



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, OCTOBER 18, 2021, 5:30 PM
Virtual Meeting. Public may join via Zoom.

A. Zoom Meeting Information.

1. This item contains documents which provide call in information and instructions for the Zoom meeting.

B. Roll Call.

1. Members: Don Carlson - Chair, Gregory Babcock - Vice Chair, Tommy Everman, Noel Halvorsen and Jim Hutchison
Alternate: Tom Hoy
2. 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.

1. Approval of the Agenda for the October 18, 2021, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

1. Approval of the Minutes from the September 20, 2021, meeting of the Zoning & Planning Board of Appeals.

E. Regular Business.

1. Election of Chair and Vice-Chair of the Zoning & Planning Board of Appeals.
2. (Appeal 21-033) Kristine Stranz, Blue Steele Investments, LLC, property owner, proposes an expansion of an existing driveway in a Low Density Residential (R1) District at 417 North Ashland Avenue. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-1746(3)(b), driveway width without a garage (Ald. R. Scannell, District 7).

3. (Appeal 21-034) Pam McKeefry & David Stasko, property owners, propose a detached garage in a Varied Density Residential (R3) District at 508 Baird Creek Road. The applicants request to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-590, Table 44-4, size of second accessory structure (Ald. C. Stevens, District 5).
4. (Appeal 21-035) Jon LeRoy, Mau & Associates, on behalf of the Jackie Nitschke Center, Inc., property owner, proposes to add a second driveway to a parcel located in an Office/Residential (OR) at 108 N. Quincy Street. The applicant requests to deviate from the following requirement in the Green Bay Zoning Code, Section 44-1773(a)(2), number of driveways per parcel (Ald. R. Scannell, District 7).
5. (Appeal 21-036) Mark LeMense, LeMense Quality Homes, Inc. property owner, proposes to construct a single-family dwelling and a detached garage in a Low Density Residential (R1) District at 1255 Cherry Street. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-590, Table 44-4, front yard setback for an accessory structure (Ald. R. Scannell, District 7).

F. Informational.

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

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Zoning & Planning Board of Appeals meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.

Virtual Meeting Instructions



Zoning & Planning Board of Appeals

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

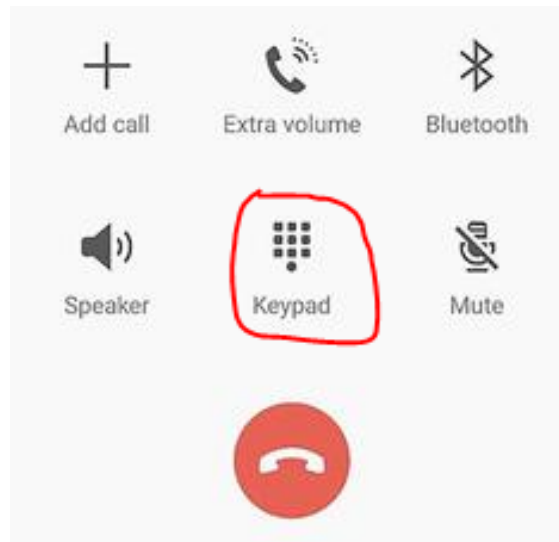
Find your local number: <https://us02web.zoom.us/j/82345213442>

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

October 18, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.2

(Appeal 21-033) Kristine Stranz, Blue Steele Investments, LLC, property owner, proposes an expansion of an existing driveway in a Low Density Residential (R1) District at 417 North Ashland Avenue. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-1746(3)(b), driveway width without a garage (Ald. R. Scannell, District 7).

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

- I. 417 N Ashland



ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE: 9-24-21	PROJECT #: 106365	APPEAL #: 21-33
APPLICANT INFORMATION:		
Name: Knstine Stranz		
Business Name: Bleu Steele Investments LLC		
Address: 2401 Hillside Ln.		
City, State, Zip: Green Bay, WI 54302		
Phone: 920-615-7545		
Email: bleusteelinvestments@gmail.com		
Property Owner Information (if different from above):		
Name:		
Business Name:		
Address:		
City, State, Zip:		
Phone:		
Email:		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: 417 N. Ashland Ave. Green Bay, WI 54303		
Tax Parcel Number(s):		
Describe the Variance Request: I am requesting to have a 16x35 concrete slab approved. This is an upper & lower unit. This is a multifamily which has 4 vehicles that need a place to park. There is no parking on the street allowed. There is currently a 16x17 stone driveway that allows two cars. We are asking to extend that another 17-18 feet long and keep the original width. This family has no place to park, especially in the winter coming.		

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

44-1746 (3)(b) max Driveway width 12 ft.
if No garage.

ALTERNATIVES:

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

There is none.

12ft - Still can't fit 2 car side by side
No room on other side of property

Alternatives that you considered that comply with existing regulations:

Gravel placed on top of existing driveway
Concrete which will only allow one car

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

This is a multi family unit that needs to hold
four cars. There is no parking on road. A one
Stall drive way is not efficient for these families.

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

The driveway is already wider then 12ft. with gravel
we only want to cover what is already there.

Would granting the variance be contrary to the public interest? Explain.
No, this would help keep vehicles from parking on the street.
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 the variance is not approved, we will lose these tenants. They will continue to park in no parking zones. It would be beneficial to everyone to allow the extension.

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.

Kristine Stranz
Signature of the Property Owner

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

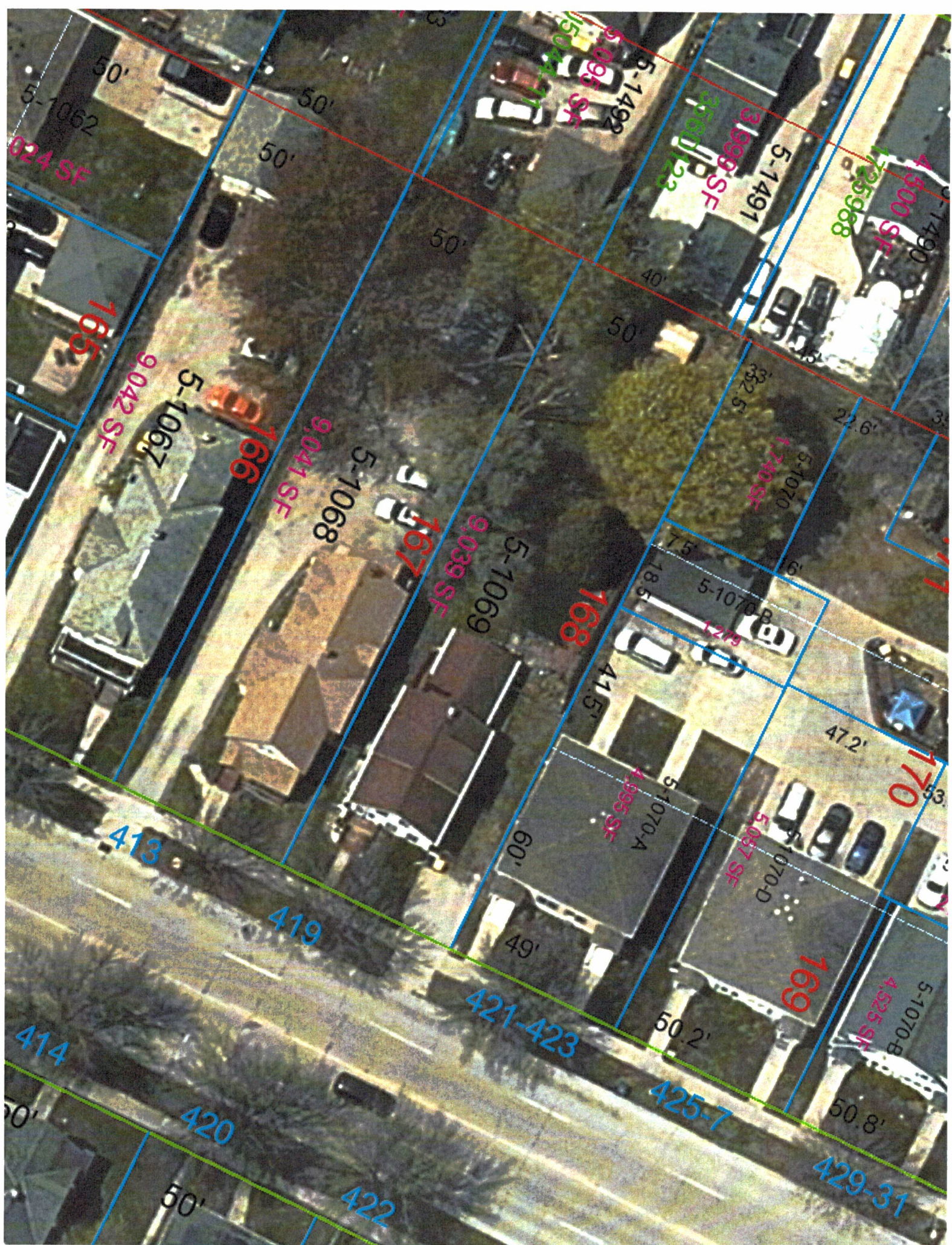
Kristine Stranz
Print Name:

Print Name:

9-24-21
Date

Date

OFFICE USE ONLY:	Parcel# 5-1069	Residential \$75 <u>X</u> Commercial \$150 _____
District: 7 Zoning: R1	Meeting Date: 10/18/21	Receipt #: 2759232-08
Submittal Date: 09/29/21	Staff Signature:	



Pavement Maintenance Proposal

Bleu Steele Investments

Krissi Stranz

Project:

Krissi Stranz-Concrete-GB

417 N Ashland Ave
Green Bay, Wisconsin 54303



Jesse Mitchell
Sales

Service Provider Information

Company Info



Quality Asphalt
PO Box 28312
Green Bay, Wisconsin 54324

P: 920-434-0584
<http://www.QualityAsphaltGB.com>

Contact Person

Jesse Mitchell
Sales
jesse@qualityasphaltgb.com
Cell: 920-737-1103
Office 920-434-0584

About Us

We Solve Problems & Make Pavement Maintenance Simple

Over 100 combined years of experience in the paving industry enable our efficiencies and great pricing. Our use of the most amazing technology enables speed and accuracy in providing quotation as well as providing pavement maintenance plans that will provide you exactly what you need when you need it. The great relationship with our suppliers guarantees quality materials on time and with guaranteed quality control. Our evolving team will provide consistency in delivering our promise!

Quality Asphalt provides pavement design, maintenance & construction services to the residential, commercial, recreational and industrial markets within a 60-mile radius of Green Bay, Wisconsin and surrounding communities.

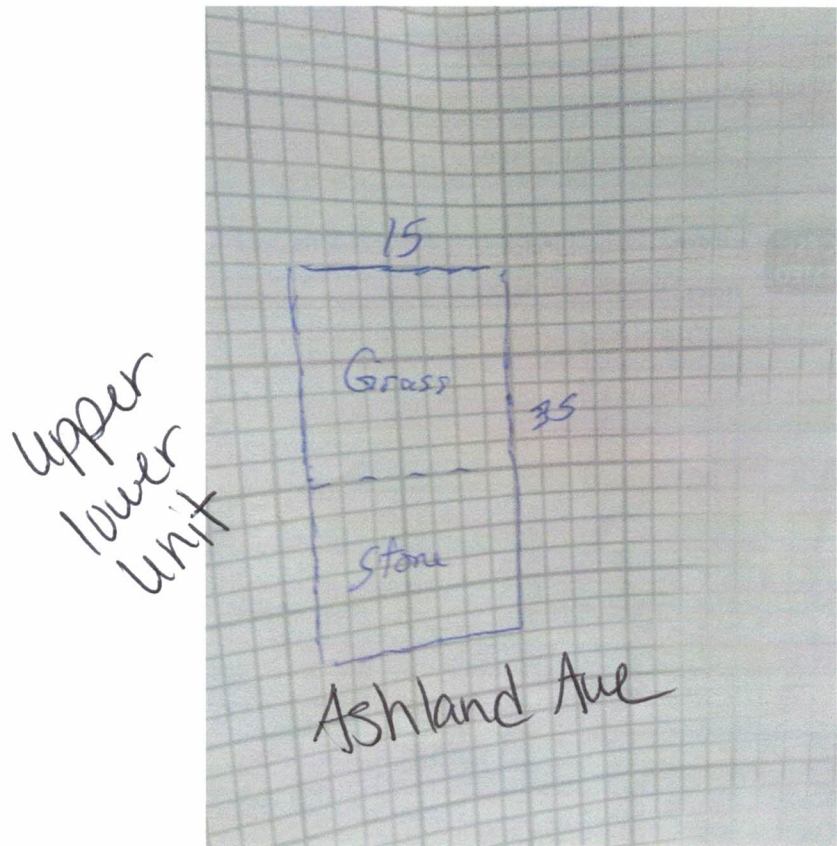
Please find the enclosed proposal and do not hesitate to call us with any questions.

New Concrete Surface

1. We have identified 1 area(s) comprising approx. 525 sq. ft for a new concrete surface.
2. **New Concrete Surface:** We will form, place and finish 4 inches of 4,000 psi new concrete. Control & Expansion joints will be installed as necessary.
3. **Finish:** The final finish of the new concrete surface will be Brush-Finished. If you desire a different finish, please let us know prior to the acceptance of this proposal.
4. **Barricading:** All areas will be barricaded before, during and after the project. It is the owners responsibility to make sure all barricades remain effective after our crews leave the jobsite.

Total Price: \$3,940.00

Image



Notes:

Price Breakdown: Krissi Stranz-Concrete-GB



Please find the following breakdown of all services we have provided in this proposal.

This proposal originated on July 19, 2021.

Item	Description	Cost
1	New Concrete Surface	\$3,940.00
Total:		\$3,940.00

Authorization to Proceed & Contract

By signing and returning this contract (or issuing a purchase order or down payment), we ("Buyer") authorize Quality Asphalt ("Seller") to proceed with the work as described in this proposal. Buyer understands that the final price is subject to change based on various factors, including unforeseen issues with sub-base, and under- or over-estimation of square footage, to name only a few. Furthermore, Buyer agrees to all Seller's terms and conditions.

Payment Terms

We agree to pay the total sum or balance in full upon completion of this project.

Proposal may be withdrawn if not accepted within 30 days of proposal date.

We, the addressee(s) named below ("Buyer"), are authorized to approve and sign this project as described in this proposal and agree with the payment terms below.

A down payment of 50% of the entire cost of the project is required before any work will commence. Buyer agrees to pay 1-1/2 % per month interest on overdue amounts. In the event Quality Asphalt ("Seller") is required to commence legal action to collect any amount due from Buyer hereunder, Seller will be entitled to recover its cost of suit, including all attorney's fees in addition to any damages. Any payment to Seller is nonrefundable, but may be credited towards future work, at Seller's discretion.

Date: _____

Krissi Stranz | Ms
Bleu Steele Investments
417 N Ashland Ave
Green Bay, Wisconsin 54303
bleusteeleinvestments@gmail.com
C: 920-615-7565
O: 920-615-7565

Jesse Mitchell | Sales
Quality Asphalt
PO Box 28312
Green Bay, Wisconsin 54324
E: jesse@qualityasphaltgb.com
C: 920-737-1103
P: 920-434-0584
<http://www.QualityAsphaltGB.com>

Paving Residential | Owner Responsibility & Conditions

1. **Rain:** If it's raining the day of scheduled service, assume we aren't coming and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict this very well. In the event that an unexpected storm happens, we will touch up any areas where sealer has not bonded.
2. **Sprinklers:** should be off 24 hours prior until 48 hours after service. Avoid lawn cutting during this same period of time. The surface must be dry for our arrival. Areas where the newly sealed pavement is wet may wear prematurely.
3. **Residential Preparation:** The property is responsible to notify all landscapers and garbage companies to not show on the area of work the day we are performing work. If we need to re-schedule due to unforeseen conditions, you are required to let all service providers know about the change.
4. **Barricaded Driveway:** It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work.
5. **Driving on Surface:** Once you start driving on paved/sealed surface, avoid turning your wheels unless your car is moving. We understand this may be difficult to do, but understand that when wheels are turned on a freshly paved/sealed asphalt surface, scuffing and turn marks will be evident, **no worries in time they will blend in with surrounding surface.**
6. **Exclusions +++++** All site utilities to be disconnected by owner, no permits, no staking, no landscaping included. No contaminated fees apply to any material hauled off site, asbestos test or removal, perk test, soil testing, compaction testing, undercuts, rock blasting, removal unsuitable or contaminated soils, prevailing wages will not apply to this project. All private utilities located on property by others. Asphalt Removal is bid for not more than 3 inches thick. There will be an additional charge if the asphalt is thicker unless it was disclosed at the time of bid. Warranty is void if Quality Asphalt did not install at least a 12" base. Structural Cracks are not covered under warranty. Puddles of 1/8th" or less are considered industry standard and not addressed. Overlay of existing asphalt is not warranted against any cracking or puddling. (In some areas water doesn't want to flow, so We do our best to "help" it along, but still have to follow the base asphalt that has been placed before us)
7. **Access Granted:** PERMISSION TO GO ACROSS ANY LAWN OR PARKING LOT OWNED OR CONTROLLED BY THE PURCHASER THAT IS NECESSARY TO DO THE WORK IS HEREBY GRANTED AND QUALITY ASPHALT IS RELEASED FROM RESPONSIBILITY FOR ANY DAMAGE DONE. QUALITY ASPHALT is not responsible for concrete breakage due to construction equipment traffic. Any lawn restoration or surface repair necessary as a result of this work is the Purchaser's responsibility.
8. **Warranty:** QUALITY ASPHALT warrants work against defective workmanship and materials for two (2) years from date of installation (one year on seal coating, crack sealing, line striping, and overlays). Whenever there is any circumstance on which a claim may be based, QUALITY ASPHALT must be immediately informed in writing or the provisions of this warranty are voided. No allowance will be made for any expense incurred in repairing defective work, except on the prior consent of QUALITY ASPHALT. QUALITY ASPHALT reserves the right to repair or replace whole or in part. QUALITY ASPHALT shall not be liable for any damages or losses other than the replacement of such defective work or material.
THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE GOODS AND SERVICES SUPPLIED HEREUNDER. IN NO EVENT SHALL QUALITY ASPHALT BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES. WARRANTY IS VOID IF PROJECT NOT PAID IN FULL WITHIN 30 DAYS OF INVOICE DATE.
9. **Special Terms:** 5% Discount for cash. Additional charge of 5% to pay by Credit Card.

Customer Acknowledgement

1. I acknowledge, understand, and agree to the above-stated terms and conditions.
_____ [Initial here] _____ [Date]

Warranty & Conditions

1. All paving work will be warranted for a period of (2) two years from date of installation on materials and workmanship, **except cracks.**

All seal coating, crack filling, and line striping work will be warranted for a period of (1) one year from date of installation on materials and workmanship.

2. All material guaranteed to be installed exactly as specified.
3. Due to unforeseeable conditions during excavation, depths may go deeper than anticipated. A change order may be necessary should this occur.
4. Any necessary permits or permit fees are owners' responsibility.
5. ***NOTE: This proposal may be withdrawn by us if not accepted within 20 days.***
6. The cost of and obtaining of all permits, bonds, stakeouts, cut sheets, layout engineering, testing, etc. are excluded.
7. If, after being made aware of undesirable sub-base or base coarse conditions, the owner or owner agent insists on the installation of any part of the pavement without authorizing corrective action, our firm will not be responsible for any subsequent pavement failures, and will be paid as stated in the contract. Our firm shall not be liable for any failure to undertake or complete the work for causes beyond our control.
8. Unless weekend work is clearly identified in the proposal, price is for work to be completed during the week (Monday-Friday). Night or weekend work available at additional cost.
9. **Proposal is based on the current price of liquid asphalt. If there is a price increase in liquid asphalt, there will be additional charge for the difference.**
10. **Existing Surface:** The existing surface will be expected to support the weight of all required construction equipment. In the event that due to poor sub-grade conditions sinking may occur when we drive onto your site, Our firm will not be held responsible for damages to any concrete or asphalt due to the weight of our trucks & equipment.
11. Our firm assumes no liability for damage to any utilities such as but not limited to gas, electric, plumbing, phone, cable, dog fencing, sprinklers, culvert pipes, etc.



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

MEETING DATE

October 18, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.3

(Appeal 21-034) Pam McKeefry & David Stasko, property owners, propose a detached garage in a Varied Density Residential (R3) District at 508 Baird Creek Road. The applicants request to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-590, Table 44-4, size of second accessory structure (Ald. C. Stevens, District 5).

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

- I. 508 Baird Creek Rd



DATE: 9/29/2021	PROJECT #: 106350	APPEAL #: 21-34
APPLICANT INFORMATION:		
Name: Pam McKeefry / David Stasko		
Business Name:		
Address: 508 Baird Creek Road		
City, State, Zip: Green Bay, WI 54311		
Phone: 920/655-0615		
Email: pam-mckeefry@hotmail.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: 508 Baird Creek Road		
Tax Parcel Number(s): 21-332-1-A		
Describe the Variance Request: We would like a variance to build an outbuilding over the 150 sq. ft. building code, so the project meets the variance standards.		

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

**CHAPTER 44 SECTION 44-590(c) 2ND ACCESSORY STRUCTURE
OVER 150 SQ. FT.**

ALTERNATIVES:

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

We have been using other locations for our personal property. It has become a hardship to find storage that is affordable and is within a reasonable distance from our home. We have exhausted all alternatives. We feel that building this outbuilding would give us resolution to our hardship.

Alternatives that you considered that comply with existing regulations:

We feel there are no alternatives to the hardships we are facing.

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

We have been doing the above alternatives for the last 4 years. It is becoming increasingly difficult to secure locations, and very expensive to store our personal property. It is becoming a hardship for us as we get older to afford the alternatives.

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

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

Yes, the unique physical characteristics of the property prevent the compliance with the ordinance in that we have approximately 3/4 of an acre lot with one outbuilding of 192 Sq Ft. The proposed outbuilding (approx 780 Sq Ft) will enhance the look of our home. It will increase the value of the property for tax purposes. We will still have an abundance of green space in our yard with the addition of this outbuilding.

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

We believe it would not be contrary to the public interest. There are apartment buildings and two parking lots on the North side of our property where the proposed outbuilding would be built. It would give our green space in our yard more privacy and prevent noise and lighting from those areas of the apartments. The outbuilding would be an enhanced addition to the character of our home. It would also be a great fit in the neighborhood. We feel it would have a very positive effect on the Baird Creek Park 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?

By not getting the variance we would not be able to contain our personal property within the confines of the outbuilding, therefore keeping the neighborhood attractive and safe. It would also secure our personal property. We have been living there for 4 years and we are finding it more expensive and difficult to secure storage for our personal property. By not granting the variance, it would become unnecessarily burdensome and expensive for us to continue searching for storage in other locations.

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.

Pam McKeefry David Stashko
Signature of the Property Owner

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

Pam McKeefry/David Stashko
Print Name:

Print Name:

9/29/21
Date

Date

OFFICE USE ONLY:	Parcel# 21-332-1-A	Residential \$75 _____ Commercial \$150 _____
District: 5 Zoning: R3	Meeting Date: 10/18/21	Receipt #:
Submittal Date: 09/29/2021	Staff Signature:	

22

197

OL

2051

12442 Shed 1925g 67

21-332-1-A

2251-51

ALTA

209M281

House

1592

60059 9a-9b 75

New Garage
780/58 ft

08.05.83

2

10

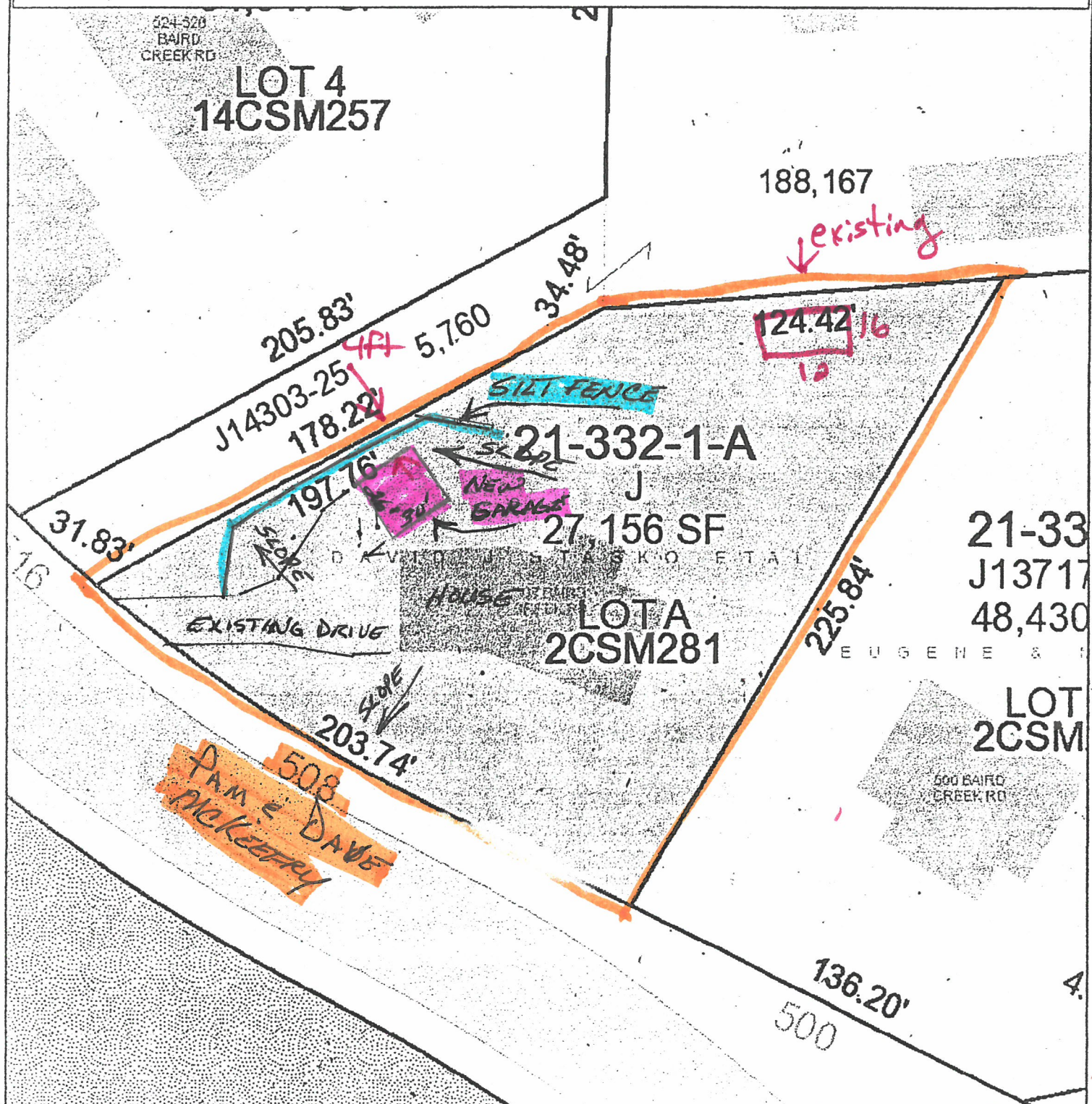


20374

55

House
Out Bldgs

<Title>



Map provided by the Brown County Planning & Land Services Department - Land Information Office (LIO)

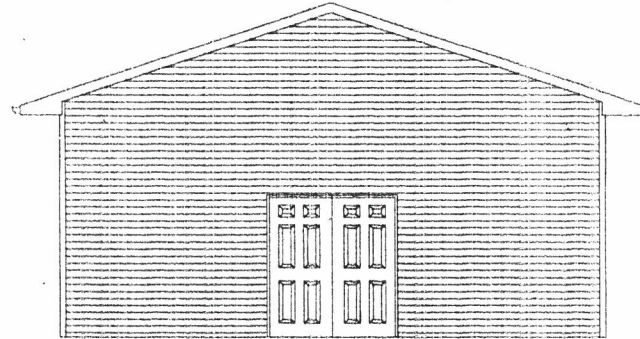
A map key (legend) and other information about this map is available at: maps.gis.co.brown.wi.us

This map is intended for advisory purposes only. It is based on sources believed to be reliable, but Brown County distributes this information on an "As Is" basis. No warranties are implied. Boundaries shown on this map are general representations only and should not be used for legal documentation, boundary survey determinations, or other property boundary issues.

03/29/2016
Scale 1:480



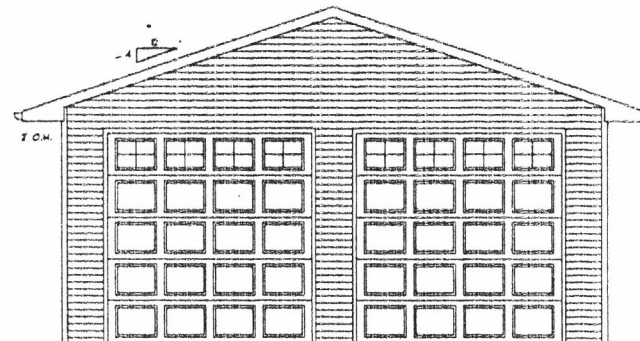
RIGHT ELEVATION



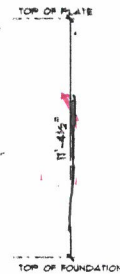
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



REVISION DATE:
5-5-2021

NEW GARAGE FOR:
DAVE & PAM MCKEERRY

508 BAIRD CREEK ROAD
GREEN BAY, WISCONSIN

DRAWN BY: M.A.P.
DATE: 10-20-2020
SCALE: 1/4" = 1'-0"

ALTHOUGH EVERY EFFORT
HAS BEEN MADE IN
PREPARING THESE PLANS
AND CHECKING THEM FOR
ACCURACY, THE
CONTRACTOR MUST CHECK
ALL DETAILS AND
DIMENSIONS AND BE
RESPONSIBLE FOR SAME.

SHEET NO.
1
2



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

MEETING DATE

October 18, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.4

(Appeal 21-035) Jon LeRoy, Mau & Associates, on behalf of the Jackie Nitschke Center, Inc., property owner, proposes to add a second driveway to a parcel located in an Office/Residential (OR) at 108 N. Quincy Street. The applicant requests to deviate from the following requirement in the Green Bay Zoning Code, Section 44-1773(a)(2), number of driveways per parcel (Ald. R. Scannell, District 7).

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

- I. 108 N QUINCY - COMBINED

[illegible]

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

Please see Attached

ALTERNATIVES:

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

Alternatives that you considered that comply with existing regulations:

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

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

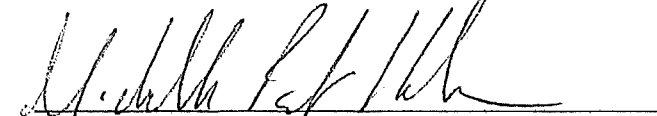
Does unique physical characteristics of your property prevent the compliance with the ordinance? Explain

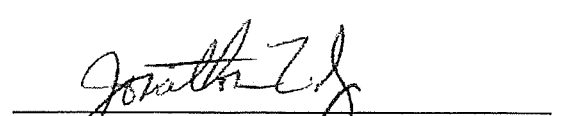
Would granting the variance be contrary to the public interest? Explain.

Placed Fee 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?

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)

Michelle Pierquet Hohner
Print Name:
Dir Community & Partner Engagement

Jon Le Roy
Print Name:

10-4-2021
Date

10-4-21
Date

OFFICE USE ONLY:	Parcel# 10-88	Residential \$75 _____ Commercial \$150 <u>X</u>
District: 7 Zoning: OR	Meeting Date: 10/18/21	Receipt #:
Submittal Date: 10/05/21	Staff Signature:	

Jackie Nitschke Center Variance Request
Tax Parcel No: 10-88
108 N Quincy
Apartment of Site Plan #3350, Project # 106137

Description of Variance Request:

Jackie Nitschke Center is looking to create a second residential facility home at the parcel at 108 N Quincy. The parcel is a .236 acre property at the corner of Quincy and Walnut. An existing home with driveway exists on the northern part of the parcel. The southern part of the parcel remains vacant. About a decade ago, a home was located at the corner of N Quincy and E Walnut. In the past, the property was two individual parcels.

The existing building has typical residential driveway parking to accommodate the needs of 112 N Quincy. Space exists to build another home and parking in the form of space remaining on the single parcel. A second driveway entrance from Quincy exists for the property. The site plans note the driveway entrance would need to be moved to accommodate the new home. However, since the property is a single parcel, the property cannot have 2 driveway entrances within 200 feet. This variance request asks for permission to break from 44-177(a)(1) and allow for a second driveway access point on the property.

Alternatives:

The site is a dormitory like facility for residential needs of Jackie Nitschke Center housing. A site and building plan is attached.

An alternative could include removing the existing functional driveway and parking area north of the existing home and build a larger parking area between the two homes to create a single point of entry to the parcel. This would make for a larger parking lot, which would vary form and scale compared to the surrounding residences within the neighborhood.

Alternatives which could comply with existing regulations could be to not add another driveway for and typical residential parking for the new home. However, this would put a pinch on the needs of the Jackie Nitschke Center residents. It would also vary from most every other home in the city which has both a home and accoupling driveway.

Jackie Nitschke Center is not pursuing the listed alternatives because we think the form and function fits better with the design of the rest of the neighborhood. A clear distinction between each individual driveway and parking area is placed upon both the existing north and proposed southern home. This would fit the design characteristic of most homes. The existing driveway apron to the southern part of the property is an indication of this design.

Three Step Test:**Does unique physical characteristics of property prevent compliance:**

Due to the existing placement of the northern home with:

Parking to the north

Then home to south

Then open field south of home

Parking for the northern home is best established already. The existing parking meets the needs of the existing home and uses the space in a functional matter. To create a single driveway entrance would mean removing the existing parking to the north and have parking serve both the north and south homes. This would mean a much large surface parking area and the removal of the functional northern parking area.

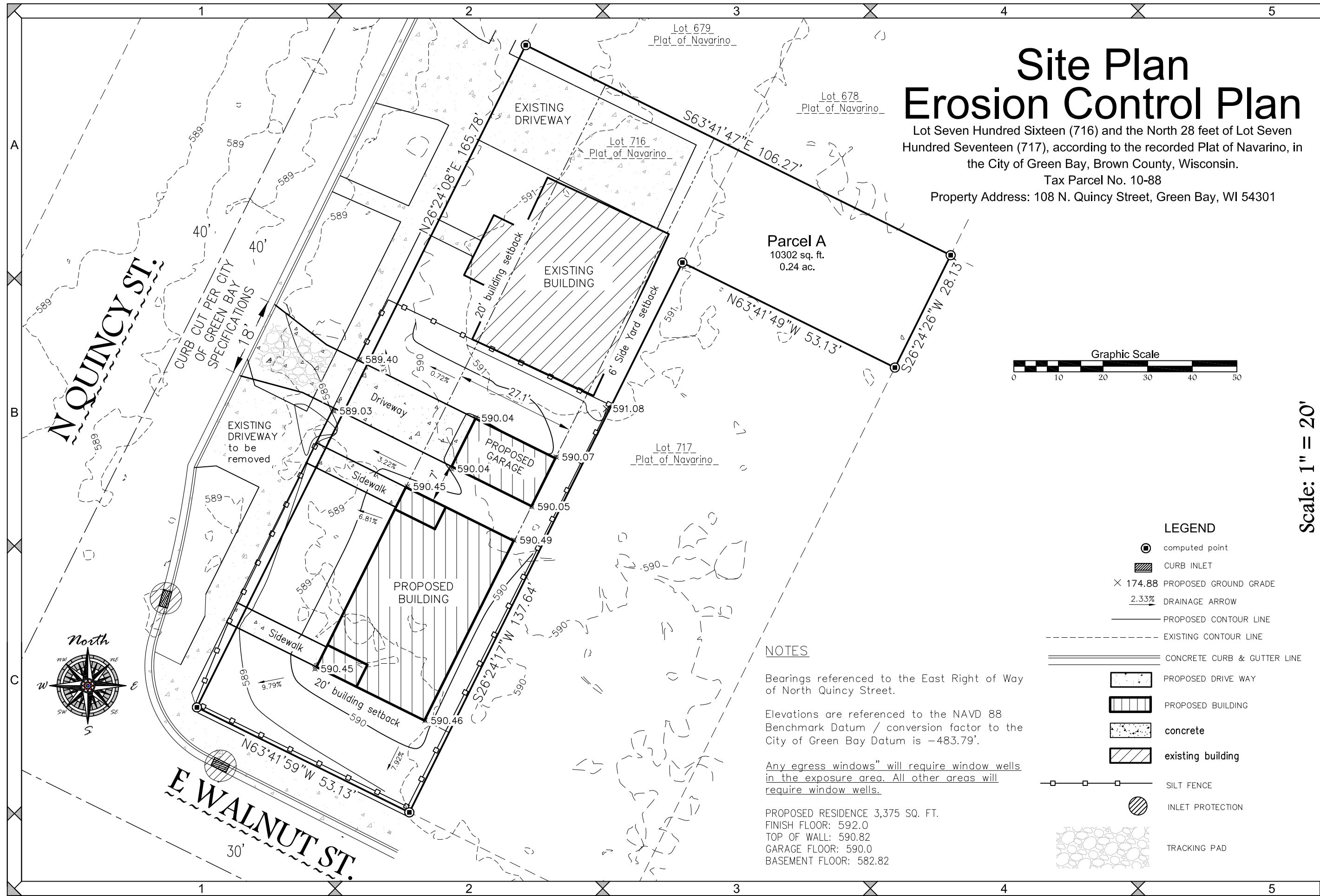
Would granting the variance be contrary to the public interest?

On the contrary, keeping to the code to code in this case would be harmful to the public interest. The two drive way, two house solution will look and function like most typical homes in and around the city. A single driveway and parking lot to serve the look and function of residences at two separate homes will be out of the norm.

Why would not getting the variance create a burdensome effect?

The existing proposed home will look like many of the other corner lots and homes of the neighborhood. To create a single parking lot and driveway for both properties would mean a dramatic redesign of the home at high costs. To meet the parking needs for two homes, the size of the parking lot would be the primary design of the lot, not the homes itself.

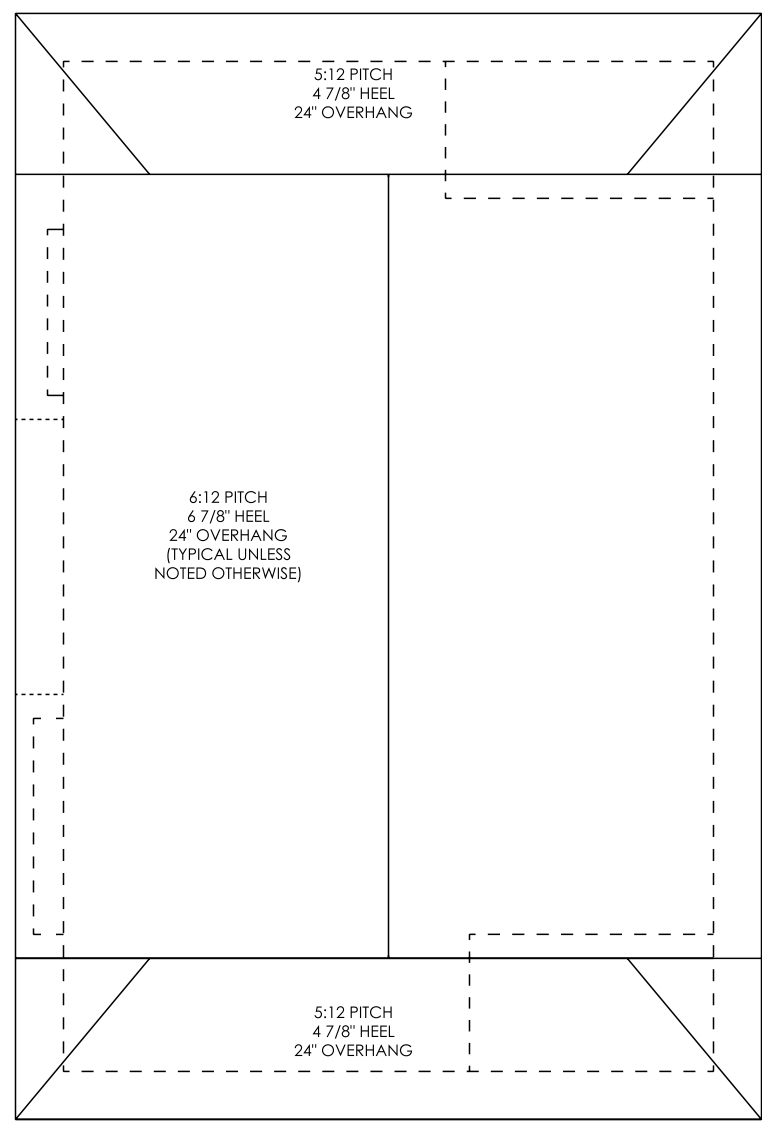
The existing parking on the north side of the lot meets the needs of the northern existing building, but would not meet the needs of two.



Sheet One of One
Project No.: F-14881
Drawing No.: X-1110

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

Client: Jackie Nitchke Center
Tax Parcel: 10-88
Drafted By: JRW
File: F-14881SitePlan 072020.DWG



PLAN #	21-11
DRAWN BY:	JILL K VERHAAGH
PRELIMINARY PLAN DATE:	8/26/20
BID PLAN DATE:	
FINAL PLAN DATE:	7/8/21
SQUARE FOOT TOTALS:	
FIRST FLOOR:	1018
SECOND FLOOR:	831
FRONT PORCH:	58
REAR PORCH:	64
FINISHED BASEMENT:	613

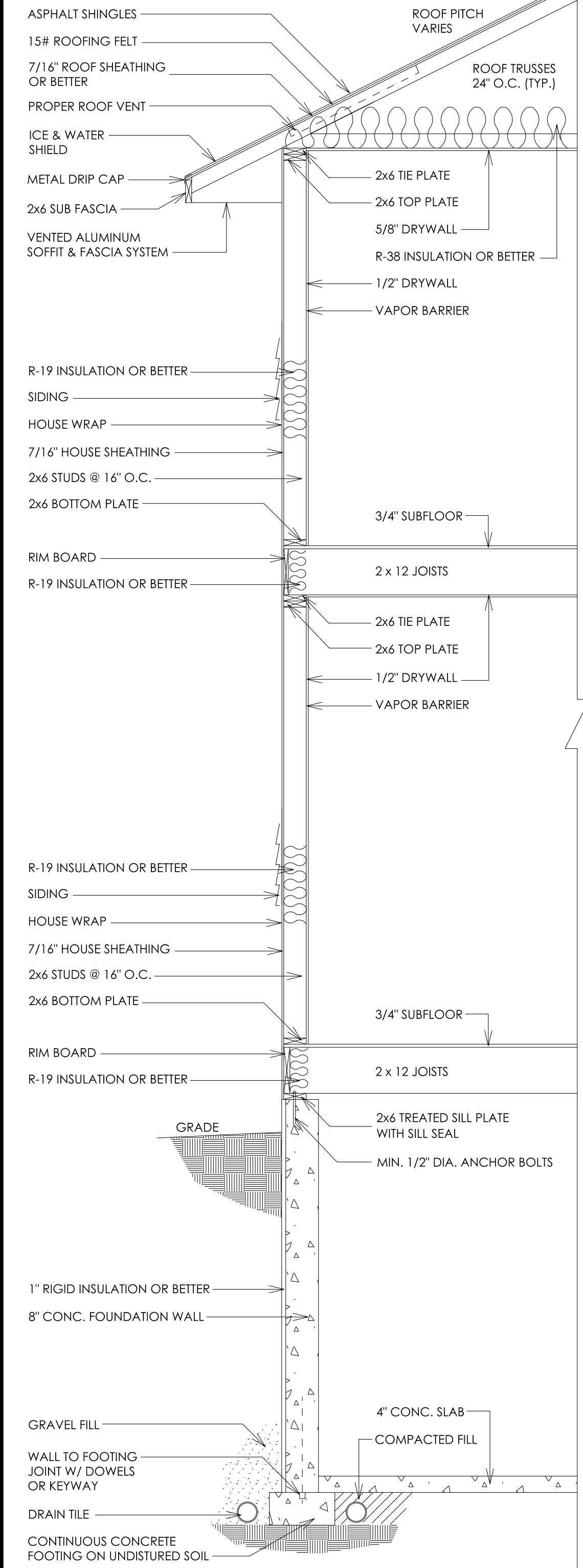
JACKIE NITSCHKE CENTER
WOMEN'S RECOVERY HOME

PROPOSED DESIGN FOR:

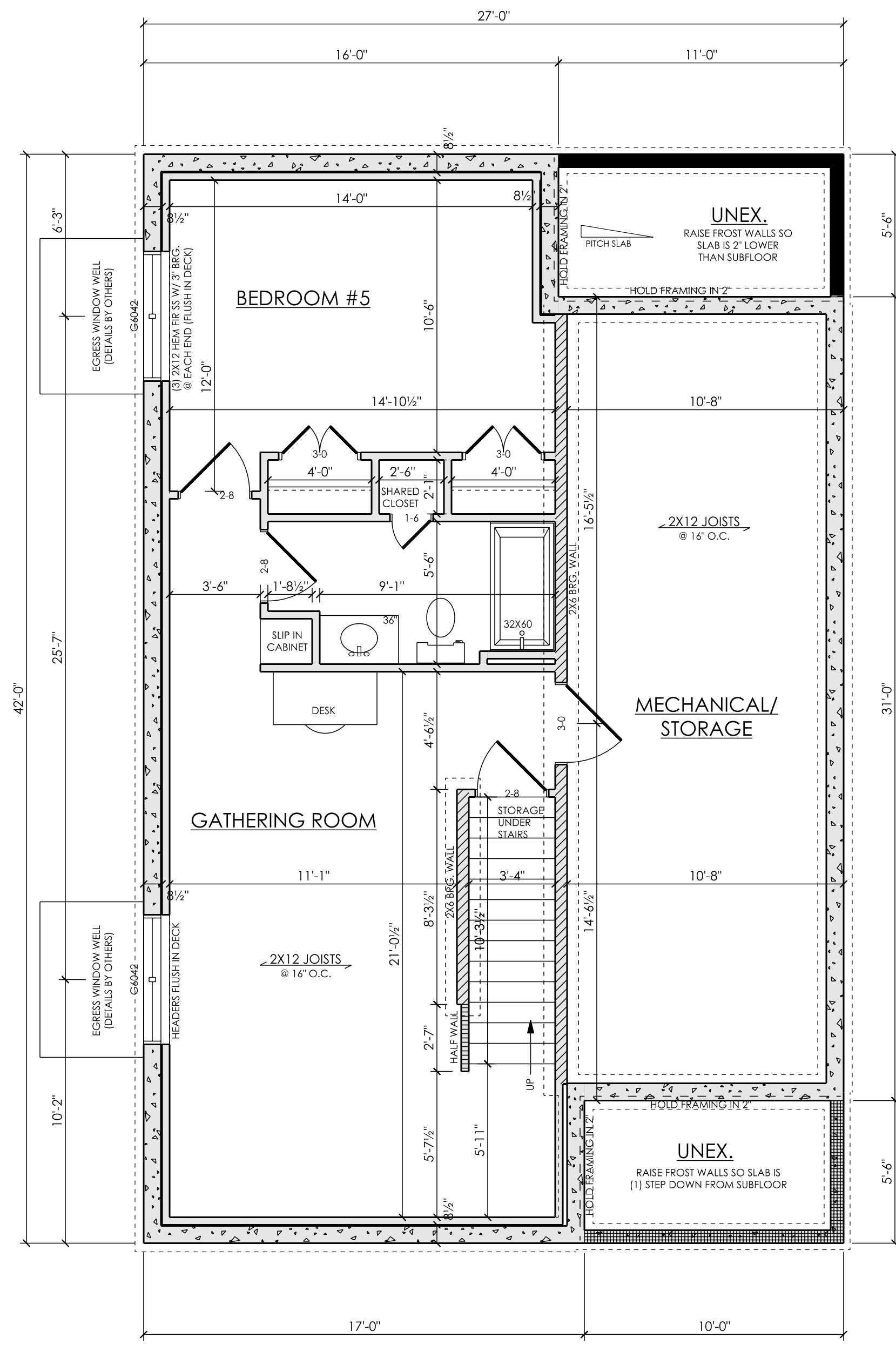
NOTICE:
* IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING & CHECKING THESE PLANS FOR ACCURACY, THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY BE DISCOVERED BEFORE BEGINNING ANY CONSTRUCTION & IS HEREBY HELD RESPONSIBLE FOR ANY DISCREPANCIES DISCOVERED.
* IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY & PROFESSIONAL SERVICE CODE AND FLOOR & ROOF TRUSS LAYOUT DRAWINGS FOR THIS PLAN SHALL TAKE FINAL PRECEDENCE OVER THE ARCHITECTURAL PLAN.

JKL HOME DESIGN
JKL
920.461.8484
GREEN BAY, WI
54313

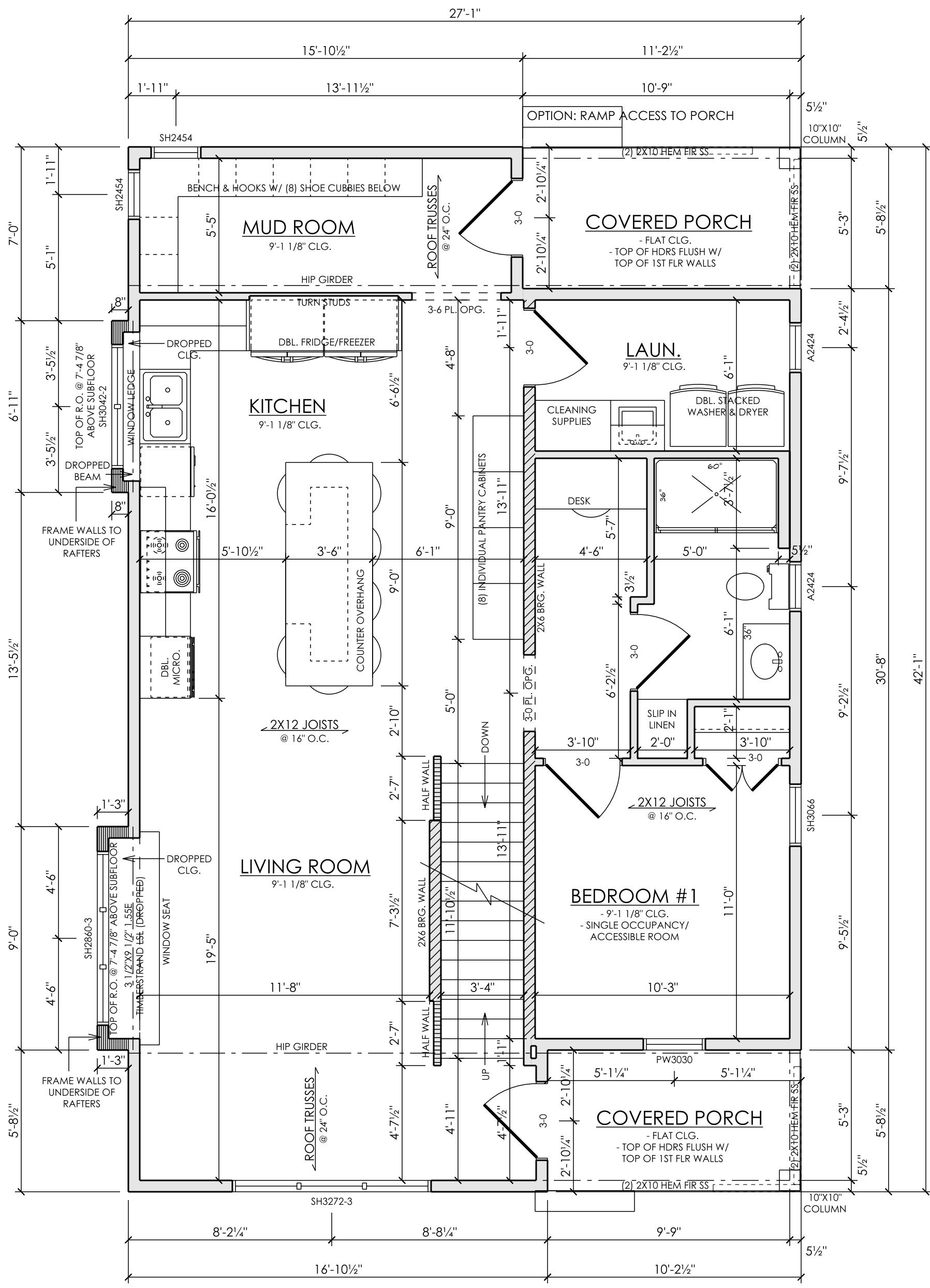




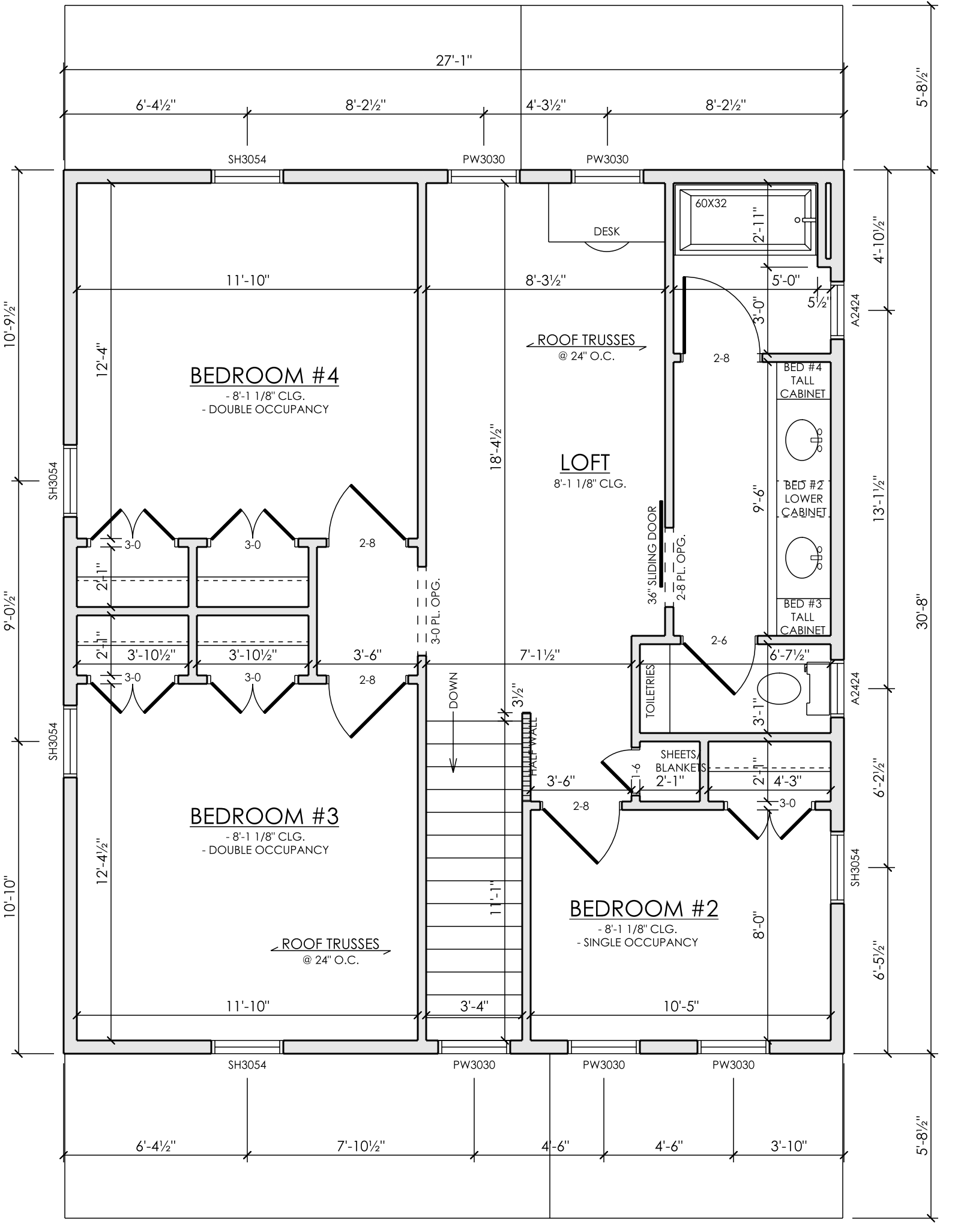
TYPICAL TWO STORY SECTION
SCALE: 1/2" = 1'-0"
GENERAL CONTRACTOR TO VERIFY ALL ASPECTS



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
8'-0" BASEMENT WALLS



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
9'-1 1/8" WALLS



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
8'-1 1/8" WALLS

WALL INFORMATION: HOUSE FOUNDATION: 8" X 8" POURED CONCRETE PORCH/PAVING FOUNDATION: 6" POURED CONCRETE, MIN. 4" TALL HOUSE EXTERIOR: FIRST FLOOR: 2 X 6 X 9'-1 1/8" STUDS @ 16" O.C. SECOND FLOOR: 2 X 6 X 8'-1 1/8" STUDS @ 16" O.C. HOUSE INTERIOR: FIRST FLOOR: 2 X 4 X 9'-1 1/8" STUDS @ 16" O.C. SECOND FLOOR: 2 X 4 X 8'-1 1/8" STUDS @ 16" O.C. -TALL WALLS ARE EXTERIOR WALLS WITH STUDS TALLER THAN 10'-0" AND NEED TO BE DESIGNED BY ENGINEERED WOOD PRODUCTS SUPPLIER -TAPERED WALLS ARE TO BE FRAMED TO UNDERSIDE OF SCISSOR ROOF TRUSSES -HOUSE FRAMED WALLS ARE HELD OUT 1/2" TO FLUSH W/ 1" FOAM	FLOOR SYSTEM(S): BASEMENT: 4" REINFORCED CONCRETE SLAB FIRST FLOOR: 2X12 HEM-FR SS @ 16" O.C. SECOND FLOOR: 40# LL, 10# DL ADDITIONAL LOADING (PER SQ. FT.): 10# TCDL FOR TILE FLOOR 25# TCDL FOR GRANITE DEFLECTION: LL=1/480, DL=1/240 DURATION OF LOAD: 1.00S -FRAMER TO REFERENCE JOIST/TRUSS LAYOUT PLANS TO VERIFY EXACT SIZE AND LOCATION OF ALL FLUSH HEADERS AND BEAMS IN FLOOR SYSTEM	ROOF SYSTEM: ENGINEERED WOOD TRUSSES @ 24" O.C. DESIGNED FOR BROWN COUNTY - ZONE #2 STD. LOADING (PER SQ. FT.): 30# TCDL, 10# TCDL, 10# ICCL DEFLECTION: LL=1/240, DL=1/180 DURATION OF LOAD: 1.00S -FRAMER TO REFERENCE TRUSS LAYOUT PLANS TO VERIFY EXACT LOCATIONS OF GIRDER TRUSSES AND THEIR RESPECTIVE BEARING REQUIREMENTS & UPLIFT ANCHORING REQUIREMENTS HEADERS: -STD. HEADERS: (2) 2X12 HEM-FR SELECT STRUCTURAL -TOP-OF-WINDOW R.O.S. FIRST FLOOR @ 7'-10 7/8" ABOVE SUBFLOOR SECOND FLOOR @ 6'-10 7/8" ABOVE SUBFLOOR -MINIMUM OF (2) TRIM STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND LARGER -HEADERS NOT DESIGNED TO CARRY BRICK/STONE	PLAN SPECIFICATIONS: * THE CONDITIONS LISTED BELOW ARE * STANDARD FOR THIS PLAN ONLY. EXCEPTIONS ARE NOTED ON THE PLAN ITSELF STAIR INFORMATION: BASEMENT TO FIRST FLOOR: 14 RISERS @ 7 9/16" - 13 TREADS @ 9 1/2" FIRST FLOOR TO SECOND FLOOR: 16 RISERS @ 7 9/16" - 13 TREADS @ 9 1/2" WINDOWS: -ALLIANCE, VINYL, SINGLE HUNG -MANUFACTURER TO PROVIDE SUPPLIER WITH EXACT R.O. SIZES AND DETAILS -SUPPLIER TO VERIFY THAT ALL CODE REQUIREMENTS ARE MET.	GENERAL INFORMATION: THE FOLLOWING ITEMS ARE TO BE LOCATED IN THE FOUNDATION BY THE GENERAL CONTRACTOR: BASEMENT WINDOWS ELECTRIC SERVICES WATER HEATER FURNACE BUILDER TO PROVIDE HEADERS AT CONCRETE OPENINGS IF NOT NOTED ON THE FOUNDATION PLAN -POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED SOIL BELOW THE FROST LINE -STEEL COLUMNS TO SUPPORT 12,000# -INTERIOR BEARING WALLS TO SIT ON CONTINUOUS CONCRETE FOOTINGS, STUDS @ 16" O.C. WITH BLOCKING OR LATERAL BRACING CONCRETE CONTRACTOR AND BUILDER ARE RESPONSIBLE TO DETERMINE SITE SOIL CONDITIONS AND FOLLOW STANDARDS PER SPS 320.24. THE MOST RESTRICTIVE STANDARDS OF SPS 312.15 - SPS 321.18, ACI 318.14, AND ACI 332.14 FOR ALL FOOTING & WALL REINFORCEMENT, IF NEEDED, MUST BE FOLLOWED -ASSUMED SOIL CAPACITY IS 3,000 PSF. FIG SIZES MUST BE ADJUSTED FOR VARYING SITE DETERMINED SOIL BEARING CONDITIONS ALL LUMBER IN PERMANENT CONTACT W/ CONCRETE MUST BE PRESSURE TREATED LUMBER AS PER WI SPS 321.10 DUE TO UNKNOWN GRADE CONDITIONS. ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF WINDOW WELLS TO BE DETERMINED ON SITE BY GENERAL CONTRACTOR FRAMER IS RESPONSIBLE FOR TRANSFERRING POINT LOADS FROM ABOVE, THROUGH THE FLOOR SYSTEM(S) AND WALLS, W/ SOLID BLOCKING DOWN TO CONCRETE FOUNDATION WALLS BELOW -PLAN IS DRAWN ACCORDINGLY FOR 3 1/4" CASING ALL DIMENSIONS SHOWN ARE FROM STUD TO STUD BUILDER TO PROVIDE ATTIC SCUTTLE AND LOCATION -FIRE SEPARATION MUST BE PROVIDED BETWEEN HOUSE AND GARAGE (SEE CODE FOR DETAILS) ALL CABINET LAYOUTS ARE CONCEPTUAL. CONSULT CABINET DESIGNER/PROVIDER FOR EXACT SIZES AND LOCATIONS OF CABINETS, APPLIANCES, & WINDOWS
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Report to the
Zoning & Planning Board of Appeals
of the City of Green Bay

MEETING DATE

October 18, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.5

(Appeal 21-036) Mark LeMense, LeMense Quality Homes, Inc. property owner, proposes to construct a single-family dwelling and a detached garage in a Low Density Residential (R1) District at 1255 Cherry Street. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-590, Table 44-4, front yard setback for an accessory structure (Ald. R. Scannell, District 7).

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

- I. Variance App - 1255 Cherry Street

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).
Section 44-590, Table 44-4, front yard setback for an accessory structure.
ALTERNATIVES:
Describe alternatives to your proposal, to include other locations, designs, construction techniques, etc.
Maintain only a 10' deep garage
Alternatives that you considered that comply with existing regulations:
Due to RDA approval and requirements of the property not to have an attached garage. which limits the depth of the garage to 10'
Reasons for not pursuing the alternative(s) listed above:
A 10th' deep garage is not desirable for most compact cars.
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. With a unique situation of this lot having to front yards and RDA requirements of having a detached garage it will not work efficiently for a mid or large vehicle to fit into the garage.

Would granting the variance be contrary to the public interest? Explain.
Yes Due to the other homes on the street having similar designs
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?
Do to the small accessory building it will be a burden for them not having enough inside storage and having more outside storage which could leave to loss of property due to theft or vandalism

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.

Mark LeMense
Signature of the Property Owner

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

Mark LeMense
Print Name:

Print Name:

10-7-21
Date

Date

OFFICE USE ONLY:	Parcel# 14-118	Residential \$75 <u>X</u> Commercial \$150 ____
District: 7 Zoning: R1	Meeting Date: 10/18/2021	Receipt #: 2759338-4
Submittal Date: 10/07/2021	Staff Signature:	

