



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, JUNE 20, 2022, 5:30 PM
Virtual Meeting. Public may join via Zoom.

A. Zoom Meeting Information.

1. This item contains Zoom information, instructions, and a link to the Virtual Comment Form.

B. Roll Call.

1. Members: Tommy Everman - Chair, Noel Halvorsen - Vice Chair, Barb Dorff, Tom Hoy, and Steven Schuchart
Alternate: Corey Bogenschutz
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 June 20, 2022, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

1. Approval of the minutes from the May 16, 2022, meeting of the Zoning & Planning Board of Appeals.

E. Regular Business.

1. (Appeal 22-019) Phil Mattern, on behalf of Sam Pavlik, property owner, proposes the addition of a new rear deck on a single-family home in a Low-Density Residential (R1) District at 401 Polaris Court. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code: Section 44-554, Table 44-2, rear yard setback (Ald. C. Stevens, District 5).
2. (Appeal 22-020) Mark and Deborah Schwallie, property owners, propose the replacement of their existing driveway with the same dimensions for a single-family home in a Low-Density

Residential (RI) District at 1120 Eliza Street. The applicants request to deviate from the following requirement in Chapter 44, Green Bay Zoning Code: Section 44-1746(2)(a), minimum setback from side lot line (Ald. B. Galvin, District 4).

3. (Appeal 22-021) Brittney Pieper, on behalf of Neufeld Enterprises II LLC, property owner, proposes an additional freestanding sign on a parcel in the General Commercial (CI) District at 1640 W. Mason Street. The applicant requests to deviate from the following requirement in Chapter 30, Green Bay Sign Code: Section 30-36, Table 30-2, maximum number of freestanding signs (Alder M. Eck, District 11).
4. (Appeal 22-022) John and Alicia Collegnon, property owners, propose a driveway expansion for a single-family home in a Low-Density Residential (RI) District at 1600 Walls Street. The applicants request to deviate from the following requirements in Chapter 44, Green Bay Zoning Code: Section 44-1746(2)(c), side yard setback (Ald. C. Wery, District 8).
5. (Appeal 22-023) Trista Hobbs, on behalf of the Green Bay Police Department, property owner, proposes the installation of an 8 ft. fence around their parking lot in a Public Institutional (PI) District at 307 S. Adams Street. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code: Section 44-450(1)(b), front and corner side yard fence height, Section 44-359, vision triangle clearance, and Section 44-856, Table 44-15, setbacks (Ald. B. Johnson, District 9).
6. (Appeal 22-024) Brian Johnson, property owner, proposes a new garage and driveway expansion for a single-family home in an Office Residential (OR) District at 516 Hubbard Street. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code: Section 44-590(c), Table 44-4, rear yard setback, and Section 44-620, Table 44-6, maximum impervious surface coverage (Ald. B. Johnson, District 9).
7. (Appeal 22-025) John Jeanquart, on behalf of Georgia-Pacific Corporation, property owner, proposes a new paved area as part of an expansion project in a General Industry (GI) District at 1919 South Broadway. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code: Sections 44-1965 1-3, interior parking lot landscaping, and Section 44-1773(d), driveway width (Ald. B. Johnson, District 9).
8. (Appeal 22-026) Golden House Inc., on behalf of Freedom House Ministries Inc, property owner, proposes to temporarily relocate a shelter facility in the Varied-Density (R3) District at 840 N. Taylor Street. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code: Section 44-469(8), maximum time for temporary uses (Ald. M. Steuer, District 10).

F. Informational.

1. Discussion on procedural items related to the Zoning & Planning Board of Appeals.
2. Next meeting date: July 18, 2022.

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/85419145658?pwd=VWxYY1FIRXBMcXU3dzU0VU0xQ1NKdz09>

Meeting ID: 854 1914 5658

Passcode: 735080

One tap mobile

+13126266799,,85419145658# US (Chicago)

+16468769923,,85419145658# 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: 854 1914 5658

Passcode: 735080

Find your local number: <https://us02web.zoom.us/j/kcPZFUwg9G>

Public Comments

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting.

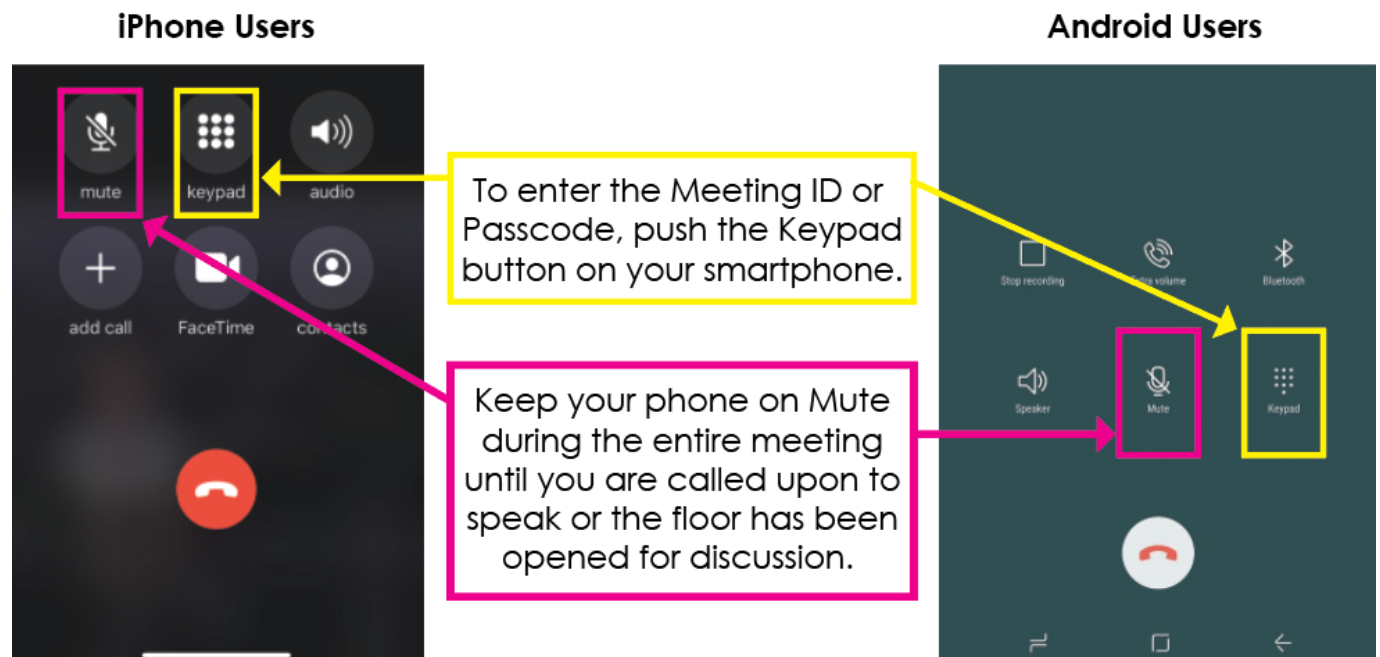
Additional Information

1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must state their name and address for the minutes.
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order Newly Revised 12th edition*.
2. Please log into the Zoom meeting at least 10 minutes before the meeting begins to ensure a proper connection and that your technology is working.
 - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
3. Once you are in the meeting please mute yourself.
 - a. You may unmute yourself when you are called upon to speak.
4. Waiting room
 - a. When you call in or connect via web or Zoom app, you will be placed in a "waiting room."
 - b. The meeting host will then admit you to the meeting, and mute you upon entrance (you will still be able to hear and or otherwise observe the meeting).
5. 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 be tied to an email.
6. Raising your hand
 - a. Committee/Commission/Board members—you can either use CivicClerk and request to speak or you can also utilize the "raise your hand" tool in the Zoom platform (you'd need to use a computer or tablet) to let the host know you would like to speak. You can also un-mute yourself and start speaking.
 - b. Persons with items on the agenda or other interested parties—you can also utilize the "raise your hand" tool on the Zoom platform via computer or mobile device. You will be allowed to speak once the committee, commission, or board has moved to "open the floor for interested parties to speak." Once discussion on your agenda item has concluded, the host will mute you, unless the committee opens the floor again.
7. What devices should I use?
 - a. Smart phone (please see more detailed instructions on page 3)
 - b. Land line
 - c. Tablet—in advance of the meeting, please download the Zoom Meeting app by using either the Apple Store or the Play Store. You will be asked to input your name, to identify you for the meeting.
 - d. Computer—you can access the meeting through a web browser by clicking on the meeting link, or through the Zoom Meeting app. If using the app, please download it in advance of the meeting. You will be asked to input your name, to identify yourself for the meeting.
 - e. For tablet and computer users—if you download the app you may be asked to verify your email.

8. Zoom etiquette
 - a. Muting yourself when you're not speaking 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 state your name and address before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourself.
9. Closed session
 - a. Persons in the Zoom meeting will be put into a waiting room while the committee/commission/board meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
 - b. Persons watching a Common Council meeting live on YouTube will see a gray screen with the City logo during closed session.
10. Persons interested in attending anonymously or listening to the meeting may call in by dialing *67 followed by the phone number in the Zoom Meeting Information box.

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 #
3. Once you are in the meeting, notify the meeting host that you are in and state your name.
4. If you do not wish to speak, please make sure your phone is on **Mute**
 - a. If you're using a smartphone, look at your screen and click the Mute button





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

MEETING DATE

June 20, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.1

(Appeal 22-019) Phil Mattern, on behalf of Sam Pavlik, property owner, proposes the addition of a new rear deck on a single-family home in a Low-Density Residential (R1) District at 401 Polaris Court. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code: Section 44-554, Table 44-2, rear yard setback (Ald. C. Stevens, District 5).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 401 POLARIS CT



DATE: 5.9.22	PROJECT #: 108658	APPEAL #: 22-019
APPLICANT INFORMATION:		
Name:	Phil Mattern	
Business Name:	Classic Renovations, Inc.	
Address:	830 Coyle Street	
City, State, Zip	De Pere WI 54115	
Phone:	920-217-2797	
Email:	phil@classicrenovationsinc.com	
Property Owner Information (if different from above):		
Name:	Sam Pmllike	
Business Name:		
Address:	401 Polaris Court	
City, State, Zip:	Green Bay, WI 54302	
Phone:	920-265-8907	
Email:	sam.pmllike@gmail.com	
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address:	401 Polaris Court	
Tax Parcel Number(s):	21-3816	
Describe the Variance Request:		
Build deck at rear of home impeding 25' rear set-back rule...		

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

Attached Decks Setbacks
Subchapter 6 — Floors / SPS 321

ALTERNATIVES:

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

Build smaller deck and/or get official land survey done, then build accordingly

Alternatives that you considered that comply with existing regulations:

Smaller Deck

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

Owner wants specific size deck, adjoining/neighbor property is unusable acreage, would not affect actual site lines and/or impede neighbors actual home

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, structure built @ angle therefore one end of deck to be impeding 25' setback and other end not

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

No - there is @ least 1 acre of land that is ~~usable~~ unusable on adjoining property, does not affect neighboring parcels

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 parcel is limited because it may have been built before the passage of the zoning ordinance

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)

Print Name:

Print Name:

Date

Date

OFFICE USE ONLY:	Parcel# 21-3814	Residential \$75 ☒	Commercial \$150 ☐
District: B5 Zoning: R1	Meeting Date: 4-20-22	Receipt #:	
Submittal Date: 5-12-22	Staff Signature:		



-  = Parcel Line
-  = Parcel Hook / PLSS Line
-  = Right of way

RESIDENTIAL DIAMOND PIER LOAD CHART

IAS-Accredited Third-Party Bearing, Uplift, and Lateral Field Tests²

Minimum 1500 psf

Silts/Clays (CL, ML, MH, CH)³

Model / Pin No. / Length	Bearing Load Capacity	Equivalent Base Area	Cylinder Comparison	Frost Zone	Uplift Load Capacity	Lateral Load Capacity
DP-50/36"	2700#	1.8 sf	18" dia	24"	600#	600#
DP-50/42"	* 3000#	2.0 sf	19" dia	36"	* 900#	* 600#
DP-50/50"	3300#	2.2 sf	20" dia	48"	1200#	600#
DP-75/50"	* 3750#	2.5 sf	21" dia	48"	* 1400#	* 600#
DP-75/63"	4200#	2.8 sf	22" dia	60"	1600#	600#
<i>Equivalency to Traditional Concrete Footings</i>						

Minimum 2000 psf

Sands/Gravels (SW, SP, SM, SC, GM, GC)³

Model / Pin No. / Length	Bearing Load Capacity	Equivalent Base Area	Cylinder Comparison	Frost Zone	Uplift Load Capacity	Lateral Load Capacity
DP-50/36"	3600#	1.8 sf	18" dia	24"	600#	600#
DP-50/42"	* 4000#	2.0 sf	19" dia	36"	* 900#	* 600#
DP-50/50"	4400#	2.2 sf	20" dia	48"	1200#	600#
DP-75/50"	* 5600#	2.8 sf	22" dia	48"	* 1400#	* 600#
DP-75/63"	6400#	3.2 sf	24" dia	60"	1600#	600#
<i>Equivalency to Traditional Concrete Footings</i>						

*Interpolated from field test values.

Notes:

1. This load chart is intended for simple structures supported by columns, posts, and beams loaded up to, but not exceeding, the stated capacities. It is not intended for structures with asymmetrical, rotational, overturning, or dynamic forces. Intended uses are described in section 2.0 of ICC-ES prescriptive bearing evaluation report ESR-1895. For projects that exceed the capacities or limitations defined herein, or the intended uses described in ESR-1895, contact PFI for additional information or site-specific capacity evaluation. See also the [Use and Applications](#) download at www.diamondpiers.com.
2. Capacities shown are tested to a Factor of Safety of 2, and are applicable in properly drained, normal sound soils only, with minimum soil bearing capacities as indicated. Copies of the field test reports are available from PFI upon request.
3. See IRC Table R401.4.1, "Presumptive Load-Bearing Values of Foundation Materials," for a full description of applicable 1500 psf and 2000 psf soil types. For soils below 1500 psf, or soils with unknown characteristics, additional site and design analysis is required. For soils above 2000 psf, the values in this chart shall apply.
4. All capacities use four pins of the specified length per foundation. Pin length includes that portion of the pin embedded within the concrete head. See "Check Your Layout" in the Diamond Pier Installation Manual for more information on pin/pier layout and spacing restrictions.
5. For professional engineers designing for short-term transient loads, contact PFI for further information.



- Compliance with International Codes
- Compliance with State Codes

www.icc-es.org | (800) 423-6587 | (562) 699-0543

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ICC-ES Evaluation Report ESR-1895

Reissued December 2021

This report is subject to renewal December 2022.

DIVISION: 31 00 00—EARTHWORK

Section: 31 60 00—Special Foundations and Load-Bearing Elements

REPORT HOLDER:

PIN FOUNDATIONS, INC.

EVALUATION SUBJECT:

DIAMOND PIER® DP-50 & DP-75 FOR BEARING PIN PIERS

1.0 EVALUATION SCOPE

Compliance with the following codes:

2018, 2015, 2012, 2009 and 2006 *International Residential Code®* (IRC)

Property evaluated:

Structural

2.0 USES

The Diamond Pier DP-50 and DP-75 bearing pin piers are used as foundations for the support of gravity loads for exterior decks, including covered decks, exterior porch decks, elevated walkways, stairway construction and accessory structures as defined in the IRC. The bearing pin piers are permitted for use in any of the weathering classifications defined in 2018 IRC Figure R301.2(4) or 2015, 2012, 2009 and 2006 IRC Figure R301.2(3).

3.0 DESCRIPTION

3.1 General:

The bearing pin piers consist of a factory-fabricated, precast, diamond-shaped concrete head that has a galvanized steel anchor bolt precast into the center of the top of the head; and galvanized steel bearing pins which are jobsite-installed through holes precast in the head, and driven into the underlying soil. See Figure 1.

3.2 Materials:

3.2.1 Concrete Head: The DP-50 concrete head measures 10 inches (254 mm) by 10 inches (254 mm) by 11 inches (279 mm) tall, weighs approximately 50 pounds (22.7 kg), and is formed from air-entrained, normal-weight concrete. The DP-75 concrete head measures 11 inches (279 mm) by 11 inches (279 mm) by 12 inches (305 mm) tall, weighs approximately 75 pounds (34.0 kg), and is formed from air-entrained, normal-weight concrete. The air-

entrained concrete has a minimum compressive strength of 5500 psi (37.9 MPa) at 28 days, and a total air content (percent by volume of concrete) of not less than 5 percent nor more than 7 percent, in accordance with IRC Section R402.2.

3.2.2 Precast Galvanized Steel Anchor Bolt: The galvanized steel anchor bolt that is precast into the center of the top of the DP-50 concrete head measures a minimum 1/2 inch (12.7 mm) in diameter and complies with ASTM A307 as Grade A. The galvanized steel anchor bolt that is precast into the center of the top of the DP-75 concrete head measures a minimum 5/8 inch (15.9 mm) in diameter and complies with ASTM A307 as Grade A.

3.2.3 Steel Bearing Pins: The four steel bearing pins supplied with each pier are made of Type E, Grade A (electric-resistance-welded), Schedule 40, galvanized steel pipe complying with ASTM A53. For the DP-50, pins have a nominal 1-inch diameter [1.315-inch (33.4 mm) outside diameter; 0.133-inch nominal wall thickness]; and have a minimum nominal length of 36 inches (914 mm) or 50 inches (1270 mm). For the DP-75 the pins have a nominal 1 1/4-inch diameter [1.66-inch (42.2 mm) outside diameter with a 0.140 nominal wall thickness]; and have a minimum nominal length of 50 inches.

4.0 DESIGN AND INSTALLATION

4.1 Design:

When installed in accordance with this report in minimum allowable 1500 psf (71.8 kPa) soils per IRC Table R401.4.1, the DP-50 bearing pin pier with 36-inch (915 mm) pins provides a 1.8 square foot (0.17 m²) bearing area for supporting gravity loads; the DP-50 bearing pin pier with 50-inch (1270 mm) pins provides a 2.4 square foot (0.23 m²) bearing area for supporting gravity loads; and the DP-75 bearing pin pier with 50-inch (1270 mm) pins provides a 2.8 square foot (0.26 m²) bearing area for supporting gravity loads.

When installed in accordance with this report in minimum allowable 2000 psf (95.8 kPa) soils per IRC Table R401.4.1, the DP-50 bearing pin pier with 36-inch (915 mm) pins provides a 1.8-square-foot (0.17 m²) bearing area for supporting gravity loads; the DP-50 bearing pin pier with 50-inch (1270 mm) pins provides a 2.2-square-foot (0.20 m²) bearing area for supporting gravity loads; and the DP-75 bearing pin pier with 50-inch (1270 mm) pins provides a 3.2-square-foot (0.30 m²) bearing area for supporting gravity loads.

4.2 Installation:

The site soil is prepared by digging a hole with a conical shape, approximately the shape of the base of the concrete head and slightly deeper than the pier itself, leaving loose soils directly below the head. The head is positioned in the hole to its midpoint, and braced as needed to plumb. The bearing pins must then be slid through the holes in the concrete head, and driven into the soil as recommended in the Pin Foundations published installation instructions, leaving $\frac{3}{4}$ inch (19.1 mm) of the pin protruding from the upper surface of the pier. Once the dead loads have been applied to the pier, the length of the protruding bearing pin must be verified and adjusted as necessary to $\frac{3}{4}$ inch (19.1 mm). The exposed end of the bearing pins must then be capped and sealed as recommended in the Pin Foundations published installation instructions. The minimum spacing of the installed bearing pin piers is 3 feet (0.91 m) on center.

5.0 CONDITIONS OF USE

The Diamond Pier DP-50 and DP-75 bearing pin piers described in this report comply with, or are suitable alternatives to what is specified in the code indicated in Section 1.0 of this report, subject to the following conditions:

- 5.1 The bearing pin piers must be installed in accordance with the Pin Foundations, Inc. published installation instructions, the IRC and this report. In the event of a conflict between this report and the Pin Foundations, Inc. published installation instructions, this report governs.
- 5.2 Wood in contact with the concrete head and precast galvanized steel bolt must be protected against decay and subterranean termites in accordance with 2018, 2015, 2012 and 2009 IRC Sections R317 and R318, and 2006 IRC Sections R319 and R320, as applicable. Compatibility of the concrete head and precast galvanized steel bolt with wood treatments not described in 2018, 2015, 2012 and 2009 IRC Sections R317 and R318; and 2006 IRC Sections R319 and R320, as applicable must be established based on a current ICC-ES evaluation report on the wood treatment.
- 5.3 In areas requiring frost protection, exterior decks on bearing pin piers as described in Section 2.0 may be connected to and supported by a dwelling when approved by the code official. See IRC Section R403.1.4.1, Exception 3, as applicable.

5.4 Frost protection for accessory structures defined by the IRC is beyond the scope of this report, except free-standing accessory structures constructed in accordance with IRC Section R403.1.4.1, Exceptions 1 or 2, where frost protection is not required.

5.5 The bearing capacity of the site soil must be determined in accordance with IRC Table R401.4.1. If presumptive soil capacity cannot be assumed in accordance with the IRC Table R401.4.1, the code official may request a soils report.

5.6 The capacity of the bearing pin piers to resist lateral and/or uplift loads was not evaluated for this report.

5.7 Use of the bearing pin piers where soil constituents, changing water levels or other factors indicate possible deleterious effects on the pier foundation assembly, is beyond the scope of this report.

5.8 Use of the bearing pin piers is limited to structures regulated by the IRC.

6.0 EVIDENCE SUBMITTED

Data in accordance with the ICC-ES Acceptance Criteria for Bearing Pin Piers (AC336), dated June 2016 (editorially revised April 2019).

7.0 IDENTIFICATION

7.1 Each pallet of Diamond Pier DP-50 and DP-75 precast concrete heads is labeled with the Pin Foundations, Inc., name and address; the product name (Diamond Pier DP-50, or Diamond Pier DP-75); the evaluation report number (ESR-1895); the manufacturing date and lot number; and the phrase, "For Use with One- and Two-Family Dwelling Construction Only."

Each bundle of bearing pins is labeled with the Pin Foundations, Inc., name and address; the product name (Diamond Pier DP-50, or Diamond Pier DP-75); the evaluation report number (ESR-1895); and the phrase, "For Use with One- and Two-Family Dwelling Construction Only."

7.2 The report holder's contact information is the following:

PIN FOUNDATIONS, INC.
4610 PT. FOSDICK DRIVE NW, PMB 60
GIG HARBOR, WASHINGTON 98335
(253) 858-8889
www.pinfoundations.com

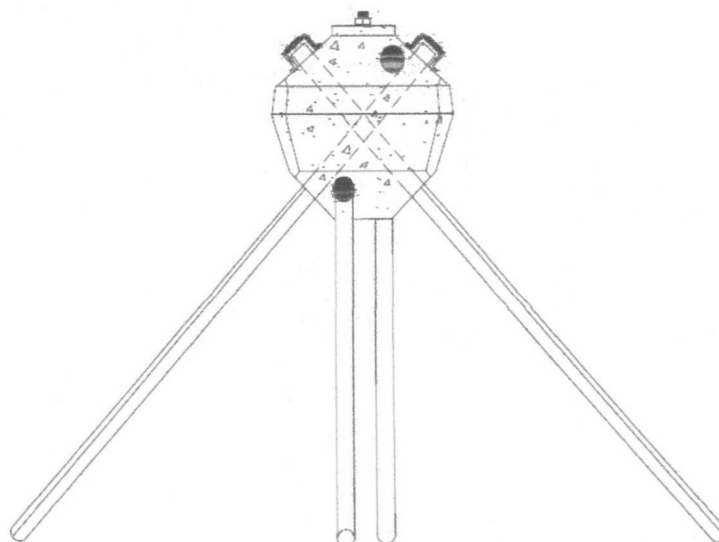


FIGURE 1—DIAMOND PIER DP-50 and DP-75

ICC-ES Evaluation Report

ESR-1895 CRC Supplement

Reissued December 2021

This report is subject to renewal December 2022.

www.icc-es.org | (800) 423-6587 | (562) 699-0543

A Subsidiary of the International Code Council®

DIVISION: 31 00 00—EARTHWORK

Section: 31 60 00—Special Foundations and Load-Bearing Elements

REPORT HOLDER:

PIN FOUNDATIONS, INC.

EVALUATION SUBJECT:

DIAMOND PIER DP-50 & DP-75 FOR BEARING PIN PIERS

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that DIAMOND PIER DP-50 & DP-75 bearing pin piers, described in ICC-ES evaluation report ESR-1895, has also been evaluated for compliance with the code noted below.

Applicable code edition:

2019 California Residential Code (CRC)

2.0 CONCLUSIONS

CRC:

The DIAMOND PIER DP-50 & DP-75 bearing pin piers, described in Sections 2.0 through 7.0 of the evaluation report ESR-1895, complies with CRC Chapter 4, provided the design and installation are in accordance with the International Residential Code® (IRC) provisions noted in the evaluation report.

This supplement expires concurrently with the evaluation report, reissued December 2021.



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

MEETING DATE

June 20, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.2

(Appeal 22-020) Mark and Deborah Schwallie, property owners, propose the replacement of their existing driveway with the same dimensions for a single-family home in a Low-Density Residential (R1) District at 1120 Eliza Street. The applicants request to deviate from the following requirement in Chapter 44, Green Bay Zoning Code: Section 44-1746(2)(a), minimum setback from side lot line (Ald. B. Galvin, District 4).

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

- I. 1120 Eliza St

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

Owner(s) were informed by contractor, who is replacing the property's garage, that the current driveway was placed not in compliance of code. Apparently, the driveway should have placed at a 9 foot width.

ALTERNATIVES:

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

No alternatives provided

Alternatives that you considered that comply with existing regulations:

No alternatives available

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

The home was built in 1923. Driveway abuts the foundation of home, thus space from the foundation to neighbor's property line is impacted accordingly, (see attached photos). Photos will illustrate the confinement of side exit of home and the impact a 9 foot driveway would present.

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

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

See site plan, photos, and illustrations provided from "Brown dog".

Addendum: Property is not in flood plain nor any recent flooding. Elevation from 617 to nearly 619 feet.

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

We discussed variance with neighbor at 1124 Eliza St. which abuts our property. A simple note from our neighbor at 1124 Eliza St. agrees to allow a replacement driveway to remain at 10 feet. Her last name is Psenicka and her phone number is (920) 435-7049.

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?

While the owners would not be prevented from using the property we would find accessing our garage difficult and entering side of house. We need to have updated driveway to assure "grade" is running away from house. Water encroachment has occurred and continues to be a threat.

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)

Mark Schwallie
Print Name:

Print Name:

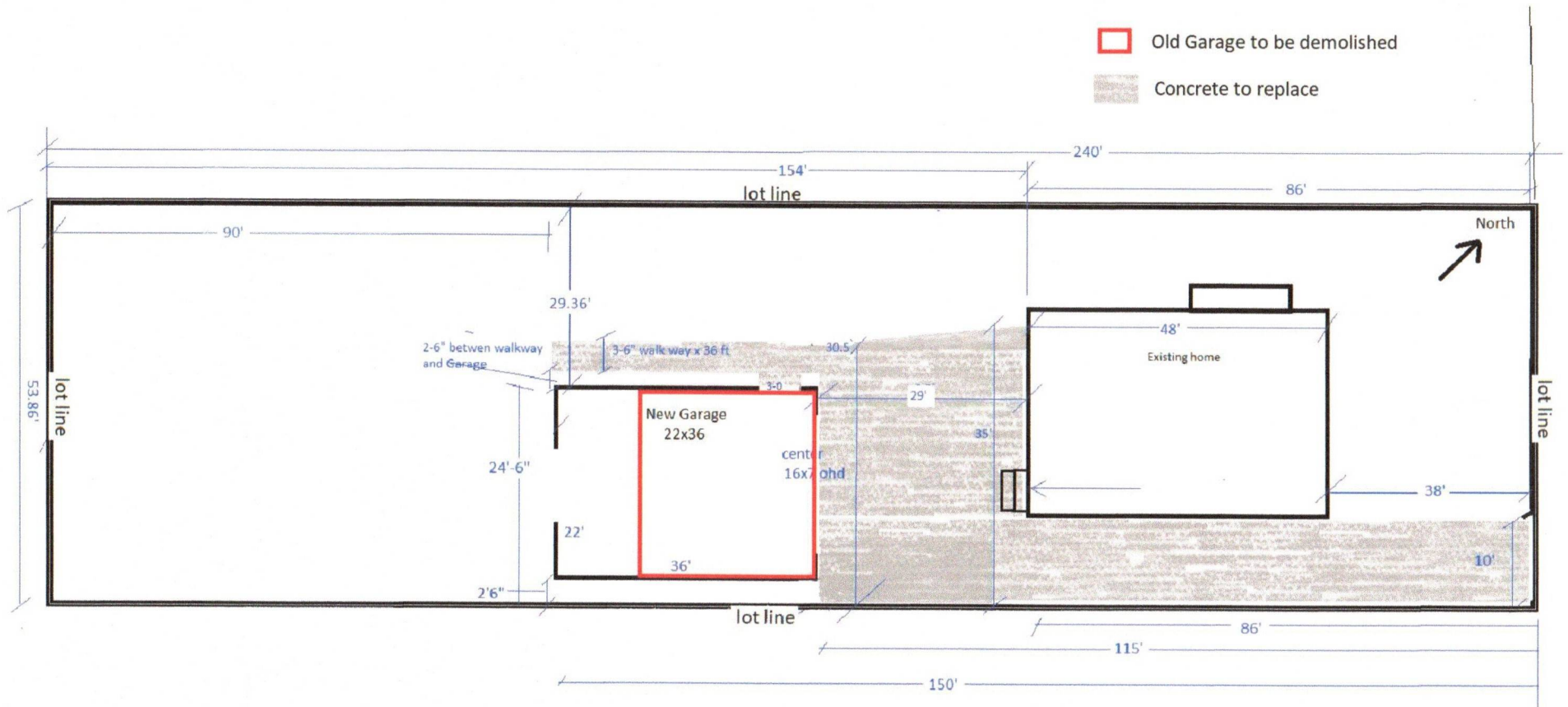
5/19/2022
Date

Date

OFFICE USE ONLY:	Parcel# 17-140	Residential \$75 ☒	Commercial \$150 ☐
District: 4 Zoning: R1	Meeting Date: 6-20-22	Receipt #: 2760947-13	
Submittal Date: 5-27-22	Staff Signature:		

Site Plan

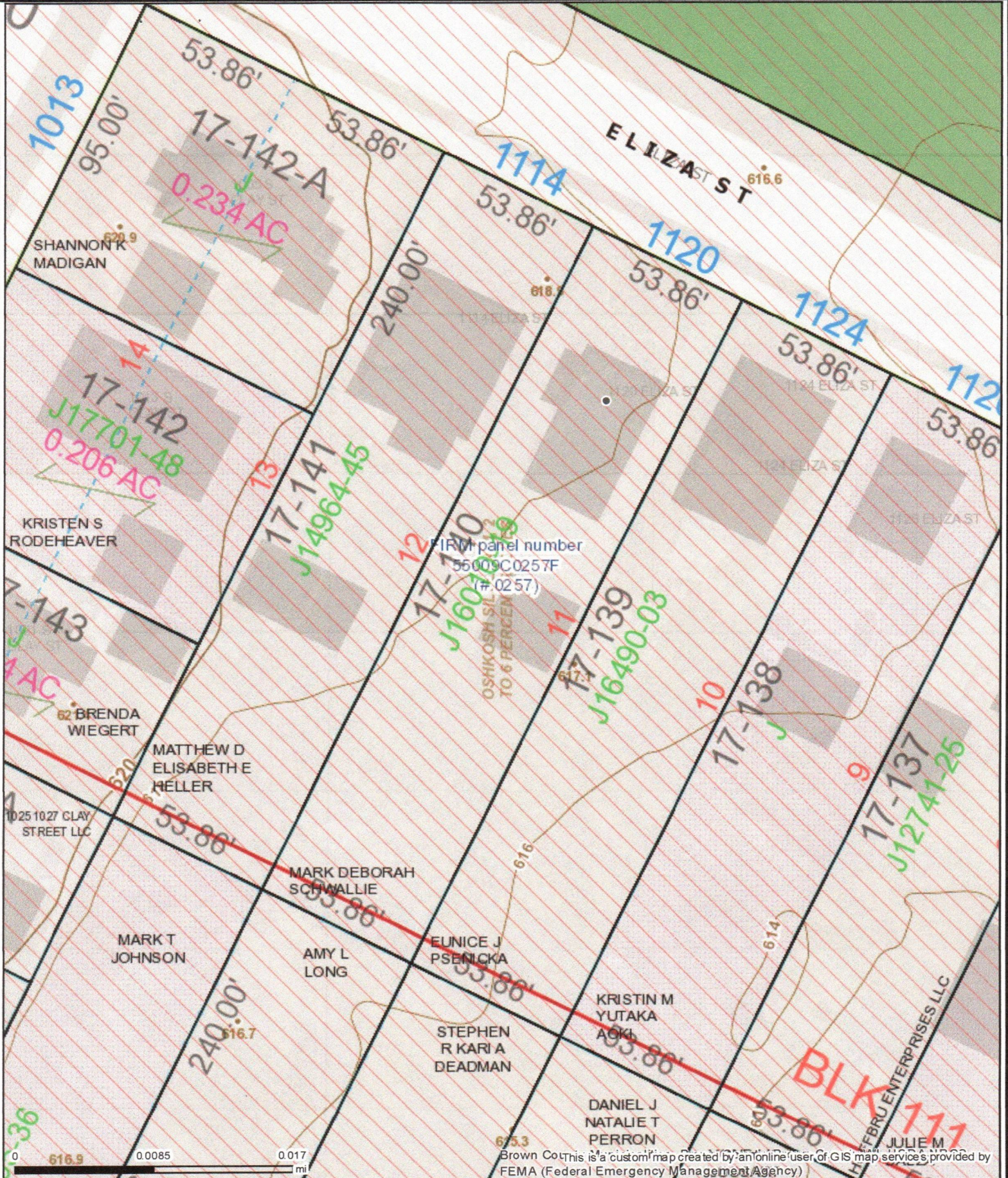
1120 Eliza St Green Bay 54301



New Garage to be located in same spot as old garage with the back of building extending sw towards back lot. Maintaining same distance between home and side lot. Only change to be noticed in length of building.







Part of Brown County WI

Map printed on 5/8/2022

1:480
1 inch = 40 feet*
1 inch = 0.00758 miles*
**original page size: 8.5"x11"*
Appropriate format depends on zoom level

Parcel ownership key

	Parcel Boundary		Condominium		Gap or Overlap
			"hooks" indicate parcel ownership crosses a line		

	Parcel line
	Right of Way line
	Meander line
	Lines between deeds or lots
	Historic Parcel Line
	Vacated Right of Way

A complete key (legend) is available at:
tinyurl.com/BrownDogLegend



(920) 448-6480
www.browncountywi.gov



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

Part of Brown County WI

Map printed on 5/9/2022

1:1,200
1 inch = 100 feet*
1 inch = 0.0189 miles*
*original page size: 8.5"x11"
Appropriate for map depends on zoom level



Parcel ownership key

- Parcel Boundary
- Condominium
- Gap or Overlap
- "hooks" indicate parcel ownership crosses a line

- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

A complete key (legend) is available at:
tinyurl.com/BrownDogLegend



(920) 448-6480
www.browncountywi.gov



BrownDog

Official GIS map of Brown County WI



More map



City of Green Bay,

4/25/2022

The Schwassie's have asked, I write you to say its OK, for them to redo their driveway, and said it would remain the same width, that is fine.

Conice

1124 Eliza Street

Green Bay, WI 54301



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

MEETING DATE

June 20, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.3

(Appeal 22-021) Brittney Pieper, on behalf of Neufeld Enterprises II LLC, property owner, proposes an additional freestanding sign on a parcel in the General Commercial (C1) District at 1640 W. Mason Street. The applicant requests to deviate from the following requirement in Chapter 30, Green Bay Sign Code: Section 30-36, Table 30-2, maximum number of freestanding signs (Alder M. Eck, District 11).

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

- I. Variance Application 1640 W Mason St Green Bay WI R2



City of Green Bay
Department of Community and Economic Development

Dear Applicant:

RE: Zoning Board of Appeals Variance Application Packet

In this packet you will find a variance application and the standards by which the Zoning Board of Appeals (ZBA) will base their decision. You must complete the application fully, submit all material requested with the application, and specifically address how the project meets the variance standards.

A variance is a relaxation of a standard from the zoning ordinance, Chapter 13, Green Bay Municipal Code. Typically, variances are requested when development of property is inconsistent with zoning codes. The ZBA has the power to hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official in the enforcement of the city's zoning code.

The ZBA is a quasi-judicial body that functions much like a court. The ZBA's job is not to compromise ordinance provisions for a property owner's convenience, but to apply legal criteria provided in state laws, court decisions, and the local ordinance to a specific fact situation. Variances are meant to be an infrequent remedy where an ordinance imposes a unique and substantial burden.

IMPORTANT – The ZBA reviews variance requests against adopted standards. The ZBA has the power to grant variances when special conditions unique to a property will not allow the property owner to meet the dimensional standards of the ordinance. A quality submittal should specifically address each standard and be prepared in consideration of these standards. The variance standards may be found on the following pages of this document. To be granted a variance, the property owner must show **unnecessary hardship, unique property limitation and protection of public interest (see Part 3 of this packet for further details)**. The ZBA must uphold the intent of the zoning ordinance and deliver substantial justice through its decision.

It is strongly encouraged that you contact our office to discuss your project before you intend to apply for a variance. Please contact me if you have any questions or concerns about the materials provided in this packet or any other aspect of the City's appeal process.

Sincerely,

Paul Neumeyer
Zoning Administrator
Phone: (920) 448-3405
Email: Paul.Neumeyer@greenbaywi.gov

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 30-36, Table 30-2
ALTERNATIVES:
Describe alternatives to your proposal, to include other locations, designs, construction techniques, etc.
Would not like to move location of sign as this placment best allows for atraction of customers.
Alternatives that you considered that comply with existing regulations:
N/A
Reasons for not pursuing the alternative(s) listed above:
N/A
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
Due to the locations of the 3 parcels listed on page 1, this prohibits the current compliance but since the total area of the 3 plots is greater than 7 acres I would justify that this is appropriate with the new developement taking place.

Would granting the variance be contrary to the public interest? Explain.
No it would not, seeing as the area is great enough to provide 2 additional buildings it is only fair for the new businesses be allowed to advertise their brand at this location.
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?
This would prohibit the ability to properly advertise all businesses within this property location as this is a growing area.

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.

David Martin
 Signature of the Property Owner

David Martin
 Print Name:

5.31.2022
 Date

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

Brittney Pieper
 Print Name:

5/31/2022
 Date

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

Zoning Board of Appeals (ZBA)

The five members of the ZBA are citizens appointed by the Mayor and approved by the City Council, who give their time without compensation. Cases are generally heard in the order as they appear on the agenda. As an applicant you will be invited to present information regarding your request. City staff may provide factual evidence regarding your request. Neighboring property owners have been sent notice of your project, and will also be allowed an opportunity to speak.

The ZBA decision is based on the evidence and testimony received as part of the application, during their site review of the property and through the public hearing process. The ZBA may impose special conditions on any use or development being proposed in order to ensure that these criteria can and will continue to be met. Only the minimal amount of relief necessary to allow reasonable use or development of the property will be granted. Unless otherwise stipulated by a condition of approval, variances that permit some type of building or development will expire after twelve (12) months unless the building or development commences within 12 months and continues in reasonable manner toward completion.

Part I: Application Requirements

The ZBA meets the third Monday of each month starting at 5:30 p.m. in City Hall, 100 N Jefferson Street, Room 604. For an appeal to be heard at any monthly hearing, an application must be on file in the Department of Community and Economic Development office, City Hall, 100 N Jefferson Street, Room 608, by **12:00 Noon on the first Tuesday of the month.**

The following items must be addressed, prepared, and submitted as part of your appeal application. Some of the items may not apply to all appeals. Incomplete applications will be returned and will affect the scheduling and processing of your appeal before the ZBA. A site plan must first be filed with the Department of Community and Economic Development prior to application. The Zoning Administrator may grant an exemption from this requirement based on evidence provided by the applicant.

At the direction of the ZBA, the following information is required to be submitted with the application (**Plans are not to be larger than 11 x 17**):

1. The parcel in question with property boundaries and dimensions.
2. Abutting streets, properties, natural features, structures and their dimension to the site in question.
3. Location and size (with dimensions and area) of any existing buildings or structures.
4. Ordinary High-water Mark, 100-year Flood Elevation, 2-ft. above the 100-year Flood Elevation, Easements, etc.
5. Location and size of culverts, ditches, trees, wells, septic system, retaining wall, driveways, sidewalks, patios, or any other items pertinent to the variance requested – **including area calculations.**
6. Elevations at corners of parcel, building corners, grade breaks and other elevations pertinent to the variance requested.
7. Proposed building, structure or appurtenance for which the variance is being requested.
8. Additional requirements may apply when considering variance requests in floodplain districts.
9. A narrative and/or supporting photos, documents, paperwork, etc. that may have a bearing on the variance request.

Fee in the amount of \$150 for Commercial Properties and \$75 for Residential Properties, which is non-refundable once the hearing has been noticed. Contact the Zoning Administrator, Paul Neumeyer, at (920)448-3405 or Paul.Neumeyer@greenbaywi.gov to discuss your appeal.

Please submit completed City of Green Bay Zoning Board of Appeals Variance Applications (attached as part of this packet) to:

Community Service Agency
Attn: Paul Neumeyer, Zoning Administrator
100 North Jefferson Street, Room 608
Green Bay, WI 54301

Part 2: Review Process

Please check with the Zoning Administrator for further information on application deadlines, meeting dates, times, and when your appeal may be scheduled. Appeal applications are reviewed and scheduled on a first come first served basis. Once an appeal is scheduled, public hearing notices for that appeal will be (1) published in the City's official newspaper, (2) mailed to property owners who are within 100 feet; and (3) mailed to you along with an agenda for the meeting your appeal is scheduled. On or prior to the meeting date, ZBA members may visit your property prior to conducting a public hearing of your appeal.

Once the public hearing and testimony have been completed, the ZBA will act on your appeal (or continue to the next meeting if additional information or clarification is needed). Once decided, an Appeal summary will be prepared by the Zoning Administrator and will be recorded in the minutes as part of the proceeding of the ZBA meeting.

Each applicant (or a representative of the applicant) is required to attend the hearing or the appeal may be denied by the ZBA. In granting variances, the ZBA may impose special conditions to ensure that public interest and welfare will not be threatened. Variances granted by the ZBA remain valid for one year from the hearing date or as stipulated in the decision. If work to implement the variance has not begun within that time, the variance shall expire requiring the ZBA to re-approve the variance should the applicant wish to implement the plan.

If necessary, an applicant may postpone the hearing of an appeal provided it is received by staff in writing prior to the hearing. The appeal will be postponed for one month or at a future meeting agreed upon by the ZBA. An application for appeal may be withdrawn provided it is received by staff in writing prior to the hearing date.

No application which has been denied by the ZBA shall be reconsidered without material alteration or revision within one year of the board's decision, except pursuant to a court order or motion to reconsider made by a member voting with the majority. The ZBA may refuse to act upon an appeal if the applicant has failed to implement previously granted appeals.

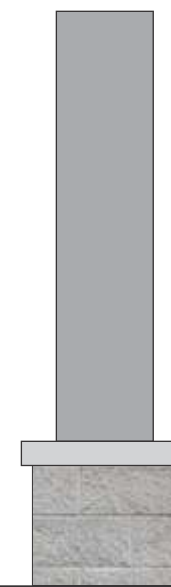
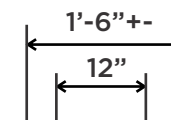
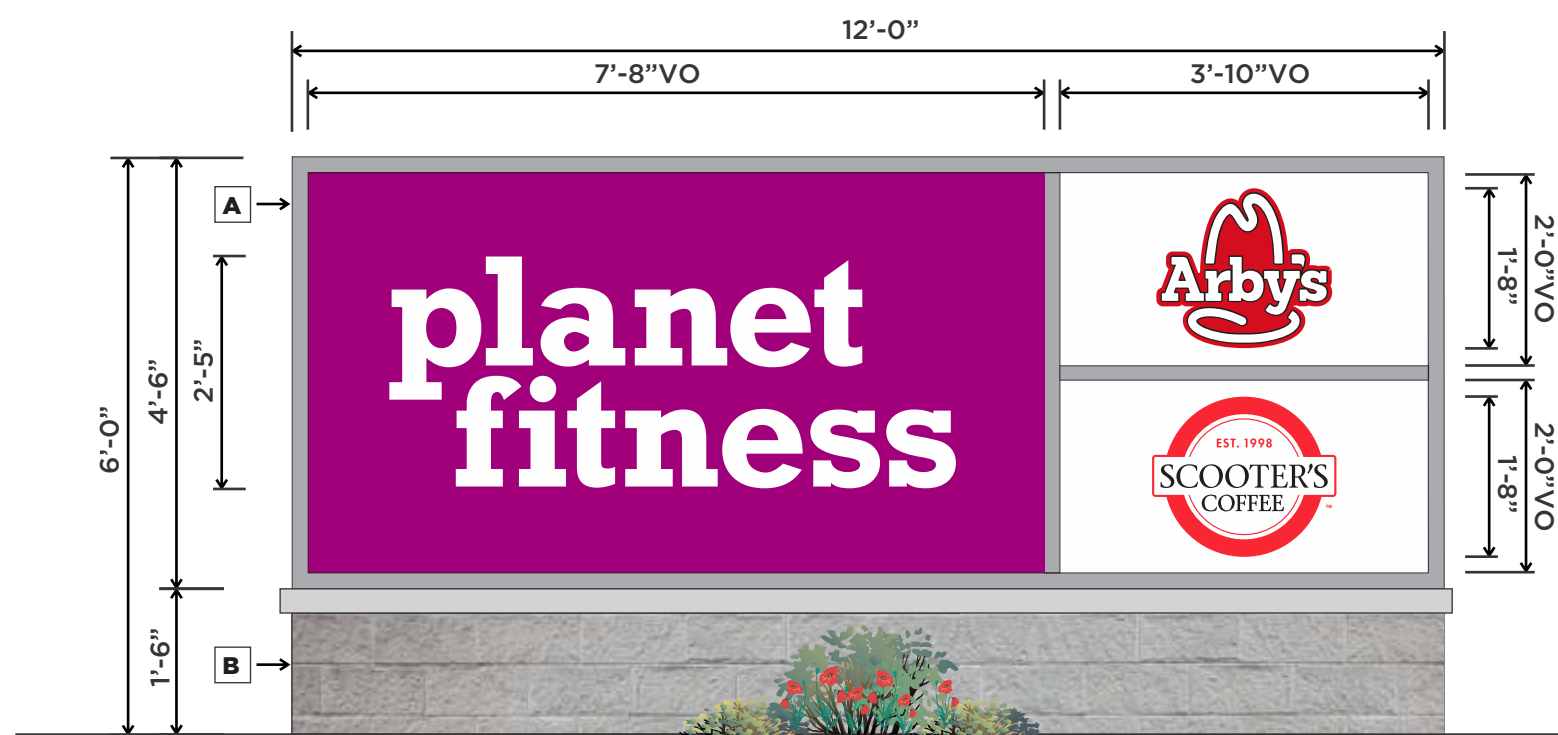
Part 3: Criteria for Variance

To qualify for a variance, an applicant must demonstrate that all three statutory standards will be met:

1. **Unnecessary Hardship.** A matter to be determined from the facts and circumstances of each individual appeal, including:
 - A. Unnecessary hardship is situation where, in the absence of a variance, an owner can make no feasible use of a property or strict conformity is unnecessarily burdensome. *A variance is not warranted if the physical character of the property allows a landowner to build or develop in compliance with a zoning ordinance.*
 - B. Hardship must be peculiar to the parcel in question and different from that of other parcels. Hardship arises because of some unique property limitation of a parcel, or because the property was created before the passage of the zoning ordinance.
 - C. Self-imposed hardship is not grounds for a variance. Improvements that were made in violation of the ordinance are generally considered to be self-imposed hardships.
 - D. Hardships cannot be one that would have existed in the absence of a zoning code.
2. **Unique Property Limitation.** Unique physical characteristics of the property, not the desires of or conditions personal to the applicant, must prevent the applicant from developing in compliance with the zoning ordinance. These features may be a wetland, soil type, parcel shape, or a steep slope that limits the reasonable use of the property.
3. **Protection of the Public Interest.** Granting of a variance must neither harm the public interest nor undermine the purpose of the ordinance. The public interest includes the interest of the public at large, not just that of nearby property owners. Lack of local opposition does not in itself mean that a variance will not harm public interest. Property owners within 100 ft. of the property area and Alderpersons will be noticed of the request prior to the meeting.



NIGHT VIEW



SIDE VIEW

SPECIFICATIONS

DOUBLE FACE MONUMENT

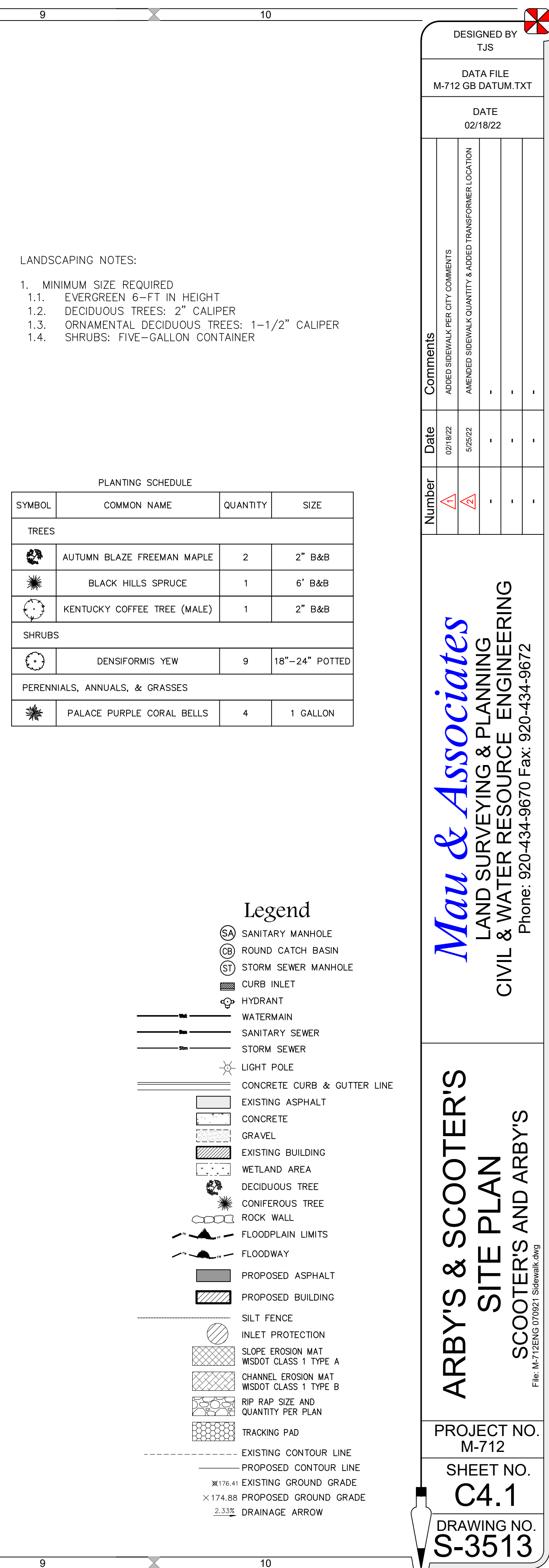
[A] - CABINET

Face Material: .150 Polycarb
Retainer: 2"
Cabinet Color: Paint TBD
Dividers: 2" T-Bars / Paint TBD
Illumination: Lit w/LEDs
Voltage: 120v-20 Amp Circuit by Owner

Graphics:
Planet Fitness: Oracal 8800-422 Mulberry
Remaining Tenants: Laminated Digital Prints

[B] - BASE-STONE CAP

Material: Masonry Brick by General Contractor
Color: TBD



PLANTING SCHEDULE			
SYMBOL	COMMON NAME	QUANTITY	SIZE
TREES			
	AUTUMN BLAZE FREEMAN MAPLE	2	2" B&B
	BLACK HILLS SPRUCE	1	6' B&B
	KENTUCKY COFFEE TREE (MALE)	1	2" B&B
SHRUBS			
	DENSIFORMIS YEW	9	18"-24" POTTED
PERENNIALS, ANNUALS, & GRASSES			
	PALACE PURPLE CORAL BELLS	4	1 GALLON

DESIGNED BY TJS		DATE 02/19/22	
DATA FILE M-7.12 GB DATUM.TXT			
Number	Date	Comments	
02/19/22		ADDED SKEWALX PER CITY COMMENTS	
5/25/22		AMENDED SKEWALX QUANTITY & ADDED TRANSFORMER LOCATION	

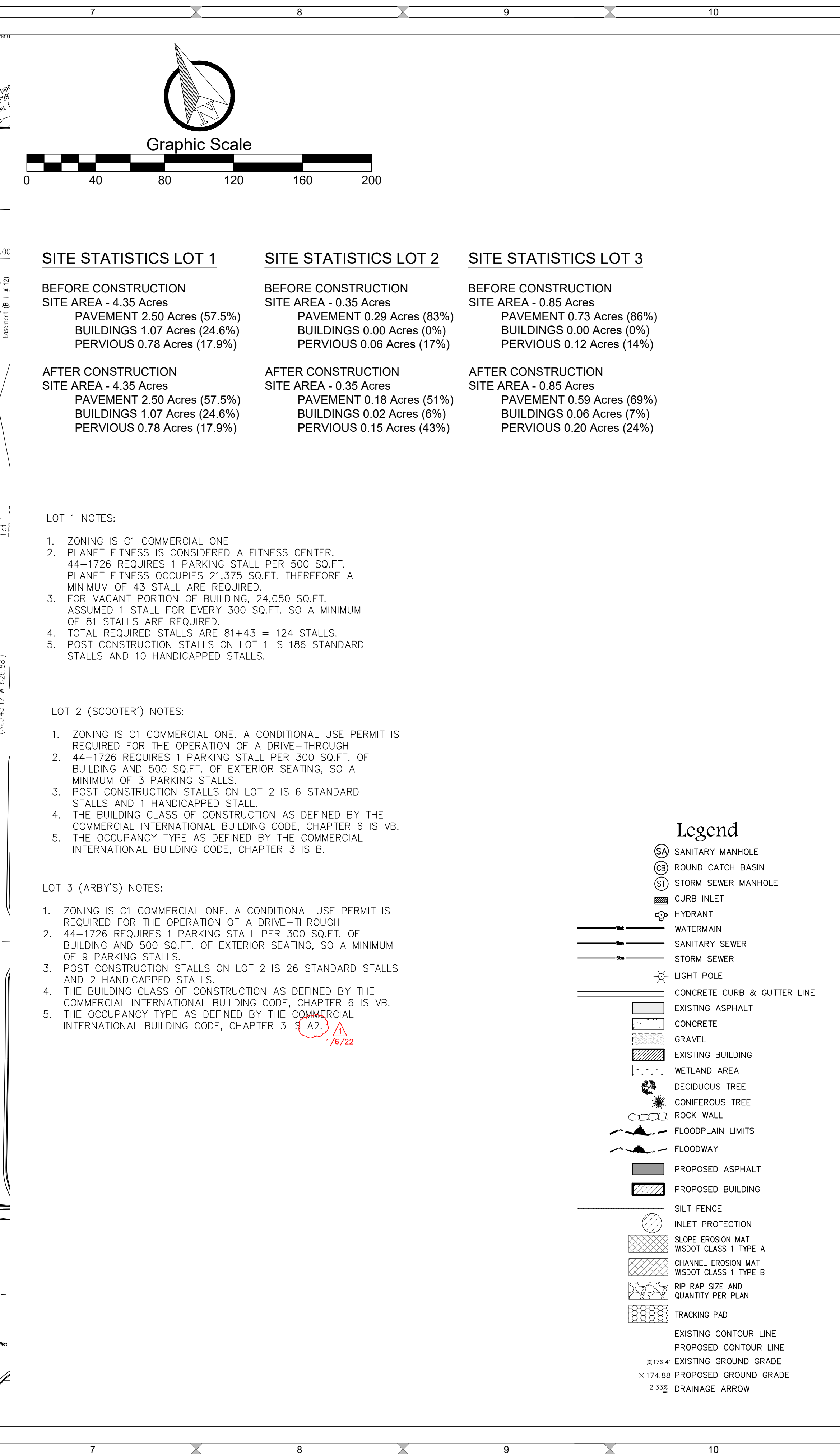
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

ARBY'S & SCOOTER'S
SITE PLAN
SCOOTER'S AND ARBY'S
File: M-772ENG 07/0921 Submittal.dwg

PROJECT NO.
M-712

SHEET NO.
C4.1

DRAWING NO.
S-3513



DESIGNED BY

TJS

DATA FILE

M-712 GB DATUM.TXT

DATE

02/18/22

Number

Date

Comments

1/6/22

UPDATED OCCUPANCY TYPE

OVERALL SITE

PLAN

SCOOTER'S AND ARBY'S

File: M-712\ENG 0718221 Sheetweek.dwg

Mau & Associates

LAND SURVEYING & PLANNING

CIVIL & WATER RESOURCE ENGINEERING

Phone: 920-434-9670 Fax: 920-434-9672

PROJECT NO.

M-712

SHEET NO.

C4.0

DRAWING NO.

S-3513



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

MEETING DATE

June 20, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.4

(Appeal 22-022) John and Alicia Collegnon, property owners, propose a driveway expansion for a single-family home in a Low-Density Residential (RI) District at 1600 Walls Street. The applicants request to deviate from the following requirements in Chapter 44, Green Bay Zoning Code: Section 44-1746(2)(c), side yard setback (Ald. C. Wery, District 8).

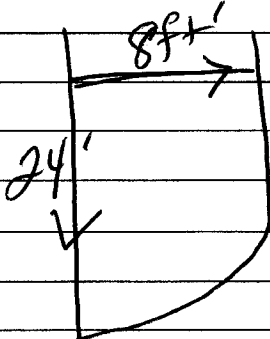
BACKGROUND**RECOMMENDATION****FISCAL IMPACT****ATTACHMENTS**

1. 1600 Walls Street
2. 1600 Walls Applicant Letter
3. 1600 Walls Pic 1
4. 1600 Walls Pic 2
5. 1600 Walls Street Street View



ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE: 5/21/22	PROJECT #:	APPEAL #:
APPLICANT INFORMATION:		
Name: John + Alicia Collegnon		
Business Name:		
Address: 1100 Walls St.		
City, State, Zip: Green Bay WI 54304		
Phone: 920-309-3155 920-309-3154		
Email: aamc5281@hotmail.com jcollegnon@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: 1100 Walls St. Green Bay WI 54304		
Tax Parcel Number(s): 1-2701		
Describe the Variance Request:		
We would like/need to add an addition to our existing driveway/parking.		
It is measured out at 8ft x 24		
		

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

Section 44 - 1747 General section.
1746 2

ALTERNATIVES:

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

We have no other alternatives that we feel would work. We have included pictures to show what alternatives other people have done and how they just don't work.

Alternatives that you considered that comply with existing regulations:

We have seen block, wood chips, brick trellace, gravel, dirt, concret slabs, and as you can see in the pictures none really work.

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

We have gone around our neighborhood and took pictures of ideas. All of them seem to be a short term fix and none look good over time.

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

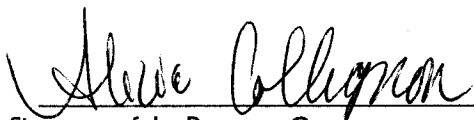
The new parking spot would be about 3 1/2 ft from our lot line.
We would like to stay in normal guidelines.

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

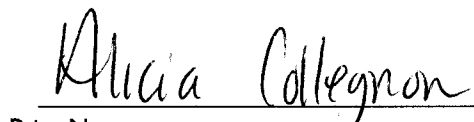
No, it would look nice in the neighborhood.
Add more space for us to stay off the street.
This is very important for game days as we live so close to the stadium.

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?

Once we have 5 drivers in this house, we would be constantly moving cars on and off the street. Our street is one block long and street parking fills up very quickly. We would be inconvenience our neighbors, plus cause blind spots for drivers w/ kids in our area at play. There are a lot of small children here. This is an issue. →
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)


Print Name:

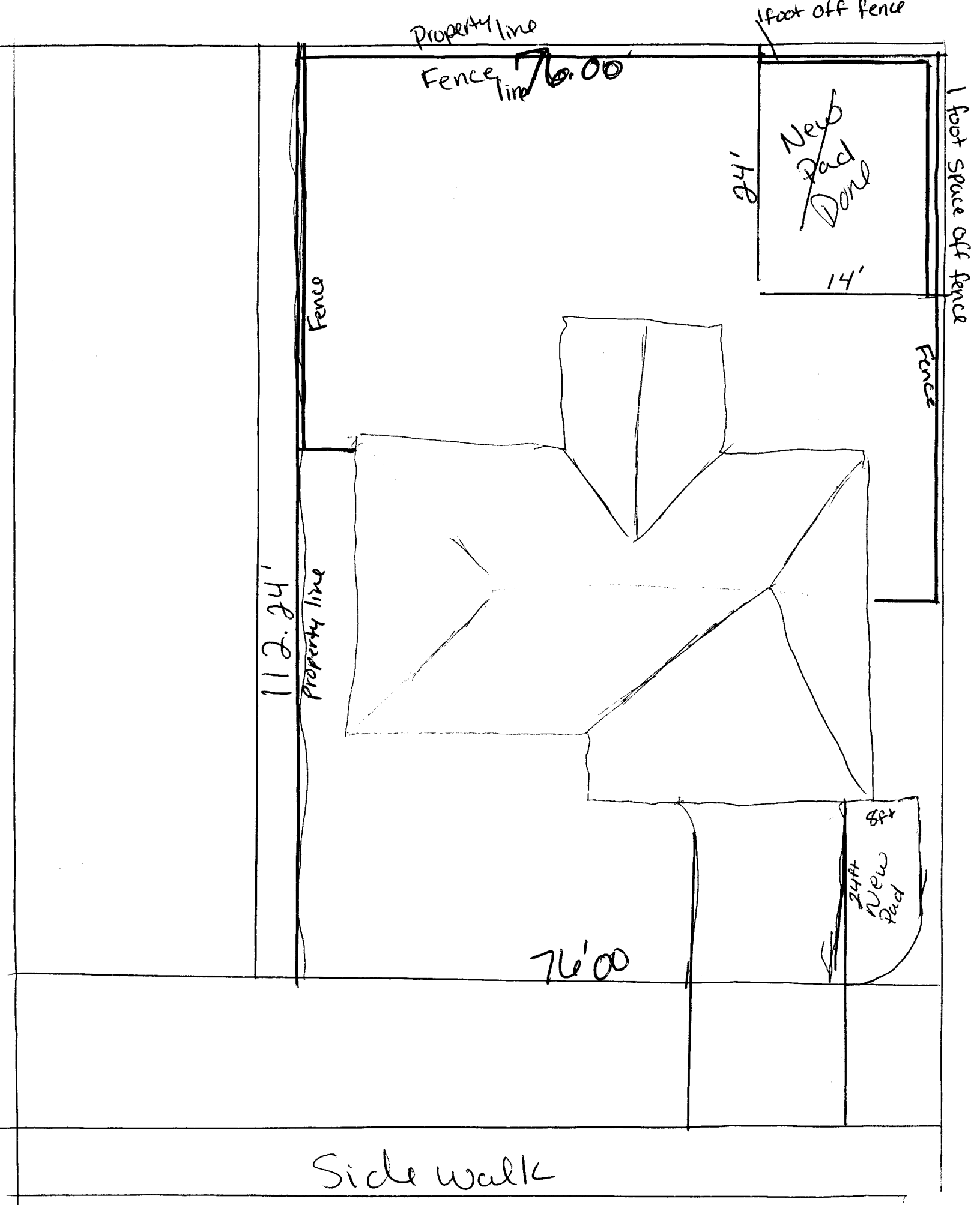
Print Name:

5/31/22
Date

Date

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

Plus we know we can't park on the road overnight. With cars in our driveway this would prevent that.



Property line

Fence line 76'00

1 foot off fence

24'

New Pad Done

14'

1 foot space off fence

Fence

Fence

112'24'

Property line

76'00

8ft

24ft New Pad

Side walk



Dear Green Bay Zoning Board,

Good evening,

My husband and I were looking forward to adding a new driveway pad to our existing driveway. We hired a professional contractor, MP Concrete LLC, to do this project for us. After having a couple meetings with him and going over all the details, he (YanDavid) assured us that he was taking care of everything and for us not to worry about anything. We are a “follow the rules” kind of family and truly thought he was getting everything we needed taken care of. Apparently, we assumed too much. We had to make them (the contractors) stop after they did the forms and found out they hadn’t pulled a Permit for the job. Pete O’Connor told us that the size of the new pad was out of green bay allowed specs. So here we are, our yard ready to have the concrete poured, and we can’t without your approval. We have provided drone pictures of the work already done, and what our job site looks like, and what our yard has looked like since the beginning of May.

We are a family of 5, we have 2 vehicles already. We know withing the next 3-4 years we will be adding at least one if not 2 more vehicles to our yard. We are looking for another parking place for these new additions. This will help right now with more gaming places for our kids now and making our yard more pleasing to the eye. Right now, without the addition or the new pad, the side of our driveway is a muddy rut.

We live in the Lambeau Field neighborhood and get plenty of game day traffic. We have friends that park here, and a lot of strangers that park in front of our home. This new parking place would allow someone else to park there during the game, or for us to not have to park on the street during the games, making more room for out of towners.

We know that once our kids are old enough to drive their vehicles will need to be parked in our driveway. As our driveway is right now, we would need to play musical cars everyday and fight for parking to stay off the street. If we can’t add this spot, we may have to think about moving out of town limits to find a larger yard and more parking for our larger family. Do this would be our last resort, as we love our home and where we live.

We have looked into other option for this spot in our yard and took pictures of other people’s ideas. In our opinion none of them look good or work anywhere near as good as a concrete parking spot. Some of the other ideas fall, sink, or would not really come up to the standards of the green bay zone board. I have enclosed picture of them for you.

Thank you for your help in this matter.

We look forward to hearing what you have to say, and to getting our yard back 😊

Thank You, Alicia and John Collegron









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

MEETING DATE

June 20, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.5

(Appeal 22-023) Trista Hobbs, on behalf of the Green Bay Police Department, property owner, proposes the installation of an 8 ft. fence around their parking lot in a Public Institutional (PI) District at 307 S. Adams Street. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code: Section 44-450(1)(b), front and corner side yard fence height, Section 44-359, vision triangle clearance, and Section 44-856, Table 44-15, setbacks (Ald. B. Johnson, District 9).

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

1. Variance Application_GBPD Security Fence_SIGNED
2. Plan View with Vision Triangles
3. Memo to Finance - ARPA Funds



City of Green Bay
Department of Community and Economic Development

Dear Applicant:

RE: Zoning Board of Appeals Variance Application Packet

In this packet you will find a variance application and the standards by which the Zoning Board of Appeals (ZBA) will base their decision. You must complete the application fully, submit all material requested with the application, and specifically address how the project meets the variance standards.

A variance is a relaxation of a standard from the zoning ordinance, Chapter 13, Green Bay Municipal Code. Typically, variances are requested when development of property is inconsistent with zoning codes. The ZBA has the power to hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official in the enforcement of the city's zoning code.

The ZBA is a quasi-judicial body that functions much like a court. The ZBA's job is not to compromise ordinance provisions for a property owner's convenience, but to apply legal criteria provided in state laws, court decisions, and the local ordinance to a specific fact situation. Variances are meant to be an infrequent remedy where an ordinance imposes a unique and substantial burden.

IMPORTANT – The ZBA reviews variance requests against adopted standards. The ZBA has the power to grant variances when special conditions unique to a property will not allow the property owner to meet the dimensional standards of the ordinance. A quality submittal should specifically address each standard and be prepared in consideration of these standards. The variance standards may be found on the following pages of this document. To be granted a variance, the property owner must show **unnecessary hardship, unique property limitation and protection of public interest (see Part 3 of this packet for further details)**. The ZBA must uphold the intent of the zoning ordinance and deliver substantial justice through its decision.

It is strongly encouraged that you contact our office to discuss your project before you intend to apply for a variance. Please contact me if you have any questions or concerns about the materials provided in this packet or any other aspect of the City's appeal process.

Sincerely,

Paul Neumeyer
Zoning Administrator
Phone: (920) 448-3405
Email: Paul.Neumeyer@greenbaywi.gov

**ZONING & PLANNING
BOARD OF APPEALS VARIANCE APPLICATION**

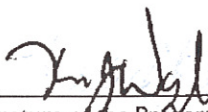
APPLICATION DEADLINE: FIRST TUESDAY OF THE MONTH AT 12 NOON.

[illegible]

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).
Ordinance 44-450(1)(b): The maximum height of a fence or wall shall not exceed eight feet except in required front or corner side yard setbacks where the maximum height of a solid fence or wall shall not exceed three feet.
Ordinance 44-359 - Vision Triangle Clearance: Within the vision triangle, defined as the triangular area defined by two 15-foot legs extending from intersecting street and alley or driveway....
Ordinance 44-856 Dimensional Standards (Public Institutional District) - Building setbacks - Minimum Side Yard (c): Corner Properties: the Side facade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon the same public street. If no structure exists on the adjacent property, no less than half of the front setback applies.
ALTERNATIVES:
Describe alternatives to your proposal, to include other locations, designs, construction techniques, etc.
Alternates may include relocating the police station to a larger parcel to accommodate the station, parking, and fence outside the allowable setbacks and meeting all vision triangles; installing a 3' tall fence within the setback area; installing the 8' fence outside of the setback requirements.
Alternatives that you considered that comply with existing regulations:
Installing the 8' fence outside of the setback requirements.
Reasons for not pursuing the alternative(s) listed above:
Relocating the police station creates an unnecessary hardship because the location of the police station should be centrally located within the municipality to reduce response times to the outer limits of the service area. Downtown is the ideal location; real estate in downtown is not only expensive, but it is difficult to find sufficient space for the relocation.
Historical growth of the City and subsequent need for additional law enforcement has created limitations unique to this property. The need for additional squad and tactical vehicles has increased the parking demand at this location. Locating the fence outside of the setback requirements will greatly decrease the parking area. With space already limited, decreasing the parking will hinder the department's operations and impede their ability to serve the community effectively.
As described in the attached memo, the purpose of the fence is to protect the departments assets and improve its ability to serve the public. Reducing the fence height to 3' will not provide the intended protection. Additionally, the driveway location in which the vision triangle is not met, it enter only.
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 services provided and safety/logistical concerns are unique to the facilities located at this property. There is one Police Department/Station within the City of Green Bay. As stated above, historical growth of the City and subsequent need for additional law enforcement has created limitations unique to this property. The need for additional squad and tactical vehicles has increased the parking demand at this location. Locating the fence outside of the setback requirements will greatly decrease the parking area. With space already limited, decreasing the parking would hinder the department's operations and impede their ability to serve the community effectively.

Would granting the variance be contrary to the public interest? Explain.
No, as described in the attached memo, granting the variance will help the Police Department better serve the public interest by protecting its assets and providing logistical efficiencies. Additionally, the driveway in which the vision triangle ordinance will not be met will be utilized as an entrance only eliminating the potential safety concerns related to vehicles leaving the parking lot at this location.
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?
Within the Public Institutional District, public safety is a permitted use. The existing property condition leaves the department's assets at risk in turn risking their ability to protect and serve the public. Installing a fence conforming with the ordinance will further inhibit the Police Departments operations for the reasons stated above.

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)

Kevin J Warych
Print Name:

TRISTA HOBBS
Print Name:

06/06/2022
Date

6/6/2022
Date

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

Zoning Board of Appeals (ZBA)

The five members of the ZBA are citizens appointed by the Mayor and approved by the City Council, who give their time without compensation. Cases are generally heard in the order as they appear on the agenda. As an applicant you will be invited to present information regarding your request. City staff may provide factual evidence regarding your request. Neighboring property owners have been sent notice of your project, and will also be allowed an opportunity to speak.

The ZBA decision is based on the evidence and testimony received as part of the application, during their site review of the property and through the public hearing process. The ZBA may impose special conditions on any use or development being proposed in order to ensure that these criteria can and will continue to be met. Only the minimal amount of relief necessary to allow reasonable use or development of the property will be granted. Unless otherwise stipulated by a condition of approval, variances that permit some type of building or development will expire after twelve (12) months unless the building or development commences within 12 months and continues in reasonable manner toward completion.

Part I: Application Requirements

The ZBA meets the third Monday of each month starting at 5:30 p.m. in City Hall, 100 N Jefferson Street, Room 604. For an appeal to be heard at any monthly hearing, an application must be on file in the Department of Community and Economic Development office, City Hall, 100 N Jefferson Street, Room 608, by **12:00 Noon on the first Tuesday of the month.**

The following items must be addressed, prepared, and submitted as part of your appeal application. Some of the items may not apply to all appeals. Incomplete applications will be returned and will affect the scheduling and processing of your appeal before the ZBA. A site plan must first be filed with the Department of Community and Economic Development prior to application. The Zoning Administrator may grant an exemption from this requirement based on evidence provided by the applicant.

At the direction of the ZBA, the following information is required to be submitted with the application (Plans are not to be larger than 11 x 17):

1. The parcel in question with property boundaries and dimensions.
2. Abutting streets, properties, natural features, structures and their dimension to the site in question.
3. Location and size (with dimensions and area) of any existing buildings or structures.
4. Ordinary High-water Mark, 100-year Flood Elevation, 2-ft. above the 100-year Flood Elevation, Easements, etc.
5. Location and size of culverts, ditches, trees, wells, septic system, retaining wall, driveways, sidewalks, patios, or any other items pertinent to the variance requested – **including area calculations.**
6. Elevations at corners of parcel, building corners, grade breaks and other elevations pertinent to the variance requested.
7. Proposed building, structure or appurtenance for which the variance is being requested.
8. Additional requirements may apply when considering variance requests in floodplain districts.
9. A narrative and/or supporting photos, documents, paperwork, etc. that may have a bearing on the variance request.

Fee in the amount of \$150 for Commercial Properties and \$75 for Residential Properties, which is non-refundable once the hearing has been noticed. Contact the Zoning Administrator, Paul Neumeyer, at (920)448-3405 or Paul.Neumeyer@greenbaywi.gov to discuss your appeal.

Please submit completed City of Green Bay Zoning Board of Appeals Variance Applications (attached as part of this packet) to:

Community Service Agency
Attn: Paul Neumeyer, Zoning Administrator
100 North Jefferson Street, Room 608
Green Bay, WI 54301

Part 2: Review Process

Please check with the Zoning Administrator for further information on application deadlines, meeting dates, times, and when your appeal may be scheduled. Appeal applications are reviewed and scheduled on a first come first served basis. Once an appeal is scheduled, public hearing notices for that appeal will be (1) published in the City's official newspaper, (2) mailed to property owners who are within 100 feet; and (3) mailed to you along with an agenda for the meeting your appeal is scheduled. On or prior to the meeting date, ZBA members may visit your property prior to conducting a public hearing of your appeal.

Once the public hearing and testimony have been completed, the ZBA will act on your appeal (or continue to the next meeting if additional information or clarification is needed). Once decided, an Appeal summary will be prepared by the Zoning Administrator and will be recorded in the minutes as part of the proceeding of the ZBA meeting.

Each applicant (or a representative of the applicant) is required to attend the hearing or the appeal may be denied by the ZBA. In granting variances, the ZBA may impose special conditions to ensure that public interest and welfare will not be threatened. Variances granted by the ZBA remain valid for one year from the hearing date or as stipulated in the decision. If work to implement the variance has not begun within that time, the variance shall expire requiring the ZBA to re-approve the variance should the applicant wish to implement the plan.

If necessary, an applicant may postpone the hearing of an appeal provided it is received by staff in writing prior to the hearing. The appeal will be postponed for one month or at a future meeting agreed upon by the ZBA. An application for appeal may be withdrawn provided it is received by staff in writing prior to the hearing date.

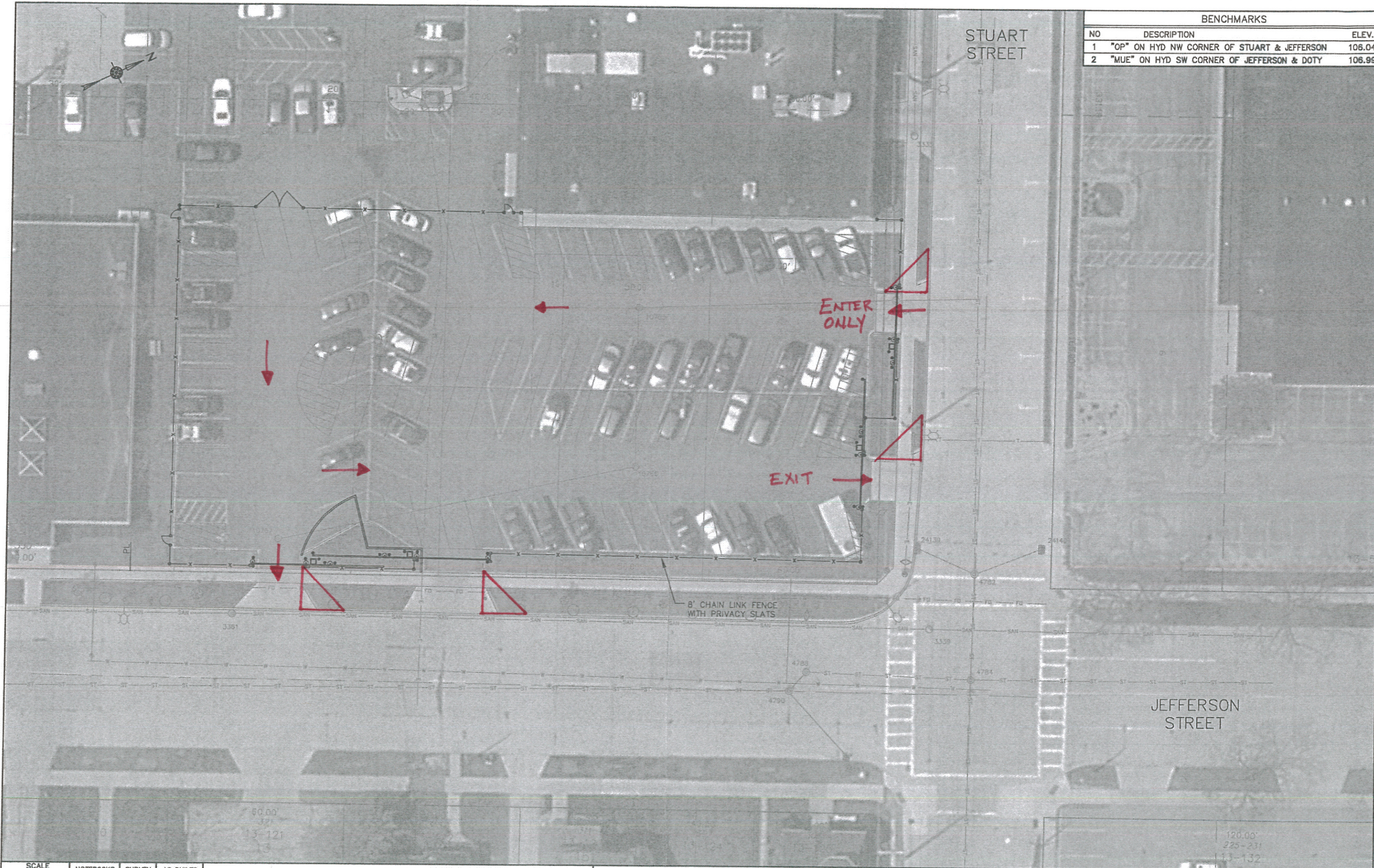
No application which has been denied by the ZBA shall be reconsidered without material alteration or revision within one year of the board's decision, except pursuant to a court order or motion to reconsider made by a member voting with the majority. The ZBA may refuse to act upon an appeal if the applicant has failed to implement previously granted appeals.

Part 3: Criteria for Variance

To qualify for a variance, an applicant must demonstrate that all three statutory standards will be met:

1. **Unnecessary Hardship.** A matter to be determined from the facts and circumstances of each individual appeal, including:
 - A. Unnecessary hardship is situation where, in the absence of a variance, an owner can make no feasible use of a property or strict conformity is unnecessarily burdensome. *A variance is not warranted if the physical character of the property allows a landowner to build or develop in compliance with a zoning ordinance.*
 - B. Hardship must be peculiar to the parcel in question and different from that of other parcels. Hardship arises because of some unique property limitation of a parcel, or because the property was created before the passage of the zoning ordinance.
 - C. Self-imposed hardship is not grounds for a variance. Improvements that were made in violation of the ordinance are generally considered to be self-imposed hardships.
 - D. Hardships cannot be one that would have existed in the absence of a zoning code.
2. **Unique Property Limitation.** Unique physical characteristics of the property, not the desires of or conditions personal to the applicant, must prevent the applicant from developing in compliance with the zoning ordinance. These features may be a wetland, soil type, parcel shape, or a steep slope that limits the reasonable use of the property.
3. **Protection of the Public Interest.** Granting of a variance must neither harm the public interest nor undermine the purpose of the ordinance. The public interest includes the interest of the public at large, not just that of nearby property owners. Lack of local opposition does not in itself mean that a variance will not harm public interest. Property owners within 100 ft. of the property area and Alderpersons will be noticed of the request prior to the meeting.

I:\DeptData\PubWorks\Eng\CAD\ACAD\2022 Contracts\Police Department\Green Bay Police Department Fence - Design.dwg, 5/13/2022 11:24:11 AM, PatMo



BENCHMARKS

NO	DESCRIPTION	ELEV.
1	"OP" ON HYD NW CORNER OF STUART & JEFFERSON	106.04
2	"MUE" ON HYD SW CORNER OF JEFFERSON & DOTY	106.99

	BY	DATE	REVISIONS			PAGE NO.
DRAWN	PH	4/22	DATE	BY	REMARKS	
PAYMENT-DESIGN	--	--	--	--	--	
CHECKED	--	--	--	--	--	
SEWER-DESIGN	--	--	--	--	--	
CHECKED	--	--	--	--	--	



Finance Department
100 North Jefferson Street - Room 105
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3020
Fax 920.448.3050

Memo

To: Finance Committee
Diana Ellenbecker, Finance Director

From: Susan House, Grant Administrator

Date: May 12, 2022

Re: ARPA Requests- Crime Prevention and Neighborhood Enhancement

The Finance Committee and Common Council have approved, on December 7, 2021, by resolution the following ARPA fund categories:

1. \$10,000,000 Capital Needs and Organizational Priorities
2. \$6,000,000 Affordable Housing Development and Small Business Support
3. \$3,000,000 Stormwater, Green Infrastructure, and Climate Resilience
4. \$2,000,000 Crime Prevention and Neighborhood Enhancement
5. \$1,500,000 Arts, Culture, and Tourism

The following request is eligible, from the Capital Needs and Organizational Priorities category.

Control #5-1-205 Police Department Fence \$148,100.00

Project Summary: The Green Bay Police Department at 307 S. Adams has an unsecured parking lot for both department and employee vehicles. The department houses critical infrastructure, vehicles, and resources that are left unprotected every day. The proposed fence will secure the parking lot to protect its resources and give employees a secure area to store squads, investigative vehicles, and specialty unit vehicles/resources. In addition, the fence will provide a secure area for all employees. They will be able to work and park their personal vehicles in the fenced area. As result, this will provide them a safe environment to work and park their vehicle. Nationwide attacks on police officers are up and the department prioritizes employee safety and wellness. Installing a fence will aid in providing this safe environment as well as protecting employee and department vehicles.

Project Outcomes: The following outcomes are expected with approval of this request:

- Department resources and infrastructure will be protected and secured
- Designated egress and ingress locations will provide designated access to the secure area
- Department will be able to track who and when the area is accessed
- Reduces the potential for attacks, suspicious situations, and unwanted parties in the secure area
- Limits unauthorized access ensure to increase employee safety and overall wellness.
- Provides a safe environment for all employees to park their personal vehicles.
- Employee vehicles will be protected and limits access to unauthorized people

Recurring Costs: None

Recommendation: Motion to approve request 5-1-205, Police Department Fence project, from the Capital Needs and Organizational Priorities category for \$148,100.

Total of Projects:

Capital Needs (Revenue Replacement) Remaining Balance		\$7,269,431.92
5-1-205 Police Fence	\$148,100.00	
Remaining Balance		\$7,121,331.92



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

MEETING DATE

June 20, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.6

(Appeal 22-024) Brian Johnson, property owner, proposes a new garage and driveway expansion for a single-family home in an Office Residential (OR) District at 516 Hubbard Street. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code: Section 44-590(c), Table 44-4, rear yard setback, and Section 44-620, Table 44-6, maximum impervious surface coverage (Ald. B. Johnson, District 9).

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

- I. 516 Hubbard Street

ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE: 06/06/2022	PROJECT #:	APPEAL #:
APPLICANT INFORMATION:		
Name: Brian Johnson		
Business Name:		
Address: 516 Hubbard Street		
City, State, Zip Green Bay, WI 54303		
Phone: (920) 242-2206		
Email: brianhenryjohnson@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: 516 Hubbard Street		
Tax Parcel Number(s): 4-97		
Describe the Variance Request:		
I have two variance requests:		
1) Permission to allow a 2.5 foot rear yard setback for a detached garage.		
2) Permission to exceed 60% impervious surface. The lot is currently 61% and a new garage will require 70%.		

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

Chapter 44, Article VI, Section 44-590(c) Rear yard setback (detached garage) is required to be 4 feet from the lot line. Lots under 100' deep are permitted 2.5 feet.

Chapter 44, Article VII, Section 44-620 maximum impervious surface is 60% lot area.

ALTERNATIVES:

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

We initially proposed a 24'x24' garage which is a standard two stall garage. Due to site constraints, we reduced the proposal to 24'x20'.

Alternatives that you considered that comply with existing regulations:

Due to site limitations, there are no other options. The existing garage is blighted and in disrepair. It's not even large enough to use for a vehicle. The existing site already exceeds the impervious site requirement. The setback request will allow for an appropriate turn radius around the deck.

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

I would need to remove the deck or demolish the garage without replacement. Both of those options present a financial hardship that reduces the value of the property and would not allow for a permitted use.

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 lot is a very small urban lot that is only 40' wide x 106' deep. The existing deck creates a tight turn radius and prevents access to the garage requiring the 2.5' setback. Lots under 100' are permitted a 2.5' setback, my lot is 106' and requires a variance. The size of the lot prevents a home/garage/driveway from being less than 60% impervious.

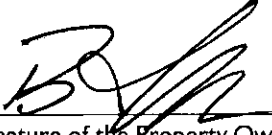
Would granting the variance be contrary to the public interest? Explain.

No. Granting of the variance would keep my home consistent with those in the neighborhood. The garage next door has a 2.5' setback and both neighbors with similar size lots appear to exceed the impervious surface requirement and were permitted for two-stall garages.

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 would be forced to raze the existing garage without an ability to replace thereby reducing the value of the home substantially. I would have no place to store standard homeownership tools (lawn mower, shovels, snow blower, etc.) as even a shed would require a variance.

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

Brian Johnson

Print Name:

06/07/2022

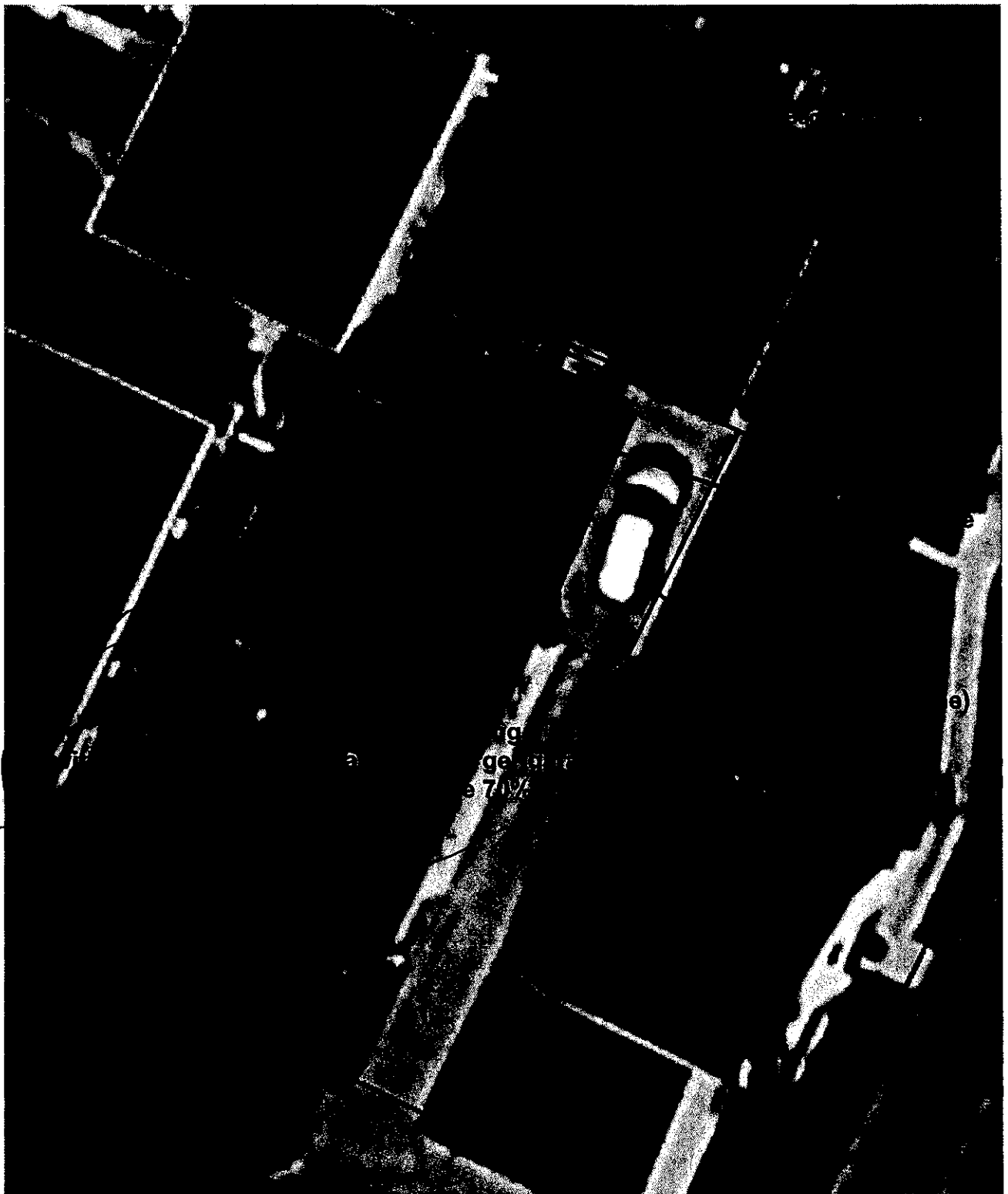
Date

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

Print Name:

Date

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





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

MEETING DATE

June 20, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.7

(Appeal 22-025) John Jeanquart, on behalf of Georgia-Pacific Corporation, property owner, proposes a new paved area as part of an expansion project in a General Industry (GI) District at 1919 South Broadway. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code: Sections 44-1965 1-3, interior parking lot landscaping, and Section 44-1773(d), driveway width (Ald. B. Johnson, District 9).

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

1. 1919 S Broadway
2. 1919 S Broadway, Site Plan, 11 x 17



ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE: June 6, 2022	PROJECT #:	APPEAL #:
APPLICANT INFORMATION:		
Name:	John Jeanquart, P.E.	
Business Name:	Brander Engineering, Inc.	
Address:	975 Hansen Road	
City, State, Zip	Green Bay, WI 54304	
Phone:	920-499-0260	
Email:	john@brandercti.com	
Property Owner Information (if different from above):		
Name:	Tim Ellsworth	
Business Name:	Georgia-Pacific Corporation	
Address:	1919 South Broadway Street	
City, State, Zip:	Green Bay, WI 54307-9131	
Phone:	920-438-2002	
Email:	tim.ellsworth@gapac.com	
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address:	1919 South Broadway	
Tax Parcel Number(s):	1-1407	
Describe the Variance Request:	The project includes paving the former building area and semi-truck trailer parking lot, located in the General Industrial (GI) District, south of Lombardi Avenue, between Broadway Street and Ashland Avenue. The proposed plan will provide a one-way driveway for semi-trucks off of Broadway Street and will provide additional semi-trailer and auto parking. The plan increases the amount of green space, well above municipal requirements, including a grass berm to separate semi-trucks from autos. Variance from interior landscaping, landscape medians, and driveway widths is being requested.	
Reference attached drawing for more information.		

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).
Section 13-1821 - Interior Parking Lot Landscaping
Section 13-1821 (c) (1) and (2) - Landscape Medians
Section 13-1706 (a) - Driveway Width
ALTERNATIVES:
Describe alternatives to your proposal, to include other locations, designs, construction techniques, etc.
Construction of a semi-truck trailer entrance off Lombardi Avenue.
Alternatives that you considered that comply with existing regulations:
Adding interior landscaping and reduced driveway widths
Reasons for not pursuing the alternative(s) listed above:
The semi-trucks and trailers have a large turning radius. Interior landscape islands and small-width driveways will not
accommodate a large turning radius from a semi-truck and trailer. The semi-truck trailer entrance off of Lombardi
Avenue would result in semi-trucks and trailers lined up on Lombardi Avenue, causing traffic congestion.
THREE STEP TEST - To qualify for a variance, the applicant must demonstrate that their property meets the following three (3) requirements:
Does unique physical characteristics of your property prevent the compliance with the ordinance? Explain
See attached.

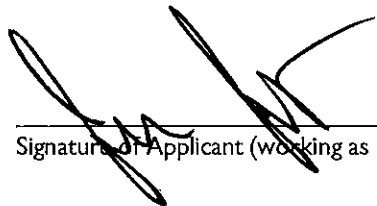
Would granting the variance be contrary to the public interest? Explain.
See attached.
Why would not getting the variance unreasonably prevent you from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity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

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

Tim R. Ellsworth
Signature of the Property Owner

Tim Ellsworth
Print Name:

June 6, 2022
Date


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

John Jeanquart
Print Name:

June 6, 2022
Date

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

Application for Variance:**Does unique physical characteristics of your property prevent the compliance with the ordinance?**

Georgia-Pacific is a large industrial plant that operates 24 hours a day and has a large amount of employee automobile traffic and a large volume of semi-truck and trailer traffic. Parking space at the facility is already limited and will be more limited when construction begins on the new mill expansion project that will be constructed later in the year in the existing parking lots located at the north end of the facility. Since the parking lot will be utilized around the clock, efficiency for snow removal is paramount. Minimization of internal landscaping allows for efficient snow removal and maximization of parking space with increased room for vehicles to operate.

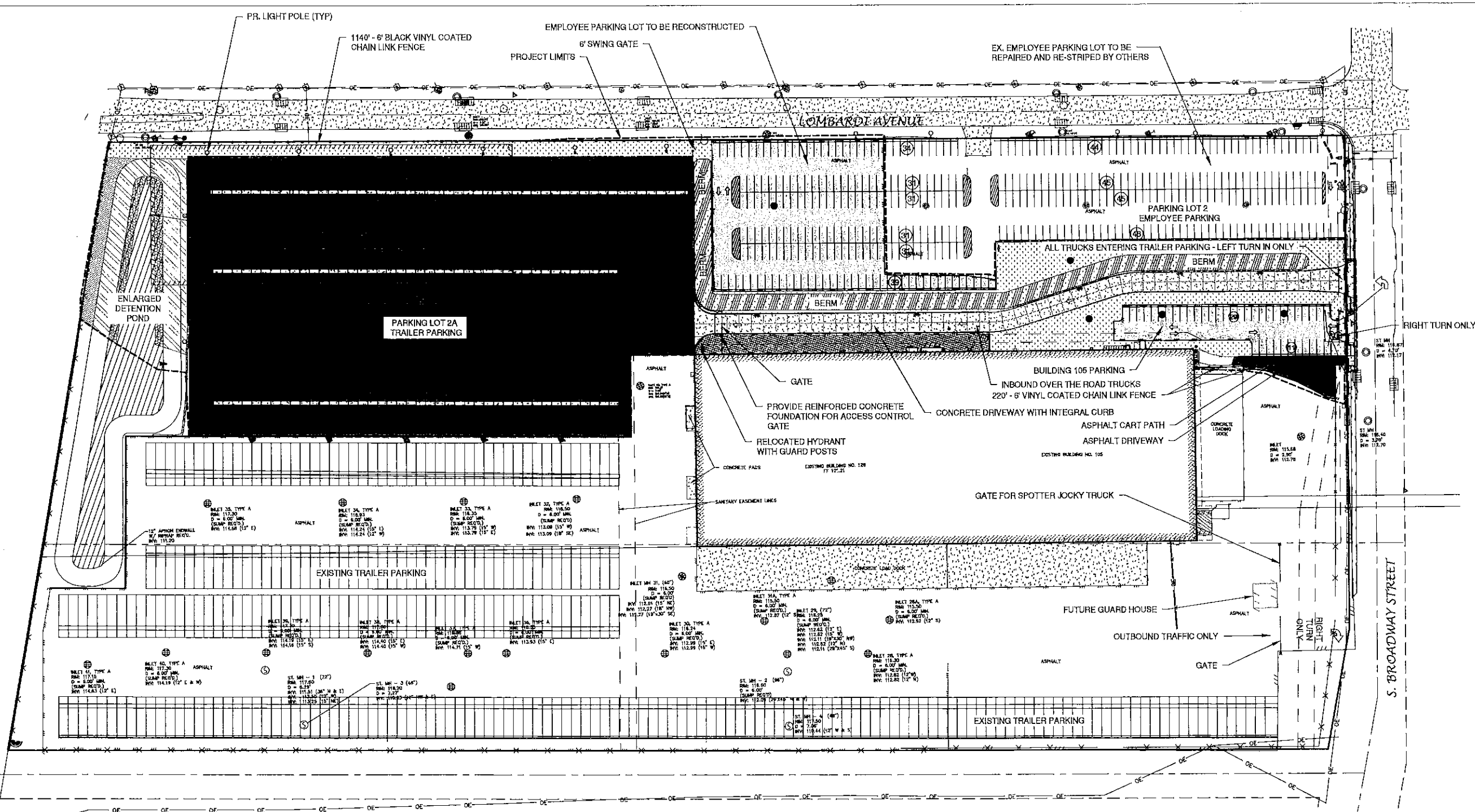
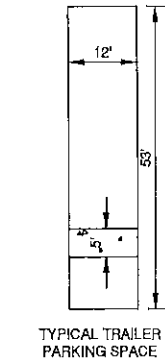
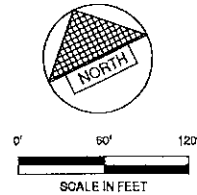
Operations for the Georgia-Pacific facility occur on both sides of Broadway Street. To prevent semi-trucks and trailers from lining up on Broadway Street, waiting for entry into the facility, a new, long, one-way driveway dedicated to semi-truck and trailer traffic is being constructed. That driveway will require a larger than standard width to accommodate the turning radius of the semi-trucks and trailers and will reduce traffic congestion on Broadway Street.

Would granting the variance be contrary to the public interest?

The plan will not harm the public interest as it is designed with safety in mind for the public. With primary access to the parking lots using the wider driveway openings, disruption of traffic, including semi-trucks waiting to enter the facility on Broadway will be minimized. Separating car and pedestrian traffic from semi-truck and trailer traffic with a berm and allowing additional room between pedestrians and cars in the parking lot is in the best interest of public safety by reducing the potential for accidents. The plan will not undermine the zoning code or design standards, as most parking lots are not continuously filled, are for cars and not semi-trucks and trailers, and do not have the large volume of around the clock traffic that Georgia-Pacific does. In addition, the interior grass berm and additional green space will minimize the expansive appearance of the parking lots to the public and Georgia-Pacific employees.

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 majority of the parking lot area is dedicated to semi-trucks and trailers. The absence of landscape islands and the wider driveways will accommodate the large turning radius of the semi-truck and trailers, minimizing traffic congestion on Broadway Street. In addition, elimination of landscaping and medians will allow maximum parking density, which will help make up for the parking areas lost as part of the mill expansion project.



PARKING DATA	
NEW TRAILER PARKING SPACES PROVIDED =	133
EXISTING TRAILER SPACES PROVIDED =	282
TOTAL SEMI-TRAILER SPACES =	415
EMPLOYEE PARKING SPACES PROVIDED = 379	
SITE DATA	
PROJECT LIMIT AREA	= 9.20 ACRES, 400,762 S.F.
TRAILER PARKING LOT	= 4.59 ACRES, 200,021 S.F.
CONCRETE TRUCK DRIVEWAY	= 0.45 ACRES, 19,882 S.F.
EMPLOYEE PARKING RECONST.	= 0.92 ACRES, 39,993 S.F.
BUILDING 105 PARKING	= 0.32 ACRES, 13,990 S.F.
OTHER PAVED AREAS	= 0.29 ACRES, 12,496 S.F.
TOTAL PAVED AREA	= 6.57 ACRES, 286,381 S.F. (71.46%)
GREEN SPACE	= 2.63 ACRES, 114,371 S.F. (28.54%)
ZONING	
GENERAL INDUSTRY	
PARCEL NO.	
1-1407	

- NOTE:**
- 1) LANDSCAPE STONE SHALL BE 2" TO 3" CRUSHED STONE, 4" IN DEPTH PLACED OVER POLYPROPYLENE BARRIER FABRIC THAT HAS MINIMUM THICKNESS OF 27 MILS
 - 2) THE CITY OF GREEN BAY DEPT. OF PUBLIC WORKS MUST BE NOTIFIED (3) THREE WORKING DAYS BEFORE THE START OF ANY STREET CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY OR EASEMENT. CONTACT MATT WOICEK, PH (920)448-3100.
 - 3) THE CITY OF GREEN BAY DEPT. OF PUBLIC WORKS MUST BE NOTIFIED (3) THREE WORKING DAYS BEFORE THE START OF ANY SANITARY SEWER OR STORM SEWER CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY. CONTACT MATTHEW HECKENLAIBLE PH (920)448-3100.

LEGEND	
	8" CONCRETE PAVEMENT
	LIGHT DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	2-INCH ASPHALT PAVEMENT
	LANDSCAPE STONE WITH WEED BARRIER
	NO MOW FESCUE
	5" BREAKER RUN
	TOPSOIL, SEED, & MULCH
	INDICATES NUMBER OF PARKING STALLS
	PAVEMENT MARKING, TRAFFIC FLOW ARROW
	LIGHT POLE

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

BRANDER Engineering, Inc.
975 HANSEN ROAD GREEN BAY, WISCONSIN
(920) 499-0260 FAX (920) 499-4546

PROJECT: GEORGIA-PACIFIC BROADWAY FACILITY GREEN BAY, WI	
PARKING LOT NO. 2A (FORMER BUILDING 89 AREA) RECONSTRUCTION PROJECT	
TITLE: OVERALL SITE PLAN WEST	
DRAWN BY: PHK	DATE: 05/15/2022 SCALE: AS NOTED
CHK'D BY:	DRAWING NO. REV. NO.
APP'D BY: PHK	
PROJECT NO.: 918-041122	C5 0

FILE NAME: R:\5500\1316\1516046\DWG\1516046.DWG
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Report to the
Zoning & Planning Board of Appeals
of the City of Green Bay

MEETING DATE

June 20, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.8

(Appeal 22-026) Golden House Inc., on behalf of Freedom House Ministries Inc, property owner, proposes to temporarily relocate a shelter facility in the Varied-Density (R3) District at 840 N. Taylor Street. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code: Section 44-469(8), maximum time for temporary uses (Ald. M. Steuer, District 10).

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

- I. 840 N Taylor



ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE:	PROJECT #:	APPEAL #:
APPLICANT INFORMATION:		
Name: Golden House Inc		
Business Name:		
Address: 1120 University Av		
City, State, Zip: Green Bay WI 54302		
Phone: 920 435-0100		
Email: cheeia@goldenhousegb.org		
Sherrill@goldenhousegb.org		
Property Owner Information (if different from above):		
Name: Freedom House Ministries Inc		
Business Name:		
Address: 2997 St Anthony Drive		
City, State, Zip: Green Bay WI 54311		
Phone: 920 432-4646		
Email: jenschmoke@freedomhouseministries.org		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: 840 N. Taylor St Green Bay WI 54303		
Tax Parcel Number(s): 6-59-2		
Describe the Variance Request:		
Golden House Inc will be utilizing the space for congregational living on a temporary basis while a new facility will be built for Golden House Inc. The current Golden House location will be torn down and the replacement facility construction timeline anticipates completion summer 2023. Golden House will use the 840 N. Taylor St property during the construction period.		

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

ALTERNATIVES:

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

After researching the market Golden House determined that the 840 N. Taylor St property best met the needs of clients to provide a safe location. There were no alternate sites that met the needs.

Alternatives that you considered that comply with existing regulations:

see above

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

see 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

840 N. Taylor was used previously for congregated living. This use will be reinstated when Golden House occupies.

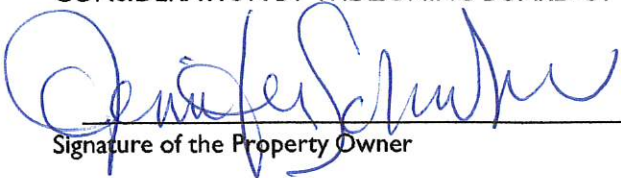
Would granting the variance be contrary to the public interest? Explain.

No. Providing safe shelter for victims of domestic violence is in the public interest.

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

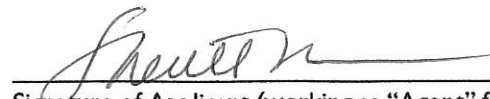
As alternative sites that met the needs for congregated living during Golden House's construction period were not available, the 840 N. Taylor site will allow Golden House to provide safe shelter for domestic violence victims.

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

Jennifer Schmohe
Print Name:

6-7-2022
Date


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

Sherri L. Revolsky
Print Name: Board of Directors

6-7-2022
Date

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

05/31/2022

City of Green Bay
Community & Economic Development Department
100 North Jefferson Street
Green Bay, WI 54301

Re: On The Rise Campus Expansion – Temporary Use Permit
Golden House
Green Bay, WI
Comm. No. 5976.00

Berner Schober conducted a building analysis of the existing Marion House facility owned by Freedom House Ministries Inc located at 840 N Taylor St., Green Bay, WI 54303 (Parcel #6-59-2) on Thursday May 26, 2022, for temporary use by Golden House.

Proposed Use:

- Congregate Living (Also existing use of this facility)
- Golden House will temporarily locate 5-7 staff and utilize 7 sleeping rooms for clients.

Existing Use:

- Congregate Living with sleeping units (R2 occupancy) and accessory business occupancy.
- Golden House would propose to inhabit this facility without change of use or occupancy.

Construction Type:

- VB – Combustible Construction

Life Safety:

- Sprinklers - None
- Smoke Alarms – Yes
- Fire Extinguishers – Yes
- Exit signs are not present at any exit.
- Emergency lighting is present in all levels.

Accessibility:

- Exits - The existing facility has two exits directly to the exterior of which none are ADA accessible. Golden House does intend to add a ramp at one of the exits prior to inhabiting the space.
- Two full bathrooms are present on the first floor, one of which is accessible. A ½ bath is also present in the basement and first floor.
- Neither kitchen provides ADA equipment or fixtures.
- All door operating hardware is of knob style.

Egress:

- Interior stairs are provided on each end of the building to provide travel to and from the basement.
- The first story of the building is elevated from the surrounding grade by approximately 14"-26" and accessed into the building is by steps.
- The basement has elevated windows along the north wall, one in each sleeping unit and one in the kitchen. The windowsill is located 55" above finish floor and steps are present below with kitchen window. Distance from top step to windowsill is 41". The basement windows are 48"x24" double sliders. The maximum clear opening dimension for egress is 22"x20" for each window.

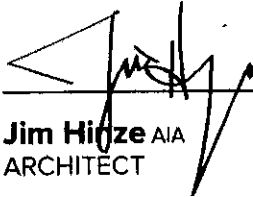
MEP Systems:

- All MEPS systems seemed to be in good working order.
- Outlet and switch covers were removed for painting but will be replaced prior to occupancy.

Misc:

- Two residential kitchens exist in the building, one in the basement and one on first floor. Golden House has no intention of using the basement kitchen, appliances will be removed prior to occupancy.
- Staff and client parking will be provided onsite.

Sincerely,



Jim Hinze AIA
ARCHITECT

D 920.569.8667
jhinze@bsagb.com

Cc: