



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, NOVEMBER 15, 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 November 15, 2021, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

1. Approval of the Minutes from the October 18, 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 21-037) Aaron Breitenfeldt, Robert E. Lee & Associates, on behalf of Paul Pinkston, UW-Green Bay, property owner, proposes to construct a dormitory building and expand parking on campus in a Public/Institutional (PI) at 3390 Walter Way. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code, Section 44-1965(10(a), interior lot landscaping and Section 44-1965(3)(a) & (b) landscape medians

(Ald. B. Dorff, District 1).

3. (Appeal 21-038) Mark Schlies, Jr., on behalf of Craig Harmeling, property owner, proposes to construct an uncovered porch for a single-family dwelling located in a Low Density Residential (RI) District at 1404 Spence Street. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-554, Table 44-2, front setback-footnote c (Ald. C. Wery, District 8).

F. Informational.

1. Discussion on procedural items related to the Board of Appeals.
2. Third Quarter Variance Report (July - September 2021).
3. Next Meeting Date: December 20, 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

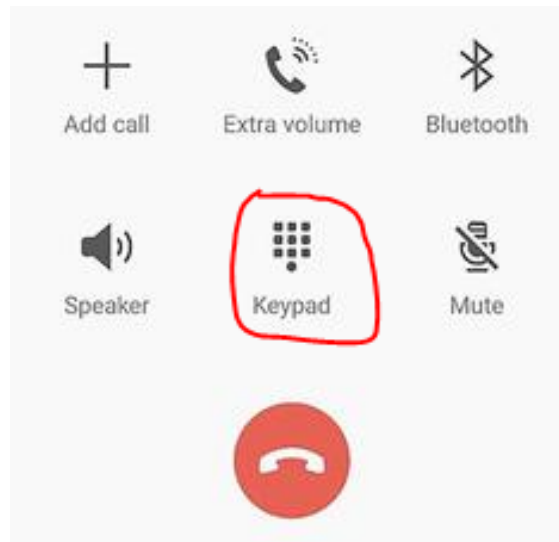
Find your local number: <https://us02web.zoom.us/j/82345213442>

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

November 15, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.2

(Appeal 21-037) Aaron Breitenfeldt, Robert E. Lee & Associates, on behalf of Paul Pinkston, UW-Green Bay, property owner, proposes to construct a dormitory building and expand parking on campus in a Public/Institutional (PI) at 3390 Walter Way. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code, Section 44-1965(10(a), interior lot landscaping and Section 44-1965(3)(a) & (b) landscape medians (Ald. B. Dorff, District 1).

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

1. Signed UWGB Variance Application
2. UWGB DORM CONSTRUCTION 30 X 42 10-15-2021



ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE: 10/27/2021	PROJECT #:	APPEAL #:
APPLICANT INFORMATION:		
Name: Aaron Breitenfeldt		
Business Name: Robert E. Lee & Associates, Inc.		
Address: 1250 Centennial Centre Blvd		
City, State, Zip Hobart, WI 54155		
Phone: (920) 662-9641		
Email: abreitenfeldt@releeinc.com		
Property Owner Information (if different from above):		
Name: Paul Pinkston		
Business Name: UW-Green Bay		
Address: 2420 Nicolet Drive		
City, State, Zip: Green Bay, WI 54311		
Phone: (920) 465-2373		
Email: pinkstop@uwgb.edu		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: 3390 Walter Way		
Tax Parcel Number(s): 22-186-5 and 22-186-3		
Describe the Variance Request:		
The proposed project includes the construction of a 4-story, 113,260 SF residence hall, and site modifications to create space for the new building and support the student residents with parking areas. Site work for the project will include partial demolition of a parking lot on parcel 22-186-5 (referred to as Housing Parking Lot), and reconfiguration and reconstruction of the remaining portion of the parking lot. An existing parking lot on parcel 22-186-3 (referred to as East Housing Lot) will also be reconstructed and expanded as part of this project. This work will improve the lot's current condition and increase the number of parking stalls available to the students in the new residence hall. The construction cost of the project is proposed to be partially financed through bonds issued by the City of Green Bay for the development of multi-family, low-income housing. The resident student population meets the stated criteria for the bonds by having a documented 38% of residents meeting the criteria for low-income, which is defined as an adjusted 80% of the median family income for the area. A variance is being requested to reconfigure and extend the existing Housing Parking Lot and East Parking Lot in a manner that is consistent with their current configuration. The current Housing Parking Lot includes one landscape median which is proposed to remain, but not additional islands. The current East Housing Lot does not have islands or medians. Its configuration of driving aisles is proposed to be extended from the existing aisles.		

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).
Section 44-1965(1)(a), Green Bay Zoning Code. (1)Planting area. a.At least ten percent of the interior area of parking lots with more than 25 spaces shall be devoted to landscape planting areas. Section 44-1965(3)(a) & (b), Green Bay Zoning Code: (3)Landscape medians. Parking lots with more than 100 spaces shall be divided into at least two smaller areas by landscape medians. a.Landscape medians shall be a minimum of eight feet wide or 14 to 18 feet wide with a pedestrian walk. b.Landscape medians shall have a minimum of one shade tree per 40 lineal feet along the length of the median and shall contain mulch or irrigated grass.
Describe alternatives to your proposal, to include other locations, designs, construction techniques, etc. The parking lots addressed in this project and variance request are both existing parking lots. The Housing Parking Lot is being reduced to allow for construction of the new building. A current island of grass and trees in the parking lot will be retained with the reconfiguration. East Housing Lot is <u>proposed</u> to be expanded to the southwest to the extent that its location allows. Expansion to the northwest in this location is precluded by a new <u>retention</u> pond planned as part of the current work. The proposed building configuration and subsequent lot modifications were developed as part of a Master Plan developed by UWGB. The Master Plan outlined areas for development, parking, and green space. Open green spaces near the project site are part of the University's planned land use and contribute to the environmental mission of the university.
Alternatives that you considered that comply with existing regulations: The parking lots were considered with the required landscape islands and medians. This configuration resulted in the loss of approximately 75 parking stalls. The campus facility management could reallocate parking from further away, in addition to a change in policy on how many parking stalls would be allocated to the student body. An alternative that has been investigated, and could be provided, is additional landscaping around the perimeter of the current lots. Such landscaping would maintain visibility to the lots for student safety.
Reasons for not pursuing the alternative(s) listed above: The two lots in this project scope serve the residence halls on the south and east portions of the housing core area of campus. For safety, convenience, and with consideration for winter conditions, the owner desires to maximize the number of parking stalls in close proximity to the proposed and existing residence halls.
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 While each parking lot site taken individually does have its limitations to expansion (as noted above), they are part of the full 200 + acre UWGB campus. Parking islands provide owners of limited sites to balance the amount of impervious, heat-absorbent surfaces with permeable surfaces that ameliorate the heat island. In the case of UWGB, the owner has provided and continues to maintain a substantial percentage of their property as green space. By expanding the parking lots in the same manner as which they currently exist, the university is maximizing the area of contiguous permeable green space.

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

Granting the variance would be in the public (students') interest in that it maximizes parking close to the residence halls. This is a convenience when dealing with winter conditions, and a safety factor at all times of year because of the significantly reduced walking distance as compared to other resident-available parking lots on campus.

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 owner will still be able to use the property and complete the proposed building if the variance is not granted. The burden would be borne by the students, who would have to walk further across campus to access their vehicles. This variance is requested to maximize safety and convenience for the students, and to maximize the contiguous green space on the campus.

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)

Paul Pinkston

Print Name:

AARON BRENN FLEOT

Print Name:

11/02/21

Date

11/2/21

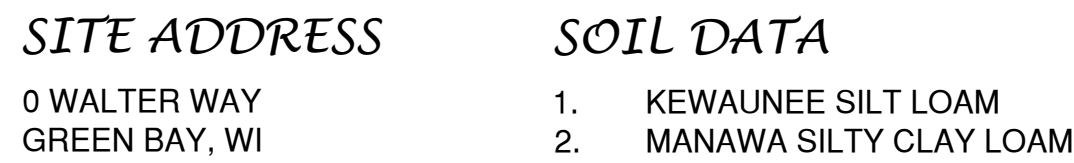
Date

OFFICE USE ONLY:	Parcel#	Residential \$75 _____	Commercial \$150 _____
District: Zoning:	Meeting Date:	Receipt #:	
Submittal Date:	Staff Signature:		

UTILITIES PRESENT:
CITY OF GREEN BAY WATER DEPT., CITY OF GREEN BAY PUBLIC WORKS, WISCONSIN PUBLIC SERVICE CORP., AMERICAN TRANSMISSION COMPANY, AT & T, TIME WARNER
CABLE, BROWN COUNTY TECHNOLOGY AND UWGB FACILITIES MANAGEMENT.

DIGGER'S HOTLINE TICKET NUMBER 20211203449, DATED 04/02/2021 AND TICKET NUMBER 20211203486, DATED 03/25/2021, VISIBLE OBSERVATION AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

TELECOMMUNICATIONS: AT & T / SBC 205 S. JEFFERSON ST. GREEN BAY, WI 54301	TELECOMMUNICATIONS: TIME WARNER CABLE 2580 W. MASON ST. GREEN BAY, WI 54303	TELECOMMUNICATIONS: BROWN COUNTY TECHNOLOGY 111 N. JEFFERSON ST. GREEN BAY, WI 54301	UNIVERSITY: UWGB FACILITIES MANAGEMENT 2420 NICOLET DR. GREEN BAY, WI 54311
(920) 433-4147	(920) 944-1581	(920) 448-6266	(920) 465-2178



0 WALTER WAY
GREEN BAY, WI

1. KEWAUNEE SILT LOAM
2. MANAWA SILTY CLAY LOAM

	FIRE HYDRANT		POWER POLE		DECIDUOUS TREE
	WATER VALVE/CURB STOP		POWER POLE W/GUY WIRE		CONIFEROUS TREE
	WATER MANHOLE		LIGHT POLE		BUSH
	REDUCER/INCREASER		TRAFFIC SIGNAL POLE		RIP RAP
	SANITARY MANHOLE		ELECTRIC MANHOLE		CULVERT
	AIR RELIEF MANHOLE		ELECTRIC METER		WETLANDS
	STORM MANHOLE		TELEPHONE MANHOLE		HANDICAP PARKING
	OPEN STORM MANHOLE		CABLE TV MANHOLE		
	STORM INLET		CABLE TV PEDESTAL		
	STORM INLET MANHOLE		GAS VALVE		
	TANK COVER		GAS METER		
	SOIL BORING		MAILBOX		
	POST		SIGN		
	IRON PIPE/ROD		BOLLARD		
	PK NAIL				

	EDGE OF ASPHALT		SANITARY SEWER (SIZE NOTED)
	EDGE OF GRAVEL		FORCEMAIN (SIZE NOTED)
	CURB & GUTTER		STORM SEWER (SIZE NOTED)
	TREE/BRUSH LINE		WATERMAIN (SIZE NOTED)
	CONTOUR LINE		GAS LINE
	RETAINING WALL		OVERHEAD TELEPHONE LINE
	GUARD RAIL		UNDERGROUND TELEPHONE LINE
	FENCE		OVERHEAD ELECTRIC LINE
			UNDERGROUND ELECTRIC LINE
			OVERHEAD CABLE TV LINE
			CABLE TV LINE
			FIBER OPTIC LINE
			RAW LINE
			PROPERTY LINE
			EASEMENT LINE
			BUILDING SETBACK LINE
			SECTION LINE

BIT.	GRAVEL	WM	WATERMAIN	VPC	VERTICAL POINT OF CURVATURE	B-B	BACK TO BACK (OF CURB)
BTR.	BITUMINOUS	HYD.	HYDRANT	VPI	VERTICAL POINT OF INTERSECTION	F-F	FACE TO FACE (OF CURB)
ASPH.	ASPHALT	WV	WATER VALVE	VPT	VERTICAL POINT OF TANGENCY	R/W	RIGHT OF WAY
CONC.	CONCRETE	SAN	SANITARY SEWER	PC	POINT OF CURVATURE	T/C	TOP OF CURB
SW	SIDEWALK	MH	MANHOLE	PI	POINT OF INTERSECTION	F/L	FLOW LINE
BLDG	BUILDING	ST	STORM SEWER	PT	POINT OF TANGENCY	C/L	CENTERLINE
HSE	HOUSE	CB	CATCH BASIN	R	RADIUS	R/L	REFERENCE LINE
PED	PEDESTAL	TELE	TELEPHONE	EX	EXISTING	INV.	INVERT
PP	POWER POLE	ELEC	ELECTRIC	PR	PROPOSED	CMV	CORRUGATED METAL PIPE
LP	LIGHT POLE	TV	TELEVISION	EOR	END OF RADIUS	RCV	REINFORCED CONCRETE PIPE
BM	BENCH MARK	STA.	STATION	BOC	BACK OF CURB	CULP	CULVERT

SHT. NO.	DESCRIPTION
C101	GENERAL NOTES
C102	OVERALL EXISTING SITE CONDITIONS
C103	OVERALL SITE PLAN
C104	EXISTING SITE CONDITIONS AND DEMOLITION PLAN - WEST SITE
C105	DETAILED SITE PLAN - WEST SITE
C106	DETAILED UTILITY PLAN - WEST SITE
C107	DETAILED UTILITY PLAN - WEST SITE SAN SEWER
C108	DETAILED GRADING PLAN - WEST SITE
C109	DETAILED EROSION CONTROL PLAN - WEST SITE
C110	EXISTING CONDITIONS AND DEMOLITION PLAN - EAST SITE
C111	DETAILED SITE PLAN - EAST SITE
C112	DETAILED UTILITY PLAN - EAST SITE
C113	DETAILED GRADING PLAN - EAST SITE
C114	DETAILED EROSION CONTROL PLAN - EAST SITE
C115	MISCELLANEOUS DETAILS
C116	MISCELLANEOUS DETAILS
C117	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D
C118	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE
C119	EROSION CONTROL - DITCH CHECK DETAILS
C120	EROSION CONTROL - SHEET FLOW DETAILS
C121	EROSION CONTROL - TRACKOUT CONTROL PRACTICES

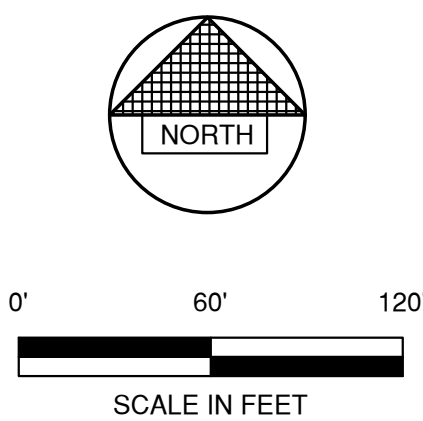


Curve Table							
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	36°23'33"	770.00'	489.08'	N06°33'37"W	480.90'	N11°34'09"E	N24° 49' 24"W

- LEGEND**
- | | |
|--|----------------------------------|
| | CONCRETE PAVEMENT |
| | ASPHALT PAVEMENT (LIGHT) |
| | RECONSTRUCT EXISTING PARKING LOT |
| | GREEN SPACE |
| | TRAFFIC FLOW ARROW |
| | HANDICAPPED PARKING |

ZONING
PI - PUBLIC PROPERTY/INSTITUTIONAL

PARCEL NO.
22-186-5
22-186-3

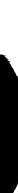


NEW RESIDENCE HALL
UW - GREEN BAY

[illegible]

IN-PROGRESS SET

PROJECT NUMBER	6190.0
DATE ISSUED	MAY 6, 202
SHEET NUMBER	C10



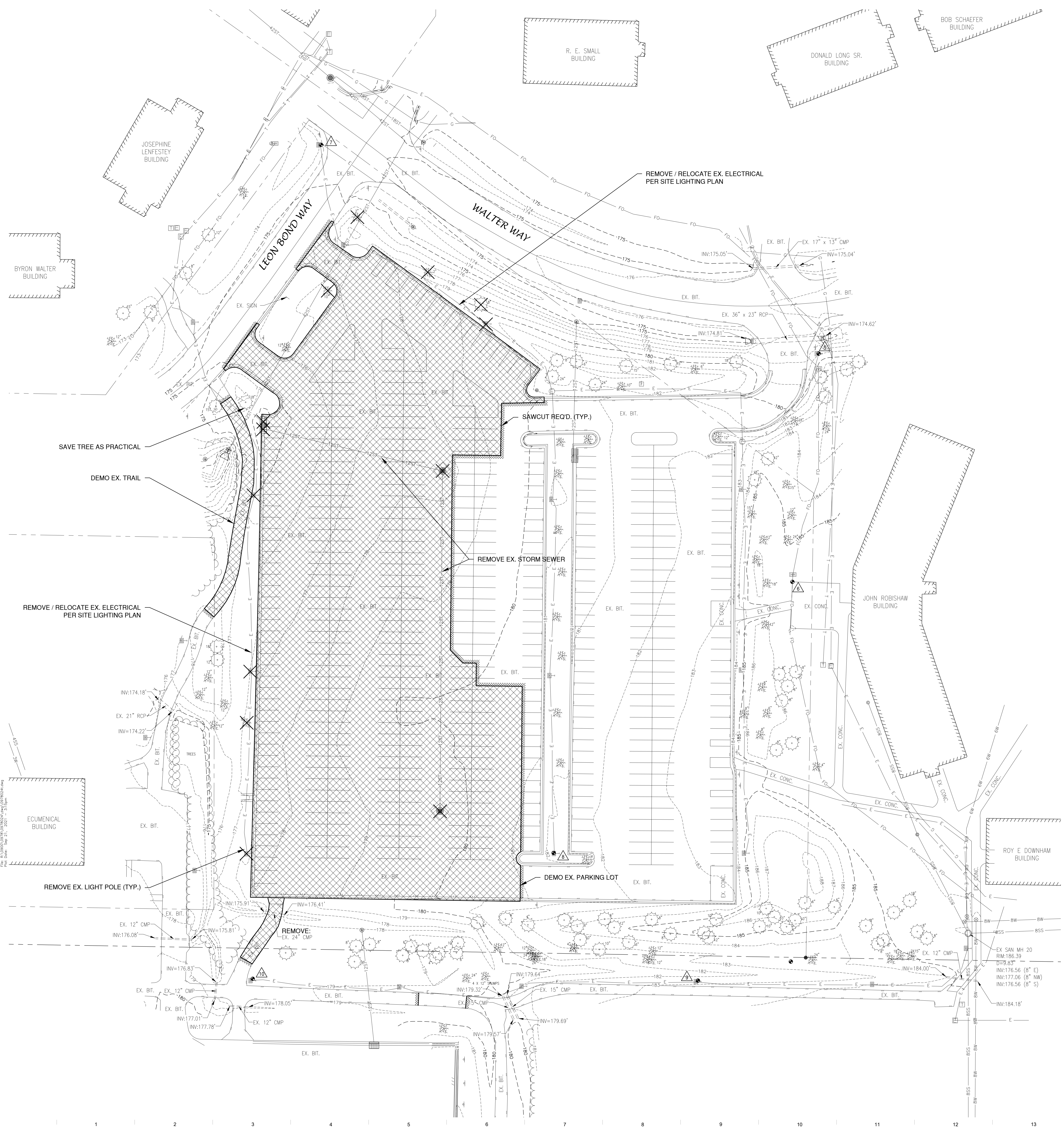
UNIVERSITY of WISCONSIN
GREEN BAY



Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-862-9641 www.releesinc.com

bernerschaber
310 Pine Street | Green Bay, WI 54301
920-432-4885 | www.bernerschaber.com

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LEGEND

TO BE DEMOLISHED

TREE/SHRUB TO BE REMOVED

STRUCTURE TO BE REMOVED

DEMOLITION NOTES

- EXISTING ASPHALT AND BASE COURSE MAY BE PULVERIZED AND STOCKPILED ON SITE FOR FUTURE USE.
- EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.
- ALL MISCELLANEOUS STRUCTURES SHALL BE REMOVED.
- DRIVEWAY OPENINGS SHALL BE REMOVED AND CURB OPENINGS SHALL BE CLOSED IN ACCORDANCE WITH STANDARD DETAIL "CURB REMOVAL"; SEE DETAIL SHEETS.

BENCHMARK		BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. FIELD VERIFY BENCHMARKS FOR ACCURACY.	
NO.	DESCRIPTION	EL.	
5	NW EDGE OF CONC. BASE OF LIGHT POLE #SE 11	180.04	
6	NW CORNER OF CONC. SLAB	185.63	
7	SE CORNER OF CONC. BASE OF LIGHT POLE #SE 5	175.89	
8	NW CORNER OF CONC. BASE OF LIGHT POLE #SE 10 A	183.05	
9	N CORNER OF CONC. BASE OF LIGHT POLE #J 4	183.91	
10	N EDGE OF CONC. BASE OF LIGHT POLE #J 7	179.70	

0' 30' 60'

SCALE IN FEET

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Robert E. Lee & Associates, Inc.
ENGINEERS, SURVEYORS, ARCHITECTS
1230 CENTRAL AVENUE, SUITE 200
HOBAK, WI 53155
920-562-5841
www.rela-inc.com

UNIVERSITY of WISCONSIN
GREEN BAY

Leon Bond Drive - Walter Way | Green Bay, WI 54311

**NEW RESIDENCE HALL
UW - GREEN BAY**

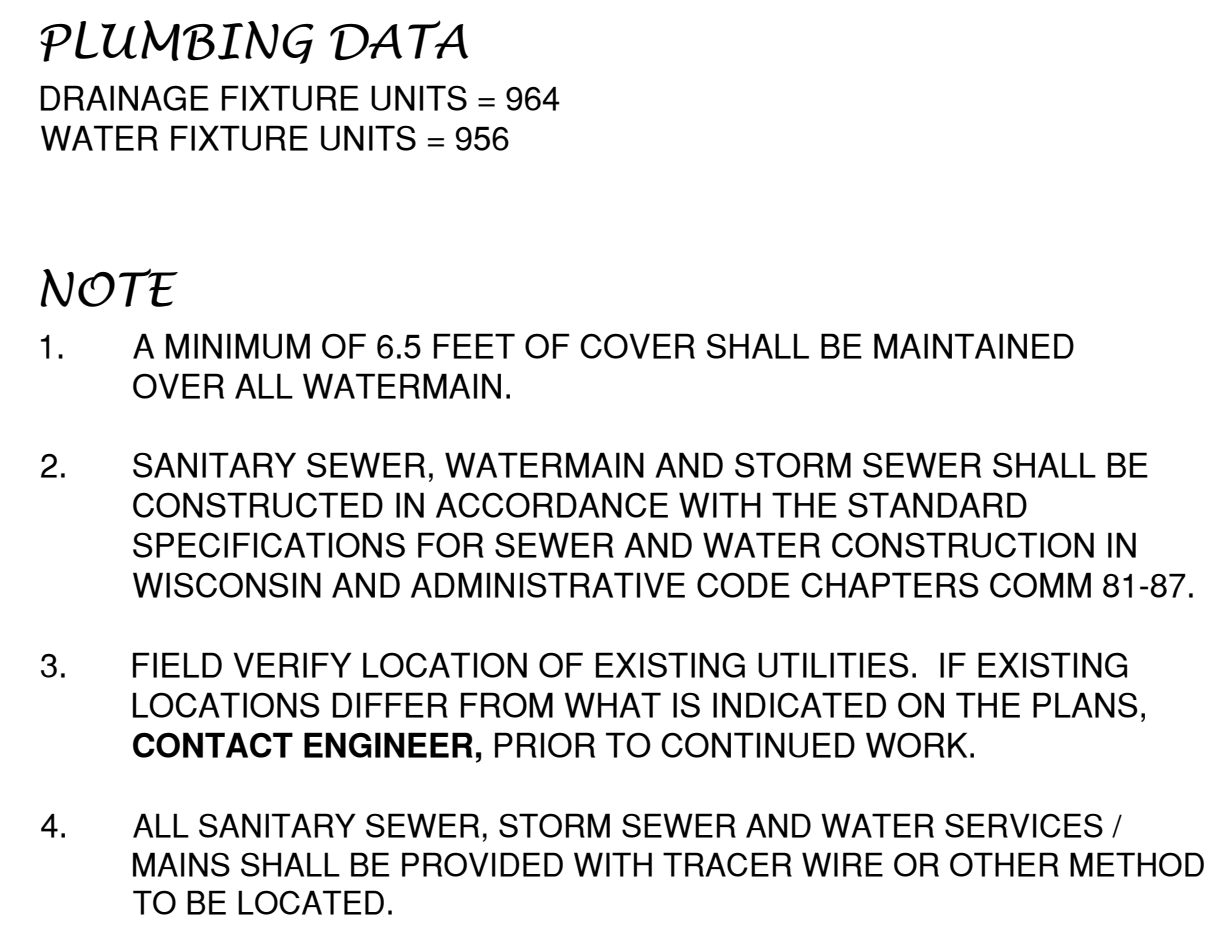
Sheet Title:
**EXISTING CONDITIONS AND
DEMOLITION PLAN - WEST SIDE**

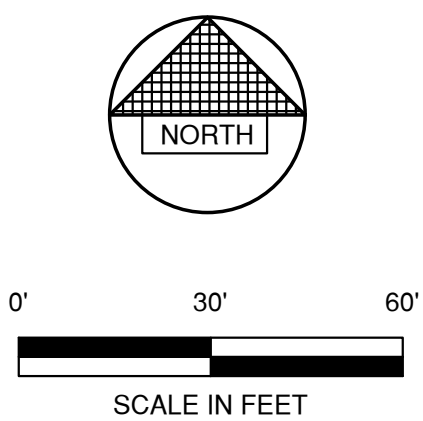
REVISIONS:

No.	Date:	Description:

IN-PROGRESS SET

PROJECT NUMBER	6190.00
DATE ISSUED	MAY 6, 2021
SHEET NUMBER	C104





The diagram illustrates the layout of various utility lines across a site. It includes the following components:

- PROPOSED SANITARY SEWER:** Represented by a solid black line.
- EXISTING SANITARY SEWER (SIZE NOTED):** Represented by a dashed line.
- PROPOSED STORM SEWER:** Represented by a solid black line.
- EXISTING STORM SEWER (SIZE NOTED):** Represented by a dashed line.
- PROPOSED WATERMAIN:** Represented by a solid black line.
- EXISTING WATERMAIN (SIZE NOTED):** Represented by a dashed line.

Manholes are indicated by circles with a cross inside, and catch basins are indicated by circles with a dot inside. The diagram also shows various line segments labeled with sizes such as 8SS, 10ST, 6W, and 12W.

- | | | |
|----------|----------|-----------------------------------|
| PROPOSED | EXISTING | |
| | | FIRE HYDRANT |
| | | WATER VALVE/CURB STOP |
| | | WATER MANHOLE |
| | | REDUCER/INCREASER |
| | | SANITARY MANHOLE |
| | | LIFT STATION |
| | | TRACER WIRE SIGNAL CONNECTION BOX |
| | | CLEANOUT |
| | | STORM MANHOLE |
| | | STORM CATCH BASIN |
| | | STORM INLET |
| | | STORM INLET MANHOLE |
| | | YARD DRAIN |
| | | STANDPIPE |
| | | ROOF DOWNSPOUT |
| | | DISCHARGE STRUCTURE |

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER**, PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.

[illegible]

PROJECT NUMBER	6190.
DATE ISSUED	MAY 6, 20
SHEET NUMBER	C10

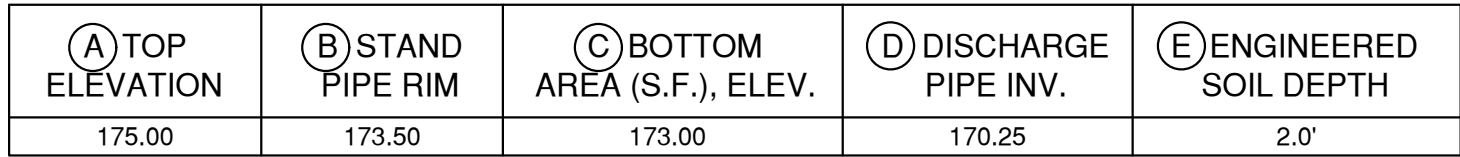
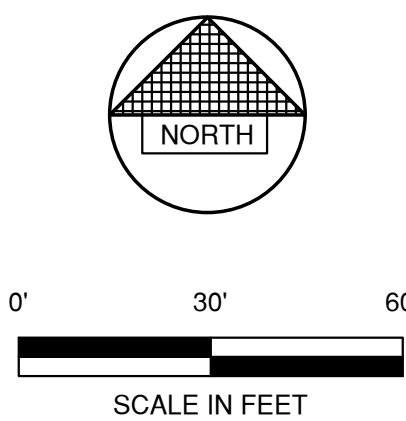


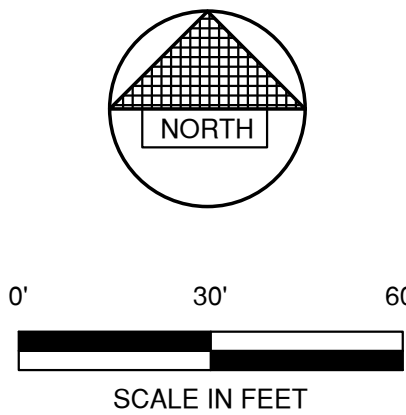
Diagram illustrating the cross-section of a ditch or channel. The ditch has a 3:1 slope on both sides, a bottom width of 5', and a depth of 2'. The ditch is lined with MEDIUM RIP RAP and GEOTEXTILE FABRIC. The top of the bank is indicated, and the elevation is EL. 174.00.

	T/C 999.99	TOP OF CURB ELEVATION
	F/L 888.88	FLOW LINE ELEVATION
	S/W 666.66	TOP OF SIDEWALK ELEVATION
	E/P 555.55	EDGE OF PAVEMENT ELEVATION
	R/W 444.44	TOP OF RETAINING WALL ELEVATION
	333.33	GROUND ELEVATION
		DRAINAGE SWALE
		DRAINAGE DIVIDE
		FLOW ARROW

NEW RESIDENCE HALL
UW - GREEN BAY

IN-PROGRESS SET

PROJECT NUMBER	6190
DATE ISSUED	MAY 6, 20
SHEET NUMBER	C10

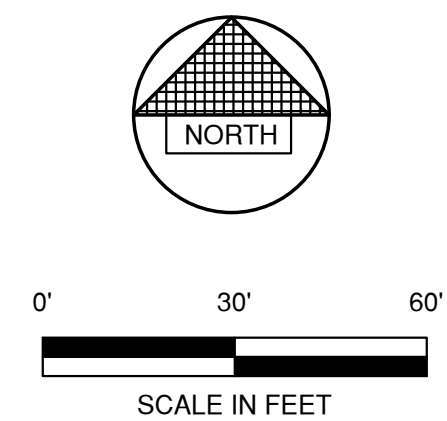


	DRAINAGE SWALE
	DRAINAGE DIVIDE
	FLOW ARROW
	SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
	DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
	TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
	EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
	INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDMR TECHNICAL STANDARD 1061.

1. INSTALL EROSION CONTROL BMP'S SUCH AS SILT FENCE, INLET PROTECTION, AND TRACKING CONTROL PADS PRIOR TO ANY SITE DISTURBANCE. FEBRUARY 2022
2. REMOVE PORTION OF EXISTING PAVEMENT AS NEEDED FOR CONSTRUCTION OF PROPOSED BUILDING FOOTPRINT. FEBRUARY 2022
3. EXCAVATE FOR BUILDING FOUNDATIONS AND INSTALL FILL MATERIAL TO BUILD-UP BUILDING PAD. INSTALL SANITARY, STORM, AND WATER SERVICES. CONSTRUCT BUILDING FOUNDATIONS AND BEGIN BUILDING CONSTRUCTION. WINTER 2022
4. REMOVE REMAINDER OF EXISTING PARKING AND GRADE PARKING LOT TO PROPOSED SUB-GRADE ELEVATIONS. EXCAVATE PROPOSED BIO-RETENTION POND TO SUBGRADE ELEVATIONS AND INSTALL STORM SEWER OUTLET. DO NOT INSTALL CLEAN STONE, DRAIN TILE, OR ENGINEERED MATERIAL UNTIL UPSTREAM SITE IS STABILIZED. SPRING 2022.
5. INSTALL SITE STORM SEWER. SPRING 2022.
6. GRAVEL AND PAVE PROPOSED PARKING LOT. SUMMER 2022.
7. TOPSOIL, SEED, AND MULCH OR E-MAT TO STABILIZE ALL REMAINING DISTURBED AREAS AS SOON AS FINAL GRADING IS COMPLETED. FINAL RESTORATION SUMMER 2022.
8. UPON FINAL RESTORATION, COMPLETE CONSTRUCTION OF PROPOSED BIO-RETENTION POND.
9. COMPLETE REMAINING BUILDING AND SITE CONSTRUCTION. 2022-2023
10. ONCE SITE VEGETATION HAS REACHED 70%, ALL EROSION CONTROL BMP'S MAY BE REMOVED. SUMMER 2023.



BENCHMARK		ROBERT E. LEE & ASSOCIATES, INC. FIELD VERIFY BENCHMARKS FOR ACCURACY.
NO.	DESCRIPTION	EL.
	EAST CORNER OF BASE OF LIGHT POLE #5080	175.26
	SW CORNER OF CONC. BASE OF LIGHT POLE #5B19	182.25
	E BOLT LIGHT POLE #3B 35	184.37
	NE CORNER OF LIGHT POLE #5B 29	183.01
	FLAG BOLT ON HYDRANT	174.92
	FLAG BOLT ON HYDRANT	180.93

 TO BE DEMOLISHED
 TREE/SHRUB TO BE REMOVED
 STRUCTURE TO BE REMOVED

1. EXISTING ASPHALT AND BASE COURSE MAY BE PULVERIZED AND STOCKPILED ON SITE FOR FUTURE USE.
2. EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.
3. ALL MISCELLANEOUS STRUCTURES SHALL BE REMOVED.
4. DRIVEWAY OPENINGS SHALL BE REMOVED AND CURB OPENINGS SHALL BE CLOSED IN ACCORDANCE WITH STANDARD DETAIL "CURB REMOVAL," SEE DETAIL SHEETS.

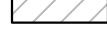
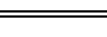
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IN-PROGRESS SET

PROJECT NUMBER	6190.00
DATE ISSUED	MAY 6, 2021
SHEET NUMBER	C110



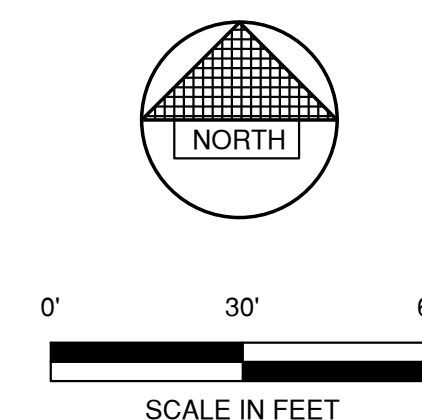
LEGEND

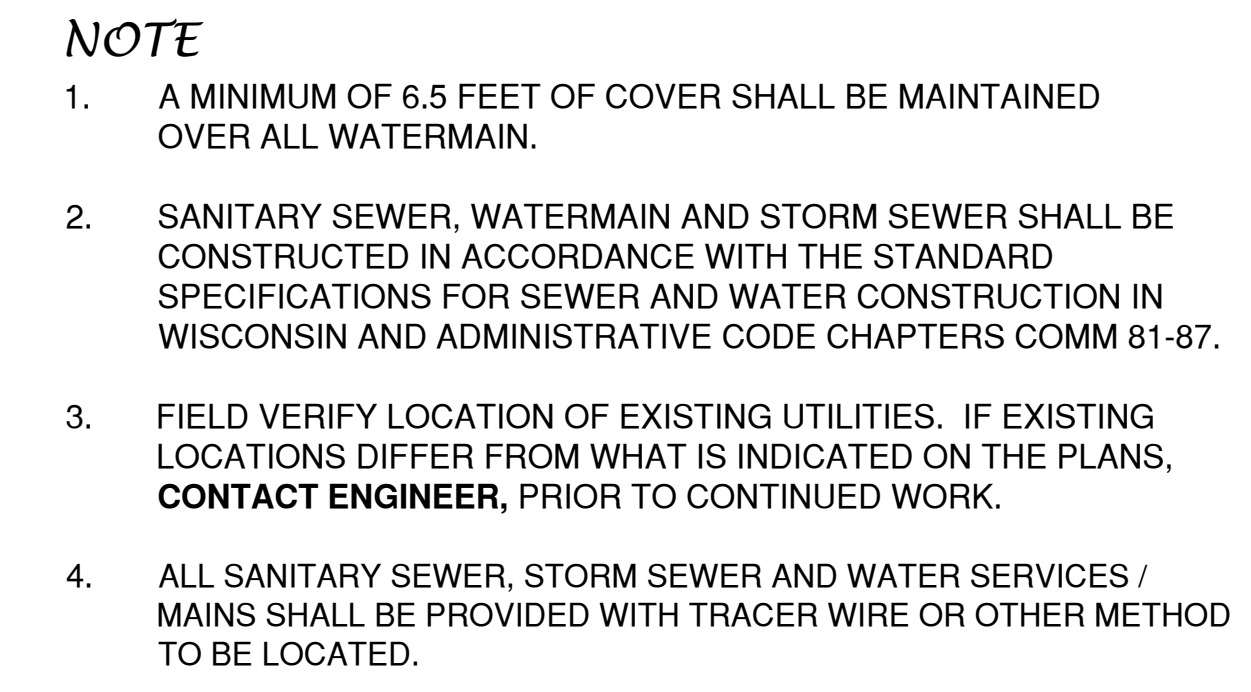
- | | |
|---|--|
|  | CONCRETE PAVEMENT |
|  | ASPHALT PAVEMENT (LIGHT) (53,610 S.F.) |
|  | RECONSTRUCT EXISTING ASPHALT PAVEMENT |
|  | GREEN SPACE |
|  | PROPOSED 18" STANDARD CURB AND GUTTER |
|  | PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER |
|  | TRAFFIC FLOW ARROW |
|  | HANDICAPPED PARKING |
|  | INDICATES NUMBER OF PARKING STALLS |

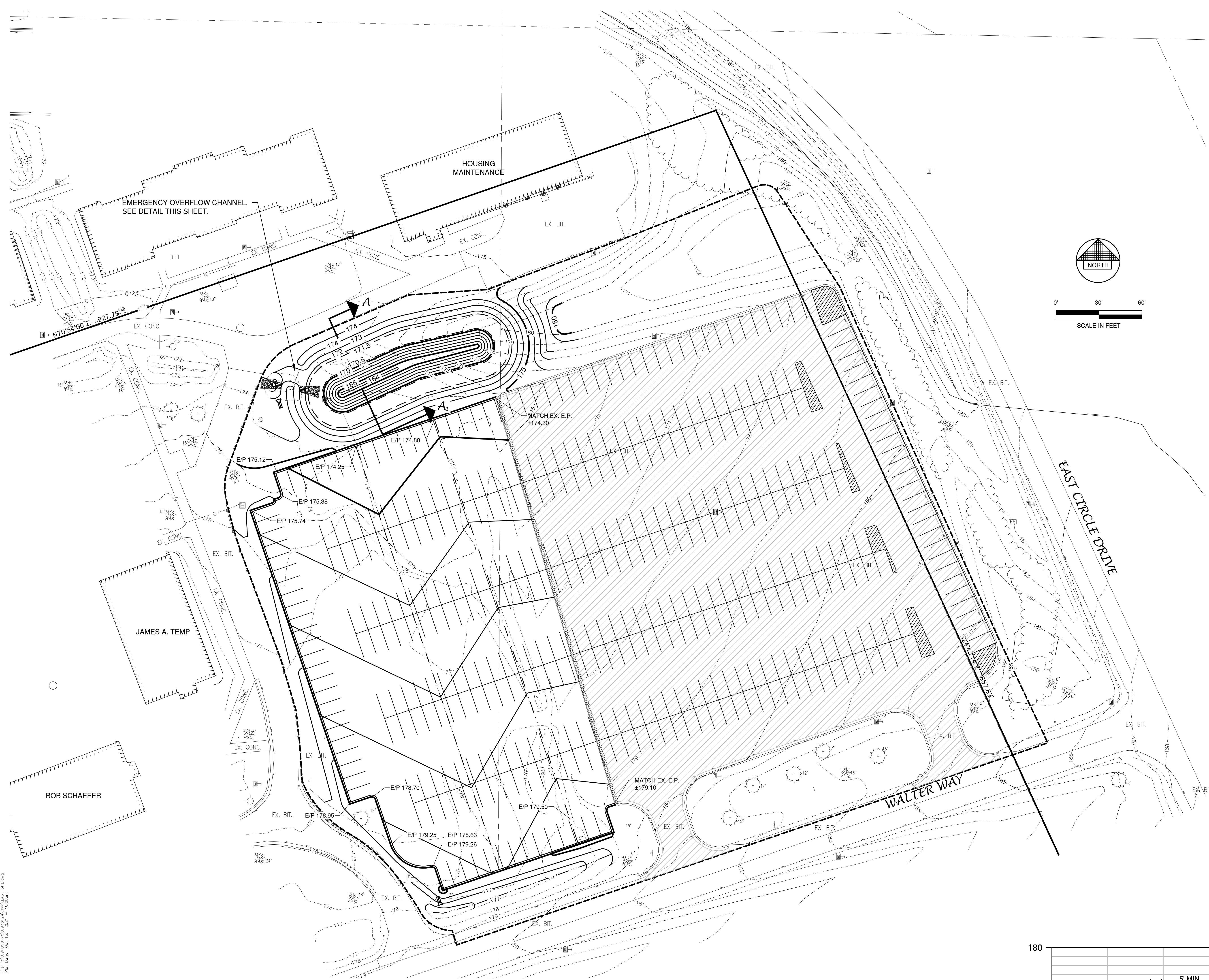
*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB
UNLESS NOTED OTHERWISE

NOTE
ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA
TOTAL PARKING STALLS PROVIDED = 431

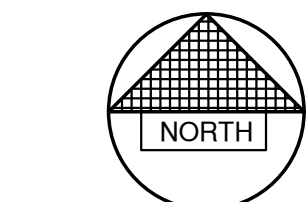




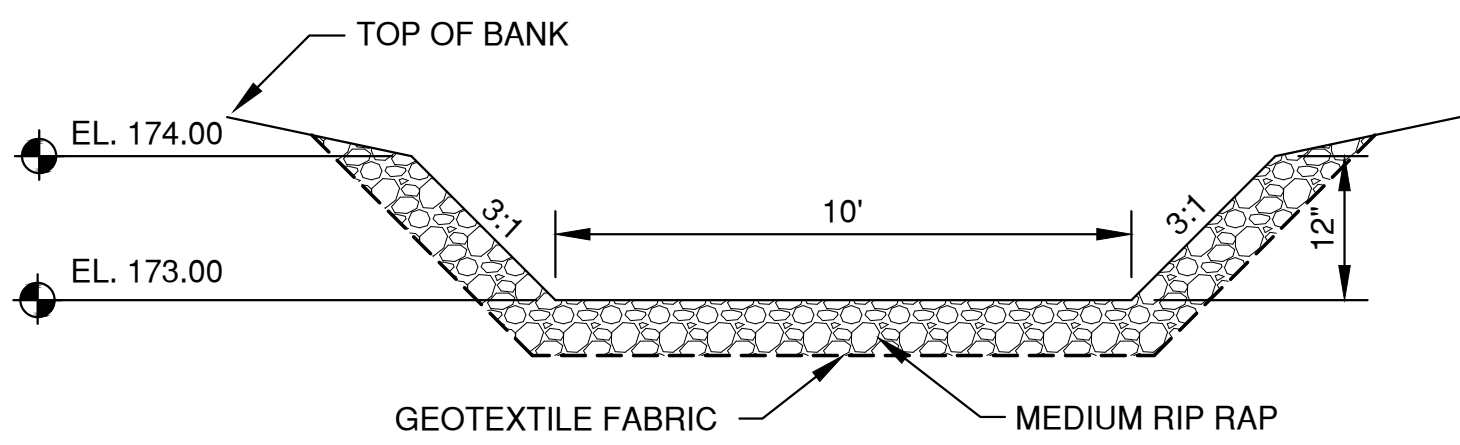


LEGEND

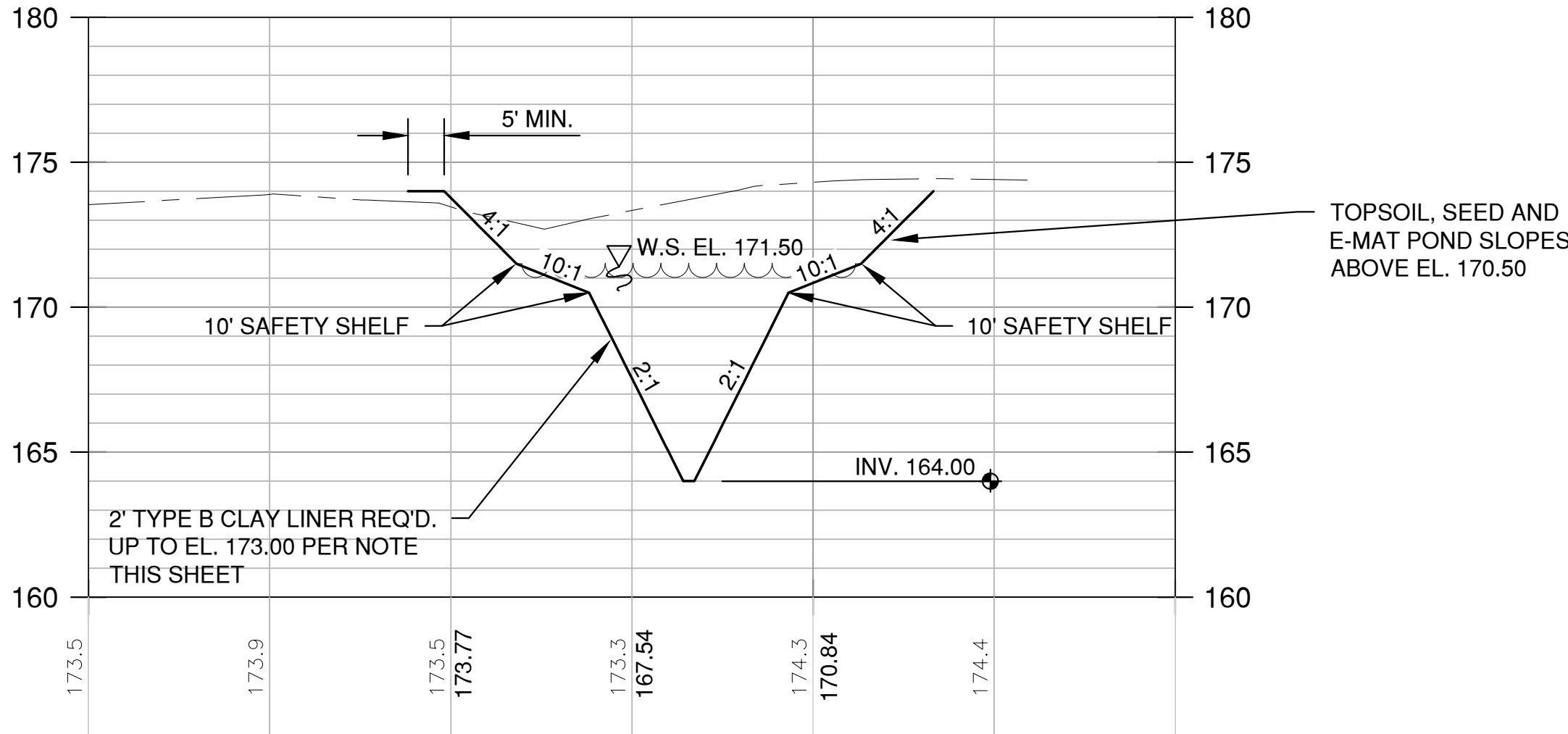
- T/C 999.99 TOP OF CURB ELEVATION
- F/L 888.88 FLOW LINE ELEVATION
- S/W 666.66 TOP OF SIDEWALK ELEVATION
- E/P 555.55 EDGE OF PAVEMENT ELEVATION
- R/W 444.44 TOP OF RETAINING WALL ELEVATION
- 333.33 GROUND ELEVATION
- DRAINAGE SWALE
- - - DRAINAGE DIVIDE
- FLOW ARROW



0' 30' 60'
SCALE IN FEET



EMERGENCY OVERFLOW STRUCTURE DETAIL



SECTION A-A1
NOT TO SCALE

POND CONSTRUCTION NOTE

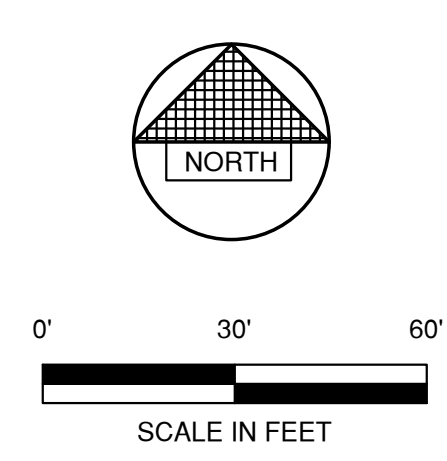
CONTRACTOR TO VERIFY EXISTING SOILS WITHIN POND EXCAVATION. IF SOILS OTHER THAN CLAY WITH A HYDRAULIC CONDUCTIVITY OF 1×10^{-6} cm/sec OR LESS ARE ENCOUNTERED, A TWO FOOT CLAY LINER WILL BE REQUIRED AND INSTALLED PER WDNR TECHNICAL STANDARD 1001.

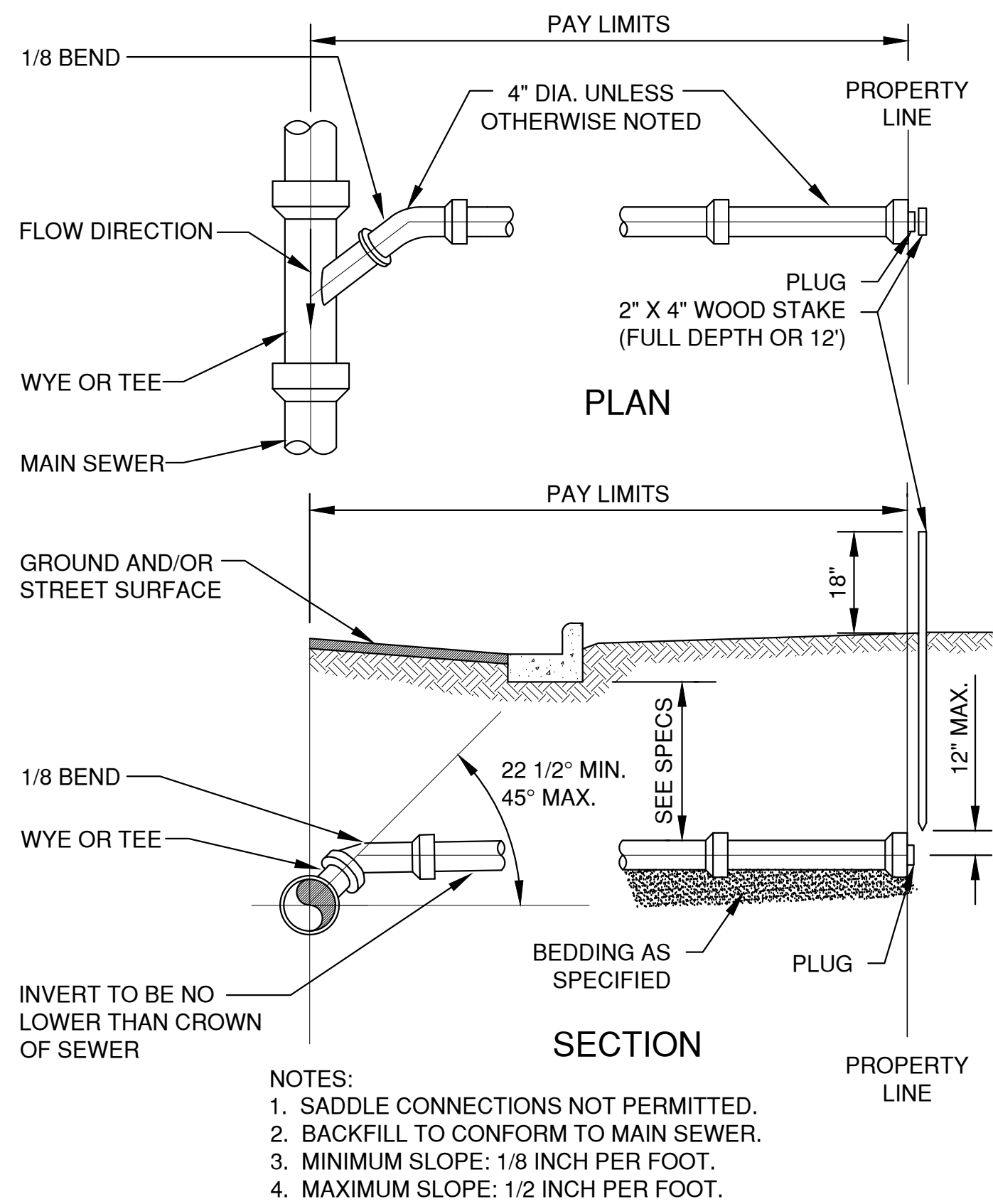
REVISIONS:

No.	Date:	Description:

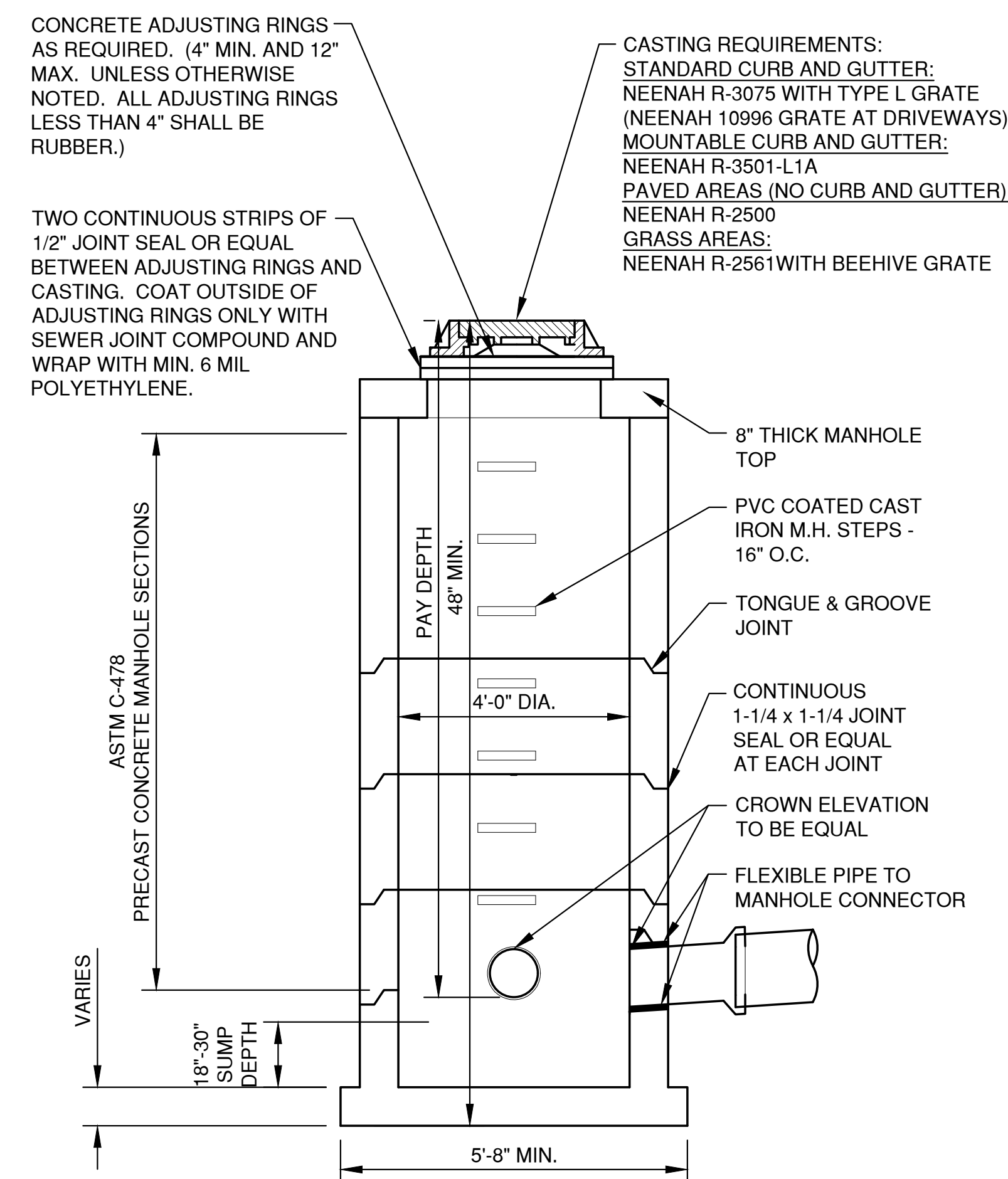
IN-PROGRESS SET

PROJECT NUMBER	6190.00
DATE ISSUED	MAY 6, 2021
SHEET NUMBER	C113

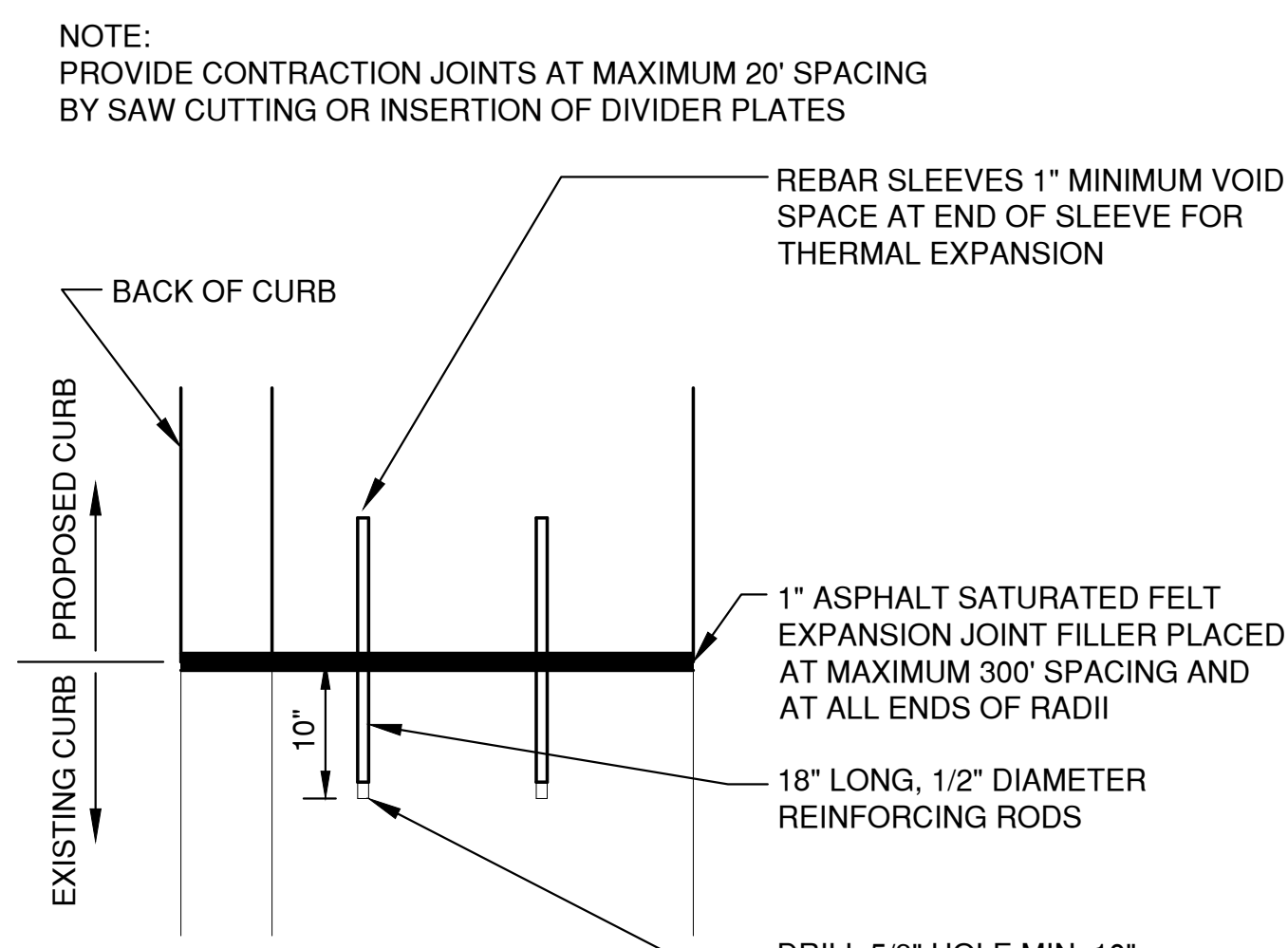




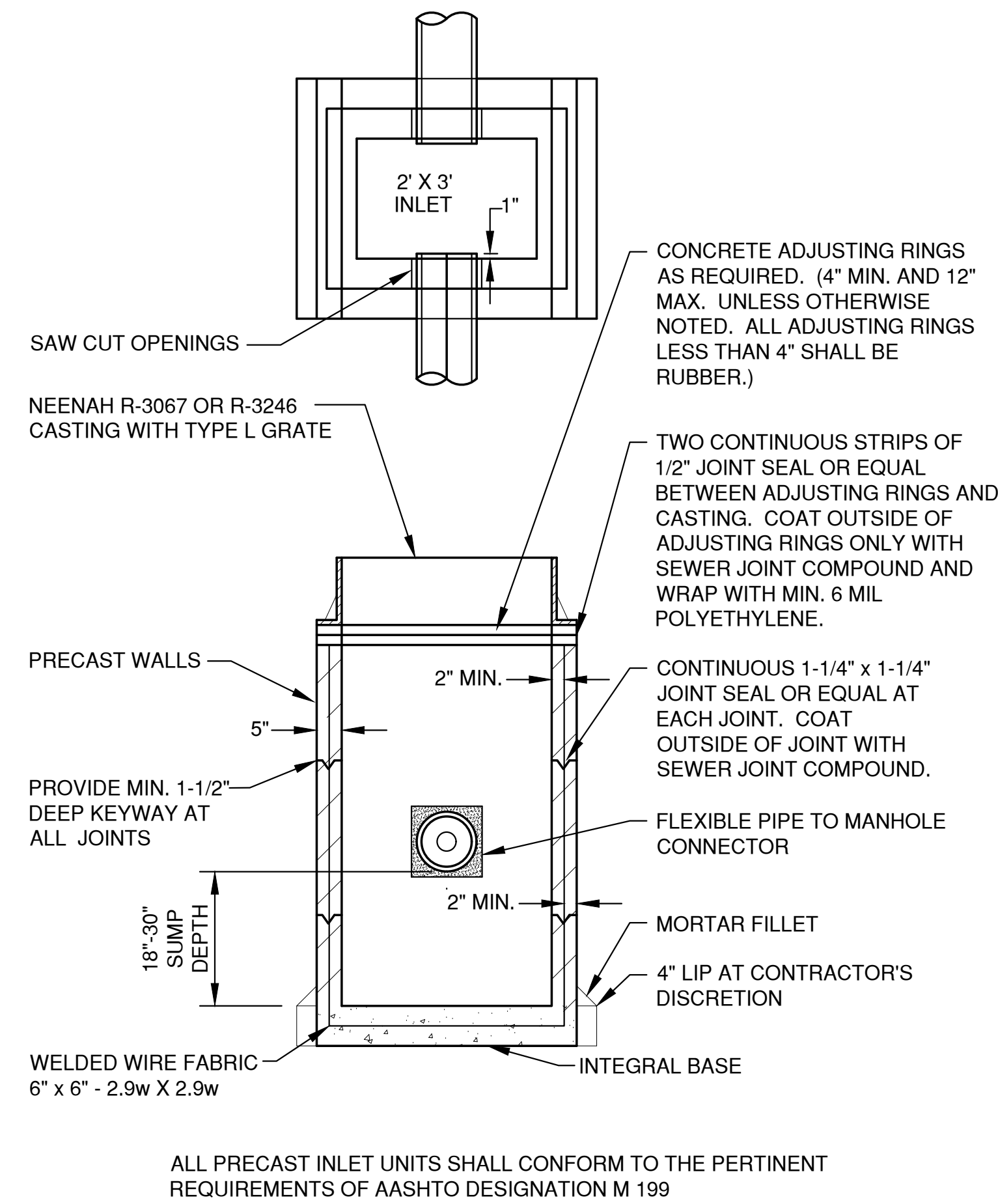
STANDARD SERVICE LATERAL



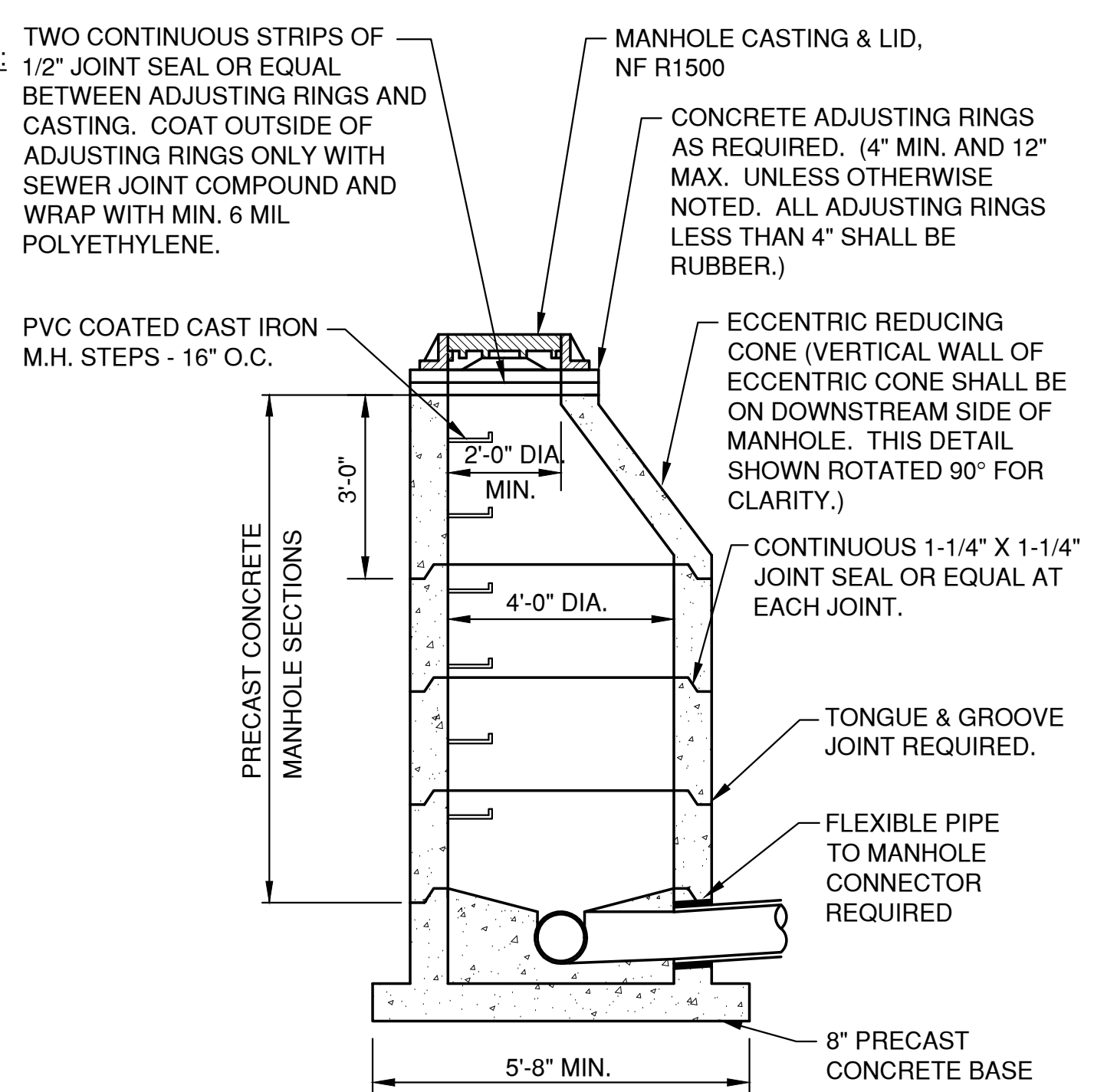
STORM INLET MANHOLE TYPE "A"



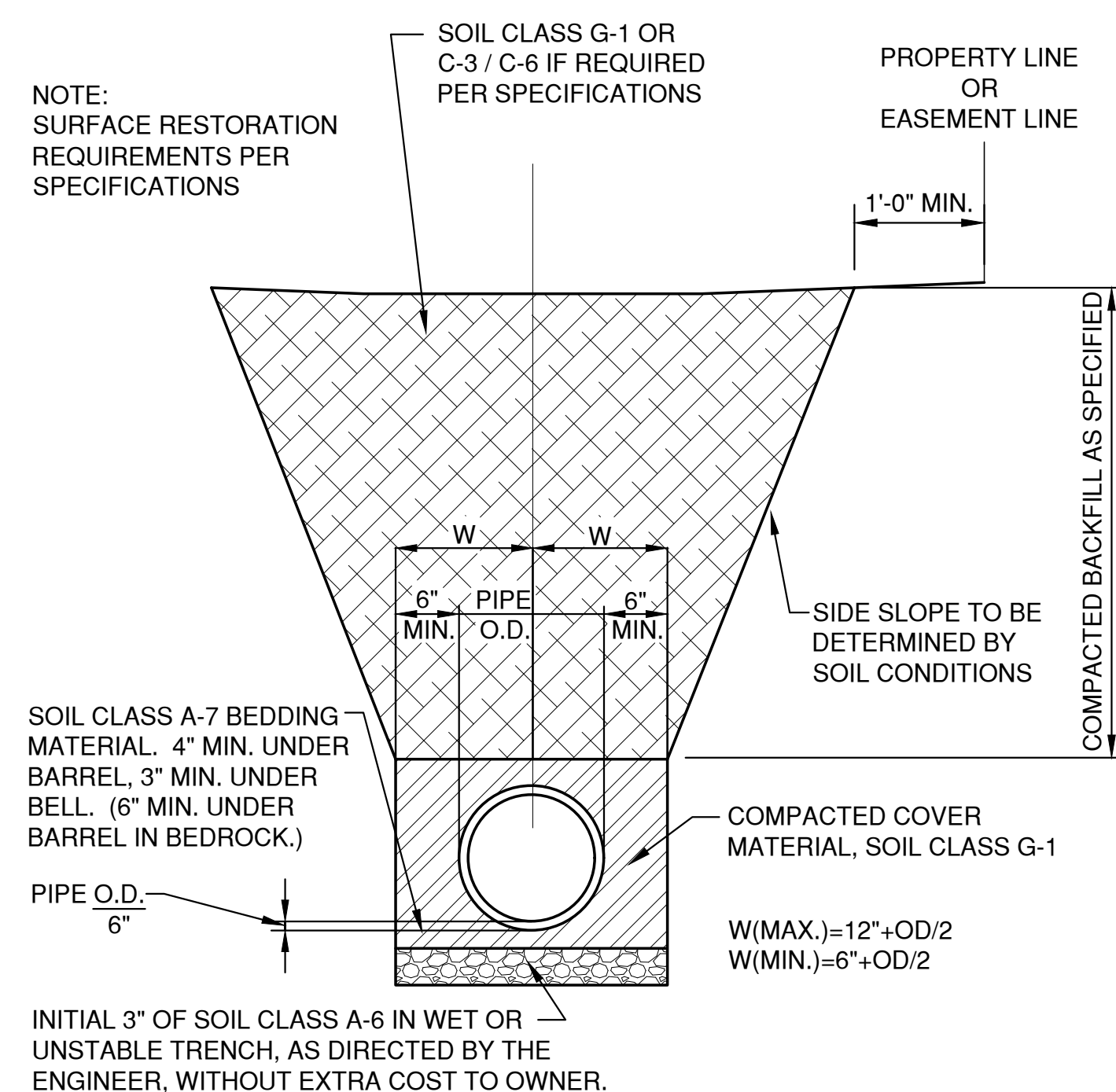
CURB TIE-IN DETAIL
(PROPOSED TO EXISTING)



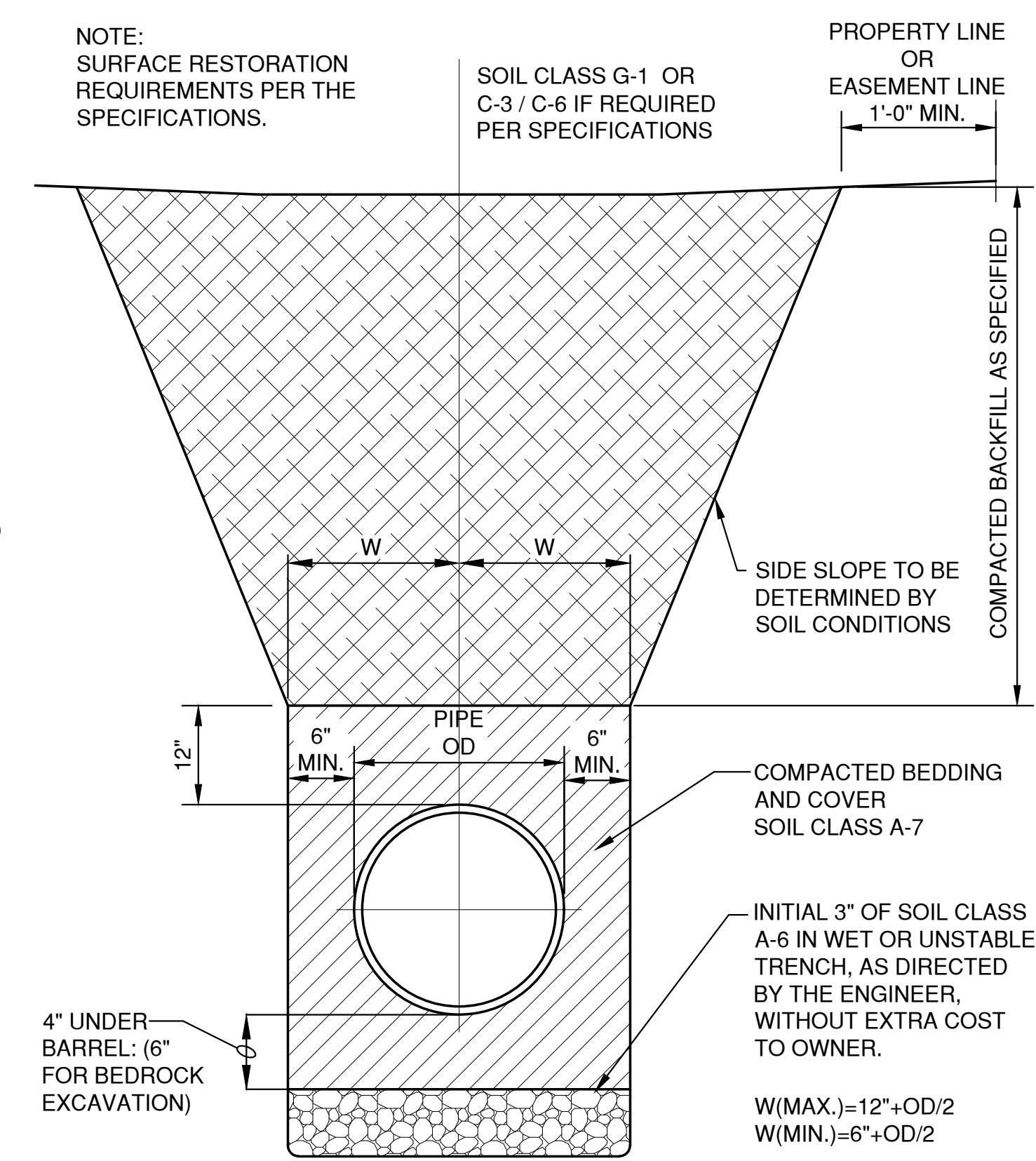
TYPE 'B' STORM INLET



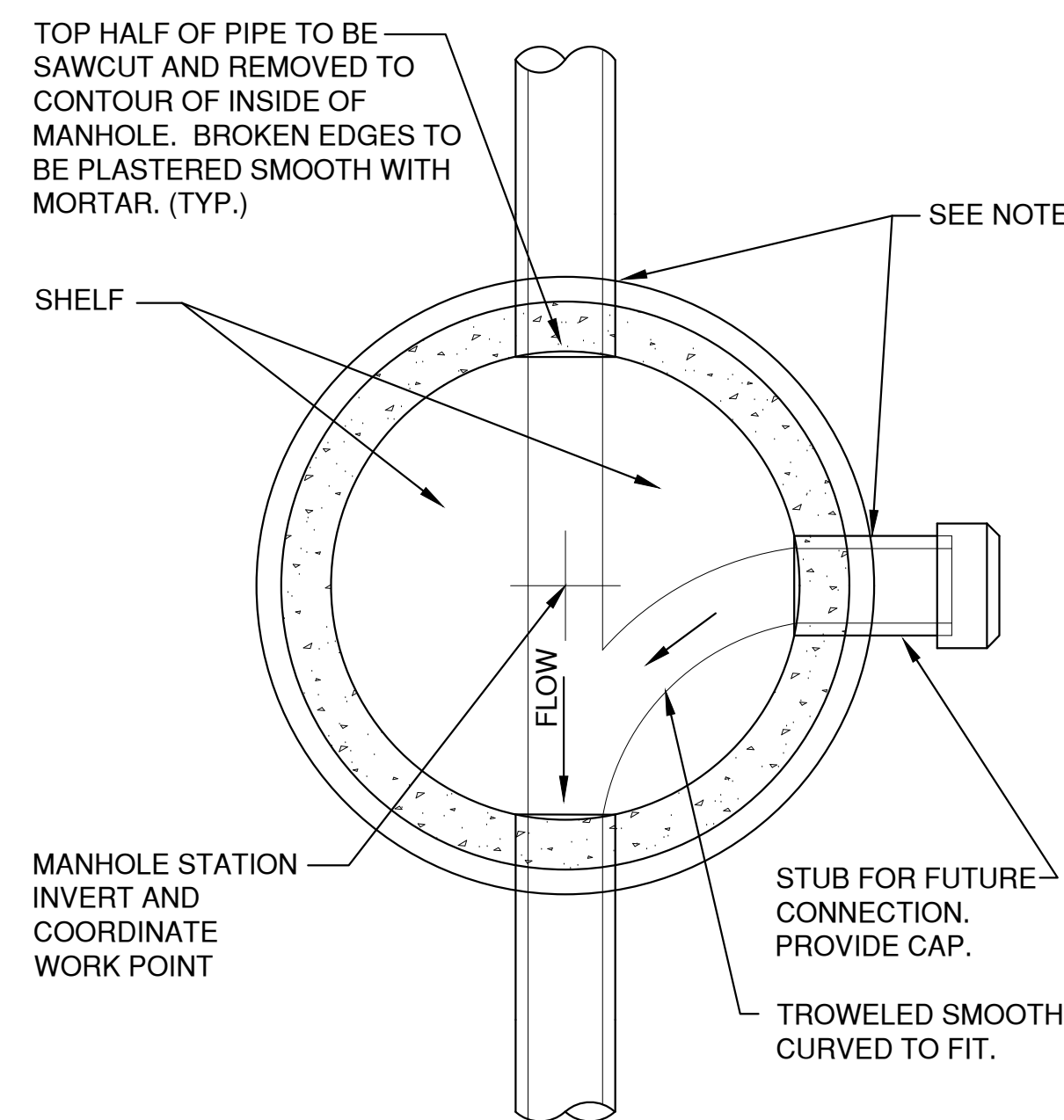
SANITARY AND STORM STANDARD MANHOLE
8"-24" (INCLUSIVE)



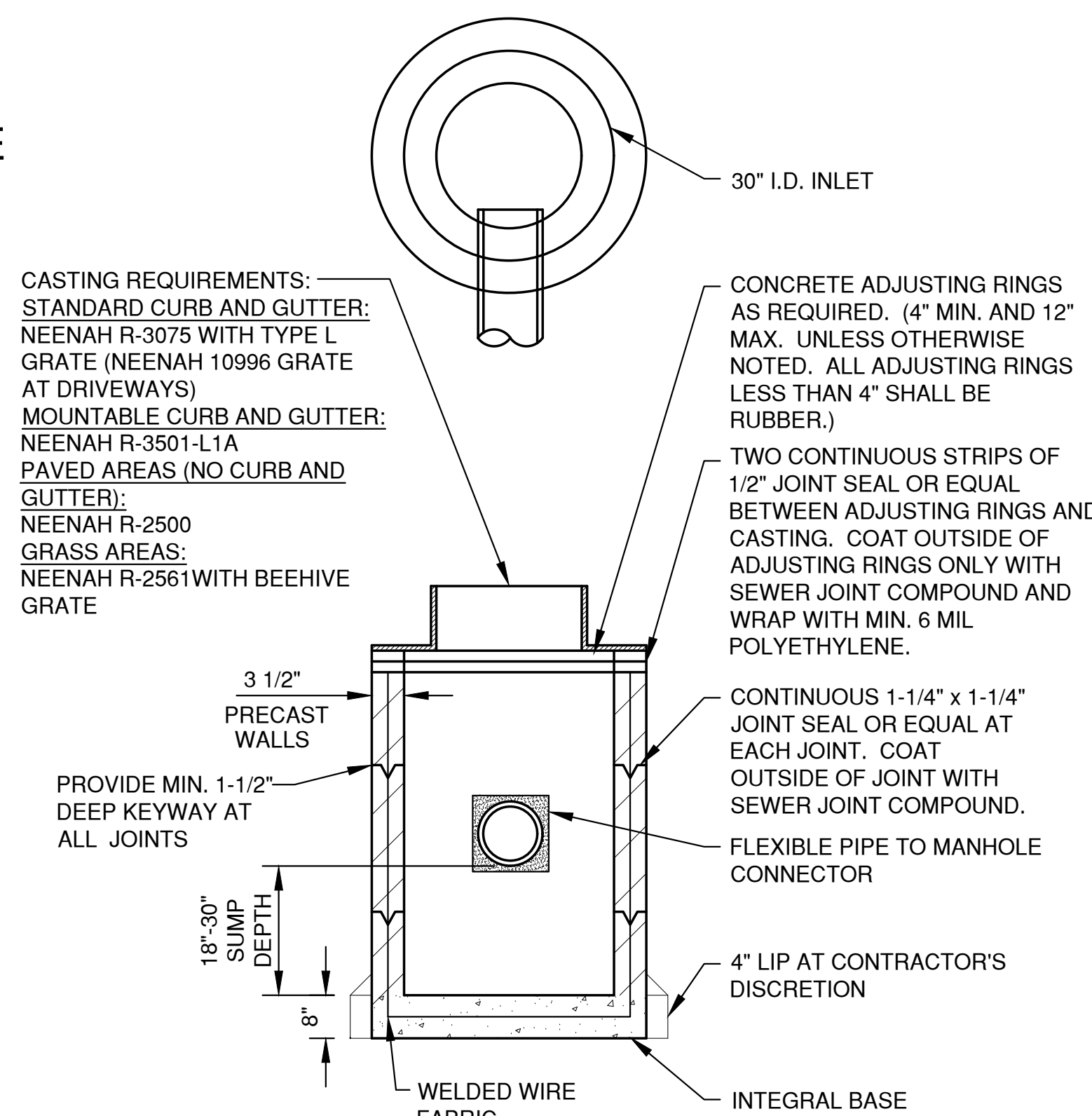
CONCRETE PIPE BEDDING
AND TRENCH DETAIL



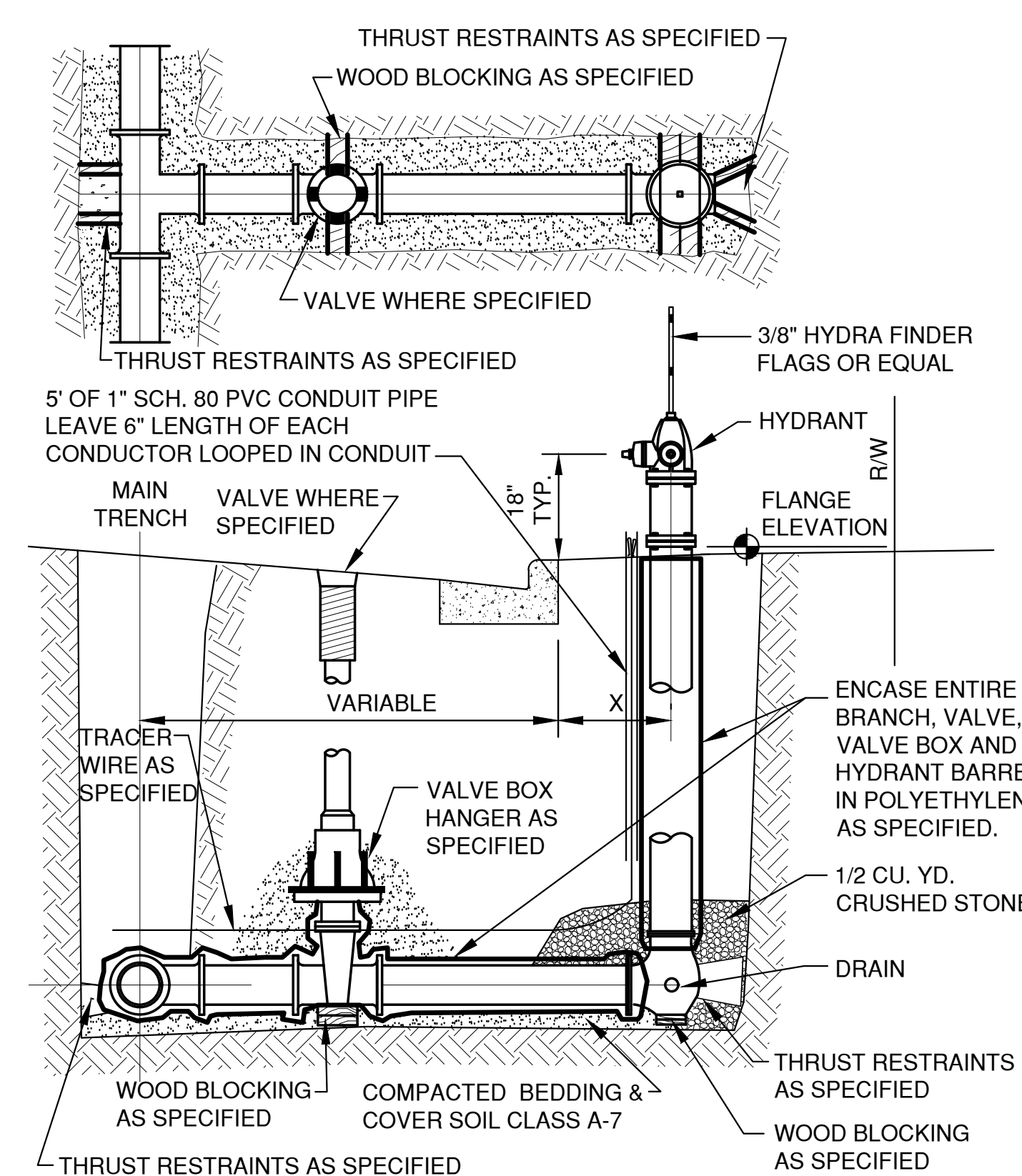
HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN
BEDDING AND TRENCH DETAIL



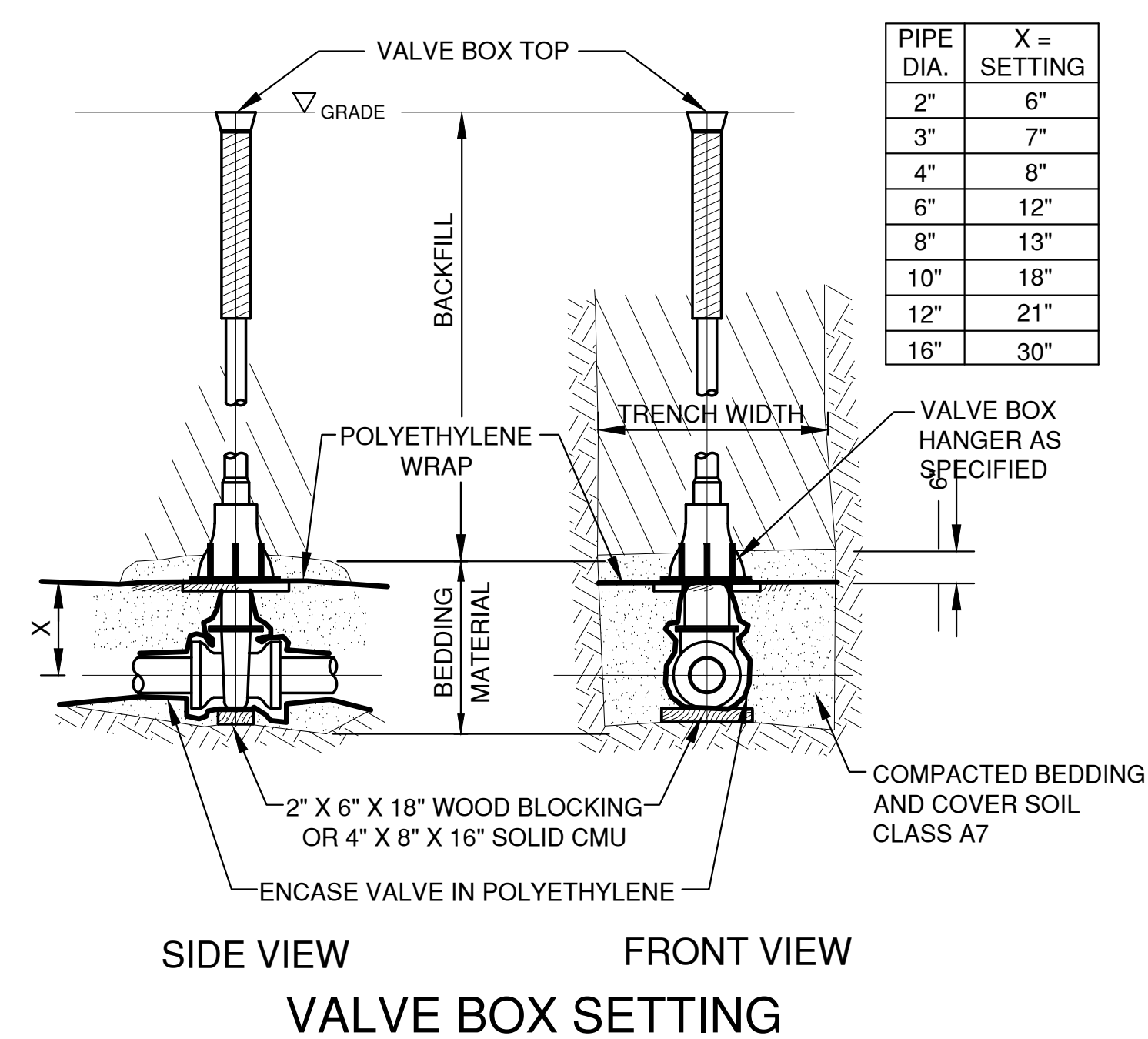
MANHOLE BASE PLAN
8" - 60" (INCLUSIVE)



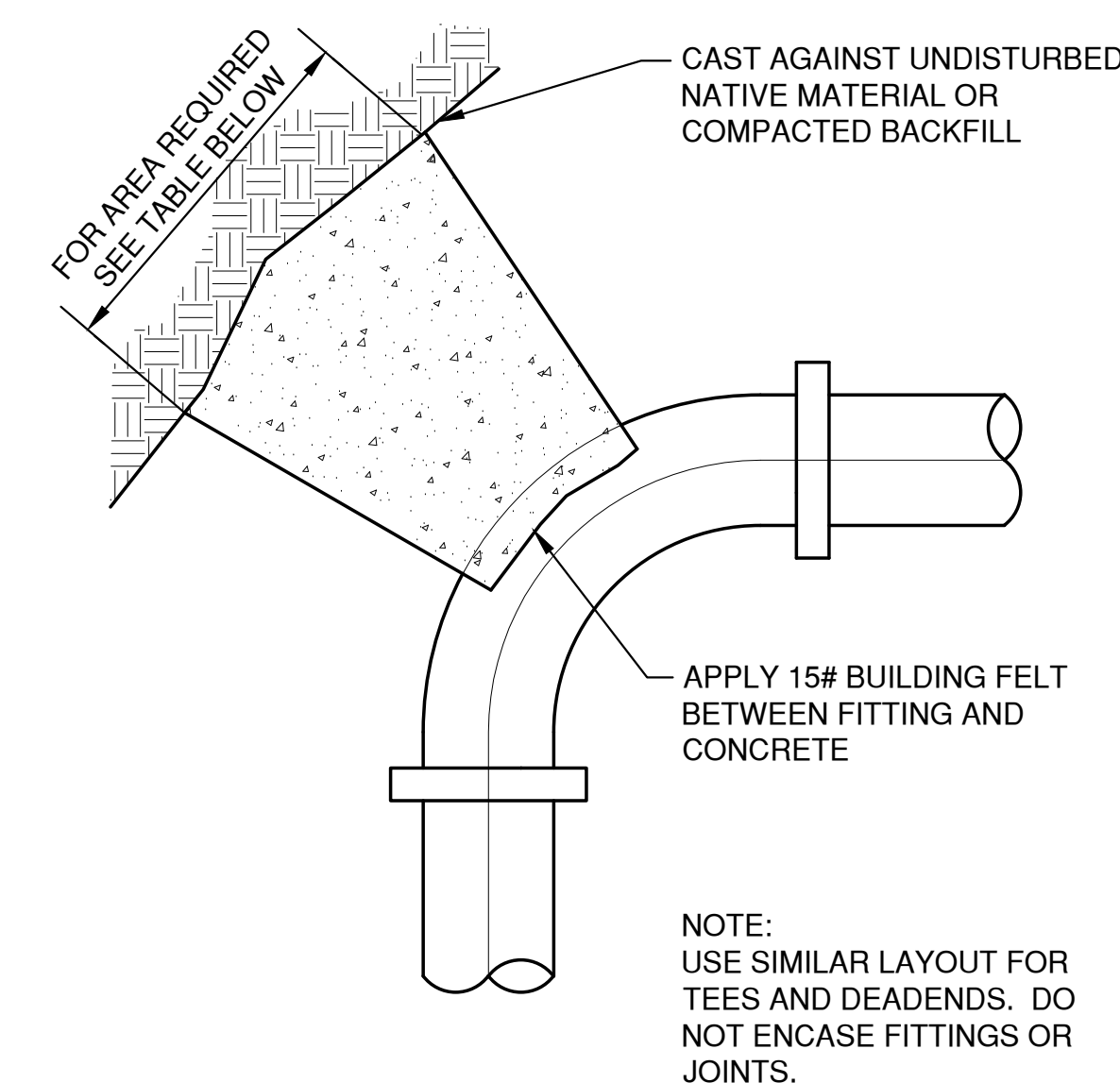
TYPE 'A' STORM INLET



STANDARD HYDRANT SETTING
CURB SECTION

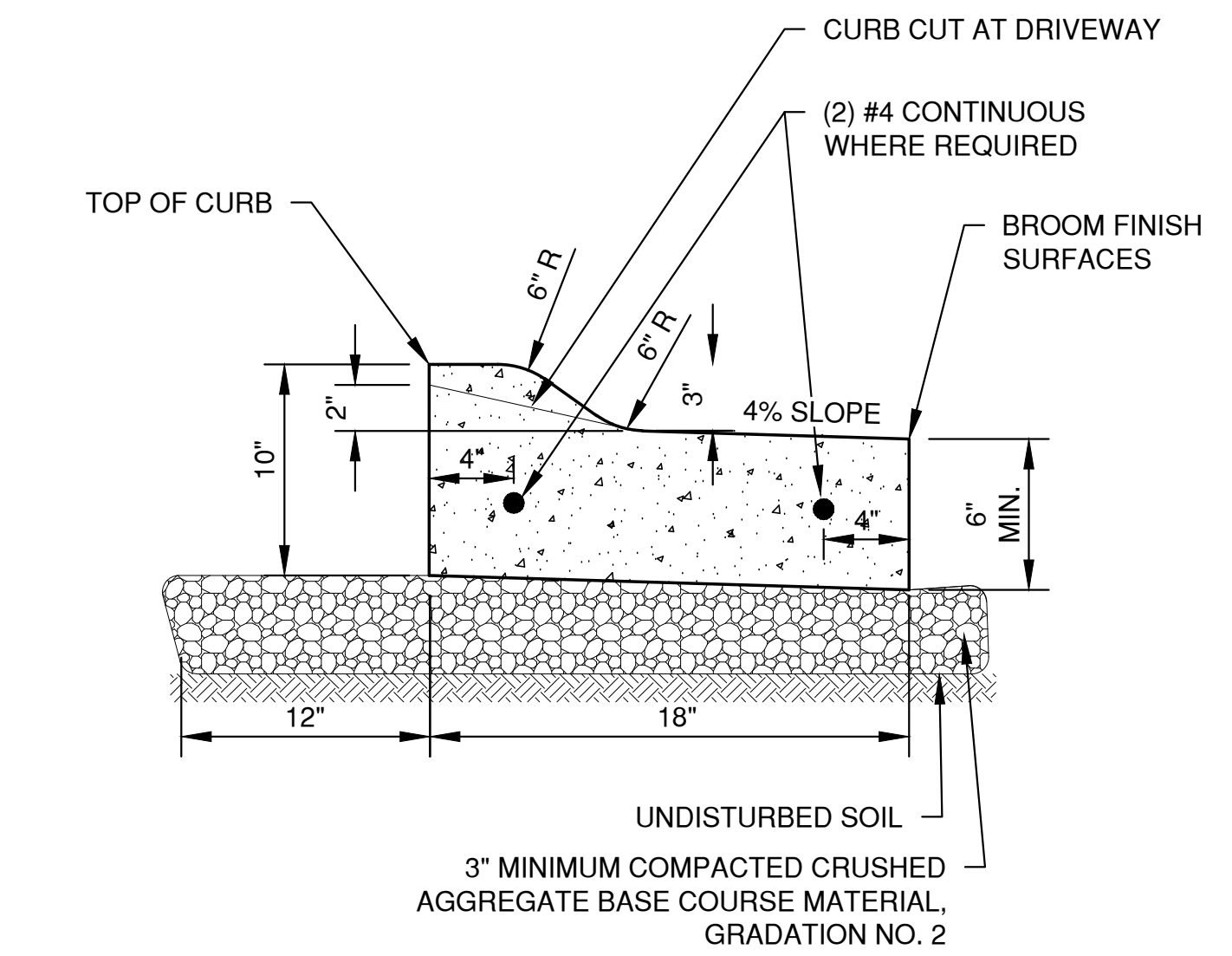


SIDE VIEW FRONT VIEW
VALVE BOX SETTING



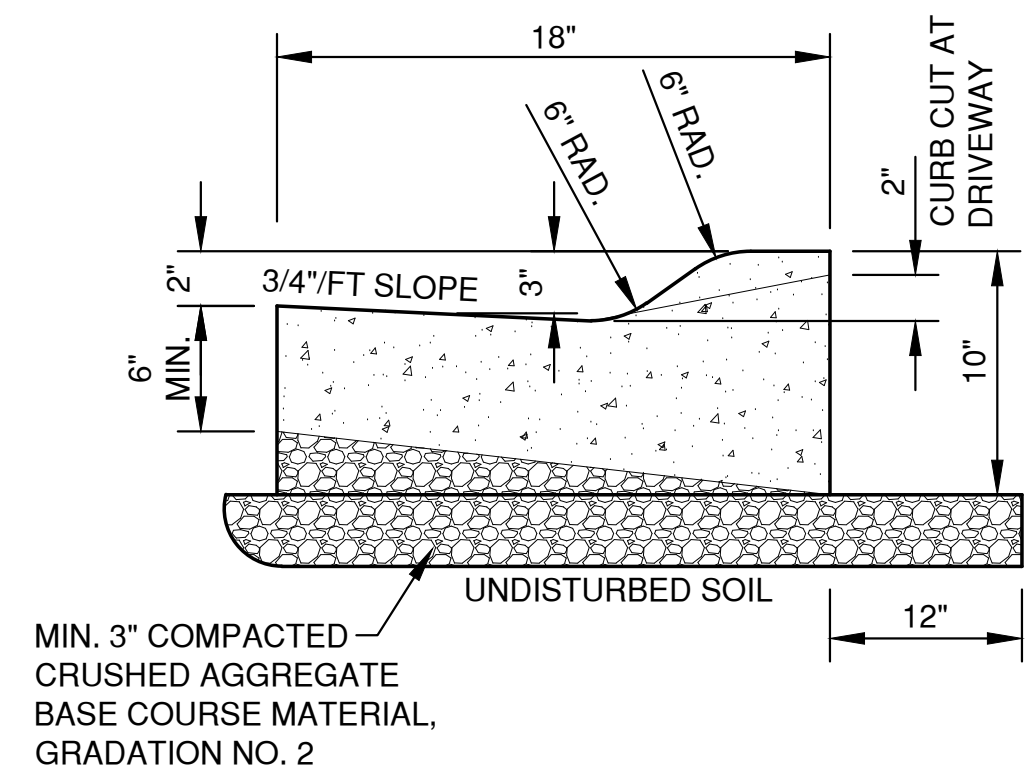
THRUST BLOCK AREA REQUIREMENTS, S.F.					
DEGREE OF BEND	4" PIPE	6" PIPE	8" PIPE	10" PIPE	12" PIPE
5° TO 22.5°	1.0	1.0	2.0	3.0	4.0
23° TO 45°	1.0	2.0	4.0	6.0	8.0
46° TO 90°	2.0	4.0	7.0	11.0	15.0
TEE OR DEAD END	2.0	3.0	5.0	8.0	10.0

TYPICAL THRUST BLOCK



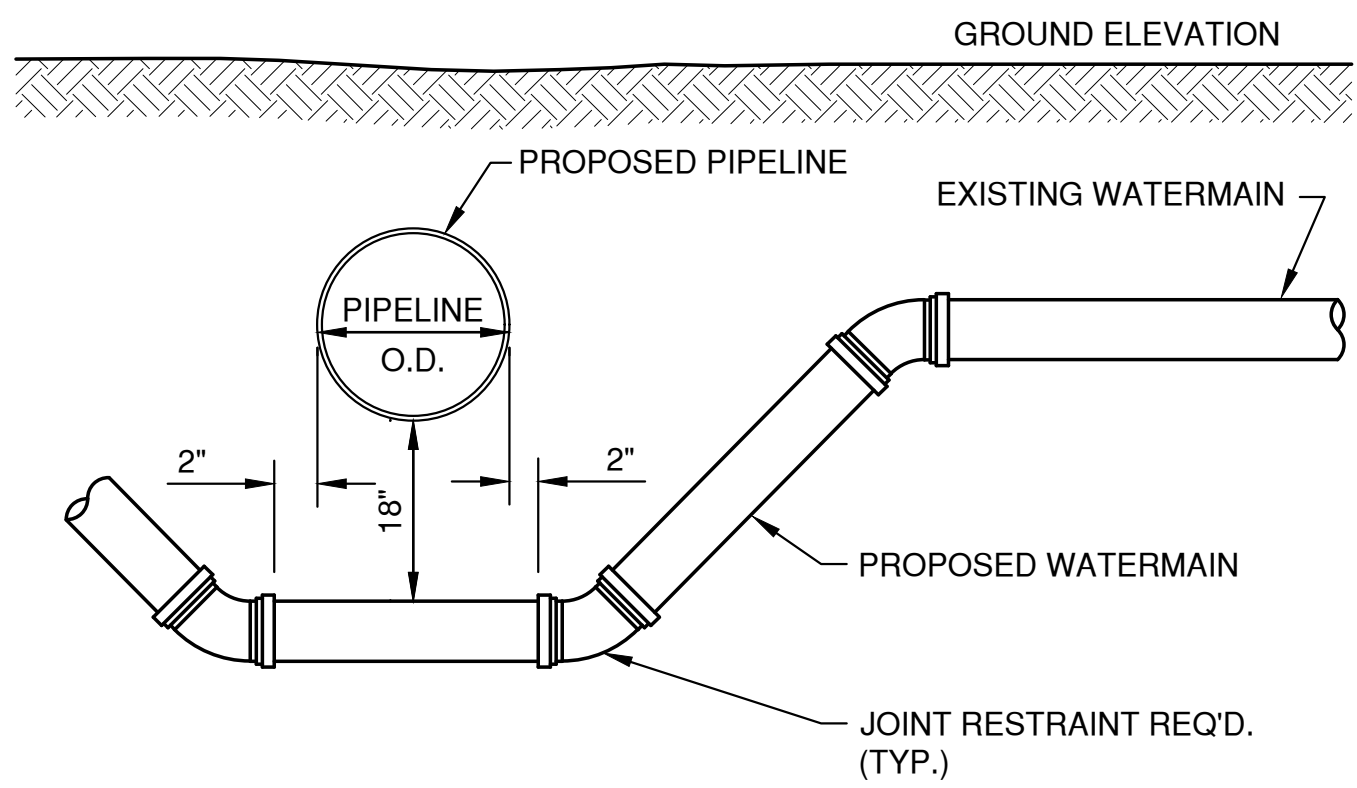
- NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #5 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

MOUNTABLE SHEDDING CURB AND GUTTER



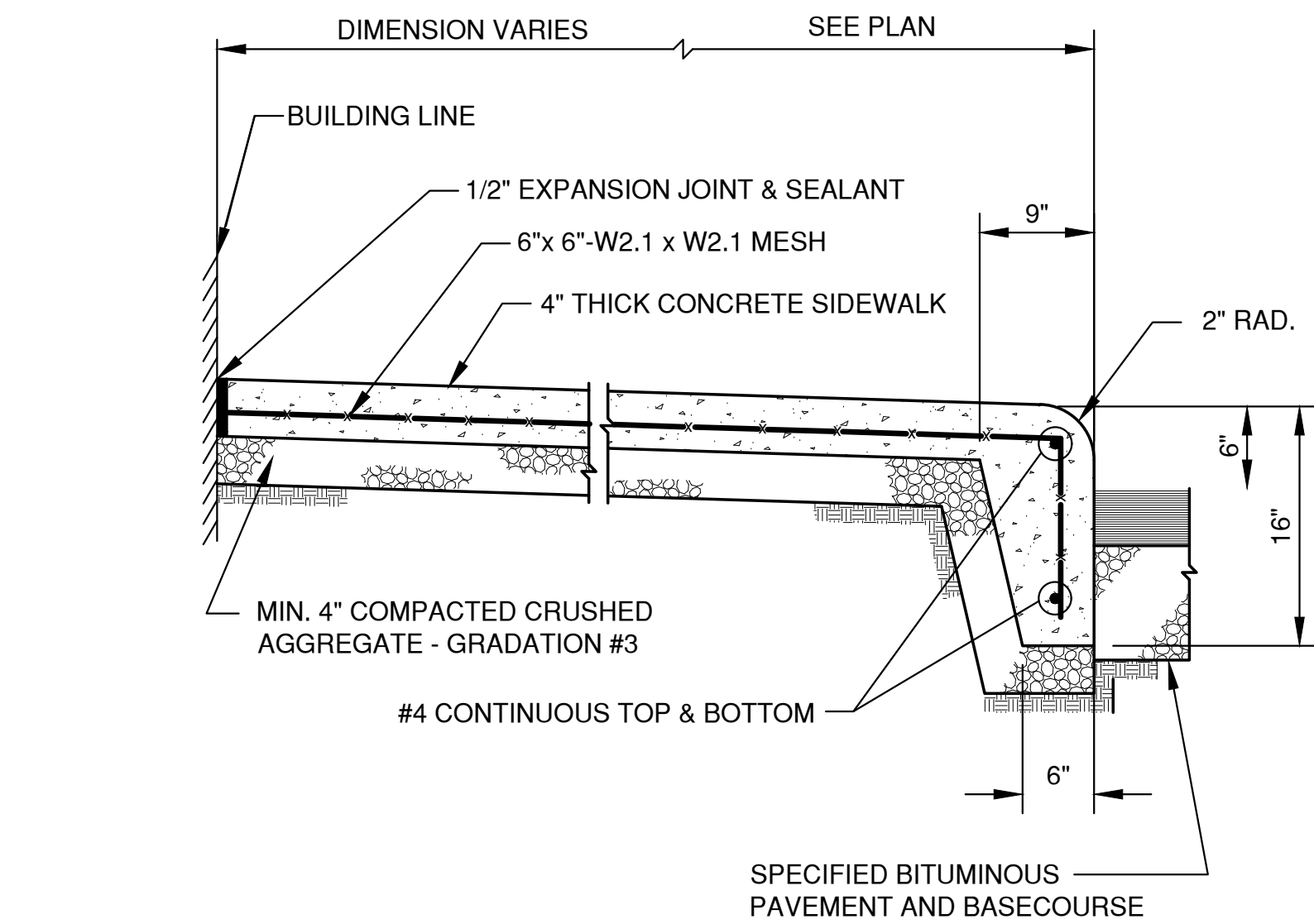
- NOTE:
- PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS AND 3 FEET EACH SIDE OF INLET CASTING OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 10' OR AS DIRECTED.

MOUNTABLE CURB AND GUTTER

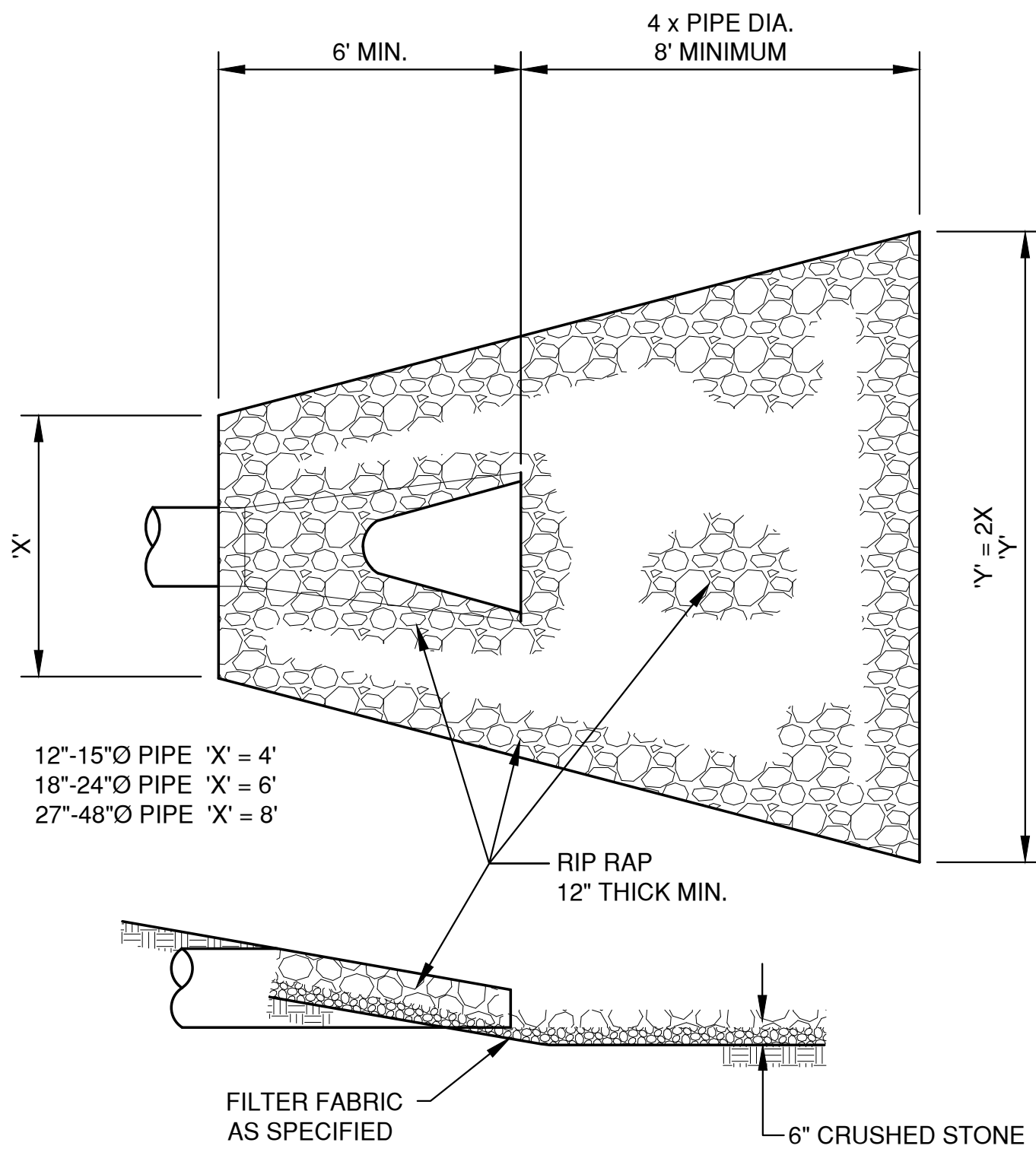


DETAIL FOR WATERMAIN OFFSET

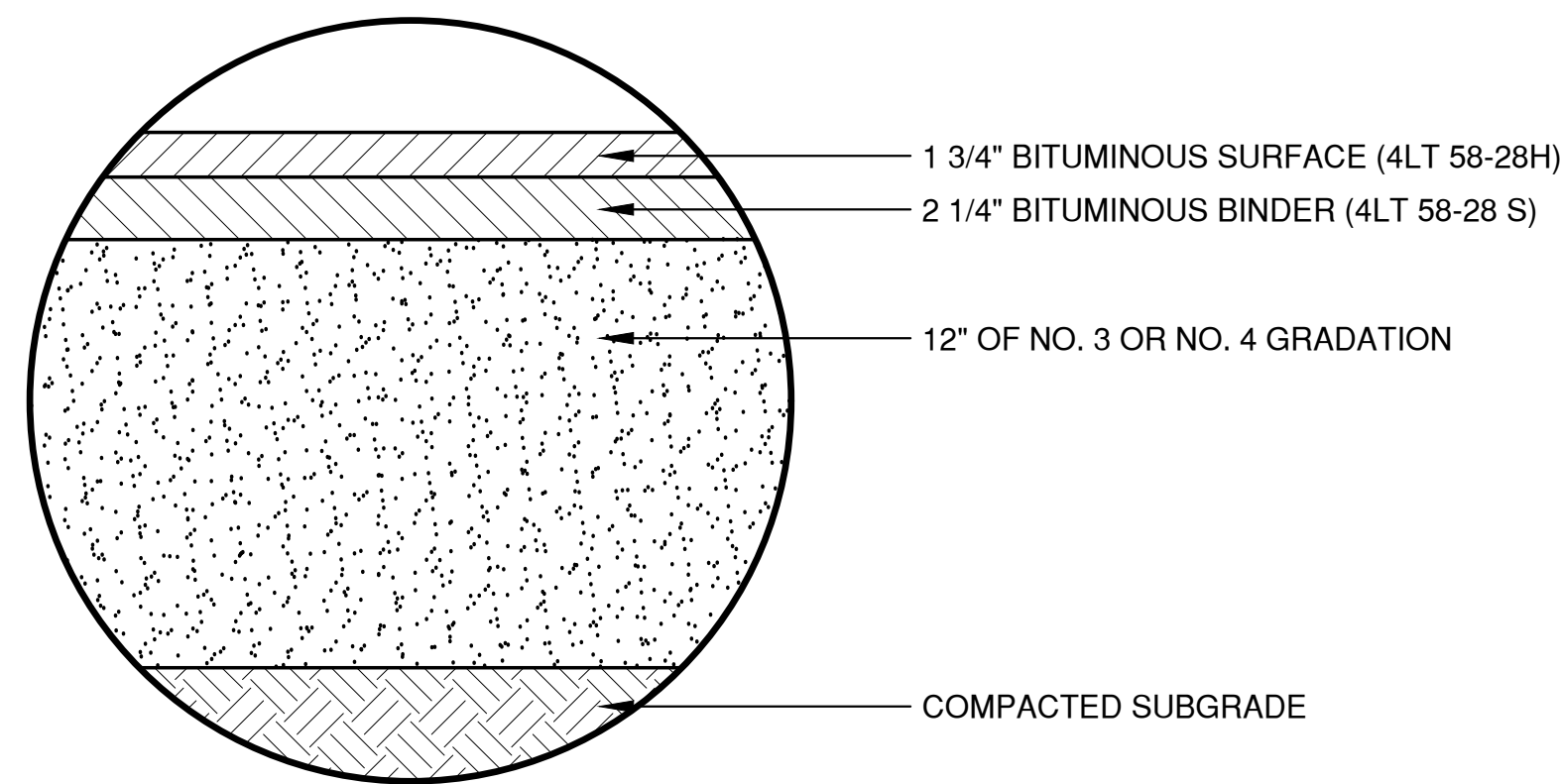
FILE: C:\WORKING\DWG\GREENBAY\NEW RES - GREEN BAY.dwg
PLOT DATE: 05/15/2021 11:15:00am



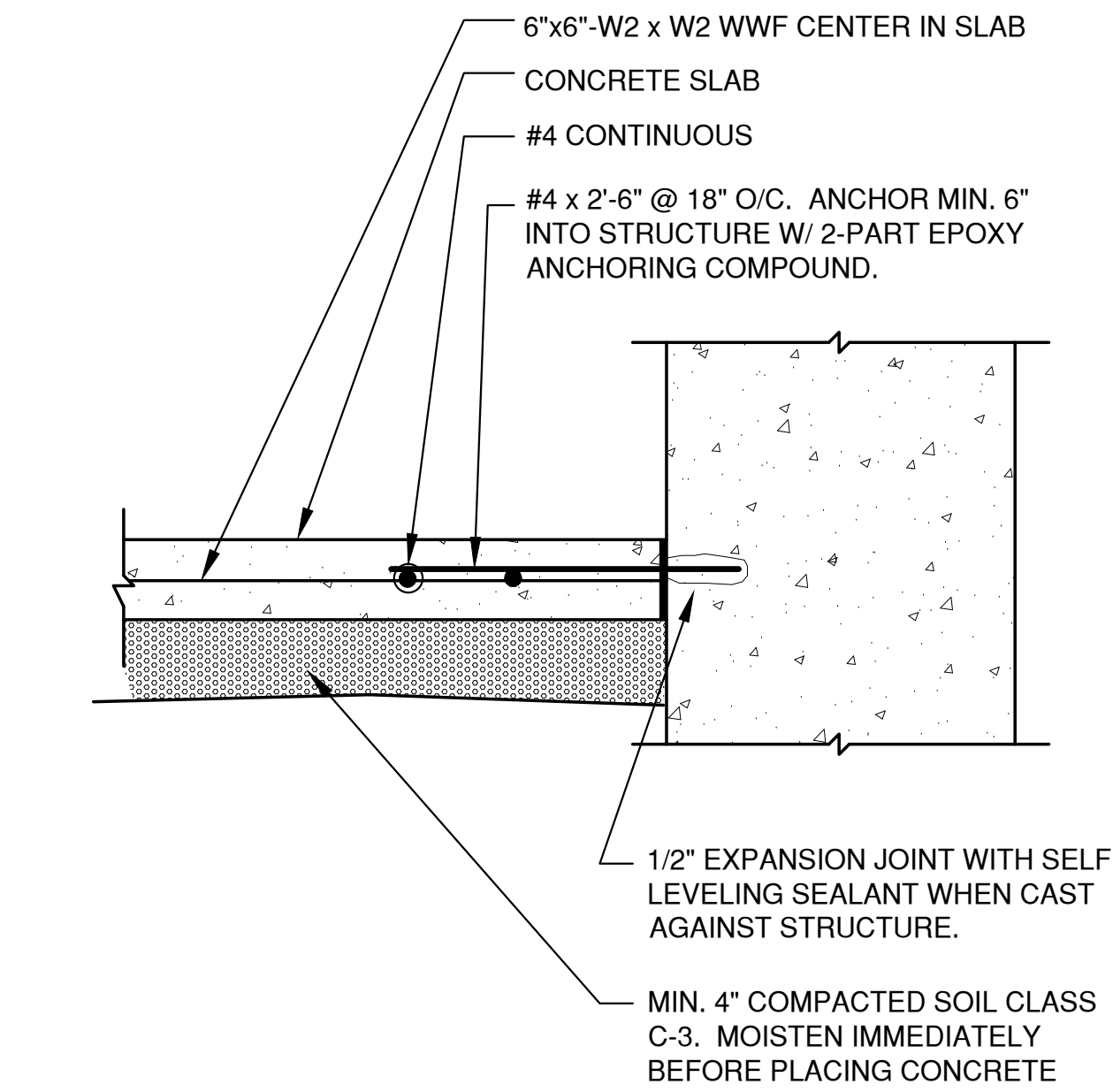
SIDEWALK WITH INTEGRAL CURB



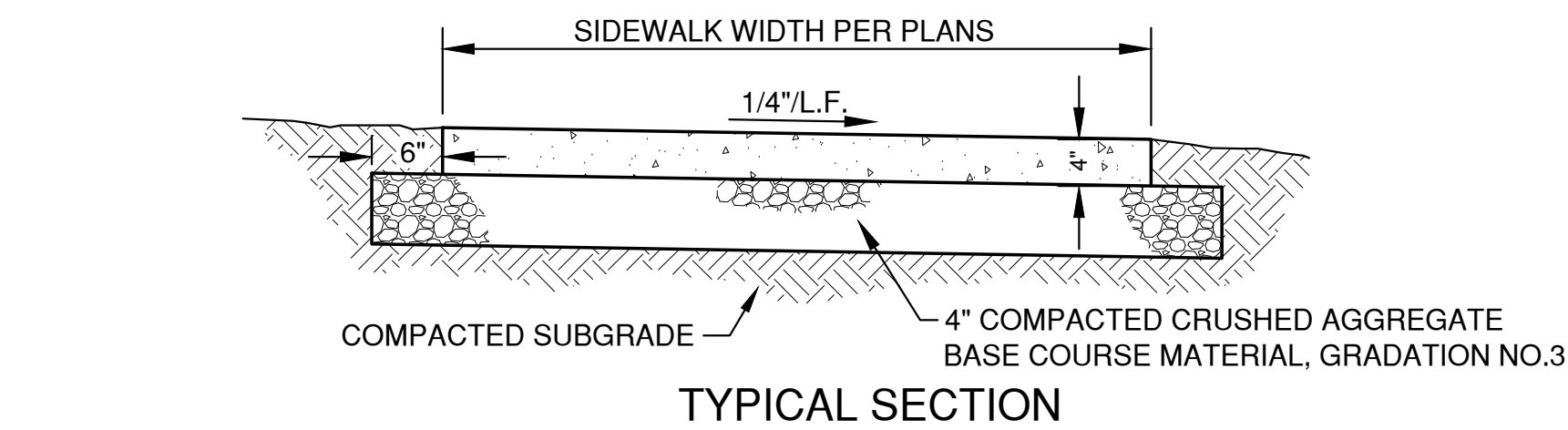
ENDWALL RIP RAP DETAIL



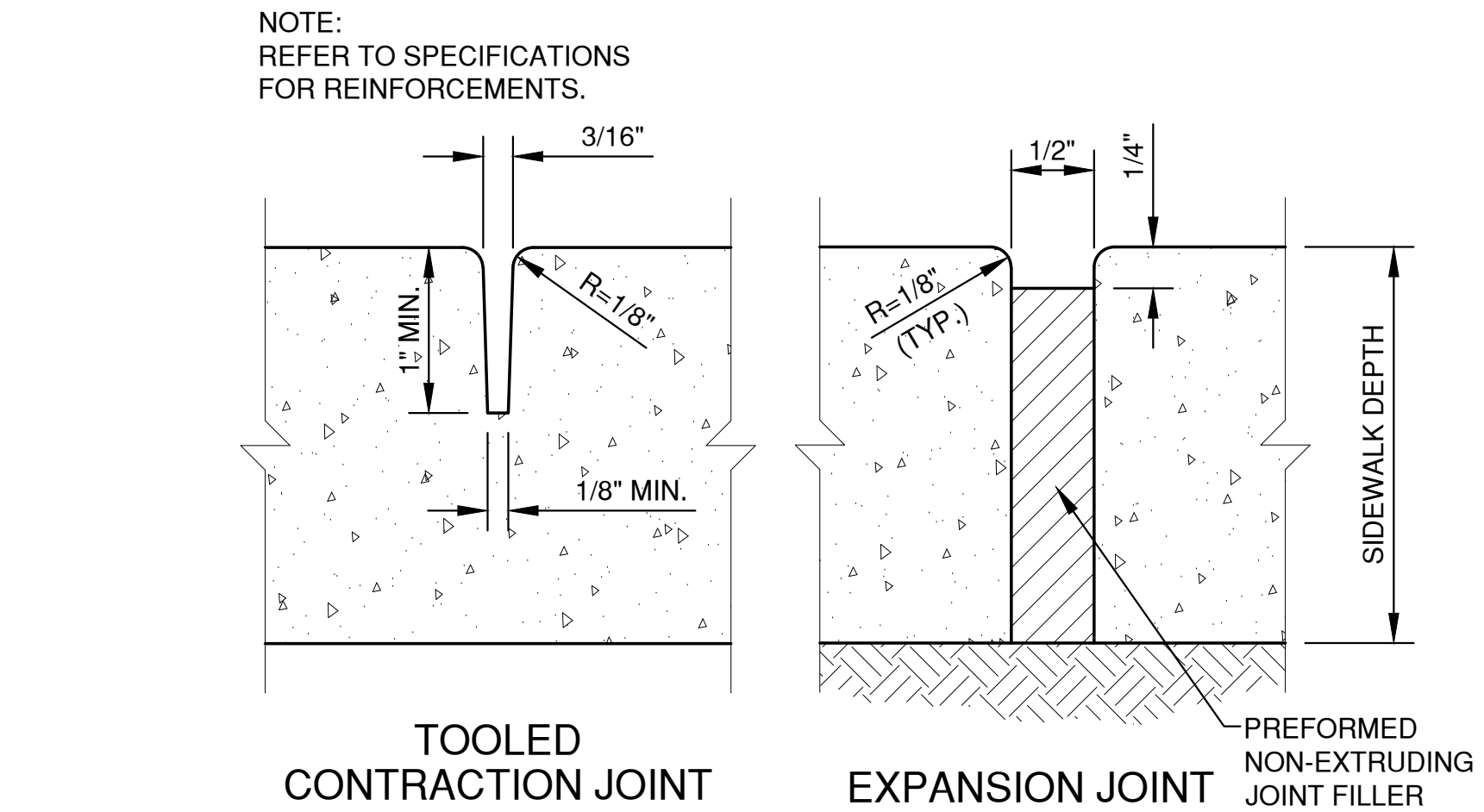
ASPHALT PAVEMENT DETAIL



TYPICAL SIDEWALK ADJACENT TO STRUCTURE



TYPICAL SECTION



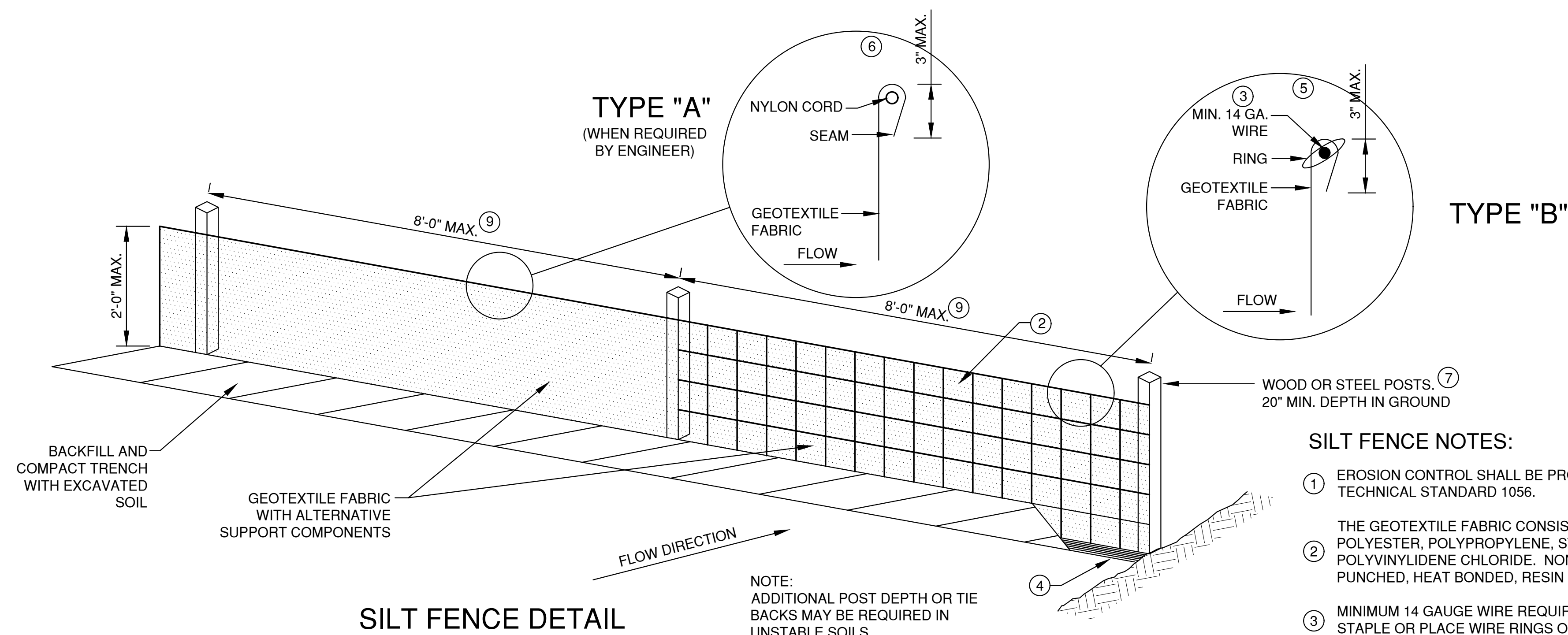
WALK WIDTH	CONTRACTION JOINT SPACING		EXPANSION JOINT SPACING
	TRANSVERSE	LONGITUDINAL	
4'	4'	NOT REQ'D	100' MAX.
5'	5'	NOT REQ'D.	100' MAX.
6'	6'	NOT REQ'D.	100' MAX.
8'	4'	4'	100' MAX.
10'	5'	5'	100' MAX.
12'	6'	6'	100' MAX.

SIDEWALK DETAIL

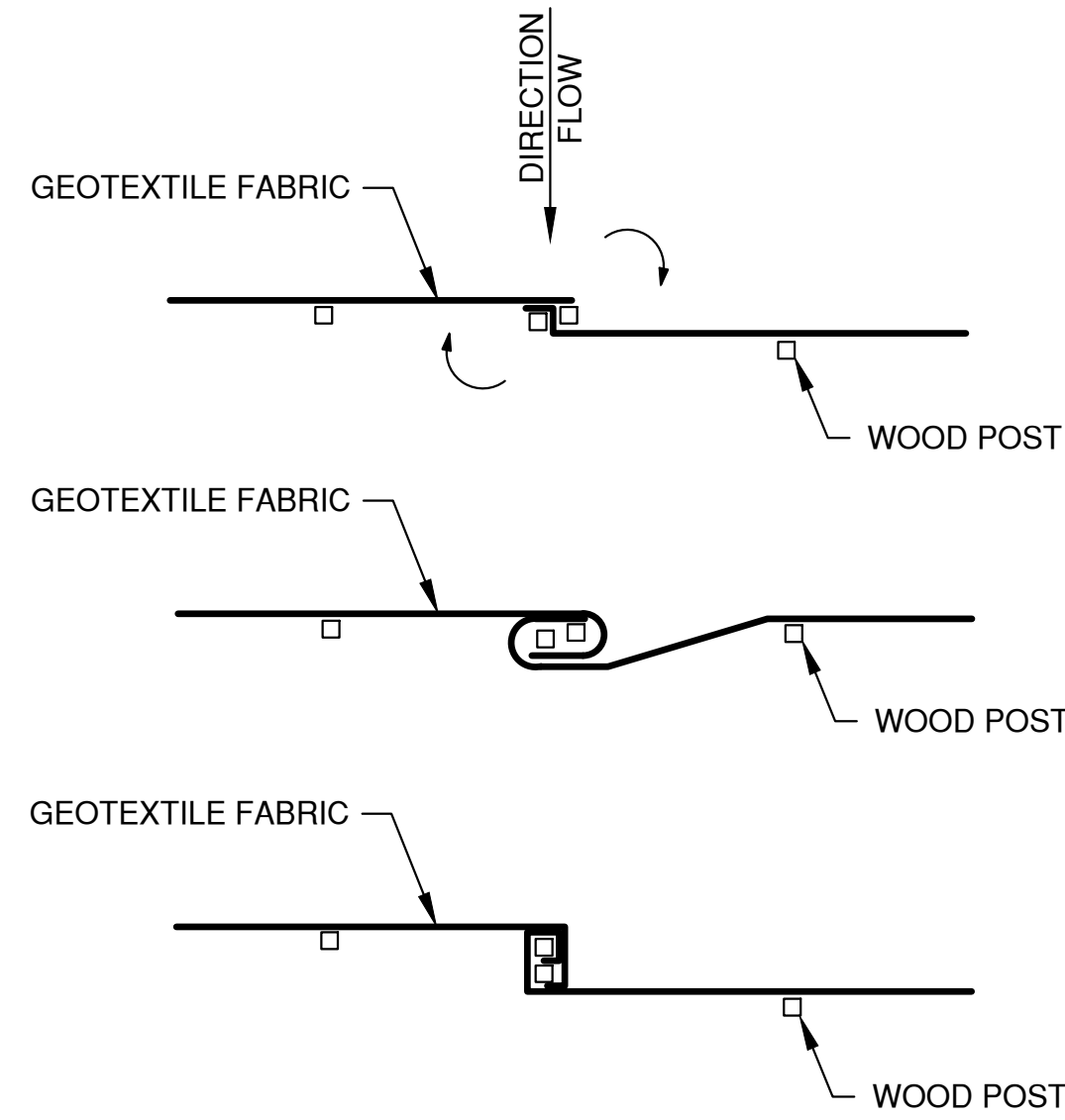
REVISIONS:		
No.	Date:	Description:

IN-PROGRESS SET

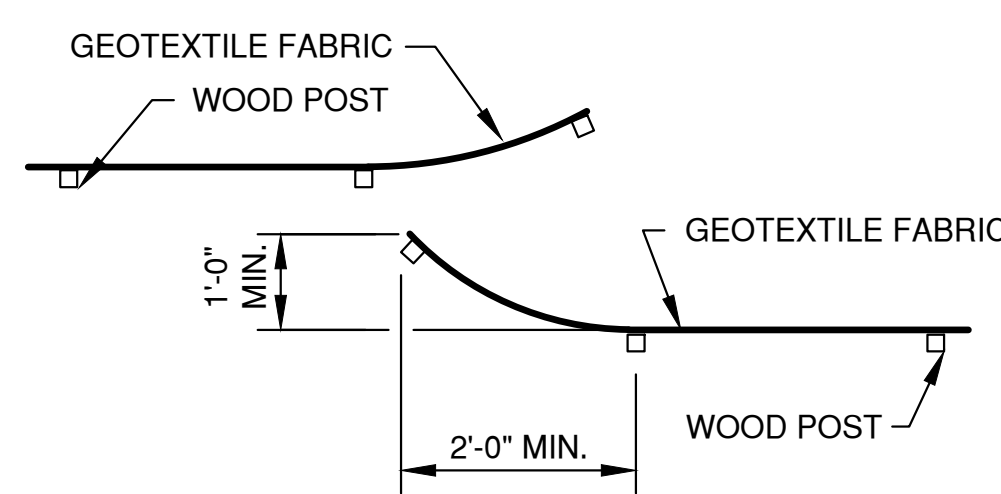
PROJECT NUMBER	6190.00
DATE ISSUED	MAY 6, 2021
SHEET NUMBER	C116



SILT FENCE DETAIL

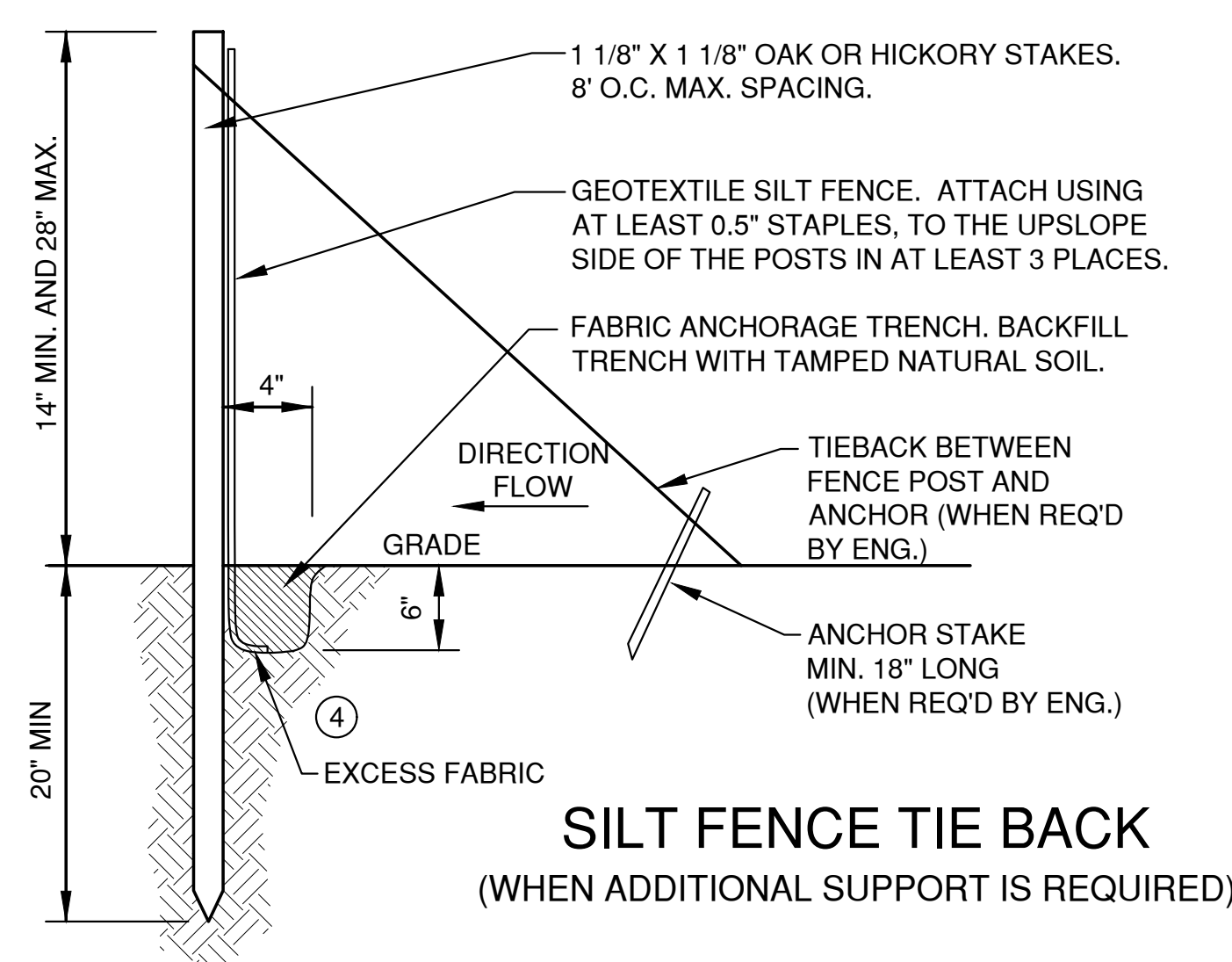


TWIST METHOD ⁽⁸⁾



HOOK METHOD ⁽⁸⁾

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIE BACK

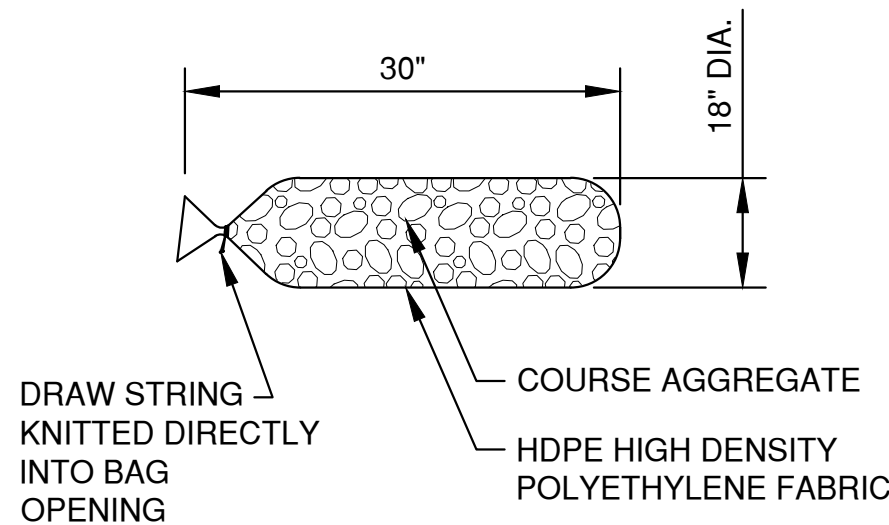
(WHEN ADDITIONAL SUPPORT IS REQUIRED)

EROSION CONTROL SHEET FLOW NOTES:

1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS, SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 4" OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDDED OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
4. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. **FLUSHING SHALL NOT BE ALLOWED.**
5. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
6. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.
7. ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED WITH 70% VEGETATION AND A NOTICE OF TERMINATION HAS BEEN APPROVED BY THE WDNR.
8. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL THE EROSION CONTROL MEASURES IN CONFORMANCE WITH THE WDNR CONSERVATION PRACTICE STANDARDS LATEST EDITION.
10. UPON COMPLETION OF STORM INLET CONSTRUCTION, INSTALL STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITE AS SPECIFIED.
11. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM STREETS, PRIVATE DRIVES, OR PARKING AREAS BY MANUAL OR MECHANICAL SWEEPING A MINIMUM OF ONCE A WEEK AND BEFORE ALL IMMINENT RAINS
12. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF RAINFALL OF 0.5" OR MORE.

[illegible]

PROJECT NUMBER	6190.00
DATE ISSUED	MAY 6, 2021
SHEET NUMBER	C119



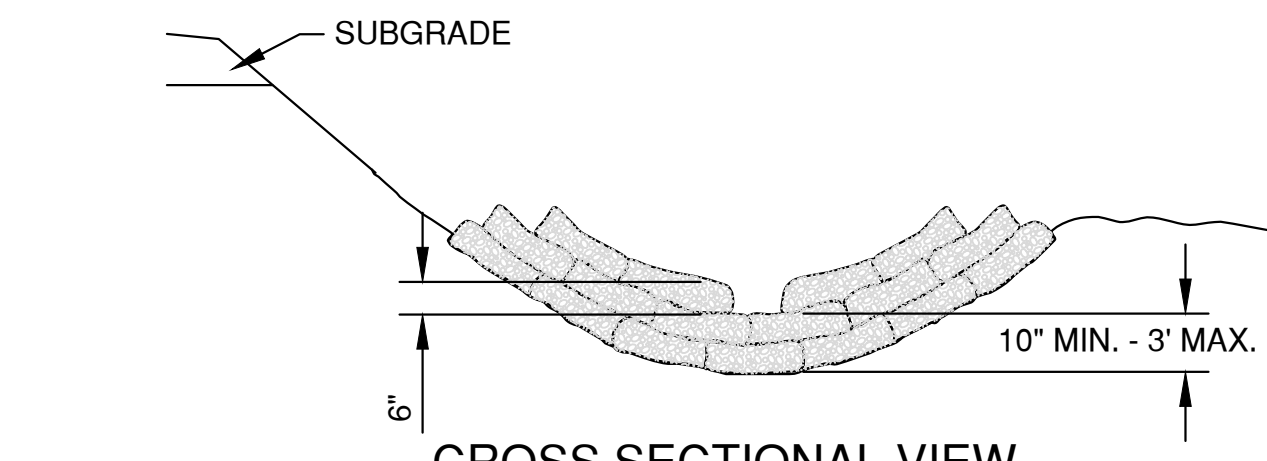
FILTER BAG DETAIL

NOTES

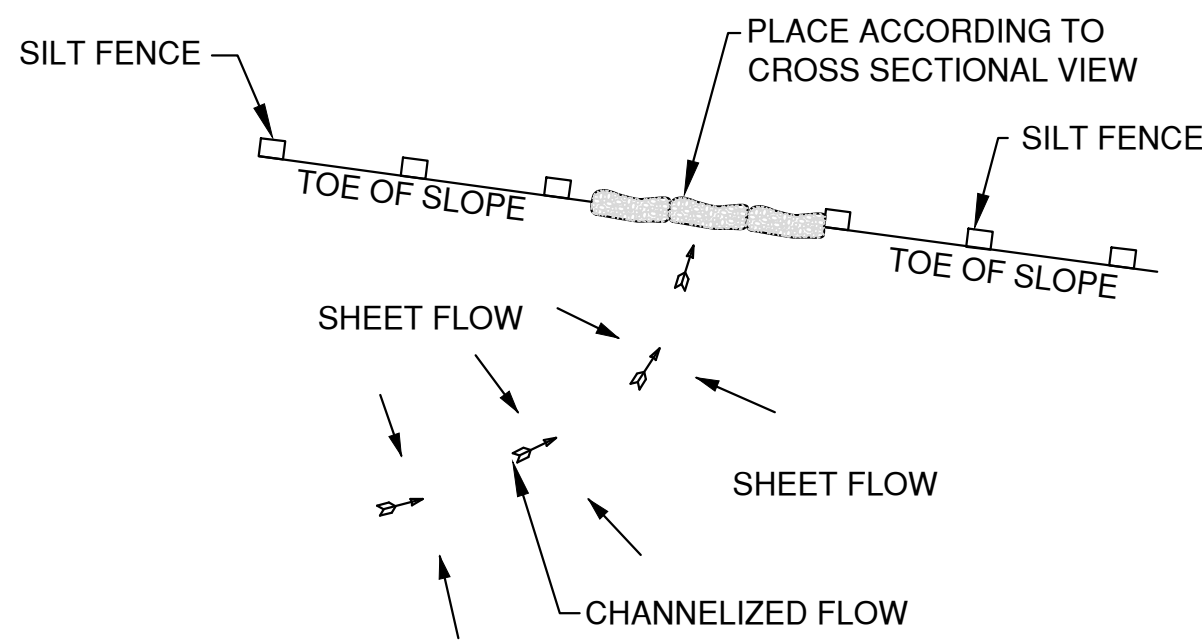
1. 18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:
- HDPE HIGH DENSITY POLYETHYLENE
 - HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY INTO BAG OPENING.
 - 80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8" X 1/8"
 - ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.

SIEVE SIZE	SIZE NO. AASHTO No. 67 (1)
2 INCH (50 mm)	-
1 1/2 INCH (37.5mm)	-
1 INCH (25.0 mm)	100
3/4 INCH (19.0mm)	90-100
3/8 INCH (9.5mm)	20-55
No. 4 (4.75mm)	0-10
No. 8 (2.36mm)	0-5

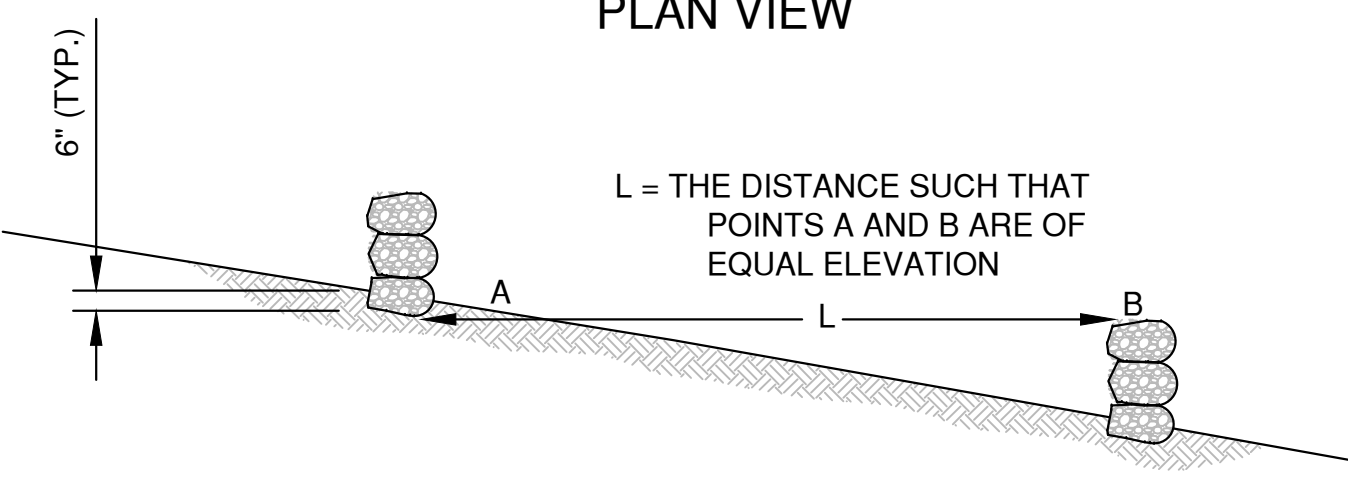
(1) SIZE No. ACCORDING TO AASHTO M 43



CROSS SECTIONAL VIEW



PLAN VIEW



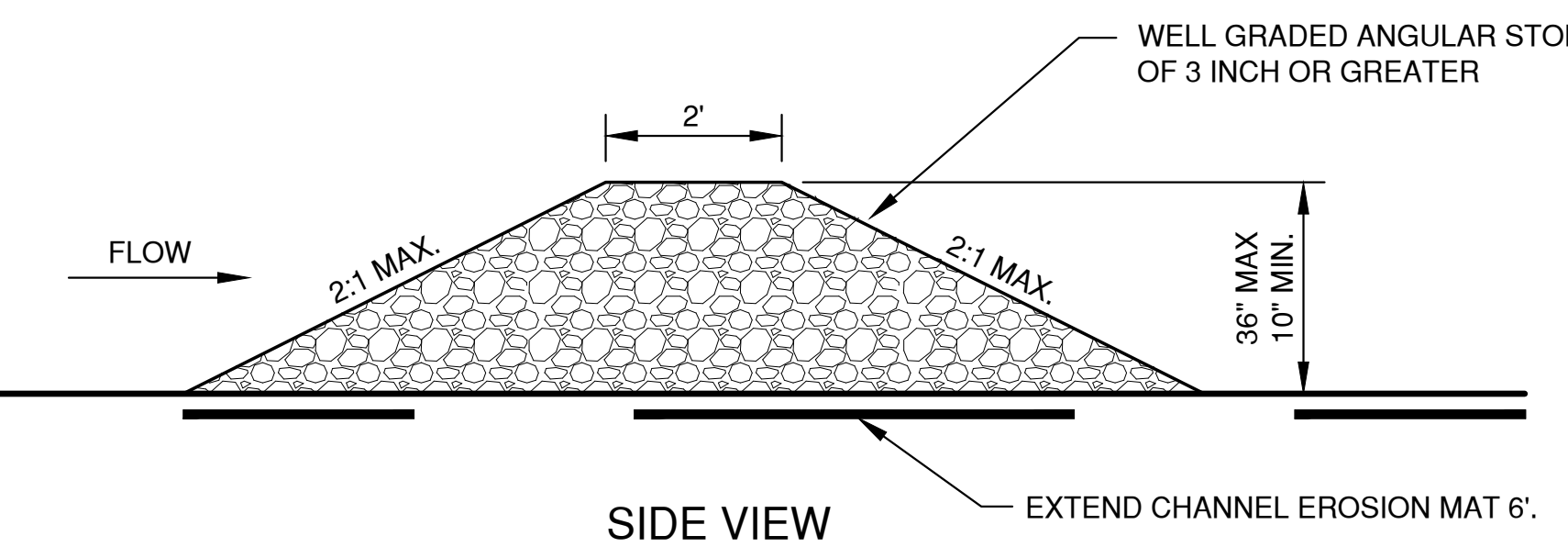
SIDE VIEW

DITCH CHECK DETAIL

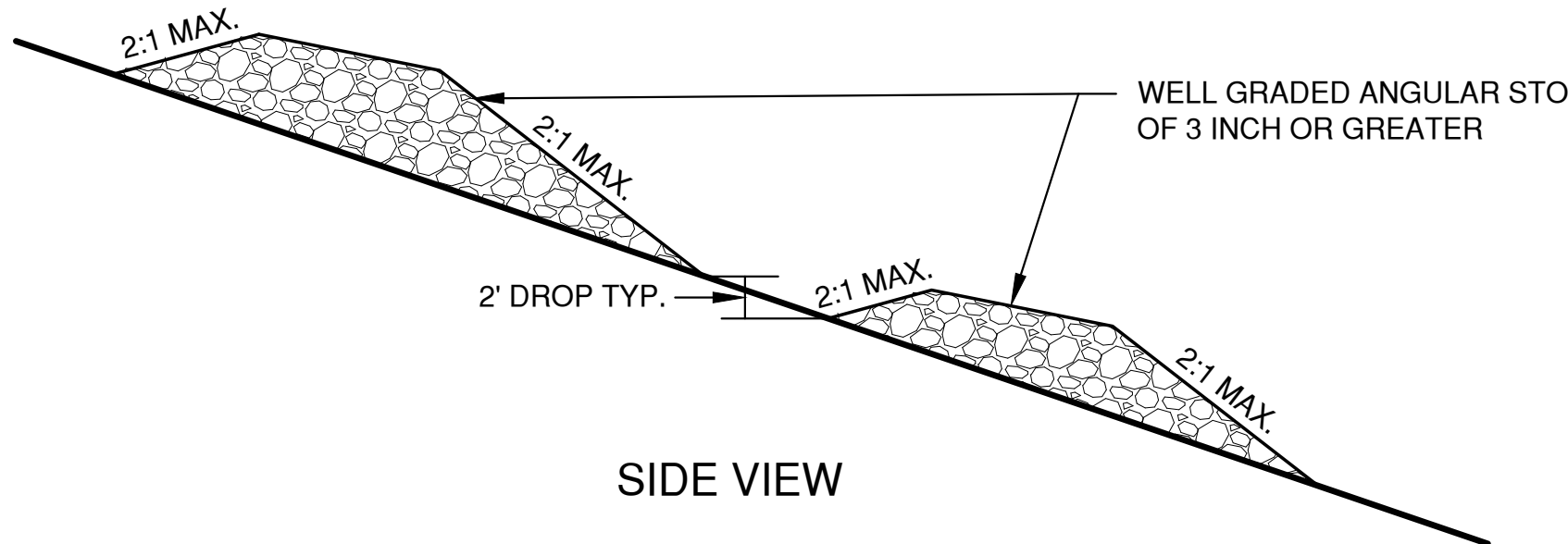
ROCK FILLED EROSION CONTROL BAGS TYPE B

DITCH CHECK GENERAL NOTES:

1. DITCH CHECKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1062.
2. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY 2 FEET OF VERTICAL DROP.
3. DITCH CHECKS SHALL BE PLACED SUCH THAT THE RESULTING PONDING WILL NOT CAUSE AN INCONVENIENCE OR DAMAGE TO ADJACENT AREAS.



SIDE VIEW



SIDE VIEW

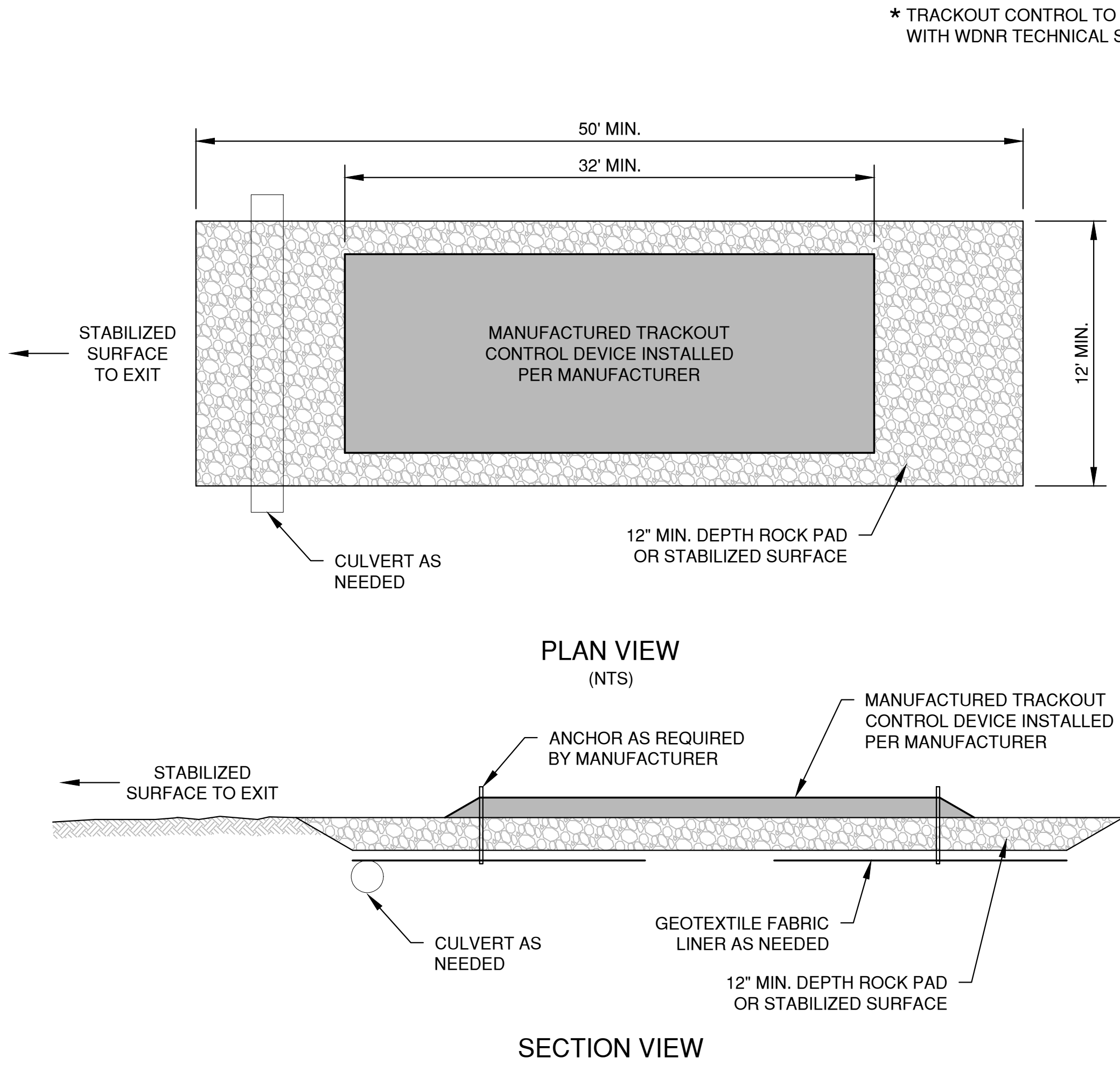
TEMPORARY DITCH CHECK USING STONE TYPE C

[illegible]

IN-PROGRESS SET

PROJECT NUMBER	6190.00
DATE ISSUED	MAY 6, 2021
SHEET NUMBER	C12

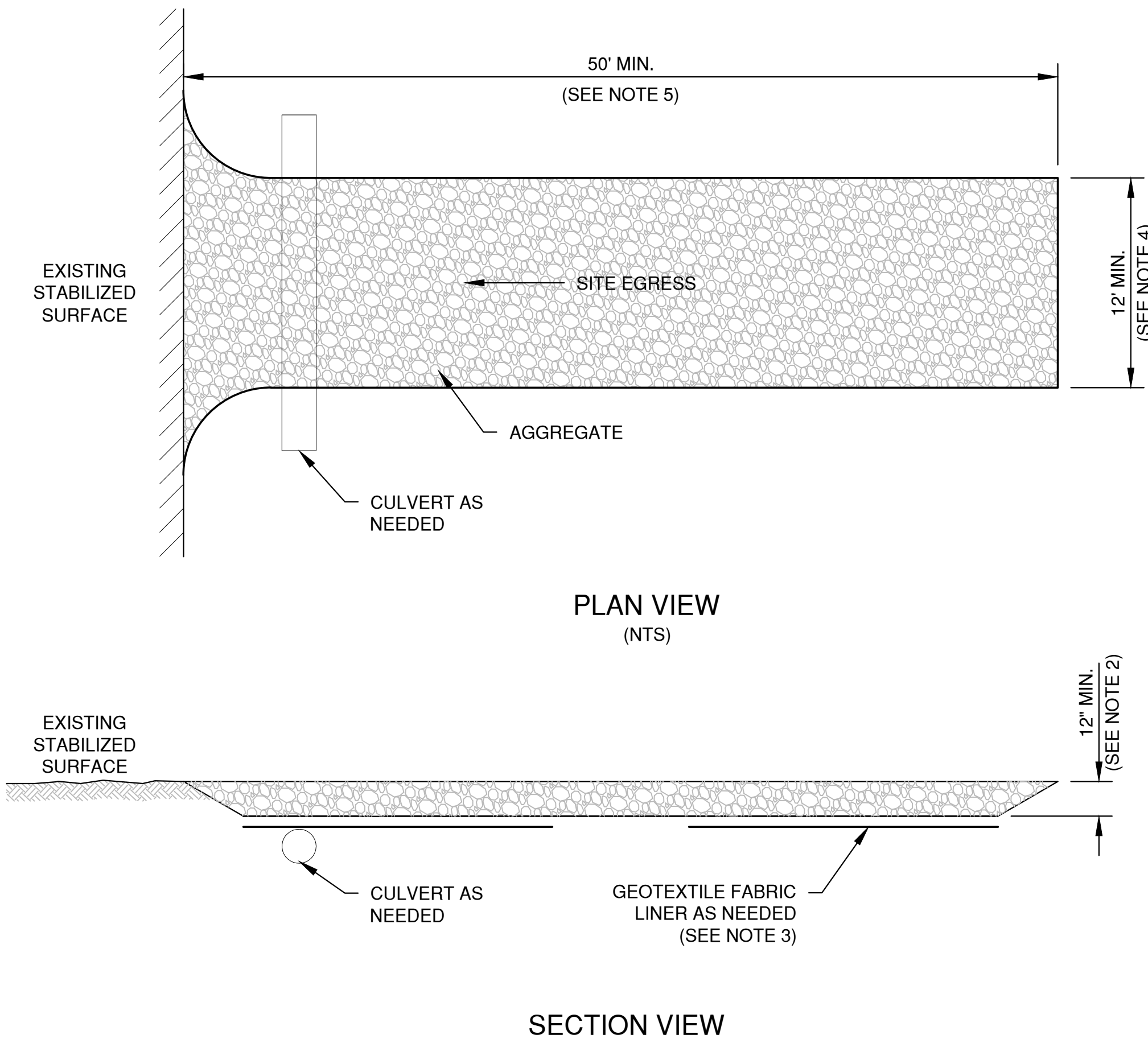
FILE: C:\Users\jerry\OneDrive\Documents\6190\6190.dwg
PLOT DATE: 05/15/2021 11:15:00am



NOTES:

- THIS DETAIL IS PROVIDED AS AN EXAMPLE. COMPLY WITH MANUFACTURER'S SPECIFICATIONS WHILE ALSO MEETING THE MINIMUM MANUFACTURED TRACKING PAD LENGTH AND WIDTH DESCRIBED IN THIS TECHNICAL STANDARD.
- INSTALL SUCH THAT RUNOFF FLOWS TO AN APPROVED TREATMENT PRACTICE.
- A THINNER STONE LAYER OR OTHER STABLE SURFACE MAY BE ACCEPTABLE SUCH THAT RUTTING IS MINIMIZED AS VEHICLES MOUNT OR DISMOUNT FROM THE MANUFACTURERS TRACKOUT CONTROL DEVICE.
- SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
- DIRECT ALL EXISTING VEHICLES OVER MANUFACTURED TRACKOUT CONTROL DEVICE. STONE TRACKING PAD INSTALLATION ACROSS REMAINING ACCESS WIDTH IS RECOMMENDED. A 12' MINIMUM CAN BE USED WHEN EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE.
- IF MINIMUM INSTALLATION LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
- ACCOMMODATE EXITING VEHICLES IN EXCESS OF MANUFACTURED TRACKOUT CONTROL DEVICE WEIGHT CAPACITY WITH OTHER TREATMENT PRACTICES.

MANUFACTURED TRACKOUT CONTROL DETAIL



NOTES:

- USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE, MEETING THE FOLLOWING GRADATION:

SIEVE SIZE:	PERCENT BY WEIGHT PASSING:
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5
- SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
- SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
- INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LANE AT LEAST 12 FEET WIDE ACROSS THE TOP OF THE PAD.
- IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

STONE TRACKING PAD DETAIL

REVISIONS:		
No.	Date:	Description:
IN-PROGRESS SET		
PROJECT NUMBER	6190.00	
DATE ISSUED	MAY 6, 2021	
SHEET NUMBER	C121	

UNIVERSITY of Wisconsin
GREEN BAY

Leont Board Drive - Walter Way | Green Bay, WI | 54311

NEW RESIDENCE HALL
UW - GREEN BAY

Sheet Title
MISCELLANEOUS DETAILS

bernersschober

210 Pine Street | Green Bay, WI 54301
920-432-4865 | www.bernersschober.com

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

MEETING DATE

November 15, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.3

(Appeal 21-038) Mark Schlies, Jr., on behalf of Craig Harmeling, property owner, proposes to construct an uncovered porch for a single-family dwelling located in a Low Density Residential (R1) District at 1404 Spence Street. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-554, Table 44-2, front setback-footnote c (Ald. C. Wery, District 8).

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

- I. Variance application 1404 Spence St



DATE: 11/8/21	PROJECT #:	APPEAL #:
APPLICANT INFORMATION:		
Name: Mark Schlies Jr.		
Business Name: Marks Custom Trades LLC		
Address: E1121 County RdX		
City, State, Zip: Luxemburg, WI 54217		
Phone: 920-536-1234		
Email: marks custom trades@gmail.com		
Property Owner Information (if different from above):		
Name: Craig Horneling		
Business Name:		
Address: 1404 Spence St		
City, State, Zip: Green Bay, WI 54304		
Phone: 715-891-3502		
Email: cwhorneling@gmail.com		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: 1404 Spence St. Green Bay, WI 54304		
Tax Parcel Number(s): 1-1960		
Describe the Variance Request: We would like to remove the pre cast concrete steps at the front door and construct a porch, uncovered, 8' Deep x 12' long. Property has only approximately 6' of set rear set back.		

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

Decks/Porches limited to 25 SQFT in front setback of house

ALTERNATIVES:

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

Construct smaller deck

Alternatives that you considered that comply with existing regulations:

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

Cost and maintenance wouldn't make sense as it is currently concrete.

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, rear set back is only about 6' to property line, a typical location for a deck/porch.

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

No. A smaller porch/deck with Trex composite decking and Aluminum railings would add value and curb appeal, as well as a larger platform to enter the dwelling.

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

It could act as a small sitting area and it would make moving easier.
Not getting a variance would limit the potential of the property.

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.

Craig Hamming
Signature of the Property Owner

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

Craig Hamming
Print Name:

Mark Schlies Jr.
Print Name:

11/8/21
Date

11/8/21
Date

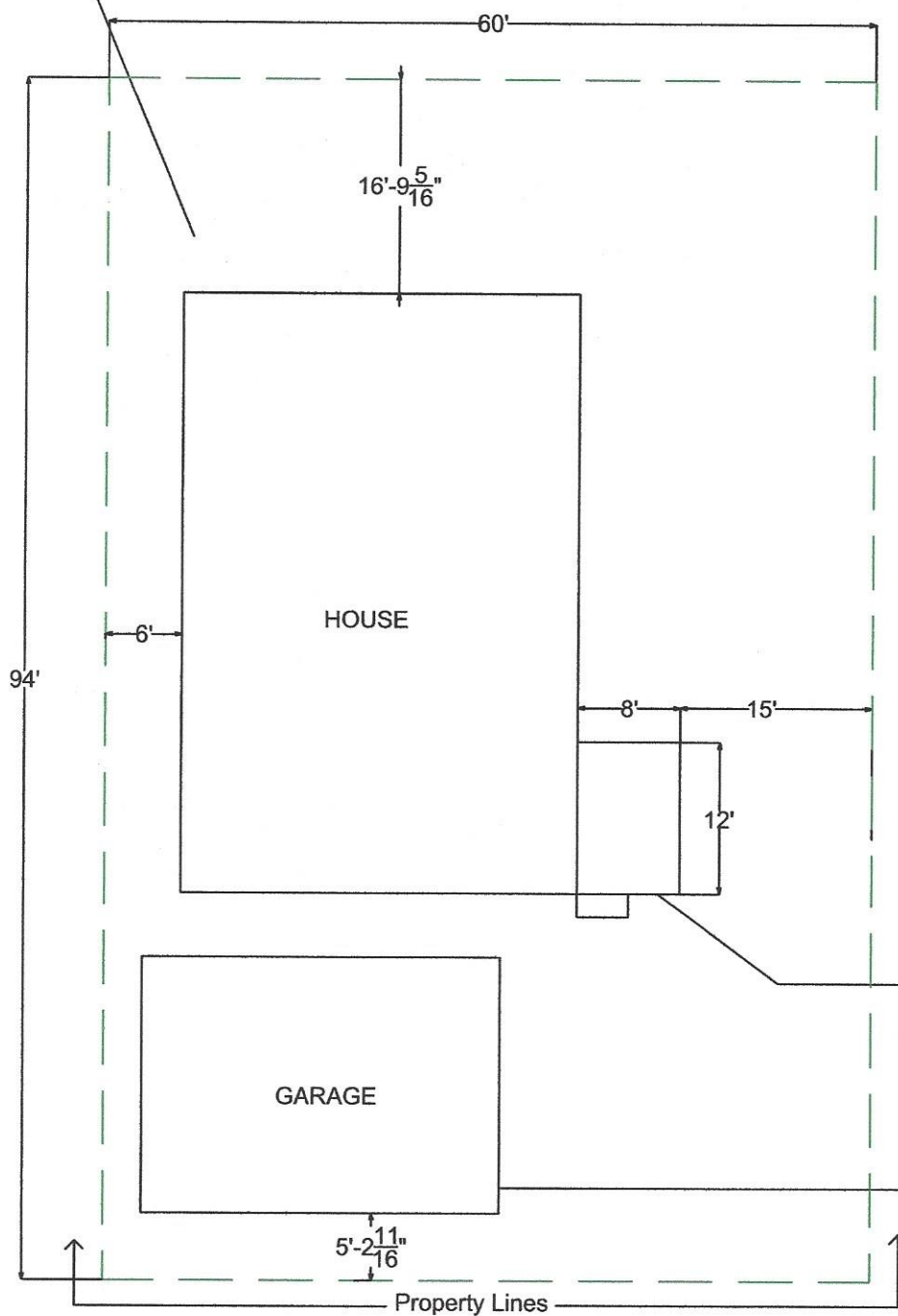
OFFICE USE ONLY:	Parcel#	Residential \$75 _____	Commercial \$150 _____
District: Zoning:	Meeting Date:	Receipt #:	
Submittal Date:	Staff Signature:		

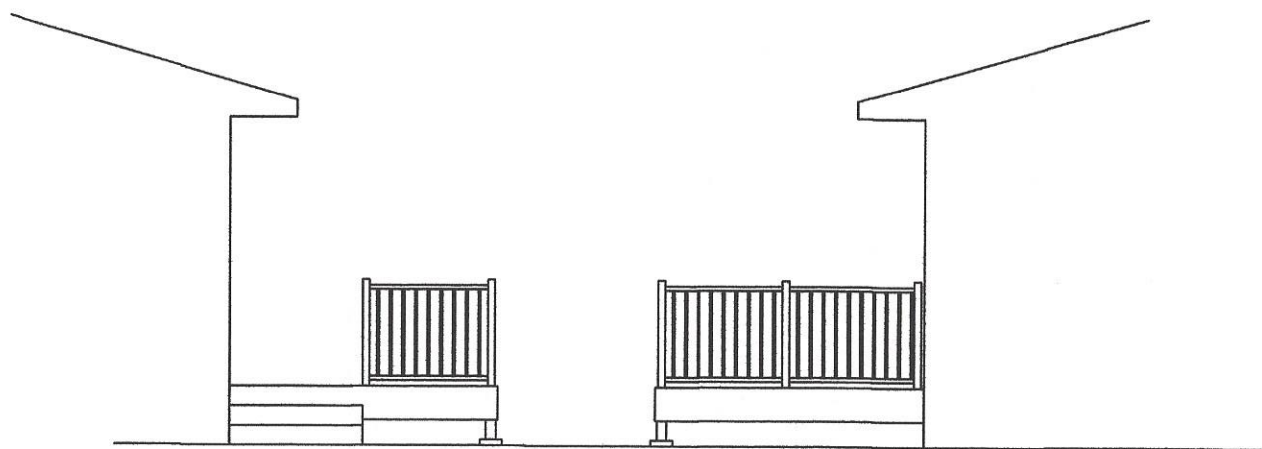
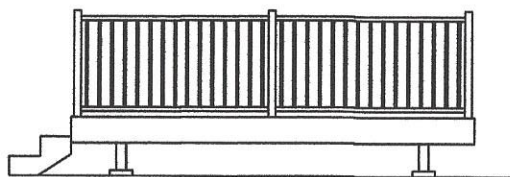
NORTH

Langlade Ave

Spence St

SITE PLAN





3rd Quarter

July	NC	44-1773(d)(2)	Two-lane full access drives.	618 GRAY COURT	5-800	7/19/2021	GRANTED WITH CONDITIONS	TO GRANT THE VARIANCE WITH A 35 FT. DRIVEWAY OPENING AT THE PROPERTY LINE AND A 40 FT. CURB CUT.	7	N	N
August											
21-026	R1	44-1747(3)	Parking for single and two-family uses.	2363-2365 BASTEN	21-1714-E-15	8/16/2021	GRANTED AS REQUESTED		5	N	NR
21-027	R1	44-519, 44-520(a) & (b)	Required permit; Setback and required fencing	2733 MARINER LN	22-1481	8/16/2021	GRANTED WITH CONDITIONS	Conditions: a permit be obtained from the City of Green Bay Inspection Department, the pool can remain stationary, pool size does not change, no fencing required and can only be up for the summer months of May 15th - September 15th.	1	N	N
21-028	R1	44-520(b)	Setback	3108 WEST POINT RD	6H-4405	8/16/2021	GRANTED WITH CONDITIONS	CONDITION: WITH A 4 FT REAR YARD SETBACK	12	N	N
21-029	BP	44-1193(4), 44-1283, 44-802, Table 44-12	Flood protection elevation; Flood proofing standards; Side yard setback	1810 COFRIN DR	21-1187-3	8/16/2021	GRANTED WITH CONDITIONS	CONDITION: SUBJECT TO THE EXECUTION OF A CROSS ACCESS AND PARKING AGREEMENT.	6	N	Y 100 YEAR FLOODPLAIN
21-030	C1	44-720, Table 44-9 1918	44 Front yard setback; Landscape setback	215 ELIZABETH	19-324-1	8/16/2021	GRANTED WITH CONDITIONS	CONDITION: SUBJECT TO REZONING APPROVAL BY THE PLAN COMMISSION.	5	N	Y 500 YEAR FLOODPLAIN
21-031	R1	44-590, Table 44-4	Side and rear yard setbacks	704 S JACKSON	14-561	8/16/2021	GRANTED AS REQUESTED		4	Y	N
September											
21-32	R1	44-1746(3)(a)	Parking for single and 2-family uses, driveway width.	157 GARDEN GATE COURT	6H-1069-7	9/20/2021	GRANTED AS REQUESTED		12	N	N
20-17	R1	13-604, Table 6-2 13613(c)	Side yard setback General requirements accessory use area	1265 ROCKDALE ST	1-1978	9/20/2021	GRANTED WITH CONDITIONS	ASKING FOR VARIANCE EXTENSION - CONDITION: WITH AN EXPIRATION DATE OF SEPTEMBER 30, 2022	8	N	N