



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, MARCH 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, Corey Bogenschutz

C. Approval of the Agenda.

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

D. Approval of Minutes.

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

E. Regular Business.

- I. (Appeal 23-04) Joua Moua, property owner and applicant, requests relief to allow for the creation of a parking stall within the sideyard setback at 1696 Deckner Avenue. They are requesting a setback fewer than 2.5 ft. from the side yard setback. The applicant seeks to deviate from the Green Bay Zoning Code, Section 44-1747(b)(3)c. (Ald. C. Stevens, District 5)
2. (Appeal 23-05) Joshua Depouw, applicant on behalf of Green Bay Area Public School District, property owner, requests relief to allow impervious surface coverage exceeding that permitted in the most restrictive abutting district and minimum requirements for interior parking lot landscaping for planting areas, landscape islands, and landscape medians at 2222 Deckner Avenue in a PI District. The applicant seeks to deviate from Green Bay Municipal

Code Section 44-856, 44-1965 (1-2). (Ald. C. Stevens, District 5)

3. (Appeal 23-06) John Hansen, property owner and applicant, requests relief to allow a deck within the front yard setback in R1 Low-Density Residential Zoning District at 951 Waverly Place. The applicant seeks to deviate from the Green Bay Zoning Code, Section 44-554. Lot dimension and building bulk requirements, Table 44-2 Note C. Front Yard Setback. (Ald. B. Johnson, District 9)
4. (Appeal 23-07) Josh Depouw of GBAPS, applicant on behalf of Green Bay Area Public School District, property owner, requests relief to allow improvements to stadium facilities within both front and side yard setbacks at parcels 21-2678-D-9 and 21-2285 at Danz Avenue (Preble HS Stadium) in a PI district. The applicant seeks to deviate from the Green Bay Zoning Code, Section 44-856, Table 44-15 Building setbacks-minimum 10 foot side yard setback. (Ald. C. Stevens, District 5)

F. Informational.

1. Date of the next meeting: April 17, 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.

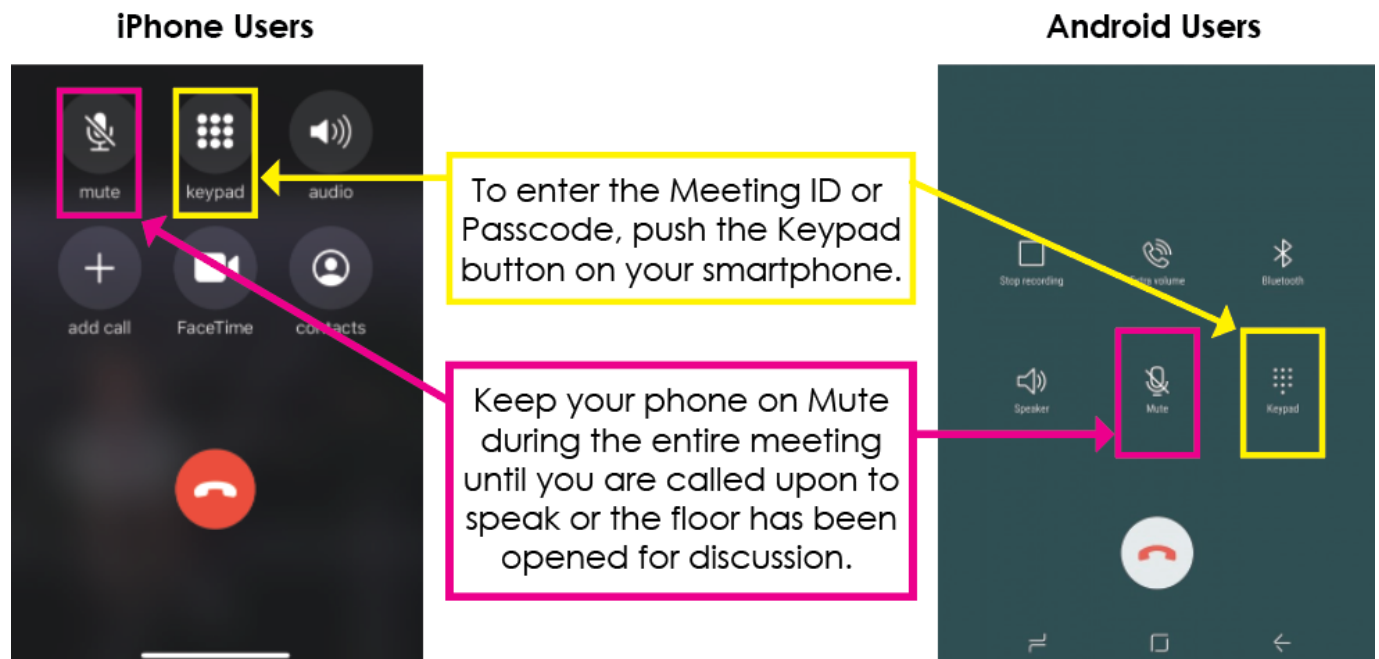
Additional Information

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

March 20, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.1

(Appeal 23-04) Joua Moua, property owner and applicant, requests relief to allow for the creation of a parking stall within the sideyard setback at 1696 Deckner Avenue. They are requesting a setback fewer than 2.5 ft. from the side yard setback. The applicant seeks to deviate from the Green Bay Zoning Code, Section 44-1747(b)(3)c. (Ald. C. Stevens, District 5)

BACKGROUND

Joua Moua is seeking to create a legal parking stall along side a single stall garage at 1696 Deckner Avenue.

The property is a 60 ft. wide lot with a single stall detached garage. A single stall driveway accesses the garage and provides parking for the property. The applicant is looking to create more parking and has been working with the City since being denied on a handful of site plan ideas.

The property owner is seeking to create a legal parking stall 8 ft. wide by 16 ft. deep at the side of the garage stall. However, the distance between the stall and the property line (fence) is slightly over 8 ft. This does not leave the prescribed minimum of 2.5 ft. between a legal parking stall and the sideyard setback. The petitioner is seeking relief to allow for a parking stall to be placed at fence (property line) to create room for minimum dimensions for a legal parking space.

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

1. 23-04 Application
2. 23-04 Image Existing Driveway
3. 23-04 Proposed Site Layout with Variance Referenced



ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE: 2-21-2023	PROJECT #: 111855	APPEAL #: 23-04
APPLICANT INFORMATION: JOVA MOVA		
Name: JOVA		
Business Name:		
Address: 1696 Deckner Avenue		
City, State, Zip: Green Bay WI 54302		
Phone: 920-461-5080		
Email: joavmova9@gmail.com		
Property Owner Information (if different from above):		
Name: Donny Mova		
Business Name:		
Address:		
City, State, Zip:		
Phone:		
Email:		
HAS A SITE PLAN BEEN REVIEWED BY PLANNING STAFF? ☒ YES ☐ NO		
If you checked "NO", do not proceed. You must be in contact a member of the Planning staff to review your site, identify issues with the Zoning Code, and seek potential alternatives. Upon denial of a site plan, a formal variance submission may proceed.		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: 1696 Deckner Avenue		
Tax Parcel Number(s): 21-2299-2		
Describe the Variance Request: We are trying to put in a legal driveway so that its wider and so that pulling out of the driveway makes it more easier.		

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

44-1747(b)(3)c

Its impacting the side yard set back for 1 uncovered parking spot

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 would like to have a wider driveway, and because we have our fences up, it wouldn't really bother the neighbors that much.
The property is narrow.

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

~~It~~ It wouldn't be contrary because the fences are covering it so that it doesn't bother the neighbors.

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

* Why would not getting the variance prevent you from not using your property for the permitted purpose or render conformity with such restrictions unnecessarily burdensome?

Garage placement, width of parcel. Placement of the property line. Neighbors in the area have 2 stall drives and are both legal

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.

DM
Signature of the Property Owner

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

Danny Moya
Print Name:

Jova Moya
Print Name:

2-21-2023
Date

2-21-2023
Date

OFFICE USE ONLY:	Parcel# <u>21-2299-2</u>	Residential \$75 ☒	Commercial \$150 ☐
District: <u>5</u> Zoning: <u>R1</u>	Meeting Date: <u>3-20-23</u>	Receipt #: <u>2762935-5</u>	
Submittal Date:	Staff Signature:		



Variance request

44-1747(b)(3)(i)

1996 Deckner



Deckner



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

MEETING DATE

March 20, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.2

(Appeal 23-05) Joshua Depouw, applicant on behalf of Green Bay Area Public School District, property owner, requests relief to allow impervious surface coverage exceeding that permitted in the most restrictive abutting district and minimum requirements for interior parking lot landscaping for planting areas, landscape islands, and landscape medians at 2222 Deckner Avenue in a PI District. The applicant seeks to deviate from Green Bay Municipal Code Section 44-856, 44-1965 (1-2). (Ald. C. Stevens, District 5)

BACKGROUND

This appeal is apart of a site plan to reconstruct surface parking at Preble High School. Plans have been submitted to improve the existing surface lot north of the high school. The surface lot at the high school is a legal-non-conforming structure as it does not meet a number of existing codes. The school district is looking to repair the lot and replace pavement by removing the existing asphalt down to the base. When this occurs, non-conforming status is lost when over 500 square feet of pavement is compromised.

The city and school district have discussed plans for the parking lot and the school district has brought plans which meet the existing code more than the original plans, but do not fully comply. The new plans vary from old plans by adding 16 landscaped islands, shrinking oversized parking stalls, and adding new ingress/egress features at Deckner. The parking count of 471 stalls remains the same for both. The existing parking lot plan does not meet code with a variety of items:

44-856 Impervious Surface. Maximum impervious surface calculations for a PI lot are based on the neighboring zoning districts. PI does not have a set number, but instead shall not exceed that permitted in the most restrictive abutting district. In this case, R1 Low Density Residential is the most restrictive at a maximum of 50% impervious coverage. The Preble HS lot is 22.5 acres and is currently legal-non conforming with approximately 62% impervious surface in the parcel. The submitted site plans make a slight dent into this number, but the property overall remains above 50%.

44-1965. The new construction does not meet the current code for interior landscaping standards.

Planting area

(1)a. "At least ten percent of the interior area of parking lots with 25 or more spaces shall be devoted to landscape planting areas."

This plan provides for approximately 3.0 percent of the parking area devoted to planting areas.

Landscape islands

(2)a. "Landscape islands shall be provided at the end of each parking row and within the row of parking spaces so that there are no more than 15 consecutive parking spaces without a landscape island."

Each row does not fully comply with the requirements of this provision.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 23-05 Application and Submitted Files



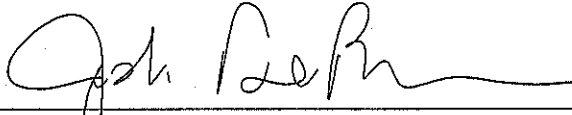
ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE: 2/27/2023	PROJECT #: 111768	APPEAL #: 23-05
APPLICANT INFORMATION:		
Name: Joshua Depouw		
Business Name: Green Bay Area Public School District - on behalf of Preble High School		
Address: 2222 Deckner Avenue		
City, State, Zip: Green Bay, WI 54302		
Phone: (920) 448-2000		
Email: jjdepouw@gbaps.org		
Property Owner Information (if different from above):		
Name: Green Bay Area Public School District		
Business Name: Green Bay Area Public School District		
Address: 200 South Broadway		
City, State, Zip: Green Bay, WI 54303		
Phone: (920) 448-2000		
Email: jjdepouw@gbaps.org		
HAS A SITE PLAN BEEN REVIEWED BY PLANNING STAFF? ☒ YES ☐ NO		
If you checked "NO", do not proceed. You must be in contact a member of the Planning staff to review your site, identify issues with the Zoning Code, and seek potential alternatives. Upon denial of a site plan, a formal variance submission may proceed.		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: 2222 Deckner Avenue, Green Bay, WI 54302		
Tax Parcel Number(s): 21-1178		
Describe the Variance Request:		
Preble High School is proposing to repave their existing 20+ year old north east parking lot. The existing asphalt paving layers shall be removed and then new asphalt pavement poured in place. Existing aggregate base layer to remain.		
City code requires that when an existing non-conforming parking lot is reconstructed that it be brought up to meet code.		
By re-striping the parking lot we will gain 23 parking stalls. Due to the great need for parking stalls at the school, the Green Bay School District is requesting to provide islands with trees, so that the overall number of parking stalls is not reduced. See included C3-10P drawing.		

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).	
See attached sheet.	
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	
There are no further areas to expand parking lots.	
The School property is located within a fully developed residential community.	
This parking lot was constructed in the late 90's and continues to be full during the school year, and for special events.	
Landscaped berms exist on the north side along Deckner to screen from residential, a graded steep slope with fence on the east side to screen from residential, 16' steep sloped elevation difference on the south side, and an 8' elevation difference with landscaped strip and retaining wall on the west side, so there is no more room to expand further.	
Would granting the variance be contrary to the public interest? Explain.	
The School District does not believe the approval of this Variance would negatively impact the public, rather it will continue to assist in keeping students and faculty from having to park on neighboring streets and walking distances to and from vehicles.	
Does unique physical characteristics of your property prevent the compliance with the ordinance? Explain	
Hardship. Preble High School continues to grow in student population. As East Green Bay continues to develop both residential and commercial, this school will need to accommodate those growing families.	
They want to be a good neighbor and be sustainable on their own property as much as possible.	
In requiring this parking lot fully meet Code they would lose approximately 100 parking stalls.	

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

Josh DePouw

Print Name:

2/27/2023

Date

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

Print Name:

Date

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

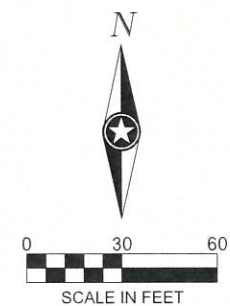
List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).

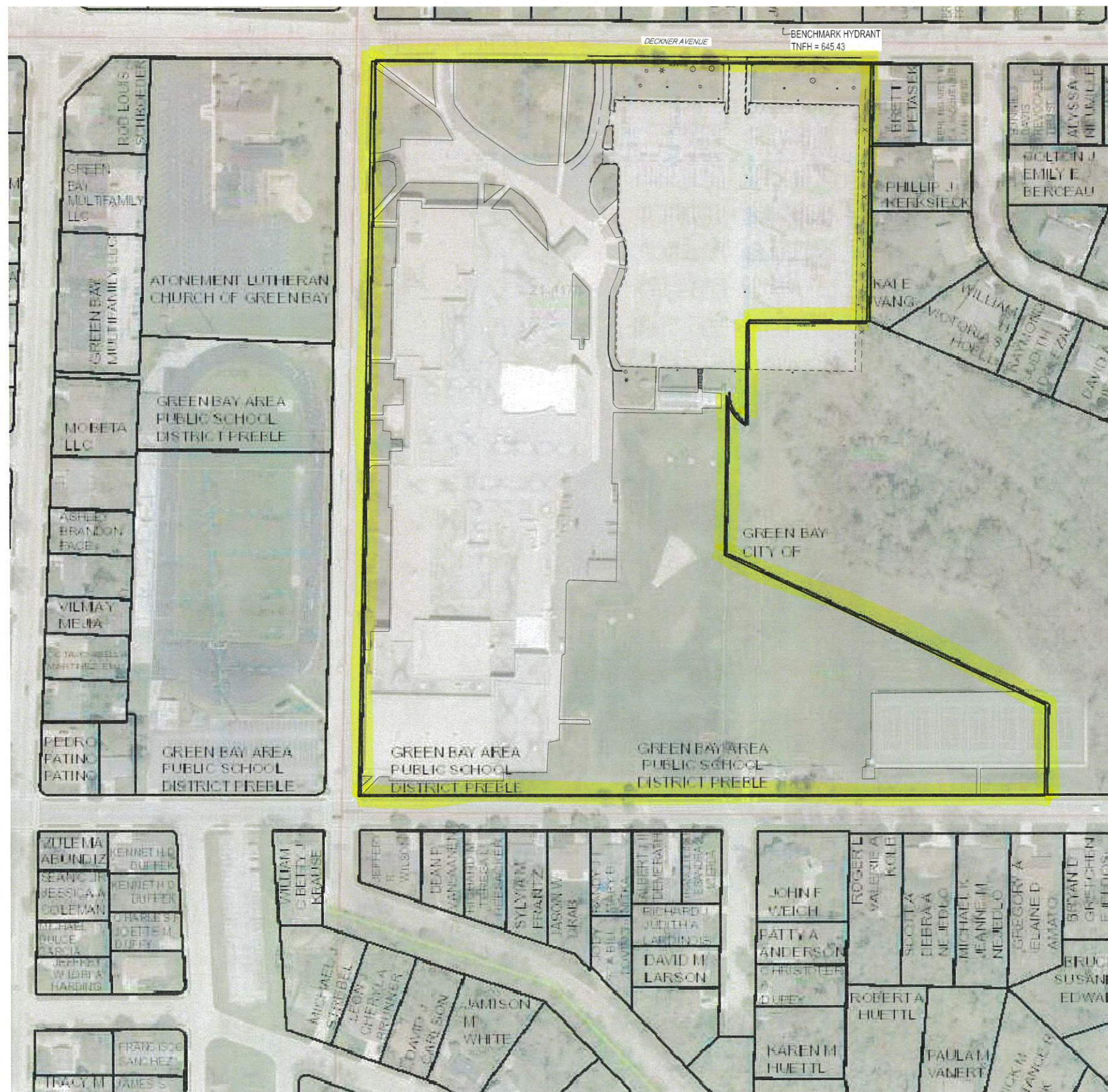
Sec. 44-856. - Dimensional standards.

- Building height and impervious coverage shall not exceed that permitted in the most restrictive abutting district.

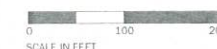
Sec. 44-1965. - Interior parking lot landscaping.

- **Planting area.**
 - o At least ten percent of the interior area of parking lots with 25 or more spaces shall be devoted to landscape planting areas.
 - o Canopy trees shall be provided within the interior of parking lots of 25 or more parking spaces at the minimum rate of one tree per 15 spaces. Trees required to be planted in landscape islands, landscape medians, and perimeter areas shall count toward this requirement.
- **Landscape islands.**
 - o Landscape islands shall be provided at the end of each parking row and within the row of parking spaces so that there are no more than 15 consecutive parking spaces without a landscape island. An alternative to landscape islands at the end of each parking row and within rows is the incorporation of a landscaped median as described in Section 44-1965(c).
- **Landscape medians.**
 - o As an alternative to the required landscaped islands, parking lot landscape medians may be utilized between every other bay of parking in any lot with more than two parallel bays and more than 40 parking spaces. A parking bay shall be defined as one or two rows of spaces accessed from a single drive aisle.





IMPERVIOUS SURFACE CALCULATION:
 EXISTING PROPERTY = 980,100 SF
 EXISTING IMPERVIOUS AREA = 573,387 SF (58.5%)
 PROPOSED IMPERVIOUS AREA = 574,482 SF (58.6%)
 (84,432 SF REDUCTION WOULD BE REQUIRED TO MEET CODE)



GREEN BAY PUBLIC SCHOOLS

PREBLE HIGH SCHOOL PAVING IMPROVEMENTS

GREEN BAY, WISCONSIN

ISG PROJECT # 22-27870

ISG



Green Bay Area
Public School District
Engagement. Equity. Excellence.

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PROJECT
**GREEN BAY
PUBLIC SCHOOLS**
**PREBLE HIGH
SCHOOL PAVING
IMPROVEMENTS**
GREEN BAY WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-27870
FILE NAME	27870 PREBLE-G1-TITLE
DRAWN BY	TMK
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	---
CLIENT PROJECT NO.	---

TITLE
TITLE SHEET

SHEET
G1-10P

LEGEND

EXISTING

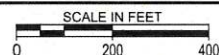
---	CITY LIMITS
---	SECTION LINE
---	QUARTER SECTION LINE
---	RIGHT OF WAY LINE
---	PROPERTY / LOTLINE
---	EASEMENT LINE
---	ACCESS CONTROL
---	WATER EDGE
---	WET
---	WETLAND BOUNDARY
---	WETLAND / MARSH
---	FENCE LINE
---	CULVERT
---	STORM SEWER
---	SANITARY SEWER
---	SANITARY SEWER FORCEMAIN
---	WATER
---	GAS
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TELEPHONE
---	UNDERGROUND TV
---	OVERHEAD UTILITY
---	UNDERGROUND UTILITY
---	UNDERGROUND FIBER OPTIC
---	CONTOUR (MAJOR)
---	CONTOUR (MINOR)
---	DECIDUOUS TREE
---	CONIFEROUS TREE
---	TREE LINE
---	MANHOLE/STRUCTURE
---	CATCH BASIN
---	HYDRANT
---	VALVE
---	CURB STOP
---	POWER POLE
---	UTILITY PEDESTAL / CABINET

PROPOSED

---	LOT LINE
---	RIGHT OF WAY
---	EASEMENT
---	CULVERT
---	STORM SEWER
---	STORM SEWER (PIPE WIDTH)
---	SANITARY SEWER
---	SANITARY SEWER (PIPE WIDTH)
---	WATER
---	GAS
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TV
---	CONTOUR
---	MANHOLE (STORM, SANITARY)
---	CATCH BASIN
---	HYDRANT
---	VALVE



LOCATION MAP



ABBREVIATIONS:

AC	ACRE	CMP	CORRUGATED METAL PIPE	FON	FOUNDATION	HORIZ	HORIZONTAL	MAX	MAXIMUM	PSI	POUNDS PER SQUARE INCH	SY	SQUARE YARD
ADA	AMERICANS WITH DISABILITIES ACT	CO	CLEANOUT	FES	FLARED END SECTION	HR	HOUR	MB	MAIL BOX	PVC	POLYVINYL CHLORIDE	T/C	TOP OF CURB
ADD	ADDENDUM	CONC	CONCRETE	FFE	FINISHED FLOOR ELEVATION	HWL	HIGH WATER LEVEL	MECH	MECHANICAL	PVMT	PAVEMENT	TEL	TELEPHONE
AFF	ABOVE FINISHED FLOOR	CONST	CONSTRUCTION	FPM	FEET PER MINUTE	HWY	HIGHWAY	MH	MANHOLE	QTY	QUANTITY	TEMP	TEMPORARY
AGG	AGGREGATE	CONT	CONTINUOUS	FPS	FEET PER SECOND	HYD	HYDRANT	MIN	MINIMUM	R	RIM	THRU	THROUGH
APPROX	APPROXIMATE	CY	CUBIC YARD	FT	FOOT, FEET	I	INVERT	MISC	MISCELLANEOUS	RAD	RADIUS	TNTH	TOP NUT OF FIRE HYDRANT
ARCH	ARCHITECT, ARCHITECTURAL	C&G	CURB AND GUTTER	FTG	FOOTING	ID	INSIDE DIAMETER	NO	NUMBER	RCP	REINFORCED CONCRETE PIPE	TRANS	TRANSFORMER
BFE	BASEMENT FLOOR ELEVATION	DEMO	DEMOLITION	GA	GAUGE	IN	INCH	NTS	NOT TO SCALE	RD	ROOF DRAIN	TV	TELEVISION
BIT	BITUMINOUS	DIA	DIAMETER	GAL	GALLON	INV	INVERT	NWL	NORMAL WATER LEVEL	REBAR	REINFORCING BAR	T/W	TOP OF WALL
CAD	COMPUTER-AIDED DESIGN	DIM	DIMENSION	GALV	GALVANIZED	IP	IRON PIPE	OC	ON CENTER	REM	REMOVE	TYP	TYPICAL
CB	CATCH BASIN	DS	DOWNSPOUT	GC	GENERAL CONTRACTOR	IPS	IRON PIPE SIZE	OCEW	ON CENTER EACH WAY	ROW	RIGHT OF WAY	UT	UTILITY, UNDERGROUND
CFS	CUBIC FEET PER SECOND	EA	EACH	GFE	GARAGE FLOOR ELEVATION	J-BOX	JUNCTION BOX	OH	OVERHEAD	R/W	RIGHT OF WAY	VCP	VITRIFIED CLAY PIPE
CF	CUBIC FOOT	ELEC	ELECTRICAL	GL	GUTTER LINE	JT	JOINT	OHD	OVERHEAD DOOR	SAN	SANITARY	W/O	WITHOUT
CI	CAST IRON	ELEV	ELEVATION	GPM	GALLONS PER MINUTE	LF	LINEAR FEET	OZ	OUNCE	SCH	SCHEDULE	W/	WITH
CIP	CAST IRON PIPE	EQF	EMERGENCY OVERFLOW	GV	GATE VALVE	LIN	LINEAR	PED	PEDESTAL, PEDESTRIAN	SF	SQUARE FOOT	YD	YARD
CIPC	CAST IN PLACE CONCRETE	EQ	EQUAL	HDPE	HIGH DENSITY POLYETHYLENE	LPS	LOW PRESSURE STEAM	PERF	PERFORATED	SPEC	SPECIFICATION	YR	YEAR
CL	CONTROL JOINT	EX	EXISTING	HD	HEAVY DUTY	LS	LUMP SUM	PL	PROPERTY LINE	SQ	SQUARE		
CL	CENTERLINE	FDC	FIRE DEPARTMENT CONNECTION	HH	HANDHOLE	LSO	LOWEST STRUCTURAL OPENING	PP	POLYPROPYLENE	STA	STATION		

PROJECT INDEX:

OWNER:

GREEN BAY AREA PUBLIC SCHOOL DISTRICT

**200 SOUTH BROADWAY
GREEN BAY, WISCONSIN 54303
PH: (920) 448-2000**

**OWNER CONTACT:
JOSH DEPOUW
MGR OF FACILITIES AND GROUNDS
920-680-4418**

PROJECT

ADDRESS / LOCATION:

**2222 DECKNER AVENUE,
GREEN BAY, WISCONSIN 54302**

MANAGING OFFICE:

**GREEN BAY OFFICE
115 PINE STREET
SUITE 300
GREEN BAY, WI 54301
PHONE: 920.434.2128**

**PROJECT MANAGER: TOM KATERS
EMAIL: TOM.KATERS@ISGINC.COM**

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF GREEN BAY STANDARD SPECIFICATIONS, CURRENT EDITION, WISDOT STANDARD SPECIFICATIONS, 2019 EDITION, WISDOT CONSTRUCTION AND MATERIALS MANUAL, CURRENT EDITION, WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES STATE PLUMBING CODE, CURRENT EDITION, AND STANDARD SPECIFICATION FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, 6th EDITION, UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT (NAD83(2011)) ON THE BROWN COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.

PROPERTY DESCRIPTION

22,502 AC. M/L W/1/2 NW1/4 NW1/4 SEC 4 T33N R21E LYG WLY OF W/L BLONDE ST EXT SLY THEREOF & EX STS & ALSO J13409-03 & PRT OF VAC BLONDE ST DESC IN 1688163 & W 170 FT OF N 362 FT E OF VAC BLONDE ST & LOT 20 1ST ADDN TO SUNRISE ADDN

SHEET INDEX

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SITE SUMMARY

ZONING:	PUBLIC PROPERTY / INSTITUTION
SITE/LOT AREA:	21-1178 (22,502 Ac)

NOTE:
REFERENCE EROSION AND SEDIMENT CONTROL PLAN NOTES, "PROJECT AREAS".

PROJECT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
- CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT "DIGGERS HOTLINE" FOR UTILITY LOCATIONS A MINIMUM OF 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (811 OR 1-800-242-8511).

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

B.M. ELEVATION=645.43

NORTH SIDE FLANGE BOLT ON FIRE HYDRANT NORTH SIDE OF DECKNER AVE. (CENTER PUNCHED)

TOPOGRAPHIC SURVEY

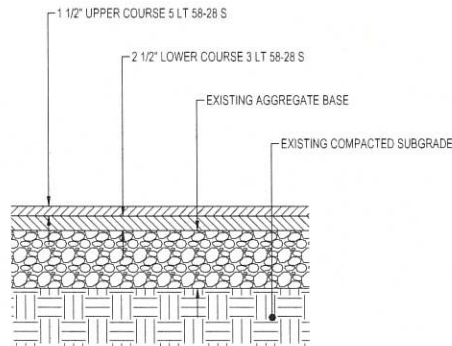
THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN NOVEMBER / 2022 BY ISG.

GENERAL

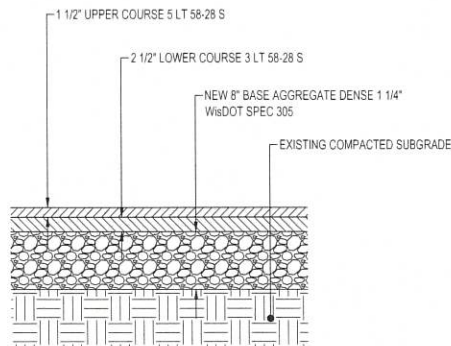
1. THE CONTRACTOR SHALL COORDINATE ACCESS WITH THE PROPERTY OWNER AND SHALL PROVIDE ACCESS TO THE BUILDING DURING THEIR NORMAL OPERATING HOURS.
2. THE LOCATION OF ALL STRUCTURES, OBSTACLES AND EXISTING FACILITIES SHALL NOT BE TAKEN AS CONCLUSIVE. IT SHALL BE ASSUMED THAT THE CONTRACTOR HAS VERIFIED SAID LOCATIONS AS A CONDITION OF THEIR BID AND THEREFORE THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM THEIR ACTIVITIES.
3. THE CONTRACTOR'S STAGING AND MATERIAL STORAGE AREAS MUST BE COORDINATED WITH THE OWNER. ALL SUCH AREAS AND CONSTRUCTION METHODS MUST BE DONE IN A MANNER AS TO AVOID INTERFERENCE WITH THE OWNERS OPERATIONS.
4. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO CARRY OUT THEIR WORK, UNLESS OTHERWISE NOTED.
5. ALL STAKES NECESSARY FOR THE CONTRACTOR TO DETERMINE LOCATION AND/OR GRADES FOR ANY SECTION OF THE WORK HEREIN DESCRIBED SHALL BE SET BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER/ENGINEER A LIST OF ALL MATERIALS PROPOSED TO BE USED PRIOR TO ORDERING OR DELIVERY.
7. MATERIAL TESTS CONDUCTED BY ANY INDEPENDENT TESTING LAB MAY BE ORDERED BY THE OWNER. IF SUCH TESTING IS ORDERED, THE CONTRACTOR SHALL FURNISH THE SAMPLES AND THE COST OF TESTING SHALL BE PAID BY THE OWNER. RETESTING OF ANY FAILING TESTS SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
8. ALL CONTRACTORS SHALL HAVE A COMPETENT FOREMAN, SUPERINTENDENT, OR OTHER REPRESENTATIVE AT THE SITE AT ALL TIMES WHO HAS AUTHORITY TO ACT FOR THE CONTRACTOR.
9. ALL ROAD AND PAVING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION (LATEST EDITION) HEREIN REFERRED TO AS THE STANDARD SPECIFICATIONS, EXCEPT AS MODIFIED HEREIN.
10. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BARRICADING AREAS OF CONSTRUCTION AS MAY BE REQUIRED TO PROTECT AGAINST PERSONAL INJURY AS WELL AS WARN TRAFFIC OF THE CONSTRUCTION SITE WHERE NECESSARY.
11. THE CONTRACTOR SHALL PROTECT EXISTING WALKS, PAVEMENTS, CURBS, WALLS, FENCES, SIGNS, GATES, TURNSTILES, LANDSCAPING AND TREES TO REMAIN DURING CONSTRUCTION.
12. EXISTING UTILITIES SHOW ON THE PLAN ARE APPROXIMATE AND HAVE BEEN OBTAINED FROM AVAILABLE RESOURCES OR FIELD LOCATED. THERE MAY BE OTHER EXISTING UTILITIES THAT ARE NOT SHOWN ON THE PLAN. THE CONTRACTOR SHALL TAKE CARE TO VERIFY THE LOCATION OF EXISTING UTILITIES.
13. SOIL BORING INFORMATION WAS PREPARED FOR THIS SITE. CONTRACTOR WILL BE PROVIDED BORING LOGS UPON REQUEST.

UTILITY NOTES

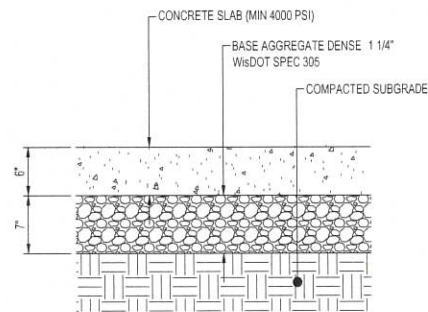
1. SITE UTILITIES SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
2. THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE, AND DEPTH), SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION. SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATIONS OF UTILITIES FOR THEIR OWN WORK.
4. CONTRACTOR TO ADJUST ALL EXISTING SURFACE INFRASTRUCTURE (HYDRANTS, VALVES, HANDHOLES, CASTINGS, IRRIGATION SYSTEM, UTILITY PEDESTALS, ETC) AS REQUIRED TO MEET PROPOSED GRADE.
5. ALL UTILITY MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL STANDARDS FOR EACH UTILITY AGENCY HAVING JURISDICTION.
6. TRENCHES FOR ALL UTILITY LINES SHALL BE BACKFILLED COMPLETELY WITH SELECT GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
7. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES AND CONDUITS TO AVOID CONFLICTS AND PROVIDE REQUIRED MINIMUM DEPTHS OF COVER. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL BENDS WITH THRUST BLOCKS REQUIRED TO ASSURE PROPER INSTALLATION OF WATER MAINS AND LATERALS.
8. IN THE EVENT OF A CONFLICT BETWEEN WATER LINES AND STORM DRAINS, THE CONTRACTOR SHALL EITHER ADJUST THE WATER LINE DOWNWARD IN SUCH A MANNER SO THAT THE PIPE MANUFACTURER'S RECOMMENDATIONS ON PIPE DEFLECTION AND JOINT STRESS ARE NOT EXCEEDED OR THE CONTRACTOR SHALL PROVIDE APPROPRIATE BENDS AND CROSSINGS.
9. ALL COORDINATES AND DIMENSIONS ARE TO THE CENTERLINE OF UTILITIES AND STRUCTURES.



4" PAVEMENT SECTION
ON EXISTING AGGREGATE BASE
NTS

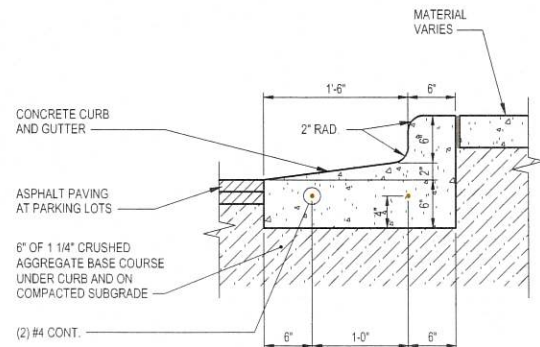


4" PAVEMENT SECTION
ON NEW AGGREGATE BASE
NTS

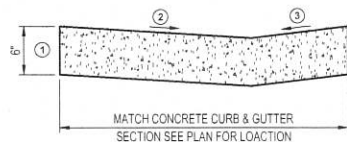


DRIVEWAY
CONCRETE PAVEMENT
NTS

- CONTRACTION JOINTS SHALL BE EVERY 15'-0" OR AS DESIGNATED BY THE ON-SITE ENGINEER
- 6"x6" EXP. JOINTS (3/4") SHALL BE PLACED AT CURB HEAD AT END OF RADII
- #4 R/F BARS SHALL BE 20'-0" LG. WITH A 3/4" EXP. TUBE REQ'D ON ONE END AT EXP. JOINTS
- #4 R/F BARS SHALL BE OVERLAPPED 1'-0" MIN



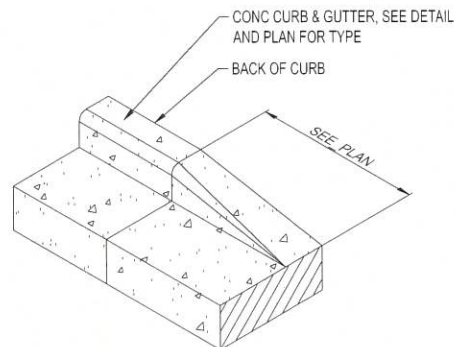
REVERSE PITCH
CONCRETE CURB & GUTTER
NTS



NOTES:

1. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 8" MINIMUM GUTTER THICKNESS IS MAINTAINED.
2. USE 4% GUTTER SLOPE UNLESS OTHERWISE NOTED IN THE PLANS
3. ENTRANCE CURB SLOPE IS VARIABLE

DRIVEWAY ENTRANCE CURB
NTS



CURB HEAD TRANSITION
NTS ST270

ISG



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PROJECT
**GREEN BAY
PUBLIC SCHOOLS**

**PREBLE HIGH
SCHOOL PAVING
IMPROVEMENTS**

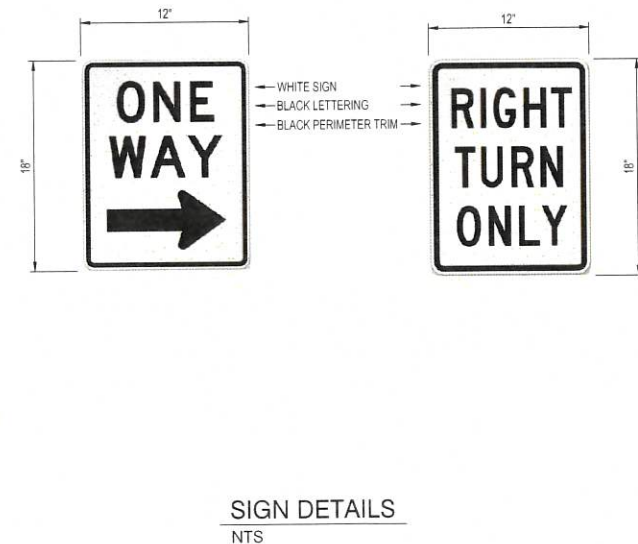
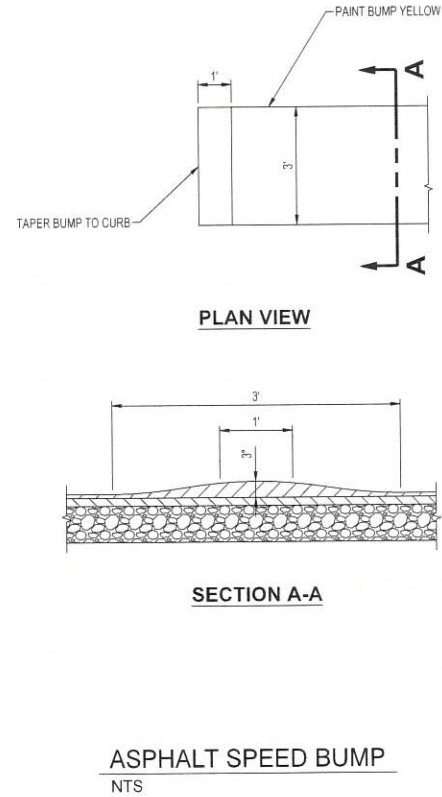
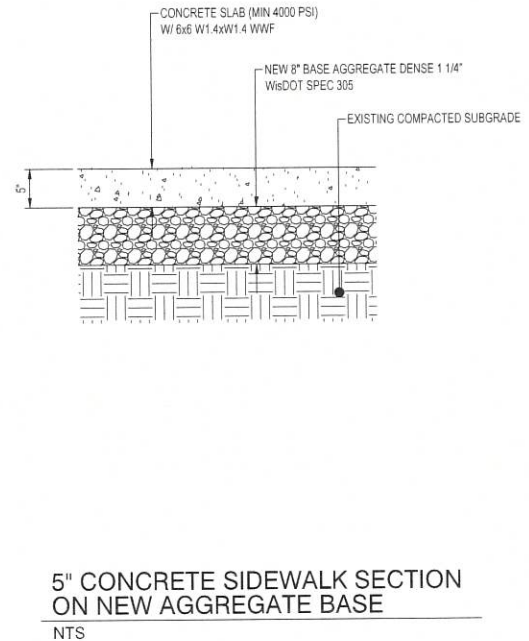
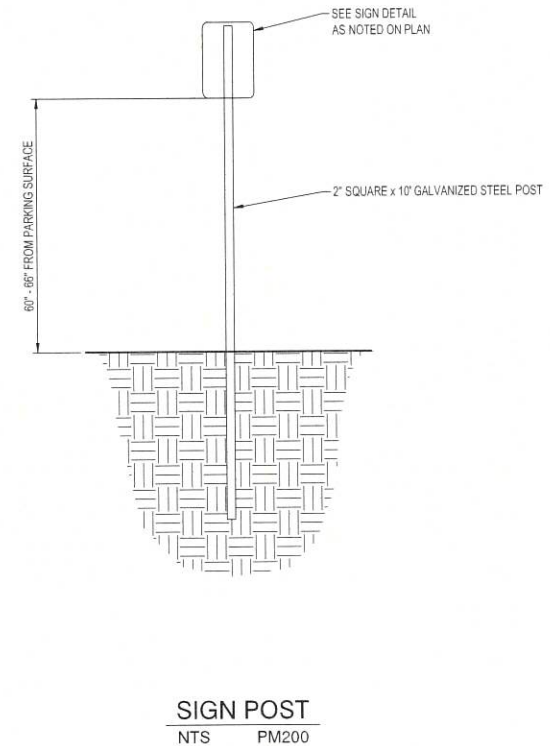
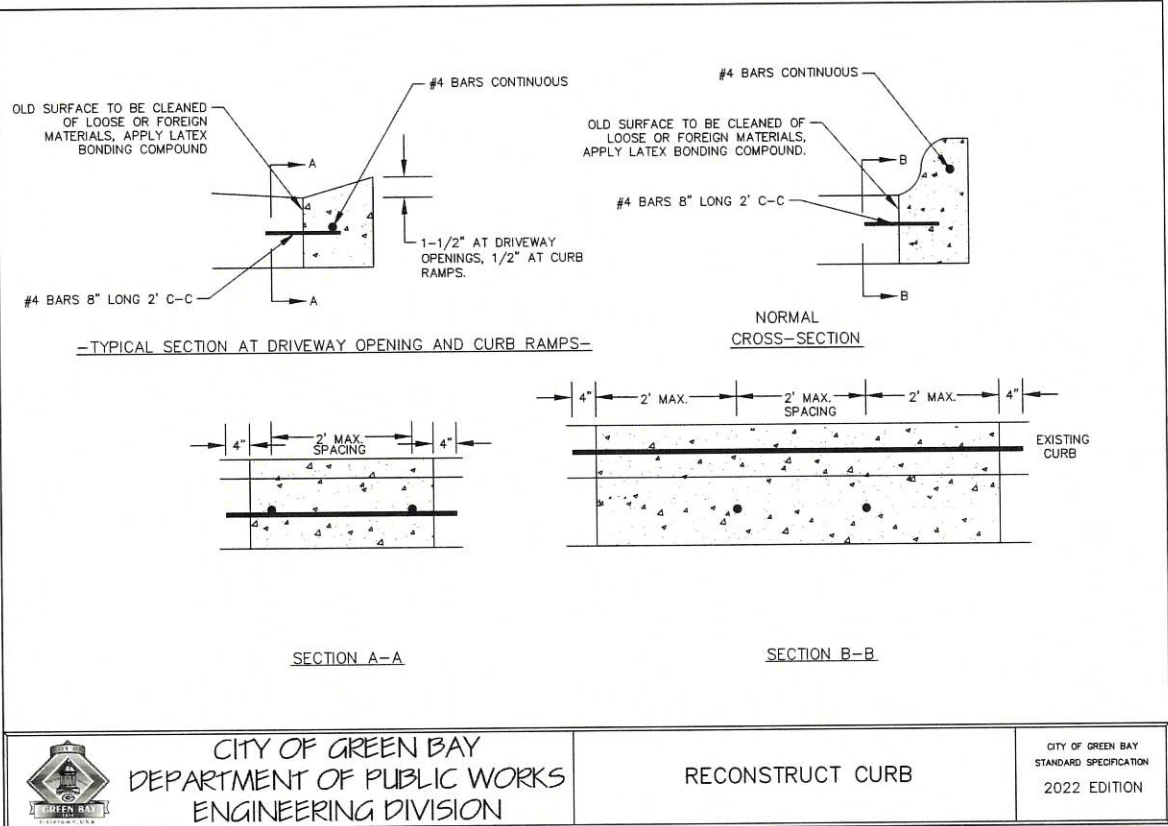
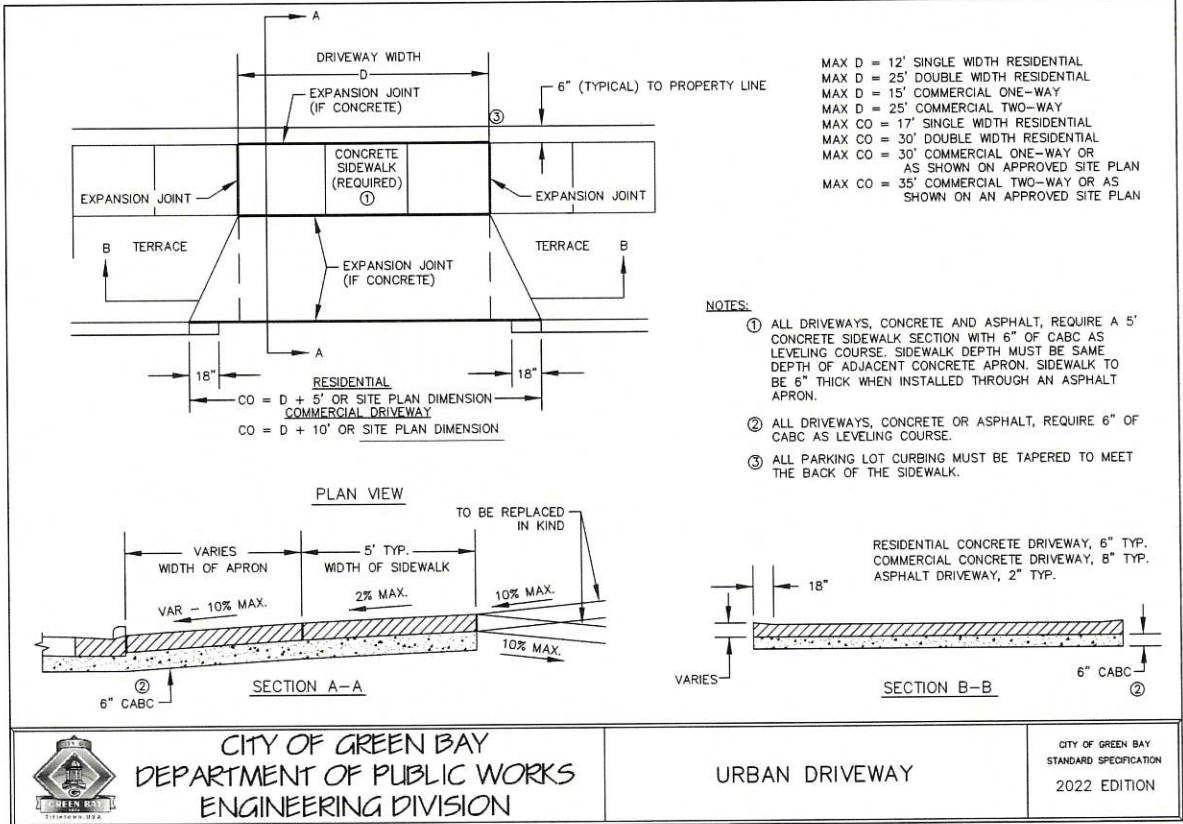
GREEN BAY WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-27870
FILE NAME	27870 PREBLE-C0-DETAIL
DRAWN BY	TMK
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	---/---/---
CLIENT PROJECT NO.	---

TITLE
**SITE
SPECIFICATIONS
AND DETAILS**

SHEET
C0-10P



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PROJECT
**GREEN BAY
PUBLIC SCHOOLS
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SCHOOL PAVING
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GREEN BAY WISCONSIN

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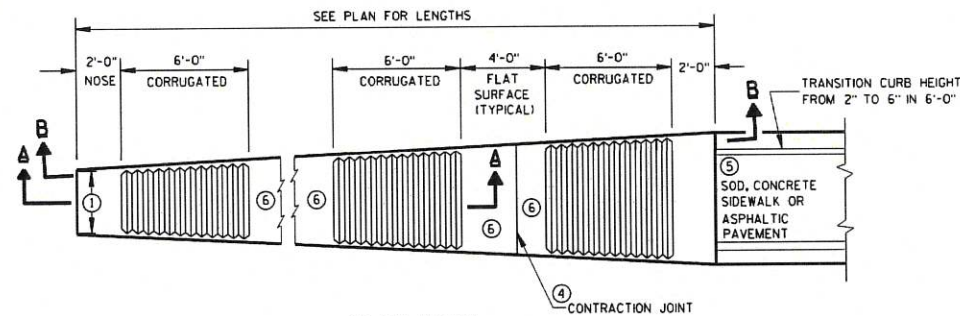
TITLE

SITE DETAILS

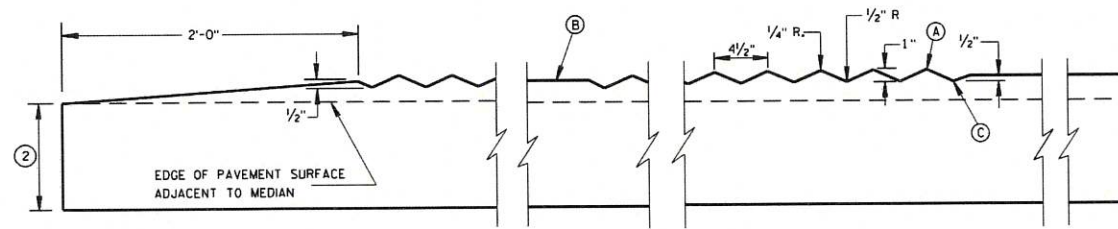
SHEET

C0-11P

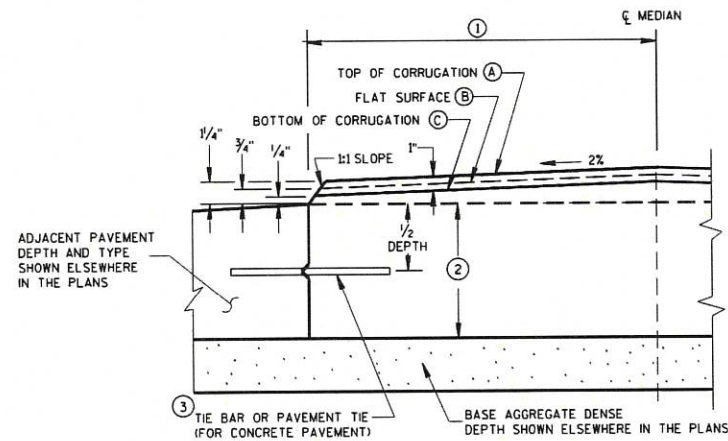
SDD 11B1 Concrete Corrugated Median



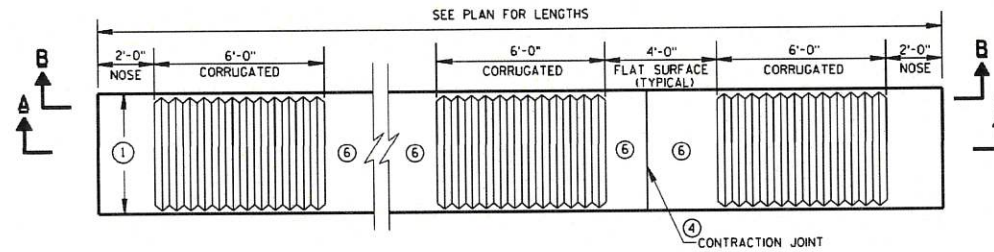
PLAN VIEW
VARIABLE WIDTH CONCRETE CORRUGATED MEDIAN



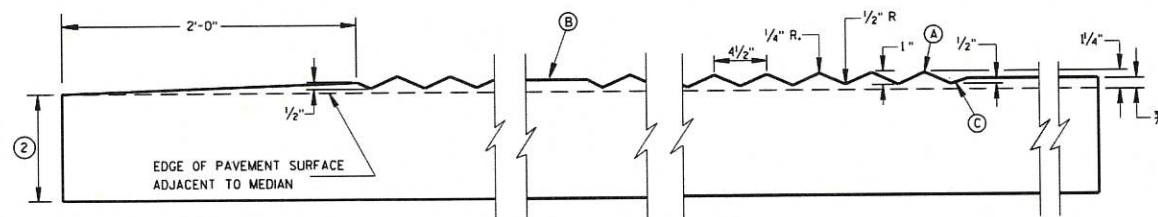
SECTION A-A
LONGITUDINAL SECTION



HALF CROSS SECTION
CONCRETE CORRUGATED MEDIAN AND ADJACENT PAVEMENT



PLAN VIEW
UNIFORM WIDTH CONCRETE CORRUGATED MEDIAN



SECTION B-B
LONGITUDINAL SECTION

GENERAL NOTES

- SEE PLANS FOR CONSTANT OR VARIABLE WIDTH.
- THE DEPTH OF THE CONCRETE CORRUGATED MEDIAN SHALL BE 9-INCHES UNLESS SHOWN OTHERWISE IN THE PLAN. ADJACENT PAVEMENT STRUCTURE DETAILS ARE SHOWN IN THE PLAN. TYPICAL OPTIONS ARE:
(1) NEW OR EXISTING CONCRETE PAVEMENT.
(2) ASPHALTIC CONCRETE OVER NEW OR EXISTING CONCRETE BASE COURSE, OR PAVEMENT.
(3) ASPHALTIC PAVEMENT OVER BASE AGGREGATE DENSE.
- TIE BARS OR PAVEMENT TIES REQUIRED IN NEW CONCRETE PAVEMENT OR CONCRETE BASE COURSE. TIE BARS SHALL BE NO. 4 X 2'-0" SPACED AT 2'-0" C-C. INSTALL TIE BARS TO MAINTAIN A MINIMUM OF 3-INCHES OF COVER BETWEEN THE TIE BAR AND THE CONCRETE SURFACE (BOTTOM AND TOP). PAVEMENT TIES REQUIRED IN EXISTING CONCRETE PAVEMENT OR CONCRETE BASE COURSE. PAVEMENT TIES SHALL BE NO. 6 X 1'-0" SPACED AT 3'-0" C-C INSTALLED ON A HORIZONTAL SKEW OF 6:1. THE DIRECTION OF SKEW SHALL ALTERNATE AFTER EVERY ONE OR TWO BARS.
- CONCRETE CORRUGATED MEDIAN CONTRACTION JOINTS SHALL BE CONSTRUCTED TO MATCH THE JOINTS IN ADJACENT CONCRETE PAVEMENT. WHERE ADJACENT PAVEMENT IS ASPHALT WITH BASE AGGREGATE DENSE, TRANSVERSE CONTRACTION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS.
- SURFACE TYPE AND DETAILS ARE DEFINED ELSEWHERE IN THE PLAN.
- YELLOW MARKING ON FLAT SURFACE WHEN MEDIAN SEPARATES OPPOSING TRAFFIC.

CONCRETE CORRUGATED MEDIAN

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
12/17/07
DATE
1/5/ Jerry H. Zoog
ROADWAY STANDARDS DEVELOPMENT
ENGINEER
FHWA

6

S.D.D. 11 B 1-5

6

S.D.D. 11 B 1-5



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PROJECT
**GREEN BAY
PUBLIC SCHOOLS
PREBLE HIGH
SCHOOL PAVING
IMPROVEMENTS**
GREEN BAY WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 22-27870
FILE NAME 27870 PREBLE-C0-DETAIL
DRAWN BY TMK
DESIGNED BY ...
REVIEWED BY ...
ORIGINAL ISSUE DATE --/--/--
CLIENT PROJECT NO. -

TITLE

SITE DETAILS

SHEET

C0-12P



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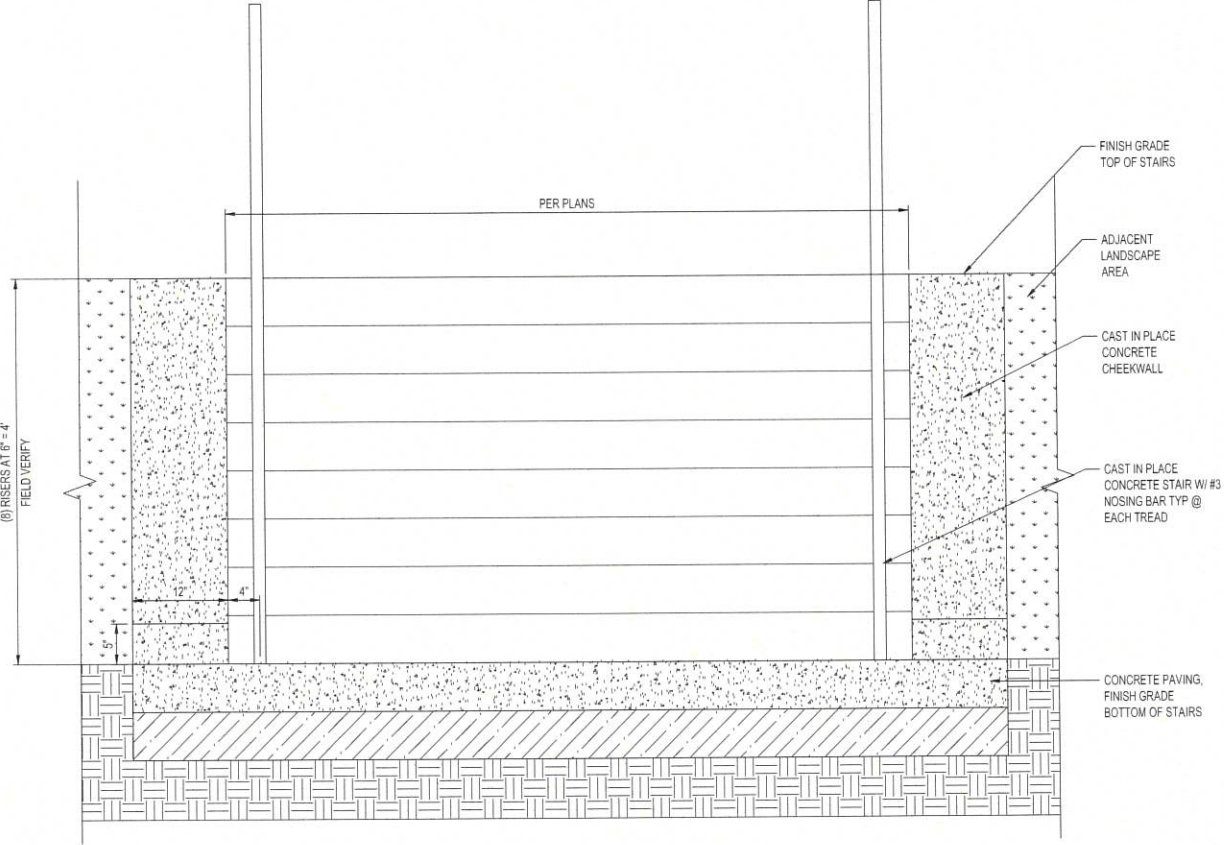
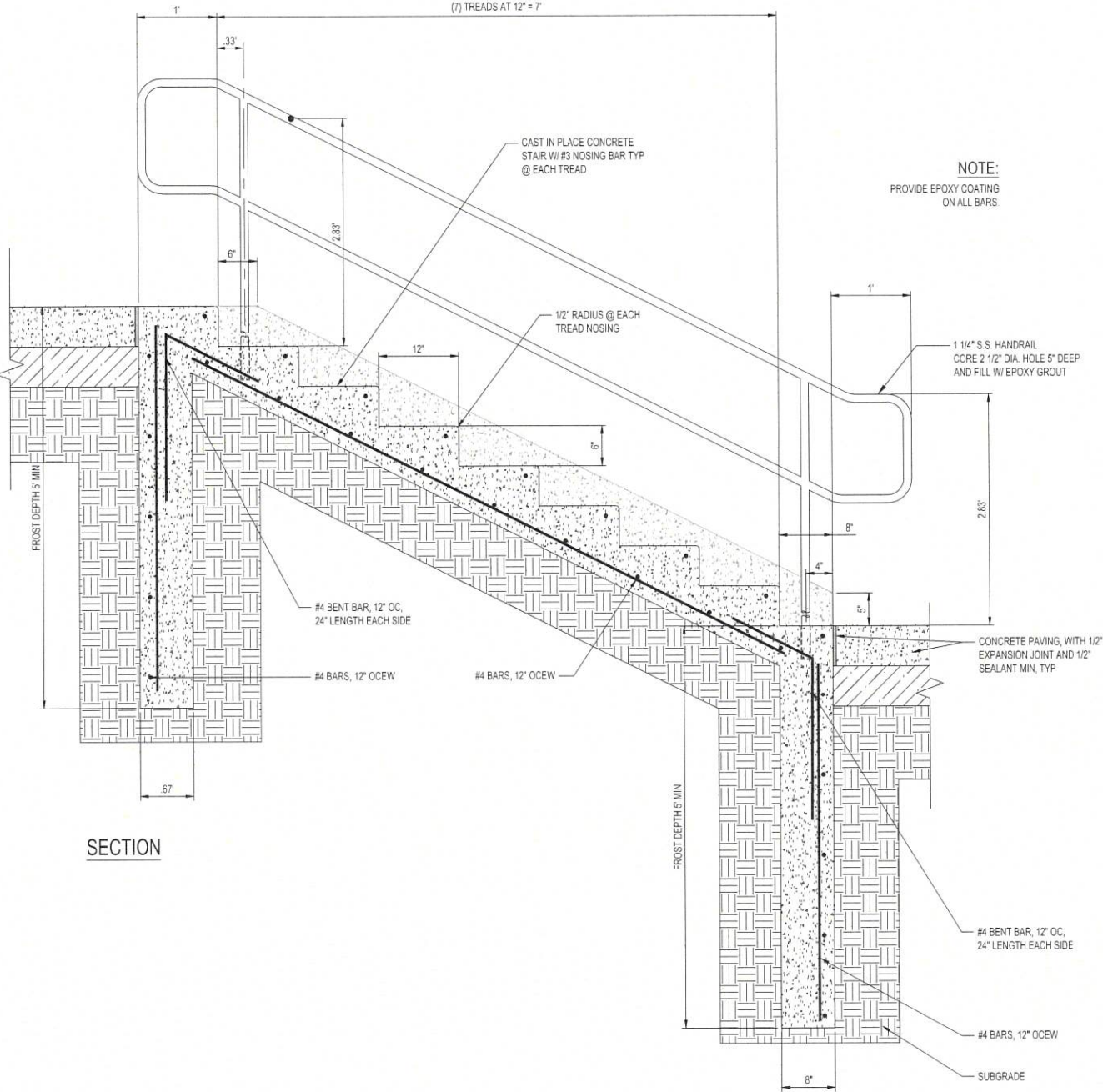
PROJECT
**GREEN BAY
PUBLIC SCHOOLS**
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SCHOOL PAVING
IMPROVEMENTS**
GREEN BAY WISCONSIN

REVISION SCHEDULE		
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CLIENT PROJECT NO.	-

TITLE
SITE DETAILS

SHEET
C0-13P



STAIR SECTION AND ELEVATION
NTS

EROSION AND SEDIMENT CONTROL PLAN NOTES:

GENERAL PROJECT INFORMATION:

PROJECT NARRATIVE:

This project consists of resurfacing the existing parking lot, widening the main entrance driveway to 3 lanes, adding a stair and sidewalk access at the parking lot south end for staff, and adding speed bumps within the parking lot.

RESPONSIBLE PARTIES:

Contractor and Owner are required to apply for and receive an Erosion Control Permit from the City of Green Bay at least 7 days prior to beginning work.

Contractor and owner shall identify a person knowledgeable and experienced in the application of erosion prevention and sediment control who will oversee the implementation of the BMP's throughout construction.

Company: Contact Person:
Phone:

PROJECT AREAS:

Area of earth disturbance = 0.04 acres
Existing area of impervious surface = 4.05 acres
Post construction area of impervious surface = 4.07 acres
Total new impervious surface area created = 0.02 acres

Minimum area of new impervious surface created requiring permanent storm water management = 0.50 acres

GENERAL CONSTRUCTION SEQUENCING:

- JUNE 2023 - INSTALL STONE TRACKING PAD, SEDIMENT LOGS, CONCRETE WASHOUT STATION, AND PLACE FILTER FABRIC UNDER SPECIFIED EXISTING INLET GRATES AS NEEDED.
- JUNE 2023 - REMOVE ITEMS PLANNED FOR DEMOLITION.
- JUNE / JULY 2023 - FINE GRADE GRAVEL BASE. REMOVE AND REPLACE AREAS WITH POOR COMPACTION AS APPROVED BY ENGINEER. PATCH CRACKED CONCRETE CURBING WHERE SPECIFIED. POUR NEW ASPHALT PAVING.
- JULY / AUGUST 2023 - PROVIDE 6" OF TOPSOIL AS NECESSARY IN AREAS WHERE EXISTING GRASS WAS DISTURBED, AND SEED. ESTABLISH VEGETATION.
- SEPTEMBER 2023 - REMOVE EROSION CONTROLS.
- CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION. MAINTAIN EROSION CONTROLS IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS.
- CONTRACTOR TO DISPOSE OF SOLIDS, SEDIMENT, FILTER BACKWASH, OR OTHER WASTE THAT IS REMOVED FROM OR RESULTS FROM THE TREATMENT OR CONTROL OF STORM WATER IN COMPLIANCE WITH APPLICABLE STATE LAWS AND REGULATIONS AND IN A MANNER THAT PREVENTS ANY WASTE FROM ENTERING WATERS OF THE STATE. DEPOSIT SEDIMENT IN AN APPROVED LANDFILL.

NOTE: DATES SHOWN ARE TENTATIVE. CONTRACTOR WILL MODIFY AS NEEDED TO FIT ACTUAL CONTRACT REQUIREMENTS.

CONSTRUCTION ACTIVITY NOTES:

EROSION PREVENTION:

Construction of silt fence and all other erosion control measures shall be complete before other construction activity occurs. Use phased construction wherever practical and establish turf as soon as possible to minimize sediment transport.

Turf establishment or temporary seeding or mulching of all exposed soil not being actively worked should be practiced following the table below:

Type of Slope or Disturbance Area	Time Area can Remain Open Without Being Actively Worked
	Normal Water
Steeper than 3:1	7 days
10:1 to 3:1	7 days
Flatter 10:1	7 days
Ditches	1 day
Pipe Ends	1 day
Within 200 Feet of Surface Water	1 day

Temporary cover during construction is incidental.

Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours after connection to a surface water.

All exposed soils shall be seeded or sodded at the earliest possible time to prevent/reduce erosion.

Refer to Proposed Site Plan sheet C3-10P.

Temporary mulching shall be applied at a rate of 2 tons/acre. Mulch shall be disc anchored.

Additional erosion prevention measures may be found in the permit and WDNR's Best Management Practices.

SEDIMENT CONTROL PRACTICES:

Construction of silt fence and all other erosion control measures shall be complete prior to land disturbing activities occur.

A rock construction entrance or other approved alternative must be constructed at the entry point to the project site.

Inlet erosion protection shall be installed and maintained until turf or pavement has been established.

The contractor shall be responsible to control erosion from leaving the construction zone. All eroded material that leaves the construction zone shall be collected by the contractor and returned to the site at the contractor's expense.

Contractor shall maintain a 50-foot natural buffer or use redundant sediment controls near surface waters if a buffer is not feasible.

Contractor shall take the necessary steps to minimize soil compaction and preserve topsoil on site.

All streets must be swept within 24 hours when any tracking occurs.

Silt fence or other effective erosion control measures must be installed around the perimeter of any soil stockpiled, including temporary stockpiles, at this location or any other on the project site. Stockpiles cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.

Perimeter control shall be installed along the back of curb immediately following curb installation at all locations with positive drainage to parking lot and/or streets, and remaining until stabilization is achieved. This shall be accomplished through the use of silt fence. (Biorolls, Rock logs, or other methods approved by the engineer prior to installation shall also be placed acceptable)

Temporary sediment basin shall be required for common drainage locations that serve all area with 5 or more acres disturbed at one time.

CONSTRUCTION ACTIVITY NOTES:

DEWATERING AND BASIN DRAINING:

Dewater sediment-laden water to sedimentation basins if possible, or use other BMP's to prevent erosion when discharging to surface waters. Use appropriate energy dissipation measures on all discharges.

Dewatering practices cannot cause nuisance conditions, erosion or in receiving channels or inundation of wetlands resulting in adverse impacts.

POLLUTION PREVENTION:

All solid waste collected from the construction site must be disposed in accordance with all applicable regulations.

All hazardous materials (oil, gasoline, fuel, paint, etc) must be properly stored to prevent spills, leaks, or other discharge. Storage areas shall provide secondary containment and a hazardous materials spill kit. Equipment fueling and maintenance shall occur in a designated, contained area. Storage and disposal of hazardous waste must be in compliance with all applicable regulations. All runoff containing any hazardous material must be properly collected and disposed. No engine degreasing shall be allowed on site.

All sanitary wastes must be collected from portable units on site by a licensed sanitary waste management contractor. The units must be secured and shall be maintained on a regular basis as needed to prevent overfilling.

Emergency Spill Plan - The Contractor is responsible for all construction personnel to be informed of the manufacturers' recommended spill cleanup methods, and the location of that information and cleanup supplies. If a spill occurs, the following steps shall be followed:

- Observe the safety precautions associated with the spilled material. Stop the source of the spill, if you can do so safely. Call 911 if fire or public safety hazards are created.
- Contain the spilled material. Dirt, sand, or any semi-impermeable material may be used to create a containment structure to prevent the material from flowing.
- Report the spill to the Wisconsin Department of Natural Resources.
- Clean up the spilled material and dispose of the wastes properly. With the exception of used oil, waste generated from petroleum spills that have been reported and cleaned up immediately are exempt from Wisconsin's Hazardous Waste Rules. Waste generated from used oil spills must be sent to a facility for energy recovery.

The contractor is responsible for monitoring air pollution and ensuring it does not exceed levels set by local, state, or federal regulations. This includes dust created by work being performed on the site. Air pollution and dust control correction is considered incidental to the unit bid prices for which work is being performed. Additional dust control measures may be required by the Engineer.

Provide Dust Control in areas of concrete removal, slurry control, and clean-up of concrete slurry immediately upon completion.

Concrete washout on site. All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations areas. Liquid and solid wastes must be disposed of properly and in compliance with WDNR regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.

INSPECTION AND MAINTENANCE:

The Contractor is Responsible for the implementation of the Erosion Control Plan including inspections and maintenance.

The Contractor must routinely inspect the construction site once every seven (7) days during active construction and within 24 hours of a rainfall event greater than 0.5 inches in a 24 hour period.

All inspections performed during construction must be recorded and records retained on site on site. Contractor is responsible for keeping a record of all rainfall data & erosion control maintenance until final establishment of turf.

All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the fence. Erosion control and other BMP's must be replaced, repaired, or supplemented when they reach 33% design load.

FINAL STABILIZATION:

The Permittee(s) must ensure final stabilization of the site. All temporary erosion control measures and BMP's must be removed as part of the final site stabilization.



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PROJECT

**GREEN BAY
PUBLIC SCHOOLS**

**PREBLE HIGH
SCHOOL PAVING
IMPROVEMENTS**

GREEN BAY WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

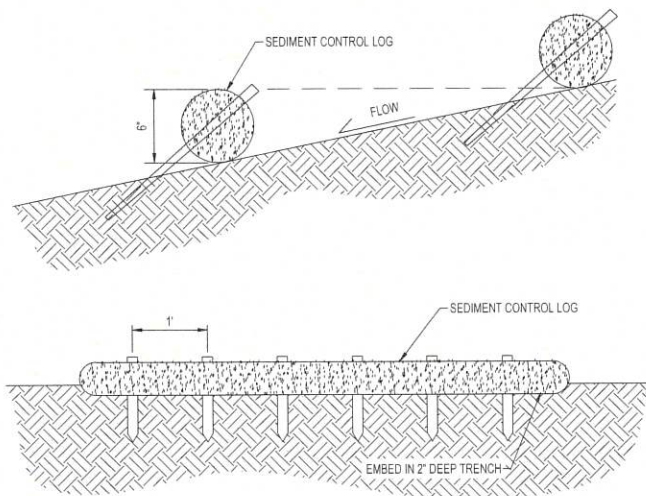
PROJECT NO.	22-27870
FILE NAME	27870 PREBLE-C1-EROSION
DRAWN BY	TMK
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/---
CLIENT PROJECT NO.	-

TITLE

**EROSION
CONTROL NOTES**

SHEET

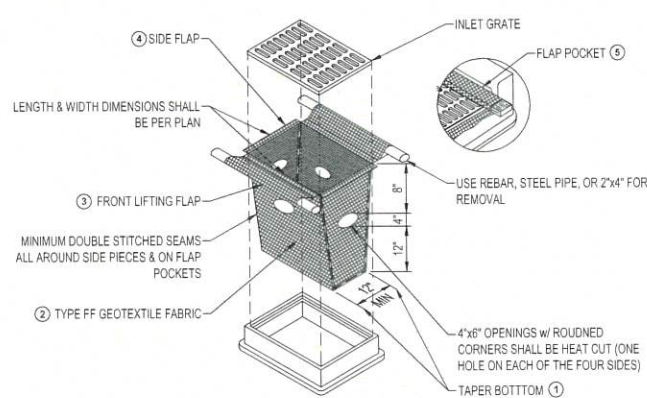
C1-10P



NOTES:

- SEDIMENT CONTROL LOGS TO BE 6" DIAMETER UNLESS OTHERWISE NOTED.
- STAKED INTO THE GROUND WITH WOOD STAKES.
- WOOD STAKES ARE A MINIMUM OF 2"x16"x1/2" UNLESS PRECLUDED BY PAVED SURFACE OR ROCK.
- WOOD STAKES DRIVEN THROUGH BACK HALF OF SEDIMENT CONTROL LOG AT AN APPROXIMATE ANGLE OF 45° WITH THE TOP OF STAKE POINTING UP STREAM.
- WHEN MORE THAN ONE SEDIMENT CONTROL LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE

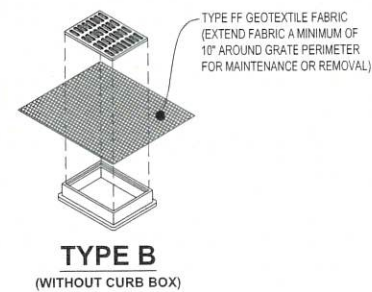
SEDIMENT CONTROL LOG STAKING
NTS EC300



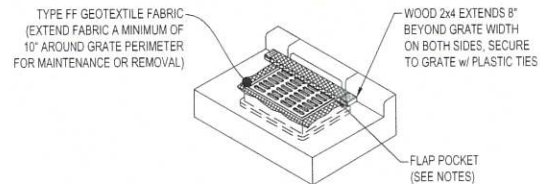
NOTES:

- TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG & THE STRUCTURE MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
 - GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP & BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, & BOTTOM OF FILTER BAG BEING ONE PIECE.
 - FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING & MAINTAINING FILTER BAG.
 - SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER & REINFORCE WITH MULTIPLE STITCHES.
 - FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REBAR FLAP & SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING. CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

**TYPE D
INLET PROTECTION**
NTS EC222



**TYPE B
(WITHOUT CURB BOX)**

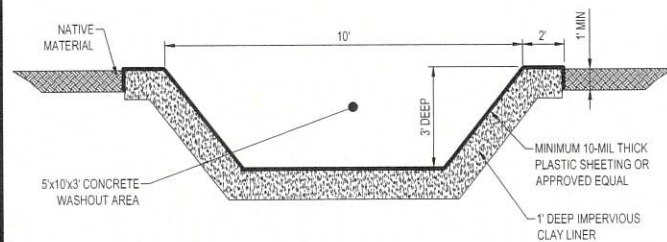


**TYPE C
(WITH CURB BOX)**

NOTES:

- FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REBAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

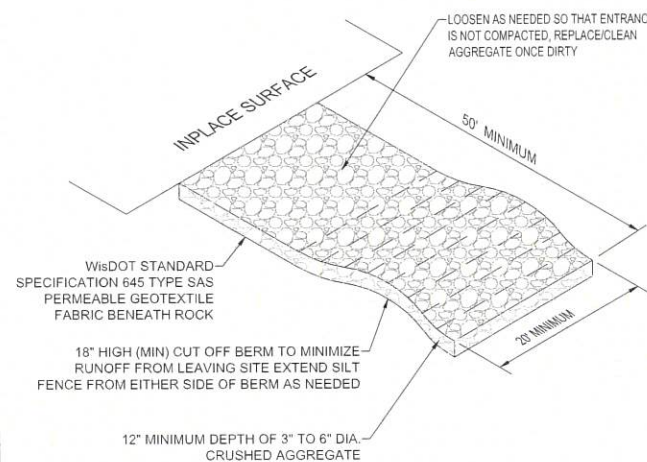
**TYPES B & C
INLET PROTECTION**
NTS EC221



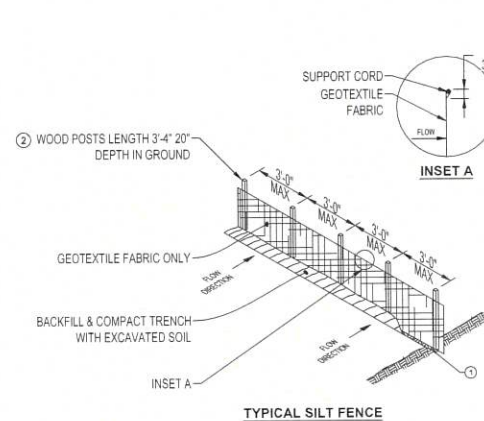
NOTES:

- CONTRACTOR SHALL INSTALL A SIGN INDICATING THE CONCRETE WASHOUT AREA.
- CONTRACTOR SHALL MAINTAIN WASHOUT AREA TO REMOVE MATERIALS BEYOND 75% CAPACITY.
- WASHOUT AREA SHALL NOT BE PLACED WITHIN 50' OF STORM DRAINS, OPEN DITCHES OR BODIES OF WATER.
- CONTRACTOR SHALL INSPECT WASHOUT AREA AS NECESSARY TO PREVENT LEAKS AND OVER TOPPING.
- WASHOUT AREA SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.

CONCRETE WASHOUT
NTS EC500



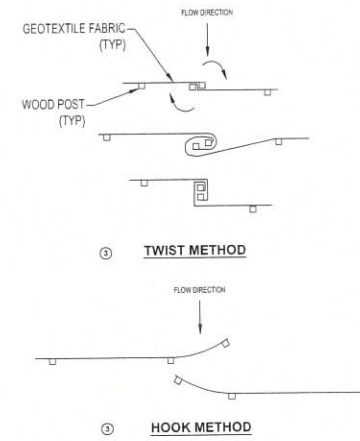
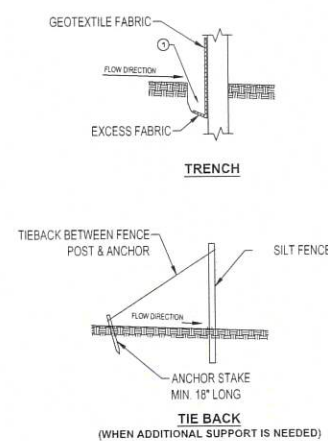
ROCK CONSTRUCTION ENTRANCE
NTS EC600



NOTES:

- ATTACH FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH & NAILS. ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS. 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.
- TRENCH SHALL BE A MINIMUM OF 4" WIDE & 8" DEEP TO BURY & ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH, BACKFILL, & COMPACT TRENCH WITH EXCAVATED SOIL.
 - WOOD POST SHALL BE A MINIMUM SIZE OF 1 1/2" x 1 1/2" OF OAK OR HICKORY.
 - CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS.
 - TWIST METHOD - OVERLAP THE END POSTS & TWIST, OR ROTATE AT LEAST 180°.
 - HOOK METHOD - HOOK END OF EACH SILT FENCE LENGTH.

SILT FENCE
NTS EC100



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PROJECT
**GREEN BAY
PUBLIC SCHOOLS**
**PREBLE HIGH
SCHOOL PAVING
IMPROVEMENTS**
GREEN BAY WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

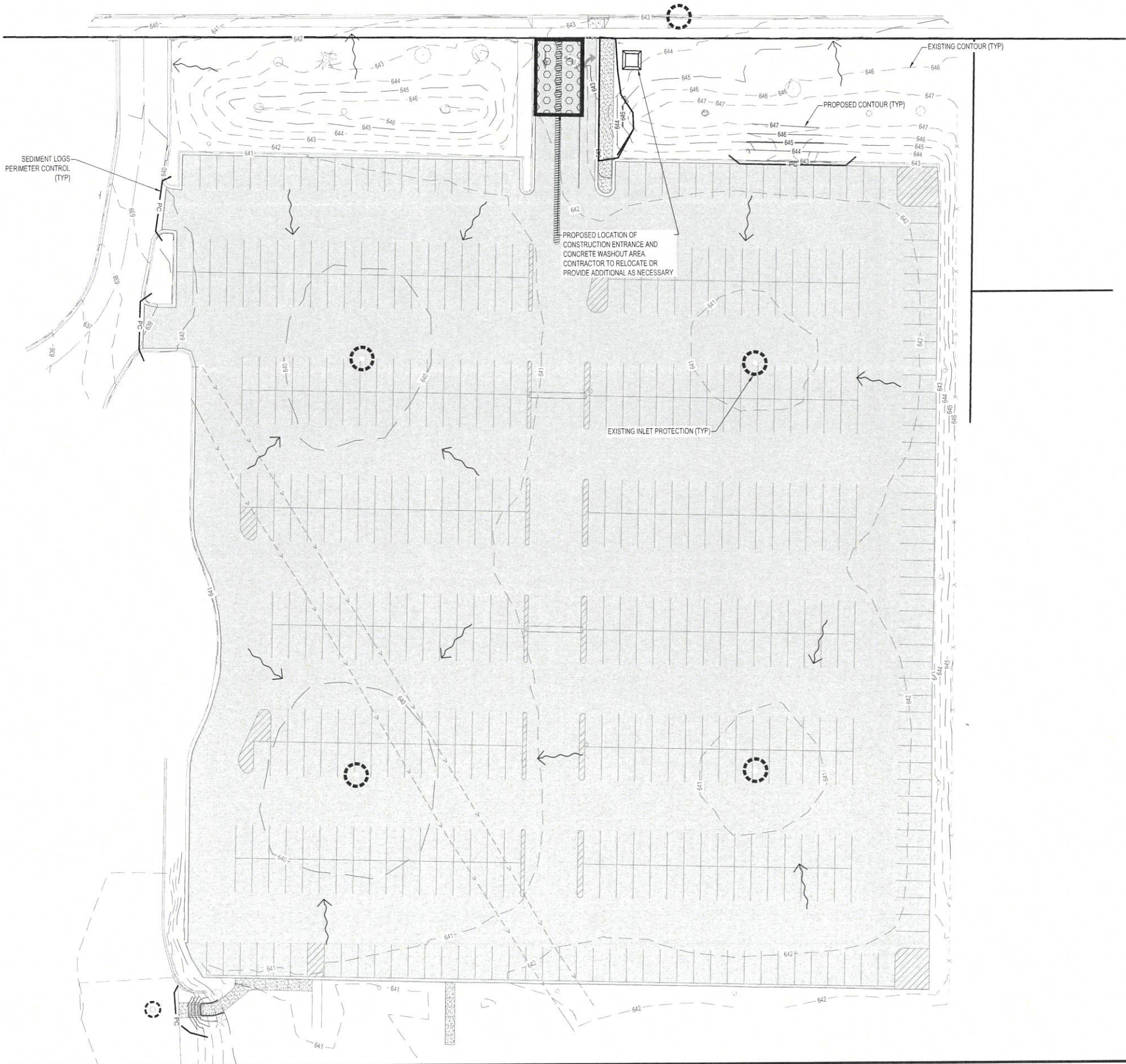
PROJECT NO. 22-27870
FILE NAME 27870 PREBLE-C1-EROSION
DRAWN BY TMK
DESIGNED BY ---
REVIEWED BY ---
ORIGINAL ISSUE DATE --/--/--
CLIENT PROJECT NO. --

TITLE
**EROSION
CONTROL DETAILS**

SHEET
C1-20P

DECKNER AVENUE

BENCHMARK HYDRANT
TNFH = 645.43



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
— PC —	SEDIMENT LOG, PREASSEMBLED
⊙	STORM DRAIN INLET PROTECTION
⊞	STABILIZED CONSTRUCTION EXIT
□	CONCRETE WASHOUT AREA
↗	EXISTING DRAINAGE ARROW
— 101 —	EXISTING CONTOUR (MINOR INTERVAL)
— 100 —	EXISTING CONTOUR (MAJOR INTERVAL)
— 101 —	PROPOSED CONTOUR (MINOR INTERVAL)
— 100 —	PROPOSED CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.
NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

EROSION CONTROL QUANTITIES

DESCRIPTION	UNITS	QUANTITY
SILT FENCE OR SEDIMENT CONTROL LOG	LF	240
STABILIZED CONSTRUCTION EXIT	EACH	1
CONCRETE WASHOUT AREA	EA	1
EXISTING STORM DRAIN INLET PROTECTION	EA	6



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PROJECT
**GREEN BAY
PUBLIC SCHOOLS**
**PREBLE HIGH
SCHOOL PAVING
IMPROVEMENTS**
GREEN BAY WISCONSIN

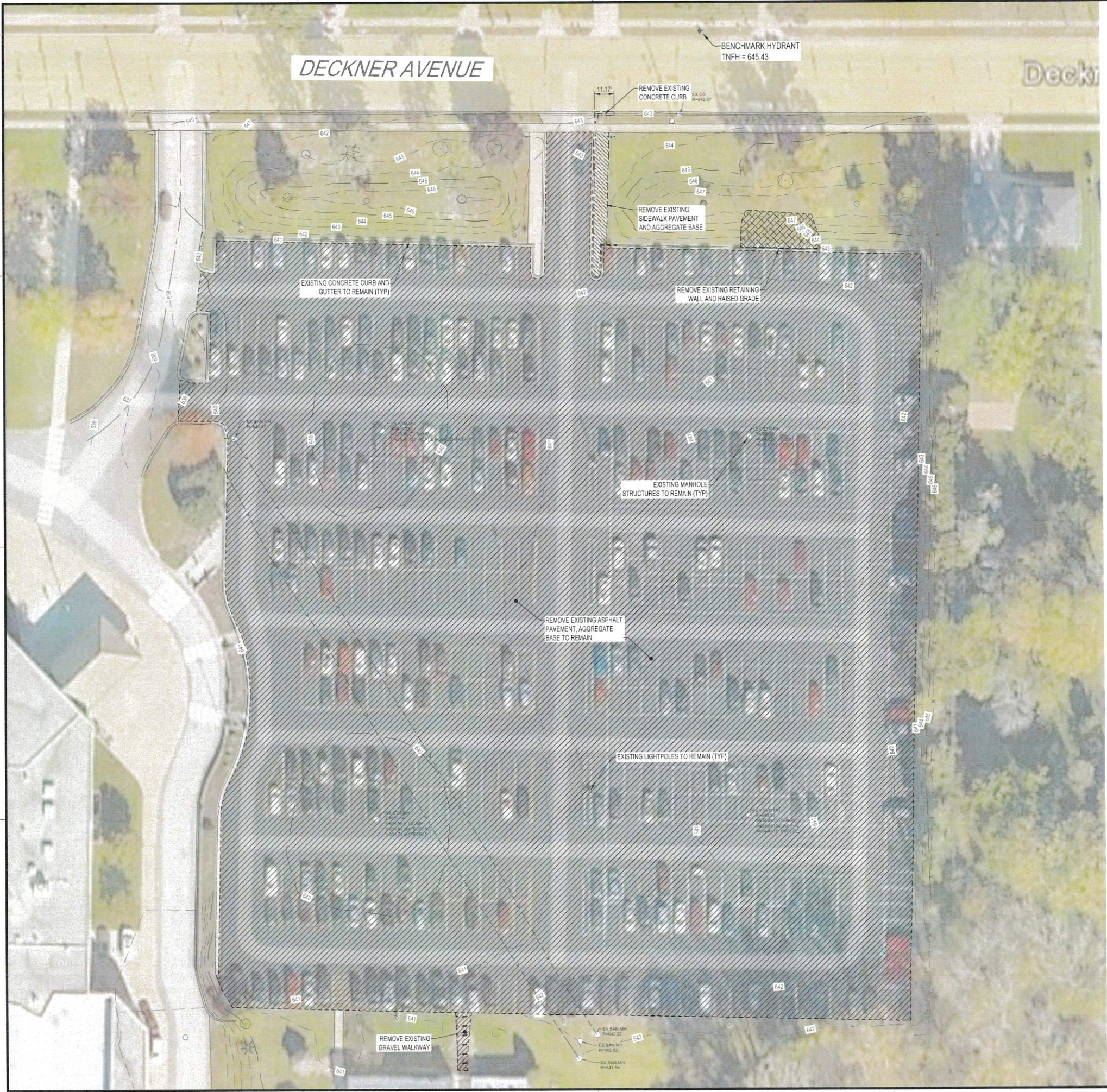
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-27870
FILE NAME	27870 PREBLE-C1-EROSION
DRAWN BY	TMK
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	---

TITLE
**EROSION
CONTROL PLAN**

SHEET
C1-30P





REMOVAL LEGEND	
SYMBOL	DESCRIPTION
	REMOVE ASPHALT PAVEMENT, AGGREGATE BASE TO REMAIN
	REMOVE RAISED GRADE AREA
	REMOVE SIDEWALK
	REMOVE AGGREGATE WALKWAY
CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. PAVEMENT REMOVALS SHALL INCLUDE MILLING THE ASPHALT PAVEMENT SECTION TO EXPOSE THE AGGREGATE LAYER.	



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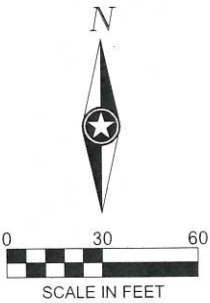
PROJECT
**GREEN BAY
PUBLIC SCHOOLS**
**PREBLE HIGH
SCHOOL PAVING
IMPROVEMENTS**
GREEN BAY WISCONSIN

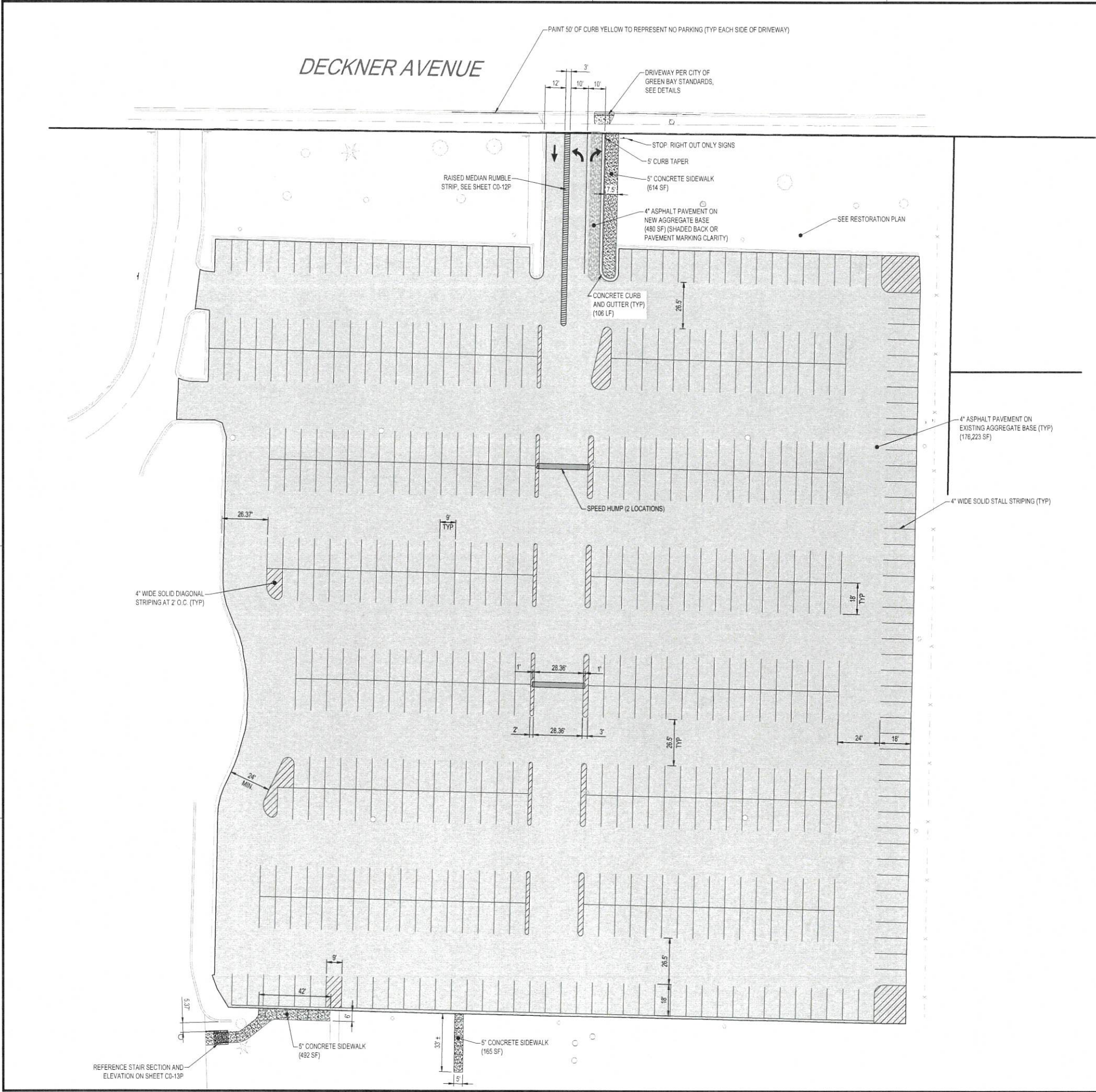
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-27870
FILE NAME	27870 PREBLE-C2-REMOVAL
DRAWN BY	TMK
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	11/1/22
CLIENT PROJECT NO.	-

TITLE
**EXISTING SITE &
REMOVAL PLAN**

SHEET
C2-10P





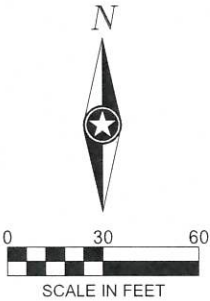
PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	4' ASPHALT PAVEMENT ON EXISTING AGGREGATE BASE
	4' ASPHALT PAVEMENT ON NEW AGGREGATE BASE
	CONCRETE SIDEWALK
	5' CONCRETE PAVEMENT ON NEW AGGREGATE BASE

GENERAL NOTES:
1. ALL PARKING STALL STRIPING SHALL NOT BE LESS THAN 4' WIDE.
2. PROVIDE A CONCRETE BOND BREAK ALONG CONCRETE AND BUILDING STRUCTURES. PROVIDE ISOLATION JOINTS IN CONCRETE PAVEMENT AROUND CONCRETE FOUNDATIONS.

SEEDING NOTE:
ALL FINISH SURFACES NOT DESIGNATED WITHIN THE DISTURBED LIMITS SHALL HAVE 4" MINIMUM TOPSOIL, BE SEEDED AND FERTILIZED.

STREET CONSTRUCTION NOTE:
THE CITY OF GREEN BAY DEPARTMENT OF PUBLIC WORKS MUST BE NOTIFIED THREE (3) WORKING DAYS BEFORE THE START OF ANY CITY STREET CONSTRUCTION WITHIN A PUBLIC RIGHT-OF-WAY OR EASEMENT.

CONTACT JENNIFER MCCARTNEY PH (920) 448-3100.



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PROJECT
**GREEN BAY
PUBLIC SCHOOLS**
**PREBLE HIGH
SCHOOL PAVING
IMPROVEMENTS**
GREEN BAY WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

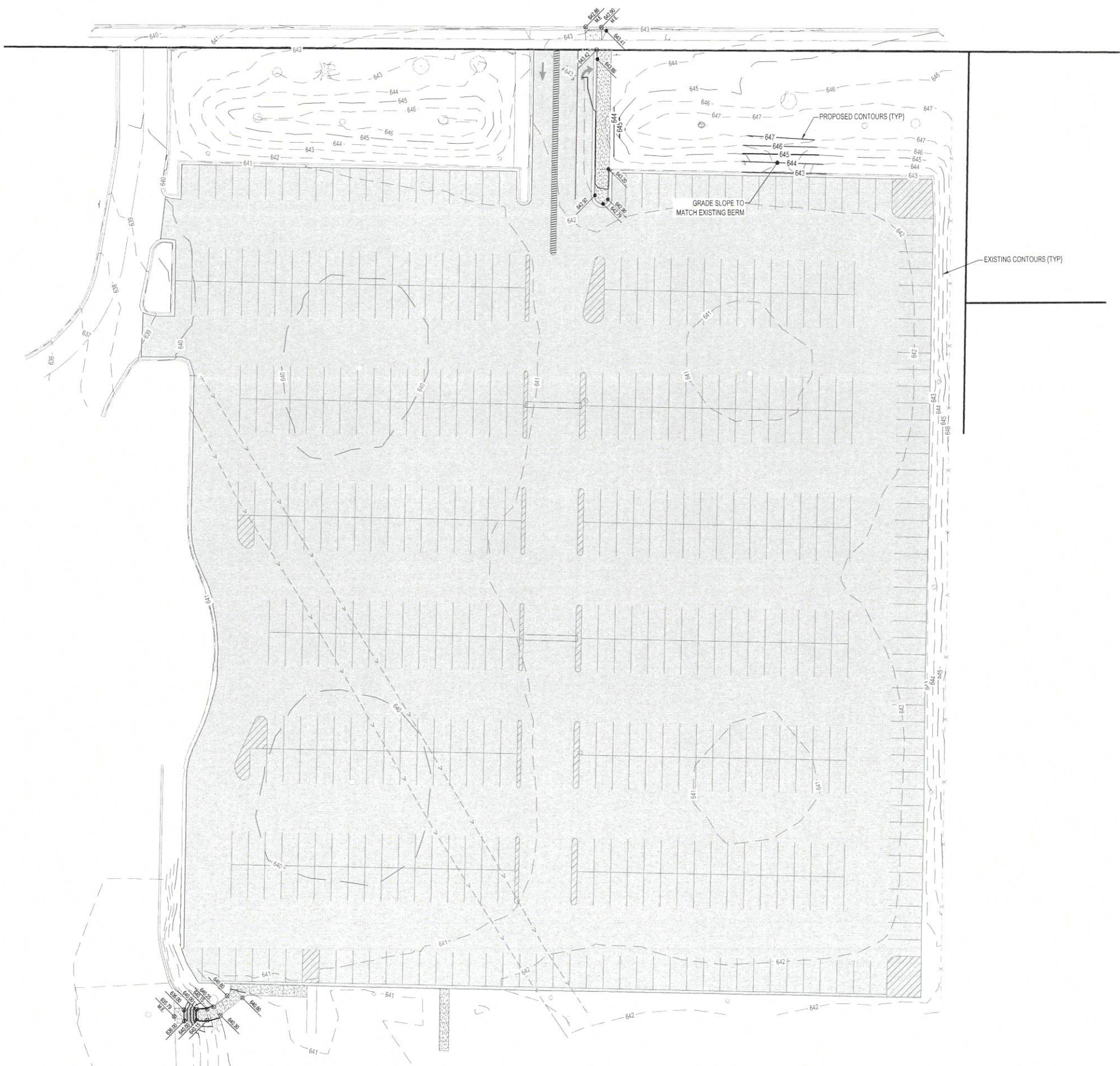
PROJECT NO.	22-27870
FILE NAME	27870 PREBLE-C3-SITE
DRAWN BY	TMK
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	---/---/---
CLIENT PROJECT NO.	---

TITLE
SITE PLAN

SHEET
C3-10P

DECKNER AVENUE

BENCHMARK HYDRANT
TNFH = 645.43



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
PROPOSED SPOT ELEVATION	
PROPOSED TOP BACK OF CURB SPOT ELEVATION	

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. PAVEMENT HOLD DOWNS ARE NOT INCLUDED.



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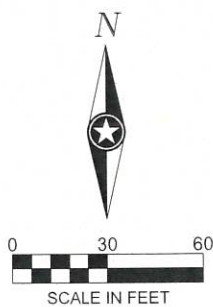
PROJECT
**GREEN BAY
PUBLIC SCHOOLS**
**PREBLE HIGH
SCHOOL PAVING
IMPROVEMENTS**
GREEN BAY WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-27870
FILE NAME	27870 PREBLE-C4-GRADE
DRAWN BY	TMK
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	---
CLIENT PROJECT NO.	---

TITLE
GRADING PLAN

SHEET
C4-10P



DECKNER AVENUE

TURF RESTORATION LEGEND

SYMBOL	DESCRIPTION	UNITS	QUANTITY
	WisDOT SEED MIX #40	SY	203

THE QUANTITIES SHOWN ARE TOTAL FOR THE ENTIRE PROJECT, NOT SPECIFIC TO THIS SHEET.

CONTRACTOR TO PROVIDE MINIMUM 4" TOPSOIL WHERE NECESSARY TO RESTORE GRASS AREAS, SEED AND PROVIDE INITIAL FERTILIZER.

RESTORATION BOUNDARY SHOWN EXTENDS BEYOND DISTURBED LIMITS TO BLEND NEW SEEDING INTO EXISTING.

TEMPORARY EROSION CONTROL MEASURES, INCLUDING PERIMETER CONTROL AND INLET PROTECTION MUST BE MAINTAINED UNTIL FINAL STABILIZATION MEASURES ARE IN PLACE AND APPROVED BY THE OWNERS REPRESENTATIVE. REFER TO THE EROSION CONTROL PLAN FOR ADDITIONAL INFORMATION.



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PROJECT

**GREEN BAY
PUBLIC SCHOOLS**

**PREBLE HIGH
SCHOOL PAVING
IMPROVEMENTS**

GREEN BAY WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

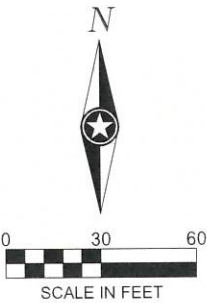
PROJECT NO.	22-27870
FILE NAME	27870 PREBLE-C5-LAND
DRAWN BY	TMK
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

**RESTORATION
PLAN**

SHEET

C5-10P





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

MEETING DATE

March 20, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.3

(Appeal 23-06) John Hansen, property owner and applicant, requests relief to allow a deck within the front yard setback in R1 Low-Density Residential Zoning District at 951 Waverly Place. The applicant seeks to deviate from the Green Bay Zoning Code, Section 44-554. Lot dimension and building bulk requirements, Table 44-2 Note C. Front Yard Setback. (Ald. B. Johnson, District 9)

BACKGROUND

John Hansen, property owner and applicant, has built a deck on the front of his home at 951 Waverly Place. He proceeded to build a deck on the front of his home. Any new additions built to a home must stay within setbacks, decks included. This is not permitted by right in the code and orders were given to remove it unless a variance is granted.

Buildings and structures cannot encroach into the front yard setback. The front yard setback for a home in an established block is determined by the setbacks of an existing block. Most homes on this block are approximately 31 ft. from the front right of way. One exception is the corner lot to the west which is 15 ft. from the front setback. You can take the average of these homes to equal approximately 28.33 ft. as the front setback.

Property owners may build decks or additions on the front of infill lots so long as their additions do not go past the established block front yard setback. Decks are not permitted in the front yard setback with the exception of a deck structure which has a maximum square footage of 25 sq. ft. which essentially acts as a stairs/landing to front entryways.

The property has a deck added on the front of the property. The dimensions of the deck are 6 ft. and 16 ft. 11 in. wide with an additional 5.5 ft. by 2.75 ft. stairway at the front of the decking. The main deck structure encroaches approximately 3.3 ft. over the front setback with the stairs.

The property owner is requesting relief which would allow the deck structure to encroach into the established front yard setback.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 23-06 Application
2. 23-06 Narrative
3. 23-06 Supplementary Images



ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE: March 5, 2023	PROJECT #:	APPEAL #:
APPLICANT INFORMATION:		
Name: John R. Hansen		
Business Name: NA		
Address: 951 Waverly Place		
City, State, Zip Green Bay, WI 54304		
Phone: (920) 544-8461		
Email: john@jrmdhansen.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: 951 Waverly Place		
Tax Parcel Number(s): 1-1363		
Describe the Variance Request:		
Exceed front setback by 3 ft. with a deck to address seepage issues in foundation due to poor construction methods when the home was built (basement cracking in neighborhood homes due to double pour of concrete). Allowing the variance will aid in improving drainage run-off away from the northwest foundation corner. Unique for my property is my neighbor's driveway that is 6' 6" from the west foundation wall, running about 40' along side the west wall. This situation does create issues with seepage, during heavier precipitation. Additionally, a large oak tree in the northeast corner of the lot shades the lot in such a manner that moisture is abnormally present around the northwest corner. This oak tree is also habitat for carpenter ants, which due to moisture have become a nuisance and concern of infestation of my home. Finally, my wife has permanent partial disability in her left leg due to a work injury and a complete knee replacement. She has not regained full use as prior to the work accident. Allowing the setback variance also enables better access into the front door by allowing a shorter rise and longer run in steps into the house, going from 3 steps to 4 steps and having no more than a 2 inch step over the door threshold for the front door.		

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).
Chapter 44-Zoning; Sec. 44-554. - Lot dimension and building bulk requirements;
Sec. 44-554 Table 44-2, Note c, front yard setback
ALTERNATIVES:
Describe alternatives to your proposal, to include other locations, designs, construction techniques, etc.
None considered.
Alternatives that you considered that comply with existing regulations:
None considered that would address all issues described prior.
Reasons for not pursuing the alternative(s) listed above:
To address ground grading around foundation and improving drainage away from basement, reduce ant infestation by removing habitat and moisture issues, and to create a more accessible front entrance with more steps that reduce the rise of each step and allow for no more than a 2" rise to the front door threshold because of physical limitations of my wife due to permanent partial disability
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
My lot is the only one on the north end of the block with a 40' driveway 6' 6" from the foundation, and with ground graded such that run-off is directed towards the northwest corner of my foundation. Compounding matters are the next door neighbor's downspouts direct water onto the driveway in turn adding to the volume of water runoff.

Would granting the variance be contrary to the public interest? Explain.
By no means would granting be contrary to public interest. The deck actually encourages engagement with neighbors and passersby, dramatically enhances the home's curb-appeal, and dramatically improves safety for coming up to the front door
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 getting the variance and allowing the deck actually creates a hazardous situation for my wife, due to her permanent partial disability. The prior concrete porch is sunken and uneven. The rise into the front door was 13.63" at the greatest height. This presented not only a hazard for my wife, but for anyone entering the front door.

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 Hansen
 Digitally signed by John Hansen
 Date: 2023.03.06 17:16:58 -06'00'

Signature of the Property Owner

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

Print Name:

Print Name:

Date

Date

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

John R. Hansen
951 Waverly Place
Green Bay, WI 54304
(920) 544-8462
john@jrmdmhansen.com

March 6, 2023

Zoning & Planning Board of Appeals
100 N. Jefferson Street, Rm 604
Green Bay, WI 54301-5026

RE: Case #132475, Application for a Variance for Front Deck Exceeding Standard Setback

Dear Board Members,

My current home, the residence noted, is two blocks from my childhood home. Being acquainted with this neighborhood, cracks and water penetration in foundations is a common issue, including the foundation of my current home. I am requesting this variance for a front deck constructed to address several unique circumstances as outlined in my application, and to primarily address safety issues and water penetration of my home's foundation.

I have addressed water penetration issues inside my basement by repairing foundation cracks, applying a premium hydrostatic-strength cement repair and paint, and grading the west-side foundation. Installing the front-deck allowed for increasing the ground grading for the front, north foundation wall; installing premium landscape fabric, and gravel; removing landscape material and plants, and creating a run-off platform (the deck itself) to move water away from the foundation. Finally, the deck provides a safe entrance into the front door that did not exist prior.

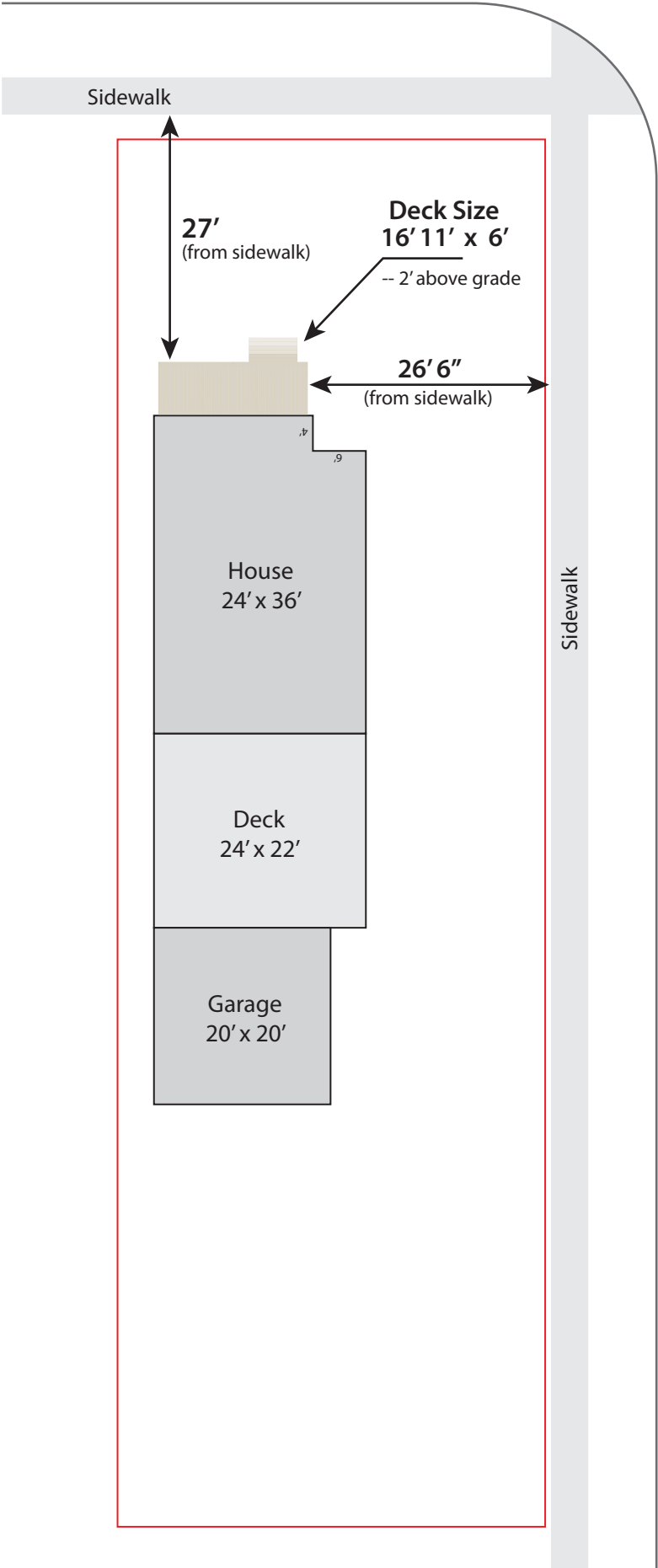
Regretfully, I did not comply with getting the proper approval before constructing the deck. I am hopeful my negligence will not negatively impact a decision, and I am prepared to do what is required for compliance as determined by the Board's decision.

Respectfully,

A handwritten signature in black ink, appearing to read "John Hansen", written in a cursive style.

John Hansen

Waverly Place

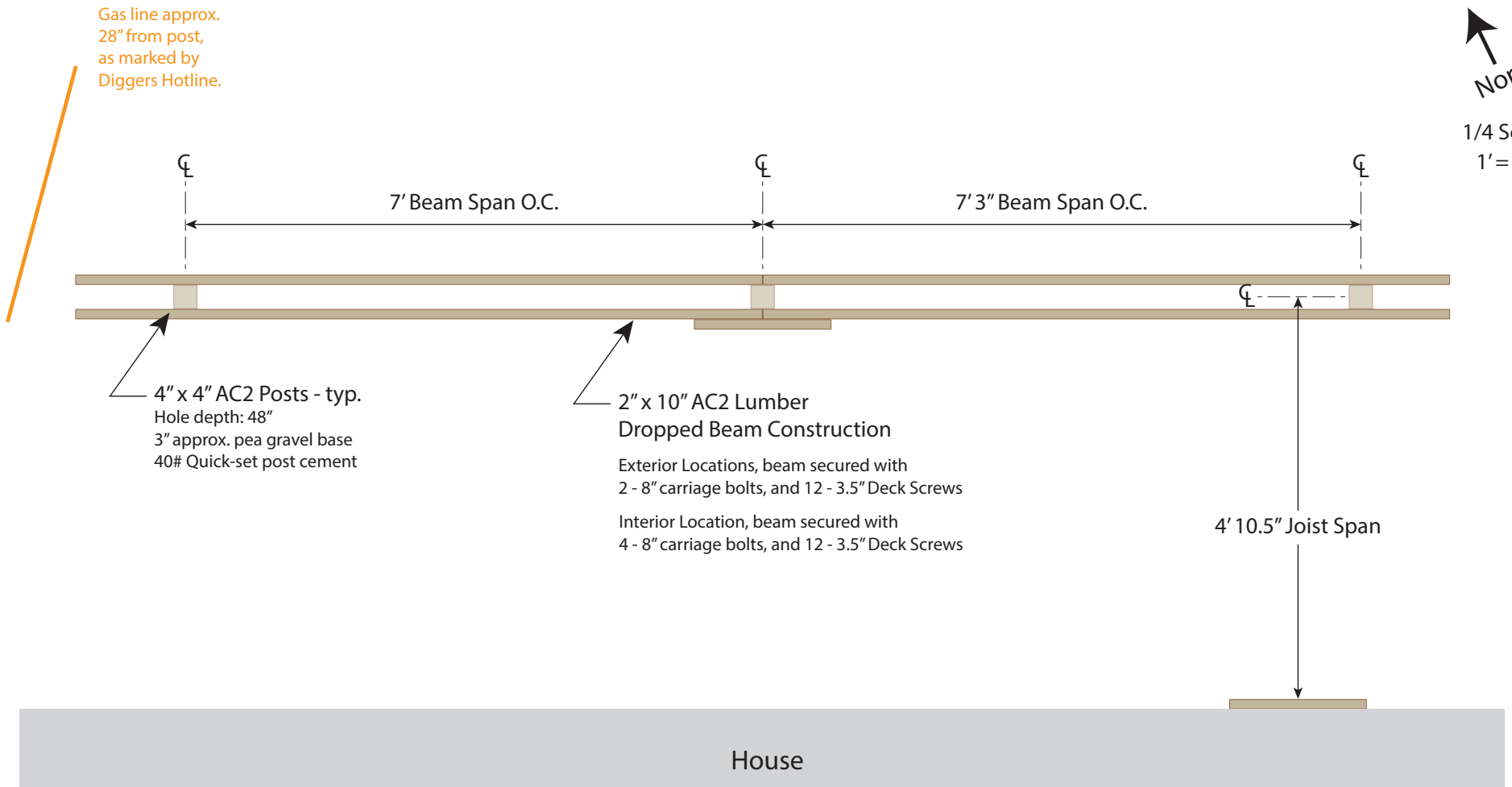


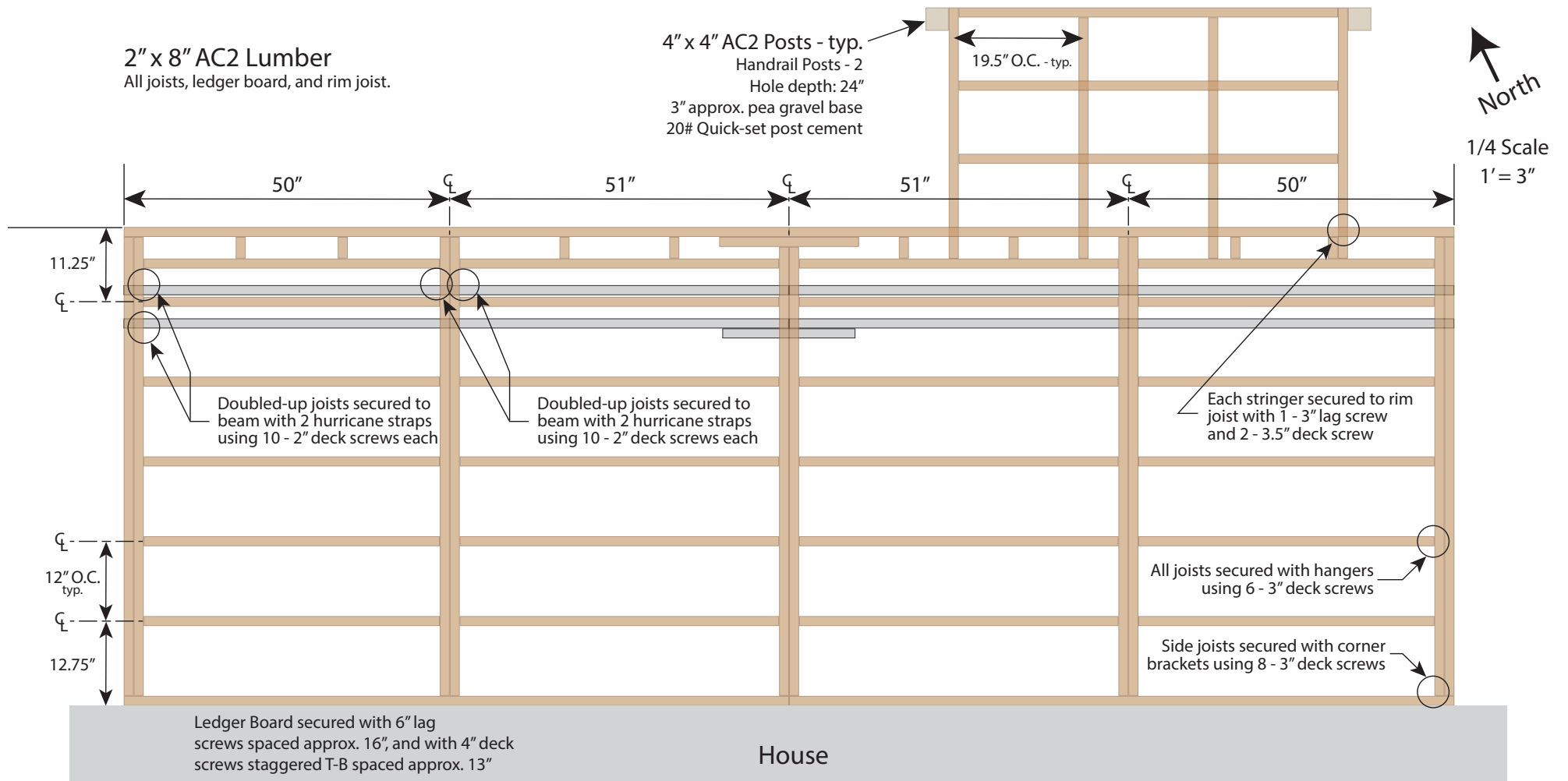
13th Ave.

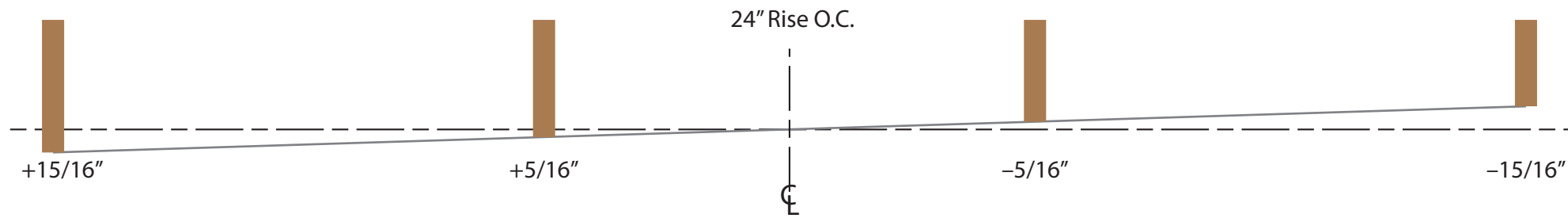
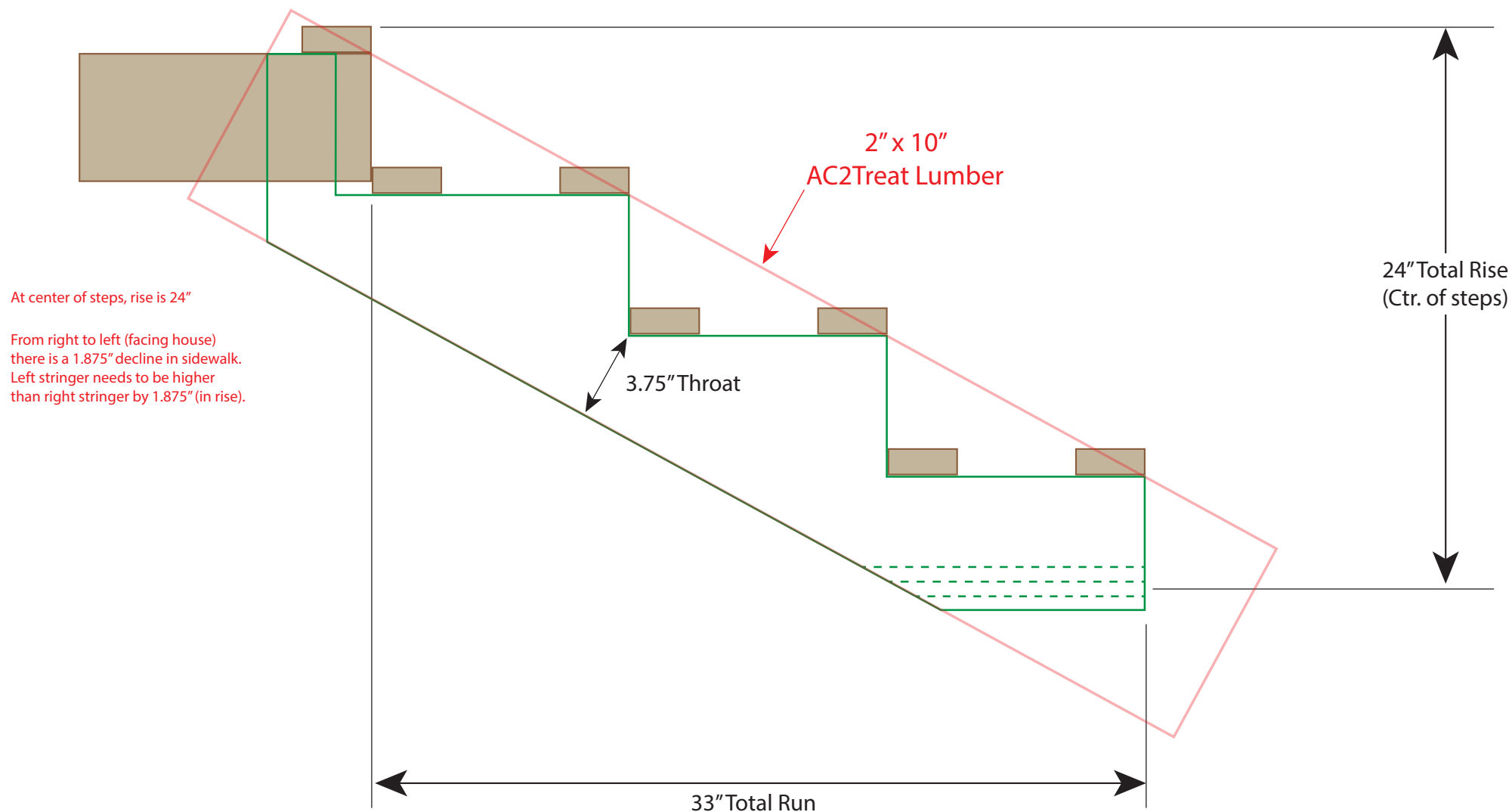
Gas line approx.
28" from post,
as marked by
Diggers Hotline.



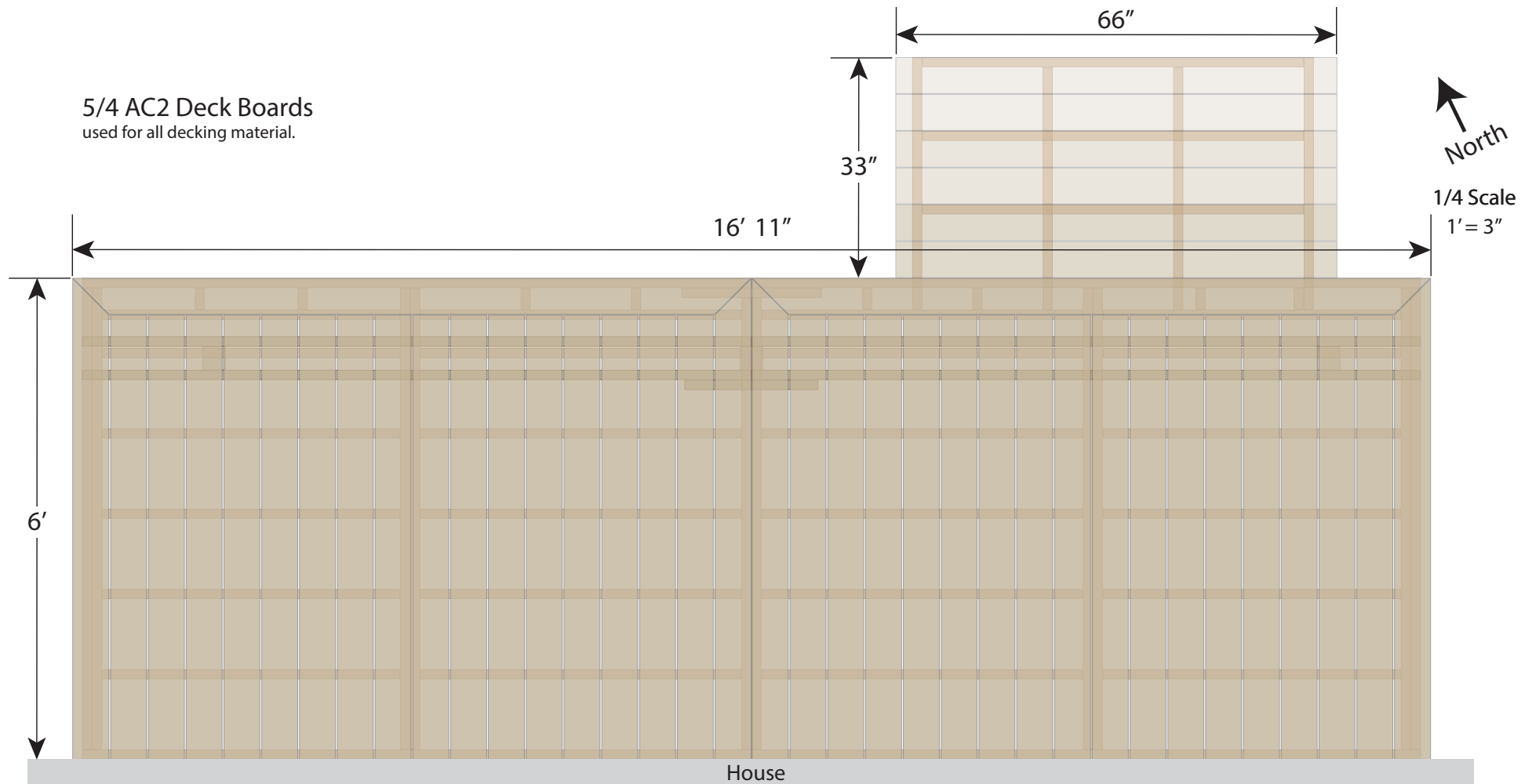
1/4 Scale
1' = 3"



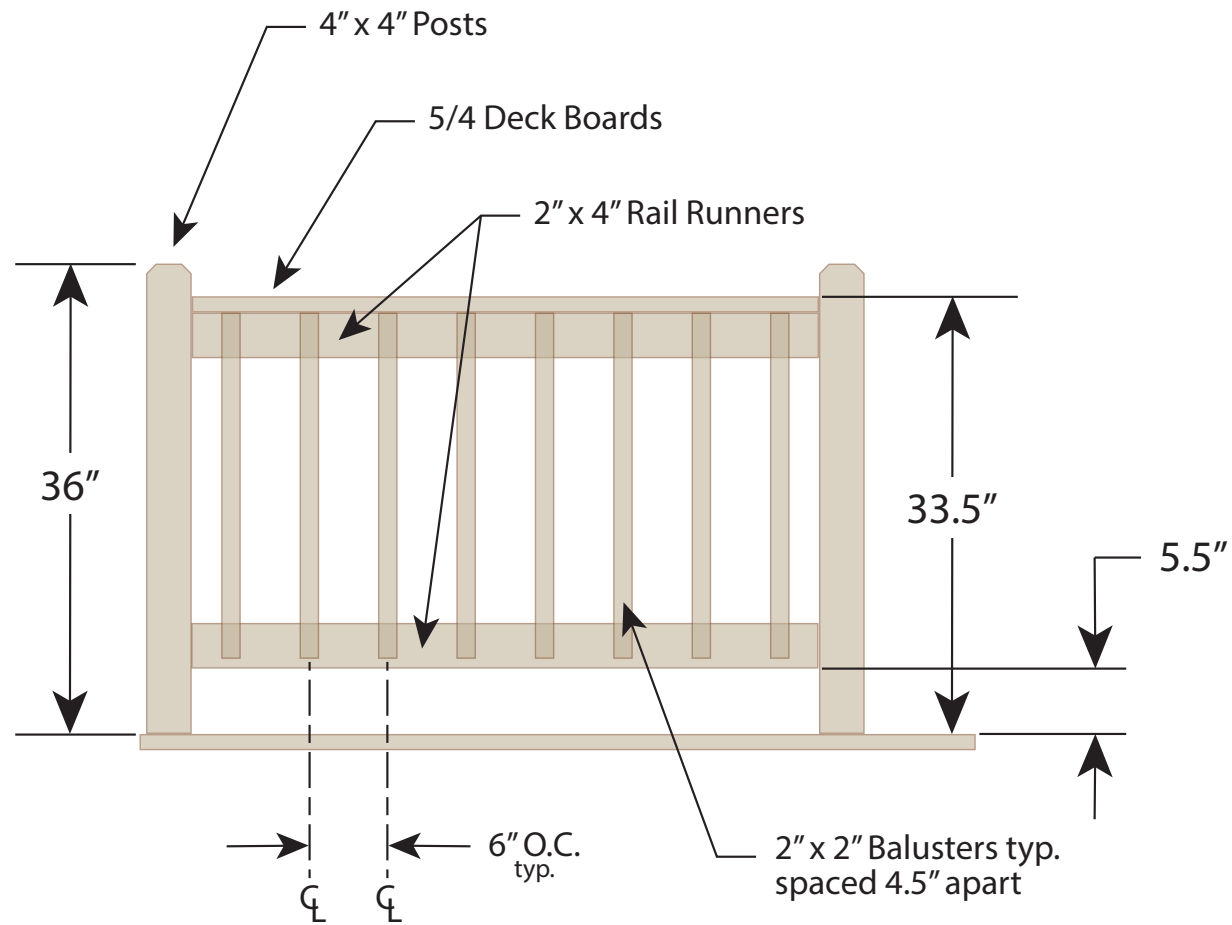




5/4 AC2 Deck Boards
used for all decking material.



1/4 Scale
1' = 3"











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

MEETING DATE

March 20, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.4

(Appeal 23-07) Josh Depouw of GBAPS, applicant on behalf of Green Bay Area Public School District, property owner, requests relief to allow improvements to stadium facilities within both front and side yard setbacks at parcels 21-2678-D-9 and 21-2285 at Danz Avenue (Preble HS Stadium) in a PI district. The applicant seeks to deviate from the Green Bay Zoning Code, Section 44-856, Table 44-15 Building setbacks-minimum 10 foot side yard setback. (Ald. C. Stevens, District 5)

BACKGROUND

Preble High School has submitted site plans to renovate their stadium located on Danz Avenue. The site plan proposes removing the existing grandstand and press box and replacing it with a new cantilevered design in which the press box and grandstand are over the 10 foot sideyard setback by about 2.5 feet.

This proposal places the grandstand and the press box in a similar area to where the existing grandstand and press box exist. The existing structure is considered a legal non conforming structure. Because supports, grandstands, and press box are being replaced, they are subject to current bulk requirements. The updated proposed structure is slated to be within 7.5 feet of the property line (same as before) and grandstand is proposed to expand to also be within 7.5 feet. The existing grandstand structure appears to be about 8-9 feet from the property line.

Applicant has had conversations with city staff and have either removed or shifted other structures in the redevelopment which would have similar setback issues and placed those structures in conformance.

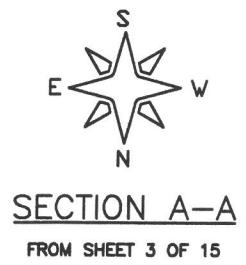
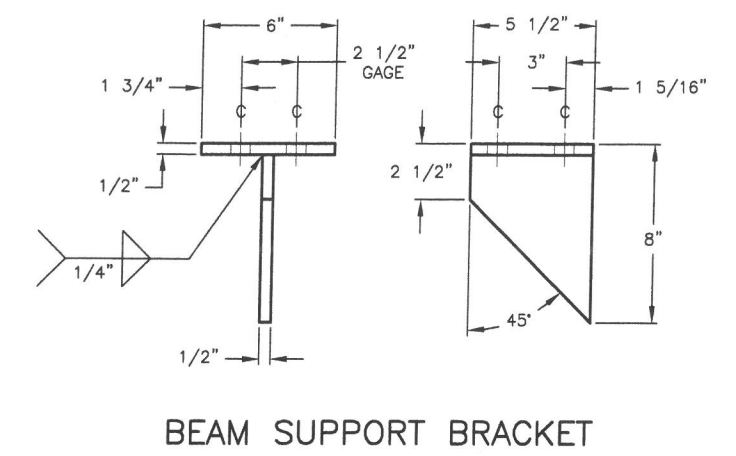
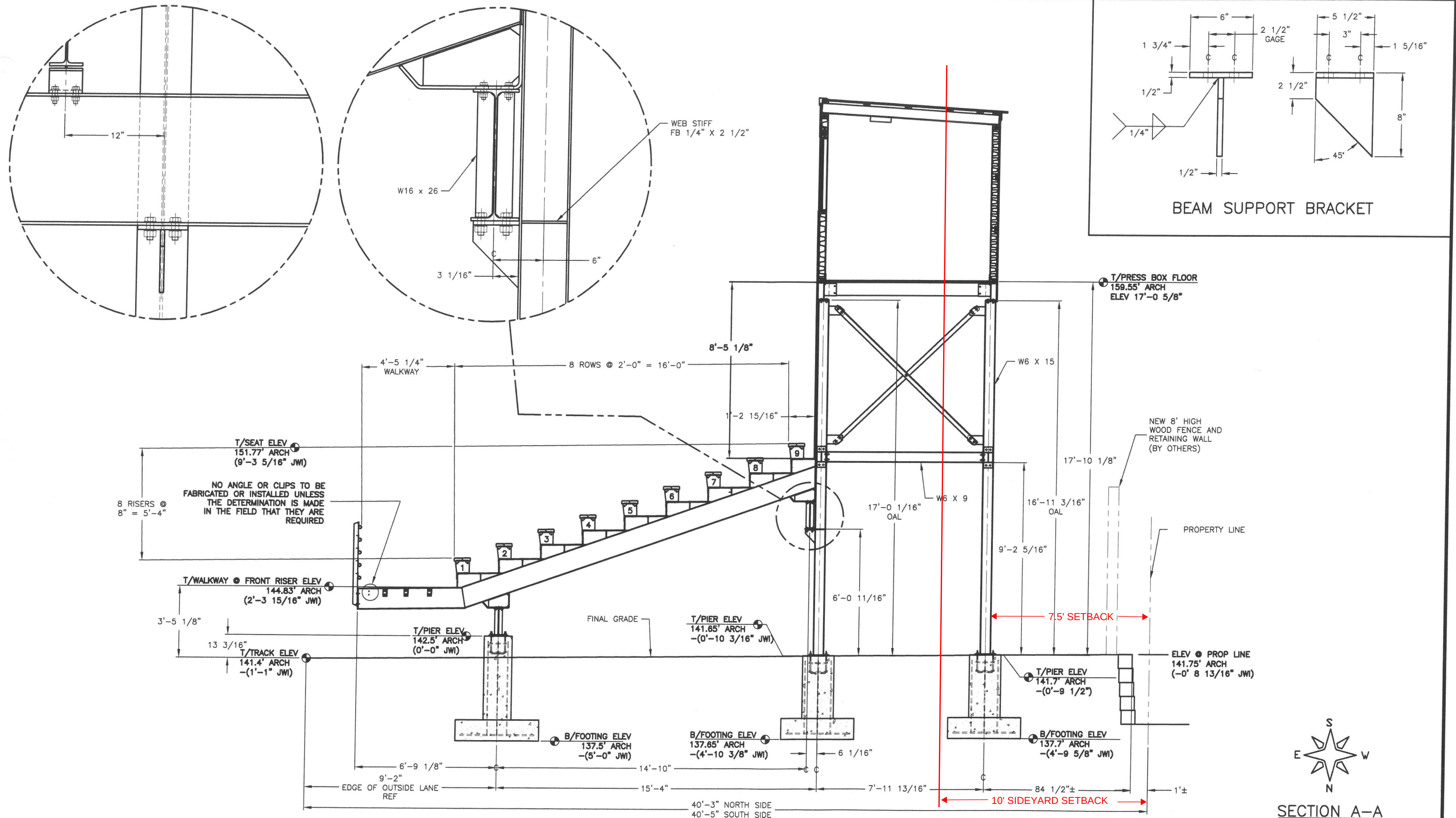
RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 23-07 Existing Cross Section Images
2. 23-07 Existing Photo 1
3. 23-07 Existing Photo 2
4. 23-07 Proposed Variance Cross Section Images
5. 23-07 Application
6. 23-07 Existing Site Aerial

EXISTING PRESSBOX & GRANDSTAND PLAN

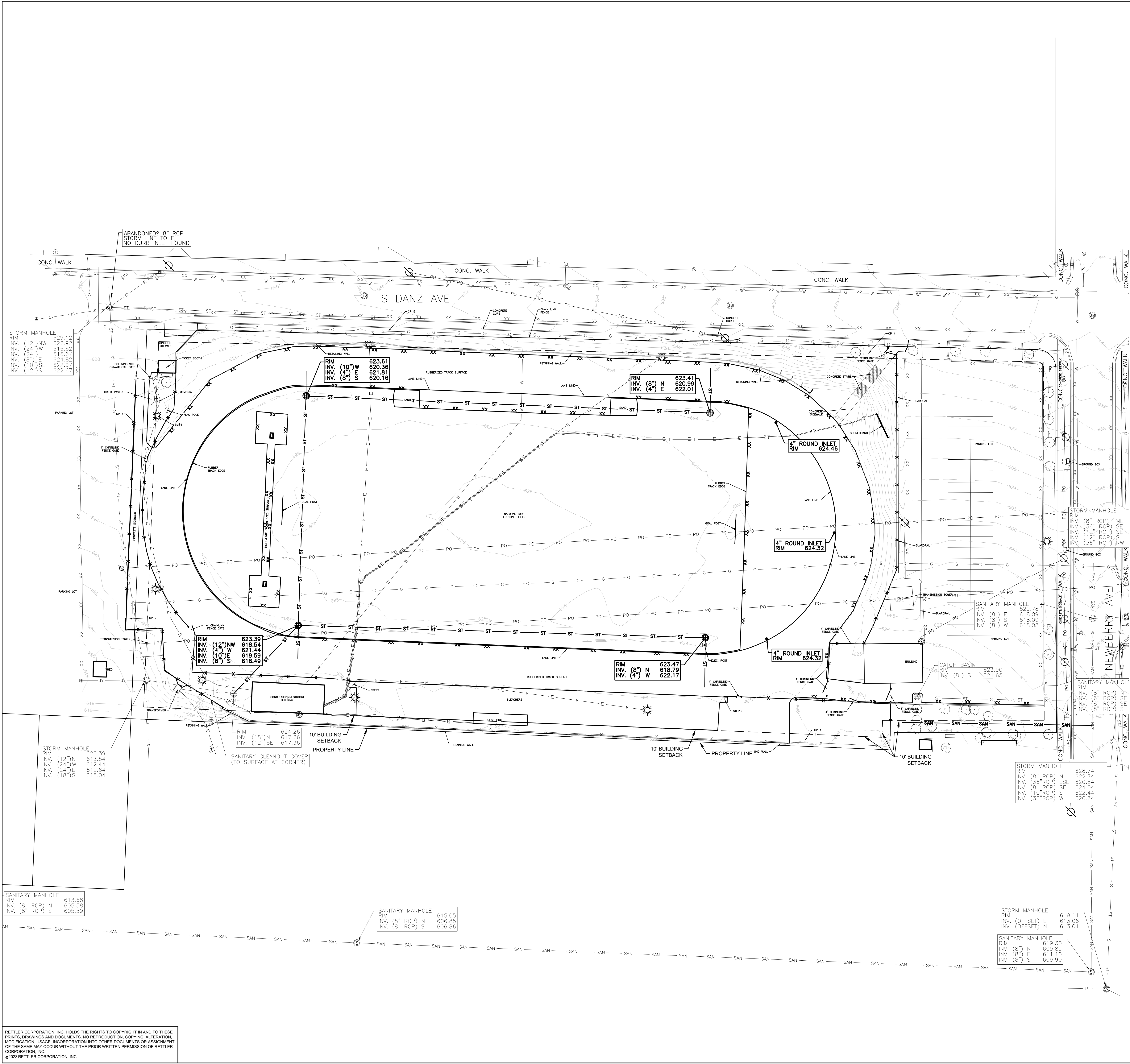


REV	DATE	DESCRIPTION
A	10-07-02	REVISION TO BE MADE TO THE EXISTING PRESSBOX AND GRANDSTAND PLAN

JW INDUSTRIES, INC. 5662 Green Bay, WI 54313 Glendale Ave. (920) 865-7307 Fax (920) 865-7777 WE PROVIDE EVERYTHING EXCEPT THE SPECIFICATIONS		PROJECT: GAUTHIER FAMILY STADIUM - PREBLE HIGH SCHOOL CLIENT: HOME FIELD ADVANTAGE CAMPAIGN DESIGNER: JW INDUSTRIES, INC. CONTRACT: GB AREA PUBLIC SCHOOL DISTRICT DATE: 06-22-02 CHECKED BY: GH/CONLO DRAWN BY: 2757-001 6 OF 15
---	--	--







LEGEND

- LIGHT POLE
- POWER POLE
- GUY
- ELECTRIC METER
- ELECTRICAL BOX
- ELECTRIC OUTLETS
- GAS METER
- GAS VALVE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- SANITARY MANHOLE
- WATER MANHOLE
- UTILITY MANHOLE
- CATCH BASIN
- CATCH BASIN
- WATER VALVE
- HYDRANT
- IRRIGATION BOX
- FENCE
- SANITARY SEWER
- POWER OVERHEAD
- BURIED ELECTRIC
- PICNIC TABLE
- FIBER POST
- BURIED GAS
- BURIED TELEPHONE
- WATERMAIN
- FIBER OPTICS
- EDGE OF BITUMINOUS
- VENT PIPE
- BIRDHOUSE
- BASKETBALL HOOP
- FLAG POLE
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH/SHRUB
- CONTOUR LINE
- PLAY EQUIPMENT
- VERTICAL PIPE
- BENCH
- ROCKS
- CONTROL POINT
- 3/4" IRON BAR FOUND
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- COMPUTED PROPERTY CORNER
- SECTION CORNER PER COUNTY RECORDS

UNDERGROUND UTILITIES

THESE RECORD DRAWINGS HAVE BEEN PREPARED IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS-LOCATIONS ARE APPROXIMATE.

FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZES AND THEIR LOCATIONS.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE. (TICKET #20230603345 & 20230603347)

DESCRIPTION

X

BENCH MARK

BENCHMARK #1
XX ON LIGHTPOLE BASE ± 7 FT WEST OF MEMORIAL SIGN (WEST EDGE).
± 95 FT WEST OF CENTERLINE OF S. DANZ AVENUE, ± 128 FT NORTHEAST OF NORTHERN FIELD GOAL POST.

ELEVATION: 627.02

SURVEY CONTROL POINTS

COORDINATE SYSTEM BASED ON: NAD83 (2011) WITH BROWN COUNTY COORDINATES USING WISCONSIN

CP #1 - SPIKE
N: 561714.560
E: 111660.008
Z: 625.21

CP #2 - MAG
N: 562268.238
E: 111759.572
Z: 623.87

CP #3 - MAG
N: 562263.128
E: 111919.687
Z: 626.26

CP #4 - SPIKE
N: 561662.387
E: 111977.205
Z: 638.66

CP #5 - SPIKE
N: 562055.665
E: 111995.217
Z: 631.33



REV DATE ISSUED FOR

02/07/23 REVIEW

DRAWN: R. PETZKE

CHECKED: R. BARZ

DOCUMENT NO. 23.014

RETTLER corporation

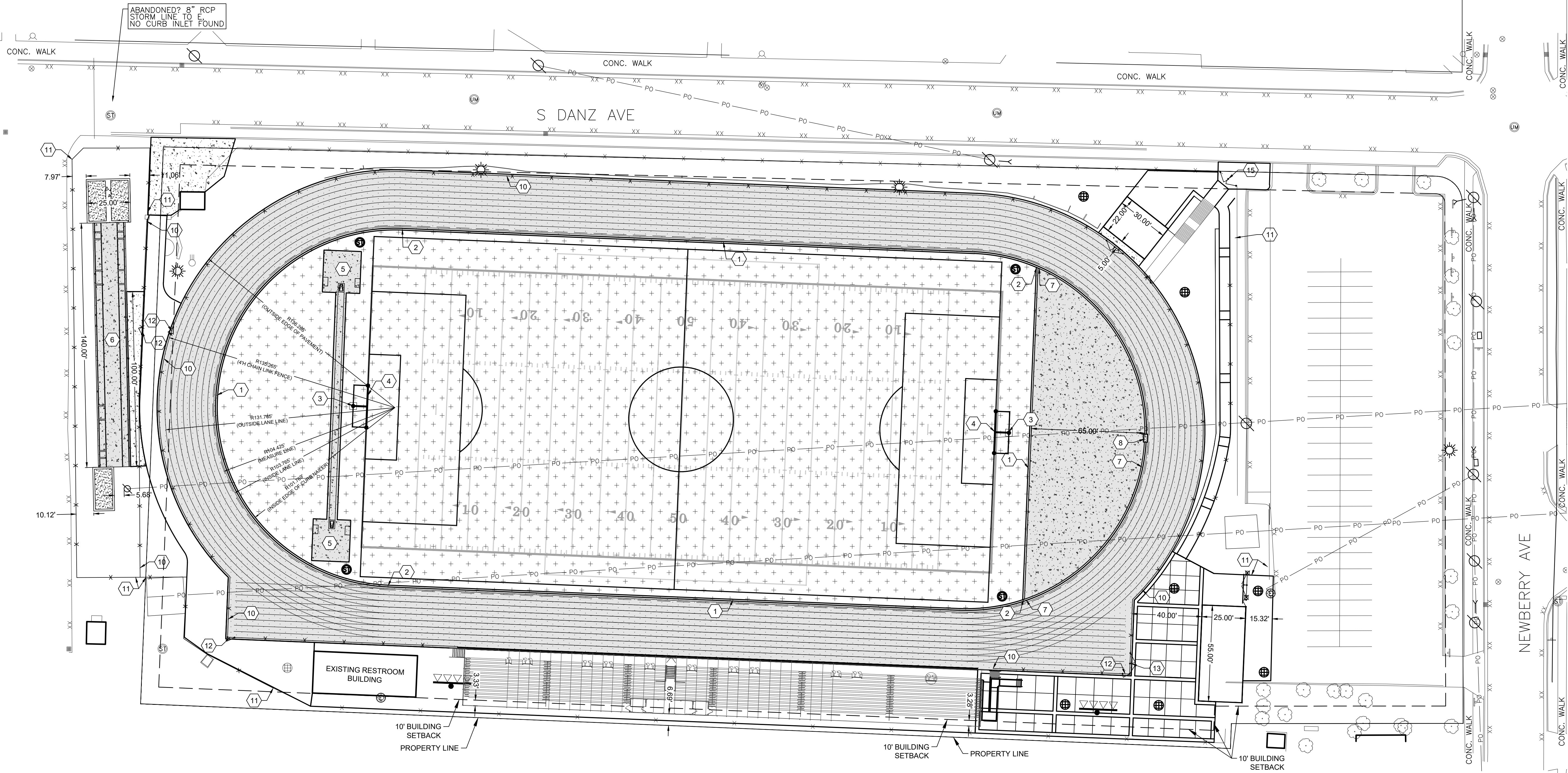
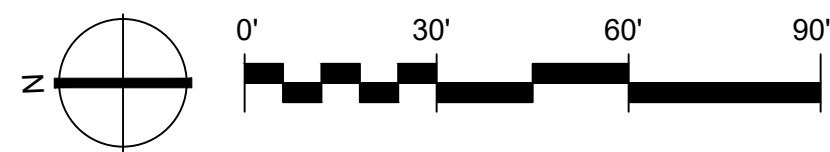
3317 Business Park Drive, Stevens Point, WI 54482
Telephone: 715-341-2555, Fax: 715-341-0651
E-mail: info @ rettlr.com, website: www.rettler.com

GREEN BAY PREBLE HIGH SCHOOL
ATHLETIC FIELD REDEVELOPMENT PROJECT

EXISTING SITE PLAN

GREEN BAY AREA PUBLIC SCHOOL DISTRICT
200 SOUTH BROADWAY
GREEN BAY
WISCONSIN 54303

C100



SITE LAYOUT - GENERAL NOTES

1. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO START OF DEMOLITION/CONSTRUCTION
2. ALL PROPOSED DIMENSIONS ARE REFERENCED PARALLEL OR PERPENDICULAR TO THE PROPOSED FEATURES SHOWN.
3. ALL AREAS AND SITE FEATURES DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO THE ORIGINAL CONDITION.
4. SOD ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION IN ACCORDANCE WITH PROJECT MANUAL SPECIFICATIONS.
5. ALL SITE ENTITIES OUTSIDE THE PROJECT LIMIT LINE SHALL NOT BE DISTURBED.
6. DISCLAIMER: SHOWN SYNTHETIC TURF FIELD STRIPING IS FOR REFERENCE ONLY. ALL NECESSARY FIELD MARKINGS SHALL BE INCLUDED TO MEET NFHS AND WIAA FOOTBALL STANDARDS.
7. PROVIDE TICK MARKS AS NECESSARY FOR SOCCER AND LACROSSE FIELD LAYOUT.

SITE LAYOUT - LEGEND

- 5" CONCRETE PAVEMENT
6" BASE AGGREGATE DENSE, 3"
- HOT MIX ASPHALT W/ TRACK SURFACING
- 1/2" TRACK SURFACING
- 3" HOT MIX ASPHALT
- 8" BASE AGGREGATE DENSE, 1 1/2"
GEOTEXTILE FABRIC
- 5" CONCRETE PAVEMENT
6" BASE AGGREGATE DENSE, 3"
WITH 1/2" TRACK SURFACING
- MASON SAND
- SYNTHETIC TURF ATHLETIC FIELD
- SYNTHETIC TURF W/ INFILL (BY OTHERS)
- SHOCK PAD (BY OTHERS)
- 2" FINISH DRAINAGE STONE
- 6" BASE DRAINAGE STONE
- TYPE SAS GEOTEXTILE FABRIC
- RETAINING WALL
- APPROX. LIMITS OF CONSTRUCTION

LAYOUT KEYNOTES

- 1 12" x 12" CONCRETE CURB NAILER
- 2 12" CURB NAILER SPEED DOWEL LOCATIONS (DISCONTINUE REBAR INSTALLATION @ DOWEL LOCATIONS)
- 3 FOOTBALL GOAL POST W/ TURF ACCESS BOX
- 4 SOCCER GOAL
- 5 POLE VAULT
- 6 LONG JUMP / TRIPLE JUMP
- 7 ACO SPORT SYSTEM 3000 SLOT DRAIN
- 8 ACO SPORT SYTEM 3000 CATCH BASIN
- 9 6' H X 12'W BLACK VINYL CHAIN LINK FENCE GATE
- 10 4'H BLACK VINYL CHAIN LINK FENCING
- 11 6'H BLACK VINYL CHAIN LINK FENCING
- 12 4'Hx4'W BLACK VINYL CHAIN LINK FENCE GATE
- 13 4'Hx12'W BLACK VINYL CHAIN LINK FENCE GATE
- 14 6'Hx4'W BLACK VINYL CHAIN LINK FENCE GATE
- 15 6'Hx12'W BLACK VINYL CHAIN LINK FENCE GATE

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RETTLER
corporation

3317 Business Park Drive, Stevens Point, WI 54482
Telephone: 715-341-2855, Fax: 715-341-0451
Email: info@rettlr.com, website: www.rettler.com

GREEN BAY PREBLE HIGH SCHOOL
ATHLETIC FIELD REDEVELOPMENT PROJECT

SITE LAYOUT PLAN

GREEN BAY AREA PUBLIC SCHOOL DISTRICT
200 SOUTH BROADWAY
GREEN BAY
WISCONSIN 54303

C300



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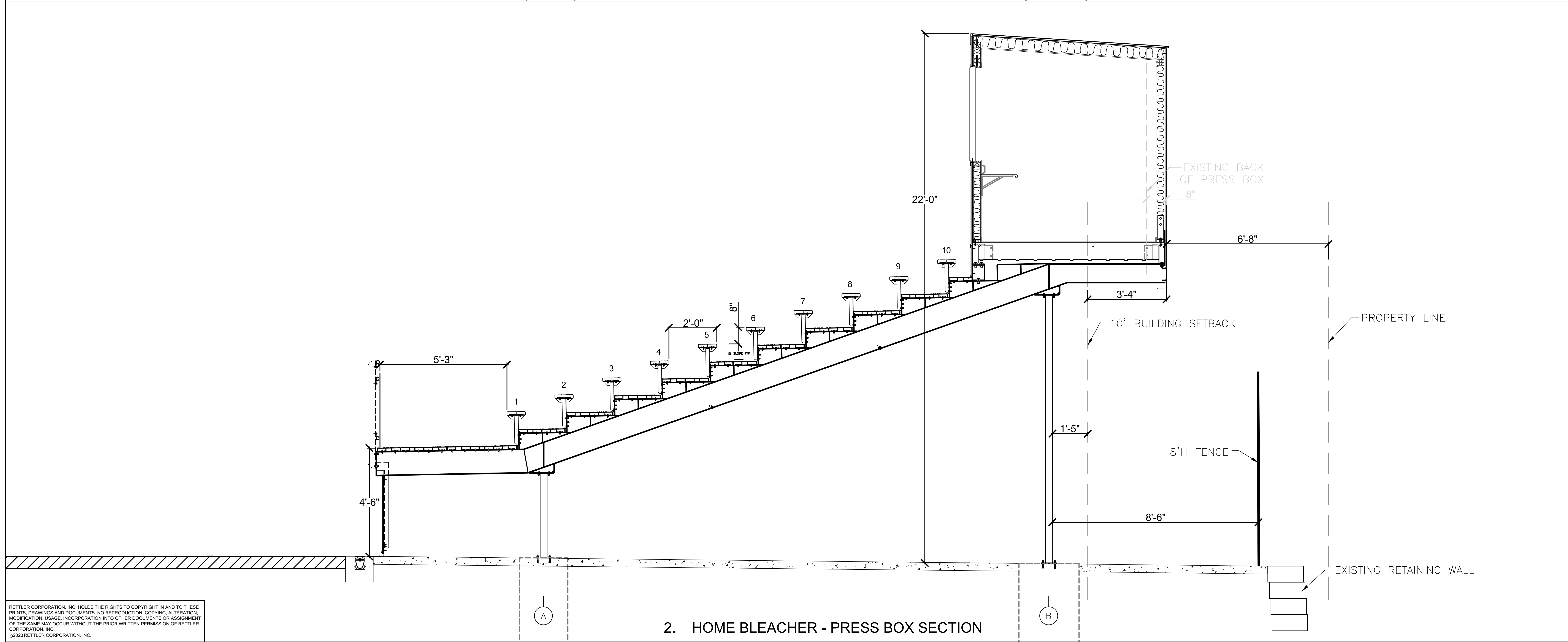
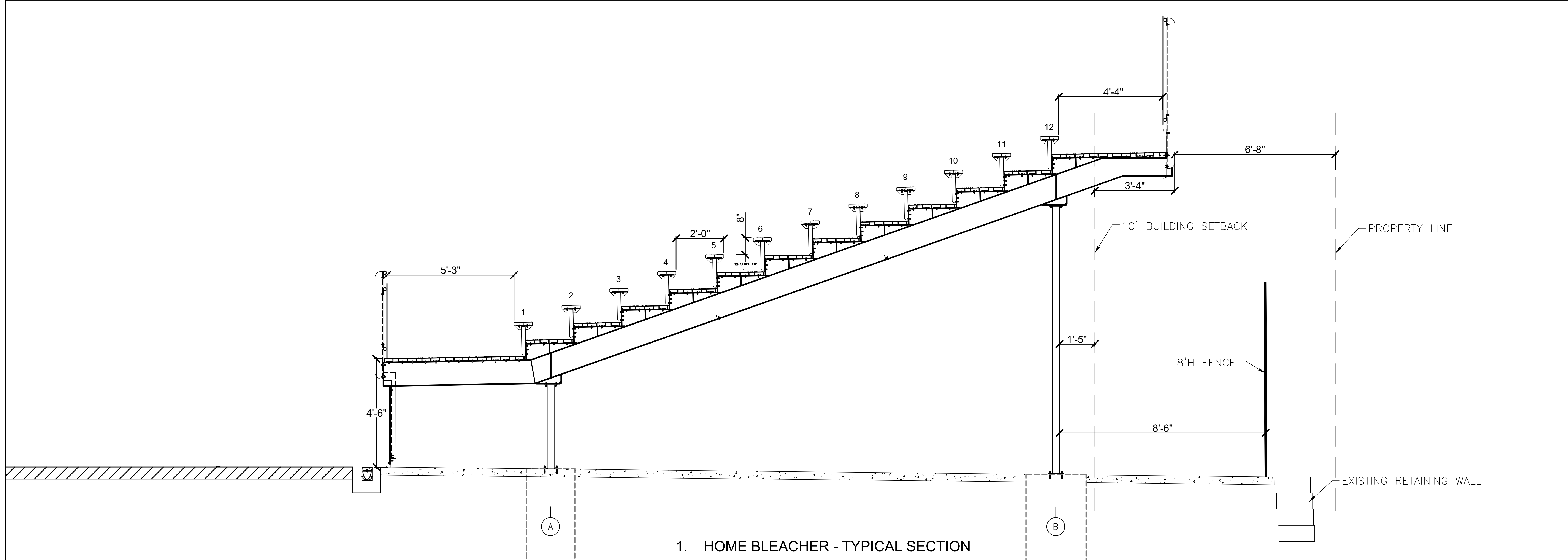
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GREEN BAY PREBLE HIGH SCHOOL
ATHLETIC FIELD REDEVELOPMENT PROJECT

GREEN BAY AREA PUBLIC SCHOOL DISTRICT
200 SOUTH BROADWAY
GREEN BAY
WISCONSIN 54303

SITE LAYOUT PLAN



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GREEN BAY PREBLE HIGH SCHOOL ATHLETIC FIELD REDEVELOPMENT PROJECT		
HOME BLEACHER SECTIONS		
GREEN BAY AREA PUBLIC SCHOOL DISTRICT 200 SOUTH BROADWAY GREEN BAY WISCONSIN 54303		



ZONING & PLANNING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE: 3/6/23	PROJECT #: 23.014	APPEAL #:
APPLICANT INFORMATION:		
Name: Josh Depouw		
Business Name: Green Bay Area Public Schools		
Address: PO Box 23387		
City, State, Zip: Green Bay, WI 54305		
Phone: 920-448-2180		
Email: jjdepouw@gbaps.org		
Property Owner Information (if different from above):		
Name:		
Business Name:		
Address:		
City, State, Zip:		
Phone:		
Email:		
HAS A SITE PLAN BEEN REVIEWED BY PLANNING STAFF? ☒ YES ☐ NO		
If you checked "NO", do not proceed. You must be in contact a member of the Planning staff to review your site, identify issues with the Zoning Code, and seek potential alternatives. Upon denial of a site plan, a formal variance submission may proceed.		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: Preble High School, 2222 Deckner Avenue, Green Bay, WI 54302		
Tax Parcel Number(s): 21-2285, 21-2678-D-9		
Describe the Variance Request:		
This variance application is a request to allow the new west side bleachers and press box to be less than the 10' side yard setback from the property line.		

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).	
Sec. 44-856 Public Institutional District Dimensional Standards - 10' required sideyard setback	
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 property in question is the location of the existing Preble football stadium. The property is spatially very tight, especially east/west, to fit a football field, running track, bleachers, restroom building, storage building, and parking lot. There is also over 20' of grade change across the site. Previous development of the site maximized the use of the space by incorporating retaining walls along the east and west sides of the property and installed a low-maintenance privacy fence along the west property line abutting the single family residences. The proposed redevelopment plans to maintain the existing retaining walls and privacy fence.	
Would granting the variance be contrary to the public interest? Explain.	
No. The existing press box/grandstand structure is less than 10' from the property line. The design of the athletic facility including the bleacher and press box is being done with the public interest in mind. The proposed bleacher and press box design maximizes the use of the space to allow the most spectators possible while providing good sight lines from all seats. The proposed design for the grandstand and pressbox redevelopment removes existing footings and vertical supports from the 10' setback and only has a cantilever of the pressbox and grandstand seating into the setback.	
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 this variance was not granted, an unnecessary hardship would be placed on the project. The bleacher and press box design would need to be shifted out of the 10' setback reducing seating and removing the top walkway. The top walkway will be utilized for ingress/egress to seating and pressbox and for monitoring spectators for safety and security from above. The press box would also need to be further inset into the bleachers obstructing sight lines from some seats. These seats that would be displaced by the pressbox would need to be added to the south end of the grandstand, which would place them beyond the south end zone and increase the distance for viewing the north end zone.	

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.

Josh Depouw
Signature of the Property Owner

Josh Depouw
Print Name:

3/6/23
Date

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

Michael Helmrick, Rettler Corporation
Print Name:

3/6/23
Date

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

SITE AERIAL

