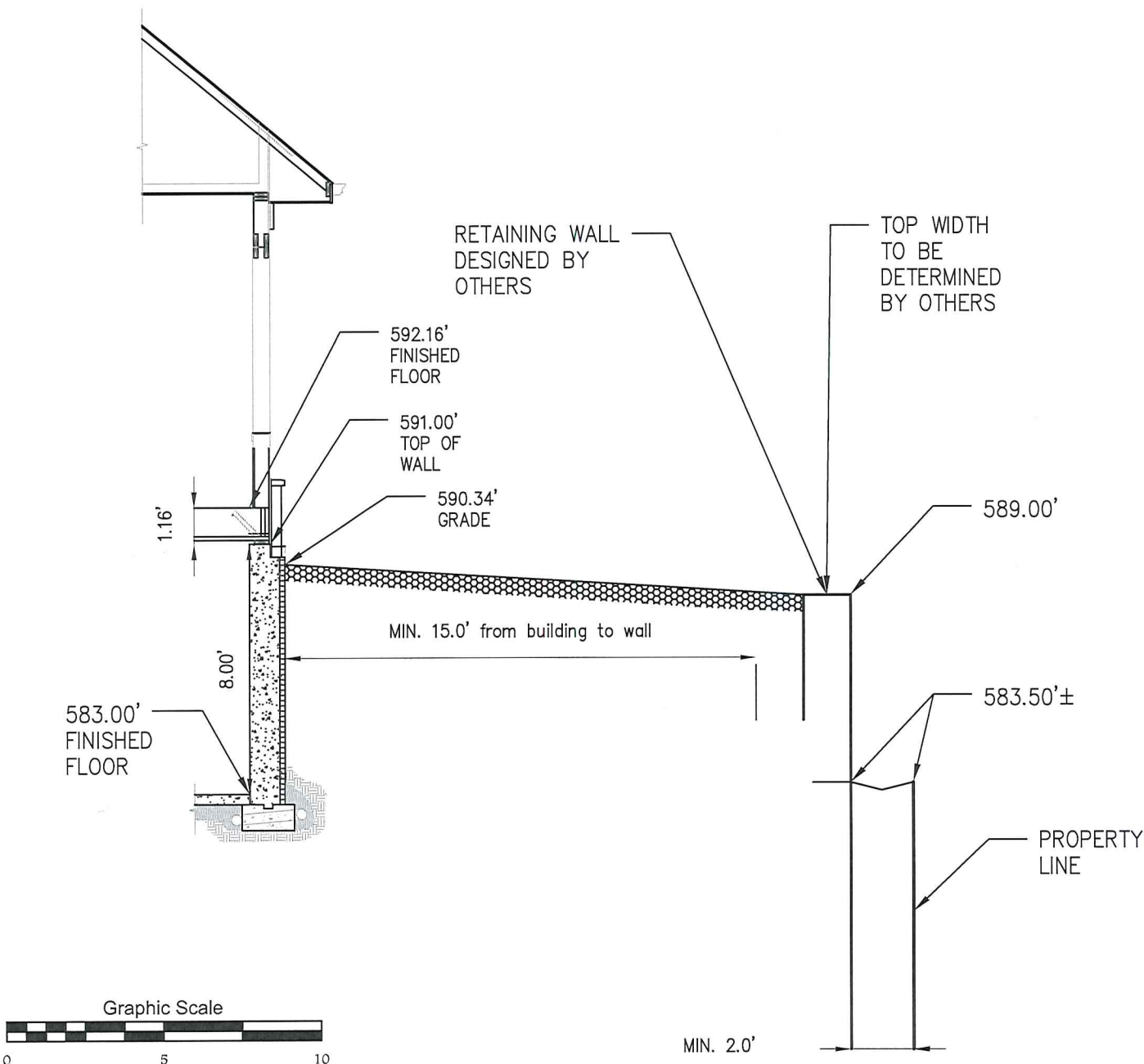
Client: Darrell Hawley  
Tax Parcel: 21-947  
Drafted By: JRW  
File: H-1419SitePlan 031819.DWG  
Data File: H-1419.TXT

**Mau & Associates, LLP**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Website: www.mau-associates.com  
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet Three of Four  
Project No.: H-1419  
Drawing No.: X-897  
Fieldwork Completed: 03/15/19

TONYA A. WAGNER  
E-32764  
DEPERE  
WIS.  
Sup 5-8-2022

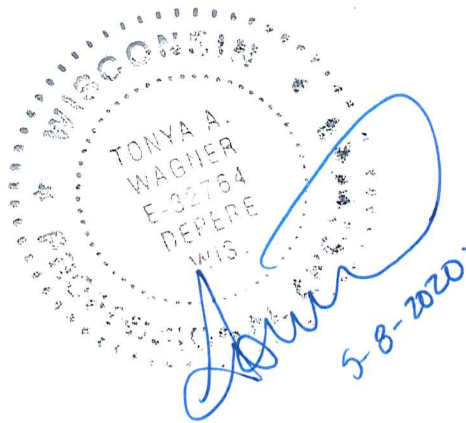
# Retaining Wall Elevation Exhibit



## NOTES

Elevations are referenced to the NAVD 88 Benchmark Datum / conversion factor to the City of Green Bay Datum is -483.79'.

The area between the retaining wall and property line is to be graded in a manner to direct water flow parallel to the property line towards the bay of Green Bay and mostly towards the road.



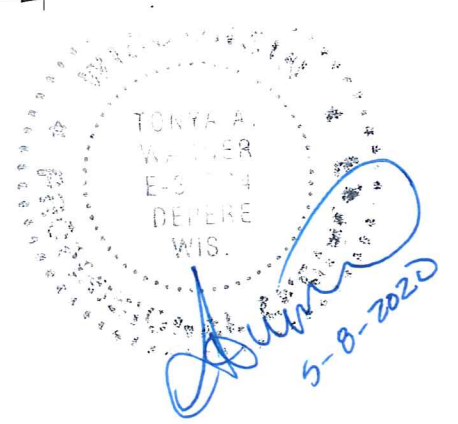
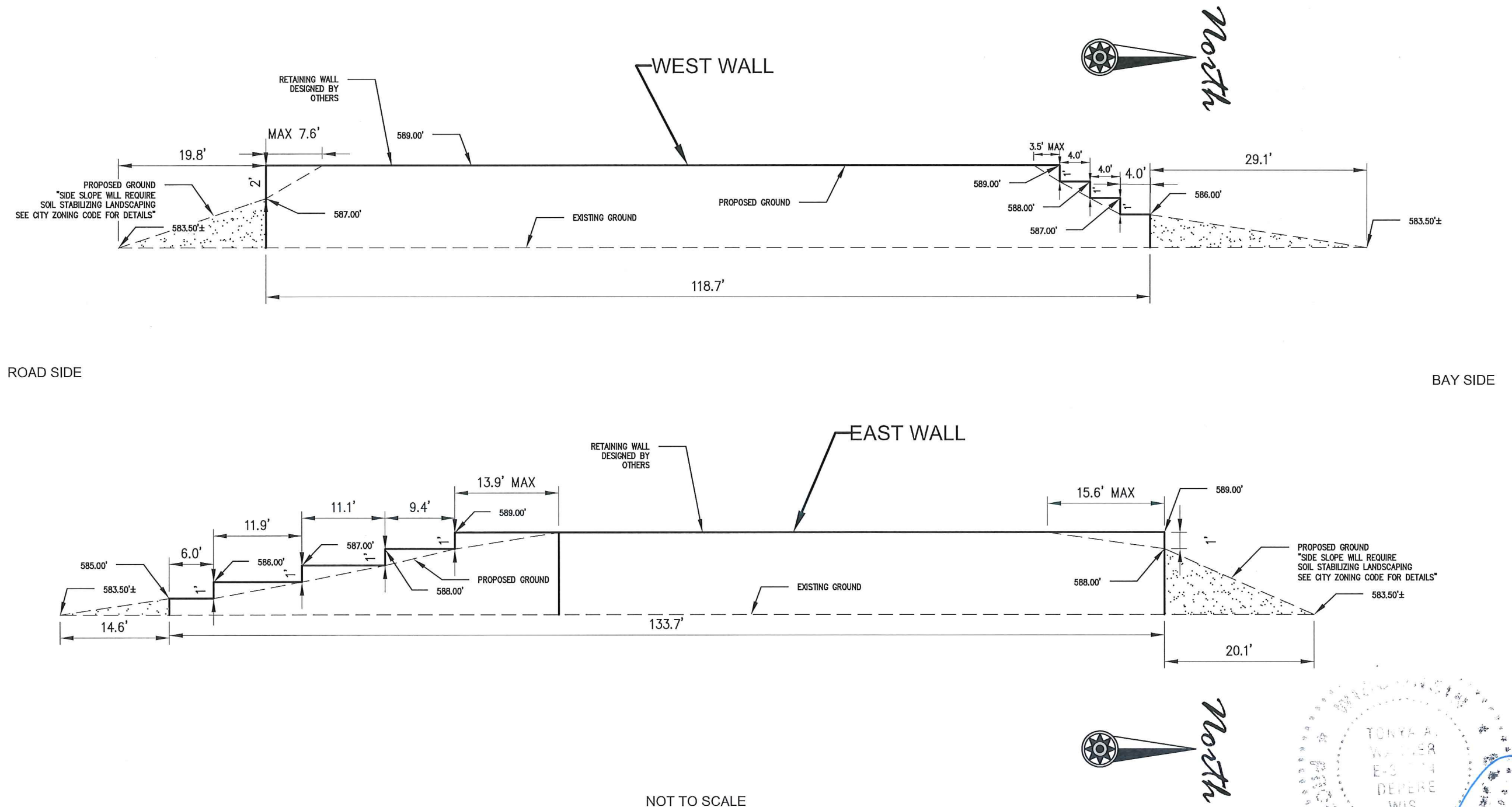
Scale: 1" = 5'

Client: Darrell Hawley  
Tax Parcel: 21-947  
Drafted By: JRW  
File: H-1419SitePlan 031819.DWG  
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Sheet Four of Four  
Project No.: H-1419  
Drawing No.: X-897  
Fieldwork Completed: 03/15/19

# Retaining Wall Elevation Exhibit

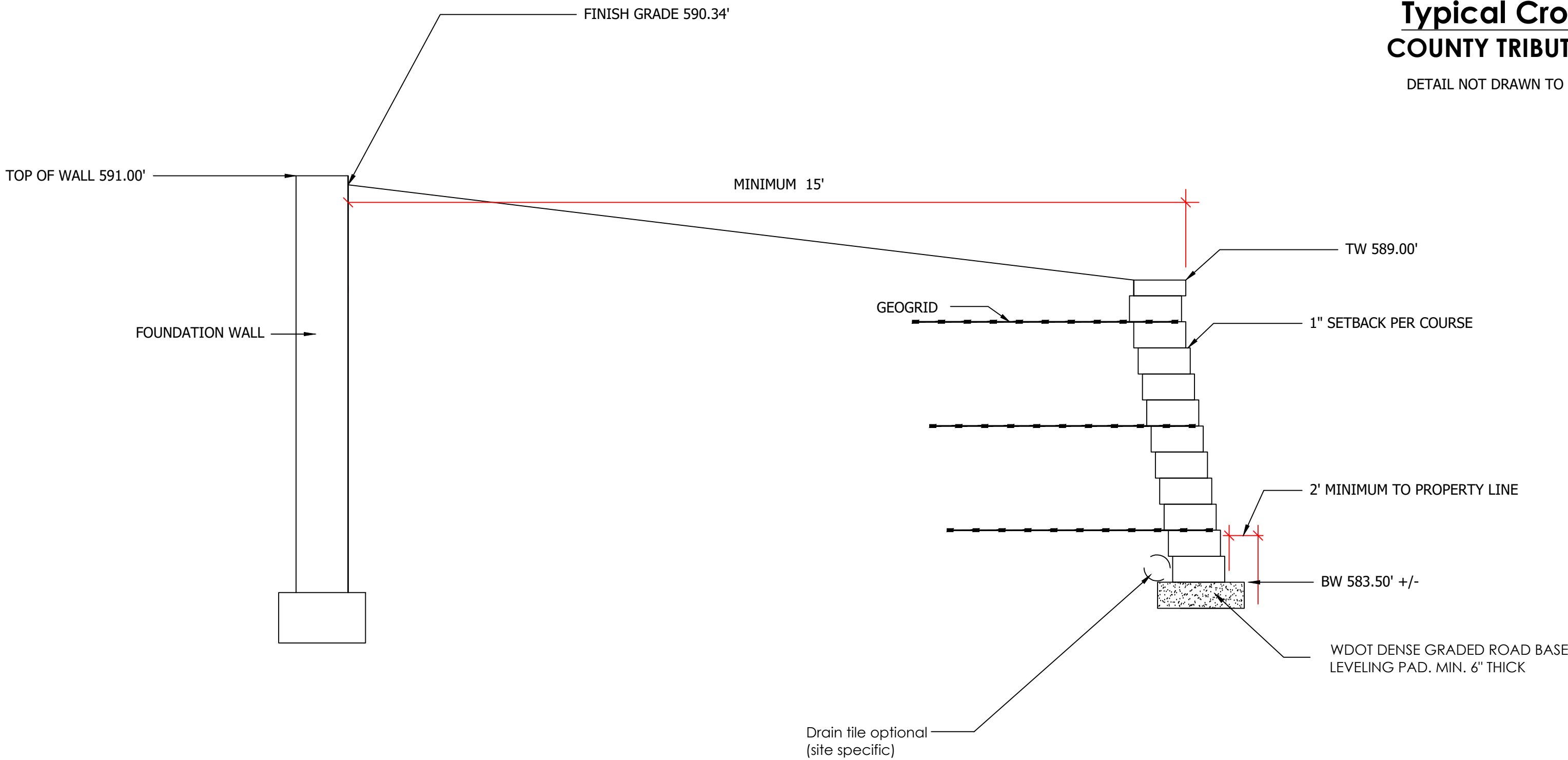


Client: Darrell Hawley  
Tax Parcel: 21-947  
Drafted By: JRW  
File: H-1419SitePlan 031819.DWG  
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Phone: 920-434-9670 Website: www.mau-associates.com  
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Project No.: H-1419  
Drawing No.: X-897-A  
Fieldwork Completed: 03/15/19

Scale: 1" = 5'



Typical Cross Section  
COUNTY TRIBUTE 6" BLOCK

DETAIL NOT DRAWN TO SCALE

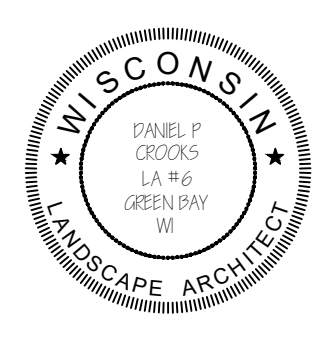
LANDSCAPE ARCHITECTURE  
DEVELOPMENT AND  
CONSTRUCTION

2034 BELLEVUE STREET  
GREEN BAY, WISCONSIN 54311  
OFFICE: 920-468-1813  
FAX: 920-468-1830  
WWW.LIZERLANDSCAPE.COM



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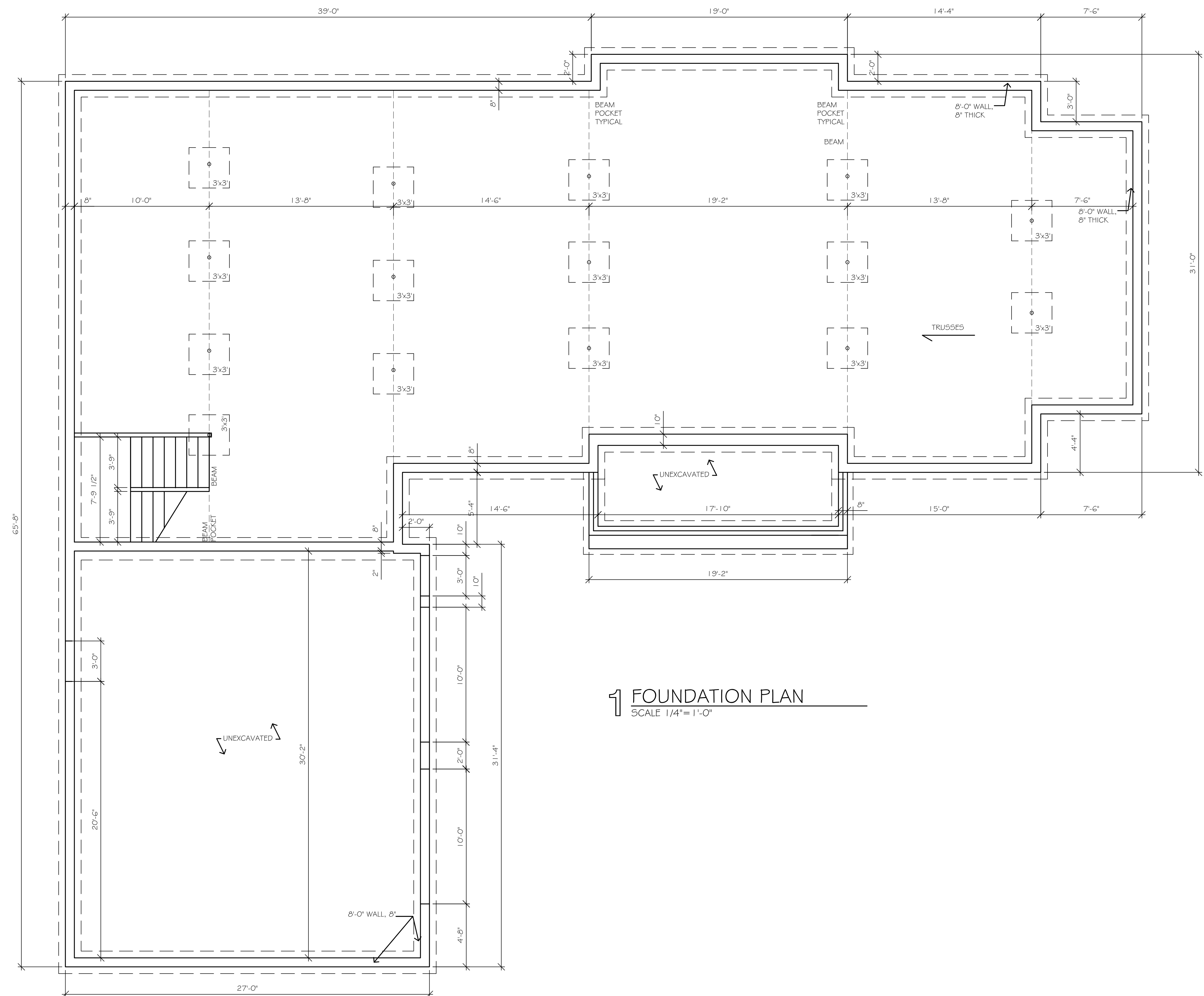


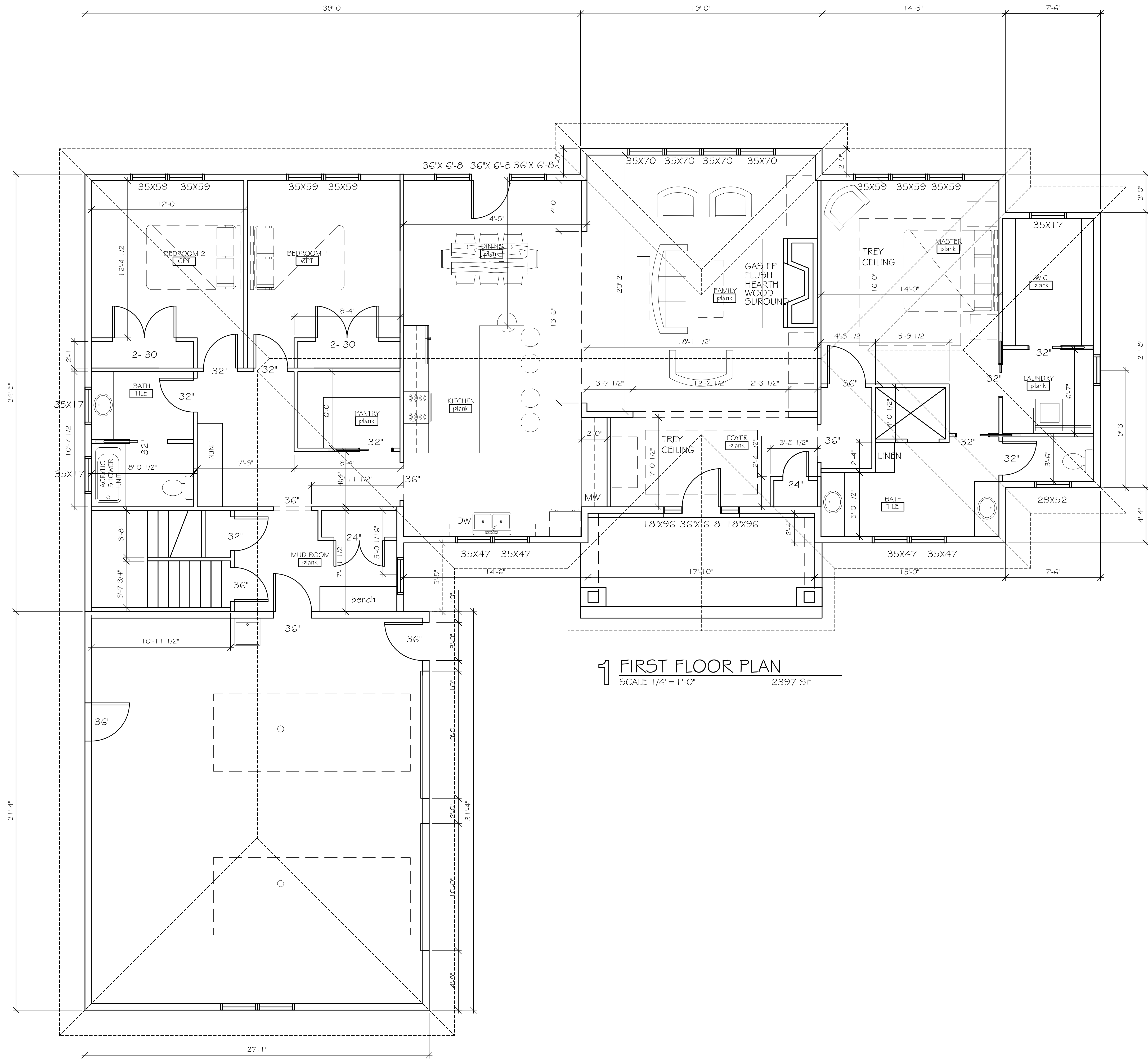
|       |          |          |             |                                 |             |
|-------|----------|----------|-------------|---------------------------------|-------------|
| DATE: | REVISED: | REVISED: | SCALE: NONE | DRAWN BY: DAN CROOKS, PLA, ASLA | SHEET TITLE |
|-------|----------|----------|-------------|---------------------------------|-------------|

PROJECT: THE HAWLEY RESIDENE

ADDRESS: TAX PARCEL 21-947

|           |          |
|-----------|----------|
| SHEET NO. | FILE NO. |
|-----------|----------|



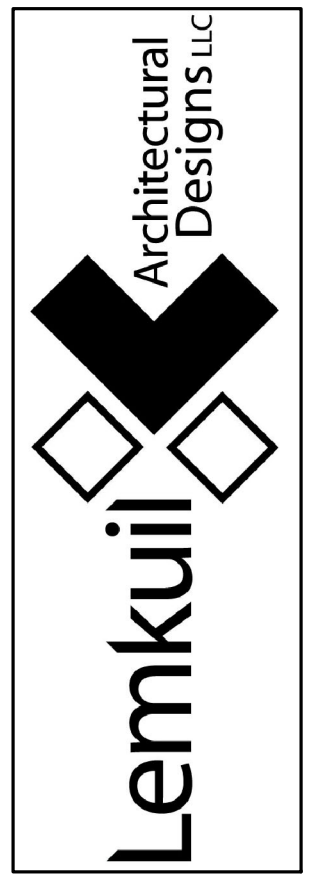


1 FIRST FLOOR PLAN  
SCALE 1/4"=1'-0" 2397 SF

NEW HOME FOR:

**HAWLEY RESIDENCE**

2029 LAKESIDE PLACE  
GREEN BAY, WI



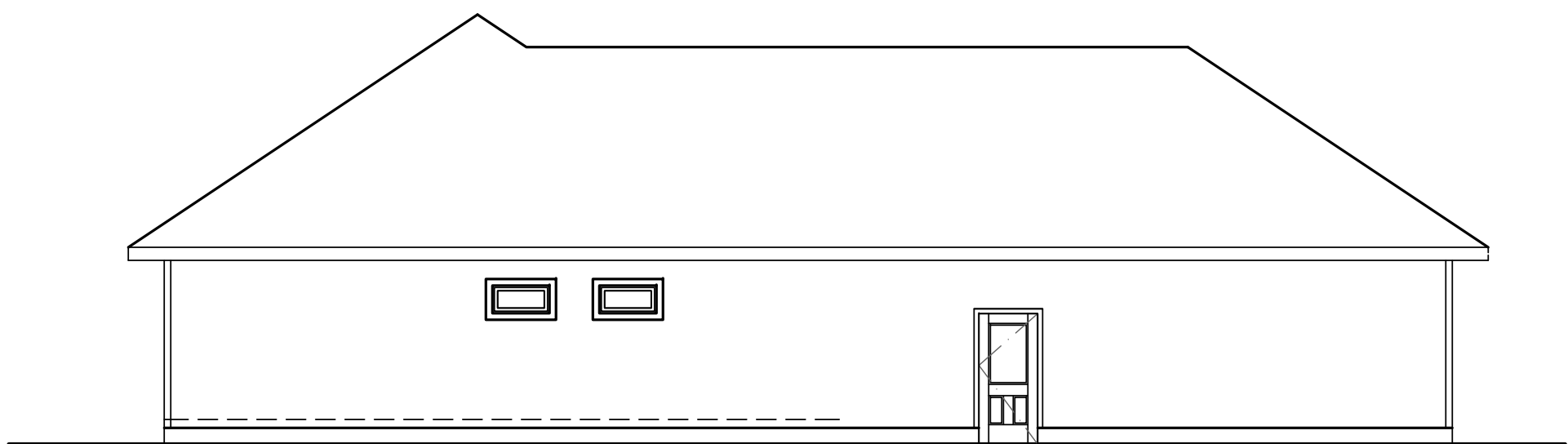
4361 Touchstone Drive  
Oneida WI 54155  
(920) 609-4663  
tom@lemkuilarchdesigns.com

DATE 8-17-19  
DRAWN BY TGL  
CHECKED BY

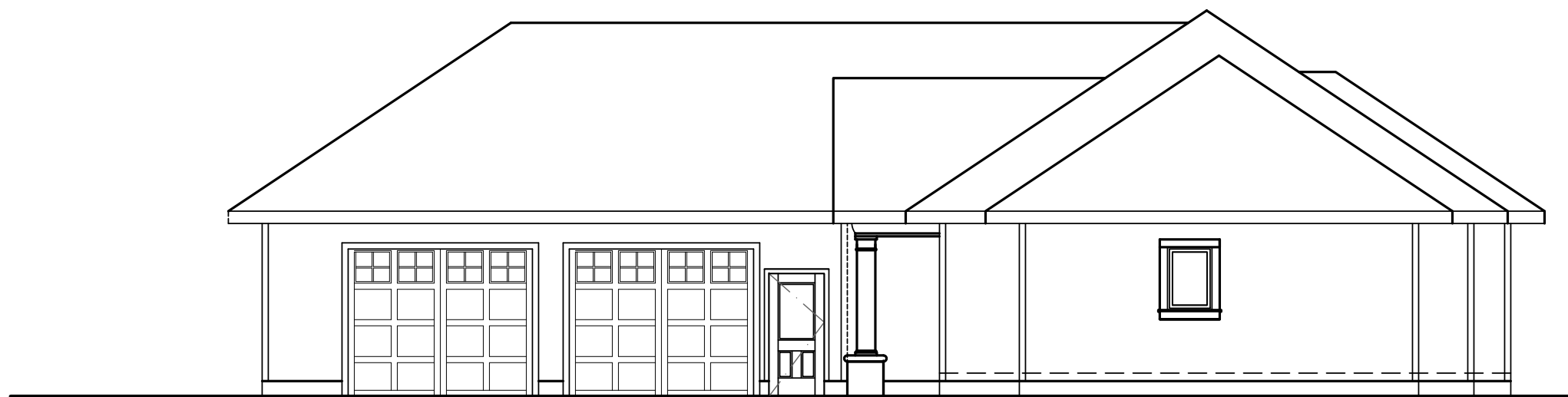
A21



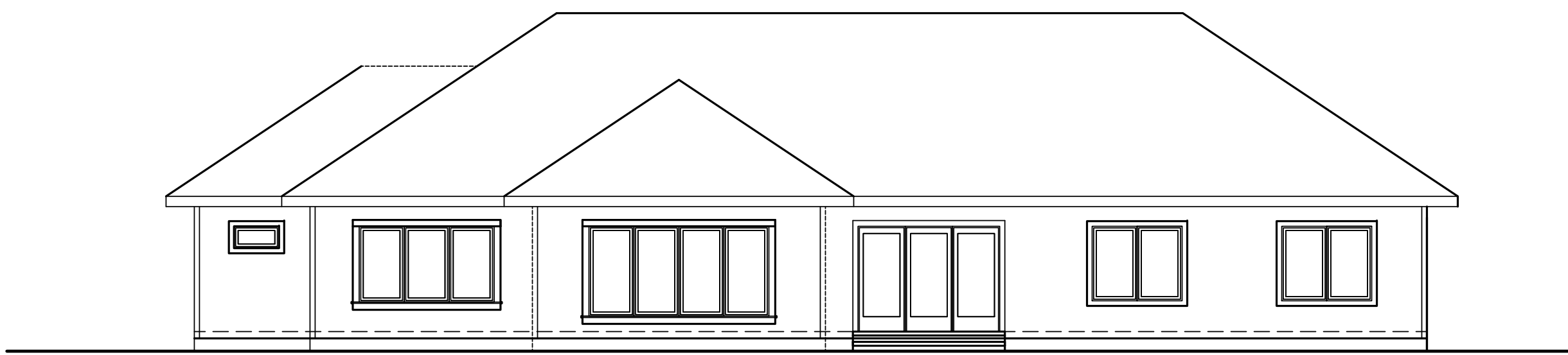
4 FRONT ELEVATION  
SCALE 1/4" = 1'-0"



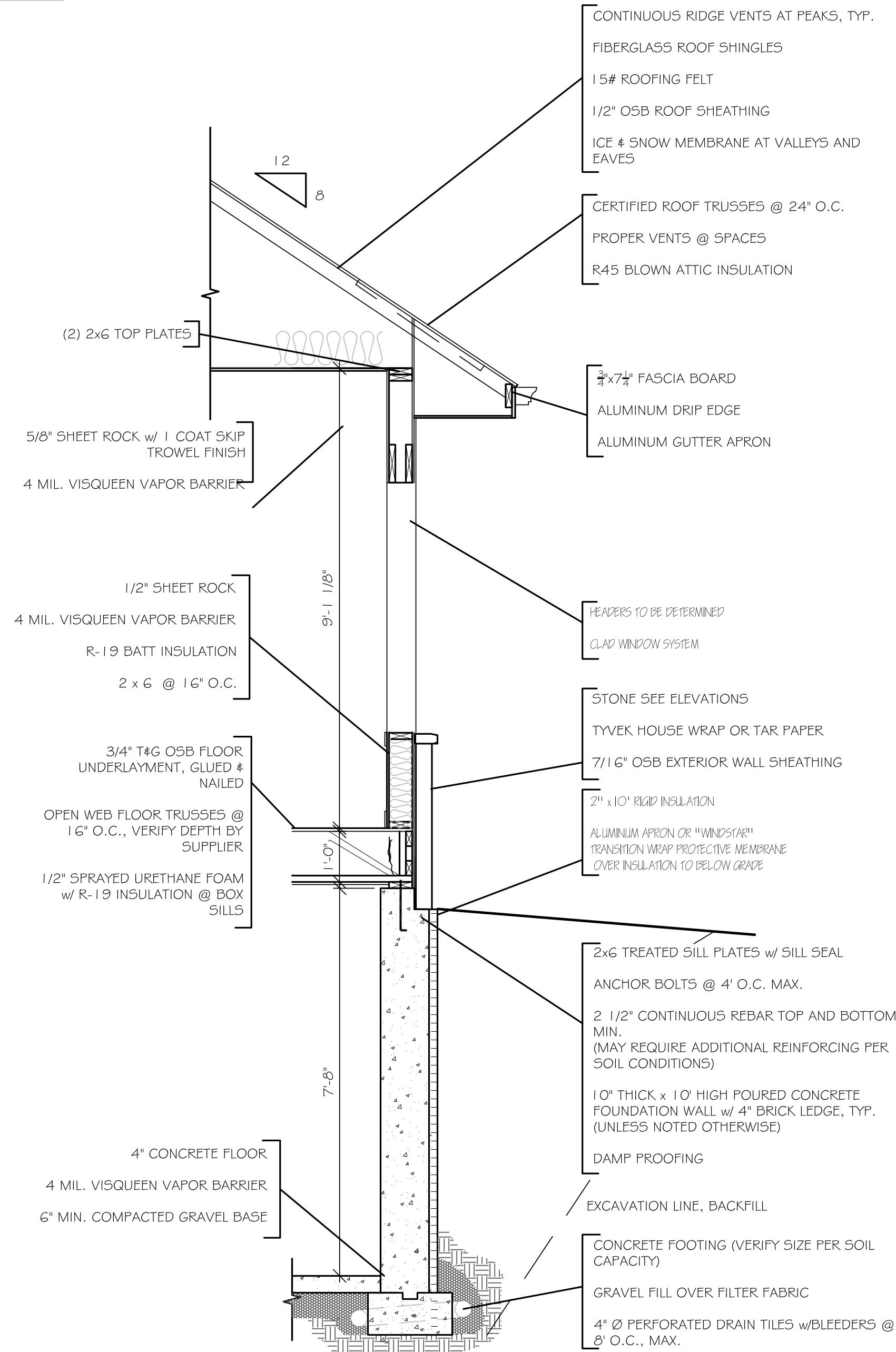
3 SIDE ELEVATION  
SCALE 1/8" = 1'-0"



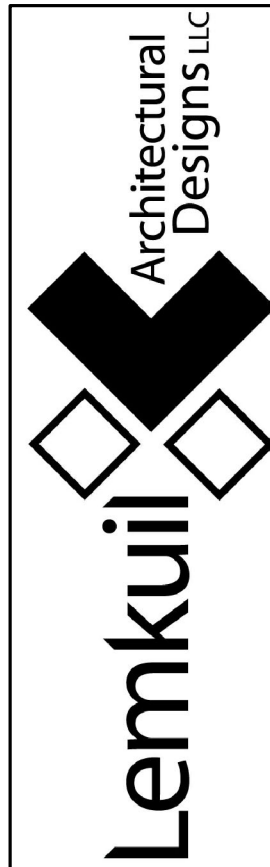
2 SIDE ELEVATION  
SCALE 1/8" = 1'-0"



1 REAR ELEVATION  
SCALE 1/8" = 1'-0"



4361 Touchstone Drive  
Oneida WI 54155  
(920) 609-4663  
tom@lemkuilarchdesigns.com



NEW HOME FOR:  
**HAWLEY RESIDENCE**  
2029 LAKESIDE PLACE  
GREEN BAY, WI

A30

### Hardship Letter

A strict application of the ordinance would create unnecessary hardship in the manner of creating unsafe and unwanted conditions by adjoining landowners. Due to the ground elevations and FEMA's regulations, a 2 foot wall with 3-1 slopes would result in unwanted water shed over the wall and on to the neighboring properties negating storm water management ordinances and practices. 3-1 slopes are technically maintainable but are not suitable for safe daily use and will result in us not meeting FEMA's requirements for fill around the structure. 3-1 slope would create an unsafe driveway configuration in excess of 20% slopes. FEMA standards require ground elevations to be at 590.34 elevation. This jump is approximately 6.8' above existing and neighboring ground elevations. Properties throughout the neighborhood continue to experience storm water ponding with rain and melting events. Existing code allows for 3:1 slope of new grading. However, a 3:1 slope does not meet FEMA regulations for the house design, nor will the requirement be received favorably by abutting neighbors. The rate of water flow will be significantly higher with lower walls and higher slopes compared to a higher wall with a gentler slope directed towards the bay and right of way instead of neighboring properties.

Additionally, any structure on the property must meet FEMA grades, including the garage. The driveway grade is designed for an 11% grade. This is a maximum grade to safely use a driveway during winter conditions. The grade was achieved by using a driveway which curls into an attached garage

# Neighborhood Agreement Form

I, the undersigned, understand that I am okay with a retaining wall with a maximum height of 589.00' to be built 2 feet off of the lot line

[illegible]

Debra Buckmaster  
914 Square Terrace  
Green Bay, WI 54313

Dept. of Community & Economic Development  
100 N. Jefferson Street, Room 8

Green Bay, WI 54301-5026

September 18, 2020

Re: Meeting ID 823 4521 3442

1) 2029 Lakeside Place

Dear Mr. Neumeyer:

I own the duplex at 2049-2051 Lakeside Place. I am STILL against ANY deviation of existing codes as I stated in my last letter dated August 10<sup>th</sup>. The Hawley's house is NOT a good fit in this existing neighborhood. The house is going to be so much higher than all the other houses surrounding it due to all dirt they brought in to make their lot higher than the rest of the block (and the basement is only done). I feel that it is pretty bold to take go into an established neighborhood and expect us to allow a house to be built that does not conform to codes. This will lower our property values and only cause more water issues. The Hawley's drove to my house unannounced to try to pressure me into signing. I asked them where the their sump pump water would be draining. They told me it would be doing to the street. How is that allowed? Everyone else has to drain in their back yard. If what they are saying is true, there will be an icy road in no time. Just curious, how many more appeals do they get? Once again, I AM AGAINST ANY DEVIATION OF EXISTING CODES!!!!!! If they try to appeal again, please use this letter. I will NEVER change my mind, no matter how many appeals are allowed. I am too busy to have to keep writing letters for this same issue. Thank you for your time.

Sincerely,



Debra Buckmaster



# 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: 8/31/2020 Project Address: 333 S. Webster St. Project #: 102201 Appeal #: 20-028

| PROPERTY OWNER                          | APPLICANT INFORMATION                   |
|-----------------------------------------|-----------------------------------------|
| Name: Juliane Kania                     | Name: Juliane Kania                     |
| Address: N7933 Townhall Rd.             | Address: N7933 Townhall Rd.             |
| City, State, Zip: Black Creek, WI 54106 | City, State, Zip: Black Creek, WI 54106 |
| Phone: 920-595-0355                     | Phone: 920-595-0355                     |
| Email: joejules@gmail.com               | Email: joejules@gmail.com               |

**Describe proposed plan:** Cover existing gravel driveway with black top.

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

Driveway needs to be set back from property line by two and a half feet.

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

if i narrow the driveway to conform to the ordinance i can not provide my tenants a safe and efficient accessability to the parking area. (Sec.13.1712)

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

I believe the house is set to close to the property line.

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

This only effects my tenants in a negative way if we have to narrow the drive. This does not seem like it affects anyone else.

**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.**

Juliane Kania  
Signature of Applicant

8/31/2020  
Date

|                                      |                              |                                                  |
|--------------------------------------|------------------------------|--------------------------------------------------|
| OFFICE USE ONLY:                     | Parcel# <u>14-901</u>        | Residential \$75 _____ Commercial \$150 <u>X</u> |
| District: <u>7</u> Zoning: <u>OR</u> | Meeting Date: <u>9/21/20</u> | Receipt #: <u>2756581-12</u>                     |



Webster

Webster Ave

Webster Ave

Webster Ave

Webster Ave

Webster Ave

243.52 ft

260.00 ft

60.00 ft

15.00 ft

100.00 ft















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:                 | Project Address: | Project #:                   | Appeal #: |
|                       |                  | 102327                       | 20-029    |
| <b>PROPERTY OWNER</b> |                  | <b>APPLICANT INFORMATION</b> |           |
| Name:                 |                  | Name:                        |           |
| Address:              |                  | Address:                     |           |
| City, State, Zip      |                  | City, State, Zip             |           |
| Phone:                |                  | Phone:                       |           |
| Email:                |                  | Email:                       |           |

Describe proposed plan:

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

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

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

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

**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.**

*Jerry H Hanson*  
Signature of Applicant

Date

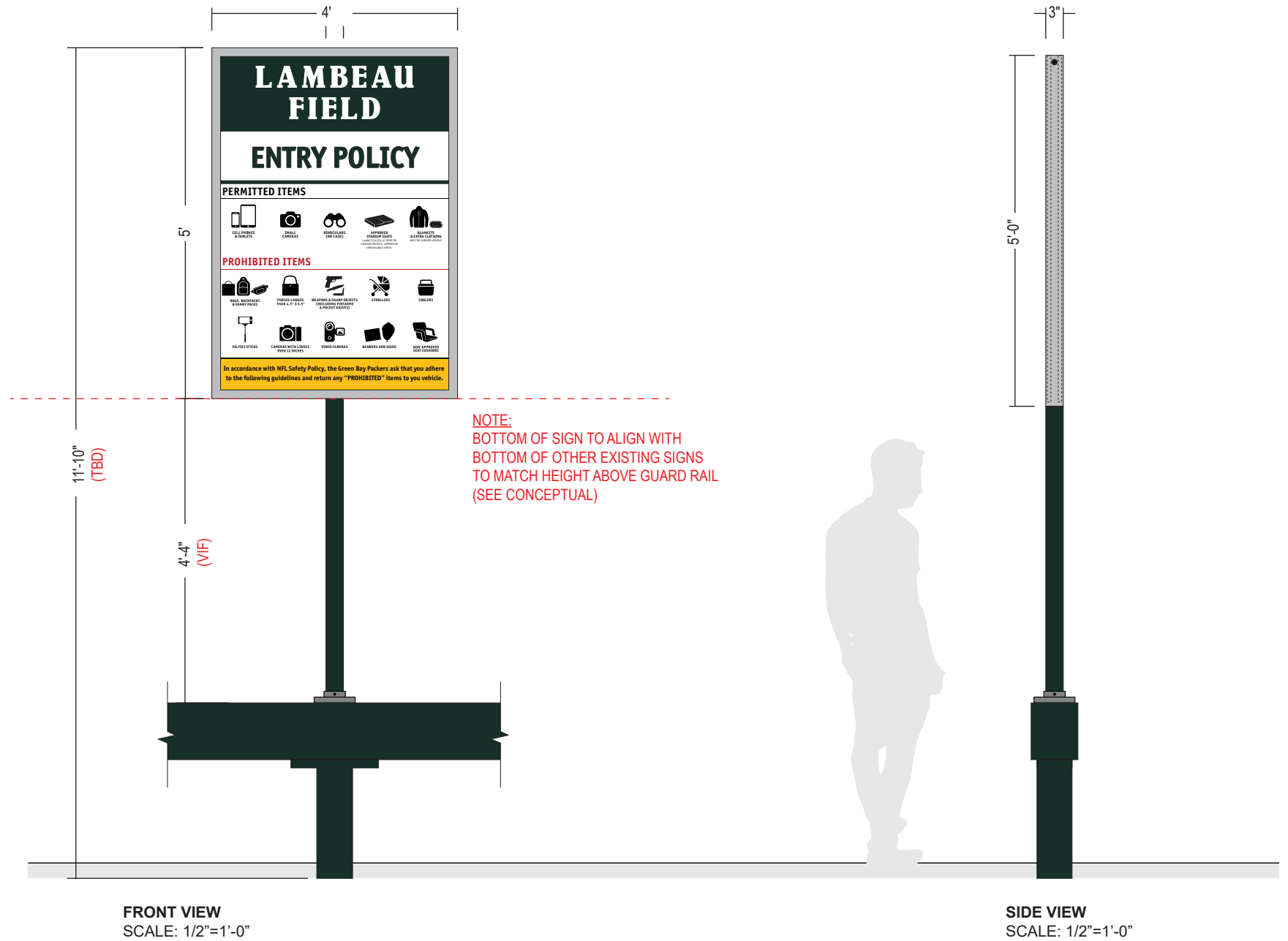
|                             |                        |                                                                             |
|-----------------------------|------------------------|-----------------------------------------------------------------------------|
| OFFICE USE ONLY:            | Parcel# 1-1841-A       | Residential \$75 _____ Commercial \$150 <input checked="" type="checkbox"/> |
| District: 8      Zoning: PI | Meeting Date: 09/21/20 | Receipt #: 2756648-6                                                        |

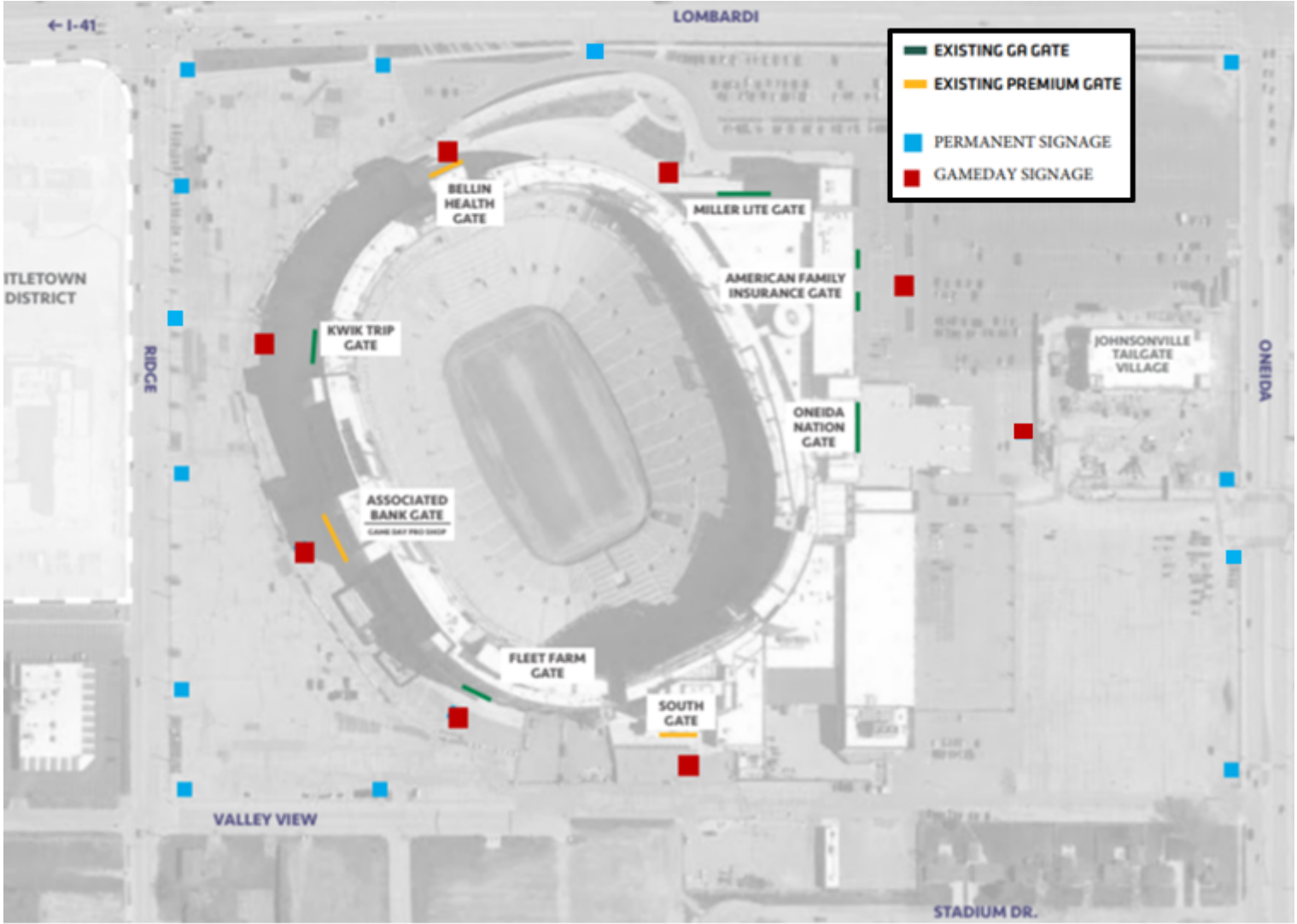
## GS.2 D/F GROUND SIGNS - PERMANENT (QTY 13)

**SQUARE FOOTAGE: 17.5**



**PROPOSED CONCEPTUAL  
SCALE: NTS**







# Zoning & Planning Board of Appeals

## VARIANCE APPLICATION

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

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

Date: 8/31 Project Address: 2456 Morning Star Tr. Project #: 102369 Appeal #: 20-030

| PROPERTY OWNER                               | APPLICANT INFORMATION                       |
|----------------------------------------------|---------------------------------------------|
| <b>Name:</b> Norman and Virginia Johnson     | <b>Name:</b> George LeFevre                 |
| <b>Address:</b> 2456 Morning Star Tr.        | <b>Address:</b> N5298 County Rd E           |
| <b>City, State, Zip:</b> Green Bay, WI 54302 | <b>City, State, Zip:</b> Kewaunee, WI 54216 |
| <b>Phone:</b> 920-655-7722                   | <b>Phone:</b> (20-255-1600                  |
| <b>Email:</b>                                | <b>Email:</b> creekside.gnr@gmail.com       |

**Describe proposed plan:** 10ft x 30ft deck no more than 2 rises above grade to accommodate rear exits of home

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

13-604 table 6-2 We are needing to impeded on rear 25ft setback by 8 ft on right rear of house for the rear right corner of proposed deck.

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

We are not able to create a proper landing for rear exit of home.

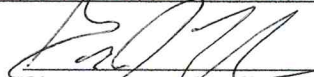
**Describe what unique physical characteristics affect this property which prevent you from complying with the zoning ordinance:**

The right rear corner of the house is within 2 ft of the 25 ft setback because of the angle of the house to the property line

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

The deck we are proposing is two or less rises so no railings will be used. The lot to the rear is owned by property owner which was deemed unbuildable

**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

8/31/2020  
Date

|                                      |                               |                                                        |
|--------------------------------------|-------------------------------|--------------------------------------------------------|
| OFFICE USE ONLY:                     | Parcel# <u>21-4261</u>        | Residential \$75 <u>X</u> Commercial \$150 <u>    </u> |
| District: <u>5</u> Zoning: <u>R1</u> | Meeting Date: <u>09/21/20</u> | Receipt #: <u>2756648-7</u>                            |

