



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, FEBRUARY 15, 2021, 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 February 15, 2021, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

- I. Approval of the minutes from the November 16, 2020, meeting of the Zoning & Planning Board of Appeals.

E. Regular Business.

- I. (Appeal 20-031) Garritt Bader, GB 901 Main, LLC, property owner, proposes to permit the installation of a drive-thru for a potential restaurant use in a Downtown One (D1) District at 901 Main Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1606(1)(6) emergency pass lane for the drive-thru (Ald. R. Scannell, District 7).

2. (Appeal 21-001) James and Claudette Schabow, property owners, propose to construct a deck on the rear portion of their single-family home located in a Low Density Residential (RI) District at 438 Kristy Lee Court. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, rear yard setback (Ald. V. Corpus-Dax, District 2).
3. (Appeal 21-002) Analilia Ruiz, property owner, proposes to retain an existing a fence installed in a Low Density Residential (RI) District at 2646 Wildflower Row. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Section 13-521(a)(1) fence setback (Ald. V. Corpus-Dax, District 2).
4. (Appeal 21-003) Jon LeRoy, Mau & Associates, on behalf of TDJM, LLC, property owner, proposes to construct a single-family home located in a Low Density Residential (RI) District at 3608 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).

F. Informational.

1. Discussion on procedural items related to the Board of Appeals.
2. Next Meeting Date: March 15, 2021

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the 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



Zoning & Planning Board of Appeals 11/16/2020

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/82345213442?pwd=TFBbFNiKIFqZUhIUzIWEhVmZlZz09>

Meeting ID: 823 4521 3442

Password: 483400

One tap mobile

+13126266799,,82345213442# US (Chicago)

+16468769923,,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=TFBbFNiKIFqZUhIUzIWEhVmZlZz09>

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

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, NOVEMBER 16, 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, Don Carlson, Gregory Babcock, Noel Halvorsen, Jim Hutchison,
Excused:

Alternate Present: Tom Hoy

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 and Tommy Everman. Tom Hoy stated that he went out to all three properties. Tommy Everman stated he will be recusing himself from Agenda Item #1, 143 N. Broadway.

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the November 16, 2020, meeting of the Zoning & Planning Board of Appeals.

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

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the October 19, 2020, meeting of the Zoning & Planning Board of Appeals.

Moved by Tommy Everman, seconded by Gregory Babcock to approve the minutes. Motion carried.

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

E. REGULAR BUSINESS.

Chair Don Carlson asked for a motion to open the floor for the duration of the meeting.

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

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

1. (Appeal 20-33) Kayla Viste, on behalf of Sand and Sun, LLC, property owner, proposes to install a refuse enclosure in an existing parking lot located in a Downtown One (D1) District at 143 N. Broadway (aka 144 N. Chestnut Street). The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1813, setback from street for trash collection (Ald. B. Johnson, District 9).

Moved by Noel Halvorsen, seconded by Thomas Hoy to temporarily grant the requested variance for a period of three (3) years. Motion carried.

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

2. (Appeal 20-34) John Josephs, property owner, proposes to construct a detached accessory structure in a Low Density Residential (R1) District at 1519 N. Irwin Avenue. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-615 (c) Table 6-4, maximum size of 2nd accessory structure, Section 13-1715(a), number of residential drives and Section 13-615 (b)(2), size of accessory structure to principal use (Ald. K. Lefebvre, District 6).

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

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

3. (Appeal 20-35) William and Elizabeth Corsten, property owners, propose to construct a second driveway in a Varied Density Residential (R3) District at 581 N. Danz Avenue. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1715(a), number of residential drives (Ald. K. Lefebvre, District 6).

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, Jim Hutchison, No- None, Abstain- None

Chair Don Carlson then asked for a motion to close the floor for discussion.

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

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

F. INFORMATIONAL.

1. Update on Appeal 20-031, 901 Main Street.

Paul Neumeyer presented an update to Board Members regarding the 901 Main Street Variance application.

2. Discussion on procedural items related to the Board of Appeals.

Discussion regarding procedural items for the Board of Appeals.

3. Next Meeting Date: December 21, 2020.

G. ADJOURNMENT.

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

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



Zoning & Planning Board of Appeals

VARIANCE APPLICATION

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

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

Date: 10-4-20 Project Address: 901 Main Street Project #: 102627 Appeal #: 20-031

PROPERTY OWNER	APPLICANT INFORMATION
Name: GB 901 Main, LLC, c/o Garritt Bader	Name: Same
Address: 300 N. Van Buren Street, Green Bay, WI 54301	Address:
City, State, Zip: Green Bay, WI 54301	City, State, Zip
Phone: (813) 500-0296	Phone:
Email: gb@gb-re.com	Email:

Describe proposed plan:



Please see attached addendum for answers and exhibits to all questions below. Thank you!



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

10-5-20
Date

OFFICE USE ONLY:	Parcel# <u>9-48</u>	Residential \$75 _____ Commercial \$150 <u>X</u>
District: <u>7</u> Zoning: <u>D1</u>	Meeting Date: <u>10/19/20</u>	Receipt #: <u>2756829-1</u>

Describe proposed plan:

My request of the Zoning & Planning Board of Appeals is to approve a drive-thru lane without a bypass lane—required by city code—at my 901 Main development. As can be seen in the accompanying site plan image, space exists for a single-lane drive thru on the north side of the building, with traffic exiting to Main Street around the west side of the building. If approved, buildout for a drive-thru local coffee operator will begin later this fall and be completed in the spring of 2021.

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

The variance required to implement the proposed plan is relief from Ordinance Number 13.1606 (I) (6) requiring that all drive-thru facilities *with menu boards* be required to have a bypass lane.

Describe what hardships make conformity unfeasible or unnecessarily burdensome:

The ordinance states that a drive-thru facility *without a menu board* is permitted without a bypass lane, meaning our site currently works so long as no menu board is installed. One can assume that the intent of the ordinance is to limit the amount of time that a vehicle is “trapped” in a drive-thru lane without emergency accessibility that a bypass lane affords; in other words, that an operation without a menu board results in faster use of the drive-thru lane. By contrast, having a menu board presumes more ordering and longer wait times in a “trapped” drive-thru lane. While I believe this reasoning is debatable, it’s likely the intent that drove the ordinance language.

As will be noted below, 901 Main was developed on a very tight urban site. Making these types of space-constrained and expensive urban in-fill developments physically and financially feasible rests on the ability to maximize income generation of the property. The projection for 901 Main, like similar projects, is to attract commercial tenants that (1) are in demand for the traffic and neighborhood; (2) complement the neighborhood; and (3) pay rent to achieve needed financial returns.

Before COVID-19 the projection was that, specifically, a restaurant or coffeeshop could operate primarily with indoor table service and limited (if any) drive-thru service. Quite frankly, our single-lane drive-thru was designed as a *bonus* where a menu board to necessitate the bypass lane wouldn’t be needed. But what COVID-19 has shown us is that most restaurant operators *need* the ability to sell through a drive-thru window. It’s no longer bonus; it’s survival. As such, commercial tenants for this space are nowhere to be found without full drive-thru capability like any suburban drive-thru. Incredibly, this pandemic, in less than two years, has rendered obsolete a new building and its ability to perform as permitted.

I feel the need to respectfully insist that this is *not* a self-imposed hardship; it’s a sudden obsolescence caused by a once-in-a-lifetime global pandemic. 901 Main was developed according to all applicable ordinances, approved by the city, and with the understanding of market conditions as to how commercial users could be successful. COVID-19 has re-written these rules, and as such, I ask for relief in order to ensure that this development can be successful and encourage future similar developments.

Describe what unique physical characteristics affect this property that prevent compliance with the zoning ordinance:

As prefaced above, 901 Main was developed on a very tight urban site. In order to design a “sweet spot” of density that (1) respected the existing building to our north; (2) fit within the existing building to our east; (3) married the number of residential units to required on-site parking; and (4) adhered to urban design principles desired by both me and the city, we were only able to reserve approximately ten feet on the north side of the property for a single-lane drive-thru against our northern parcel boundary. We simply don’t have additional room to include a bypass lane for a full-service drive-thru with menu board as code requires, even as market realities now dictate that drive-thru capability be provided for commercial users to be successful. What we can provide is very close access to the vast majority of the drive-thru lane for emergency vehicles as described below.

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

As noted earlier, the intent of the ordinance appears to want to provide accessibility for drive-thru patrons in the event of an emergency. If so, I believe our site design already nearly eliminates the risk even with only a single lane. Please see the accompanying site plan exhibit that shows the ability for emergency vehicles to drive into the rear parking area to the north and east, or the drive thru exit and adjacent properties to the west. Only 57 feet—barely three car lengths—is directly inaccessible.

Secondly, compared to their competition, my user’s demand will likely be far lower based on data from one of their other locations, reducing the ability to be “trapped.” Currently, most Starbucks drive-thrus are queuing upwards of 45-50 vehicles per hour at peak morning times; my user’s experience is that a maximum of 20 vehicles are using their drive-thrus at peak—less than half as much.

Finally, I want the committee to consider nearly 40 years’ worth of data on the existing Burger King restaurant at 2219 Main Street, in operation since 1981 with a single drive-thru lane and no bypass. According to the Green Bay Metro Fire Department, there are no known calls over this time for emergency response of any kind—medical or otherwise—specifically to the drive-thru lane.

Adjacent Properties
Where Emergency
Vehicles Can Directly
Access D-T Vehicles

Rear Parking Lot
Where Emergency
Vehicles Can Directly
Access D-T Vehicles

Removed Parking
Stall To Create D-T
Queue Lane

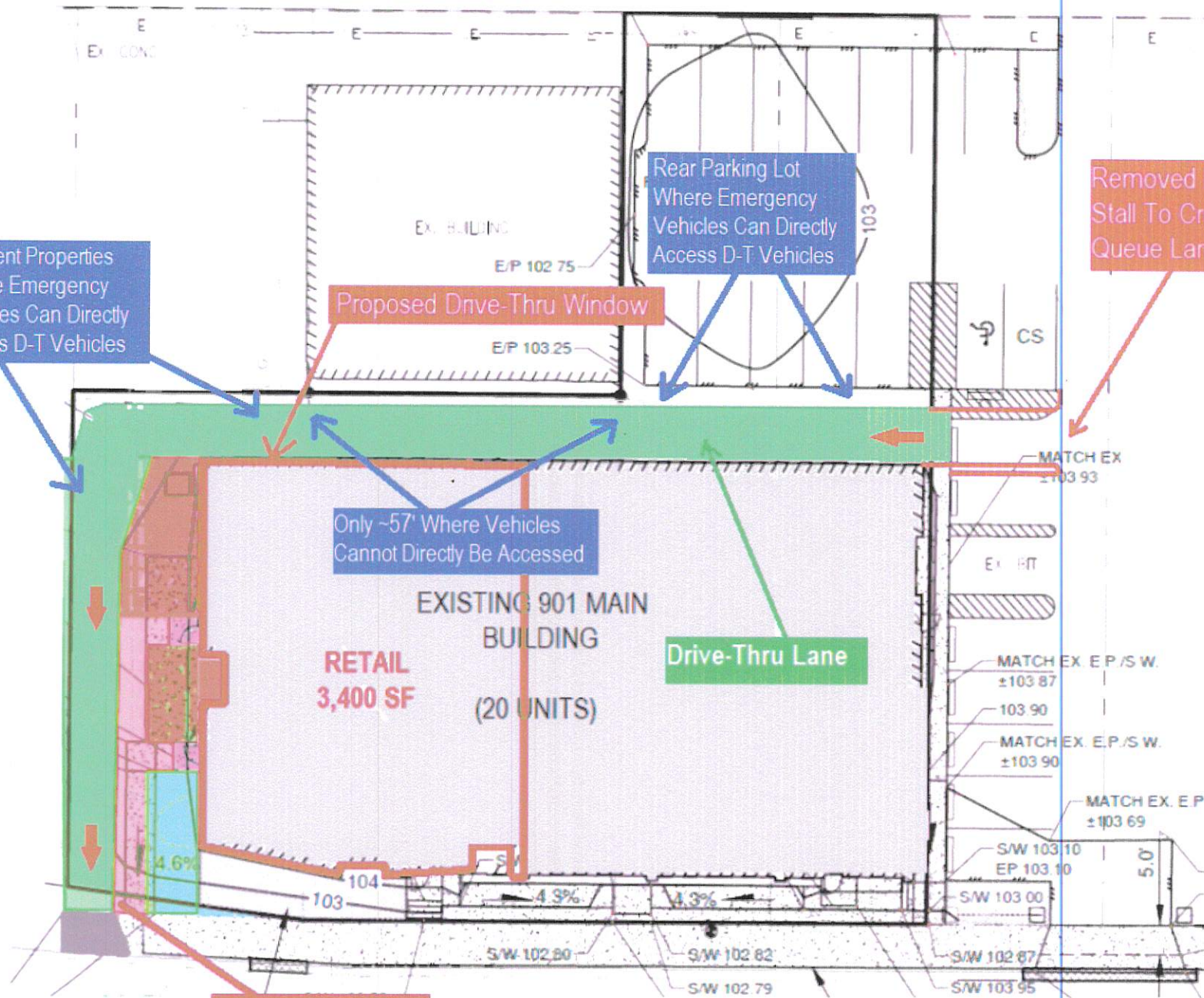
Proposed Drive-Thru Window

Only ~57' Where Vehicles
Cannot Directly Be Accessed

Drive-Thru Lane

EXISTING 901 MAIN
BUILDING
RETAIL
3,400 SF
(20 UNITS)

Drive-Thru Exit To
Main Street With
Widened Driveway





DATE: 1-05-21	PROJECT #: 103192	APPEAL #: 21-001
APPLICANT INFORMATION:		
Name: James & Claudette Schabow		
Business Name:		
Address: 438 Kristy Lee Ct		
City, State, Zip: Green Bay, WI 54311		
Phone: (920) 309-7880		
Email: jimschabow@qmeritech.net		
Property Owner Information (if different from above):		
Name:		
Business Name:		
Address:		
City, State, Zip:		
Phone:		
Email:		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: 438 Kristy Lee Ct. Green Bay, WI 54311		
Tax Parcel Number(s): 21-8200		
Describe the Variance Request:		
Wanting to build a 8' x 10' Trex Deck. The 8' width would bring the out edge of the deck 22' from the property line. Looking for a Variance from the 25' Setback.		

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).

Section: 13.604 Table 6-2 Rear Set back.

ALTERNATIVES:

Describe alternatives to your proposal, to include other locations, designs, construction techniques, etc.

No viable safe alternatives that we know of.

Alternatives that you considered that comply with existing regulations:

A Patio but because of the slope of the lot there is a 5 foot drop from Patio Door.

Reasons for not pursuing the alternative(s) listed above:

Considered everything but believe it would require a sized down deck with just enough room to be useable.

THREE STEP TEST - To qualify for a variance, the applicant must demonstrate that their property meets the following three (3) requirements:

Does unique physical characteristics of your property prevent the compliance with the ordinance? Explain

Yes, the culdesac caused the house to be set back more than we wished. We made the Driveway as short as possible.

Would granting the variance be contrary to the public interest? Explain.
We do not believe so. We Plan a attractive Trex Deck.
Why would not getting the variance unreasonably prevent you from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome?
our Patio door would become Unuseable Without a deck.

I HEREBY CERTIFY THAT I HAVE READ AND FULLY UNDERSTAND THE VARIANCE PROCEDURE AND FAILURE TO COMPLY WITH CITY REQUIREMENTS WILL RESULT IN THIS APPLICATION BEING WITHHELD FROM CONSIDERATION BY THE ZONING BOARD OF APPEALS.

James Schabow
Signature of the Property Owner

Signature of Applicant (working as "Agent" for owner)

James Schabow
Print Name:

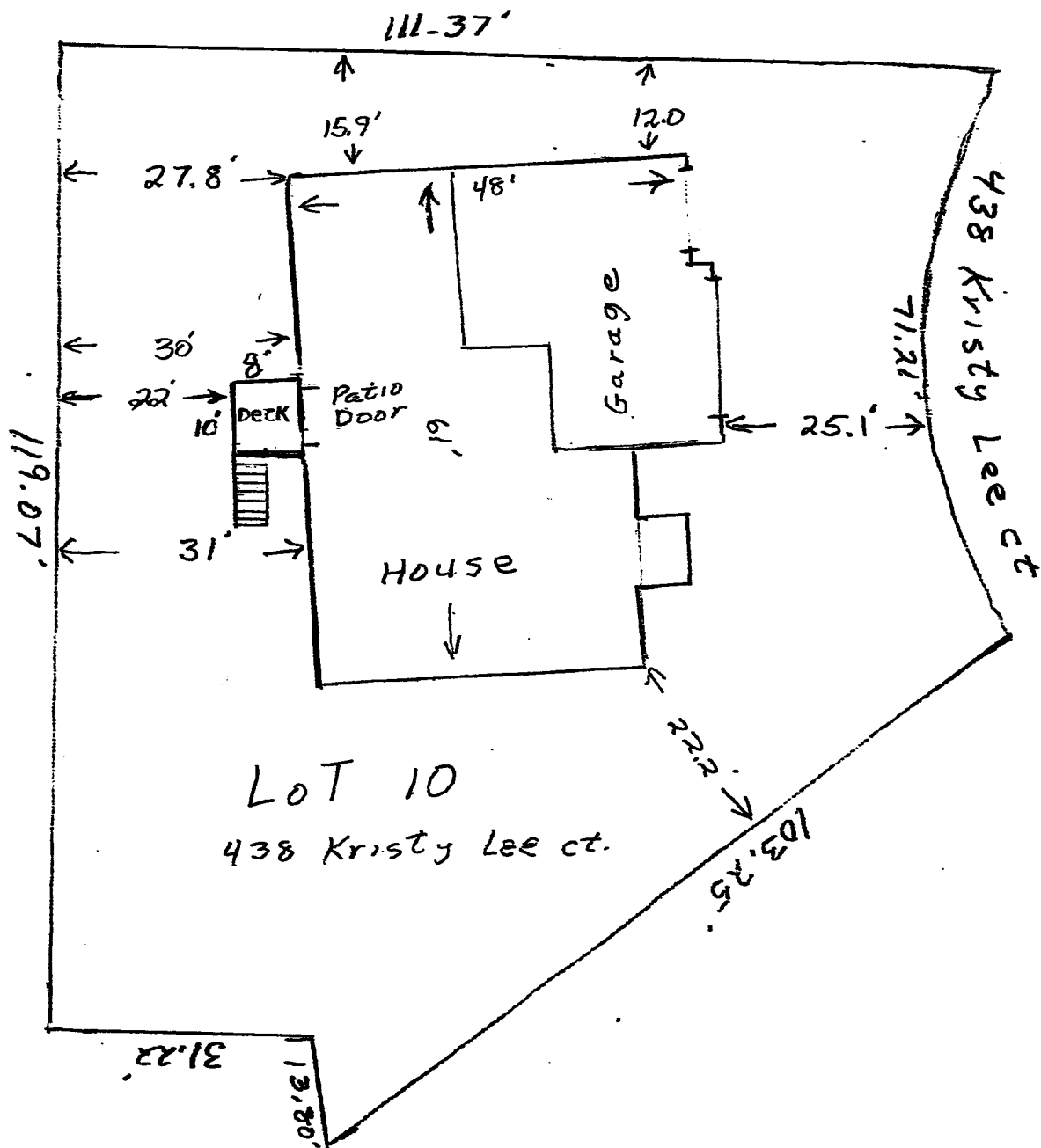
Print Name:

December 30, 2020
Date

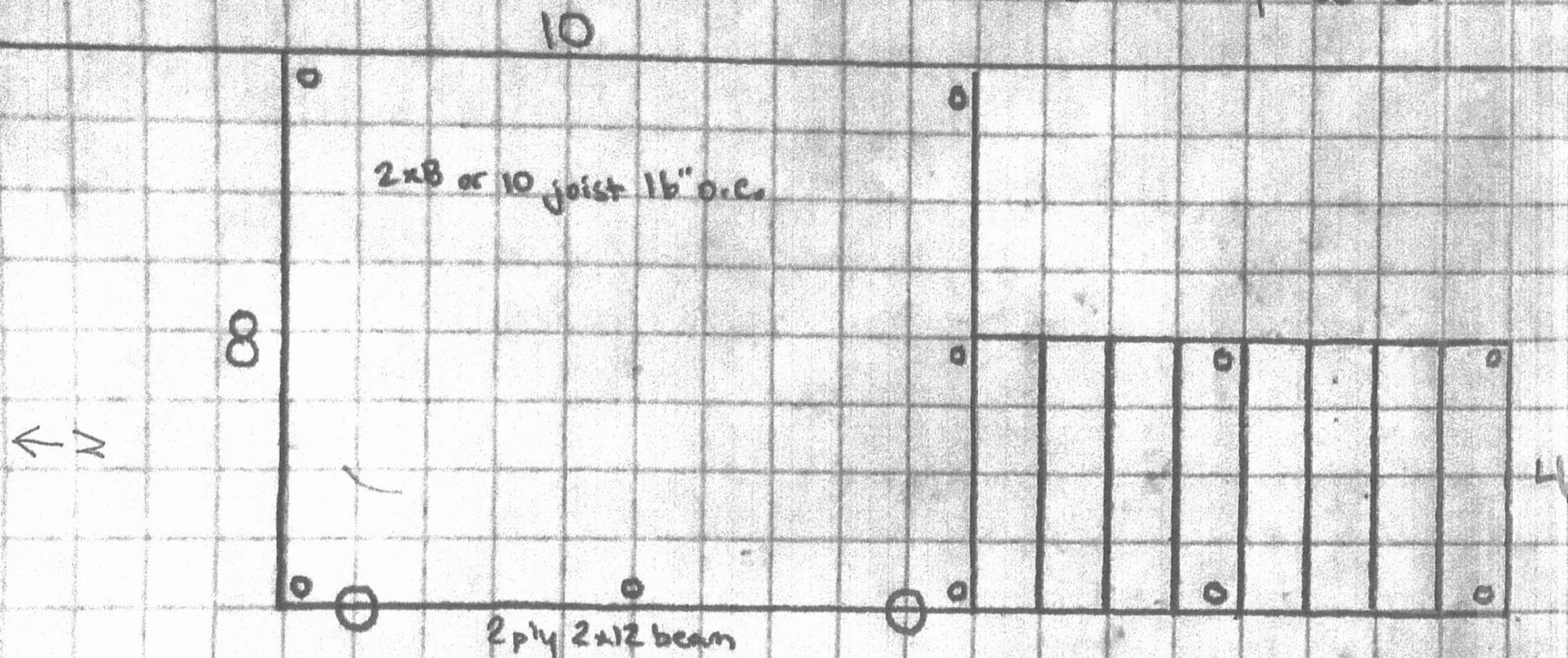
Date

OFFICE USE ONLY:	Parcel# <u>21-8200</u>	Residential \$75 ☒ Commercial \$150 ☐
District: <u>2</u> Zoning: <u>R1</u>	Meeting Date:	Receipt #: <u>2757424-8</u>
Submittal Date: <u>1-05-21</u>	Staff Signature:	

Green Bay, WI 54311

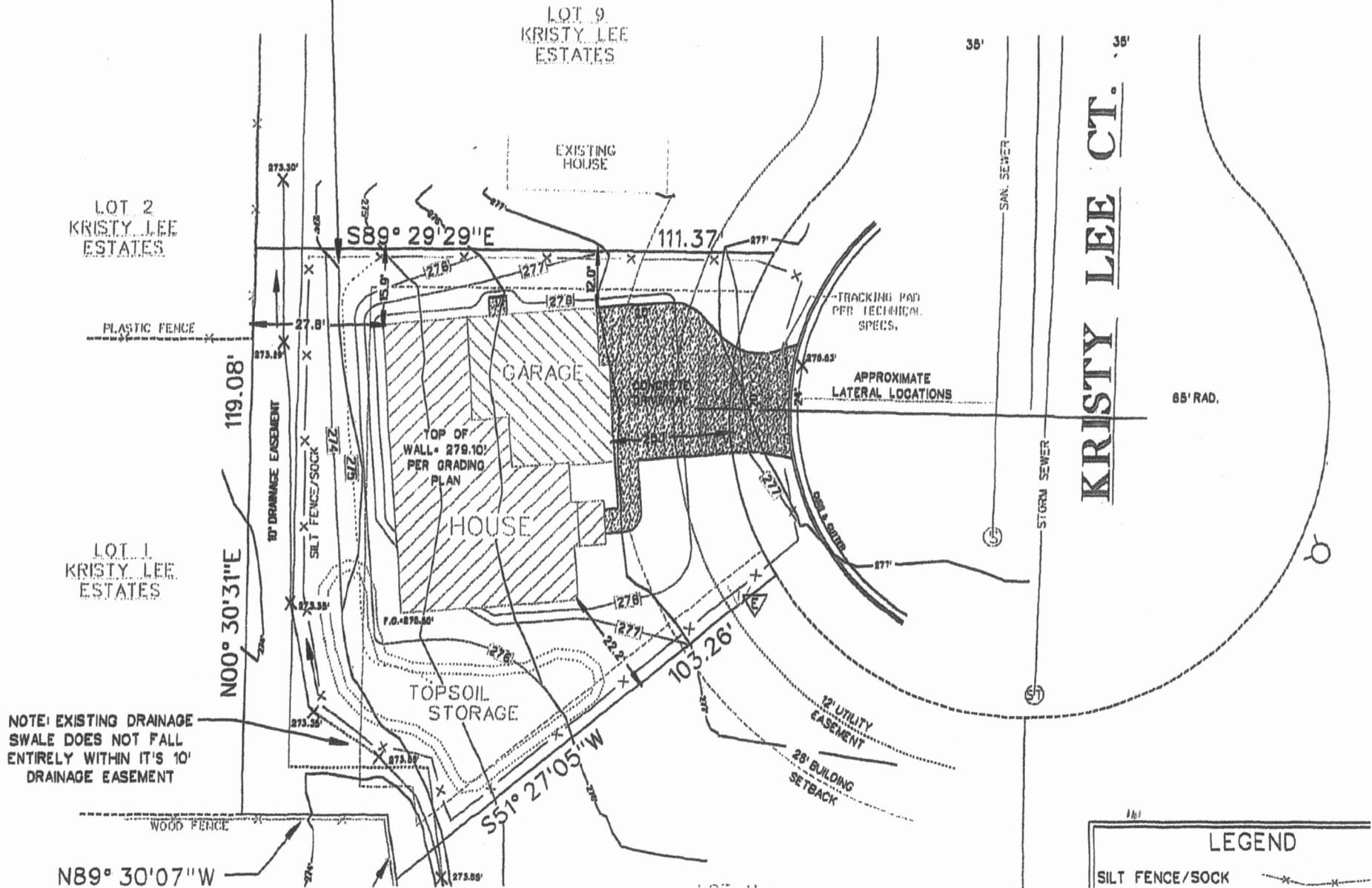


438 Kristy Lee Ct.



6x6 posts anchored to 12"x48" concrete piers + 16"x8" footing
- rail posts 4x4 w/ composite sleeve - lagged into framework

21-8200
LOT 10
11,498 SQ.FT.



LEGEND	
SILT FENCE/SOCK	---

100

ROBERT A
NANCY J
WITTMAN

111.37'

18.79'

NICHOLAS E
AMY M
FOLEY

10

21-8200
2663288

11,498 SF

71.21'

438

GEORGE R
COLLEEN S
THOMPSON

99.97'

119.07'

31.22'

TLP DEVELOPMENT LLC ET AL

ROSS A
LOINING

13.80'

103.26'

64.1'

JEFFREY T
WANNER

3122 Windland
Green Bay Dr.
920-357-3236

11

Parcel # 21-3201

920-469-5055?
920-468-6007

440 Kristy Lee Ct.

64.24'

0 0.004 0.008
mi

This is a custom map created by an online user of GIS map services provided by
Brown County Municipalities, Brown County, Brown County WI

Part of Brown County WI

Map printed on 3/6/2020

1:240

Parcel ownership key

— Parcel line
— Right of Way line
--- Meander line

✓ "hook" indicate
parcel ownership
crosses a line

SC-190-2 Parcel ID Number
2380257 Document Number
0814 AC Area of parcel



Sec. 13.604. - Lot dimension and building bulk requirements.

Lot area and setback requirements shall be as specified in table 6-2, lot dimension and setback requirements.

Table 6-2. Lot Dimension and Setback Requirements, Residential Districts

	RR	R-1	R-2	R-3
Minimum Lot Area (sq. ft.)				
Single-family detached dwelling	10,000 ^a	7,500	5,000	5,000
Duplex (per building)		7,500	5,000	5,000
Semi-detached dwelling (per lot)	-	6,000	4,000	4,000
Single-family attached	-	-	2,500 or 15/ac (the lesser) ^d	2,500 or 15/ac (the lesser) ^d
Multifamily dwelling (per unit)	-	-	see <u>13.607</u>	see <u>13.607</u>
All other uses (per lot):		10,000	10,000	10,000
Minimum Lot Width (feet)				
Single-family detached dwelling	75	75	45	45
Duplex (per building)	75	45	45	
Semi-detached dwelling (per lot)	-	40	30	30
Single-family attached	-		25	20
Multifamily dwelling (per building)	-		40	40
Minimum building width (feet)	see note b			
Maximum height (feet/stories)	35/2.5 ^g	35/2.5 ^g	35/3 ^g	45/4 ^g
Building setback requirements (feet)				
Front yard	20 ^{c,h}	15 ^{c,h}	15 ^{c,h}	15 ^{c,h}
Side yard ^{e,f,i}	6/8 ea. ^j	6/8 ea. ^j	6 ea.	10 ea. ^j
Rear yard	25	25	25	25
Garages (attached)	25	20	20	20

Notes to Table 6-2:

- For lots in the RR district without city services, minimum lot area shall be ten acres. Other lot dimensions shall be as specified in table 6-2. See section 13.605.
- The minimum building width on any side shall be at least 25 feet, not including any entryways or other structures that do not run the full length of the building.
- Where at least 50 percent of the front footage of any block is built up with principal structures, the front yard setback for new structures shall be equal to the average of the existing structures, except that any structure which is set back 20 percent more or less than

the average may be discounted from the formula.

- d. If townhouses are developed on parcels where only the land immediately beneath each dwelling unit constitutes an individually-described lot and all other land constitutes common properties, the density requirement rather than the minimum lot size shall apply to the entire parcel.
- e. Side yards setbacks shall apply to the ends of attached or semi-detached dwellings.
- f. Corner properties: The side façade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon the same public street. If no structure exists on the adjacent property, the setback shall be a minimum of ½ the required front yard setback of the subject property's zoning district.
- g. Heights of structures may be increased with a conditional use permit as permitted in section 13.205.
- h. Covered porches are permitted in the front setback compliant with the conditional use permit requirements found in section 13.205. A porch proposed for a designated historic property or a contributing building within a historic district may be constructed within a front and/or side yard setback provided the porch is historically appropriate or a restoration of a significant architectural feature of the original structure.
- i. Lots containing less than 60 feet of public street frontage may have a side yard reduction to six feet for primary buildings.
- j. For single and two-family uses, six feet for a single story, eight feet for a story and a half or greater.

(Ord. No. 11-14; Ord. No. 15-14)



ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

APPLICATION DEADLINE: FIRST TUESDAY OF THE MONTH AT 12 NOON.

DATE: 01-26-2021	PROJECT #: 100960	APPEAL #: 21-002
APPLICANT INFORMATION:		
Name: Analilia Sierra Ruiz		
Business Name:		
Address: 2646 Wildflower Row		
City, State, Zip: Green Bay WI. 54311		
Phone: 920 360 4682		
Email: Siemalilith34@gmail.com		
Property Owner Information (if different from above):		
Name:		
Business Name:		
Address:		
City, State, Zip:		
Phone:		
Email:		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: 2646 Wildflower Row Green Bay WI. 54311		
Tax Parcel Number(s): 21-6269		
Describe the Variance Request: I've received a Violation notice letter regarding a private fence location. The violation is not meeting the requirement of a 7.5 feet back from the west lot line. When I first applied my project the application was approved with all measurements I provided on the site plan sheet, now that the project has been completed and inspected, I received this notice. I followed the plan accordingly. There was a misunderstanding from my part and I believe the inspector. I sent the measurements without the setback measures and the project was accepted assuming I had provided that information and it was never physically verified by the inspector before the project began.		

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).

13 - 521 (a)(1)

6 Ft Privacy Fence Location: the zoning code requires the fence to be setback / installed, a minimum of 7.5 feet back from the west lot line (fronting Lindsey St)

ALTERNATIVES:

Describe alternatives to your proposal, to include other locations, designs, construction techniques, etc.

None I can think of

Alternatives that you considered that comply with existing regulations:

Reasons for not pursuing the alternative(s) listed above:

THREE STEP TEST - To qualify for a variance, the applicant must demonstrate that their property meets the following three (3) requirements:

Does unique physical characteristics of your property prevent the compliance with the ordinance? Explain

it will reduce the back space significantly, and extra expenses.

Would granting the variance be contrary to the public interest? Explain.

I don't see how it can be contrary to public interest, the measurements from fence to street or "18.5" giving enough clearance from the street it won't block the view for cars on corner the parallel street is a low traffic one

Why would not getting the variance unreasonably prevent you from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome?

It will reduce the space for a storage shed that I planning to install in a near future, and it will give me more restrictions according to the requirements and ordinances.

I HEREBY CERTIFY THAT I HAVE READ AND FULLY UNDERSTAND THE VARIANCE PROCEDURE AND FAILURE TO COMPLY WITH CITY REQUIREMENTS WILL RESULT IN THIS APPLICATION BEING WITHHELD FROM CONSIDERATION BY THE ZONING BOARD OF APPEALS.


Signature of the Property Owner

Signature of Applicant (working as "Agent" for owner)

Analia Sierra Ruiz
Print Name:

Print Name:

01-26-2021
Date

Date

OFFICE USE ONLY:	Parcel# 21-6269	Residential \$75 <u>X</u>	Commercial \$150 _____
District: 2 Zoning: R1	Meeting Date: 02/15/21	Receipt #: 2757593-1	
Submittal Date:	Staff Signature:		

SITE PLAN

Address: 2646 Wildflower Row
Parcel No: 21-6269
Subdivision: _____
Lot No.: 37

- ☒ Lot Size and Dimensions
☐ Building(s) Location
 ☐ Size
 ☐ Number of Stories
 ☐ Use
 ☐ Setbacks from Property Lines

Conditionally #100960

APPROVED

BUILDING INSPECTION DIVISION
MILWAUKEE, WISCONSIN

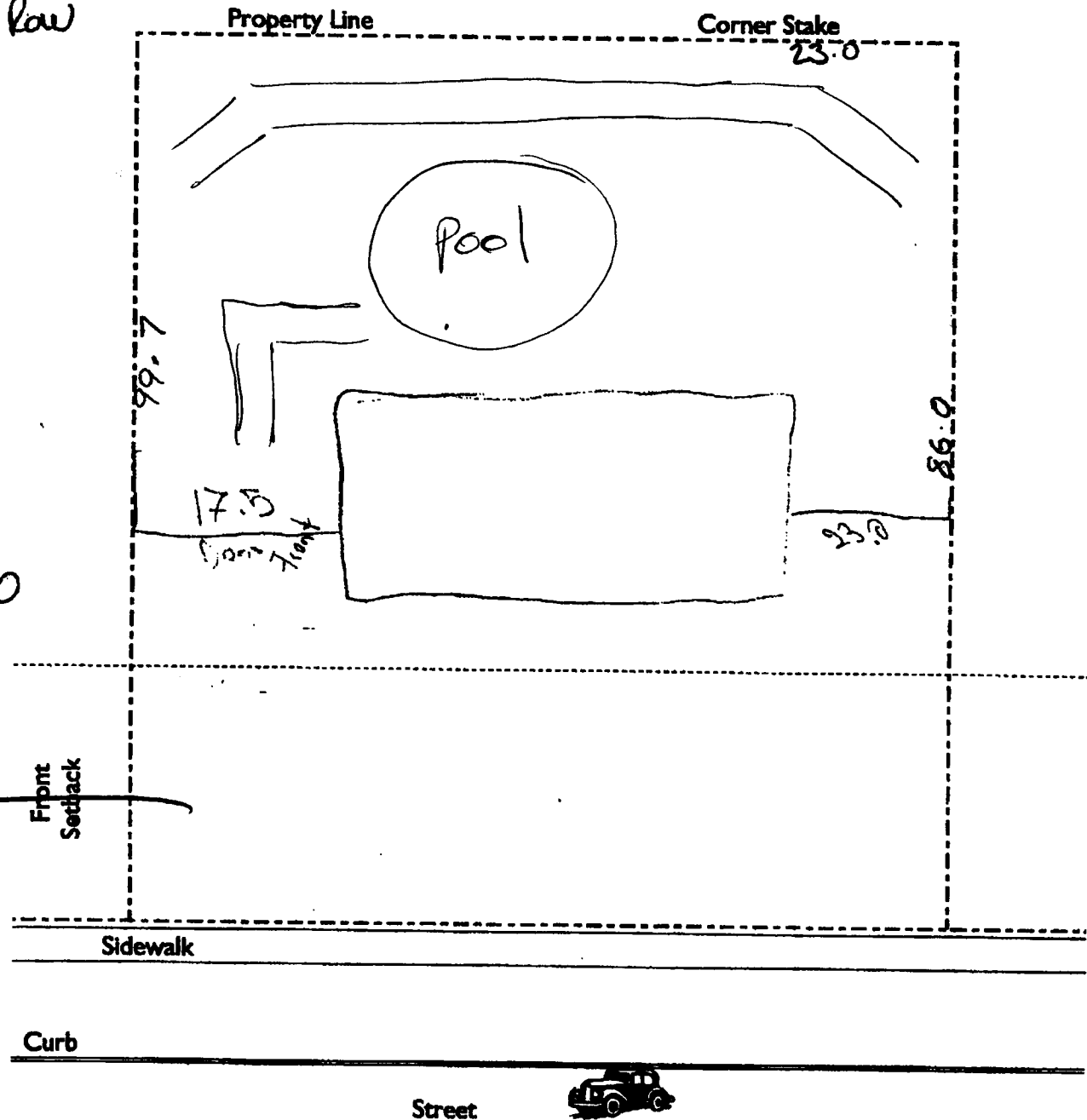
Paul D. [Signature]

SEE CORRESPONDENCE

5-20-20

11/19/20

FOR INFO
[illegible]
[illegible]
[illegible]





City of Green Bay
Department of Community and Economic Development

Property Address **2646 WILDFLOWER ROW,
21-6269**

December 21, 2020
Case #: **115750**

To: ANALILIA RUIZ

2646 WILDFLOWER ROW
GREEN BAY WI 54311

Dear Property Owner:

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

Tim Meves, Housing/Zoning Inspector
(920) 448-3331 Tim.Meves@greenbaywi.gov

Violations Notice:

Order Number	Findings	Correct By	Inspector Comments
13-521(a)(1)	6 FT PRIVACY FENCE LOCATION: The zoning code requires the fence to be setback/installed a minimum of 7.5 feet back from the west lot line (fronting Lindsey St).	1/25/2021	
Note	If the ground condition (frost?) prohibits the re-location of the fence posts at this time, the work may be delayed until Spring 2021. Please advise either way, thank you.		

ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

APPLICATION DEADLINE: FIRST TUESDAY OF THE MONTH AT 12 NOON.

DATE: 2-1-21	PROJECT #: 103387	APPEAL #: 21-003
APPLICANT INFORMATION:		
Name: Jon Lehy		
Business Name: Mau & Associates		
Address: 400 Security Blvd Ste 1		
City, State, Zip: Green Bay, WI 54303		
Phone: 920-434-9670		
Email: jlehy@mau-associates.com		
Property Owner Information (if different from above):		
Name: TJDM LLC		
Business Name: Kos Realty Group		
Address: 2270 Mahogany Tr		
City, State, Zip: De Pere, WI 54115		
Phone: 920-819-2572		
Email: ryan@kosrealtygroup.com		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: 3608 Church Rd		
Tax Parcel Number(s): 22-2152		
Describe the Variance Request:		
please see attached documents		

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).

ALTERNATIVES:

Describe alternatives to your proposal, to include other locations, designs, construction techniques, etc.

Alternatives that you considered that comply with existing regulations:

Reasons for not pursuing the alternative(s) listed above:

THREE STEP TEST - To qualify for a variance, the applicant must demonstrate that their property meets the following three (3) requirements:

Does unique physical characteristics of your property prevent the compliance with the ordinance? Explain

Would granting the variance be contrary to the public interest? Explain.
please see attached document
Why would not getting the variance unreasonably prevent you from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome?
please see attached document

I HEREBY CERTIFY THAT I HAVE READ AND FULLY UNDERSTAND THE VARIANCE PROCEDURE AND FAILURE TO COMPLY WITH CITY REQUIREMENTS WILL RESULT IN THIS APPLICATION BEING WITHHELD FROM CONSIDERATION BY THE ZONING BOARD OF APPEALS.



dotloop verified
02/01/21 2:37 PM CST
LTBC-SUAB-JDP9-FYBK

Signature of the Property Owner

Paul Kosmoski

Print Name:

02/01/2021

Date



Signature of Applicant (working as "Agent" for owner)

Jonathon LeRoy

Print Name:

2-1-21

Date

OFFICE USE ONLY:	Parcel# 22-2152	Residential \$75 ☒ Commercial \$150 ☐
District: 1 Zoning: R1	Meeting Date: 02/15/21	Receipt #: 2757600-1
Submittal Date: 02/01/21	Staff Signature:	

3608 Church Road Variance Request Application Questionnaire

Property owner at Parcel 22-2152, 3608 Church Road (TJDM LLC), seeks to create relief for building residences with a front yard and attached garage setback at 20 feet off the front right of way. A proposed building at 3608 Church Road is noted. With a footprint of 2510 square feet with an attached three stall garage, this home is of similar and modest size compared to the typical home builds along the 3500 and 3600 blocks of Church Road. An ESA caused by a ditch which forms the rear property line creates a very shallow rear yard.

Variances required to implement the proposed plan

Sec. 13.604

Table 6(c)

Front Yard Minimum Setback

Building Minimum setback is 15 feet

Attached garage Minimum setback is 20 feet

If the existing block has been built up to 50% of its lot capacity, then an average must occur of the front yard setbacks.

The existing block bounded by:

N) Church Road

E) Sussex Road

S) Arcadia Bluff Drive, Glen Oaks Pass, Bay Harbor Drive, and Barina Creek Drive

W) Durham Road

The existing block contains 38 lots which are developed or in the process of becoming developed out of a total of 51 lots (75%). Church road bounded by Durham and Sussex contains 19 parcels. 15 parcels have been developed. (79%)

Church Road has seen 14 of the 15 new homes built since 2017. Had development occurred on either of the three lots in the opening stages of development, the need for a variance would not be required.

The average front yard setback for the 14 parcels fronting Church Road is approximately 24.7 feet. The neighboring parcel to the west has a front yard setback of 20 feet, which this variance request seeks the same relief. The neighboring lot was granted a variance request in September 2020 because of similar lot depth constraints caused by the ESA creating a shallow rear yard. Both homes are of a similar, contemporary design. This design works well with lots which have shallow depth and wider frontage.

To meet the requirements set forth by 13.600 Table 6.2(c) any new home built along Church Road requires new homes to be built 25 feet off the front yard right of way.

This variance requests to allowance for front of home right of way to be built at 20 feet from the front yard setback off the right of way.

ALTERNATIVES:

Describe alternatives to your proposal, to include other locations, designs, construction techniques

Any single-family residence built on this parcel will face challenges to create a home of modest standard built upon the block due to depth constraints. The proposed building size is built with a lower than the average square footage for a home on the block, but not a 'tiny home' size. Dimensions similar to a 'tiny home' or modular home might well fit on the site, but the lack of developable and graded depth present challenges to most any home built on this parcel. Even if a home such as the ones above were to be built on the parcel; grading will still be a challenge. Backyard landscaping, hardscaping, and patio will be severely constrained.

Describe alternatives to your proposal to include other locations, designs, construction techniques, etc.

If this building footprint were to be placed at the front of the 25-foot front yard setback; the proposed home building fits within the buildable envelope by mere inches. This *could* in theory work if any sort of modest back patio and typical egress from the basement were excluded from building design. However, the reality of building within these narrow constraints from the ESA line is impractical without disturbance during construction.

Reasons for not pursuing the alternative listed above

This variance request is in line with another variance request granted to the neighboring westerly parcel. This home design keeps characteristics of other contemporary homes built along Church Road. The home is not abnormally small. The driveway and garage will be of similar nature to other homes within the block at large.

Does unique physical characteristics of your property prevent the compliance of the ordinance?

Unlike the vast majority of the 51 lots on the block and 19 lots on located on Church Road, the depth for buildable area is dramatically limited due to an ESA present in the rear of the property. Not only does the ESA limit buildable area for the footprint of a home, it limits grading past the ESA line. This hardship severely impacts any use for back yard decks and landscaping. So, while a typical building setback allows for a building improvement to occur up to a line, the ESA line means development cannot disturb past the line. Because of this, developable depth on the property varies from 47 to 51 feet with a front yard setback at 25 feet.

Would granting the variance be contrary to the public interest?

A minimum of (6) six homes on the existing block have a front yard setback of 20 feet or less. Each home of the five homes has an attached garage. Most of these homes meet their minimum setback at the attached garage. Precedence has been set by other homes. Had a home been built by 2019 on these lots, code would have been met.

-Safety. 20 feet in front of an attached garage stall are needed to allow for a tandem surface stall. Allowing 20 feet does meet the requirements to accommodate parking stalls between the attached garage and right of way

-Building form along the right of way. The contemporary suburban homes built upon Church Road contain an attached garage of at least two stalls. Most are three stall garages. The garage feature is typically the most pronounced front of the home. Typically, the front entry way is located in the middle of the home, set back about ten to twenty feet from the garage. A living area wing is then typically pronounced closer to the front right of way than the entry way. This creates a non-uniform plane of fronts of homes throughout the street. Multiple, varied wall front of homes creates varying front yard setbacks at different points of the front of home.

Visually, a uniform plane is not particularly present because of the style constructed with these contemporary homes. We believe having a home setback at 20 feet, rather than 25, will have a similar presence as other homes built along Church Road as this home will meet a very similar presence with its multiple front wall-planes along the front right of way.

Why would not getting the variance unreasonably prevent you from using the property for permitted purpose or render conformity with such restrictions unnecessarily burdensome?

Due to the ESA, approximately 47 feet of depth is present to build, disturb and grade upon parcel. An additional 5 feet of land at a 20 foot setback will be of utmost value to allow for development of a home which is characteristic of the homes which have popped up along Church Road. These homes are not custom, extraordinarily large homes. Living area composes an approximate 1580 square foot footprint. The overall home composes approximately 2440 square feet of footprint with the attached garage space. The size of this home is sized to be at the smallest of the homes within the block and will allow for limited back yard space; even with a granted variance. For reference, images of homes built along the block have been attached. Comparing the proposed home with recently built homes, you can note the building is of a contemporary and similar design.

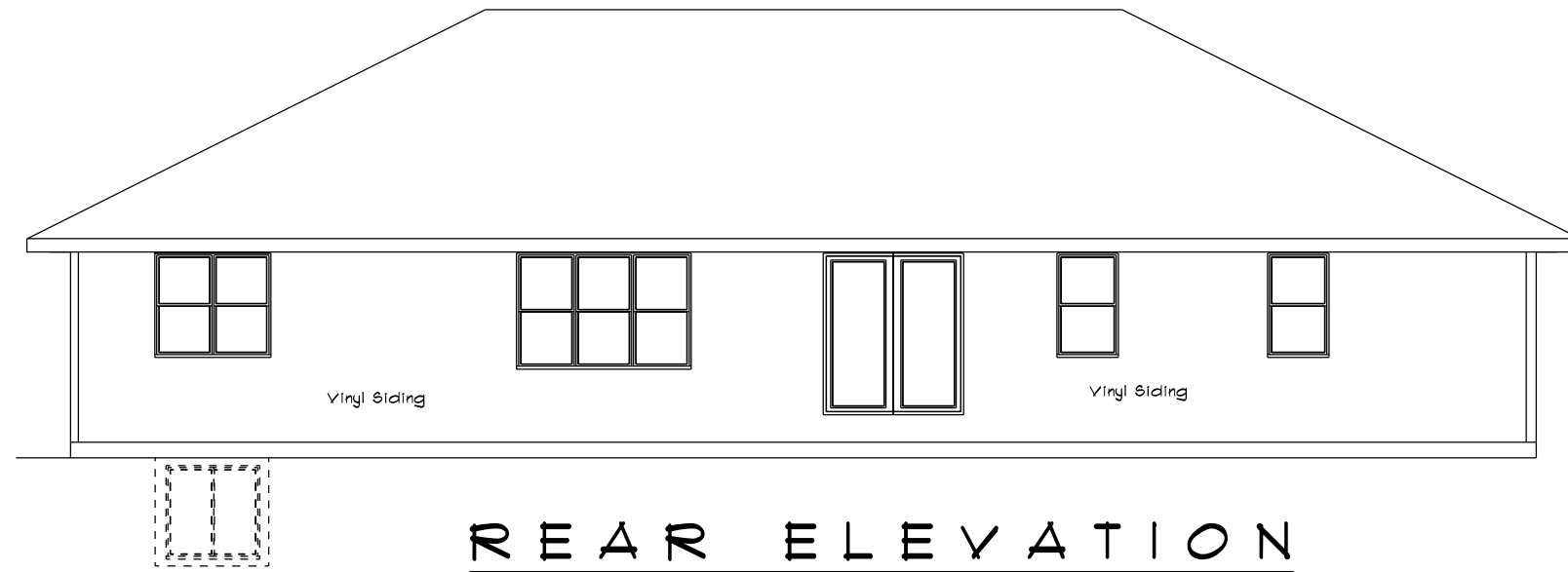
Attached:

Exhibit 1: Parcel Exhibit

Exhibit 2: Building Plans

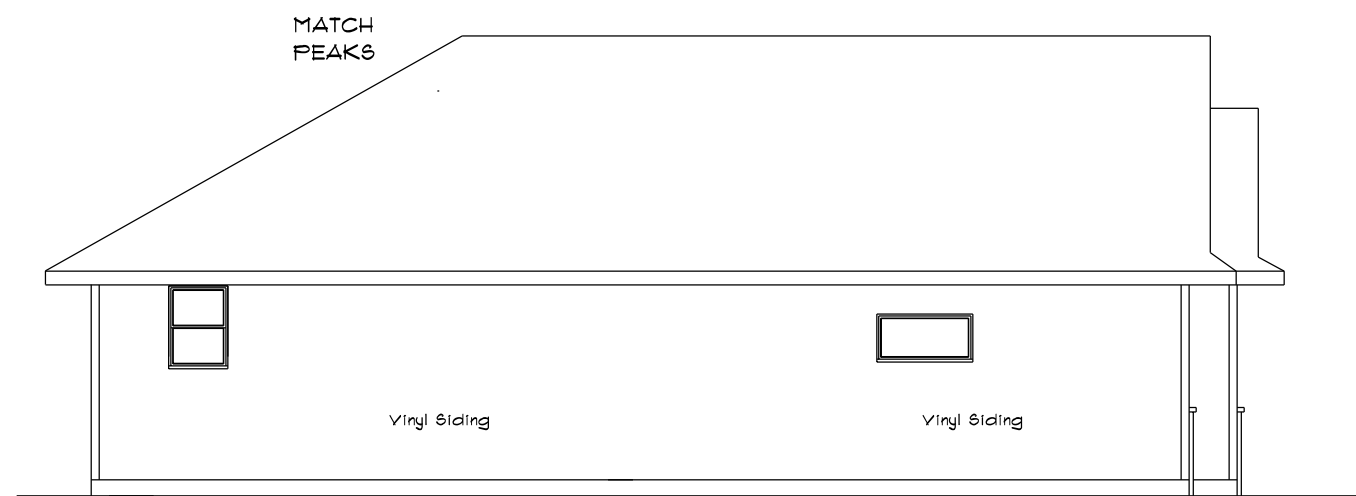
Exhibit 3: Images of homes which have been recently built along Church Road

Top of Ridge
9'-2 3/8"
Top of Wall
6'-1 1/8"
Top of Subfr.
Top of Foundation



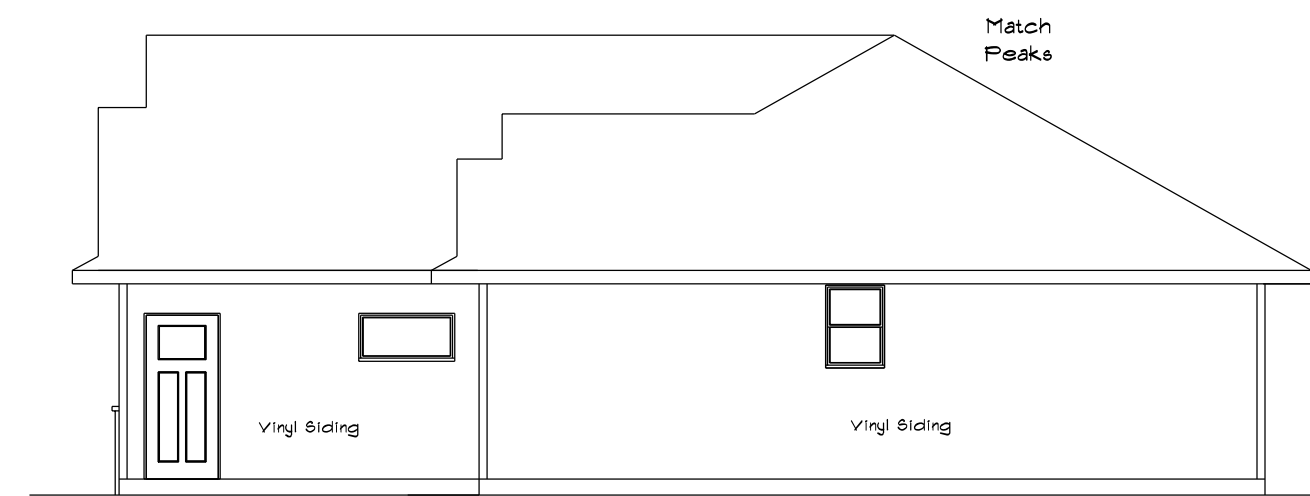
REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

IMPORTANT NOTE:

- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DWELLING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

CUSTOM DESIGNED FOR:

CRI Development

JOB NAME: **The Margo - 246 Church Road, Green Bay**

DRAWN BY: Erik Wasilewski

SCALE: 1/8" = 1'-0"

DATE: Jan. 21, 2021

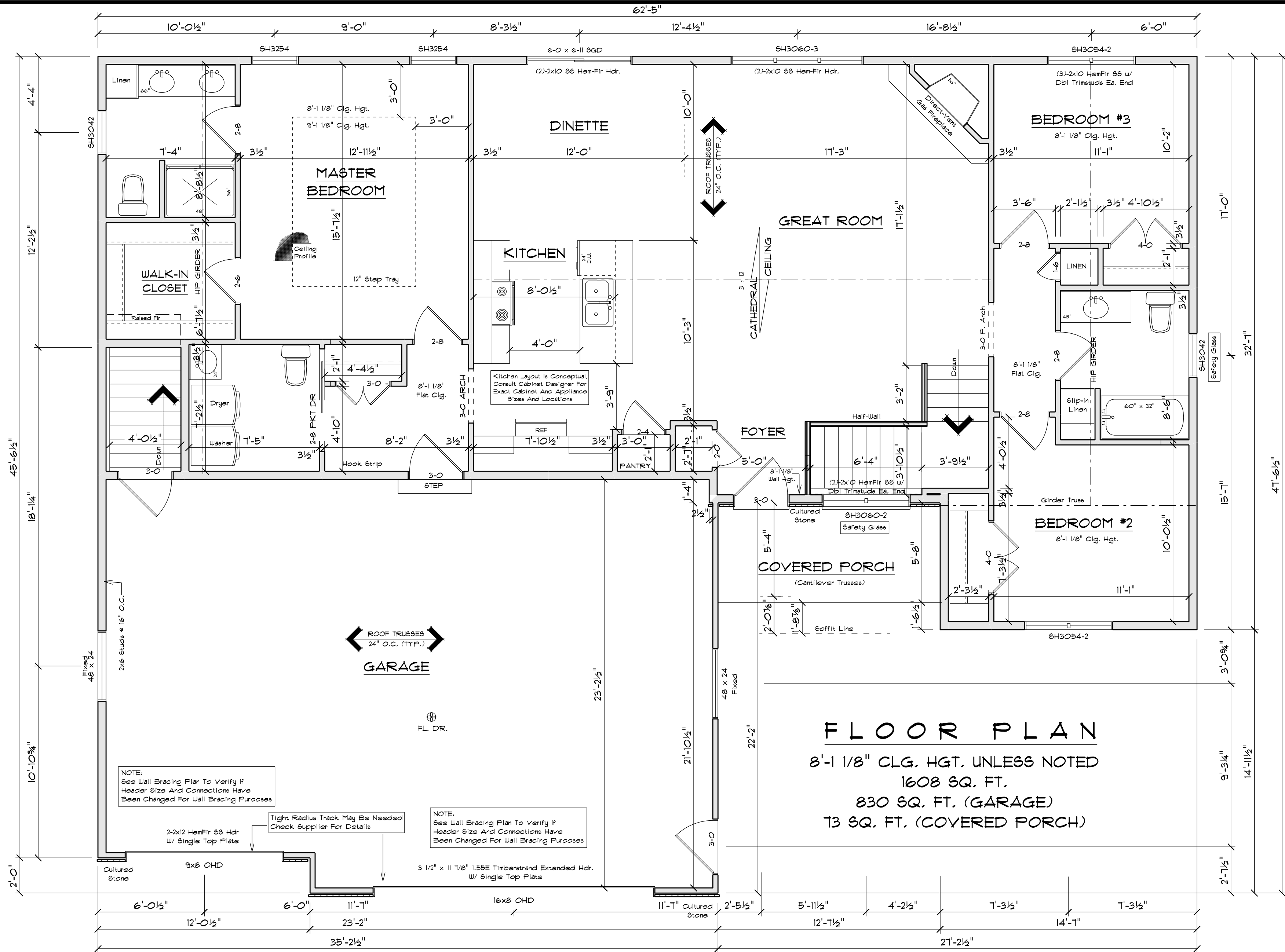
REVISIONS:

PLAN NO.: 21-016-R

OFFICE:
PHONE (920) 496-5080
FAX (920) 494-9510
1980 LARSEN ROAD
P.O. BOX 10001
GREEN BAY, WI 54301

COMPONENTS:
PHONE (920) 496-5084
FAX (920) 498-1215
1145 MORRIS TERRACE
GREEN BAY, WI 54303

Wisconsin
BUILDING SUPPLY



NOTE:
BUILDER RESPONSIBLE TO TRANSFER POINT LOADS FROM ABOVE THROUGH THE FLOOR SYSTEM, AND OTHER WALLS WITH SOLID BLOCKING DOWN TO FOUNDATION WALLS BELOW

NOTE:
EXTERIOR DIMENSIONS ARE SHOWN TO REFLECT HOUSE FRAMING WALLS HELD OUT 1/2" FOR EXTERIOR WALL SHEATHING TO FLUSH OUT WITH 1" FOUNDATION FOAM. IF FOUNDATION FOAM IS TO BE OTHER THAN 1", FRAMING DIMENSIONS ARE TO BE FIELD ADJUSTED AND MAINTAIN ALL CODE COMPLIANCE ACCORDINGLY.

FLOOR PLAN GENERAL NOTES:

- 1) FLOOR SYSTEM: 1ST FLR: 11 1/8" L-1018TS @ 16" O.C. LOADING: TOTAL LOAD = 50* (40* LL, 10* DL) (ADDITIONAL 10* DL @ TILE AREAS) (ADDITIONAL 25* DL @ GRANITE AREAS) FLOOR DEFLECTION: LL = L/480 DL = L/240 DURATION OF LOAD: 1.00%
- 2) ROOF SYSTEM: WOOD TRUSSES @ 24" O.C. DESIGNED FOR BROWN COUNTY (ZONE 2) LOADING: TOTAL LOAD = 50* (30* TOLL, 10* TCCL, 10* BCCL) ROOF DEFLECTION: LL = L/240 TL = L/180 DURATION OF LOAD: 1.15% FRAMER TO REFERENCE TRUSS LAYOUT PLANS FOR EXACT LOCATIONS OF GIRDER TRUSSES AND THEIR RESPECTIVE BEARING LOCATIONS, AS WELL AS TRUSS UPLIFT ANCHORING REQUIREMENTS
- 3) STD. HEADERS: (2)2x10 HEM-FIR SELECT STRUCTURAL W/ FLAT
- 4) EXT. WALL STUDS: 1ST FLR: 2x6-92 5/8" 5) INT. WALL STUDS: 1ST FLR: 2x4-92 5/8"
- 6) WINDOW SIZES SHOWN ARE FOR ALLIANCE VINYL WINDOWS -SEE SUPPLIER FOR DETAILS-
- 7) PLAN IS DRAWN ACCORDINGLY FOR 2 3/4" CASING
- 8) ALL DIMENSIONS SHOWN ARE TO FACE OF STUD.
- 9) STAIRS: B9MT, TO 1ST FLR: 14 RISERS @ 7 9/16" 13 TREADS @ 9 1/2"
- 10) BUILDER TO PROVIDE ATTIC SCUTTLE AND LOCATION
- 11) FIRE SEPARATION MUST BE PROVIDED BETWEEN HOUSE AND GARAGE. (SEE CODE FOR DETAILS)
- 12) A MINIMUM OF DOUBLE TRIMSTUDS MUST BE USED FOR ALL OPENINGS 6'-0" AND LARGER
- 13) THE ABOVE CONDITIONS LISTED ARE STANDARD FOR THIS PLAN (EXCEPTIONS ARE NOTED ON THE PLAN)

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1980 LARSEN ROAD
P.O. BOX 10001
GREEN BAY, WI 54301

CUSTOM DESIGNED FOR:

CRI Development

JOB NAME: **The Margo - 246 Church Road, Green Bay**

DRAWN BY: Erik Wasilewski

DATE: Jan. 21, 2021

REVISIONS:

(20-251-R)

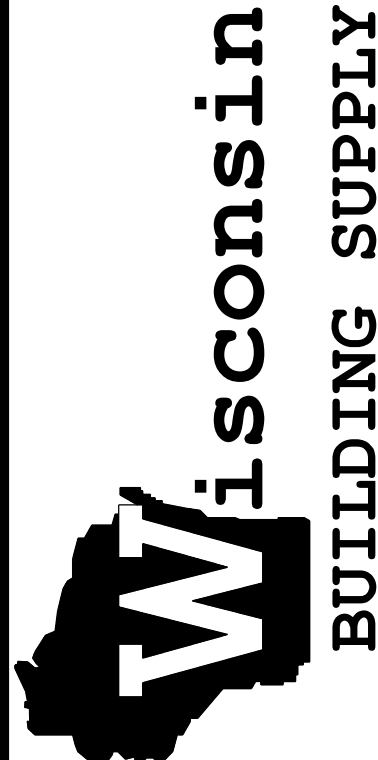
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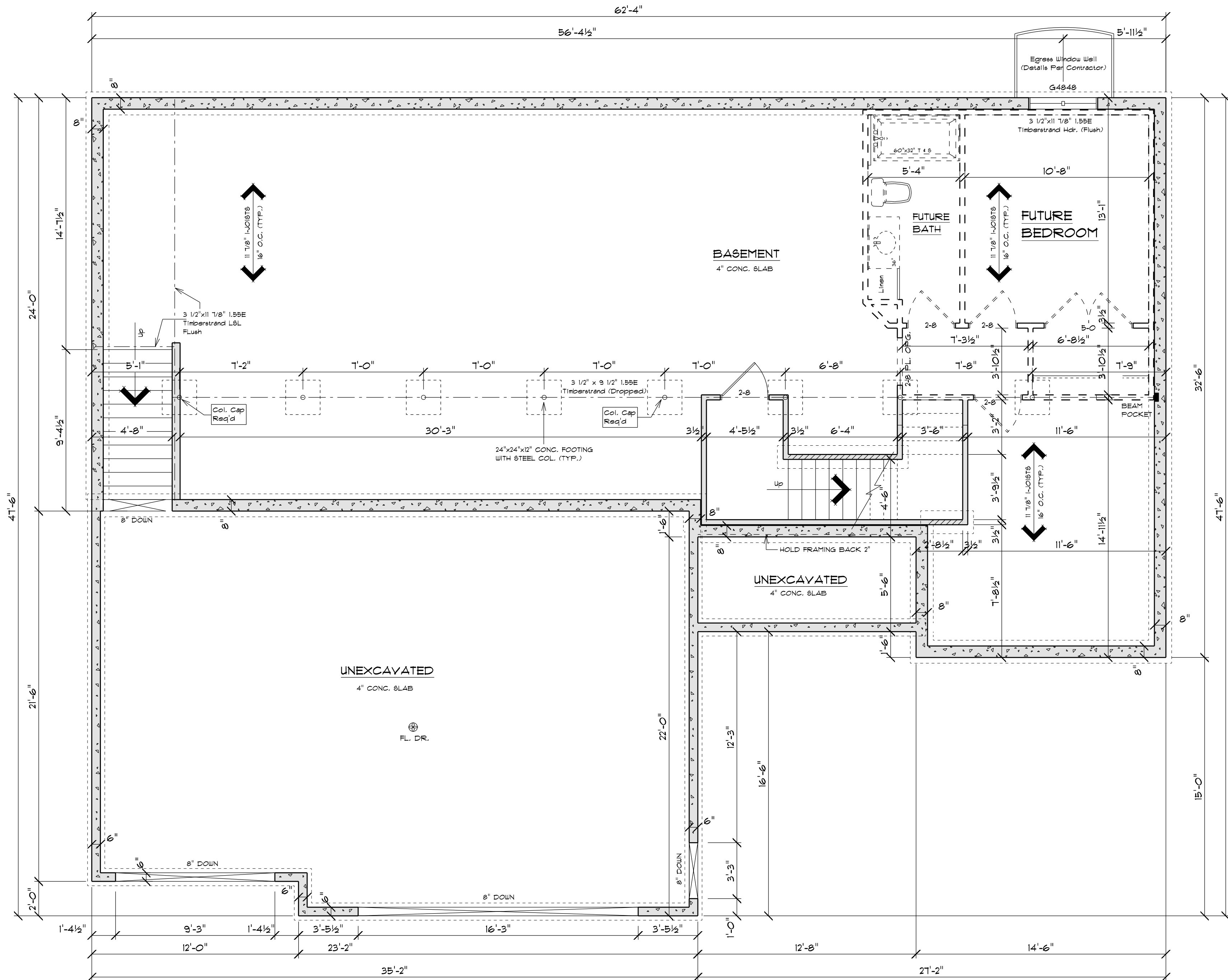
SCALE: As Noted

PLAN NO.: 21-016-R

IMPORTANT NOTE:

- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DUELLING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.





FOUNDATION PLAN

8'-0" FOUNDATION WALL HGT.

NOTE:

BUILDER RESPONSIBLE TO TRANSFER POINT LOADS FROM ABOVE THROUGH THE FLOOR SYSTEM, AND OTHER WALLS WITH SOLID BLOCKING DOWN TO FOUNDATION WALLS BELOW

NOTES:

- FOUNDATION WALLS:
HOUSE: 8" FOURED CONCRETE WALLS 8'-0" HIGH
GARAGE / PORCH: 6" FOURED CONCRETE WALLS 4'-0" HIGH
- THE FOLLOWING ITEMS ARE TO BE LOCATED IN THE FOUNDATION BY THE CONTRACTOR:
BASEMENT WINDOWS
ELECTRIC SERVICES
SUMP PIT & PUMP
FLOOR DRAINS
WATER HEATER
FURNACE
- BUILDER TO PROVIDE HEADERS AT BASEMENT WINDOWS IF NOT NOTED ON THE FOUNDATION PLAN
- FOURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED SOIL BELOW THE FROST LINE
- STEEL COLUMNS TO SUPPORT 12,000 LBS. UNLESS OTHERWISE NOTED
- ASSUMED SOIL BEARING CAPACITY IS 3,000 PSF. FOOTING SIZES MUST BE ADJUSTED FOR VARYING SOIL CONDITIONS
- FOUNDATION WALLS ARE ASSUMED TO BE UNREINFORCED 3,000 PSI CONCRETE. WALLS ARE DESIGNED PER UDC TABLE 21.18-B BASED ON THE HEIGHT OF UNBALANCED FILL. PROPER REINFORCEMENT (DESIGNED BY OTHERS) MAY ALLOW FOR WALLS THAT ARE LESS THICK, BUT ANY DEVIATION FROM THE THICKNESSES SHOWN ON THE PLAN ARE THE RESPONSIBILITY OF THE FOUNDATION AND/OR GENERAL CONTRACTOR.
- ALL LUMBER IN PERMANENT CONTACT WITH CONCRETE MUST BE PRESSURE-TREATED LUMBER AS PER UDC 21.10.

IMPORTANT NOTE:

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- IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DUELLING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

CUSTOM DESIGNED FOR:

CRI Development

JOB NAME: **The Margo - 246 Church Road, Green Bay**

DRAWN BY: **Erik Wasilewski**

DATE: **Jan. 21, 2021**

REVISIONS:

(20-231-R)

SQ. FT.: **1608 SQ. FT.**

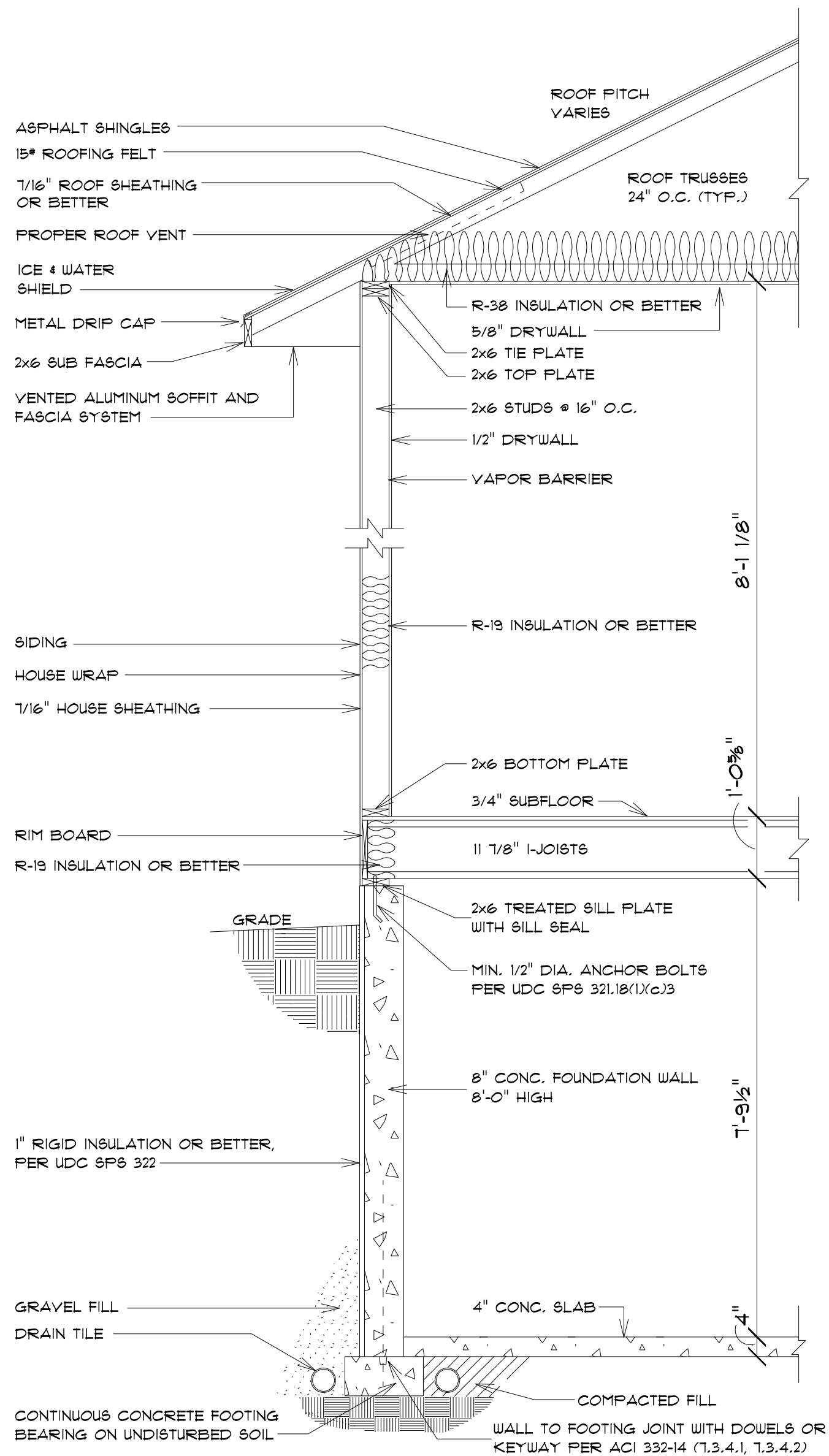
SCALE: **As Noted**

PLAN NO.: **21-016-R**

OFFICE:
PHONE (920) 496-5080
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1980 LARSEN ROAD
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GREEN BAY, WI 54301

COMPONENTS:
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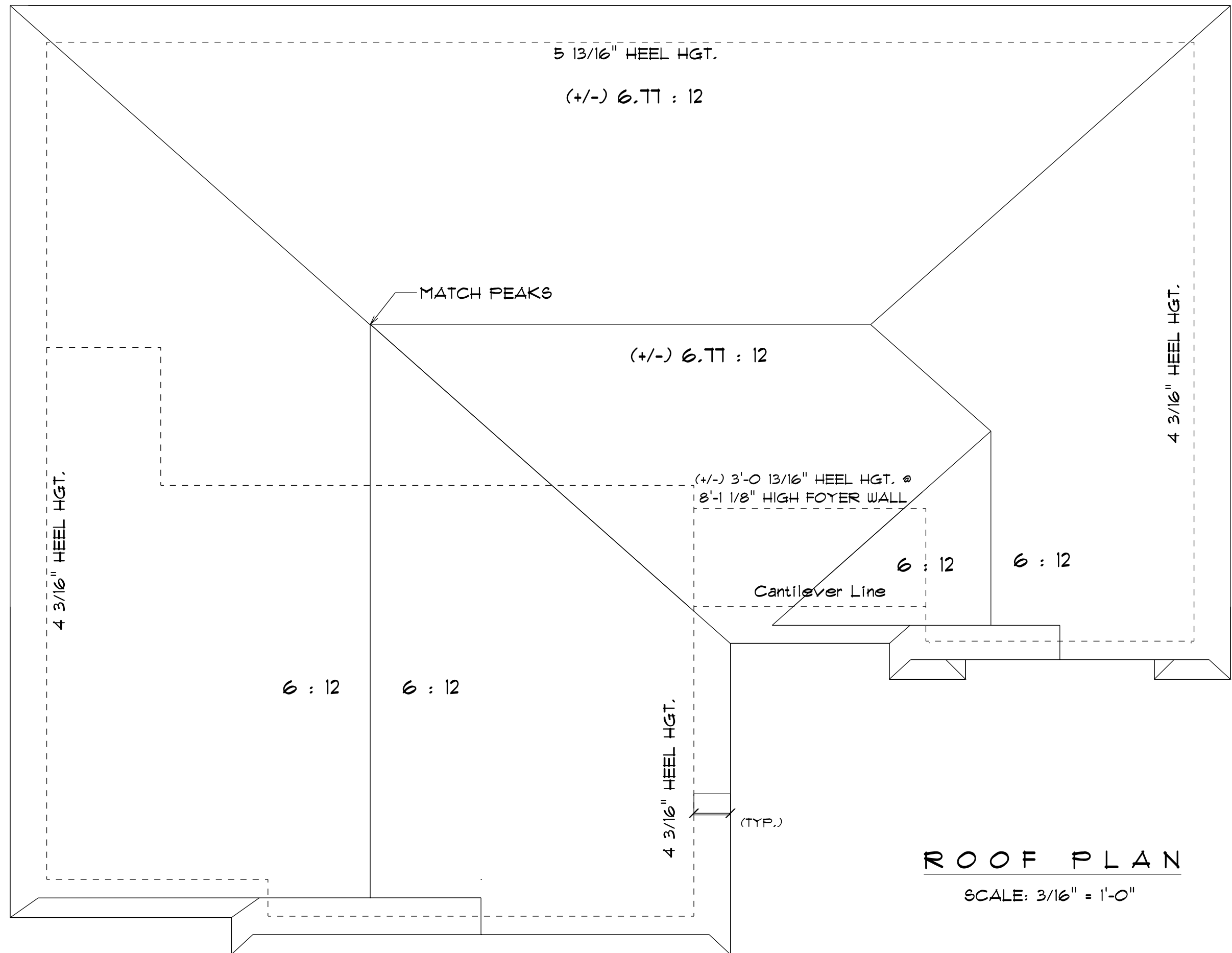
Wisconsin
BUILDING SUPPLY



TYPICAL RANCH SECTION

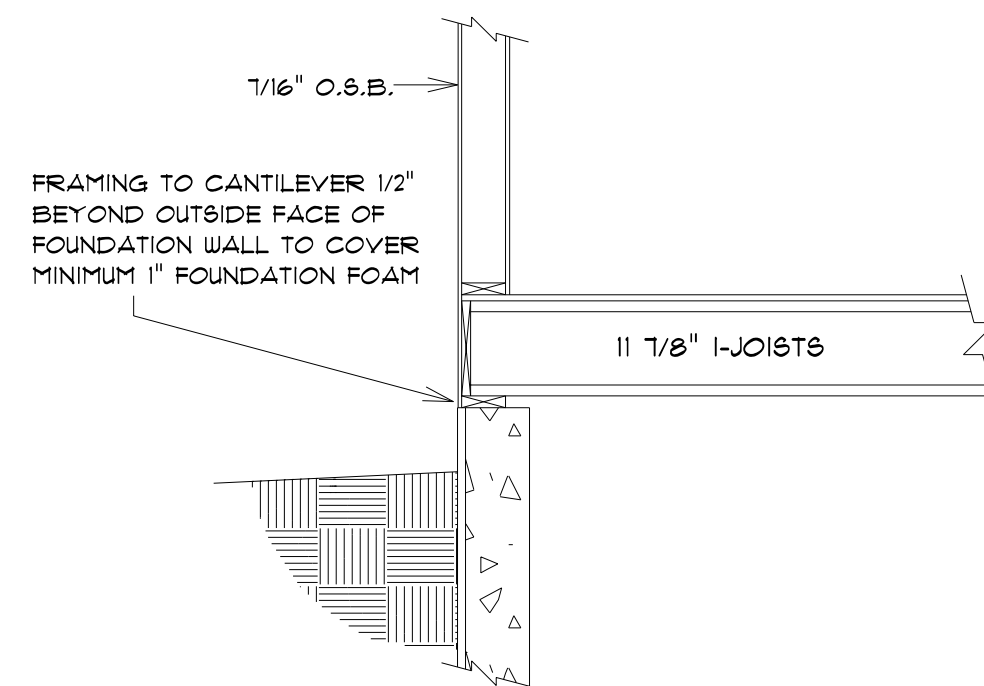
SCALE: 1/2" = 1'-0"

ALL ITEMS TO BE VERIFIED BY CONTRACTOR



ROOF PLAN

SCALE: 3/16" = 1'-0"



BOX SILL DETAIL

SCALE: 1/2" = 1'-0"

IMPORTANT NOTE:

• IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
• IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DUELLING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

CUSTOM DESIGNED FOR:

CRI Development

JOB NAME: The Margo - 246 Church Road, Green Bay

DRAWN BY: Erik Wasilewski

DATE: Jan. 21, 2021

REVISIONS:

(20-231-R)

SQ. FT.: 1608 SQ. FT.

SCALE: As Noted

PLAN NO.: 21-016-R

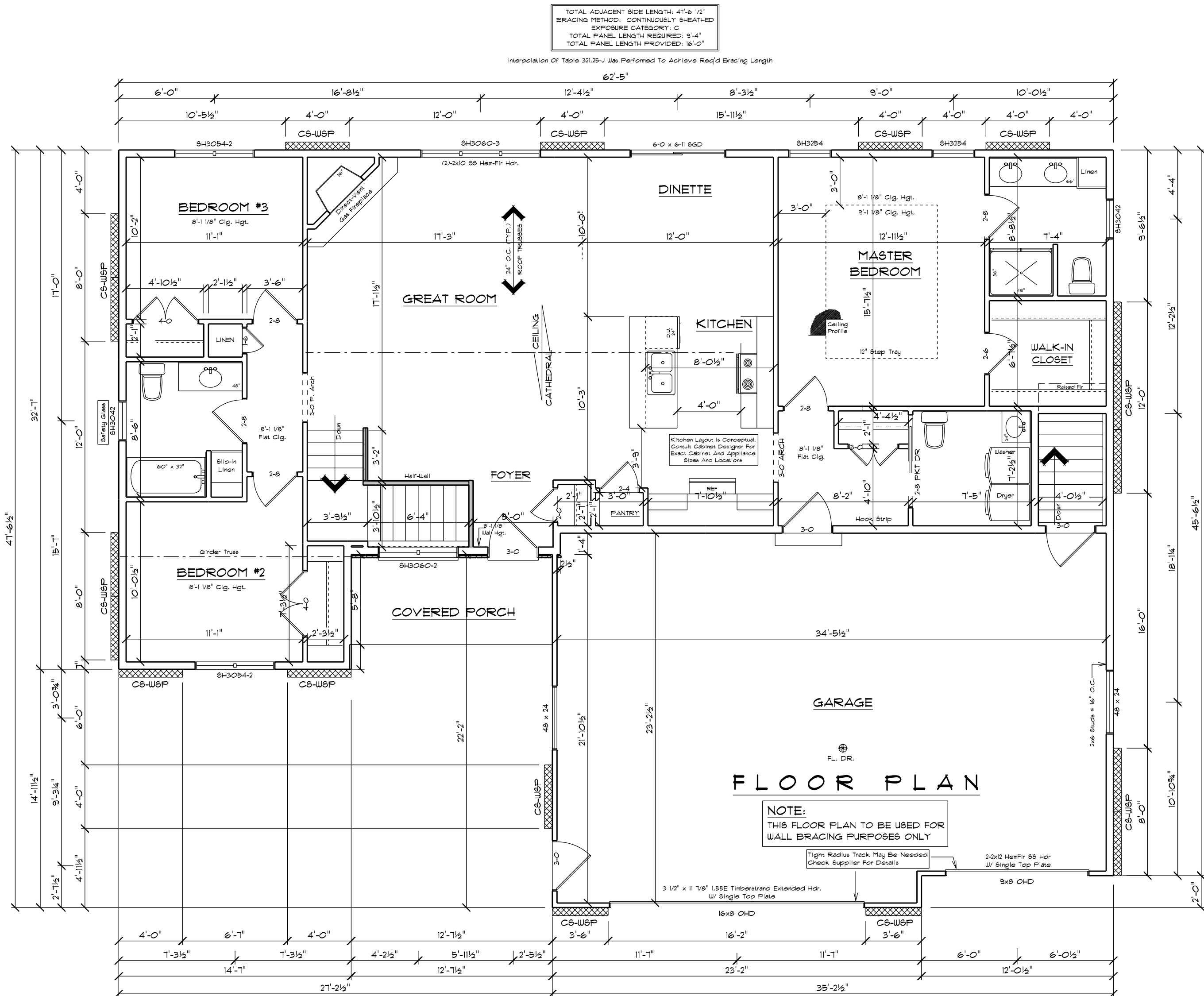
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COMPONENTS:
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FAX (920) 498-1215
1145 MORRINE TERRACE
GREEN BAY, WI 54303

Wisconsin
BUILDING SUPPLY

TOTAL ADJACENT SIDE LENGTH: 62'-5"
BRACING METHOD: CONTINUOUSLY SHEATHED
EXPOSURE CATEGORY: C
TOTAL PANEL LENGTH REQUIRED: 11'-1"
TOTAL PANEL LENGTH PROVIDED: 10'-0"

Interpolation Of Table 321.25-J Was Performed To Achieve Req'd Bracing Length



TOTAL ADJACENT SIDE LENGTH: 41'-6 1/2"
BRACING METHOD: CONTINUOUSLY SHEATHED
EXPOSURE CATEGORY: C
TOTAL PANEL LENGTH REQUIRED: 13'-0"
TOTAL PANEL LENGTH PROVIDED: 16'-0"

Interpolation Of Table 321.25-J Was Performed To Achieve Req'd Bracing Length

TOTAL ADJACENT SIDE LENGTH: 41'-6 1/2"
BRACING METHOD: CONTINUOUSLY SHEATHED
EXPOSURE CATEGORY: C
TOTAL PANEL LENGTH REQUIRED: 13'-0"
TOTAL PANEL LENGTH PROVIDED: 16'-0"

Interpolation Of Table 321.25-J Was Performed To Achieve Req'd Bracing Length

WALL BRACING LAYOUT PLAN

Scale: 3/16" = 1'-0"
House Wall Ht.: 8'-1 1/8"
Garage Wall Ht.: 9'-3 1/4"
Top-Of-Wall-To-Ridge Ht.: 9'-2 5/8"
Exterior Stud Spacing: 16" O.C.
Seismic Design: B

GENERAL NOTES:

- WALL BRACING, SPS 321.25 (8)
- CIRCUMSCRIBED RECTANGLES: EACH FLOOR PLAN LEVEL SHALL BE CIRCUMSCRIBED WITH ONE OR MORE RECTANGLES AROUND THE ENTIRE FLOOR PLAN AT THE FLOOR LEVEL UNDER CONSIDERATION. WHEN MULTIPLE RECTANGLES ARE USED, EACH SIDE SHALL BE BRACED AS THOUGH IT WERE A SEPARATE BUILDING AND THE BRACING AMOUNT ADDED TOGETHER ALONG THE COMMON WALL WHERE ADJACENT RECTANGLES OVERLAP OR ABUT.
 - RECTANGLES SHALL HAVE A MAXIMUM RECTANGLE LENGTH-TO-WIDTH RATIO OF 3:1.
 - BRACED WALL PANEL (BWP) LOCATIONS: WITHIN 12'-0" FROM EACH SIDE AND 21'-0" FROM EACH CORNER OF THE PANEL.
 - ALL EDGES OF PANEL-TYPE BRACING, EXCEPT HORIZONTAL JOINTS IN GB BRACING, SHALL BE ATTACHED TO FRAMING OR BLOCKING.
 - THE INTERIOR SIDE OF ALL EXTERIOR WALLS SHALL BE SHEATHED WITH MINIMUM 1/2" GYPSUM WALLBOARD UNLESS OTHERWISE PERMITTED TO BE EXCLUDED BY THIS SUBSECTION. (THIS REQUIREMENT IS EXCLUDED IN PORTAL FRAME METHOD)
 - BRACING WITH CS-WSP SHALL HAVE SHEATHING INSTALLED ON ALL SHEATHABLE SURFACES ABOVE, BELOW, AND BETWEEN WALL OPENINGS.
 - EACH BRACED WALL PANEL MAY CONTAIN NO MORE THAN ONE HOLE, HAVING A MAXIMUM DIMENSION OF NO MORE THAN TEN PERCENT OF THE LEAST DIMENSION OF THE PANEL, AND CONFINED TO THE MIDDLE THREE-FIFTHS OF THE PANEL.
 - BLOCKING AND BRIDGING: 2x18 BRIDGING USED AT PARALLEL BOX SILL AND FLOOR JOIST. BRIDGING @ 32" O.C. IS THE SAME DEPTH AS THE JOIST.
 - WHERE JOISTS ARE PERPENDICULAR TO BWL'S ABOVE OR BELOW, BLOCKING SHALL BE PROVIDED BETWEEN THE JOISTS AT BWP LOCATIONS TO PERMIT FASTENING OF WALL PLATES WITH 16d NAILS @ 16" O.C.
 - WHERE JOISTS ARE PARALLEL TO BWL'S ABOVE OR BELOW, A RIM JOIST OR OTHER PARALLEL FRAMING MEMBER SHALL BE PROVIDED AT THE BWP TO PERMIT FASTENING OF WALL PLATES WITH 16d NAILS @ 16" O.C.

WALL BRACING MATERIAL LEGEND

CS-WSP	(CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL) 3/8" THICK SHEATHING FOR MAX. 16' O.C. STUD BRACING 1/2" THICK SHEATHING FOR MAX. 24' O.C. STUD BRACING FASTEN WITH 6d COMMON NAIL OR 8d BOX NAIL (2 3/8" LONG x 0.13" DIA.) OR 7d OR 12" CROWN 16 GAUGE STAPLES, 1 1/4" LONG MAXIMUM FASTENER SPACING: 4" EDGES, 8" FIELD (NAILS) / 3" EDGES, 6" FIELD (STAPLES)
CS-PF	(CONTINUOUSLY SHEATHED PORTAL FRAME) REFER TO FIGURE 321.25-A FOR SHEATHING, FASTENER, AND OTHER REQUIREMENTS

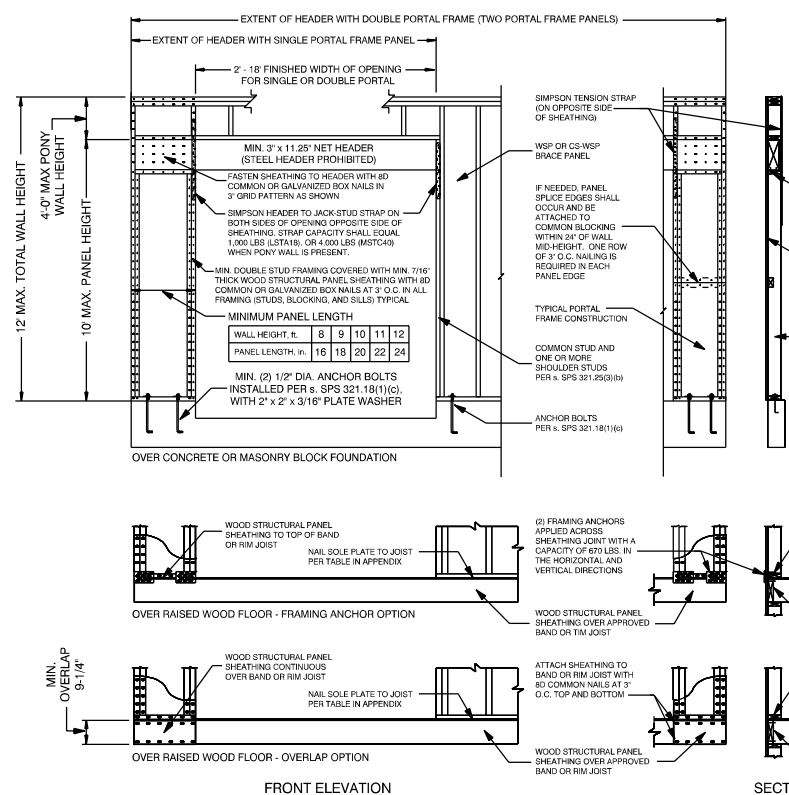
TABLE 321.25-H a/b
MINIMUM WIDTHS OF CS-WSP BRACED WALL PANELS

MAXIMUM OPENING HEIGHT ADJACENT TO BRACED WALL PANEL	MINIMUM LENGTH OF FULL-HEIGHT BRACED WALL PANEL (INCHES)			
	8'	9'	10'	12'
5' - 4"	24	21	30	36
6' - 8"	32	30	30	36
7' - 2" (1' Gar. Dr.)	38	35	33	36
8' - 0"	48	41	38	36
8' - 2" (8' Gar. Dr.)	-	43	38	31
9' - 0"	-	54	46	41
10' - 0"	-	-	60	48
12' - 0"	-	-	-	72

6. SHEATHING SHALL EXTEND FROM TOP OF THE TOP PLATE TO THE BOTTOM PLATE AND MAY BE MULTIPLE SHEETS. ALL JOINTS SHALL BE BLOCKED.

8. INTERPOLATION IS PERMITTED

FIGURE 321.25-A
PF / CS-PF - PORTAL FRAME BRACE CONSTRUCTION



NOTE: STEEL HEADERS ARE PERMITTED IF DESIGNED BY STRUCTURAL ANALYSIS.
NOTE: AS SHOWN IN THE ABOVE CROSS-SECTION, 1/2" GYPSUM WALL BOARD IS NOT REQUIRED ON THE INTERIOR SIDE OF THE WALL.

IMPORTANT NOTE:

- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DWELLING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

CRI Development

JOB NAME: The Margo - 246 Church Road, Green Bay

DRAWN BY: Erik Wasilewski

DATE: Jan. 21, 2021

REVISIONS:

SCALE: As Noted

PLAN NO.: 21-016-R

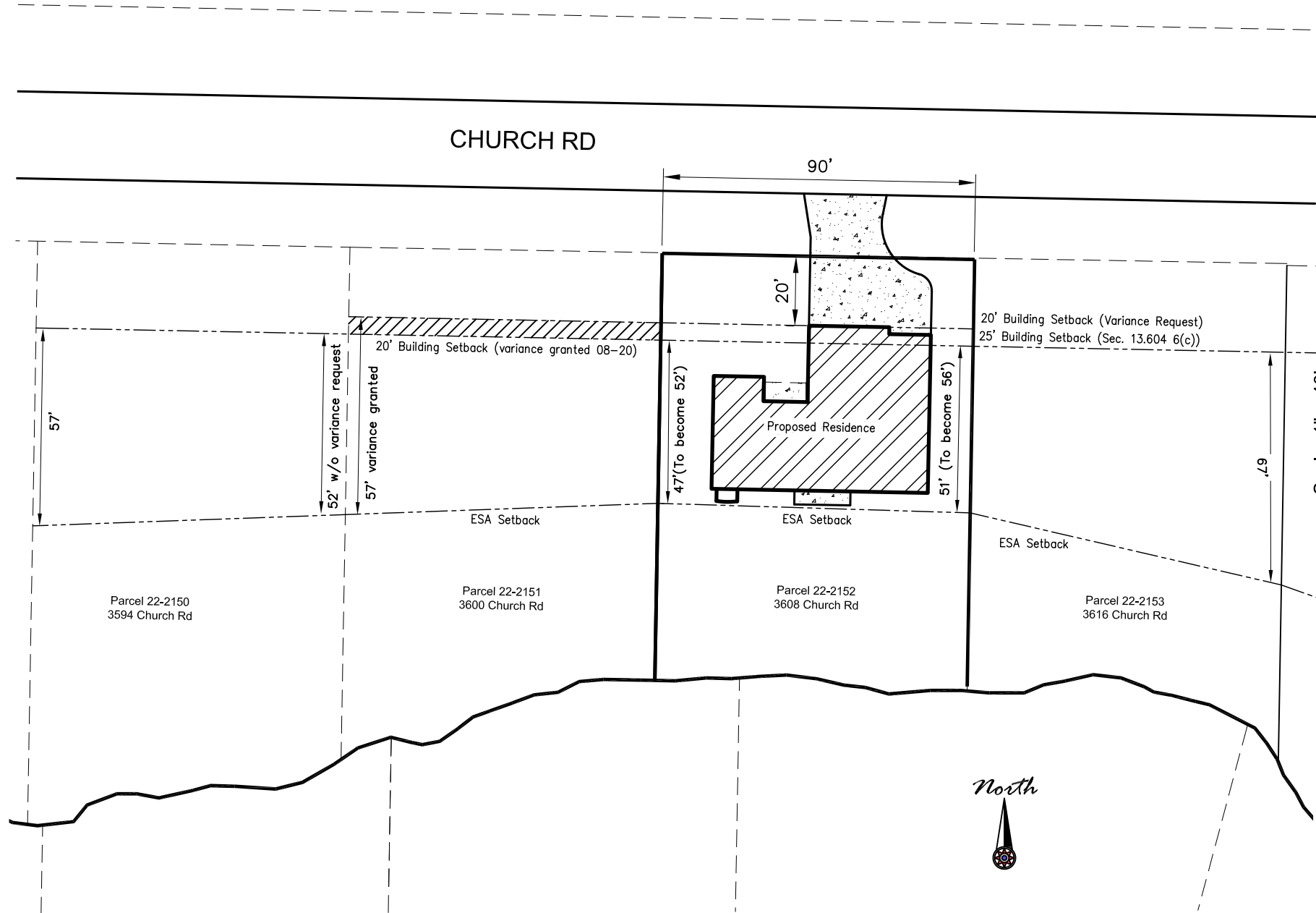
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Variance Exhibit



Scale: 1" = 40'

Client: TJDM
Parcel: 22-2152
Drafted By: JEL
File: V-592 Variance 072920.dwg

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Sheet One of One
Project No.: V-592
Drawing No.: L-11360









