



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, JULY 18, 2022, 4:30 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 July 18, 2022, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

1. Approval of the minutes from the June 20, 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 22-021) Brittney Pieper, Elevate97, 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).

3. (Appeal 22-027) Alex Cropsey, on behalf of Beth Boche, property owner, proposes a deck on the rear of the property in the Low-Density Residential (R1) District at 1124 S. Monroe Avenue. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code: Section 44-554, Table 44-5, side yard setback (Ald. B. Johnson, District 9)
4. (Appeal 22-028) Keith Verstegen, on behalf of Euro Pharma Inc, property owner, proposes an expansion of a paved area in the Light Manufacturing District in the I-43 Business Park located at 955 Challenger Drive. The applicant requests to deviate from the following requirement in Zoning Ordinance 24-01: page 45 of I-43 Business Park Protective Covenants, side yard setback (Ald. J. Hutchison, District 2).

F. Informational.

1. Discussion on procedural items related to the Zoning & Planning Board of Appeals.
2. Next meeting date: August 15, 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.

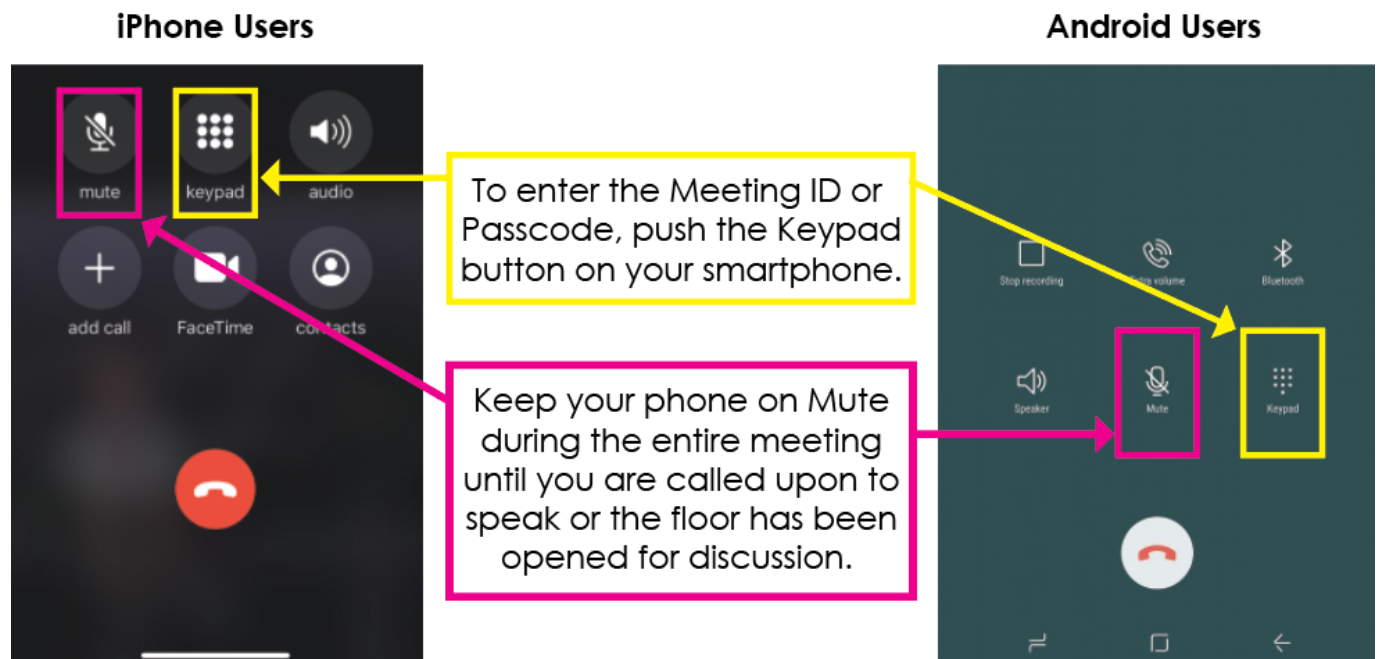
Additional Information

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

July 18, 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 (RI) 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

Section 44-544 calls for a 25 ft. rear yard setback in the Low-Density Residential (RI) district. The applicant is proposing an encroachment of unknown size for a deck addition. This item was held by the Board at their June 20, 2022, meeting to get more accurate information on the size of the encroachment.

Section 44-141 related to findings for variance states:

No variance shall be granted by the Board unless it finds that the following facts and conditions exist and so indicates in the minutes of its proceedings.

- a. Preservation of intent. A variance would not be inconsistent with the spirit, purpose, and intent of the regulations for the district in which it is requested.
- b. Exceptional circumstances. Exceptional, extraordinary, or unusual circumstances or conditions apply to the lot or intended use that do not apply generally to other properties or uses in the same district, and the variance is not of so general or recurrent a nature to suggest that this chapter should be changed.
- c. Preservation of property rights. The variance is necessary for the preservation and enjoyment of the same substantial property rights which are possessed by other properties in the same district and vicinity.
- d. Absence of detriment. The variance will not create substantial detriment to adjacent property and will not materially impair or be contrary to the spirit, purpose, and intent of this chapter or the public interest.
- e. Hardship. The alleged difficulty in complying with the Municipal Code is not self-imposed nor is it based solely on economic grounds.

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 Coe Street	
City, State, Zip:	Deerfield WI 54115	
Phone:	920-217-2797	
Email:	phil@classicrenovationsinc.com	
Property Owner Information (if different from above):		
Name:	Sam Pawlik	
Business Name:		
Address:	401 Polaris Court	
City, State, Zip:	Green Bay, WI 54302	
Phone:	920-265-8907	
Email:	sam.pawlik@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)

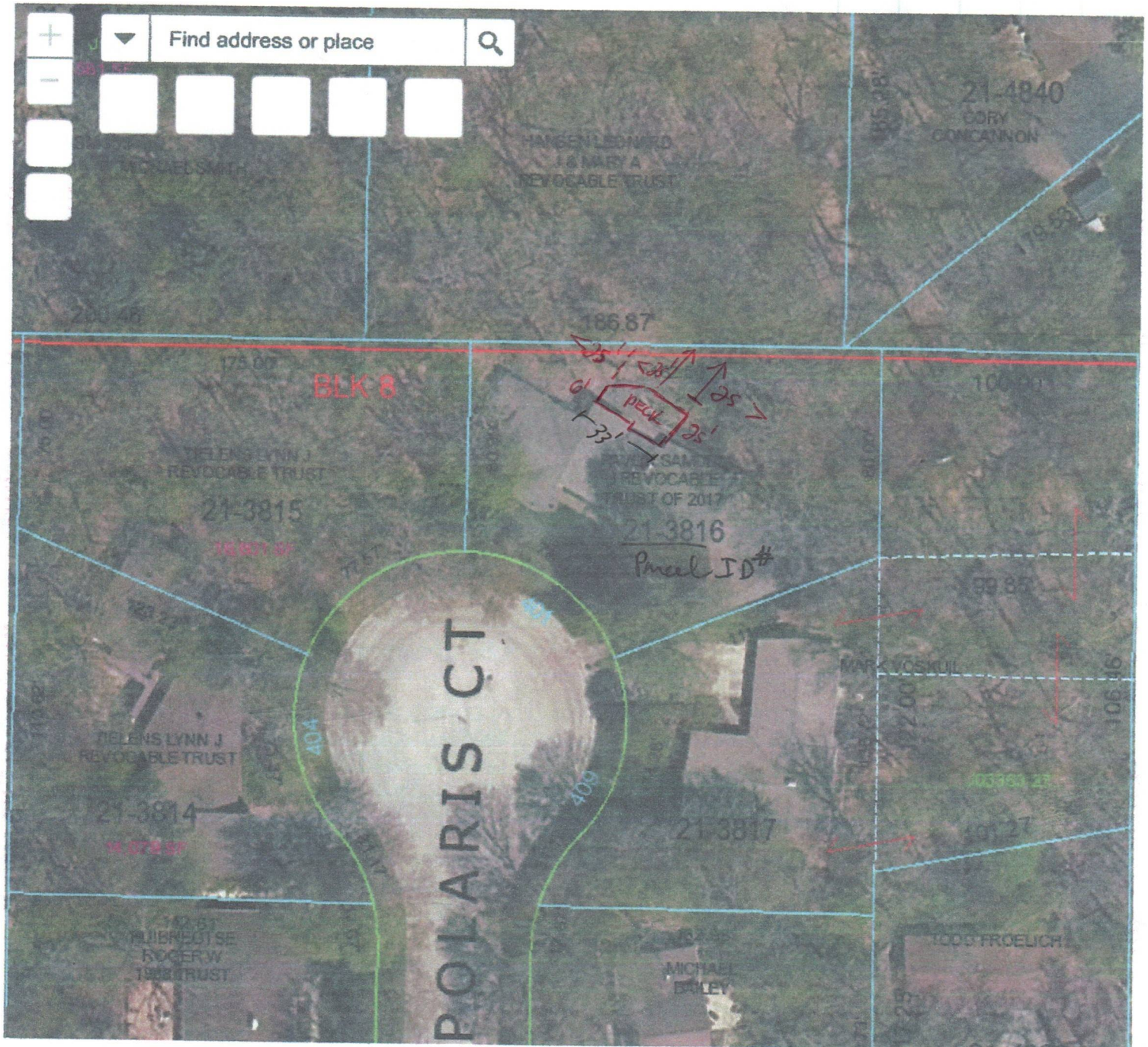
Print Name:

Print Name:

Date

Date

OFFICE USE ONLY:	Parcel# 21-3814	Residential \$75 ☒	Commercial \$150 ☐
District: B5 Zoning: R1	Meeting Date: 6-20-22	Receipt #:	
Submittal Date: 5-12-22	Staff Signature:		



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

Joists = 2x6 Pressure Treated
 2x6 " "
 2x10 " "

Beams = 2x10 3ply " "

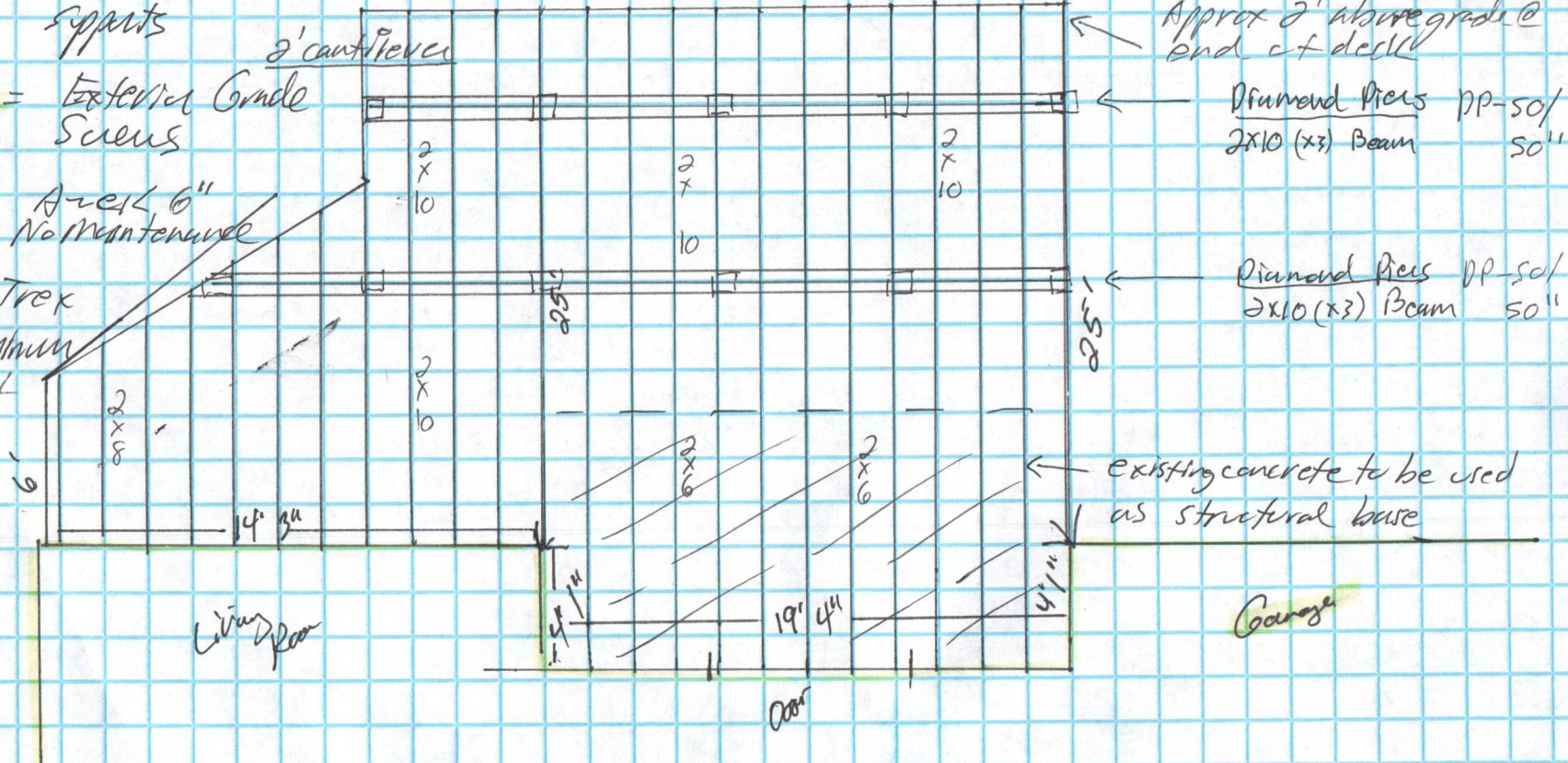
Piers = Diamond Pier
 Spigots

Fasteners = Exterior Grade
 Screws

Decking = Azek 6"
 No Maintenance

Railings - Trex
 Aluminum
 36" TALL

3"x3" panels w/ Horizontal Rod Rail Design



Size = 25' x 25' (+) 6' x 14' 3" Leg
 625 sq ft 85.5 sq ft

* Underneath Deck to be stripped,
 need barrier placed and store
 on top...

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

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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

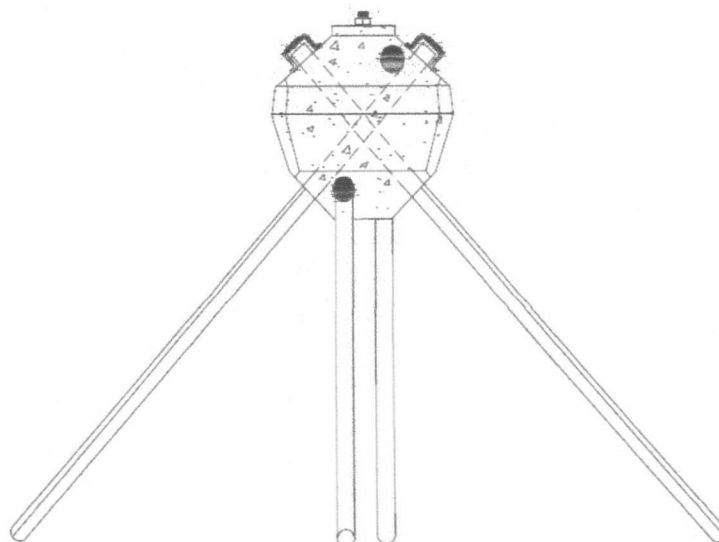


FIGURE 1—DIAMOND PIER DP-50 and DP-75

ICC-ES Evaluation Report

ESR-1895 CRC Supplement

Reissued December 2021

This report is subject to renewal December 2022.

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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

July 18, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.2

(Appeal 22-021) Brittney Pieper, Elevate97, 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

Section 30-36 allows for one freestanding sign per street frontage for a parcel. The applicant would like to place an additional monument sign on this parcel, noting same ownership between this parcel and the adjacent parcel. This item was held by the Board at their June 20, 2022, meeting due to a lack of applicant representation.

Section 44-141 related to findings for variance states:

No variance shall be granted by the Board unless it finds that the following facts and conditions exist and so indicates in the minutes of its proceedings.

- a. Preservation of intent. A variance would not be inconsistent with the spirit, purpose, and intent of the regulations for the district in which it is requested.
- b. Exceptional circumstances. Exceptional, extraordinary, or unusual circumstances or conditions apply to the lot or intended use that do not apply generally to other properties or uses in the same district, and the variance is not of so general or recurrent a nature to suggest that this chapter should be changed.
- c. Preservation of property rights. The variance is necessary for the preservation and enjoyment of the same substantial property rights which are possessed by other properties in the same district and vicinity.
- d. Absence of detriment. The variance will not create substantial detriment to adjacent property and will not materially impair or be contrary to the spirit, purpose, and intent of this chapter or the public interest.
- e. Hardship. The alleged difficulty in complying with the Municipal Code is not self-imposed nor is it based solely on economic grounds.

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

- I. Variance Application 1640 W Mason St Green Bay WI R2 (1)

[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 placement best allows for attraction 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

Brittney Pieper

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

David Martin

Print Name:

Brittney Pieper

Print Name:

5.31.2022

Date

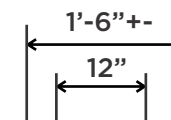
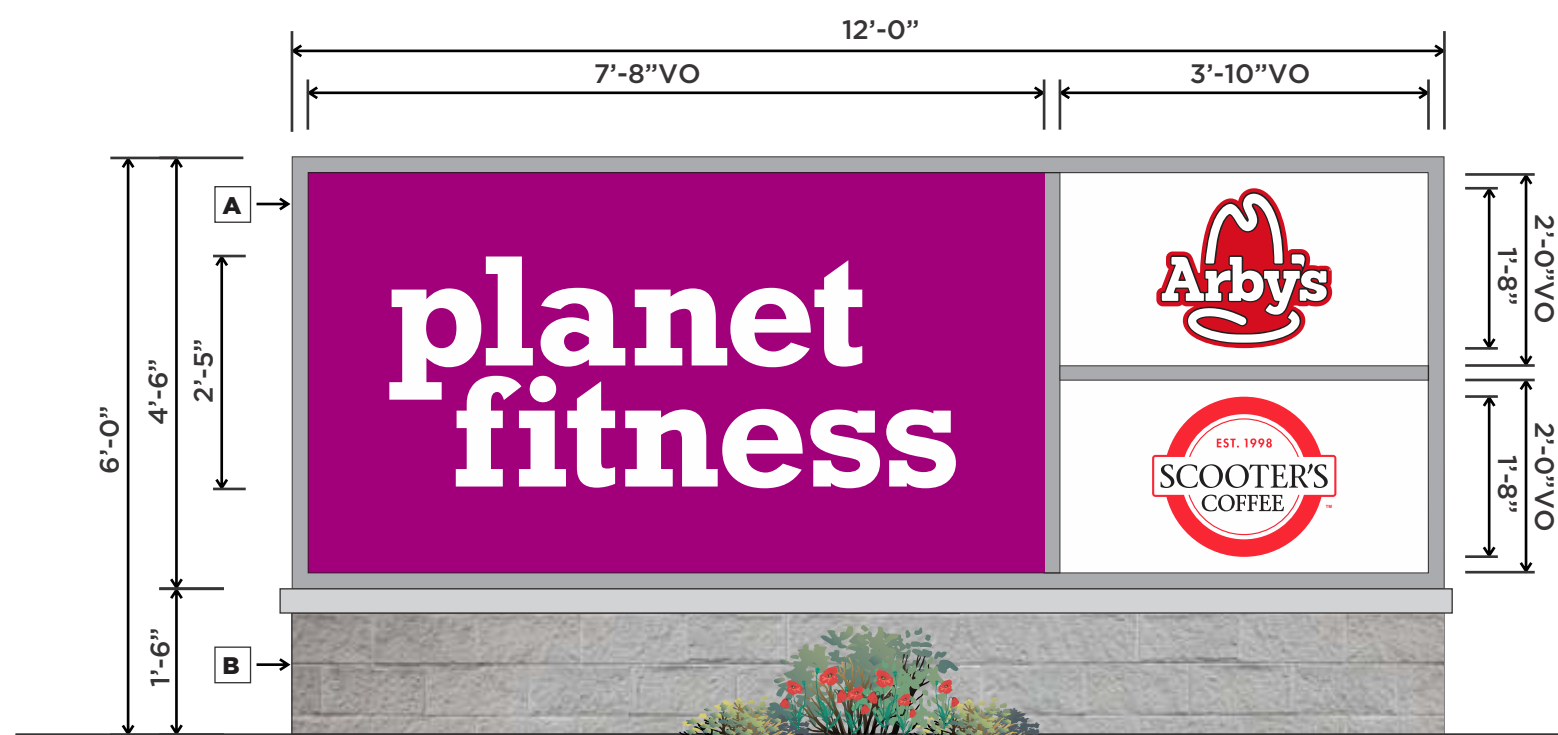
5/31/2022

Date

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



NIGHT VIEW



SIDE VIEW

SPECIFICATIONS

DOUBLE FACE MONUMENT

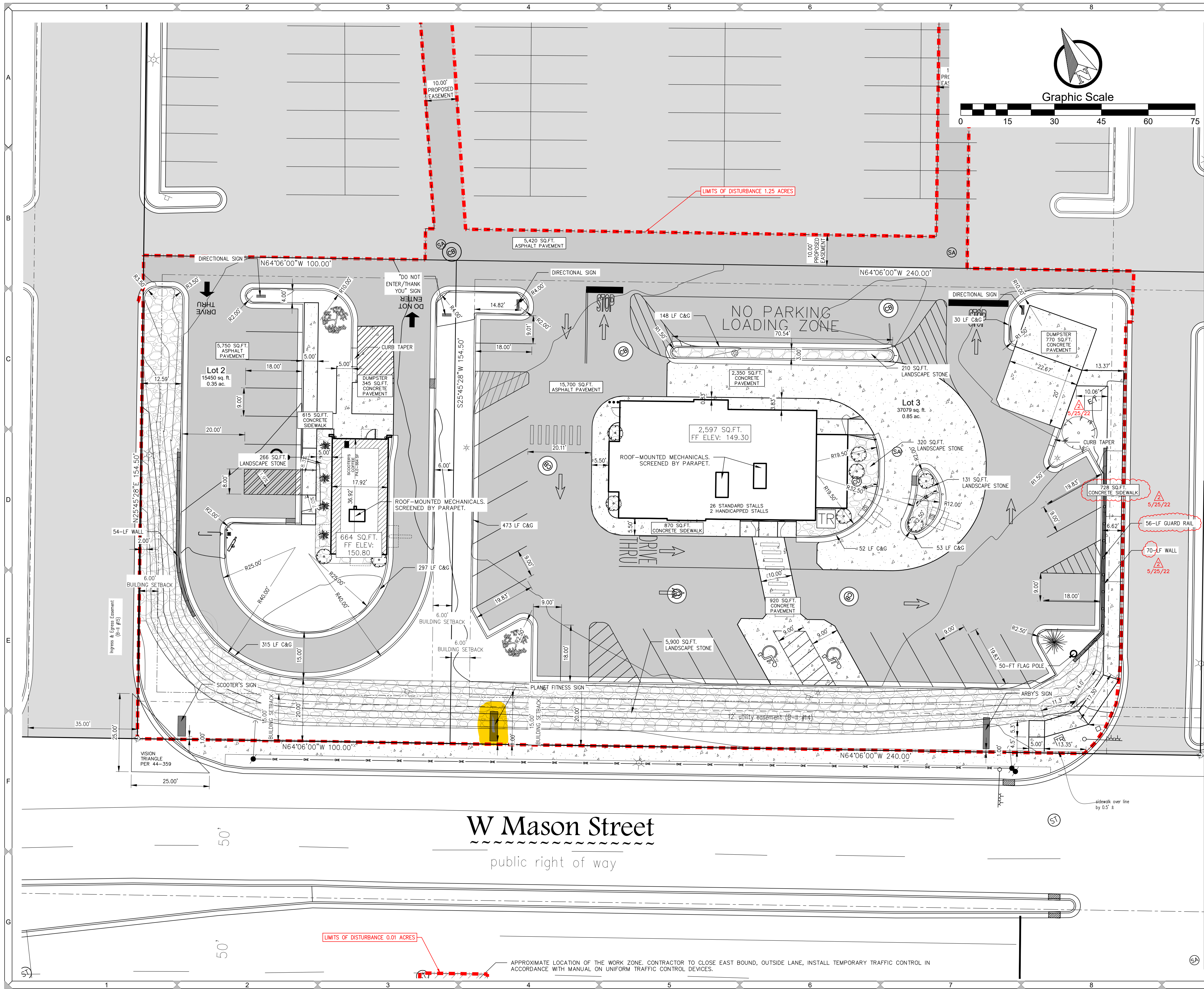
[A] - CABINET

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



LANDSCAPING NOTES:

1. MINIMUM SIZE REQUIRED
 - 1.1. EVERGREEN 6-FT IN HEIGHT
 - 1.2. DECIDUOUS TREES: 2" CALIPER
 - 1.3. ORNAMENTAL DECIDUOUS TREES: 1-1/2" CALIPER
 - 1.4. SHRUBS: FIVE-GALLON CONTAINER

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

Legend

- SANITARY MANHOLE
- ROUND CATCH BASIN
- STORM SEWER MANHOLE
- CURB INLET
- HYDRANT
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- LIGHT POLE
- CONCRETE CURB & GUTTER LINE
- EXISTING ASPHALT
- CONCRETE
- GRAVEL
- EXISTING BUILDING
- WETLAND AREA
- DECIDUOUS TREE
- CONIFEROUS TREE
- ROCK WALL
- FLOODPLAIN LIMITS
- FLOODWAY
- PROPOSED ASPHALT
- PROPOSED BUILDING
- SILT FENCE
- INLET PROTECTION
- SLOPE EROSION MAT
- CHANNEL EROSION MAT
- RIP RAP SIZE AND QUANTITY PER PLAN
- TRACKING PAD
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING GROUND GRADE
- PROPOSED GROUND GRADE
- DRAINAGE ARROW

DESIGNED BY
TJS

DATA FILE
M-712 GB DATUM.TXT

DATE
02/18/22

Comments

Date

Number

Added Sidewalk Per City Comments

Amended Sidewalk Quantity & Added Transformer Location

5/25/22

5/25/22

5/25/22

5/25/22

5/25/22

5/25/22

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

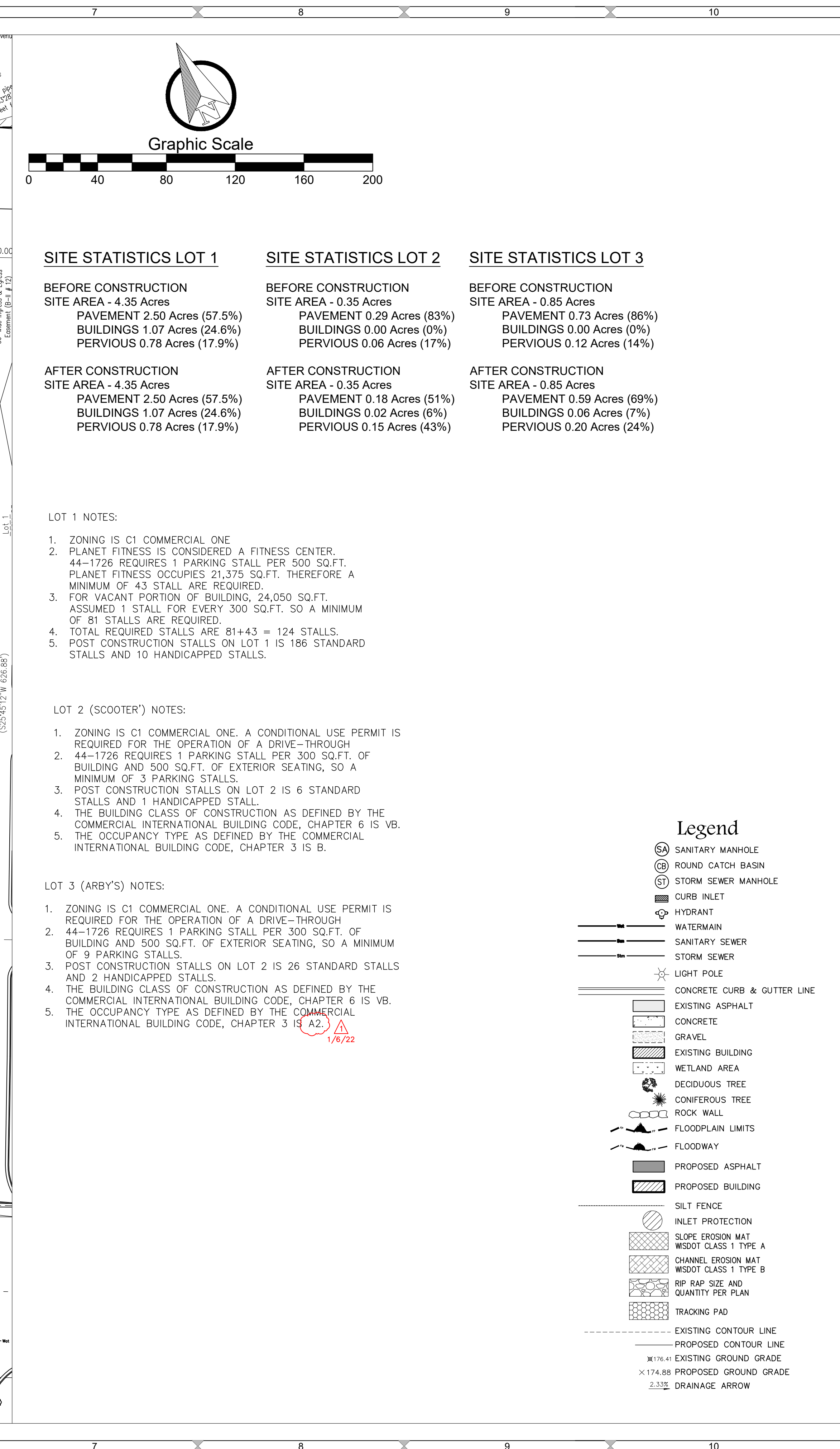
ARBYS & SCOOTER'S
SITE PLAN
SCOOTER'S AND ARBY'S

PROJECT NO.
M-712

SHEET NO.
C4.1

DRAWING NO.
S-3513

File: M-712ENG 070921 Sidewalk.dwg

[illegible]



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

MEETING DATE

July 18, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.3

(Appeal 22-027) Alex Cropsey, on behalf of Beth Boche, property owner, proposes a deck on the rear of the property in the Low-Density Residential (R1) District at 1124 S. Monroe Avenue. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code: Section 44-554, Table 44-5, side yard setback (Ald. B. Johnson, District 9)

BACKGROUND

Section 44-544 calls for an 8 ft. side yard setback in the Low-Density Residential (R1) district. The applicant is proposing a 6 ft. setback for a new deck at the rear of the property. The building is setback 6 ft. from the property line, so the deck would create no further encroachment. This property is in The Astor Historic District and will go before the Landmarks Commission on July 20, 2022.

Section 44-141 related to findings for variance states:

No variance shall be granted by the Board unless it finds that the following facts and conditions exist and so indicates in the minutes of its proceedings.

- a. Preservation of intent. A variance would not be inconsistent with the spirit, purpose, and intent of the regulations for the district in which it is requested.
- b. Exceptional circumstances. Exceptional, extraordinary, or unusual circumstances or conditions apply to the lot or intended use that do not apply generally to other properties or uses in the same district, and the variance is not of so general or recurrent a nature to suggest that this chapter should be changed.
- c. Preservation of property rights. The variance is necessary for the preservation and enjoyment of the same substantial property rights which are possessed by other properties in the same district and vicinity.
- d. Absence of detriment. The variance will not create substantial detriment to adjacent property and will not materially impair or be contrary to the spirit, purpose, and intent of this chapter or the public interest.
- e. Hardship. The alleged difficulty in complying with the Municipal Code is not self-imposed nor is it based solely on economic grounds.

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

1. Appeal 22-027 Application
2. Appeal 22-027 Picture
3. Appeal 22-027 Site Plan & Renderings



DATE: 6/1/2022	PROJECT #: 107636	APPEAL #: 22-027
APPLICANT INFORMATION:		
Name: Alex Crossen	Business Name: Dave VanRite Construction / Creative Decks	
Address: 2004 Commercial Way		
City, State, Zip: Green Bay WI 54311		
Phone: 920 639 8275 Alex		
Email: Alex@DVRConstruction.com		
Property Owner Information (if different from above):		
Name: Beth Boche	Business Name: (Customer)	
Address: 1124 S Monroe Ave		
City, State, Zip: Green Bay WI 54301		
Phone: 262-389-7482		
Email:		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: 1124 S Monroe St. Green Bay WI 54301		
Tax Parcel Number(s):		
Describe the Variance Request: Requesting to build a deck off the back of the house. The 8' setback right now on the North side of property is where we have an issue. The patio door on the house is about 7.5' from the lot line. The proposed area we want to build would be 8' from the lot line. Not visible from front yard. coming off back of house.		

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.

There really is not. We would have to move the patio door on the house.

Alternatives that you considered that comply with existing regulations:

Not building a deck is other option

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

Customer wants deck off back of house

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

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

No

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

It would not impact anyone. The home owners could have a deck where it is suppose to go.

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

There is a patio door 3' off the ground with nothing to walk out onto. the door is too close to property line (7.5') will not move patio door as is unrealistic.

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



he, 1124 S Monroe Ave

WISCONSIN DEPT OF
NATURAL RESOURCES

DONALD R
ARLENE L
HEASTER

KELLY A
RABER

JASON S
ELIZABETH J
BOCHE

JOHN P RACHEL M
DISALVO

THOMAS J
MCCARRON

Map printed on
2/2/2022



1:240

1 inch = 20 feet*
1 inch = 0.00379 miles*
*original page size is 11" x 17"
Appropriate format depends on zoom level

This is a custom web map
created by an online user
of the GIS map services
provided by the
Brown County Wisconsin
Planning & Land Services
Department



(920) 448-6480

maps.gis.co.brown.wi.us

0.008

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mi





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

MEETING DATE

July 18, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.4

(Appeal 22-028) Keith Verstegen, on behalf of Euro Pharma Inc, property owner, proposes an expansion of a paved area in the Light Manufacturing District in the I-43 Business Park located at 955 Challenger Drive. The applicant requests to deviate from the following requirement in Zoning Ordinance 24-01: page 45 of I-43 Business Park Protective Covenants, side yard setback (Ald. J. Hutchison, District 2).

BACKGROUND

Zoning Ordinance NO. I-91 is the Planned Unit Development for the I-43 Business Park. The subject parcel, 955 Challenger Drive, is zoned "Light Manufacturing" within that PUD. Per an amendment to ZO I-91 (ZO. 24-01), setbacks for this district shall be consistent with the Business-Related Retail District. Page 45 of the Protective Covenants for I-43 Business Park states that side yard setbacks shall be 25 ft. The applicant is proposing a 0 ft. setback to extend a paved area to accommodate truck turning.

Section 44-141 related to findings for variance states:

No variance shall be granted by the Board unless it finds that the following facts and conditions exist and so indicates in the minutes of its proceedings.

- a. Preservation of intent. A variance would not be inconsistent with the spirit, purpose, and intent of the regulations for the district in which it is requested.
- b. Exceptional circumstances. Exceptional, extraordinary, or unusual circumstances or conditions apply to the lot or intended use that do not apply generally to other properties or uses in the same district, and the variance is not of so general or recurrent a nature to suggest that this chapter should be changed.
- c. Preservation of property rights. The variance is necessary for the preservation and enjoyment of the same substantial property rights which are possessed by other properties in the same district and vicinity.
- d. Absence of detriment. The variance will not create substantial detriment to adjacent property and will not materially impair or be contrary to the spirit, purpose, and intent of this chapter or the public interest.
- e. Hardship. The alleged difficulty in complying with the Municipal Code is not self-imposed nor is it based solely on economic grounds.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Appeal 22-028 Application (1)
2. Appeal 22-028 Site Plan
3. Appeal 22-028 Pictures (2)



ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE: 7/5/22	PROJECT #: 109441	APPEAL #: 22-028
APPLICANT INFORMATION:		
Name: Keith Verspagen		
Business Name: Keller, Inc.		
Address: N 216 State Rd. 55 PO Box 620		
City, State, Zip Kaukauna WI 54130 - 0620		
Phone: (920) 470-6198		
Email: kverspagen@kellerbuilds.com		
Property Owner Information (if different from above):		
Name: Euro Pharma, Inc.		
Business Name: Euro Pharma		
Address: 955 Challenger Dr.		
City, State, Zip: Green Bay, WI 54311		
Phone:		
Email:		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: 955 Challenger Drive Green Bay, WI 54311		
Tax Parcel Number(s): 21-146-13		
Describe the Variance Request:		
Provide Paving within the 25' Setback Area to accomodate Truck turning and backing into existing loading dock. Total are to be paved is 25 feet X 100 feet. Paving would extend to a raised curb at the property line to prevent trucks from encroaching on neighboring property. Existing conditions are causing ongoing damage to existing green space in the required setback area.		

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

Zoning Ordinance NO. 1-91 PUD I-43 Business Park
Zoning is "Light Manufacturing"
ZO. 24-01 requires 25 feet Setback

ALTERNATIVES:

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

Based on existing building and property, no alternatives have been proposed

Alternatives that you considered that comply with existing regulations:

n/a

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

Existing Conditions

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

Existing conditions and large semi-trucks are causing drivers to damage existing green space while backing into loading dock. Proposal is to pave the area that is getting damaged

Would granting the variance be contrary to the public interest? Explain.
No impact to public interest is expected.
Why would not getting the variance unreasonably prevent you from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome?
Not granting this variance will cause the property owner to have ongoing damage to existing green space within the 25 foot setback 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.

Signature of the Property Owner

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

Print Name:

Keith Verstegen

Print Name:

Date

7/6/22

Date

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







