



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, APRIL 19, 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 see 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 April 19, 2021, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

- I. Approval of the minutes from the March 15, 2021, meeting of the Zoning & Planning Board of Appeals.
2. Approval of the minutes from the April 8, 2021, special meeting of the Zoning & Planning Board of Appeals.

E. Regular Business.

1. (Appeal 21-008) Steve Bieda, Mau & Associates, on behalf of DMG Holdings, LLC., property owner, proposes to construct a new drive-through restaurant in a General Commercial (C1) District at 1302 E. Mason Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-810, Table 8-2, Floor Area Ratio (F.A.R.) (Ald. B. Galvin, District 4).
2. (Appeal 21-010) Ryan Kieler, property owner, proposes to install a hot tub in a Low Density Residential (R1) District at 1959 Evans Drive. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-531(a), setback for spas (Ald. J. VanderLeest, District 11).
3. (Appeal 21-011) John R. Borski, property owner, proposes to construct a detached garage in a Low Density Residential (R1) District at 1043 S. Clay Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4, side yard setback accessory structure (Ald. B. Galvin, District 4).
4. (Appeal 21-014) Phil Jennings, Creative Sign Company, on behalf of Spring Lake Church, property owner, proposes to install two wall signs that contain a digital message center located in a Downtown Two (D2) District at 310 N. Adams Street, Suite 110. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-2019, changeable copy, maximum size (Ald. R. Scannell, District 7).

F. Informational.

1. First Quarter Variance Report (January - March 2021).
2. Discussion on procedural items related to the Board of Appeals.
3. Next Meeting Date: May 17, 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

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/82345213442?pwd=TFBbFNiKIFqZUhIUzIEWEhiVmZlZz09>

Meeting ID: 823 4521 3442

Passcode: 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 (Washington DC)

+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

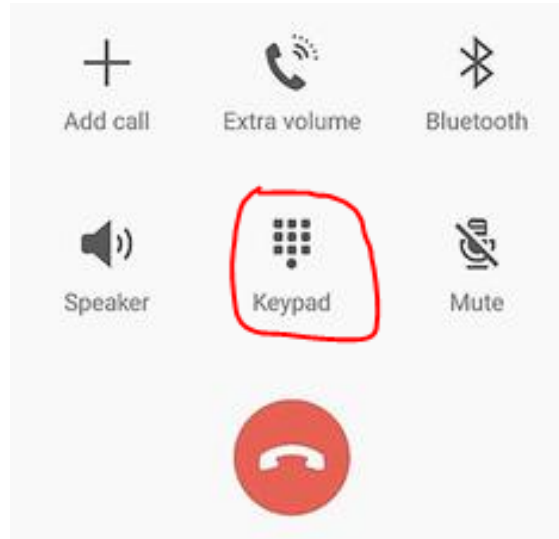
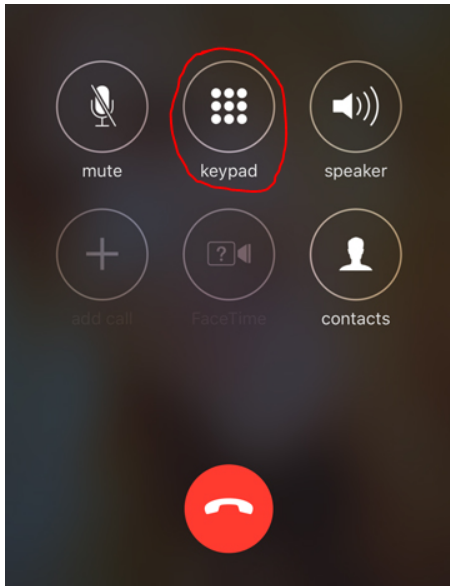
Find your local number: <https://us02web.zoom.us/j/82345213442?pwd=TFBbFNiKIFqZUhIUzIEWEhiVmZlZz09>

Additional Information

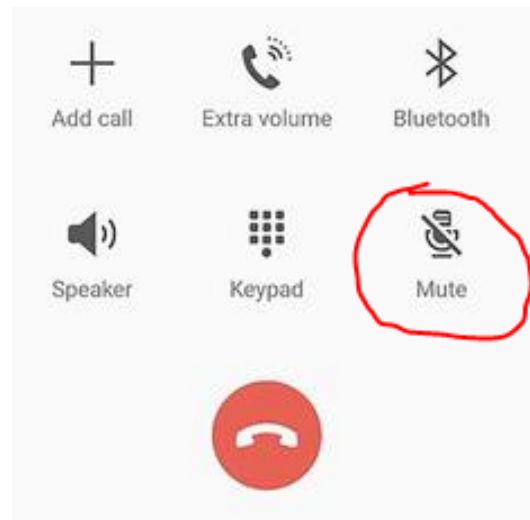
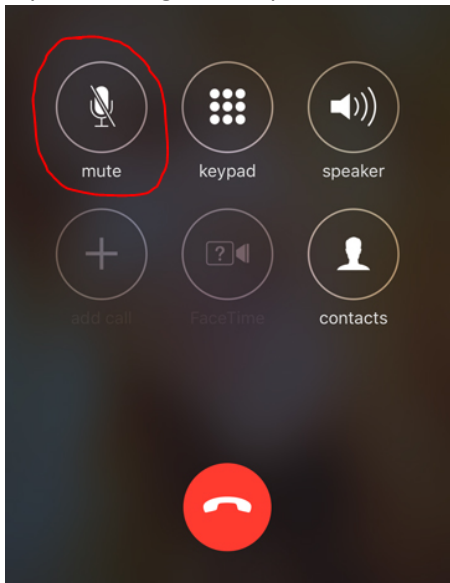
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.
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

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, MARCH 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?

Present: Tommy Everman, Don Carlson, Gregory Babcock, Noel Halvorsen, Jim Hutchison;
Alternate: Thomas Hoy

Others Present: Ald. Barb Dorff

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the March 15, 2021, meeting of the Zoning & Planning Board of Appeals.

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

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the February 15, 2021, meeting of the Zoning & Planning Board of Appeals.

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

E. REGULAR BUSINESS.

Chair Don Carlson then asked Board Members:

Does anyone need to abstain from voting? All stated no.

If anyone was out to any of the properties? All stated no, except for Tom Hoy. He stated he went out to the Deckner Avenue property.

If anyone spoke to anyone regarding this variance request? All stated no.

Don Carlson opened the floor for discussion.

I. (Appeal 21-004) Traci and Christopher Morse, property owners, propose to construct a deck on the rear portion of their single-family home located in a Low Density Residential (R1) District at 3524 Bay Harbor Drive. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, rear yard setback (Ald. B. Dorff, District 1).

Moved by Jim Hutchison, 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

2. (Appeal 21-005) Nate Zepnick, on behalf of Greater Green Bay Habitat for Humanity, property owner, proposes to retain the building footprint for a single-family home located in a Low Density Residential (RI) District at 1696 Deckner Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, front yard setback-footnote (Ald. C. Stevens, District 5).

Moved by Noel Halvorsen, seconded by Tommy Everman to table the variance request for up to 90 days for the applicant and City staff to discuss additional options. Motion carried.

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

3. (Appeal 21-006) Troy Goetz, property owner, proposes to expand an existing garage in a Low Density Residential (RI) District at 2215 Sunrise Court. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, side yard setback (Ald. C. Stevens, District 5).

Vice-Chair Gregory Babcock recused himself from this item.

Moved by Tommy Everman, seconded by Jim Hutchison to grant the variance as requested. Motion carried.

Yes- Don Carlson, Tommy Everman, Jim Hutchison, No- Noel Halvorsen, Tom Hoy, Abstain- Gregory Babcock

4. (Appeal 21-007) Jim Haverkorn, Jim Haverkorn Construction, Inc., on behalf of Chris and Gail Dockry, property owners, propose to expand an existing garage in a Low Density Residential (RI) District at 2105 Springcrest Place. The applicants request to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, front and corner side yard setback and Section 13-1716(b), parking for single and two family uses (Ald. J. Brunette, District 12).

Moved by Noel Halvorsen, seconded by Tommy Everman to grant the variance for the garage expansion with the conditions that the new driveway not exceed the width to the garage opening and allow for a sidewalk alongside the garage to access a service door if provided. Motion carried.

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

Moved by Noel Halvorsen, seconded by Tommy Everman to close the floor for discussion and return to regular order of business. Motion carried.

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

F. INFORMATIONAL.

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

Paul Neumeyer stated this will be a reoccurring item for an open discussion among Board Members.

2. Next Meeting Date: April 19, 2021

G. ADJOURNMENT.

Moved by Tommy Everman, seconded by Jim Hutchison to adjourn. Motion carried.

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



Report to the
Zoning & Planning Board of Appeals
of the City of Green Bay

MEETING DATE

April 19, 2021

PREPARED BY

AGENDA ITEM # D.2

Approval of the minutes from the April 8, 2021, special meeting of the Zoning & Planning Board of Appeals.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Minutes - 04.08.21



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

THURSDAY, APRIL 8, 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?

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

Chair Don Carlson asked:

Does anyone need to abstain from voting? All stated no.

Was anyone out to any of the properties? Tom Hoy stated he was out to both properties. Don Carlson stated he drove by both properties.

Did you speak to anyone regarding this variance request? All stated no.

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

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the April 8, 2021, special meeting of the Zoning & Planning Board of Appeals.

Moved by Tommy Everman, seconded by Thomas Hoy to approve the agenda. Motion carried.

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

D. REGULAR BUSINESS.

1. (Appeal 21-005) Nate Zepnick, on behalf of Greater Green Bay Habitat for Humanity, property owner, proposes to retain the building footprint for a single-family home located in a Low Density Residential (RI) District at 1696 Deckner Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, front yard setback-footnote c (Ald. C. Stevens, District 5).

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

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

Moved by Greg Babcock to table the request to allow for applicant to retain counsel. No second to the motion. Motion failed.

Moved by Thomas Hoy, seconded by Gregory Babcock to Deny the variance as requested. Motion carried.

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

2. (Appeal 21-009) Nate Zepnick, on behalf of Greater Green Bay Habitat for Humanity, property owner, proposes to construct a single-family home located in a Low Density Residential (RI) District at 1692 Deckner Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, front setback-footnote c and rear yard setback (Ald. C. Stevens, District 5).

Moved by Tommy Everman, seconded by Thomas Hoy to grant a variance to reduce the front yard setback to 40 ft. and a reduction of the rear yard setback to meet the placement of the home relative to the geometrics of the lot. Motion carried.

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

Attorney Lindsay Mather asked for the Board to go on record stating the hardships for the approval this variance.

Greg Babcock stated the hardships for this request would be the placement of the house due to size and shape of the lot.

Moved by Tommy Everman, seconded by Thomas Hoy to close the floor and return to regular order of business. Motion carried.

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

E. INFORMATIONAL.

I. Next Meeting Date: April 19, 2021

F. ADJOURNMENT.

Moved by Tommy Everman, seconded by Thomas Hoy to adjourn. Motion carried.

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

ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

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

[illegible]

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).
Request relief for building floor area ratio minimum for lot from 0.1 to 0.038 to accommodate the construction of 620 square foot drive through coffee shop at the three parcels located at the SE corner of East Mason and South Irwin.
ORD CH. 13 Sec. 13.810 (Table) Floor Area Ratio-Minimum
ALTERNATIVES:
Describe alternatives to your proposal, to include other locations, designs, construction techniques, etc.
Scooter's typically constructs three new builds; varying in sizes between 500 and 620 square feet. The largest floor area has been selected for the site. The FAR requires the size of a building to become 1642 square feet of floor to meet standards.
Alternatives that you considered that comply with existing regulations:
See Attached Text
Reasons for not pursuing the alternative(s) listed above:
See Attached Text
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
See Attached Text

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

See Attached text

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?

See Attached text

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

Dan Golan
Print Name:

3/2/21
Date


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

Steve Bieda
Print Name:

3-2-21
Date

OFFICE USE ONLY:	Parcel# <u>17-445</u>	Residential \$75 _____ Commercial \$150 <u>X</u>
District: <u>4</u> Zoning: <u>C2</u>	Meeting Date: <u>3-15-21</u>	Receipt #:
Submittal Date: <u>3-2-21</u>	Staff Signature:	

VARIANCE REQUEST QUESTIONNAIRE and DESCRIPTION

Describe Reason for Variance

Hart Family Coffee, a franchisee, is seeking to develop the vacant site at East Mason Street and South Irwin Street to create a Scooter's Coffee drive through restaurant. Scooter's has locations in the upper Midwest and is looking to come into the Green Bay market.

Conceptually, Scooter's Coffee looks to create a single building which serves drive thru based customers. The first site chosen is the southeast corner of East Mason and South Irwin. The site has become an underused surface parking lot, grass field, and ingress/egress easement for the neighboring commercial property to the east.

The site is comprised of three small parcels. All three parcels are currently owned by DMG Green Bay Holdings LLC. The three parcels are located along 1302 East Mason (Parcel 17-445), 1306 East Mason (Parcel 17-446), and 615 South Irwin (Parcel 17-447). The parcel sizes respectively include 0.107 acres, 0.095 acres and 0.176 acres respectively. Added in full the parcels contain 16,420 square feet, 0.38 acres. DMG Green Bay Holdings will be selling all three parcels for the intent of creating one single parcel through a combination CSM.

Scooter's is looking to create an approximately 620 square foot building footprint to serve customers.

Variance petition requests allowing the floor area ratio to not meet the 0.1 minimum prescribed by code. The building is approximately 620 square feet while the parcels combine to 16,420 square feet. This makes the FAR total 0.038.

A conceptual layout for the property is attached as well as elevation of the building conceptually proposed. If the variance is granted, the site will need to go through a site plan review with a conditional use permit granted and combination CSM to make the property a singular entity.

List ordinances the variance will be impacting

- (1) Request relief for building floor area ratio minimum for lot from 0.1 to 0.038 to accommodate the construction of a 624 square foot drive thru coffee shop at the three parcels located at the southeast corner of East Mason and South Irwin.

ORD. CH. 13 Sec. 13.810 (Table) Floor Area Ratio-Minimum

ALTERNATIVES

Describe alternatives to your proposal

Scooters typically constructs three new builds; varying in sizes between 500 and 620 square feet. The largest floor area has been selected for the site. The FAR requires the size of a building to become 1642 square feet of floor to meet standards.

Alternatives that you considered that comply with existing regulations

The site is three individual parcels. While the properties are being marketed and sold as one distinct property, the developer did look into the possibility of developing on a single parcel to meet

FAR standards. However, this would create alternative code restraints such as setback requirements, green space standards, and safety issues for automobiles and pedestrians exiting on to Mason Street.

Setbacks:

If a single parcel were to be used, room for cueing of cars safely on the property would not be feasible. The single parcels are extraordinary small for a singular purpose which incorporates automobiles in any fashion (surface parking or drive through).

Safety:

In initial discussions with the City of Green Bay, a drive entrance to Mason Street is not deemed safe due to the traffic, size of right of way, and proximity to the Irwin/E Mason intersection. This requires access to come from Irwin alone. This additionally requires the use of drive through facilities to queue either around the building. As noted from the conceptual site plan, while the FAR is limited, the majority of the site is functionally used for safe car queuing, pedestrian access points, and continued easement usage.

Reasons for not pursuing the alternatives listed above

As shown in the conceptual site layout, the entire site is used to accommodate customers, employees, and space to allow for easement access to the neighboring business to the east. Using the entire site gives room to allow for safe automobile cueing and ingress/egress to the controlled intersection at Irwin/E Mason. Thus; thus to ensure proper setbacks, green space requirements, and safety concerns addressed; a single property is needed and the FAR question becomes the best alternative to whole site design.

THREE STEP TEST

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

Yes. As noted above, limited access to East Mason prevents access for cars and parking to the site other than using Irwin Street. This requires more space which means. This means parcels must get larger, which then effects the FAR. Requiring the building to be larger would be an arbitrary standard which would not bring additional functionality to the building itself.

Would granting the variance be contrary to the public interest?

Granting will allow a full site design which can ensure safe cueing of automobiles free from Mason Street and build up at Irwin Street. Additionally, this request will allow for the CUP request and combination CSM to become feasible. These steps will allow the site to be redeveloped for the first time in over 15 years.

Why would not getting the variance unreasonably prevent you from using the property for permitted use?

Scooter's has no intention of having in person dining. The size of the building is maxed out for uses at the site, which drive through dining is a conditional use for the site.

Granting the variance will allow a pathway for Scooter's Coffee to submit a full site plan and a combined CSM to allow for development of the commercial site.



2 EXTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"

BUILDING AREA: 507 S.F.



1 EXTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"

BUILDING AREA: 507 S.F.

KEYNOTES

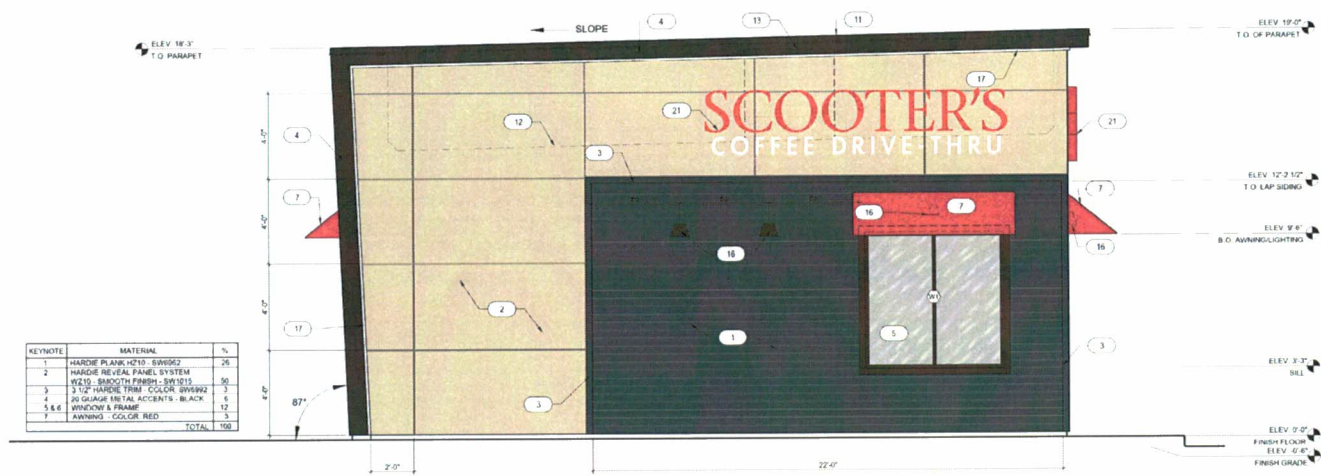
- HARDIE PLANK 1/2" LAP SIDING CEDAR/MILL 5-1/4". SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS BW982 INKWELL EGGSHELL FINISH
- HARDIE REVEAL PANEL SYSTEM W/10" SMOOTH FINISH. SEE HARDIE DETAIL SHEET A6.5 - COLOR: BW 1015 SKYLINE STEEL
- 3" 10" GAUGE TRIM. SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS BW982 INKWELL EGGSHELL FINISH
- 20 GAUGE METAL ACCENTS AND BOFFITS - COLOR: BLACK
- INSULATED DARK GRONZL ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
- QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE
- AWNING BY OTHERS - COLOR: RED
- INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS BW982 INKWELL EGGSHELL FINISH
- PEEP HOLE BY DOOR MANUFACTURER
- DOOR BELL
- 20 GAUGE METAL PARAPET CAP
- LINE OF ROOF BEYOND
- ROOF TOP UNIT BEYOND. SEE MECHANICAL DRAWINGS
- ROOF SCUPPLER AND DOWNSPOUT. SEE DETAIL B10.3
- MAILBOX BY OWNER
- WALL MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
- LED LIGHT BAND. SEE ELECTRICAL DRAWINGS
- SEE PANEL. SEE ELECTRICAL DRAWINGS
- ELECTRICAL OUTLETS. SEE ELECTRICAL DRAWINGS
- HOLE BIBB. SEE PLUMBING DRAWINGS
- SIGNAGE BY OTHERS. UNDER A SEPARATE PERMIT



PROJECT ADDRESS

TITLE
EXTERIOR ELEVATIONS

A3.2



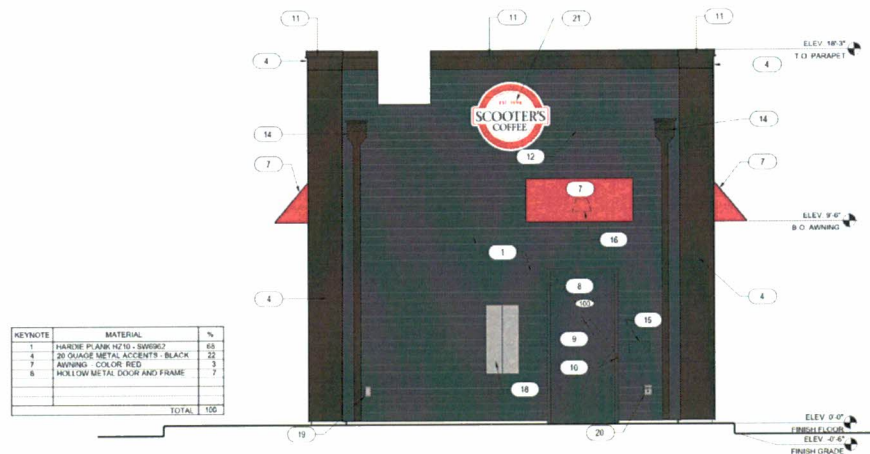
KEYNOTE	MATERIAL	%
1	HARDIE PLANK 42"X12" - BROWN	25
2	HARDIE REVEAL PANEL SYSTEM W/12" - BROWN FINISH - BROWN	50
3	3"X12" HARDIE TRIM - COLOR: BROWN	3
4	20 GAUGE METAL ACCENTS - BLACK	5
5 & 6	WINDOW & FRAME	12
7	AWNING - COLOR: RED	3
TOTAL		108

2 EXTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"

BUILDING AREA: 557 S.F.

KEYNOTES

- 1 HARDIE PLANK 42"X12" LAP SIDING CEDAR/RED 6-14". SEE HARDIE DETAIL SHEET AS 5 - COLOR: SHERWIN WILLIAMS SW6992 INWELL EGGSHELL FINISH
- 2 HARDIE REVEAL PANEL SYSTEM W/12" - SMOOTH FINISH, SEE HARDIE DETAIL SHEET AS 5 - COLOR: SW 1015 WHITELINE STEEL
- 3 3"X12" HARDIE TRIM. SEE HARDIE DETAIL SHEET AS 5 - COLOR: SHERWIN WILLIAMS SW6992 INWELL EGGSHELL FINISH
- 4 20 GAUGE METAL ACCENTS AND SOFFITS - COLOR: BLACK
- 5 INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
- 6 QUICKSERVE 48X68 WINDOW - COLOR: DARK BRONZE
- 7 AWNING BY OTHERS - COLOR: RED
- 8 INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW6992 INWELL EGGSHELL FINISH
- 9 P999 HERR BY FLOOR MANUFACTURER
- 10 DOOR BELL
- 11 20 GAUGE METAL PARAPET CAP
- 12 LINE OF ROOF BEYOND
- 13 ROOF TOP UNIT BEYOND. SEE MECHANICAL DRAWINGS
- 14 ROOF SCUPPER AND DOWNSPOUT. SEE DETAIL B16.3
- 15 MAILBOX BY OWNER
- 16 WALL MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
- 17 LED LIGHT BAND. SEE ELECTRICAL DRAWINGS
- 18 SES PANEL. SEE ELECTRICAL DRAWINGS
- 19 ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS
- 20 HOSE BIBB. SEE PLUMBING DRAWINGS
- 21 STORAGE BY OTHERS. UNDER A SEPARATE PERMIT



KEYNOTE	MATERIAL	%
1	HARDIE PLANK 42"X12" - BROWN	65
4	20 GAUGE METAL ACCENTS - BLACK	32
7	AWNING - COLOR: RED	3
8	HOLLOW METAL DOOR AND FRAME	7
TOTAL		108

1 EXTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"

BUILDING AREA: 557 S.F.



PROJECT ADDRESS

TITLE
EXTERIOR ELEVATIONS

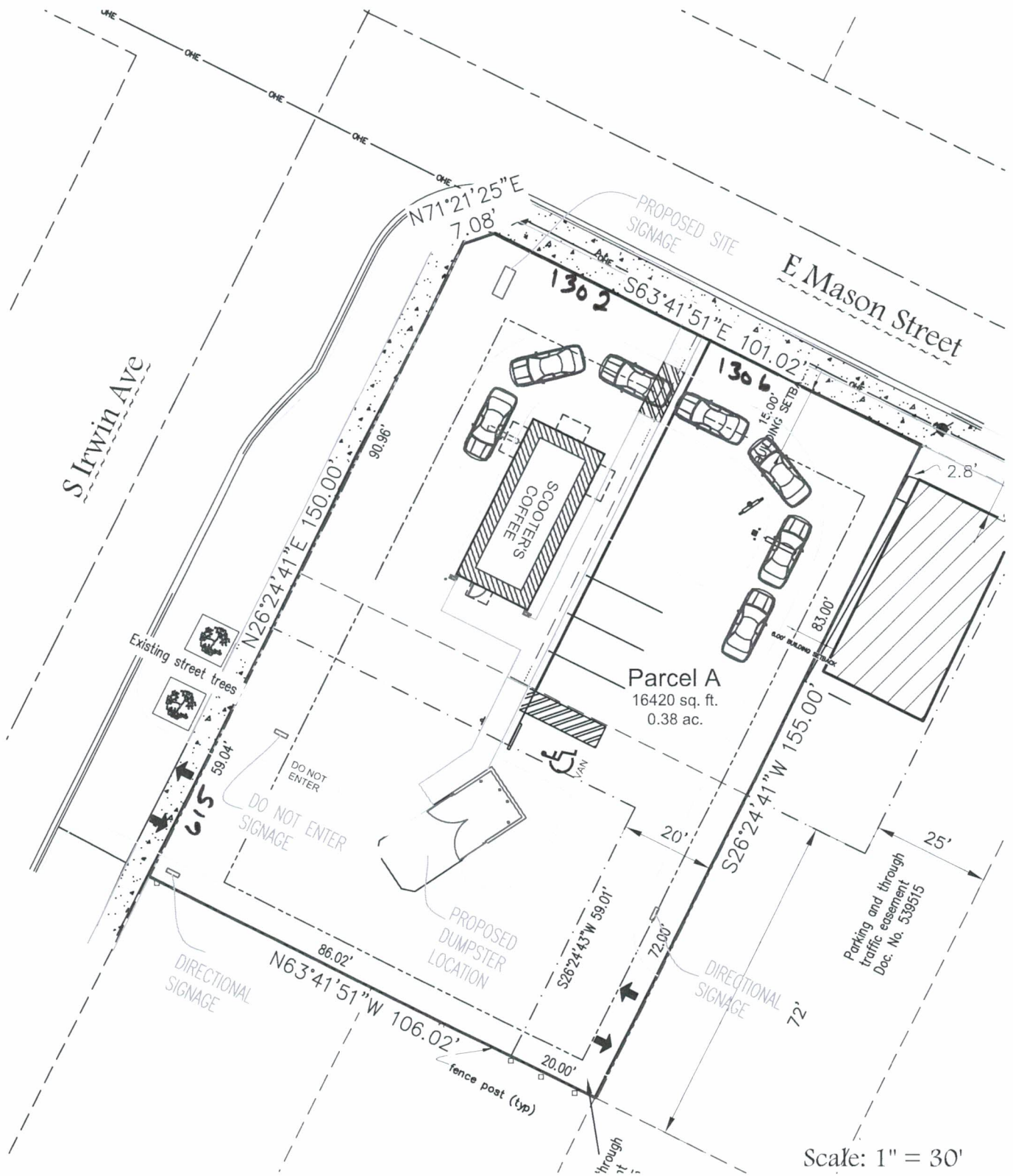
A3.1

Conceptual Site Layout

Scooter's Coffee Drive Through Concept
SE Corner of East Mason and South Irwin
Green Bay



North



Scale: 1" = 30'

Client: Hart Family Coffee

Tax Parcel: 17-445, 17-446, 17-447

Drafted By: JEL

File: D-221VARIANCE 030121.dwg

Data File: -

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 One of One

Project No.: D-221

Drawing No.: L-11389

Fieldwork Completed: -

ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

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

[illegible]

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

13.531

less than 10ft setback from property lines

ALTERNATIVES:

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

Alternative 1: North side of the driveway near the west end of the house.

Alternative 2: South of the retaining wall.

Alternatives that you considered that comply with existing regulations:

Alternative 1: North side of the driveway near the west end of the house.

Alternative 2: South of the retaining wall.

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

Since this is a corner lot alternative locations are extremely visible from both Evans Dr, and Ironwood Dr. Placing the hot tub in these other locations would reduce privacy, diminish curb appeal, and be extremely difficult to get electrical wiring to.

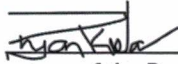
THREE STEP TEST - To qualify for a variance, the applicant must demonstrate that their property meets the following three (3) requirements:

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

Because this is a corner lot with the house set back far on the lot the remaining space on the North and East sides do not allow enough space to meet the setback requirements. Due to the sloping gradient placement of the hot tub and electrical accessibility is also restricted.

Would granting the variance be contrary to the public interest? Explain.
Granting the variance is in the best interest of the public. The desired location will not disturb adjoining properties and is less visible from the street making it impactful to neighbors and traffic.
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?
Not granting the variance would add significant challenges to installation, adding financial burdens.
Not granting the variance would burden neighbors and traffic on the street by forcing the hot tub to be installed in an area that is visible from the roads, which is distracting and not visually appealing.
Not granting the variance would burden everyone who would use the hot tub by making it more difficult to access, and less relaxing to be in.

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)

Ryan Kielar

 Print Name:

 Print Name:

3/28/2021

 Date

 Date

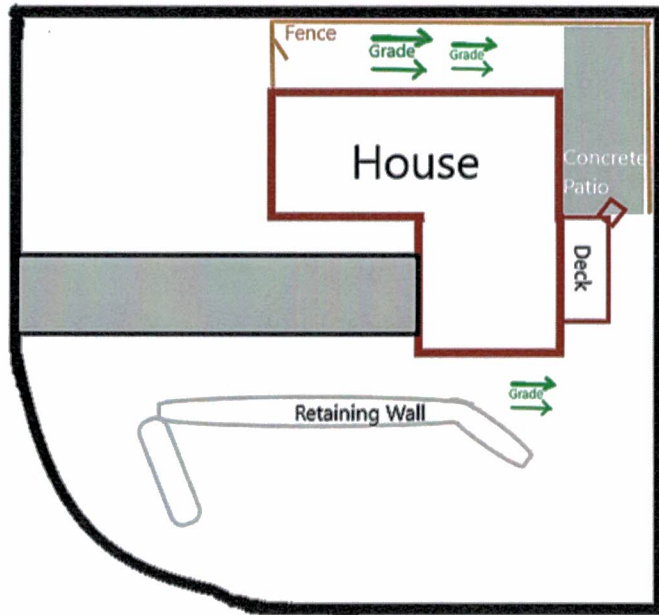
OFFICE USE ONLY:	Parcel#	Residential \$75 <u>X</u>	Commercial \$150 _____
District: Zoning:	Meeting Date:	Receipt #: <u>2758016-4</u>	
Submittal Date: <u>3/29/21</u>	Staff Signature:		



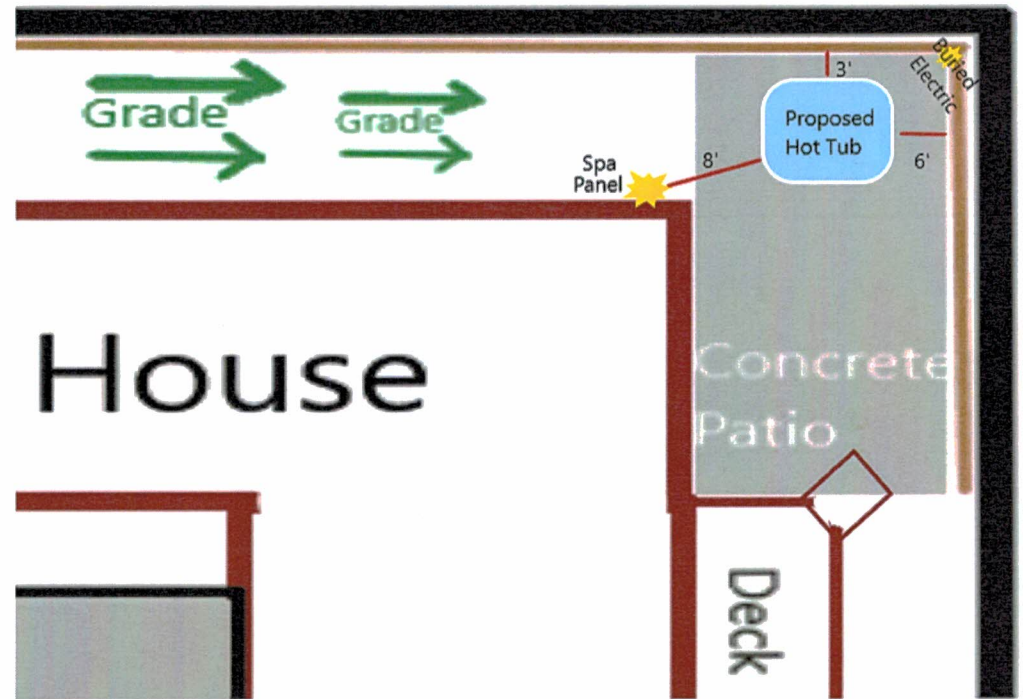


North
↑

Evans Dr



Ironwood Dr





www.greenbaywi.gov

PROJECT PERMITS APPLICATION

All fields must be completed before permit will be processed.

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

Project Address 1959 Evans Dr		Parcel # 6H-2443		Project # (assigned by City)	
Property Owner			Contractor		
Name Ryan Kielar			Name		
Company (if applies)			Company		
Address 1959 Evans Dr			Address		
City, State, Zip Green Bay, WI, 54304			City, State, Zip		
Phone # 920-246-6799			Phone #		
Email kielarr@gmail.com			Email		
Current Land Use, Flood Plain & Zoning (check which applies)					
Land Use: ☐ Vacant Lot ☒ 1-Family ☐ 2-Family ☐ Multi-Family # of units _____ ☐ Commercial (describe) _____					
Zoning: ☐ R-1 ☐ R-2 ☐ R-3 ☐ RR ☐ OR ☐ NC ☐ D ☐ C-1 ☐ C-2 ☐ C-3 ☐ LI ☐ GI ☐ BP ☐ PI ☐ CON ☐ TND					
Flood Plain: ☐ Yes Base Flood Elevation (BFE) _____ ☐ No					
Project Scope: ☐ New ☐ Addition ☐ Alteration ☐ Repair ☐ Move ☐ Raze (demolish) ☐ Change-of-use					
(check all that apply) Height Area: Finished Unfinished Total Bldg:					
Description of Project ↓:			Estimated Cost of Construction \$ 980.00		
Add spa electrical panel, add above ground hot tub on existing patio, and add pergola over hot tub.					
Plan Approvals					
☐ PLBG Plan # _____ ☐ City ☐ SBD \$ _____		☐ Erosion Control # _____ ☐ City ☐ SBD \$ _____			
☐ SWR Plan # _____ ☐ City ☐ SBD \$ _____		☐ Building Plan # _____ ☐ City ☐ SBD \$ _____			
☐ Foot & Found Only # _____ ☐ City ☐ SBD \$ _____		☐ HVAC Plan # _____ ☐ City ☐ SBD \$ _____			
		☐ Site Plan # _____ ☐ City ☐ SBD \$ _____			
Contractors (UDC Numbers Required): DCC #			DCQ #		
☐ BLDG -			Bldg Fee \$		
☒ ELEC - AEI Electric LLC 1432623			Elec Fee \$ 980.00		
☐ HVAC -			Hvac Fee \$		
☐ PLBG - _____ # of Fixtures			Plbg Fee \$		
☐ SWRS - ☐ Water Fee \$ _____ ☐ Storm Fee \$ _____ ☐ Sanitary Fee \$ _____			Swrs Fee \$		
☐ CERTIFICATE OF OCCUPANCY			C.O. \$		
☐ EROSION CONTROL			Erosion Ctrl \$		
☐ ADDITIONAL PERMITS (Sprinklers # _____, Curb Cut, Flood Plain, Temp. Occupancy, Etc.) (Please List)			Addl. Fee \$		
☐ DOUBLE FEE PERMIT [s.15.07(b)] If application for a building permit has not been obtained prior to commencement of the job, applicable permit fee shall be doubled.			Double Fee \$		
Application Signature The applicant certifies that information submitted herein is accurate; agrees to comply with the Wisconsin Administrative Code, Municipal Ordinance, and with the conditions of this permit; and understands that permit issuance creates no legal liability, expressed or implied, on the Department or Municipality.					
Ryan Kielar		Digitally signed by Ryan Kielar Date: 2021.03.28 17:35:27 -05'00'		3/28/21	
Signature of Applicant		Date			
For Office Use Only					
Reviewed By _____		Class Code	Census	Receipt No.	Total Fee
Credential # _____					

To schedule an inspection, submit an online Inspection Request or call (920) 448-3300 at least one business day in advance. Final inspections are required for all projects.

ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE:	PROJECT #	APPEAL #
	104031	21-011
APPLICANT INFORMATION:		
Name:	JOHN R. BORSKI	
Business Name:		
Address:	1043 S. CLAY ST	
City, State, Zip	GREEN BAY, WI. 54301	
Phone:	920-634-5808	
Email:	j.borski1@new.rr.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:	1043 S. Clay St, Green Bay 54301	
Tax Parcel Number(s):	17-158	
Describe the Variance Request:	Asking for variance for 2.5' sideyard on a detached garage on a 60' lot.	

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

13-615 Residential accessory buildings
2.5 ft side yard setback instead of required
4 ft. 13-615-Table 6-4

ALTERNATIVES:

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

there is no other place to put a small 2 stall garage on this lot. Going with a 12' wide overhead door would make it difficult, if not possible to park two cars in the garage unless it was considerably deeper than 26'.

Alternatives that you considered that comply with existing regulations:

Same answer as above.

Other comment:

Current garage has some rotting issues and has a sagging roof that warrants replacing before it becomes an eyesore for my neighbors

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

I feel a 2 stall garage with a 16' door would be more beneficial to me now and in the future should I decide to sell. Having to abide with a 4' sideyard setback would move the door too far south and about 1.5' beyond the north corner of my home and with the distance from the rear of my home would make it difficult to exit from the south stall.

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

Though my front yard setback is similar to the houses on my side of the block, many others across the street and on other parts of the street have smaller front yards. North side and rear of home limits access to new garage I would like to build (22' wide x 26' deep w/ 16' overhead door)

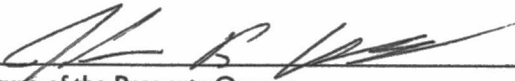
Would granting the variance be contrary to the public interest? Explain.

Granting the variance would allow for more backyard to use and for people living on Emilee St or driving past, allow them to see a bigger backyard. Granting this variance allows me that bigger backyard is a 4' sideyard that I have to landscape or mow the grass that is no benefit to me or my neighbors.

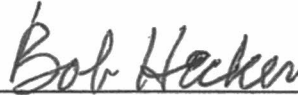
Why would not getting the variance unreasonably prevent you from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome?

Current garage allows to safely and conveniently use both ~~stalls~~ stalls, having to move over would hamper access and hide green space on the north side out of view. Being a corner lot, the garage is in view from the front (S. Clay St) and side street (Emilee) New garage would benefit the character of the neighborhood.

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)

John R Borski

Print Name:

BOB HECKER

Print Name:

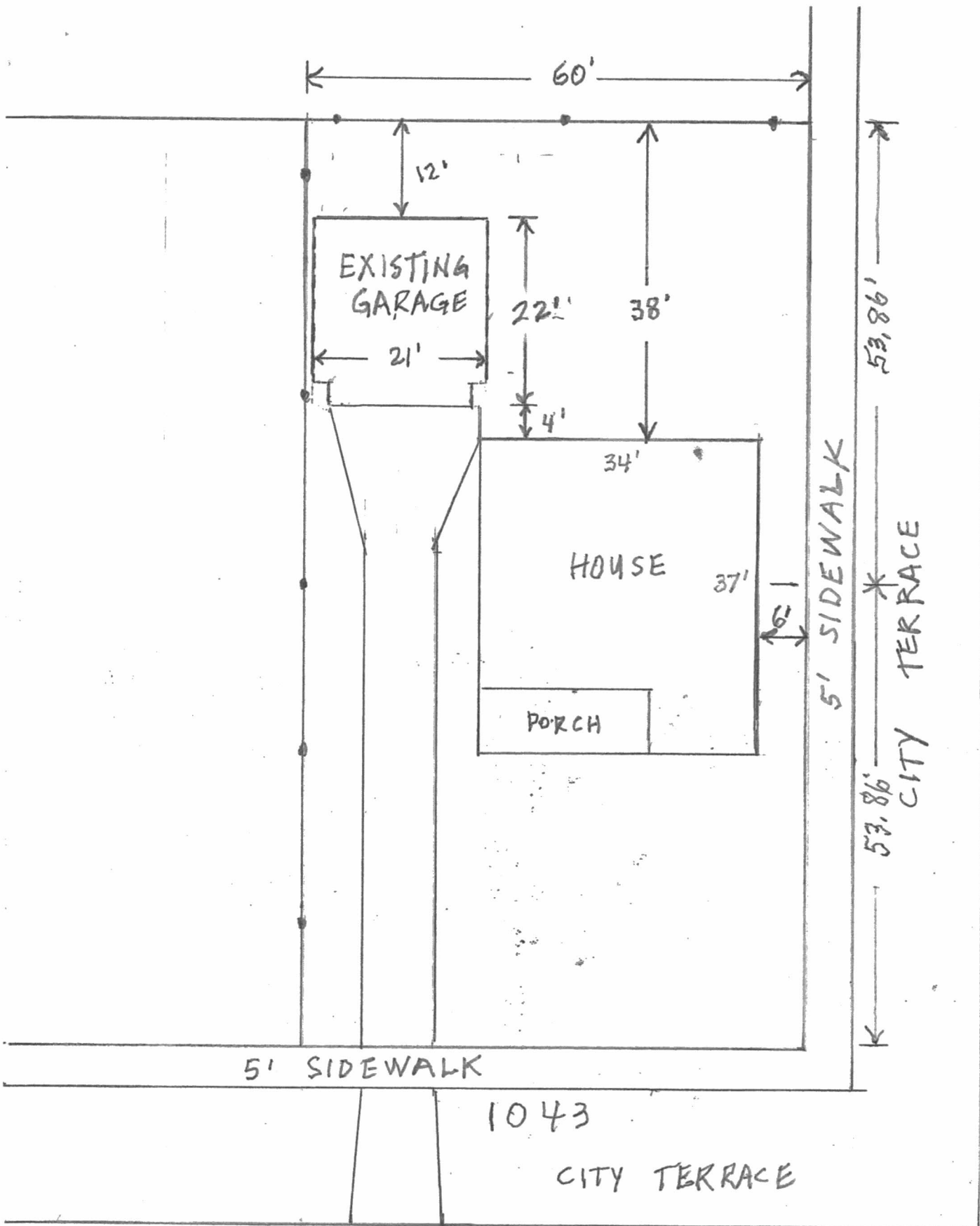
3-30-2021

Date

3-30-2021

Date

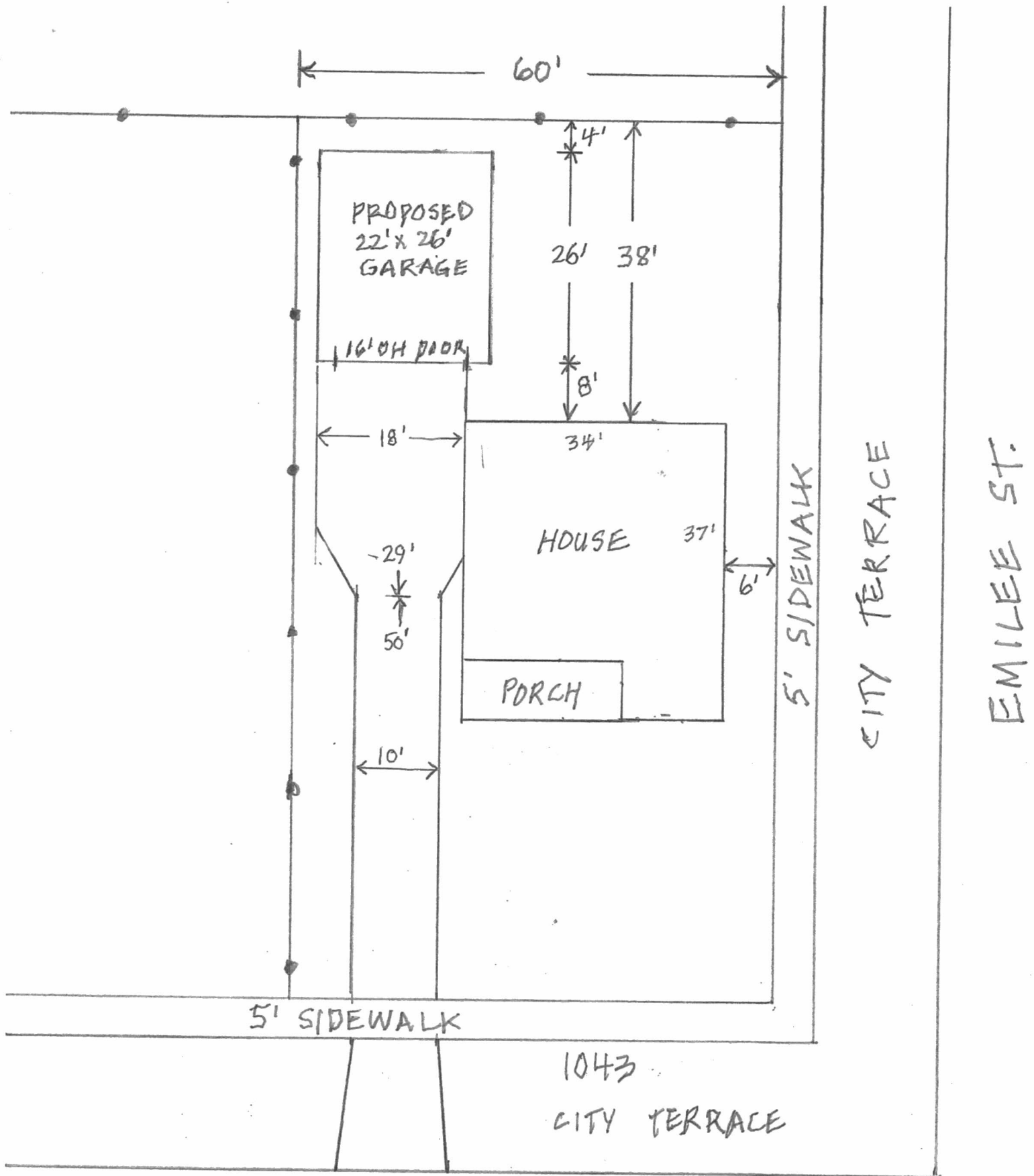
OFFICE USE ONLY:		Parcel#	Residential \$75 <u>X</u> Commercial \$150 _____
District:	Zoning:	Meeting Date:	Receipt #: 2758016-5
Submittal Date: 3/29/2021		Staff Signature:	



S. CLAY ST.

EXISTING GARAGE IS
1'-2" FROM NORTH PROPERTY LINE

JOHN BORSKI
1043 S. CLAY ST.
SCALE = $\frac{1}{16}" = 1'-0"$



S. CLAY ST.

PROPOSED GARAGE IS
2'-6" FROM NORTH PROPERTY LINE

JOHN BORSKI
1043 S. CLAY ST.
SCALE = $\frac{1}{16}$ " = 1'-0"

From: Bob Hecker <ryh1010@aol.com>

To: ryh1010 <ryh1010@aol.com>

Date: Fri, Mar 26, 2021 5:31 pm



IMG_6640.jpg (1.6 MB)

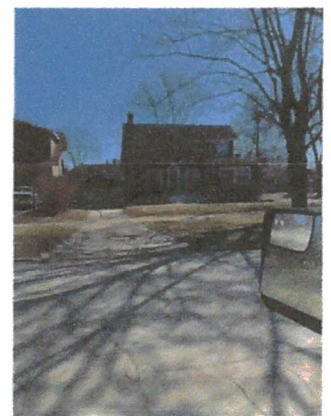
IMG_6638.jpg (1.4 MB)

IMG_6636.jpg (1.4 MB)

IMG_6634.jpg (1.4 MB)

Sent from my iPhone

4 Attached Images











From: Bob Hecker <rjh1010@aol.com>

To: rjh1010 <rjh1010@aol.com>

Date: Fri, Mar 26, 2021 5:23 pm

 [IMG_6651.jpg \(139 KB\)](#) [IMG_6650.jpg \(157 KB\)](#) [IMG_6649.jpg \(186 KB\)](#) [IMG_6648.jpg \(159 KB\)](#)

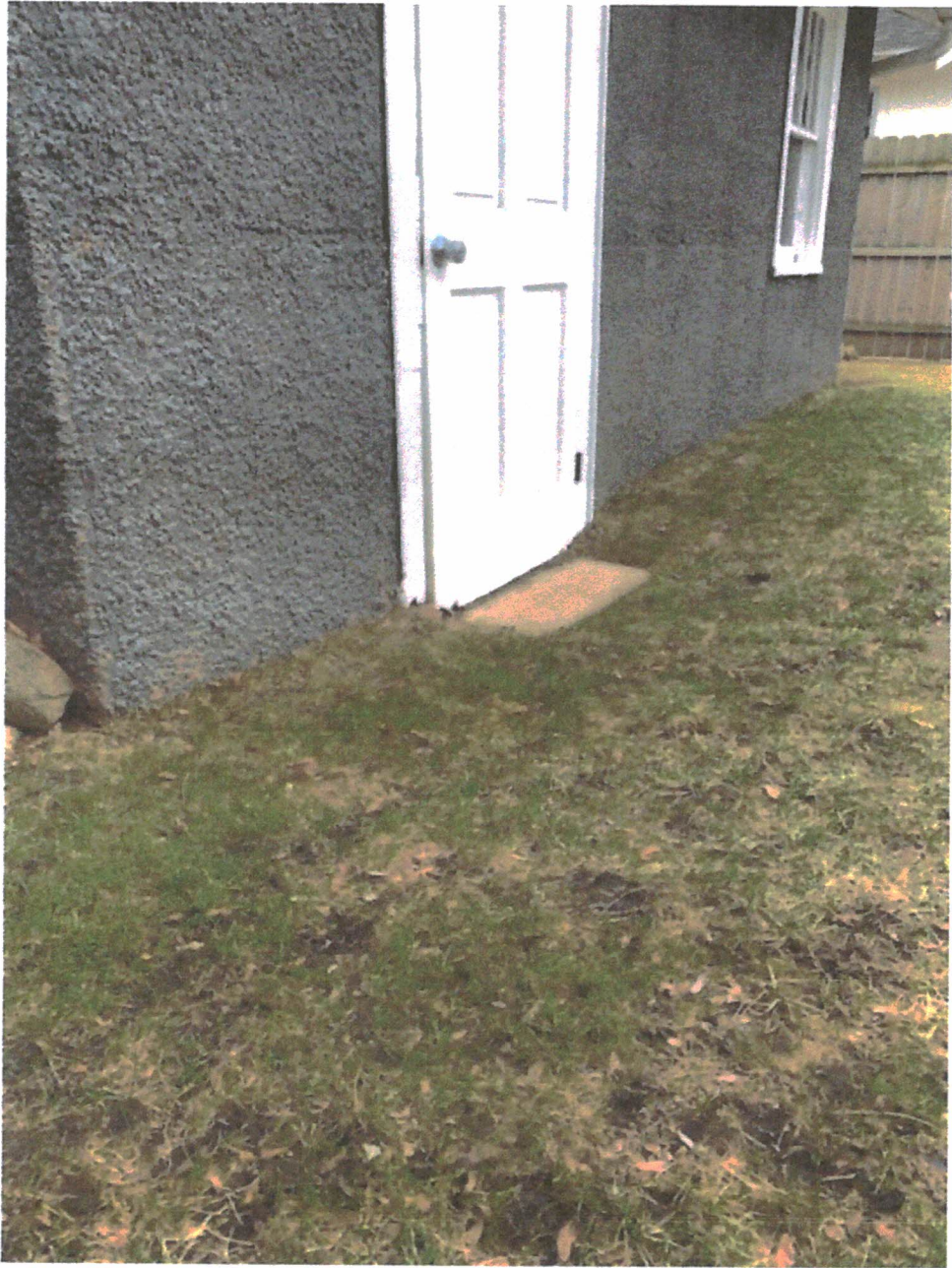
Sent from my iPhone

4 Attached Images













BrownDog

Official GIS map of Brown County WI



re maps/

▼ Fetch Address, Parcel ID, 8 Q

Search input fields

1043



1043 S. CLAY ST.

0 10 20ft

100,764.02 560,853.37 Feet

IMPERVIOUS CALCULATION.

$$\text{LOT SIZE } 107.72 \times 60 = 6463.20 \text{ \#}$$

PROPOSED/EXISTING

PROPOSED GARAGE	22x26	572
HOME W/ DECK (EXIST'G)	34x37	1258
PROPOSED DRIVEWAY	18x24	432
"	"	
	10x56	560
2 EXISTING CONC SLABS		
	10x12	120
	10x13	130
		3072

$$3072 \div 6463.20 = 47.5\%$$

13-615 (c)(4) No more than 30% of rear yard
for accessory structure

$$38' \times 60' \text{ yard} = 2280 \text{ \#}$$

$$22' \times 26' \text{ garage} = 572 \text{ \#}$$

$$572 \div 2280 = 25\%$$

Whitmore 2-Car Garage 25' x 21' x 10'Material List

Advanced House Plans Plan # 29205

Model Number: 1957990 | Menards® SKU: 1957990



EVERYDAY LOW PRICE \$14,425.22
SALE PRICE Limited Time Offer \$14,414.02
11% MAIL-IN REBATE Good Through 4/3/21 \$1,585.54
FINAL PRICE \$12,828.48 each

You Save \$1,596.74 with Sale Price & Mail-In Rebate

Variation: Smartlap siding

*Mail-In Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.

**PROPOSED
GARAGE IS**

Sold In Stores

Stop by any Menards for information and to purchase.

**SIMILAR IN
DESIGN**

Description & Documents

Whitmore 2-Car Garage 25' x 21' x 10'Material List

Dimensions: 25' W x 21' L x 10' H

Shipping Weight: 1.0 lbs

Brand Name: Menards

Features

- Cutting and assembly required
- 1/2" OSB roof sheathing
- SmartSide soffit included
- Includes roof edge, nails and hardware
- Building plans included
- For building plans only, search model number 29205 or Whitmore

Specifications

Product Type	Specialty Garage	Garage Type	2 Car
Foundation Type	Slab	Entry Style	Eave
Overall Width	25 foot	Overall Length	21 foot
Sidewall Height	10 foot	Square Footage	525 square foot
Exterior Wall Framing	2x4 Stud	Roof Framing Type	Truss
Rafter/Truss Spacing	2 foot	Roof Pitch	8/12
Roofing Type	Architectural Shingles	Siding Type	SmartSide Lap
Soffit Type	Engineered Wood	Overhead Door Quantity	1
Overhead Door Size	16 x 7	Service Door Quantity	1
Service Door Size	36 x 80	Window Quantity	3
Window Size	36 x 36	Includes	Materials Include Framing, 24" On Center Trusses, Roofing, Siding, Soffit, Fascia, One 16x7 Overhead Door, One Prehung Entry Door, Windows, and Plans

Email Address

ZIP Code

✉ email@address.1

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ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE: 4-8-2021	PROJECT #: 104103	APPEAL #: 21-014
APPLICANT INFORMATION:		
Name: PHIL JENNINGS		
Business Name: CREATIVE SIGN COMPANY		
Address: 505 LAWRENCE DR.		
City, State, Zip: DE PERE, WI 54115		
Phone: 920-360-0557		
Email: PHILOCREATIVESIGNCOMPANY.COM		
Property Owner Information (if different from above):		
Name: MITCH EASTMAN		
Business Name: SPRING LAKE CHURCH		
Address: 301 N ADAMS ST		
City, State, Zip: GREEN BAY, WI 54301		
Phone: 920-983-9090		
Email: MITCH@SPRINGLAKECHURCH.ORG		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: 301 N ADAMS ST		
Tax Parcel Number(s):		
Describe the Variance Request: TO ALLOW A LARGER CHANGEABLE COPY SIGN THAT ALLOWED: SEC 13.2019- UNDER THE ORDINANCE, CHANGEABLE COPY SIGNS SHALL NOT BE UTILIZED AS A STAND-ALONE SIGN. (B) THE CHANGING SIGN SHALL NOT EXCEED THE FOLLOWING LIMITATIONS: STATIC SIGN OR CABINET WITH ONE FOOT ID AT TOP IS 4'3" X 6'. UNDER LIMITATIONS THE CHANGEABLE SIGN WOULD BE ALLOWED AT 12.6 SQUARE FT. THEY NEED TO BE LARGER FOR THE TWO SIGNS.		

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

SEC. 13.2019 CHANGEABLE COPY SIGNS

ALTERNATIVES:

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

ELECTRONIC MESSAGE CENTER OR CHANGEABLE COPY SIGN IS 4'x8' INSIDE CABINET OR STATIC SIGN ONE SIGN AT FRONT ENTRANCE AREA AND ONE ON EAST SIDE OF BUILDING ON ADAMS ST. BOTH SIGNS HAVE NO REASON OR NEED TO MAKE CABINET LARGER -

Alternatives that you considered that comply with existing regulations:

ORIGINALLY WE APPLIED FOR PERMIT WITH JUST STAND ALONE EMC BECAUSE THEY DO COME IN CABINET. WAS TOLD THE EMC WOULD HAVE TO BE IN A STATIC SIGN.

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

WE COMPLIED WITH STATIC SIGN AND A ID DANCE

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 **NO -**

THEY HAVE NO REASON TO HAVE OR INCLUDE A LARGER CABINET. - OTHER THAN WHAT EMC CAN DO WITH INFORMATION THEY HAVE NO REASON TO INCLUDE MORE INFORMATION ON CABINET

Would granting the variance be contrary to the public interest? Explain. <i>NOT AT ALL!</i>
<i>THE SIGNS LOOK GOOD AT THE LOCATIONS</i>
<i>THEY ARE PROPOSED AND WILL NOT CREATE</i>
<i>ISSUES IN THE AREA.</i>
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?

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]
Signature of the Property Owner

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

MITCH EASTMAN
Print Name:

PHIL JENNINGS
Print Name:

4/8/21
Date

4/8/21
Date

OFFICE USE ONLY:	Parcel#	Residential \$75 _____ Commercial \$150 <u>X</u>
District: 7 Zoning: D2	Meeting Date: 04/19/2021	Receipt #:
Submittal Date: 04/08/2021	Staff Signature:	



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

CLIENT: SPRING LAKE CHURCH

LOCATION: 301 N ADAMS ST. GREEN BAY, WI 54303

DRAWN BY: BRIDGET N

SALESPERSON: PHIL "JENNINGS" KOHORN

DATE: 06/15/2020

DESIGN #: D16788

PAGE: 1

REVISION LOG:	INTL	DATE	DESCRIPTION
	BN	12/23/2020	EMC 41" X 75"
	TP	04/06/2021	ADD CABINET

WALL MOUNT CABINET

QUANTITY: 1

SIDES: S/F

LIGHTING: LED (WHITE)

CABINET DESC: FABRICATED ALUM (6")

RETAINER: 2"

FACES: LEXAN

GRAPHICS: DIRECT PRINT, 1ST SURFACE

MOUNTING: FLUSH TO BUILDING

PHOTO EYE: TBD

MESS CENTER: 16MM WATCHFIRE (COLOR)

BROADBAND: YES

TEMP PROBE: YES

INSTRUCTION: PRODUCE & INSTALL

COLORS:

- P-1 BLACK
- C-2 WHITE
- C-3 PMS 660C
- C-4 PMS 274C

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

X

SIGNATURE

DATE

LOCATION VIEW (AFTER)

1 SCALE: 3/16" = 1'



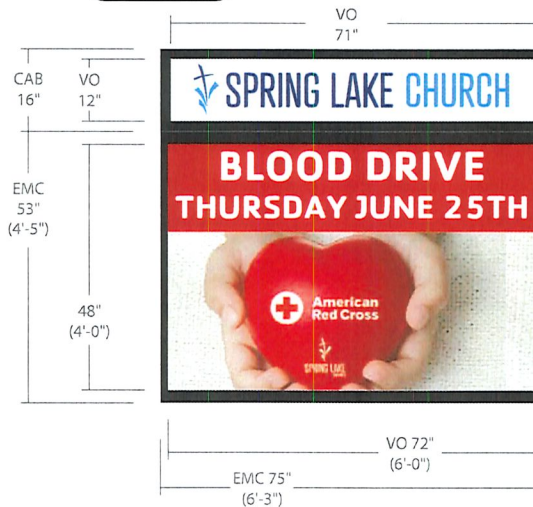
EXISTING VIEW

2 N.T.S.



DETAIL VIEW

3 SCALE: 1/2" = 1'



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CONCEPTUAL DRAWING ONLY

All sizes and dimensions are illustrated for client conception of the project and are not to be understood as being exact size or exact scale. Renderings, including lighting effects, opacities, and coloration, are an approximation.

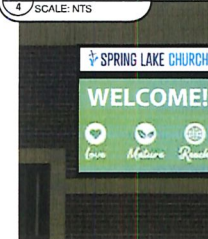
CUSTOMER RESPONSIBILITIES

Please review all drawing details closely, as Creative Sign will produce signs as approved drawing indicates. Some changes may occur based on production needs. While Creative Sign will make all efforts to correct any obvious spelling or grammatical errors, the customer is responsible for confirming that the above copy, including names and titles, appear as desired. Creative Sign will make every effort to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used.

CAB-1: LOC-1 OPTION A

NIGHT VIEW

4 SCALE: NTS

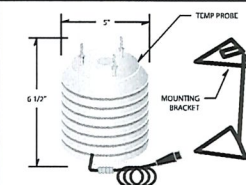


LIT SIGN

THIS SIGN WILL REQUIRE ELECTRICAL WIRING. CUSTOMER IS REQUIRED TO SCHEDULE A LICENSED ELECTRICIAN TO RUN POWER TO THE SIGN AND DO FINAL WIRING. TALK TO YOUR SIGN CONSULTANT IF:
• YOU WOULD LIKE CREATIVE SIGN TO COORDINATE YOUR ELECTRICAL
• YOU HAVE ANY QUESTIONS REGARDING THE POWER REQUIREMENTS FOR YOUR SIGNAGE.

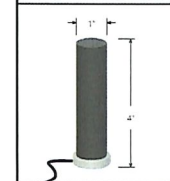
TEMPERATURE PROBE DETAILS

TO BE MOUNTED TO MESSAGE CENTER AS REQUIRED PER SITE CONDITIONS FOR ACCURATE READINGS



BROADBAND ANTENNA DETAILS

TO BE MOUNTED TO SIGN AS REQUIRED





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

CLIENT: SPRING LAKE CHURCH

LOCATION: 301 N ADAMS ST. GREEN BAY, WI 54303

DRAWN BY: BRIDGET N

SALESPERSON: PHIL "JENNINGS" KOHORN

DATE: 06/15/2020

DESIGN #: D16788

PAGE: 2

REVISION LOG:	INTL	DATE	DESCRIPTION
BN	12/23/2020	EMC 41" X 75"	
TP	04/06/2021	ADD CABINET	

WALL MOUNT CABINET

QUANTITY: 1

SIDES: S/F

LIGHTING: LED (WHITE)

CABINET DESC: FABRICATED ALUM (6")

RETAINER: 2"

FACES: LEXAN

GRAPHICS: DIRECT PRINT, 1ST SURFACE

MOUNTING: FLUSH TO BUILDING

PHOTO EYE: TBD

MESS CENTER: 16MM WATCHFIRE (COLOR)

BROADBAND: YES

TEMP PROBE: YES

INSTRUCTION: PRODUCE & INSTALL

COLORS:

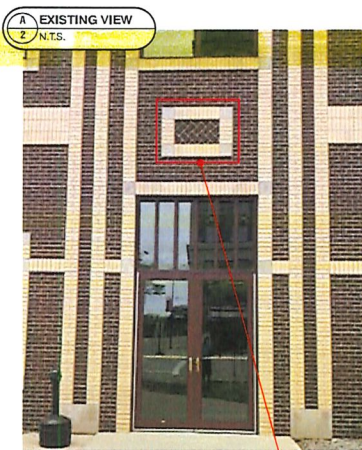
- P-1 BLACK
- C-2 WHITE
- C-3 PMS 660C
- C-4 PMS 274C

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

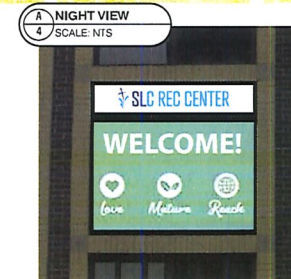
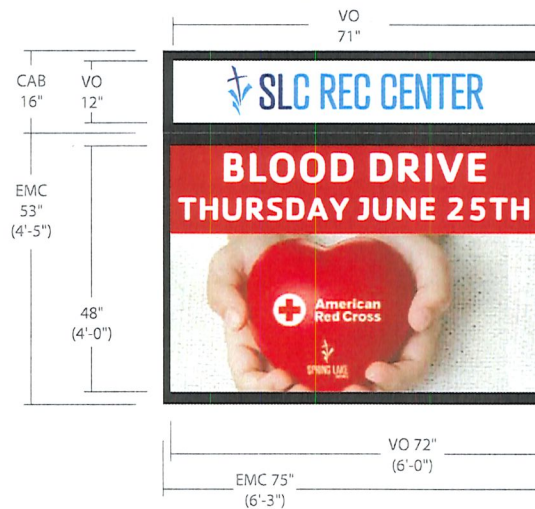
X

SIGNATURE

DATE



A DETAIL VIEW
3 SCALE: 1/2" = 1'



A NIGHT VIEW
4 SCALE: NTS

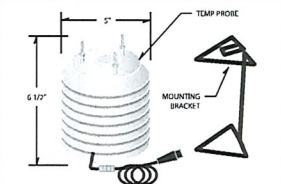
CAB-2: LOC-2 OPTION A

LIT SIGN

THIS SIGN WILL REQUIRE ELECTRICAL HOOK UP. CUSTOMER IS REQUIRED TO SCHEDULE A LICENSED ELECTRICIAN TO RUN POWER TO THE SIGN AND DO FINAL HOOK UP. TALK TO YOUR SIGN CONSULTANT IF:
• YOU WOULD LIKE CREATIVE SIGN TO COORDINATE YOUR ELECTRICAL
• YOU HAVE ANY QUESTIONS REGARDING THE POWER REQUIREMENTS FOR YOUR SIGNAGE.

TEMPERATURE PROBE DETAILS

TO BE MOUNTED TO MESSAGE CENTER AS REQUIRED PER SITE CONDITIONS FOR ACCURATE READINGS



BROADBAND ANTENNA DETAILS

TO BE MOUNTED TO SIGN AS REQUIRED



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Please review all drawing details closely, as Creative Sign will produce signs as approved drawing indicates. Some changes may occur based on production needs. While Creative Sign will make all efforts to correct any obvious spelling or grammatical errors, the customer is responsible for confirming that the above copy, including names and titles, appear as desired. Creative Sign will make every effort to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used.

Initial Appeal #	Zoning District	Code(s)	ADDRESS	PARCEL #	DATE OF MEETING(S)	MEETING OUTCOME	COMMENTS	District	Historic District	Floodplain
1st Quarter										
January						JANUARY MEETING CANCELLED				
February										
20-031	D1	13-1606(1)(6)	901 MAIN	9-48	2/15/2021	DENIED AS REQUESTED		7	N	N
21-001	D1	13-604, Table 6-2	438 KRISTY LEE CT	21-8200	2/15/2021	GRANTED AS REQUESTED		2	N	N
21-002	R1	13-521(a)(I)	2646 WILDFLOWER ROW	21-6269	2/15/2021	GRANTED WITH CONDITIONS	To grant the variance as requested pending confirmation that the fence is not in the Right-of-Way.	2	N	N
21-003	R1	13-604, Table 6-2	3608 CHURCH ROAD	22-2152	2/15/2021	GRANTED AS REQUESTED		1	N	N
March										
21-004	R1	13-604, Table 6-2	3524 BAY HARBOR RD	22-1996	3/15/2021	GRANTED AS REQUESTED		1	N	N
21-005	R1	13-604, Table 6-2	1696 DECKNER AVE	21-2299-2	3/15/2021	TABLED	To table the variance request for up to 90 days to allow the applicant and City staff discuss additional options.	5	N	N
21-006	R1	13-604, Table 6-2	2215 SUNRISE CT	21-819-20	3/15/2021	GRANTED AS REQUESTED		5	N	N
21-007	R1	13-604, Table 6-2 13-1716(b)	2105 SPRINGCREST PL	6H-4331	3/15/2021	GRANTED WITH CONDITIONS	To grant the variance for the garage expansion with the conditions that the new driveway not exceed the width to the garage opening and allow for a sidewalk alongside the garage to access a service door if provided	12	N	N