



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, FEBRUARY 20, 2023, 4:30 PM

**In person at City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.**

A. Zoom Meeting Information.

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

B. Roll Call.

- I. Members: Tommy Everman - Chair, Noel Halvorsen - Vice Chair, Barb Dorff, Steven Schuchart, Joshua Koch
Alternate: Corey Bogenschutz

C. Approval of the Agenda.

- I. Approval of the agenda for the February 20, 2023, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

- I. Approval of the minutes from the December 19, 2022, meeting of the Zoning & Planning Board of Appeals.

E. Regular Business.

- I. (Appeal 23-01) Tom and Tina Hoffman, applicants and property owners of 898 Hubbard Street, request relief to allow an uncovered parking space. They are requesting a setback fewer than 2.5 ft. from the side yard setback and extending a front yard uncovered parking space greater than 8 ft. in width beyond the garage door opening. The applicants request to deviate from requirements in Chapter 44, Green Bay Zoning Code, Section 44-1747 (3) b. and Section 44-1747 (3) f. (Ald. R. Scannell, District 7).
2. (Appeal 23-02) Luke Papillon of ISG, applicant; Dan Ditscheit, City of Green Bay Parks Department, Property Owner, request relief to allow for the placement of a new park shelter within the 15 ft. front yard setback within the PI Public Institutional District at 128

Dousman Street (Leicht Park). The applicant seeks to deviate from the Green Bay Zoning Code, Section 44-858, Table 44-15 Front Yard Setback (Ald. R. Scannell, District 7).

3. (Appeal 23-03) John Jeanquart of Brander Engineering, Inc, applicant; John Nundahl of Georgia-Pacific Corporation, property owner; request relief to allow for a driveway entrance to exceed 35 ft. at the property line and 45 ft. at the curb. The applicant seeks to deviate from the Green Bay Zoning Code, Section 44-1773 (d) 3. (Ald. B. Johnson, District 9).

F. Informational.

1. Discussion on procedural items related to the Zoning & Planning Board of Appeals.
2. Date of the next meeting: March 20, 2023.

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.

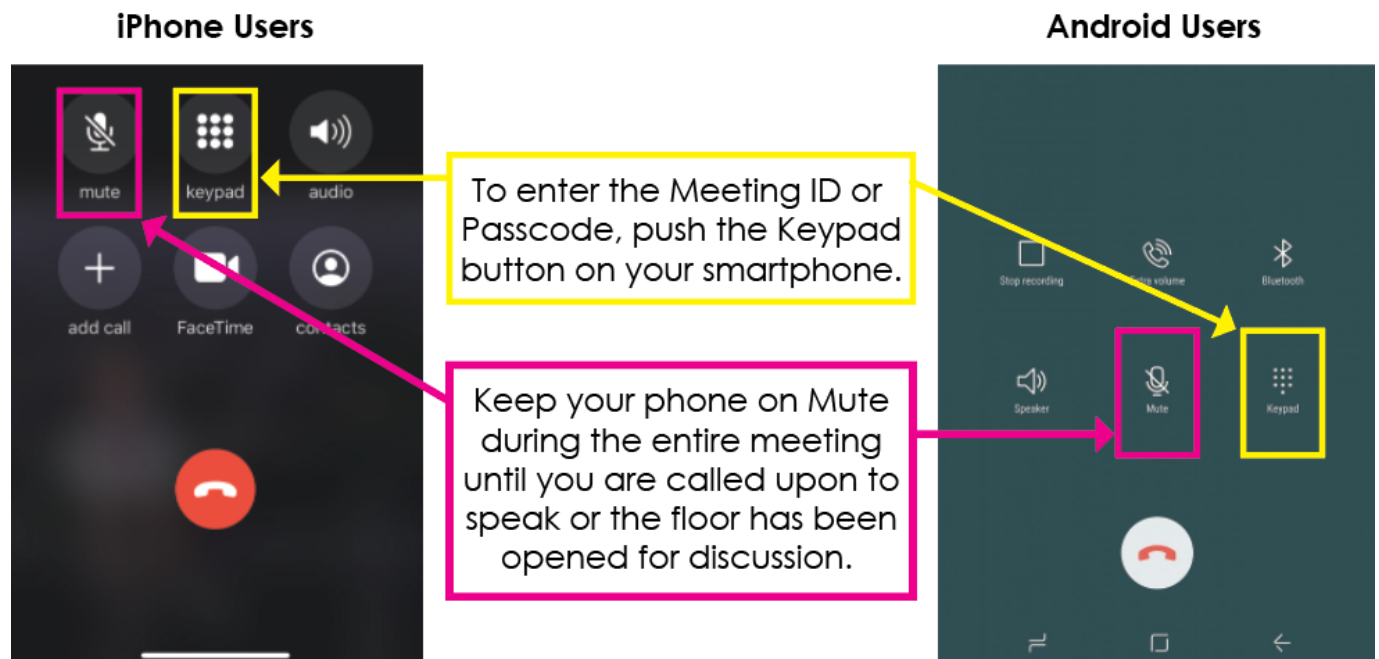
Additional Information

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

February 20, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.1

(Appeal 23-01) Tom and Tina Hoffman, applicants and property owners of 898 Hubbard Street, request relief to allow an uncovered parking space. They are requesting a setback fewer than 2.5 ft. from the side yard setback and extending a front yard uncovered parking space greater than 8 ft. in width beyond the garage door opening. The applicants request to deviate from requirements in Chapter 44, Green Bay Zoning Code, Section 44-1747 (3) b. and Section 44-1747 (3) f. (Ald. R. Scannell, District 7).

BACKGROUND

Tom and Tina Hoffman, are the applicants and property owners at 898 Hubbard Street. The property owners put in a driveway addition without pulling a permit first. The property is a corner lot and has a single attached garage to serve the parcel. The property owners have put in a driveway addition which creates a new concrete parking space which extends approximately 18 ft. past the edge of the garage to near the property line.

This created an improvement which was in violation of two parts of the code:

Sec. 44-1747 (3)f. Front yard space for the front yard parking space exception is limited to no greater than 8 feet in width beyond garage door opening. This property is permitted to have a front yard parking space exception because it is a property with an attached garage which has only one parking stall. Code allows for a single additional parking space in the front yard to occur in this instance. However, this additional parking space exception may only extend 8 feet beyond the garage. The property owners created a parking stall beyond 8 feet maximum with the addition coming in at 18 feet beyond the garage. Secondly, because the property owners went approximately 18 feet beyond the garage, the uncovered parking space is about 1 foot from the side/rear lot line. Sec. 44-1747 (3)b. requires the setback to be no fewer than 2.5 feet from a side/rear lot line. Property owners are requesting relief to allow for the parking stall to extend to approximately 0.5-1.0 feet from the property line.

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

1. 23-01 Variance Application
2. 23-01 Plan Set Submitted
3. 23-01 Site Photos Post Construction
4. 23-01 Aerial Image of 898 Hubbard from 2020



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

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

DATE: 12-13-2022	PROJECT #: 111159	APPEAL #: 23-01
APPLICANT INFORMATION:		
Name: Tom + Tina Hoffman		
Business Name:		
Address: 898 Hubbard Street		
City, State, Zip: Green Bay WI 54303		
Phone: Tom - 920-366-6866 Tina - 920-412-0405		
Email: hoffman.tina2@gmail.com		
Property Owner Information (if different from above):		
Name: Same as above		
Business Name:		
Address:		
City, State, Zip:		
Phone:		
Email:		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: 898 Hubbard Street		
Tax Parcel Number(s): 5-551		
Describe the Variance Request:		
To extend the driveway closer to the lot line than is allowed.		

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

44-1747(3)F. Front yard space is limited to no greater than 8' in width beyond garage door opening

44-1747(3)D. Parking spaces shall be set back no fewer than 2.5' from side yard setback.

ALTERNATIVES:

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

Our driveway is shallow and our only option for additional parking is to widen. We have an increased need for parking above the one spot we had before the expansion.

Alternatives that you considered that comply with existing regulations:

We were made aware that we could possibly take our fence down and create parking next to the garage, however we would lose our only spot for our garden, and we would eventually like to expand the garage that direction. If not a garage, maybe a shed.

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

Because we hope to use that area for our garden and an additional garage stall, as mentioned 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

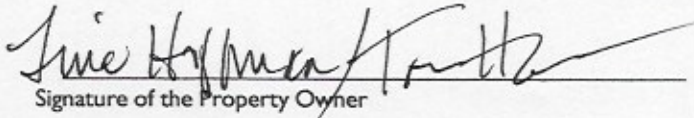
We have a very limited parking area and now that our kids are older we have the need for additional parking. We live on a corner and our options are limited. Due to the shape of the lot, we feel the best use of this space is to ~~put~~ pave it.

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

Not at all. There is no harm to the public by this expansion. It would in no way harm the neighbors as all the change would happen on our parcel and our side of the fence. I think it actually helps to clean up the area and we have received many compliments.
Why would not getting the variance unreasonably prevent you from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome?

If we can't get the variance approved, we would be forced to move in search of a home that can accommodate more than 1 car. We have lived here about 17 years and hope to stay.
Thank you for your consideration

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)

Tina Hoffman Tom Hoffman
Print Name:

Print Name:

12-13-2022
Date

Date

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







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AM
SON

LISAT
SCHNEEKLOTH

THOMAS E TINAR
HOFFMAN

MARIA W
JACQUES
REVOCABLE
TRUST OF 2021



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

MEETING DATE

February 20, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.2

(Appeal 23-02) Luke Papillon of ISG, applicant; Dan Ditscheit, City of Green Bay Parks Department, Property Owner, request relief to allow for the placement of a new park shelter within the 15 ft. front yard setback within the PI Public Institutional District at 128 Dousman Street (Leicht Park). The applicant seeks to deviate from the Green Bay Zoning Code, Section 44-858, Table 44-15 Front Yard Setback (Ald. R. Scannell, District 7).

BACKGROUND

The City of Green Bay Parks Department has submitted conceptual site plans for its property at Leicht Park, 128 Dousman Street. The property is zoned PI - Public Institutional. Within the plans for the improvements to Leicht Park, the Parks Department is seeking relief from the front yard setback established in Section 44-858, Table 44-15, which requires a minimum front yard setback of 15 ft. The applicant is requesting a variance to allow for the construction of a shelter building on the front yard setback on the Dousman Street right of way.

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

1. 23-02 Application
2. 23-02 Narrative
3. 23-02 Rendering
4. 23-02 Site Plans

[illegible]

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

Ch. 44-856, Table 44-15 Front Yard Setback.

ALTERNATIVES:

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

Please see attached narrative.

Alternatives that you considered that comply with existing regulations:

Please see attached narrative.

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

Please see attached narrative.

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

Please see attached narrative.

Would granting the variance be contrary to the public interest? Explain.
Please see attached narrative.
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?
Please see attached narrative.

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.

Daniel Ditscheit
Signature of the Property Owner

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

Daniel Ditscheit
Print Name:

Luke Papillon
Print Name:

02/07/2023
Date

02/06/2023
Date

OFFICE USE ONLY:	Parcel#	Residential \$125 _____	Commercial \$250 _____
District:	Zoning:	Meeting Date:	Receipt #:
Submittal Date:	Staff Signature:		

FEBRUARY 7, 2023

Jon LeRoy
Zoning Administrator / Senior Planner
Community and Economic Development Department
City of Green Bay
100 North Jefferson Street
Green Bay, WI 54301

ISG

RE: VARIANCE NARRATIVE
LEICHT MEMORIAL PARK - 128 DOUSMAN ST, GREEN BAY, WI 54303

Jon,

Thank you for reviewing the following project description and narrative describing the request for a variance regarding building setback requirements for a proposed park shelter taking place with updates to Leicht Memorial Park, located at 128 Dousman St, Green Bay, WI 54303. The site is currently zoned PI Public Property / Institutional. A description of the currently proposed project follows along with a narrative specific to a variance application for building setback requirements.

VARIANCE DESCRIPTION

The improvements to Leicht Memorial Park involve the construction of a new shelter on the southwest side of the park. The shelter will house a concession stand offering food service, a rentable community room, restrooms, and a roof level deck for event viewing. Surrounding the shelter is a plaza offering further seating options adjacent to a raingarden. Further updates include the addition of an amphitheater/stage area and walking paths to improve the circulation of the park. Current access to the Fox River will be maintained allowing access to the existing dock, and improved through the provision of steps doubling as seating areas facing the river.

To support the placement of the new park shelter, a variance is requested for the provision of a structure at the street frontage zero lot line. The variance will be impacting city code chapter 44-856, Table 44-15 Front Yard Setback, as PI zoning districts have a front yard setback requirement of 15 feet.

ALTERNATIVES

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

As an alternative to bringing the structure to the zero lot line, the site was studied for opportunities to move the location of the building to the northwest side of the site. However, flipping the programming would create potential noise and site line concerns, as the northern side of the site borders Graymont's Green Bay Plant for high-calcium pebble and hydrated lime production. Further, this alternative would greatly reduce the capacity of people able to visit the park / attend an event there.

Alternatives that you considered that comply with existing regulations:

An alternative considered was moving the structure off the lot line to meet the zoning district's front yard setback of 15 feet. However, due to the changing site terrain, especially towards the bank of the Fox River, moving the building away from the zero lot line would require importing additional soil fill to the site, causing undue cost to the owner. Additionally, moving the building further from the existing property lines lessens the amount of space available for park programming and lessens visibility from adjacent thoroughfares.

Reasons for not pursuing the alternative(s) listed above

As discussed above, moving the building to the northwest section of the park is not feasible as it would decrease the park's capacity for visitors and create potential noise and site line concerns for facility visitors due to the presence of Graymont's Green Bay Plant to the north. Further, due to the unique site terrain, especially towards the bank of the Fox River, moving the building away from the zero lot line is infeasible as soil fill would result in undue additional costs.

Further, the alternatives listed above are not being pursued as it is believed that moving the structure to the zero lot line would be most beneficial to visitors, the park, and surrounding areas. Moving the building to the zero lot line would keep the structure consistent with the front yard setbacks of surrounding buildings in D1 and D2 districts. The structure placement will also serve as a function of street activation by allowing the building to relate to the right of way, remaining supportive of the overall commercial district.

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 unique physical circumstances including the site's existing terrain, location in proximity to surrounding urban and industrial uses, and constrictive lot lines not intending to serve the ROW, alternative options resulting in noise and site line concerns or undue additional costs to the owner are infeasible. Due to the site's proximity to Graymont's Green Bay Plant (located to the north of the park), alternatives such as shifting the structure to the northwest side of the site are infeasible as they would result in noise, site line, and capacity concerns for facility visitors. Due to the site's current unique terrain, especially concerning the decrease in grade towards the bank of the Fox River, the structure is unable to be placed outside of the 15 foot front yard setback without resulting in the need to import additional soil for site grading, which would cause undue cost to the owner. Further, the current lot lines restrict the site as they were designed to serve as storage space for contaminated soils, not to serve ROW needs. This original design caused the lot lines to be pushed farther into the park than needed for the current site, causing a burden to the parks department as had the contaminated soils not been placed there, the ROW line would have likely been placed closer to the road.

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

Granting the variance would not be contrary to the public interest and would serve to benefit the public interest. The intention of the variance is to allow the building to blend in more with other buildings within the same vicinity, as the park is located adjacent to downtown zoned sites which maintain a zero lot setback for front yards, which have no detrimental impacts to the districts and serves to benefit them. The zero lot setback benefits the respective zones by allowing the buildings to relate to the right of way, serving as a function of street activation and improving the buildings connectivity and visibility to active pedestrian corridors. Due to this, the proposed zero lot setback for the park structure would not create any detriment, nor would appear out of place, and would serve to blend in more with the surrounding area's buildings. The park structure will be able to serve in the public interest by activating the street and improving the connectivity and visibility of Leicht Park within the overall commercial district.

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 intention of the updates to Leicht Memorial Park are to improve the park's relationship with the surrounding commercial areas and pedestrian corridors, allowing more visitors to interact with the downtown corridor and Fox River in a new way. Not

receiving the variance will significantly hinder this effort by decreasing the park building's ability to relate to the right of way and thus its ability to activate the street. It will also decrease the visibility of the building to those passing by.

Further, being required to pursue an alternative infeasible option will cause detriment to the project by increasing grading costs, thus harming the potential funding of other proposed amenities. It would also cause detriment to the experience of building users if the building must be relocated to the northwest side adjacent to Graymont's Green Bay Plant, resulting noise and site line disturbances along with a decreased capacity for event visitors.

VARIANCE NARRATIVE

In accordance with the following findings, a variance is requested to accommodate a zero lot line setback for the structure at Leicht Memorial Park.

Sec. 44-141. (2) Findings. 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.**

Granting the zero lot line variance would not be inconsistent with the spirit, purpose, or intention of the district, as the variance has the intention of benefiting the public and blending in with surrounding buildings. The public will be benefitted through an improved ability to access the park via the pedestrian corridor and through improved visibility along the adjacent frontage of Dousman St. Being that the site is located adjacent to downtown zones with no front yard setback minimums, a zero lot setback would not appear out of place and would serve to blend in more with the surrounding area's buildings.

- 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.**

Due to unique physical circumstances including the site's existing terrain and location in proximity to surrounding urban and industrial uses, the variance is the minimal disturbance to allow the building to be placed on the site without resulting in potential noise and site line concerns or undue additional costs to the owner. Due to the site's location in proximity to Graymont's Green Bay Plant (located to the north), alternatives including flipping the structure to the northwest side of the site were determined to be infeasible as they would result with noise and site line concerns for facility visitors. It would also reduce the capacity of people able to attend events in the park. Due to the site's unique existing terrain, especially towards the bank of the Fox River, the structure is unable to be placed outside of the 15 foot front yard setback without resulting in the need to import additional soil for site grading, which would cause undue cost to the owner. Further, the current lot lines restrict the site as they were designed to serve as storage space for contaminated soils, not to serve ROW needs. This original design caused the lot lines to be pushed farther into the park than needed for the current site, causing a burden to the parks department as had the contaminated soils not been placed there, the ROW line would have likely been placed closer to the road.

- 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.**

The variance is necessary for the preservation and enjoyment of the same property rights possessed by other properties in the vicinity. The intention of the variance is to allow the building to blend in more with other buildings within the same vicinity, as the site is located adjacent to downtown zones (D1 and D2) with no front yard setbacks. The zero lot setback benefits the respective zones by allowing the buildings to relate to the right of way, serving as a function of street activation and improving the buildings connectivity and visibility to active pedestrian corridors. Similarly, allowing a zero lot setback for the proposed park structure will serve in the public interest by activating the street and improving the connectivity and visibility of Leicht Park within the overall commercial district.

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.

The variance will not create substantial detriment to adjacent property and will not impair the spirit, purpose, and intent of the public interest. As mentioned, adjacent sites zoned D1 and D2 maintain a zero lot setback for front yards, which have no detrimental impacts to the respective districts, but actually serve to benefit them. Due to this, the proposed zero lot setback would not create any detriment, nor would appear out of place and would serve to blend in more with the surrounding area's buildings.

e) Hardship. The alleged difficulty in complying with the Municipal Code is not self-imposed nor is it based solely on economic grounds.

The proposed setback variance is not self-imposed nor is it based solely on economic grounds. The proposed variance has the intention of allowing the structure to blend in with surrounding buildings due to their zoning. Being that the site is located adjacent to downtown zones maintaining a zero lot setback for front yards, a zero lot setback at Leicht Park would not appear out of place and would allow the structure blend in more with surrounding buildings. Further, the variance has the intention of improving the park's connectivity and presence within the overall commercial district by allowing the building to relate to the right of way and by improving the park's relationship to the pedestrian activity on Dousman St.

Please contact us at 920.434.2128 or via email with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

Luke Papillon
Assistant Project Manager
Luke.Papillon@ISGInc.com

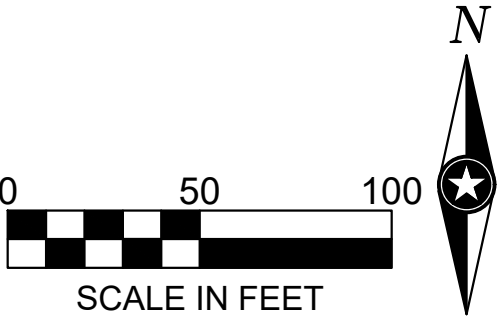
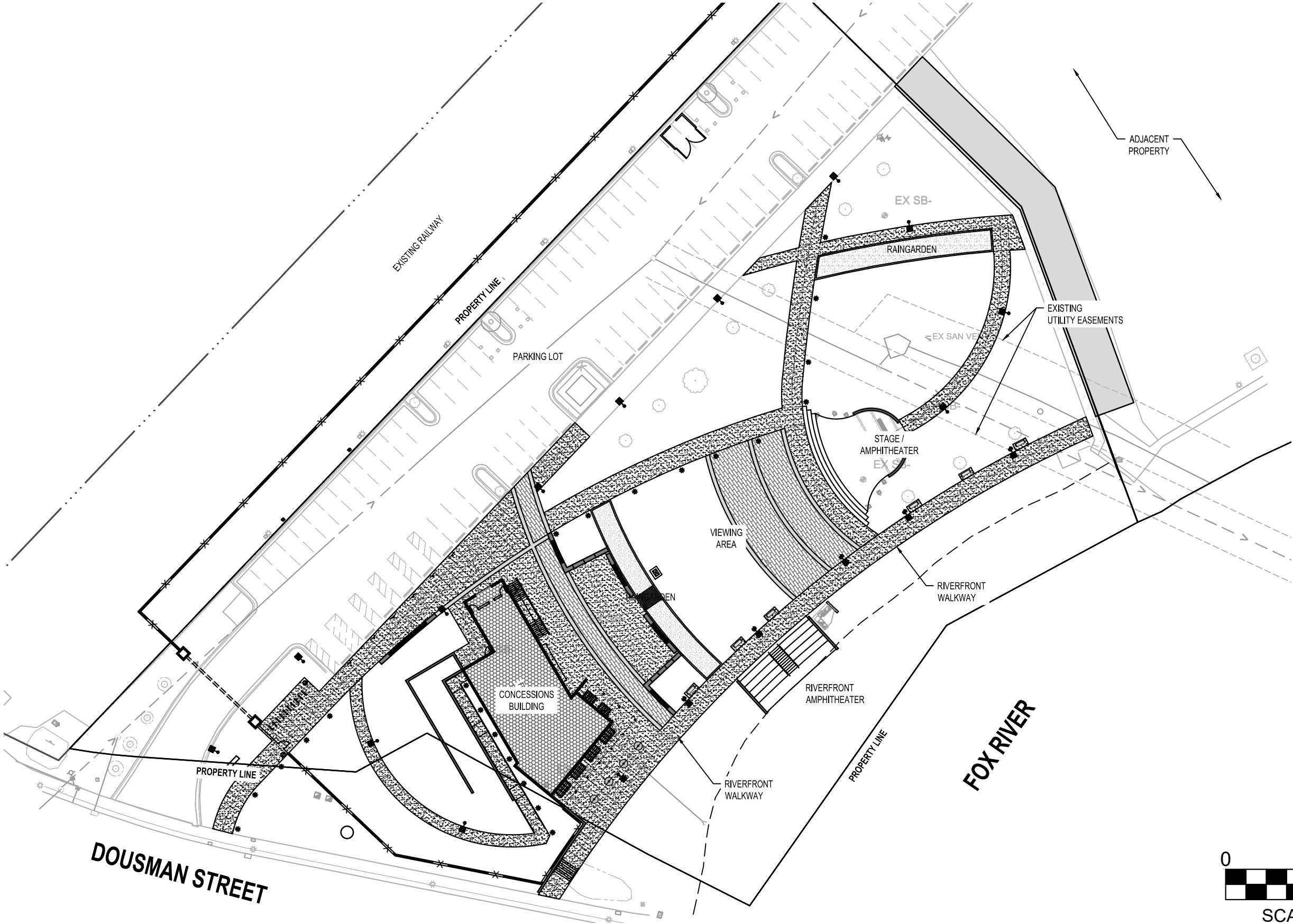


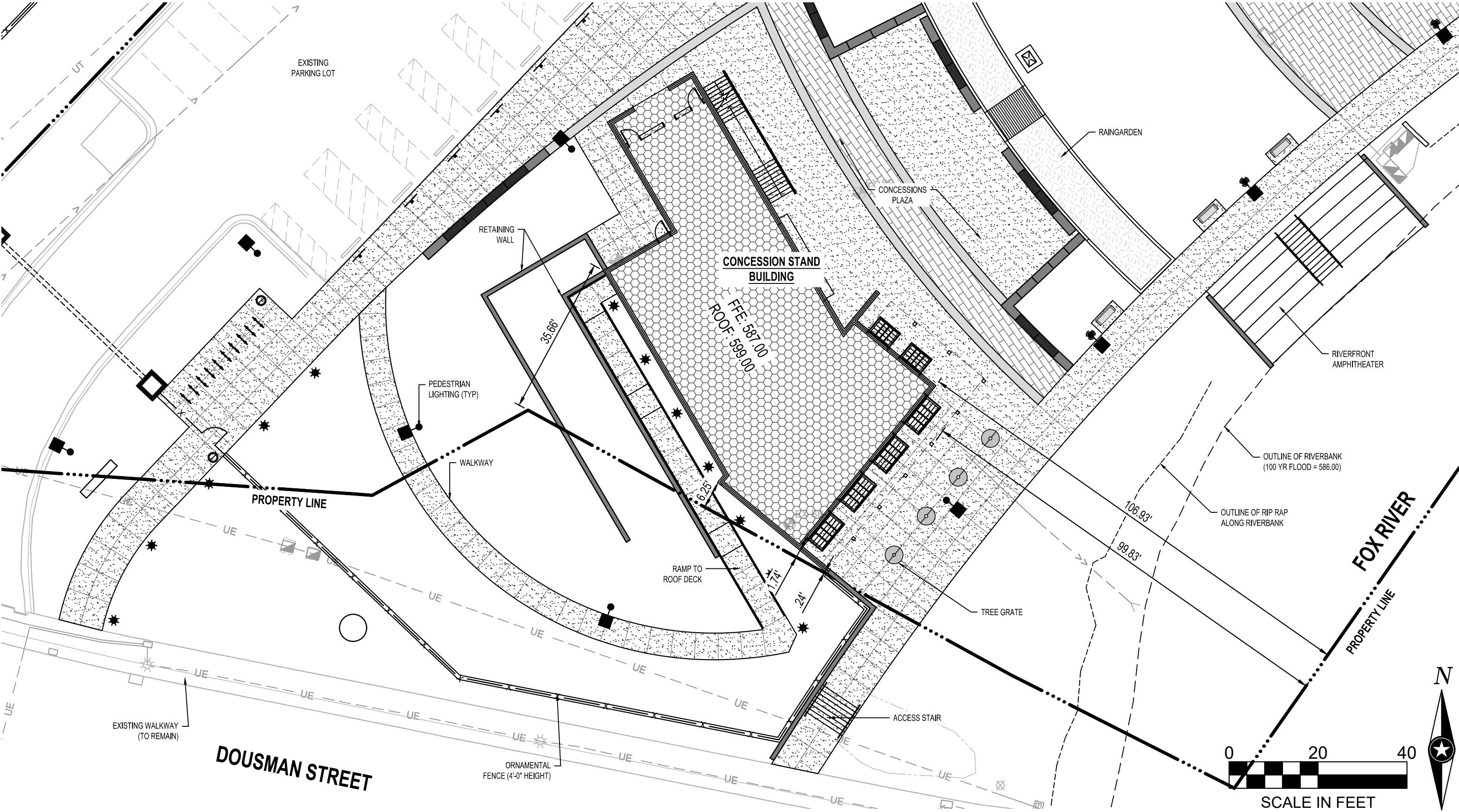






Project:	LEICHT MEMORIAL PARK		
Location:	Green Bay, Wisconsin		
Sheet Number:	1	Of:	2
Calculated By:	MNA / BMD	Date:	February 3, 2023
Checked By:	BMD	Date:	February 3, 2023
Item:	OVERALL SITE PLAN		ISG Project No: 22-26222







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

MEETING DATE

February 20, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.3

(Appeal 23-03) John Jeanquart of Brander Engineering, Inc, applicant; John Nundahl of Georgia-Pacific Corporation, property owner; request relief to allow for a driveway entrance to exceed 35 ft. at the property line and 45 ft. at the curb. The applicant seeks to deviate from the Green Bay Zoning Code, Section 44-1773 (d) 3. (Ald. B. Johnson, District 9).

BACKGROUND

Georgia Pacific is in the process of an expansion at their property at 1919 S. Broadway. A new security gatehouse is proposed along S. Broadway with three lanes of truck traffic entering and existing the site. The applicant is seeking relief to allow for an expansion of a three-lane driveway beyond the maximum limits of Sec. 44-1773 (d) to allow for three driving lanes to enter the facility with said security gatehouse in the middle of the three lanes. Georgia Pacific is seeking a driveway which is 100 ft. wide at the curb and 88 ft. wide at the right of way.

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

1. 23-03 Application
2. 23-03 Site Plan



ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE: 02/03/2023	PROJECT #: 111229	APPEAL #: 23-03
APPLICANT INFORMATION:		
Name: John Jeanquart		
Business Name: Brander Engineering, Inc.		
Address: 975 Hansen Rd.		
City, State, Zip: Green Bay, WI 54304		
Phone: 920-499-0260		
Email: john@brandercti.com		
Property Owner Information (if different from above):		
Name: John Nundahl		
Business Name: Georgia-Pacific Corporation		
Address: 1919 S. Broadway		
City, State, Zip: Green Bay, WI 54307-9131		
Phone: 920-438-2002		
Email: john.nundahl@gapac.com		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: 1919 S. Broadway, Green Bay, WI		
Tax Parcel Number(s): 1-1407		
Describe the Variance Request:		
The project involves construction of a new security gatehouse for semi-truck traffic in the General Industrial District on the west side of Broadway Street. The proposed plan will provide one-way right turn only from the gatehouse onto Broadway Street for the over-the-road truck and semi-trailers, as well as access for shuttle trucks and semi-trailers on the north side of the gatehouse. Reference the attached drawing for more information, including traffic flow of over-the-road semi-trailers and shuttle truck semi-trailers at the gatehouse and on Broadway Street. Variance for an increased driveway width is being requested.		
100' at the curb		
88' @ the RdW		

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).
Section 44-1773(d) - Driveway Width
ALTERNATIVES:
Describe alternatives to your proposal, to include other locations, designs, construction techniques, etc.
Construction of a semi-truck trailer exit on to Joannes Avenue.
Alternatives that you considered that comply with existing regulations:
Reduce driveway width.
Reasons for not pursuing the alternative(s) listed above:
The semi-trucks and trailers have a large turning radius. Reduced driveway width will result in semi-trailers running over the top of the curb and/or will result in the trucks and semi-trailers using the entire width of Broadway Street to make the turn. This will result in traffic congestion on Broadway Street. The semi-truck exit on to Joannes Avenue would result in increased congestion on Broadway Street as UNFI/SuperValu Distribution Center uses Joannes Avenue as its semi-truck trailer exit and entrance.
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.

John Nundahl

Digitally signed by John Nundahl
Date: 2023.02.06 07:23:22 -06'00'

Signature of the Property Owner

John Jeanquart

Digitally signed by John Jeanquart
Date: 2023.02.06 08:36:26 -06'00'

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

John Nundahl

Print Name:

John Jeanquart

Print Name:

02/03/2023

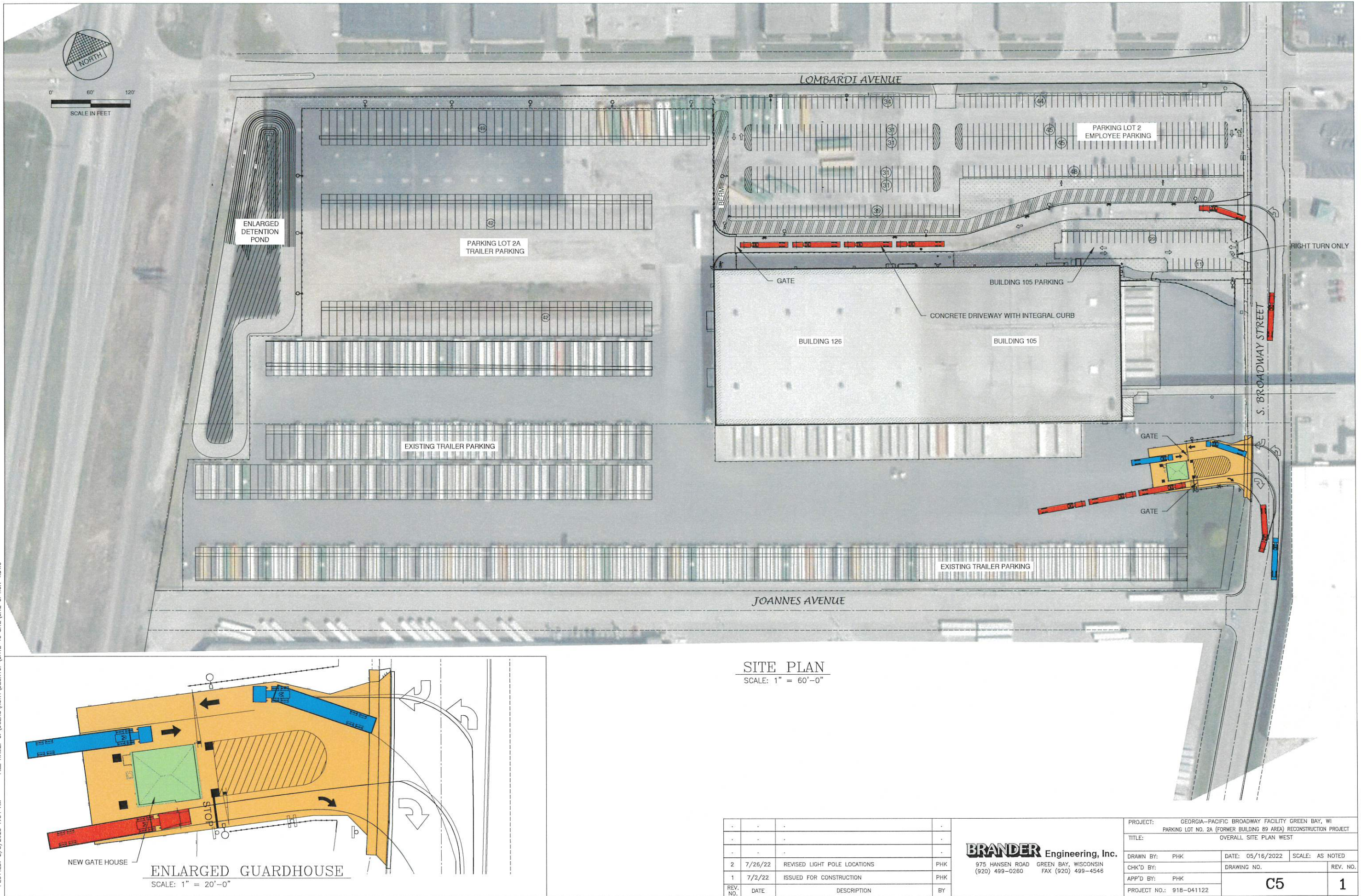
Date

02/03/2023

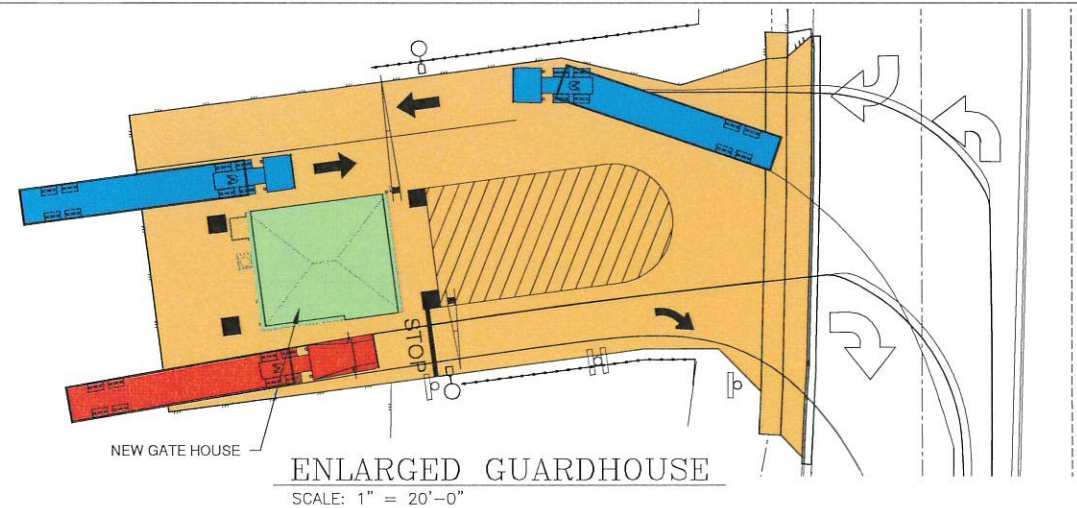
Date

OFFICE USE ONLY:	Parcel#	Residential \$125 _____ Commercial \$250 _____
District: Zoning:	Meeting Date:	Receipt #:
Submittal Date:	Staff Signature:	

FILE NAME: C:\USERS\KURT\Desktop\GATE 40 SITE\SITE OPTION 4.DWG
PLOTTED: 2/3/2023 7:34 AM



SITE PLAN
SCALE: 1" = 60'-0"



NEW GATE HOUSE
ENLARGED GUARDHOUSE
SCALE: 1" = 20'-0"

REV. NO.	DATE	DESCRIPTION	BY
2	7/26/22	REVISED LIGHT POLE LOCATIONS	PHK
1	7/2/22	ISSUED FOR CONSTRUCTION	PHK

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: 05/16/2022	SCALE: AS NOTED
CHK'D BY:		DRAWING NO.	REV. NO.
APP'D BY: PHK		C5	1
PROJECT NO.: 918-041122			