



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, JUNE 21, 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 June 21, 2021 meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

- I. Approval of the Minutes from the May 17, 2021, meeting of the Zoning & Planning Board of Appeals.

E. Regular Business.

- I. (Appeal 21-013) Brian D. Smith, SmitCo Eateries, Inc., on behalf of Thomas G. Adamany, property owner, proposes to construct a new restaurant building and parking lot in a General Commercial (C1) District at 1979 Main Street. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-720, Table 44-9, Floor Area Ratio (FAR) (Ald. L. Gerlach, District 3).

2. (Appeal 21-015) Glen Schachtner, property owner, proposes to retain an existing driveway expansion in a Low Density Residential (RI) District at 1244-1248 Liberty Street. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code, Section 44-1746(2)(c), Parking for single and two family uses and Section 44-1746(3) driveway width taper (Ald. C. Wery, District 8).
3. (Appeal 21-019) Patti Nelson, property owner, proposes a deck on the rear portion of a single-family home located in a Low Density Residential (RI) District at 1718 Acorn Way. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-358(3), Table 44-2, rear yard setback (Ald. J. VanderLeest, District 11).
4. (Appeal 21-020) Thomas Grosenick, property owner, proposes to retain an existing egress window in a Low Density Residential (RI) at 2747 Little Edelweiss Drive. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-358(3) setback encroachment (Ald. V. Corpus-Dax, District 2).
5. (Appeal 21-022) Randall & Kathleen Van Lanen, property owners, propose to widen an existing driveway in a Low Density Residential (RI) District at 2010-2014 Zeise Avenue. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code, Section 44-1747(b)(3)(d) & (E), Parking for single and two family uses (Ald. L. Gerlach, District 3).
6. (Appeal 21-023) Myles Mathes, property owner, proposes a deck on the rear portion of a single-family home located in a Low Density Residential (RI) District at 617 Pine Terrace. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-358(3), Table 44-2, rear yard setback (Ald. J. VanderLeest, District 11).
7. (Appeal 21-024) Sara Beckers, property owner, proposes to install an egress window in a Low Density Residential (RI) at 1726 11th Avenue. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-358(3) setback encroachment (Ald. B. Johnson, District 9).

F. Informational.

1. Discussion on procedural items related to the Board of Appeals.
2. Next Meeting Date: July 19, 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/83465767404?pwd=N2pVY2FNa2cwM0NsSFNKSHF0SU9XZz09>

Meeting ID: 834 6576 7404

Passcode: 336208

One tap mobile

+1 301 715 8592,,83465767404# US (Washington DC)

+1 312 626 6799,,83465767404# US (Chicago)

Dial by your location

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+1 408 638 0968 US (San Jose)

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Meeting ID: 834 6576 7404

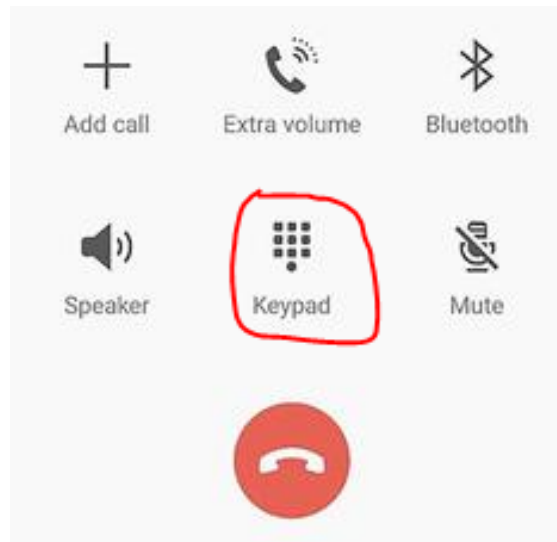
Find your local number: <https://us02web.zoom.us/j/83465767404?pwd=N2pVY2FNa2cwM0NsSFNKSHF0SU9XZz09>

Additional Information

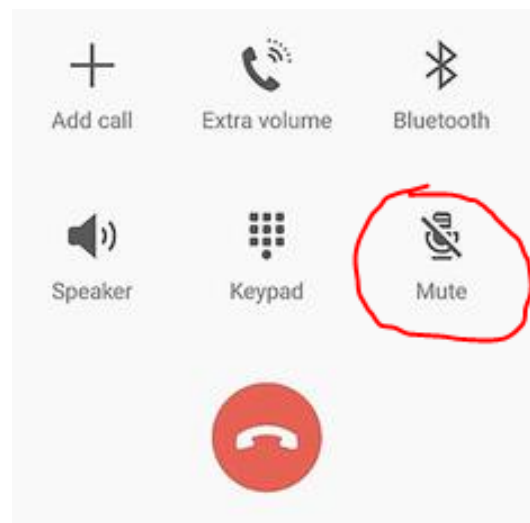
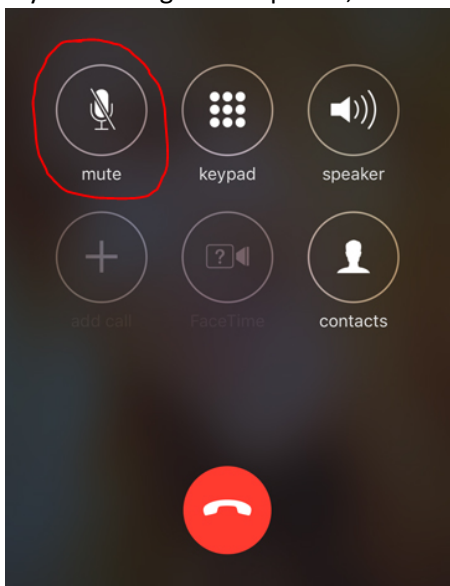
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.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





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

MEETING DATE

June 21, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.1

(Appeal 21-013) Brian D. Smith, SmitCo Eateries, Inc., on behalf of Thomas G. Adamany, property owner, proposes to construct a new restaurant building and parking lot in a General Commercial (C1) District at 1979 Main Street. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-720, Table 44-9, Floor Area Ratio (FAR) (Ald. L. Gerlach, District 3).

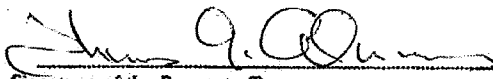
BACKGROUND**RECOMMENDATION****FISCAL IMPACT****ATTACHMENTS**

- I. 1979 MAIN ST

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).
The General Commercial District (C1) dimensional requirements of Chapter 13-810, Table 8-2, requires minimum
Floor Area Ratio (F.A.R.) to be not less than 0.1 (10%) for the subject site.
ALTERNATIVES:
Describe alternatives to your proposal, to include other locations, designs, construction techniques, etc.
See attached.
Alternatives that you considered that comply with existing regulations:
See attached.
Reasons for not pursuing the alternative(s) listed above:
See attached.
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.

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

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

Thomas G. Adamany

Print Name:

4-1-21
 Date


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

Brian D. Smith

Print Name:

4-1-21
 Date

OFFICE USE ONLY:	Parcel#: 21-1328	Residential \$75 _____ Commercial \$150 XX
District: 3 Zoning: C1, R1	Meeting Date:	Receipt #: 2758055-23
Submittal Date:	Staff Signature:	

April 5, 2021

SmitCo Eateries, Inc., Popeyes Louisiana Kitchen Restaurant, 1979 Main Street, Green Bay, WI

PROJECT DESCRIPTION AND VARIANCE REQUEST

SmitCo Eateries, Inc. proposes to redevelop the property located at 1979 Main Street. The existing site currently contains a restaurant supper club with indoor and outdoor seating, a parking lot, and detached accessory structures and unscreened refuse dumpsters at the back of the existing building. The total site area is 1.92 acres (83,801 square feet) with the main frontage and only access being on Main Street. The property also has frontage on St. Bernard Drive but no curb cut/driveway access.

The proposed project includes razing the existing building and pole sign, and removal of a portion of the existing paved area to construct a new 2,602 square foot Popeyes restaurant with double drive-through order lanes, installation of a new pylon sign, installation of new/increased landscaping, and installation of new utilities.

The subject property is one legal parcel of record and is currently “split zoned”. Much of the property is zoned C1 (General Commercial) while that part of the property fronting on St. Bernard Street is zoned R1 (Low-Density Residential). A restaurant with drive-through is permitted as a Conditional Use in the C1 District.

The proposed development asks for relief from the General Commercial (C1) District dimension requirements of Chapter 13-801, Table 8-2 which requires the minimum Floor Area Ratio (F.A.R.) to be not less than 0.10 (10%) for the subject site. The proposed development requires a variance to allow for a F.A.R. of 0.031 (3.1%) as calculated based on the total lot area.

ALTERNATIVES

Alternate locations were not pursued for this proposed development as this site is a highly visible location on a heavily traveled City roadway; both are desirable criteria for a quick-serve restaurant. Other building and/or site designs were not considered. Popeyes Louisiana Kitchen is a national chain with franchisees having rights to develop the brand in different regions of the County. The brand standards (i.e. site size and layout, building design, floorplan, menu, signage, etc.) are controlled by the Popeyes Louisiana Kitchen Corporation to provide a recognizable brand identity and efficiency in operation; franchise owners have limited ability to deviate from the corporate standards.

The developer is considering dividing the existing property to create two (2) parcels with one (1) lot for the Popeyes and the other for sale or future development yet to be determined; the priority at this time is development of the Popeyes. However, a lot size of approximately one (1) acre is required for this type of use to comply with City Zoning Code requirements for parking and landscaping, and to provide adequate drive-through queuing/stacking to meet City requirements and allow for safe merging of the double drive-through order lanes into one (1) pick-up line; the proposed development on a one (1) acre parcel still yields a F. A. R. under 0.10 (approximately 0.06).

UNIQUE PROPERTY LIMITATIONS

The property is encumbered by a general pedestrian/vehicular access and ingress/egress easement that designates specific common parking areas on this property and the property to the east at 1995 Main Street (Walgreens) and provides for *“reasonable access, ingress and egress over all paved driveway, roadways, and walkways...so as to provide for the passage of motor vehicles and pedestrians between all portions of the Common Areas of such Parcels intended for such purposes, and to and from all abutting streets or rights of way furnishing access to such Parcels;...”*. The Popeyes site has been designed taking the easement conditions into account while at the same time keeping the proposed use as far from the adjacent residential properties to the north, making efficient use of that part of the property contained within the Main Street commercial corridor, and provide as much area as possible for a less intense transitional use between the proposed Popeyes and the residential properties.

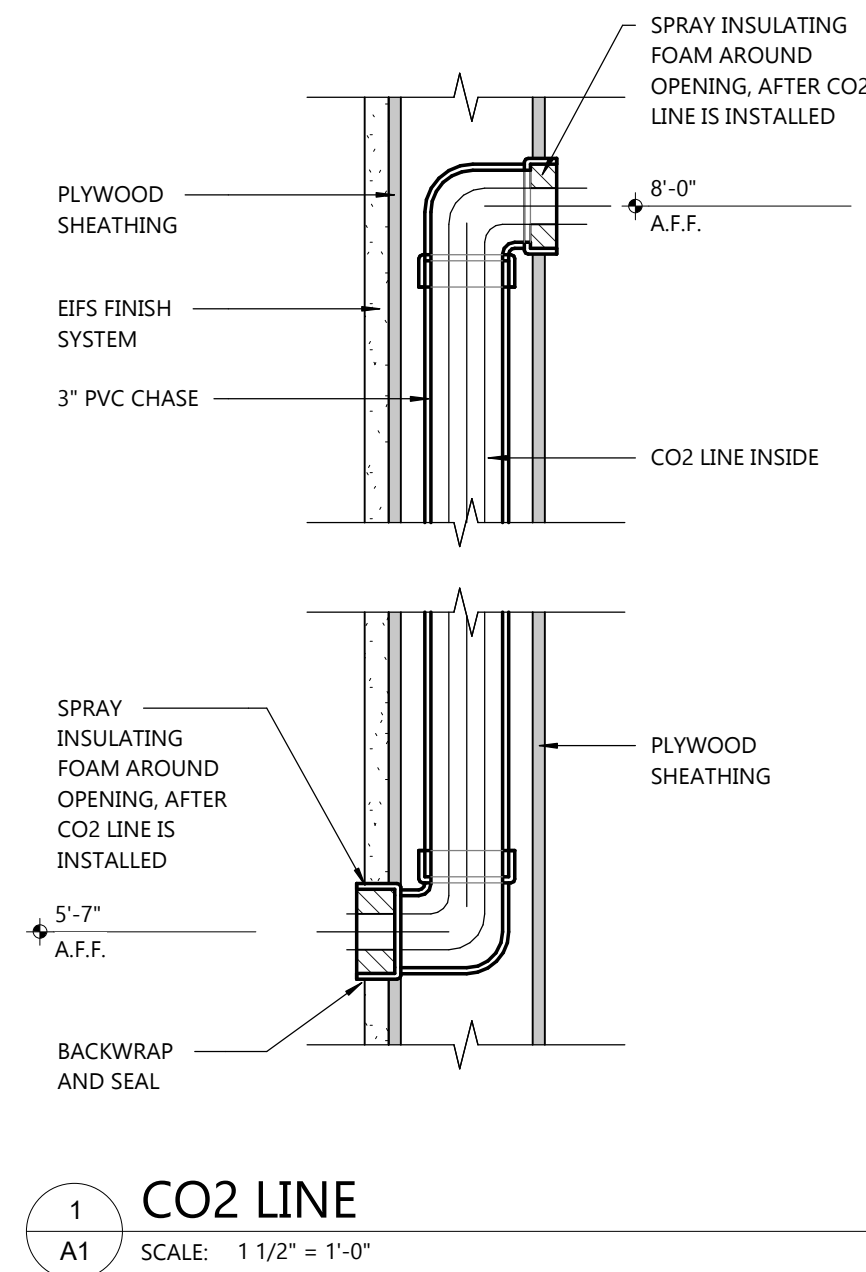
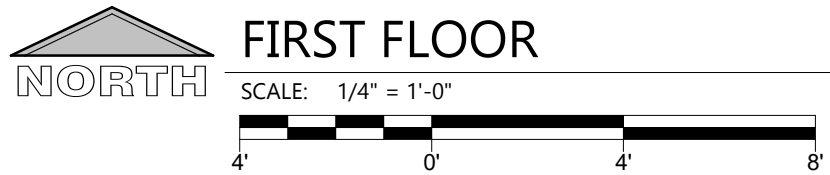
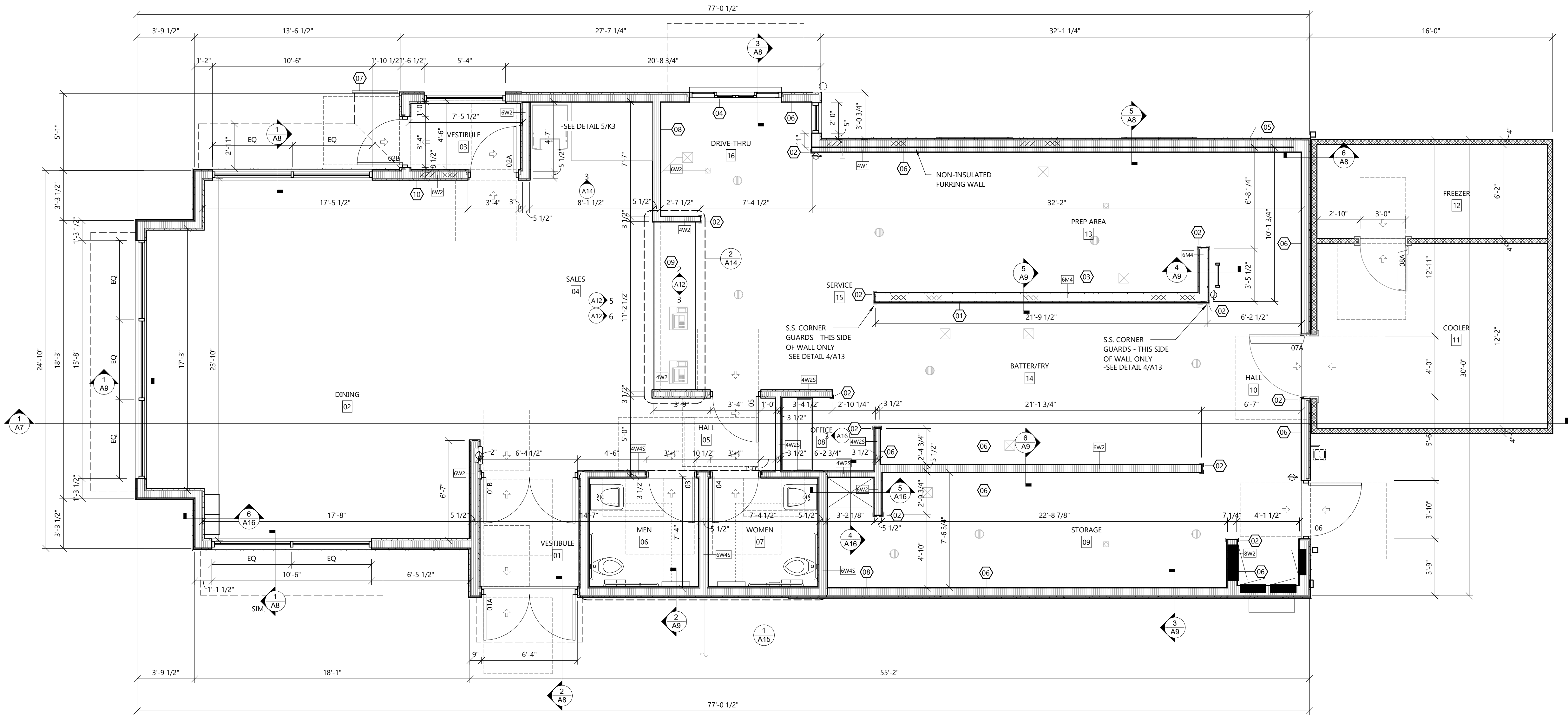
NO HARM TO PUBLIC INTEREST

With respect to the Commercial Districts, the Ordinance strives to provide efficient use of land (i.e. ensure the site will not be underdeveloped via the minimum F.A.R. requirement), ensure compatibility with adjacent districts and uses, control traffic and improve the pedestrian environment. In general terms, the intent and purpose of the Ordinances are to provide safe and healthy living conditions in every aspect throughout the community. The requested variance will not harm the public interest, nor will it undermine the purposes of the Ordinance.

- As noted previously, the area of the property proposed for immediate redevelopment is the minimal area required to fit the Popeyes prototype site layout and still provide adequate drive-through queuing/stacking, parking for patrons and employees, safe and efficient vehicular and pedestrian circulation through the site and between the adjacent Walgreens property.
- Redevelopment as proposed maintains maximum distance between the proposed Popeyes and the residential properties to the north to allow for future less intense transitional development of the remaining property.
- The project results in a decrease of impervious surface area on the property in comparison to the current developed condition thereby reducing stormwater runoff from the site.
- The proposed use will complement the existing development in the area.

UNNECESSARY HARDSHIP

Granting the variance will provide the minimal relief necessary to allow the applicant to redevelop a portion of the property as proposed. Popeyes Louisiana Kitchen is a national chain with franchisees having rights to develop the brand in different regions of the County. The brand standards (i.e. site size and layout, building design, floorplan, menu, signage, etc.) are controlled by the Popeyes Louisiana Kitchen Corporation and franchise owners have limited ability to deviate from the corporate standards. The quick-serve restaurant industry recognizes the faster pace at which society moves and has evolved and adapted to meet the needs of their customers...to provide quality food and good service in a timely fashion. This is reflected in the smaller building floor plan (efficient customer service area and less indoor seating) and the site design (double drive-through order lane, additional queuing/stacking area to allow merging to the pick-up window, drive-through by-pass lane for more efficient internal traffic flow) to accommodate the increase in carryout and drive-through customers. Increasing the size of the building to meet the F.A.R. standard required by the Code is unnecessarily burdensome; it would result in surplus building space and would not adhere to the brand building standards. In addition, in order maintain efficient and safe site circulation for the proposed use and maintain cross access/parking easement requirements, a larger building on the property would place the drive-through and service areas further north towards the residential properties adjacent to this property.



SPECIFICATIONS:

DIVISION 9: FINISHES

SECTION 09 29 00
GYPSUM BOARD

Part 1 - GENERAL

- 1.1 SECTION INCLUDES
- A. STANDARD GYPSUM BOARD
 - B. FIRE-RESISTANCE RATED GYPSUM BOARD
 - C. FIRE RESISTANCE RATED - MOISTURE RESISTANT GYPSUM BOARD

PART 2 - SCOPE

- 1.1 SCOPE: FURNISH AND INSTALL GYPSUM WALL BOARD AS A SUBSTRATE FOR THE INTERIOR FINISH MATERIALS ON INTERIOR WALLS AS SHOWN ON DRAWINGS. FURNISH AND INSTALL GYPSUM WALL BOARD SUSPENDED CEILING WITH HANGERS AND SUPPORTS.

- 1.2 MATERIALS: MATERIAL NAMES ARE BASED ON A NATIONAL GYPSUM GOLD BOND STA-SMOOTH BEVEL EDGE SYSTEM BY U.S. GYPSUM.

- WALLS EXCEPT WHERE NOTED: 1/2" STA-SMOOTH GYPSUM WALL BOARD.
- WALLS WHERE NOTED: 1/2" THINK TAPERED EDGES MOISTURE RESISTANT (M/R) GYPSUM WALL BOARD.
- DROPPED CEILING WHERE NOTED: 1/2" STA-SMOOTH GYPSUM WALL BOARD.
- FIRE RATED WHERE NOTED: 5/8" FIRE RATED GYPSUM WALL BOARD. 5/8" FIRE RATED M/R GYPSUM WALL BOARD.

2. FASTENERS:

- A. GWB-54 1-5/8" LONG ANNULAR RING SHANK NAILS MEETING THE REQUIREMENTS OF ASTM C-380.
- B. 1-1/4" LONG TYPE-W DRYWALL SCREWS TO WOOD STUDS.
- C. 1-1/4" LONG TYPE-S DRYWALL SCREWS TO INTERIOR METAL STUDS.
- D. 1-1/4" LONG TYPE-S12 CORROSION RESISTANT SCREWS FOR EXTERIOR GYPSUM SHEATHING TO METAL STUDS.
- E. JOINT TREATMENT COMPOUND SHALL BE READY MIXED. JOINT TAPE SHALL BE CROSS FIBERED, PERFORATED, FEATHER EDGED. CORNER BEADS SHALL BE GALVANIZED STEEL ROLL-FORMED U-SHAPED CHANNELS.

- F. HANGERS AND SUPPORTS: 2X4 WOOD FRAMING. SUBSTITUTION: FOR STEEL TRUSS BUILDINGS 1-1/2" CARRYING CHANNELS, 3/4" FURRING CHANNELS, 8 GAUGE HANGER WIRES, 16 GAGE TIE WIRES, AND 1" TYPE S SCREWS.

PERFORMANCE
1. INSTALLATION

- A. CUTTING WALLBOARD: GYPSUM WALLBOARD SHALL BE CUT BY SCORING AND BREAKING, OR BY SAWING, WORKING FROM THE FACE SIDE. WHERE BOARD MEETS PROJECTING SURFACES, IT SHALL BE SCRIBED NEATLY.

- B. INSTALLING WALLBOARD: GYPSUM WALLBOARD SHALL BE APPLIED AT RIGHT ANGLES TO FRAMING MEMBERS. BOARDS OF MAXIMUM PRACTICAL LENGTH SHALL BE USED SO THAT AN ABSOLUTE MINIMUM NUMBER OF END JOINTS OCCUR. WALLBOARD JOINTS AT OPENINGS SHALL BE LOCATED SO THAT NO END JOINT SHALL ALIGN WITH EDGES OF OPENINGS. END JOINTS SHALL BE STAGGERED.

- C. FASTENING WALLBOARD: ATTACH WITH SCREWS OR NAILS SPACED APPROXIMATELY 8" O.C. THE NAILS SHALL BE DRIVEN HOME WITH THE HEAD SLIGHTLY BELOW THE SURFACE OF THE BOARD IN A DIMPLE FORMED BY THE DRIVING TOOL.

- D. FASTENING EXTERIOR GYPSUM SHEATHING: ATTACH TO METAL STUDS WITH SCREWS @ 12" O.C. WITH HEAD FLUSH WITH SURFACE.

- E. JOINTS FINISHING: JOINT COMPOUND, QUICK-TREAT, AND TOPPING COMPOUND SHALL BE APPLIED IN ACCORDANCE WITH PRINTED INSTRUCTIONS CONTAINED IN THE PACKAGE. A UNIFORMLY THIN LAYER OF JOINT COMPOUND SHALL BE APPLIED OVER THE JOINT UNDER THE TAPE TO PROVIDE PROPER BOND. CEILING AND WALL ANGLES AND INSIDE CORNER ANGLES SHALL BE REINFORCED WITH THE TAPE FOLDED TO CONFORM TO THE ANGLE AND EMBEDDED IN THE COMPOUND. AFTER THE COMPOUND IS THOROUGHLY DRY, APPROXIMATELY TWENTY FOUR (24) HOURS FOR REGULAR COMPOUND, 2-1/2 HOURS FOR QUICK TREAT, THE TAPE SHALL BE COVERED WITH A COAT OF JOINT COMPOUND OR TOPPING COMPOUND SPREAD OVER THE TAPE APPROXIMATELY 3" ON EACH SIDE OF TAPE, AND FEATHERED OUT AT THE EDGE. AFTER THOROUGHLY DRY, APPLY ANOTHER CROWN OVER JOINTS. THIS COAT SHALL BE SMOOTH AND THE EDGES FEATHERED APPROXIMATELY 3" BEYOND THE PRECEDING COAT. ALLOW EACH APPLICATION OF COMPOUND TO JOINTS AND NAIL HEADS TO DRY, THEN SAND IF NECESSARY. ALL WALLBOARD AND TREATED AREAS SHALL BE SMOOTH AND READY FOR PAINTING OR WALLCOVERING.

SYMBOLS LEGEND

- 12B1 SEE SHEET A18 FOR WALL TYPES
- EXIT SIGNAGE
- FIRE EXTINGUISHER - SEE A18 SHEETS
- FIRE EXTINGUISHER w/ CABINET - SEE A18 SHEETS
- GP-X GUARD POST DESIGNATION -SEE CIVIL FOR DETAILS

GENERAL NOTES

GYPSUM BOARD / EXTERIOR SHEATHING NOTES:

1. EXTERIOR SHEATHING SHALL BE 1/2" EXTERIOR PLYWOOD NAILED IN ACCORDANCE WITH THE STRUCTURAL NAILING SCHEDULE. REFER TO SHEETS S-4.
2. GYPSUM BOARD SHALL BE TYPE "MOISTURE RESISTANT" IN ALL AREAS TO RECEIVE WALL TILE OR FRP PANELS.

INSULATION NOTES:

1. ALL EXTERIOR WALLS TO RECEIVE FIBERGLASS BATT INSULATION TO MATCH DEPTH OF WALL CAVITY.

BLOCKING NOTES:

1. "xxxxxxx" INDICATES BLOCKING REQUIRED IN WALL FOR PLUMBING LINES AND RESTROOM ACCESSORIES. BLOCKING SHALL BE FIRE RETARDANT WHERE REQUIRED BY CODE.
2. CONTRACTOR TO VERIFY REQUIREMENTS WITH LOCAL BUILDING OFFICIALS PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR OBTAINING MANUFACTURERS' CUT SHEETS AND LOCATING BLOCKING AS REQUIRED. THIS INCLUDES KITCHEN EQUIPMENT AND ITEMS FURNISHED AND INSTALLED BY OTHERS.

FRAMING NOTES:

1. ALL INTERIOR DIMS. ARE FROM FACE-OF-STUD TO FACE-OF-STUD
2. CONTRACTOR MAY SUBSTITUTE METAL STUDS FOR INTERIOR WALL, AND SOFFIT FRAMING IF REQUIRED. WHERE USED, METAL FRAMING TO BE 25 GA. UNLESS OTHERWISE SPECIFIED (U.N.O.).
3. REFER TO FRAMING NOTES FOR WALL SECTIONS.
4. ALL INTERIOR WOOD FRAMING TO BE #2 SPRUCE, FIR OR WHITE PINE. WHERE REQUIRED BY CODE, FRAMING SHALL BE #2 FIRE RETARDANT YELLOW PINE. CONTRACTOR TO VERIFY REQUIREMENTS WITH LOCAL BUILDING OFFICIALS PRIOR TO BIDDING.
5. ALL WOOD IN CONTACT WITH THE SLAB MUST BE PRESSURE TREATED.
6. ALL INTERIOR WALLS TO BE FRAMED TO UNDERSIDE OF TRUSS U.N.O..
7. ALL INTERIOR WALLS THAT ARE NOT SHEAR WALLS TO BE ANCHORED W/ 5/8" DIA. EXPANSION ANCHORS AT 6'-0" O.C. SEE STRUCTURAL DWGS. FOR SHEAR WALL ANCHORS.

FINISH NOTES:

1. ALL GYPSUM WALL BOARD BELOW FINISHED CEILING HEIGHT IS TO BE PREPARED FOR PAINTING OR WALLCOVERING AS INDICATED ON INTERIOR DECOR DRAWINGS AND FINISH SCHEDULE. SEE GEN. CONSTR. NOTES FOR DINING AREA
2. SEE INTERIOR DECOR DRAWINGS FOR WALL FINISHES
3. ALL WOOD TRIM PROVIDED BY VENDOR MUST BE FINE SANDED AND SEALED WITH CLEAR POLYURETHANE FINISH BY THE GC TO MATCH THE ADJACENT CAR SIDING.

DOOR NOTES:

1. THE ARCHITECT AND ENGINEERS OF RECORD SHALL VERIFY ALL ACCESSIBLE APPROACHES AND ENTRANCES TO VERIFY THAT THEY COMPLY WITH ALL APPLICABLE CODES. G.C. TO ENSURE THAT ALL DIRECTIONS AND DIMENSIONS GIVEN ARE STRICTLY ADHERED TO. IF CHANGES ARE MADE THAT CONTRADICT WITH THE DRAWING, OR IF EXISTING FILED CONDITIONS MAKE THE DRAWINGS NOT APPLICABLE, THE ARCHITECT MUST BE CONTACTED IMMEDIATELY.
2. ALL DOORS SHALL BE ABLE TO BE OPENED FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT, AND COMPLY WITH ALL CODES. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS SHALL NOT BE USED.

GLAZING NOTES:

1. ALL GLAZING WITHIN A 24" ARC OF DOORS WHOSE BOTTOM IS LESS THAN 60" ABOVE THE FLOOR AND ALL GLAZING IN DOORS SHALL BE SAFETY TEMPERED.

CONSTRUCTION KEY NOTES

- 01 INSTALL FULL HEIGHT 18 GA STAINLESS STEEL PANEL BEHIND OVENS AND FRYERS. S/S SHALL EXTEND 18" BEHIND EQUIPMENT. REFER TO INTERIOR KITCHEN ELEVATIONS AND EQUIPMENT PLAN FOR LOCATIONS.
- 02 GENERAL CONTRACTOR (G.C.) TO PROVIDE 2"x2" FULL HEIGHT CORNER GUARDS ON ALL OUTSIDE CORNERS @ KITCHEN WALLS.
- 03 HOOD WALL TO BE CONSTRUCTED WITH 6" METAL STUD STUDS AT 16" O.C. INSTALL 2 LAYERS 5/8" MOISTURE RESISTANT TYPE X GYPSUM WALL BOARD ON BOTH WALL SIDES FROM FINISHED FLOOR TO BEYOND CEILING.
- 04 ELECTRIC DRIVE-THRU WINDOW TO BE INSTALLED AT THE LOCATION SHOWN. VERIFY REQUIRED ROUGH-IN AND ELECTRICAL REQUIREMENTS WITH MANUFACTURER BEFORE PROCEEDING.
- 05 GC SHALL COORDINATE WITH KOLPAK TO PROVIDE THE INSTALLATION KIT TO MOUNT THE WTB ON THE OUTSIDE OF THE BUILDING.
- 06 PROVIDE 1/2" MOISTURE RESISTANT GYPSUM WALL BOARD ON ALL INTERIOR KITCHEN WALL SURFACES FROM FINISHED FLOOR TO 24" ABOVE FINISHED FLOOR, UNO. PROVIDE 1/2" PLYWOOD FROM 24" AFF TO BEYOND CEILING ON ALL KITCHEN WALLS.
- 07 INSTALL GUARDRAIL ACCORDING TO THE MANUFACTURER'S SPECIFICATION
- 08 SEE PT SHEET FOR SODA LINE CHASES. VERIFY LOCATIONS WITH BEVERAGE PROVIDER.
- 09 INSTALL THE HALF WALL AND FRONT COUNTER AFTER THE KITCHEN EQUIPMENT HAS BEEN BROUGHT IN. PROVIDE 1/2" GYPSUM WALL BOARD ON THE SIDE FACING THE DINING. PROVIDE 1/2" PLYWOOD WITH FRP ON THE SIDE FACING THE KITCHEN.
- 10 WALL MOUNTED TV LOCATION, PROVIDE 5/8" PLYWOOD SHEATHING ENTIRE WALL FOR MOUNTING OF TV.

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COLLABORATION

PROJECT INFORMATION

PROPOSED BUILDING FOR:

POPEYES LOUISIANA KITCHEN

1979 MAIN STREET • GREEN BAY, WI 54302

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE MAR. 12, 2021

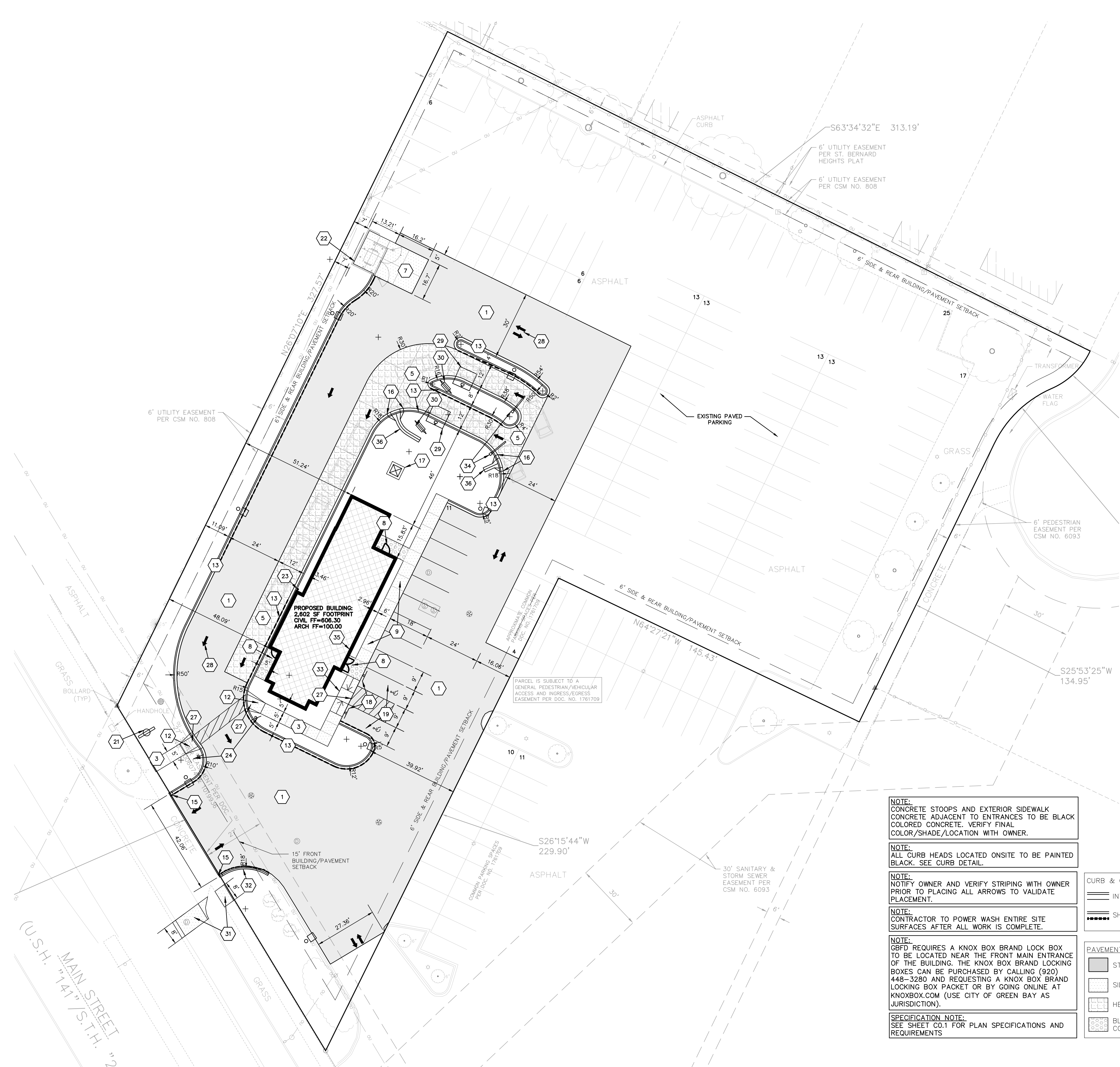
REVISIONS

JOB NUMBER

2051360

SHEET NUMBER

A1



SITE INFORMATION:

PARCEL NUMBER: 21-1328
PROPERTY ADDRESS: 1979 MAIN ST GREEN BAY, WI 54302-3920
PROPERTY AREA: AREA = 83,801 S.F. (1.92 ACRES).
EXISTING ZONING: C1 AND R1
PROPOSED ZONING: C1 AND R1
PROPOSED USE: QUICK-SERVE RESTAURANT W/ DRIVE-THRU
AREA OF SITE DISTURBANCE: 38,776 SF (0.89 AC)
SETBACKS: BUILDING: FRONT (SOUTH) = 15'
SIDE (EAST/WEST) = 6'
REAR (NORTH) = 6'
PAVEMENT: FRONT (SOUTH) = 15'
SIDE (EAST/WEST) = 6'
REAR (NORTH) = 6'
PROPOSED BUILDING HEIGHT: 21' 10" (MAX. HEIGHT ALLOWED: 35')
PARKING REQUIRED: GREATER OF 1 SPACE PER 3 SEATS (20 REQ.) OR 1 SPACE PER 100 SF OF INTERIOR SPACE + 1 SPACE PER 200 SF EXTERIOR SEATING (26 REQ.)
REQUIRED PARKING= 26 SPACES
PARKING PROVIDED: 148 SPACES AVAILABLE FOR CUSTOMER USE (2 H.C. ACCESSIBLE)
HANDICAP STALLS REQUIRED: 2 REQUIRED FOR RESTAURANT USE BASED ON 26 REQ. SPACES
2 PROVIDED
HOURS OF OPERATION: 10:30 AM - 10:00 PM, 7 DAYS PER WEEK
BUILDING OCCUPANCY CLASSIFICATION = ASSEMBLY A2 (RESTAURANT)
CLASS OF BUILDING CONSTRUCTION = VB

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.92	83,801	
BUILDING FLOOR AREA	0.23	10,000	11.9%
PAVEMENT (ASP. & CONC.)	1.46	63,523	75.8%
TOTAL IMPERVIOUS	1.69	73,523	87.7%
LANDSCAPE/ OPEN SPACE	0.24	10,278	12.3%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.92	83,801	
BUILDING FLOOR AREA	0.06	2,602	3.1%
PAVEMENT (ASP. & CONC.)	1.47	63,870	76.2%
TOTAL IMPERVIOUS	1.53	66,472	79.3%
LANDSCAPE/ OPEN SPACE	0.40	17,329	20.7%

SITE PLAN KEYNOTES

- 1 STANDARD ASPHALT SECTION (TYP.)
- 3 CONCRETE SIDEWALK (TYP.)
- 5 HEAVY DUTY/DRIVE THRU CONCRETE (TYP)
- 7 DUMPSTER PAD/APRON CONCRETE (TYP)
- 8 CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
- 9 RAISED WALK (TYP.)
- 12 CURB RAMP (TYP.)
- 13 18" CURB & GUTTER (TYP.)
- 15 CURB TAPER (TYP.)
- 16 CURB CUT (TYP.)
- 17 CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
- 18 HANDICAP SIGN (TYP.)
- 19 HANDICAP STALL & STRIPING PER STATE CODES.
- 21 PROPOSED PYLON SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
- 22 DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
- 23 6" CONCRETE BOLLARDS (SEE DETAIL ON C2.0)
- 24 EXIT ONLY/DO NOT ENTER SIGN (TYP.)
- 27 DETECTABLE WARNING PLATE
- 28 TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING.
- 29 MENUBOARD CANOPY, SPEAKER POST AND OCB (TYP.)
- 30 MENUBOARD (TYP.) SEE ELECTRICAL PLANS FOR REQUIRED CONDUITS.
- 31 REPLACE CONCRETE PAVEMENT AND CONCRETE CURB AND GUTTER PER CITY OF GREEN BAY STANDARDS AS NEEDED FOR NEW STORM LINE CONNECTION.
- 32 REPLACE CONCRETE CURB AND GUTTER TO MATCH EXISTING.
- 33 ADA SIDEWALK RAMP W/ DETECTIBLE WARNING PLATE (TYP.)
- 34 CLEARANCE POLE (TYP.) SIGN FOOTING TO BE INTEGRAL TO SIDEWALK
- 35 KNOX BOX. SEE NOTE. COORDINATE W/ LOCAL FIRE DEPARTMENT AS NEEDED.
- 36 CONCRETE FLUME (SEE DETAIL ON C2.0)

CURB & GUTTER MARKING KEY:

- INVERTED CURB & GUTTER
- SHEDDING CURB & GUTTER

PAVEMENT HATCH KEY:

- STANDARD ASPHALT
- SIDEWALK CONCRETE
- HEAVY DUTY CONCRETE
- BLACK COLORED CONCRETE

NOTE:
CONCRETE STOOPS AND EXTERIOR SIDEWALK CONCRETE ADJACENT TO ENTRANCES TO BE BLACK COLORED CONCRETE. VERIFY FINAL COLOR/SHADE/LOCATION WITH OWNER.

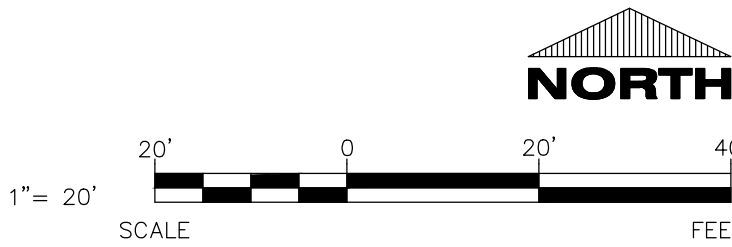
NOTE:
ALL CURB HEADS LOCATED ONSITE TO BE PAINTED BLACK. SEE CURB DETAIL.

NOTE:
NOTIFY OWNER AND VERIFY STRIPING WITH OWNER PRIOR TO PLACING ALL ARROWS TO VALIDATE PLACEMENT.

NOTE:
CONTRACTOR TO POWER WASH ENTIRE SITE SURFACES AFTER ALL WORK IS COMPLETE.

NOTE:
GBFD REQUIRES A KNOX BOX BRAND LOCK BOX TO BE LOCATED NEAR THE FRONT MAIN ENTRANCE OF THE BUILDING. THE KNOX BOX BRAND LOCKING BOXES CAN BE PURCHASED BY CALLING (920) 448-3280 AND REQUESTING A KNOX BOX BRAND LOCKING BOX PACKET OR BY GOING ONLINE AT KNOXBOX.COM (USE CITY OF GREEN BAY AS JURISDICTION).

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



CIVIL SITE PLAN

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PROJECT INFORMATION

PROPOSED BUILDING FOR:
POPEYES LOUISIANA KITCHEN
1979 MAIN STREET • GREEN BAY, WI 54302



PRELIMINARY DATES
MAR. 4, 2021
MAR. 9, 2021
MAR. 16, 2021
MAR. 22, 2021

JOB NUMBER
2051360

SHEET NUMBER
C1.1



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

MEETING DATE

June 21, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.2

(Appeal 21-015) Glen Schachtner, property owner, proposes to retain an existing driveway expansion in a Low Density Residential (R1) District at 1244-1248 Liberty Street. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code, Section 44-1746(2)(c), Parking for single and two family uses and Section 44-1746(3) driveway width taper (Ald. C. Wery, District 8).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 1244-1248 LIBERTY ST



ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE: 4/17/2021	PROJECT #: 87737	APPEAL #: 21-015
APPLICANT INFORMATION:		
Name:	Glenn Schachtner	
Business Name:		
Address:	2581 He-Nis-Ra, Lw, Green Bay, WI	
City, State, Zip	Green Bay, WI 54304	
Phone:	920-379-4966	
Email:	glennschachtner@yahoo.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:	1244-1248 Liberty St. Green Bay, WI 54304	
Tax Parcel Number(s):	#1-2697	
Describe the Variance Request:	① I would like to be considered for a variance based on not wanting Tarps driving over the lawn. I and making a mud mess on sidewalk, curb & gutter, and street. ② This variance would match many other properties in the immediate area. I am seeking a variance to #1, Chapter 13.	

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

#1, Chapter 13

* 13-1716 (b)(3)(e) Front yard space no greater than 8ft. in width beyond garage door

* 13-1715 (c)(3) Shall taper to match apron width min 5ft inside parcel (taper shall contain vegetation or object to limit vehicular trespass)

ALTERNATIVES:

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

- This work has been completed

Alternatives that you considered that comply with existing regulations:

- I look around the area and wanted my property to look like others -
- Curve or multi faceted end.

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

- Tenant to drive on Grass putting mud and sidewalk and street.
- Tearing up lawn

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

- 1) It has a very narrow curb cut to allow for straightening out vehicle in #2 spot.

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

No, by granting this variance: ① Allows to keep vehicles off grass, sidewalk, and street with probable mud etc. ② Allows for a cleaner property and neighborhood. ③ Is the same as many other properties in immediate area.

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?

In order to use second space car has to first maneuver into an angle in position and reposition back and forth. With 5 ft missing cars will go off parking area into grass and ruin aesthetics of property and area as well as use as requested.

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)

Glenn Schachtner

Print Name:

Print Name:

4/17/2021

Date

Date

OFFICE USE ONLY:	Parcel# 1-269.7	Residential \$75 ☒ Commercial \$150 ☐
District: 8 Zoning: R1	Meeting Date: 5-17-21	Receipt #: 2758154-21
Submittal Date: 4/22/2021	Staff Signature:	







6

1244-1248 liberty st
R# 87737

8

1-2697

may be →
9,217

← approx 16'
SF

not to exceed 25'

81.05'

81.05'

4.03'

1244-1248
1248

Conditionally
APPROVED
BUILDING INSPECTION DIVISION
GREEN BAY, WISCONSIN
R/R
SEE CORRESPONDENCE



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

MEETING DATE

June 21, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.3

(Appeal 21-019) Patti Nelson, property owner, proposes a deck on the rear portion of a single-family home located in a Low Density Residential (R1) District at 1718 Acorn Way. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-358(3), Table 44-2, rear yard setback (Ald. J. VanderLeest, District 11).

BACKGROUND**RECOMMENDATION****FISCAL IMPACT****ATTACHMENTS**

- I. 1718 Acorn Way



ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

DATE: 5/21/2021	PROJECT #: 104272	APPEAL #: 21-019
APPLICANT INFORMATION:		
Name: Patti Nelson		
Business Name: N.A.		
Address: 1718 Acorn Way		
City, State, Zip: Green Bay, WI 54304		
Phone: 920-246-1256		
Email: patti.nelson@dot.wi.gov		
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: 1718 Acorn Way		
Tax Parcel Number(s): 6H-2113		
Describe the Variance Request: A deck requires a 25-ft. setback from the rear property line. My deck does not have that setback. I have attached a drawing of the deck on my property. When I moved in to the house in 2004, there was a deck and over the years, the deck deteriorated and because of a large oak tree, the deck shifted and pushed on the utility on the back of the house. I hired a company to repair the utility. A friend of mine removed the old deck.		
Three men constructed the new deck where the old deck was in my back yard.		
Please allow me to keep my new deck. It is a treated-lumber type deck, 16' x 16'.		
The old wood pile is removed from my property. I have attached a picture of this.		
Thank you, Patti M. Nelson, 1718 Acorn Way, Green Bay, WI 54304		

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

Rear yard setback 25 ft. 13-604 Table 6-2

ALTERNATIVES:

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

N.A.

Alternatives that you considered that comply with existing regulations:

We replaced the existing deck with a new deck in the same location. There was no alternative. There is only approximately 25 feet from the back of the house to my adjacent neighbor's fence.

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

Yes - as the drawing shows, there isn't a lot of room between the back of the house and the adjoining property.

There was a deck when I bought the home in 2004.

Would granting the variance be contrary to the public interest? Explain.
No - the deck is a simple treated-lumber deck off the patio doors in the rear of the house.
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?
There is only a distance of 25 feet from the back of the house to the neighbor's fence. With the 25-foot setback requirement, nothing could be constructed in the back yard and the patio door step-out would be an approximately 2' drop-off to grass or dirt.

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.

Patti Nelson
Signature of the Property Owner

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

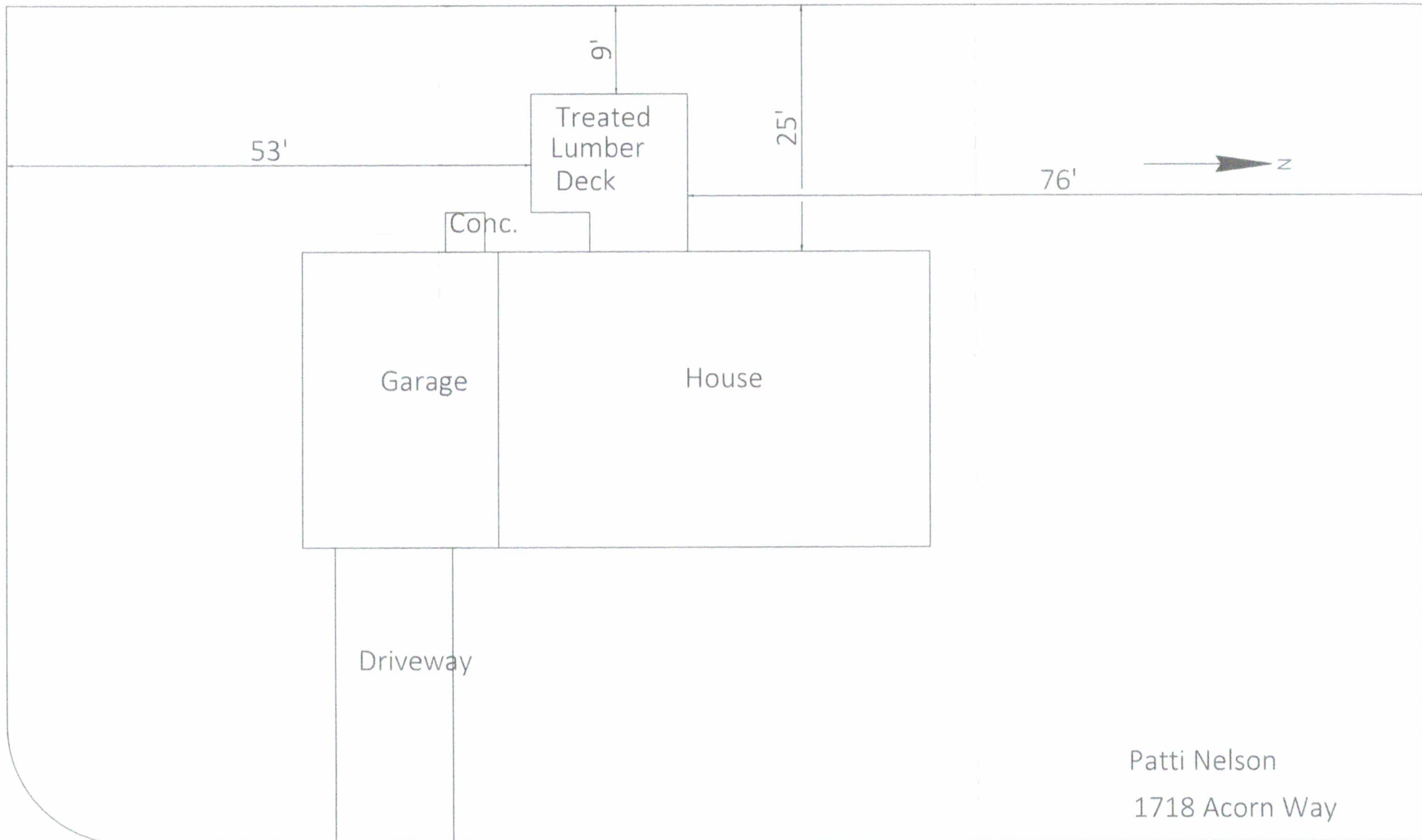
Patti Nelson
Print Name:

Print Name:

May 20, 2021
Date

Date

OFFICE USE ONLY:	Parcel# 6h-2113	Residential \$75 _____	Commercial \$150 _____
District: 11 Zoning: R1	Meeting Date:	Receipt #:	
Submittal Date:	Staff Signature:		



Acorn Way

P. Nelson

1718 Acorn Way

Green Bay, WI 54304





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

MEETING DATE

June 21, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.4

(Appeal 21-020) Thomas Grosenick, property owner, proposes to retain an existing egress window in a Low Density Residential (R1) at 2747 Little Edelweiss Drive. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-358(3) setback encroachment (Ald. V. Corpus-Dax, District 2).

BACKGROUND**RECOMMENDATION****FISCAL IMPACT****ATTACHMENTS**

- I. 2747 LITTLE EDELWEISS DR

June BOA



ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE: 5-25-2021	PROJECT #: 104825	APPEAL #: 21-020
APPLICANT INFORMATION:		
Name: THOMAS D. GROSENICK		
Business Name:		
Address: 456 TYROLIAN DR		
City, State, Zip: GREEN BAY WI. 54307		
Phone: 920 883-9777		
Email:		
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:		
Tax Parcel Number(s):		
Describe the Variance Request: ITB my understanding that a variance is required if any work such as the egress window extends farther out than existing parts such as the porches.		
The egress window is 38"		
TYROLIAN SIDE PORCH 54"		
LIFE EDELWISS SIDE PORCH 72"		

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

?

EGRESS WINDOWS ARE LIMITED TO THE SIDE AND REAR YARDS.
SEC 13-509(a)(3)

ALTERNATIVES:

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

none

Alternatives that you considered that comply with existing regulations:

no alternative as to where window is required

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

This is the only window that fits the need for a 3rd bedroom as needed by tenants

Would granting the variance be contrary to the public interest? Explain.
not that I am aware of - this it was explained to me a variance may not be required to complete the jobs
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.

Thomas D Groenick
Signature of the Property Owner

THOMAS D. GROENICK
Print Name:

Date

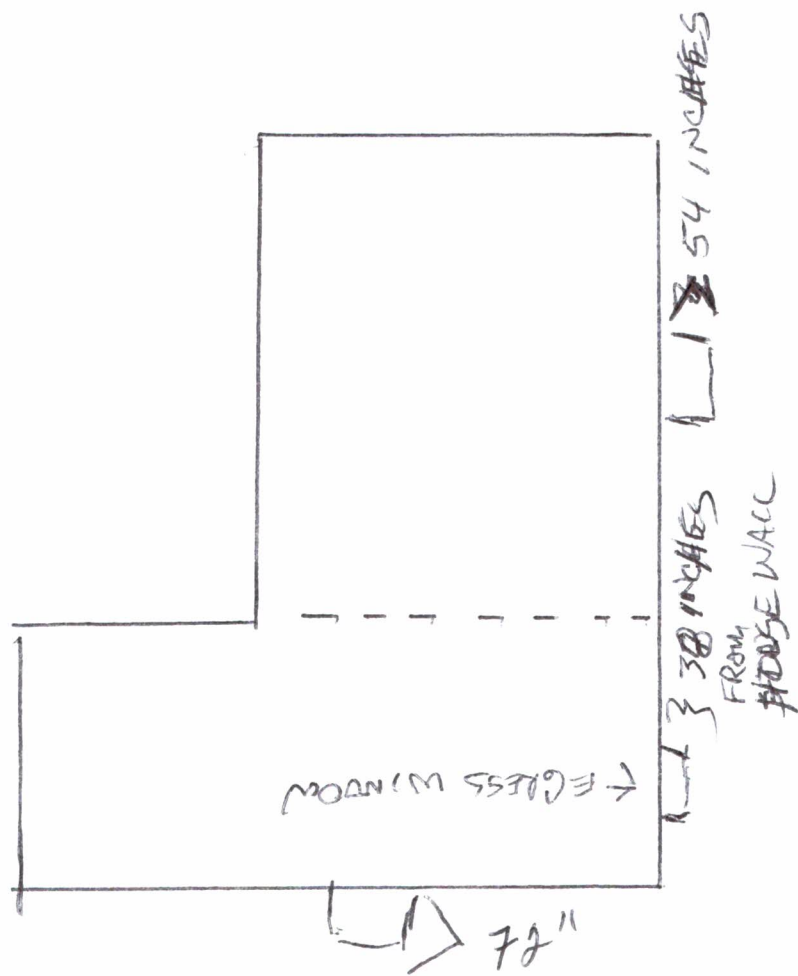
Signature of Applicant (working as "Agent" for owner)

Print Name:

Date

OFFICE USE ONLY:	Parcel# 21-3476	Residential \$75 _____ Commercial \$150 _____
District: 2 Zoning: R1	Meeting Date: 6/21/24	Receipt #:
Submittal Date:	Staff Signature:	

LITTLE EDEWISS DR.



452
1/4 Roman Dr



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

MEETING DATE

June 21, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.5

(Appeal 21-022) Randall & Kathleen Van Lanen, property owners, propose to widen an existing driveway in a Low Density Residential (R1) District at 2010-2014 Zeise Avenue. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code, Section 44-1747(b)(3)(d) & (E), Parking for single and two family uses (Ald. L. Gerlach, District 3).

BACKGROUND**RECOMMENDATION****FISCAL IMPACT****ATTACHMENTS**

- I. 2010-2014 Zeise

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

13-1716 (b) (3) (E) shall not be located in front of the primary entrance to the residence

ALTERNATIVES:

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

We have no alternative to work with.

Alternatives that you considered that comply with existing regulations:

On Street parking permit

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

On Street parking permit covers 6 times which equals only 12 wks of the year. Making this a NON-WORKABLE solution.

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

A corner lot, the side yard's, back yard and behind the existing 2 single stall garages, which have living space behind them, would restrict us to be able to expand in either of these areas.

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

Has NO bearing to the public interest.

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?

The side expansions will enhance curb appeal, making it functional for all concerned to park safely. Especially during the winter months. Having the extra 3' on both sides will give emergency response easier access to the building during all seasons - esp in winter "NO SNOW piles from sidewalk to front entrance."

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.

Kathleen A VanLanen

Signature of the Property Owner

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

Kathleen A VanLanen

Print Name:

Print Name:

5/26/21

Date

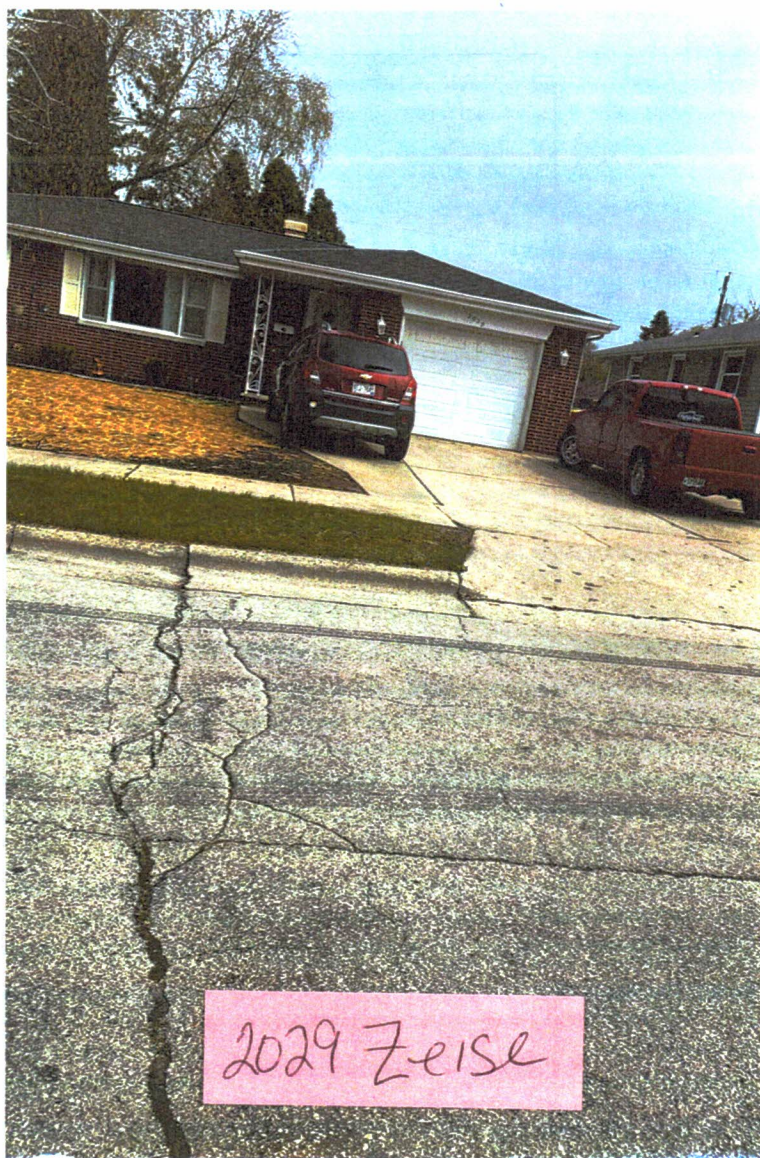
Date

OFFICE USE ONLY:	Parcel# <i>21-2827-H-25</i>	Residential \$75 ☒	Commercial \$150 ☐
District: <i>3</i> Zoning: <i>R1</i>	Meeting Date: <i>6-21-21</i>	Receipt #: <i>2758394-12</i>	
Submittal Date: <i>5/26/2021</i>	Staff Signature:		





481 Wayfarer



2029 Zeise



645 Bader

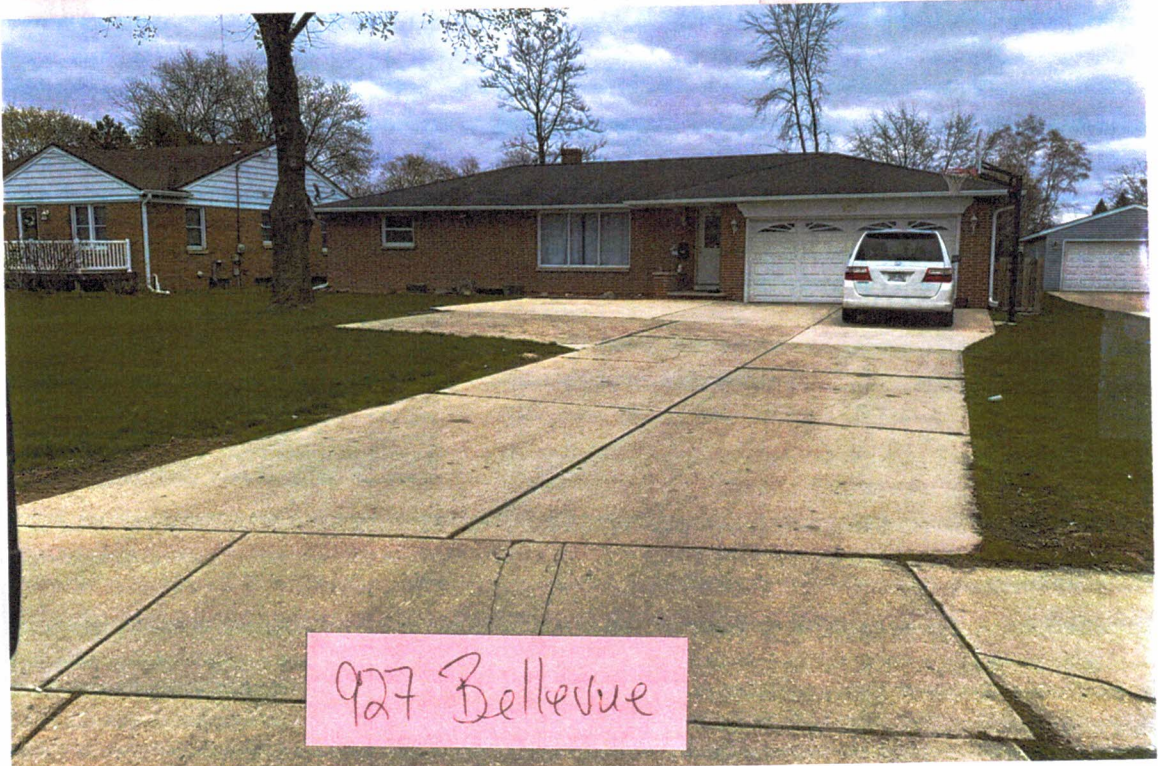


1931 Hillview





1850-1852 Oakdale





1038 Heyrman



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

MEETING DATE

June 21, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.6

(Appeal 21-023) Myles Mathes, property owner, proposes a deck on the rear portion of a single-family home located in a Low Density Residential (R1) District at 617 Pine Terrace. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-358(3), Table 44-2, rear yard setback (Ald. J. VanderLeest, District 11).

BACKGROUND**RECOMMENDATION****FISCAL IMPACT****ATTACHMENTS**

- I. 617 Pine Terr

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

Sec 13.604 table 6-2 rear yard
Set back

ALTERNATIVES:

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

We considered decreasing the deck to the dimensions that allowed the 25ft restriction.

Alternatives that you considered that comply with existing regulations:

As above.

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

The deck would be too small to accommodate a patio table with chairs and grill. This would limit use of the outside space. It would also limit functionality of the space.

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. Our posterior property line is angled. The angle increases away from the patio door. The 25 ft. needed from the property line to the deck cannot be accommodated.

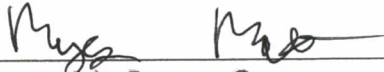
Would granting the variance be contrary to the public interest? Explain.

No. This change will not cause any issues with the public. This would be on private property and stay within our property line.

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?

If unable to get the variance, we will not be able to have an appropriate outside space in our yard. While decks are permitted, due to our lot, we would not be able to build this on our property with the current 25 foot clearance from the property line.

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)

Myles Mathes
Print Name:

Print Name:

5-25-2021
Date

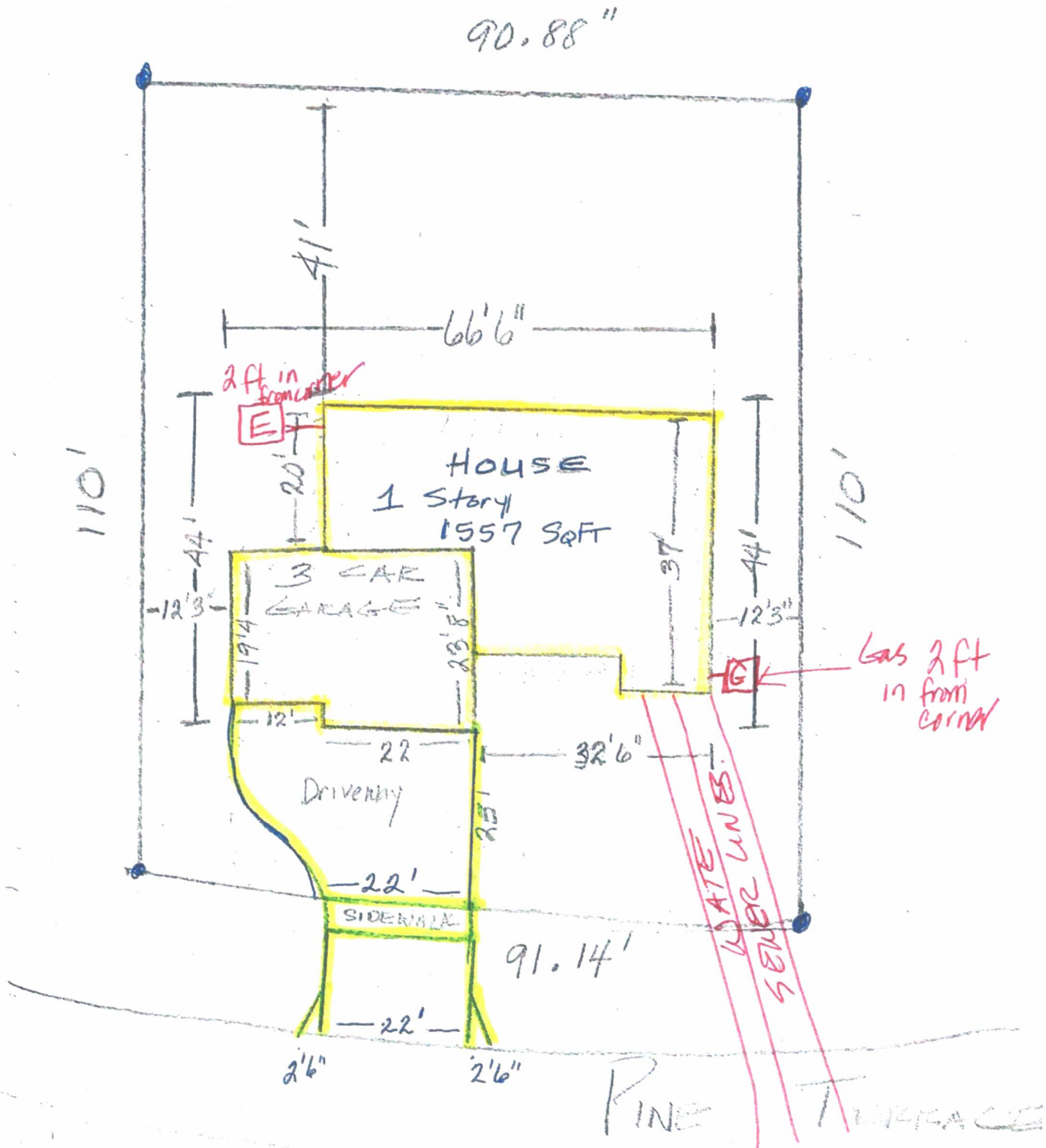
Date

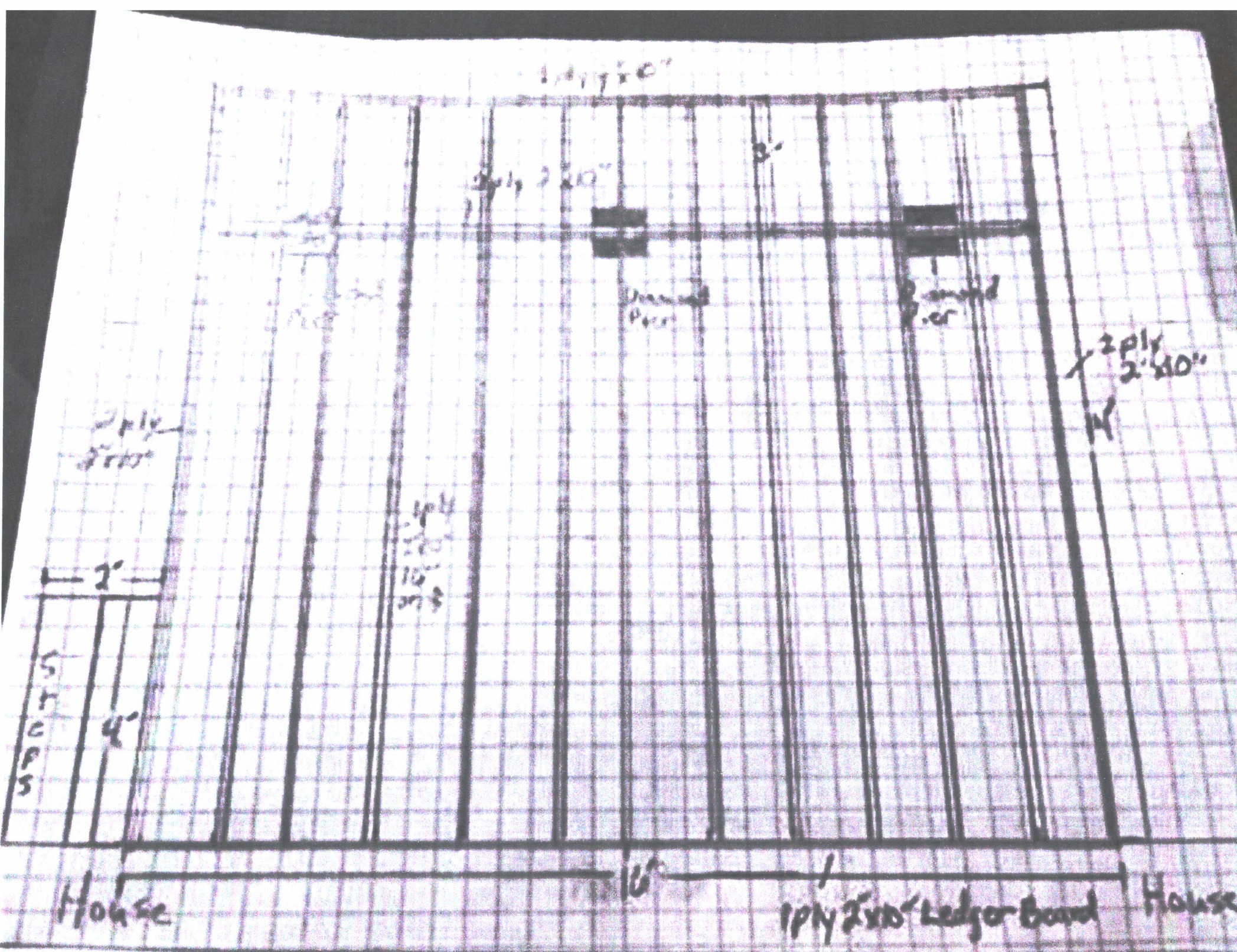
OFFICE USE ONLY:	Parcel# 6-153-E-3	Residential \$75 ☒ Commercial \$150 ☐
District: 11 Zoning: R1	Meeting Date: 6/21/21	Receipt #: 2758394-25
Submittal Date:	Staff Signature:	

617 PINE TERRACE
PARCEL # 6-153-E-3
LOT #4

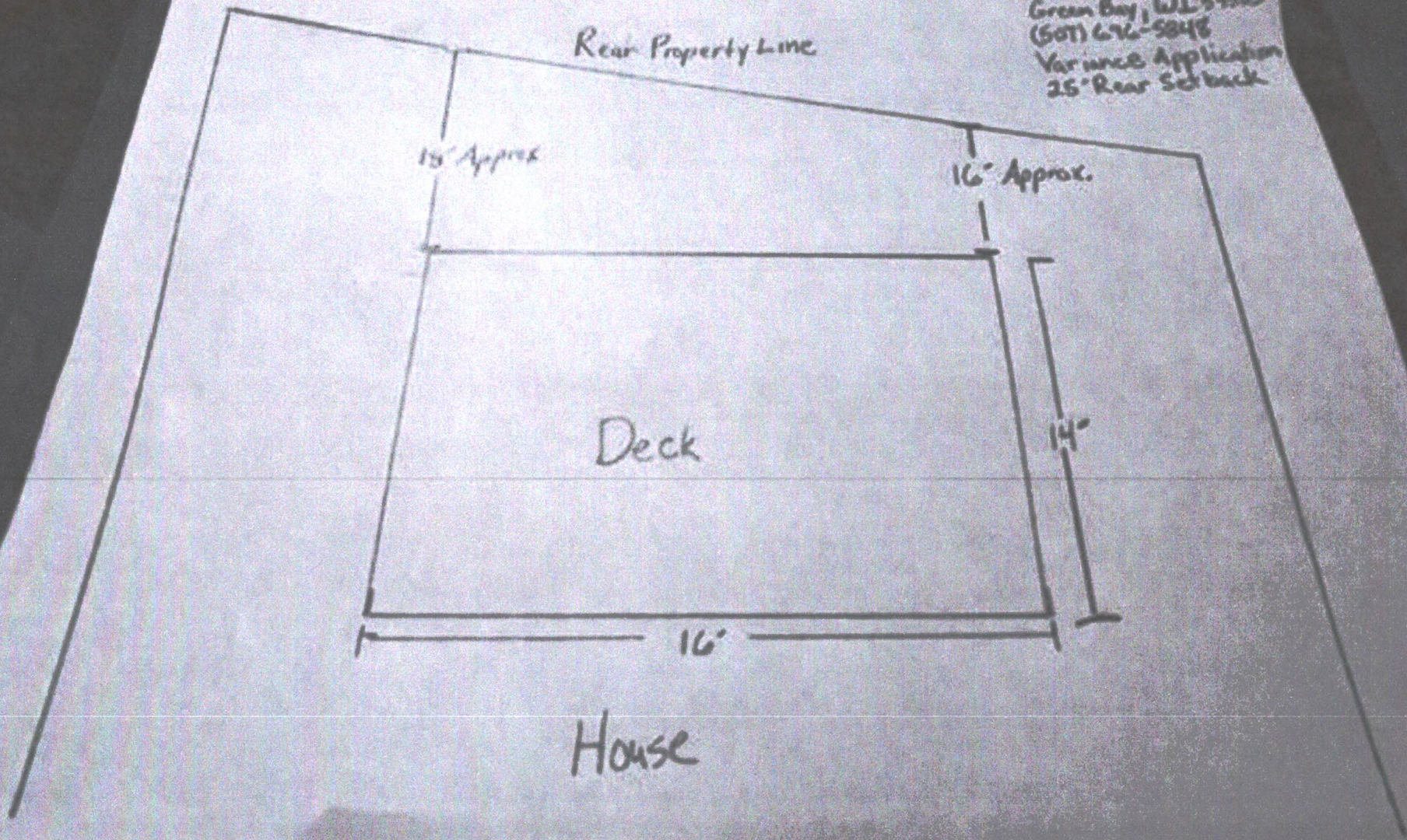
Scale: $\frac{1}{4}" = 5'$

SITE PLAN





Mylest Hazel Mathis
617 Pine Terrace
Green Bay, WI 54303
(920) 676-5848
Variance Application
25' Rear Setback











8 0 4 7 8 0 4 8
Tx:40312231

2853131

MAP# 9033
CHERYL BERKEN
BROWN COUNTY RECORDER
GREEN BAY, WI
RECORDED ON
03/12/2019 02:34 PM
REC FEE:
REC FEE: 30.00
PAGES: 3

CERTIFIED SURVEY MAP

Lot 2, 3 CSM 601, Certified Survey Map Number 978, document number 736432,
Part of Lot 17, C.L.A. Tank's Subdivision of Private Claims 2-9, West Side of Fox
River, City of Green Bay, Brown County, Wisconsin

RESTRICTIVE COVENANT

- The land on all side and rear lot lines shall be graded by the property owner and maintained by the abutting property owners to provide adequate drainage of surface water.
- Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.
- No pole, pedestal, or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line. A disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes

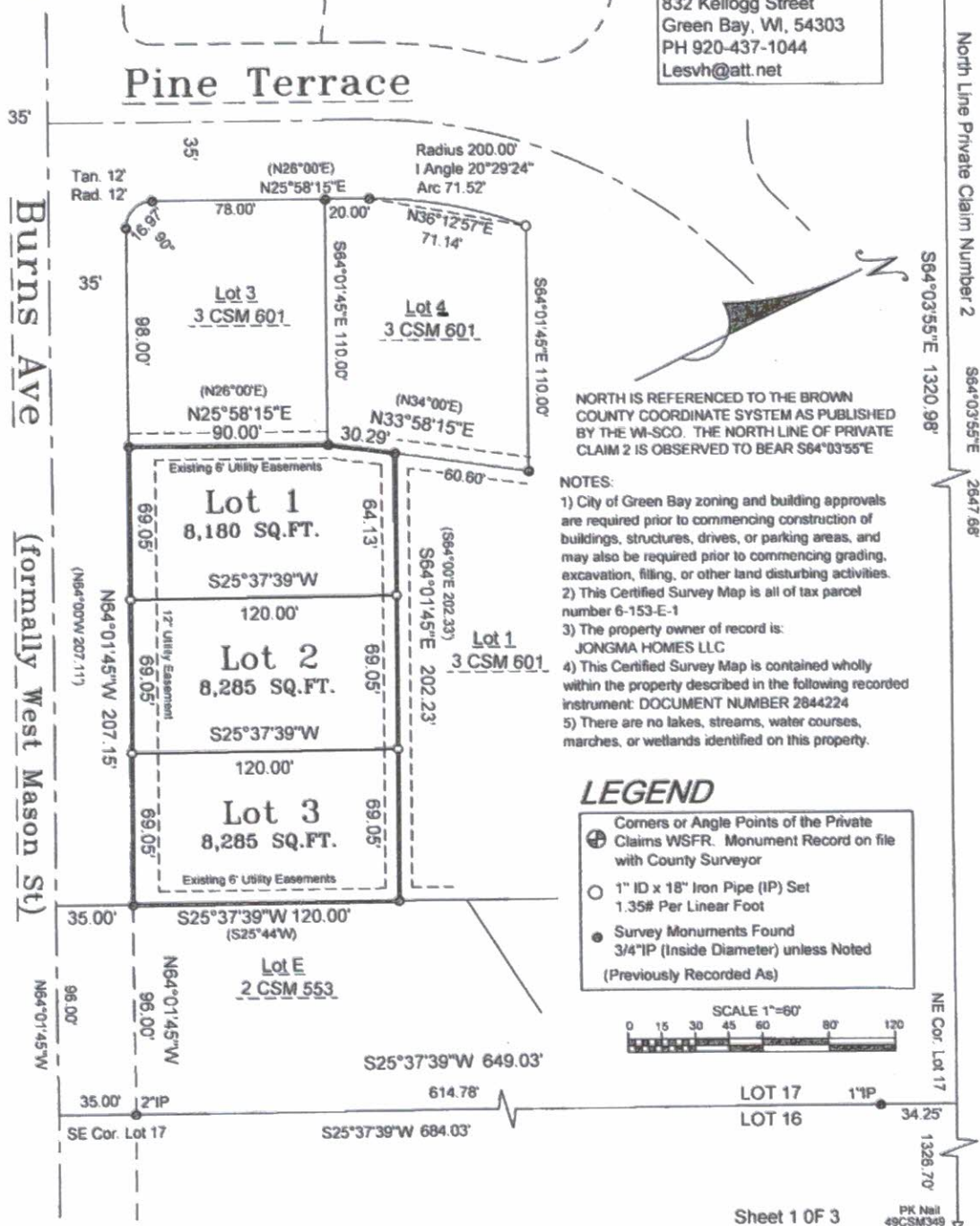


Northwest Corner Private Claim # 2
Aluminum Cap in Concrete Road

S-10.2 Brown County Control Point
Cut Cross
S17°51'33"W 1068.87'

Revised 3/12/2019
January 10, 2019

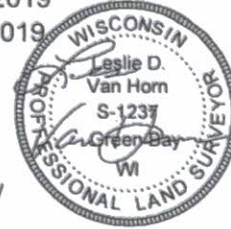
Van Horn & Van Horn LLC
aka Benchmark Surveying
832 Kellogg Street
Green Bay, WI, 54303
PH 920-437-1044
Lesvh@att.net



Surveyors Certificate

January 10, 2019
Revised 3/12/2019

I, Leslie D. Van Horn, Professional Land Surveyor # 1237, do hereby certify that I surveyed, divided and mapped Lot 2, 3 CSM 601, Certified Survey Map Number 978, described in Document Number 2844224, and that I have made such survey under the direction of the owner as listed hereon, and that this map is a correct representation of the exterior boundaries of the lands surveyed and the division thereof, and that this survey fully complies with Chapter 236.34 of the Wisconsin Statute, the City of Green Bay Subdivision Ordinance and is true and correct to the best of my knowledge and belief.



Lot 2, 3 CSM 601, Certified Survey Map Number 978, document number 736432, in Lot 17, CLA Tank's Subdivision of Private Claims 2-9, West Side of the Fox River, City of Green Bay, Brown County, Wisconsin more fully described as follows: Commencing at the Northwest Corner of Private Number 2, West Side of the Fox River; thence S64°03'55"E 1320.98 feet along the north line of Private Claim 2 to the northeasterly corner of Lot 17; thence S25°37'39"W 649.03 feet along the easterly line of Lot 17 to the northerly line of Burns Avenue; thence N64°01'45"W 96.00 feet along the northerly line of Burns Avenue to the southeasterly corner of Lot 2, 3 CSM 601, and the Point of Beginning; thence continuing N64°01'45"W 207.15 feet along the northerly line of Burns Avenue to the southwesterly corner of Lot 2; thence N25°58'15"E 90.00 feet along said westerly line of Lot 2; thence continuing along the west line of Lot 2 N33°58'15"E 30.29 feet to the northwesterly corner of Lot 2; thence S64°01'45"E 202.23 feet along the northerly line of Lot 2 to the northeasterly corner of Lot 2; thence S25°37'39"W 120.00 feet along the easterly line of Lot 2 to the Point of Beginning, containing 24,750 square feet.

Owners Certificate

As owner I hereby certify that I have caused the lands described on this Certified Survey Map to be surveyed, divided and mapped as represented hereon and is made in accordance with title records in the Register of Deeds Office. I also certify that this map is required by ss236.10 or ss236.12 to be submitted to the City of Green Bay for approval or objection.

JONGMA HOMES LLC
STATE OF WISCONSIN
COUNTY OF BROWN ss

Dated

3/12/19

Personally came before me this 12 day of MARCH 2019, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public
Brown County, Wisconsin

Dated

My Commission Expires 5-2-2021



Treasurer's Certificate

As duly elected Brown County Treasurer, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in the Certified Survey Map as of the date listed below.

Paul Zeller, Brown County Treasurer

Dated

3/12/19

City of Green Bay Certificate of the City Clerk

As the duly appointed City Clerk for the City of Green Bay, I hereby certify that the records in my office show no unpaid taxes or special assessments affecting any of the lands included in the Certified Survey Map.

Green Bay City Clerk, Kris A. Taske

Dated

3/12/19

City of Green Bay Planning Commission

Approved by the City of Green Bay Planning Commission

this 12th day of March 2019

Kevin Vonsk, Development Director



Lot 2, 3 CSM 601, Certified Survey Map Number 978, document number 736432,
Part of Lot 17, C.L.A. Tank's Subdivision of Private Claims 2-9, West Side of Fox
River, City of Green Bay, Brown County, Wisconsin



January 10, 2019
Revised 3/12/2019

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

Jongma Homes LLC, Grantor, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

and

Wisconsin Bell Inc., d/b/a AT&T Wisconsin, a Wisconsin Corporation Paetec USA Telecom Services Brown County C-Lec, LLC US Exchange/RVP Fiber
their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.



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

MEETING DATE

June 21, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.7

(Appeal 21-024) Sara Beckers, property owner, proposes to install an egress window in a Low Density Residential (R1) at 1726 11th Avenue. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-358(3) setback encroachment (Ald. B. Johnson, District 9).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 1726 11TH AVE



DATE: 5/21/21	PROJECT #: 104853	APPEAL #: 21-024
APPLICANT INFORMATION:		
Name: Sara Beckers		
Business Name:		
Address: 1726 11th Ave		
City, State, Zip GB WI 54304		
Phone: 920-609-0503		
Email: Candygirl_xoxoxo@yahoo.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: 1726 11th Ave GB WI 54304		
Tax Parcel Number(s):		
Describe the Variance Request: I am asking to be able to make my finished basement into a safe room for my oldest daughter. I became pregnant unexpectedly with twins and we have been trying to find a way to fit all five children in the house comfortably.		

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

wasnt given any of this just that it was
against Ordinance,

ALTERNATIVES:

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

we can only put Egress window in front of
house on South Side corner ~~on~~

Alternatives that you considered that comply with existing regulations:

there are none

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

We do not have another area to put Egress window
in the backyard its either by an air conditioner
or covered by a deck On the Opposite Side of house
is my driveway.

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

All I was told is it was not within the current
code

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

This is a personal property and I've talked with neighbors closest to potential window and they have no problem with window.

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?

If I am not able to make it happen with the egress window my children will not have enough room in my house.

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.

Sara Beckers
Signature of the Property Owner

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

Sara Beckers
Print Name:

Print Name:

5/24/21
Date

Date

OFFICE USE ONLY:	Parcel# <u>1-1268</u>	Residential \$75 _____ Commercial \$150 _____
District: <u>9</u> Zoning: <u>R1</u>	Meeting Date: <u>6/21/20</u>	Receipt #:
Submittal Date:	Staff Signature:	