



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, MAY 15, 2023, 4:30 PM
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, Joshua Koch

C. Approval of the Agenda.

- I. Approval of the agenda for the May 15, 2023, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

- I. Approval of the minutes from the April 17, 2023, meeting of the Zoning & Planning Board of Appeals.

E. Regular Business.

- I. Discussion with City Legal Staff regarding multiple variances within an individual appeal request.
2. (Appeal 23-11) Consideration with possible action on the variance request submitted by Maureen P Trafford-Braun and Dan Braun, property owners and applicants, to create a wider parking stall within the front yard setback at 2626 He-Nis-Ra Lane (Ald. J. Brunette, District 12).

The Board may convene in closed session pursuant to Section 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any quasi-judicial or quasi-judicial trial or hearing before that governmental body. The Committee will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

3. (Appeal 23-13) Consideration with possible action on the variance request submitted by Colin Meise of Ruekert-Mielke, Inc., applicant; and Patrick Waeghe, property owner, to request exceeding maximum impervious surfacing coverage within the General Industrial(GI) district at 1124 N. Baird Street (Ald. S. Campbell, District 6).

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4. (Appeal 23-14) Consideration with possible action on the variance request submitted by Juliane Kania, property owner and applicant, to create surface parking within the permitter parking lot landscaping setback at 333 S. Webster Avenue (Ald. B. Galvin, District 4).

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F. Informational.

- I. Discussion regarding future options for Board of Appeals training.

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.

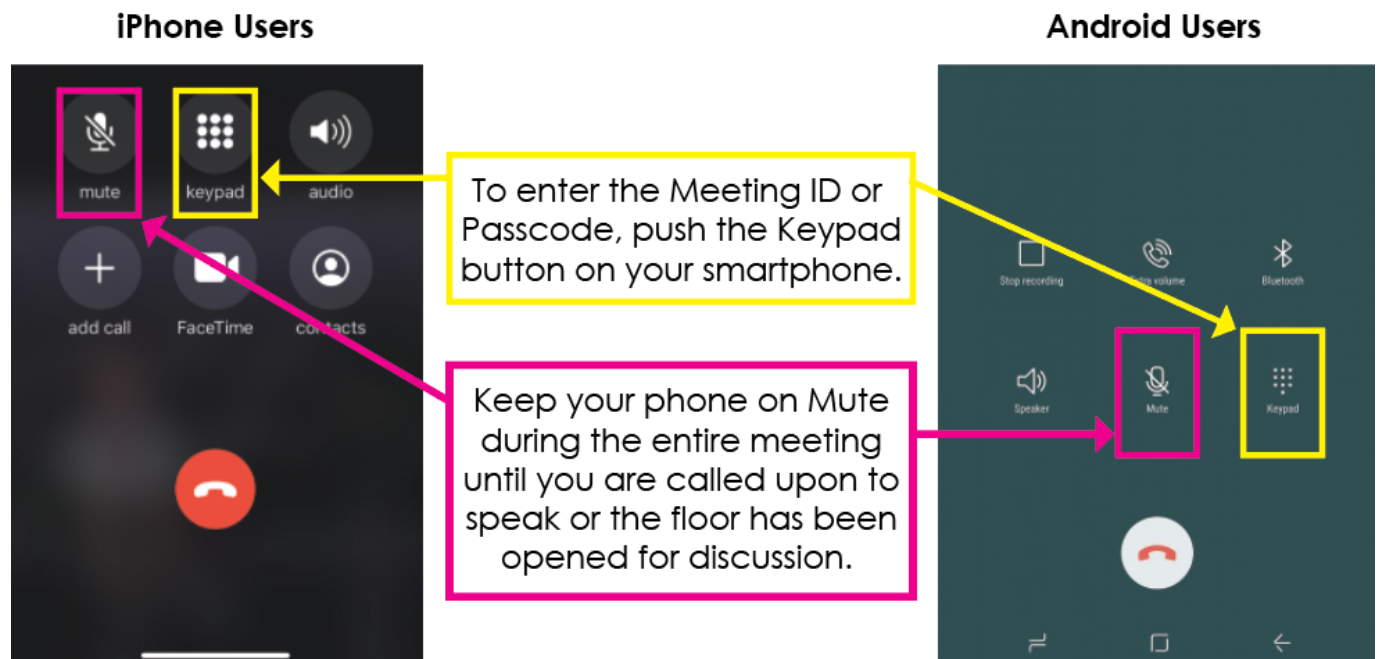
Additional Information

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

May 15, 2023

PREPARED BY

AGENDA ITEM # E.I

Discussion with City Legal Staff regarding multiple variances within an individual appeal request.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

May 15, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.2

(Appeal 23-11) Consideration with possible action on the variance request submitted by Maureen P Trafford-Braun and Dan Braun, property owners and applicants, to create a wider parking stall within the front yard setback at 2626 He-Nis-Ra Lane (Ald. J. Brunette, District 12).

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BACKGROUND

Maureen Trafford-Braun and Dan Braun are seeking to create an expansion of their driveway in the front yard of their property at 2626 He-Nis-Ra Lane.

The applicants are seeking to deviate from two (2) sections of the Green Bay Zoning Code:

Section 44-1746: Driveways shall lead from public right-of-way directly to a garage door opening plus 24 inches on either side of said door or to a legal surface parking space.

Section 44-1746 (c) Where the width of the driveway at the garage..., the driveway shall be tapered between the garage or edge of legal uncovered space and the property line starting a minimum of five feet from the parcel.

The proposed site plan requests an expansion of the existing driveway. The current driveway leads to a two stall garage and has an additional legal non-conforming parking stall in the front yard setback along the western edge of the property. The existing eastern edge of the driveway leads directly to the eastern edge of the garage door opening. Code allows for 24 inches of pavement on the side of the garage door opening. The applicants are requesting an additional 2.5 feet, for a total of 4.5 feet past the garage door opening.

To note, a front yard parking space exception is allowed for residences where only a single stall attached garage exists at a parcel. Within that section of code, while an extra stall can occur, said vehicular stall shall not be located in front of the primary entrance to the residence. The primary entrance to the residence is located directly east of the garage.

In a second question, the applicants are seeking to create a triangle taper within the right of way. As noted from Figure 3.B within Section 44-1746, triangle tapers are required to begin starting a point past the property line, not before the property line. Applicants seek creating the taper from the front of the 'sidewalk cake', rather than the back. Typically, 'sidewalk cakes' are the joints in a concrete driveway where a sidewalk could match up for sidewalk construction in the future on lots which do not have a sidewalk in front of the whole of the property.

Street view images from 2012 and 2022 are included in this report. Concepts supplied by the applicant are

provided. Additionally, a diagram of driveway expansion fitting within the code and the variance requests is included.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 23-11 Application (Revised 050223)
2. 23-11 Applicant Exhibits with Added Notations
3. 23-11 Exhibit Code-Variance Difference
4. 2629 He Nis Ra Ln - Google Maps 2012
5. 2629 He Nis Ra Ln - Google Maps 2022
6. 23-11 Aerial Image



ZONING BOARD OF APPEALS VARIANCE APPLICATION

Application Deadline: First Tuesday of the Month at 12:00 Noon.

DATE: 5/11/2023	PROJECT #:	APPEAL #: 23-11
APPLICANT INFORMATION:		
Name: Maurcen P. Trafford Braun : Dan Braun		
Business Name:		
Address: 2626 He Nis Ra Lane		
City, State, Zip: Green Bay WI 54304		
Phone: 920-471-8199		
Email: mtpn@yaho.com dan@LPMooradian.com		
PROPERTY OWNER INFORMATION (if different from above):		
Name: same		
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 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: 2626 He Nis Ra Lane		
Tax Parcel Number(s): CH-2124		
Describe the Variance Request:		
Would like to widen driveway past the first apron to front walk way. There are utility boxes in front which are an inconvenience pulling in and out. We also have a hill that has a blind area.		
Would like to have the 2 foot allowance plus 2 1/2 more feet. For safer exiting.		

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

44-1746(c) Triangulation

44-1746 Driveways shall lead... directly to garage door & 24 inches

11-88

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.

Need a walkway to front door. The extra width would allow ample space between vehicles and safe passage to front door.

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

allowing the variance would create safer entering and exiting.

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?

Having the extra width would help with exiting vehicles and provide a sturdy walkway to 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.



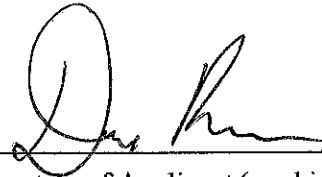
Signature of the Property Owner

Maurine Trafford Braun

Print Name

5/1/23

Date



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

Daniel Brum

Print Name

Date

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

VARIANCE RAEVEST

Triangle
Japan

10,200 SF

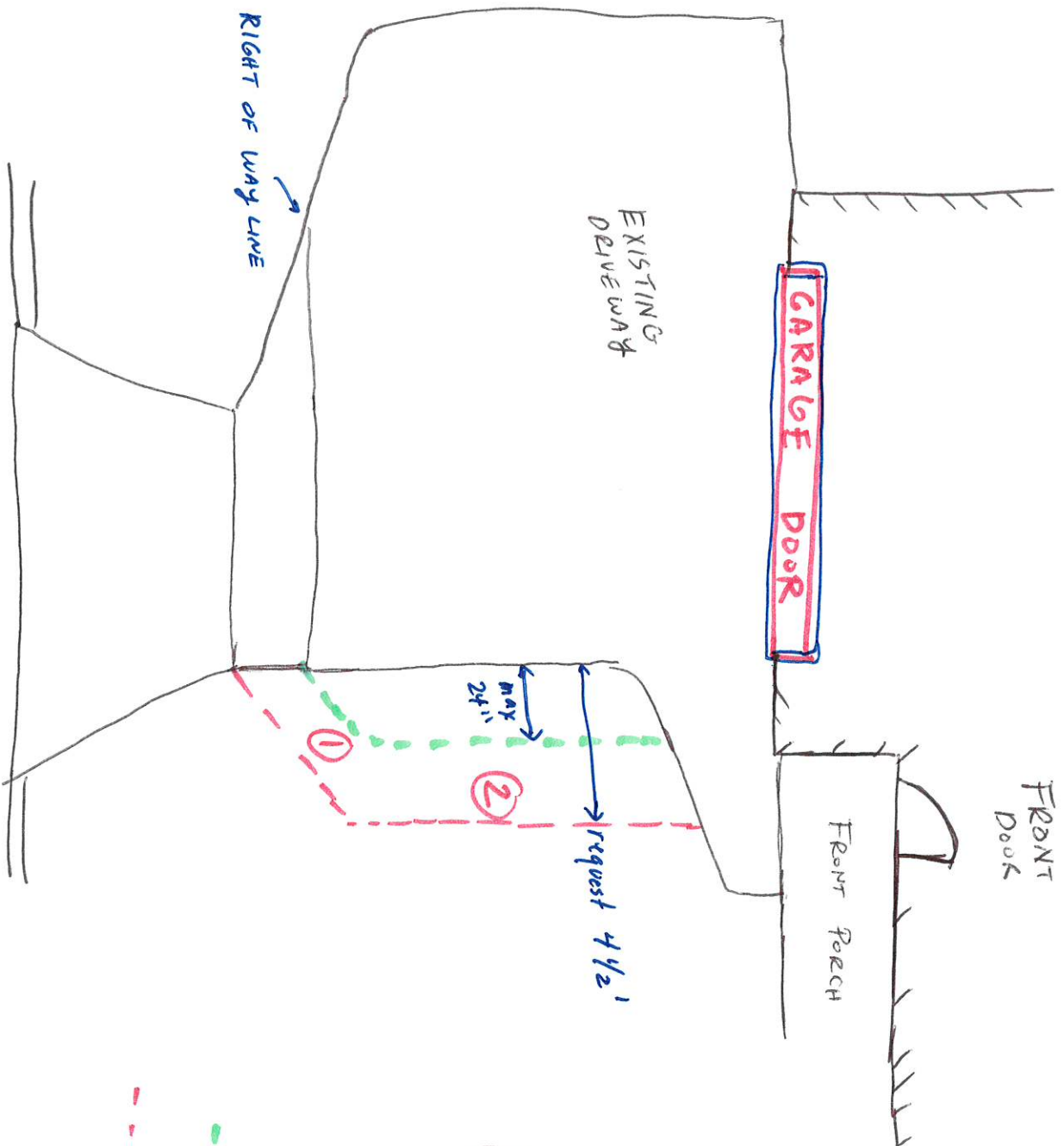
4.5'

85.00'

Triangle
taper
past
property
line.

2626

10



HE-NIS-RA LN.

① 44-1746(3).C.
Triangle taper past right-of-way

② 44-1746
Driveways shall lead... directly
to the garage door + 24 inches
past door.

--- within code

--- variance request

2 HR
PARKING
7:00 AM
TO 4:00 PM
SCHOOL DAYS



HR
PARKING
7:00AM
TO
4:00PM
SCHOOL DAYS
↔



DANIEL G
JANET A
PAYNE

2634

MAUREEN P
TRAFFORD, ETAL

2626

SUSAN
MEEUWSEN

2616

JOSEPH W
III SUSAN R
PAREMSKI

2612

2611

1612

1615

DANIEL R
JENNIFER J
NEWELL

ONEIDA
NATION



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

MEETING DATE

May 15, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.3

(Appeal 23-13) Consideration with possible action on the variance request submitted by Colin Meise of Ruekert-Mielke, Inc., applicant; and Patrick Waeghe, property owner, to request exceeding maximum impervious surfacing coverage within the General Industrial(GI) district at 1124 N. Baird Street (Ald. S. Campbell, District 6).

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BACKGROUND

Colin Meise, applicant and Patrick Waeghe, property owner, are seeking to redevelop property at 1124 N Baird Street with impervious surfacing exceeding maximum limits for a GI district.

The applicants are seeking to deviate from one (1) section of the Green Bay Zoning Code:

Sec. 44-802, Table 44-12.

Maximum Impervious Surface for a GI District: 80%

The proposed site plan has come to review after a fire which took place at the facility in Summer 2022. The fire damaged part of the northern portion of the building. The applicants have been in discussions to create an updated site plan in which the northern portion of the building is partially rebuilt with a larger outdoor truck maneuvering area in place of where the former fire-damaged part of the facility existed.

Before the fire, the site had an impervious surface number of 88.68%, exceeding maximum standards. This was legal non-conforming. Any new redevelopments must meet existing standards. The applicants have had site plans rejected and come back to the city with updated standards which include the single variance item. The applicants have reduced their existing impervious surface numbers down to 83.08%. To reach 80%, the facility would require approximately 2202 square feet of pervious surface to reach the 80% threshold.

Applicants have provided an existing conditions (showing aerial imagery before the fire) and an updated site plan.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 23-13 Application
2. 23-13 Existing Conditions and Proposed Site Plan
3. 23-13 Baird Streetview 2019
4. 23-13 2020 Aerial Image
5. 23-13 Eastman Streetview 2019

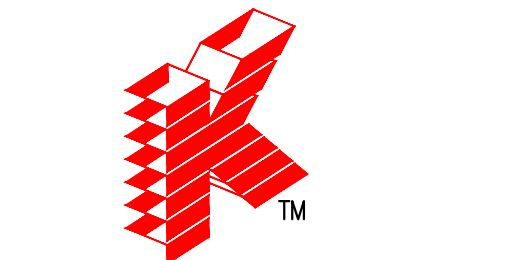
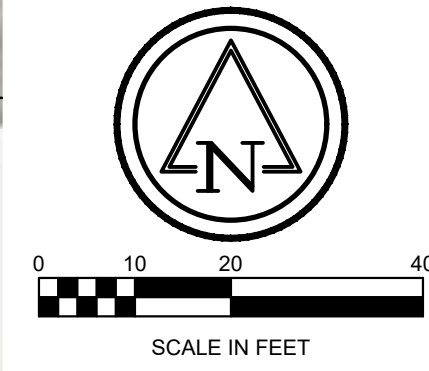
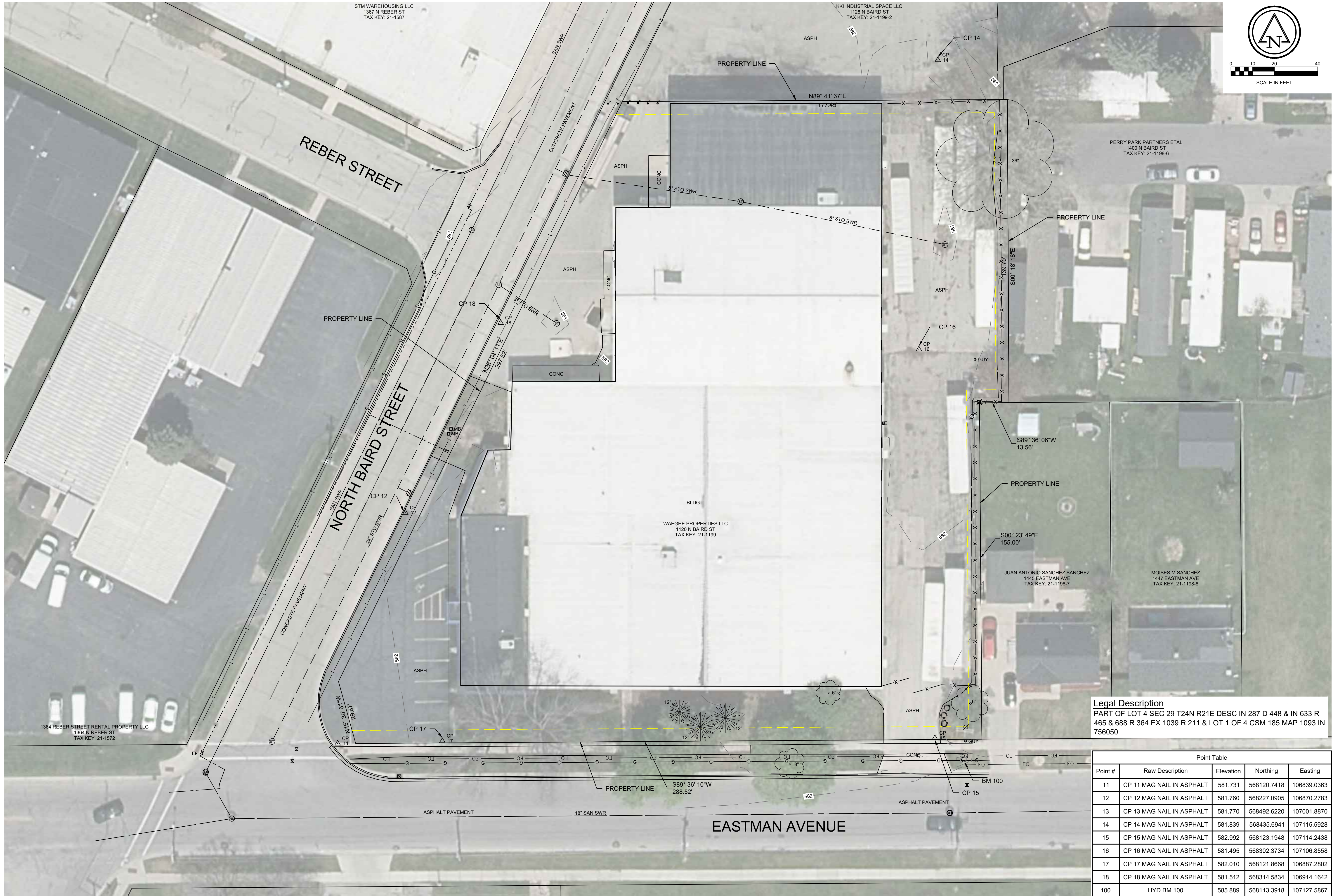
[illegible]

[illegible]

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

_____ Signature of the Property Owner	_____ Signature of Applicant (working as “Agent” for owner)
_____ Print Name	_____ Print Name
_____ Date	_____ Date

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



Keller
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1-800-236-2534
Fax (920)766-5004

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3308 Nursery Drive
Middleton, WI 53562
Phone (608)445-2245

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
Phone (262)250-9710
1-800-236-2534
Fax (262)250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
Phone (715)849-3141
Fax (715)849-3181

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WISCONSIN

GREEN BAY,

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REVISIONS	

PROJECT MANAGER: S. WINTERFELDT

DESIGNER: C. MEISEL

DRAWN BY: G. DEPREY

EXPEDITOR: B. FREA

SUPERVISOR: D. DYCE

PRELIMINARY NO: P22279

CONTRACT NO: 80125

DATE: MARCH 24, 2023

SHEET: C3.0

Legal Description
PART OF LOT 4 SEC 29 T24N R21E DESC IN 287 D 448 & IN 633 R 465 & 688 R 364 EX 1039 R 211 & LOT 1 OF 4 CSM 185 MAP 1093 IN 756050

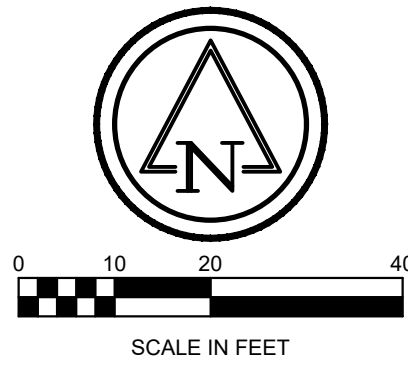
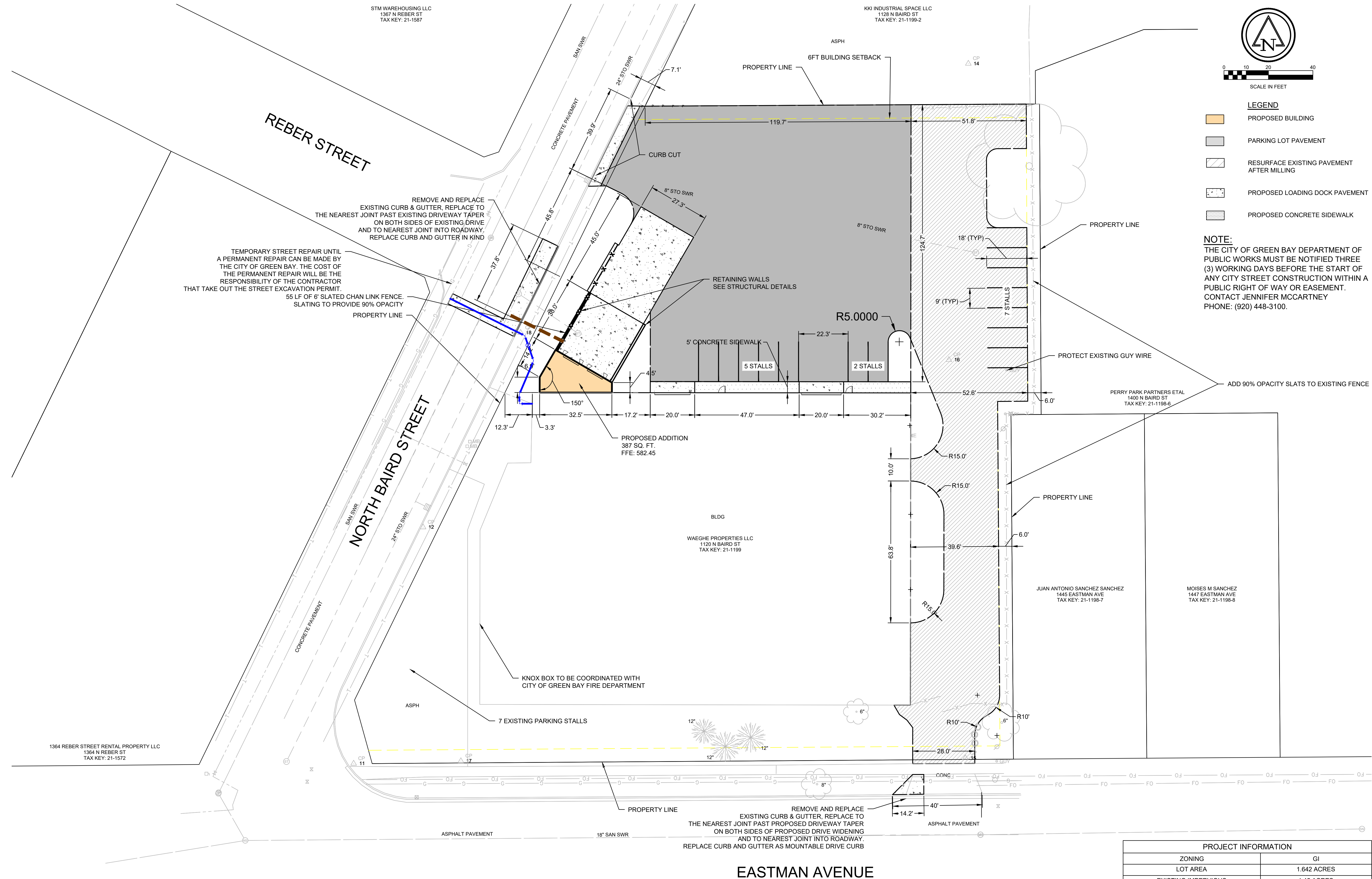
Point Table				
Point #	Raw Description	Elevation	Northing	Easting
11	CP 11 MAG NAIL IN ASPHALT	581.731	568120.7418	106839.0363
12	CP 12 MAG NAIL IN ASPHALT	581.760	568227.0905	106870.2783
13	CP 13 MAG NAIL IN ASPHALT	581.770	568492.6220	107001.8870
14	CP 14 MAG NAIL IN ASPHALT	581.839	568435.6941	107115.5928
15	CP 15 MAG NAIL IN ASPHALT	582.992	568123.1948	107114.2438
16	CP 16 MAG NAIL IN ASPHALT	581.495	568302.3734	107106.8558
17	CP 17 MAG NAIL IN ASPHALT	582.010	568121.8668	106887.2802
18	CP 18 MAG NAIL IN ASPHALT	581.512	568314.5834	106914.1642
100	HYD BM 100	585.889	568113.3918	107127.5867

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Waukesha • Kenosha • Madison
Global Water Center • Fox Valley
www.ruekertmielke.com

RUEKERT/MIELKE TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A REASONABLE INSPECTION.

PURSUANT TO WISCONSIN STATUTE 182.0175, AVAILABLE DATA ON UNDERGROUND STRUCTURES, CONDUIT AND PIPES HAS BEEN SHOWN ON THIS MAP. THE LOCATIONS SHOWN HAVE BEEN COMPILED FROM A COMBINATION OF EXISTING UTILITY MAPS AND MARKINGS PLACED IN THE FIELD FOR THE VARIOUS FACILITIES BY "DIGGERS HOTLINE" (TICKET NO.) SHALL NOT BE TAKEN AS CONCLUSIVE. FIELD VERIFICATION SHALL BE REQUIRED BEFORE ANY EXCAVATION.

EXISTING CONDITIONS **C3.0**
"ISSUED FOR CONSTRUCTION"



- LEGEND**
- PROPOSED BUILDING
 - PARKING LOT PAVEMENT
 - RESURFACE EXISTING PAVEMENT AFTER MILLING
 - PROPOSED LOADING DOCK PAVEMENT
 - PROPOSED CONCRETE SIDEWALK

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 PHONE: (920) 448-3100.

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WISCONSIN

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REVISIONS

PROJECT MANAGER: S. WINTERFELDT

DESIGNER: C. MEISEL

DRAWN BY: G. DEPREY

EXPEDITOR: B. FREJA

SUPERVISOR: D. DYCE

PRELIMINARY NO: P22279

CONTRACT NO: 80125

DATE: MARCH 24, 2023

SHEET: C5.0

PROJECT INFORMATION	
ZONING	GI
LOT AREA	1.642 ACRES
EXISTING IMPERVIOUS	1.45 ACRES
PROPOSED IMPERVIOUS	1.36 ACRES
LAND DISTURBANCE	0.8 ACRES
STANDARD PARKING SPACES	21

EXISTING OFFICE SPACE: 3,500 SF X 1 STALL/500 SF = 7 PARKING STALLS
EXISTING WAREHOUSE: 21 ASSUMED EMPLOYEES X 2 STALLS/3 EMPLOYEES = 14 PARKING STALLS
TOTAL = 21 PARKING STALLS

Waukesha • Kenosha • Madison

Global Water Center • Fox Valley

www.ruekertmielke.com

RUEKERT/MIELKE TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A REASONABLE INSPECTION.

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SITE PLAN

"ISSUED FOR CONSTRUCTION"





STM WAREHOUSING ELC

KKI INDUSTRIAL SPACE LLC

PDS 1364 REBER STREET LLC

WAGHE PROPERTIES LLC

JUAN ANTONIO
SANCHEZ SANCHEZ

MOISES M
SANCHEZ

A&J INVESTMENT
PROPERTIES LLC

GREEN BAY CITY
OF PARK FARLIN

GREEN BAY CITY
OF PARK FARLIN



Google



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

MEETING DATE

May 15, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.4

(Appeal 23-14) Consideration with possible action on the variance request submitted by Juliane Kania, property owner and applicant, to create surface parking within the permitter parking lot landscaping setback at 333 S. Webster Avenue (Ald. B. Galvin, District 4).

The Board may convene in closed session pursuant to Section 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any quasi-judicial or quasi-judicial trial or hearing before that governmental body. The Committee will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

BACKGROUND

Juliana Kania, applicant and property owner is seeking to create an improved parking area which does not meet standards for a perimeter parking lot landscaping buffer area.

The applicant is seeking to deviate from one (1) section of the Green Bay Zoning Code:

Sec. 44-1966 (1) c.

Where parking lots border property lines, setbacks from the property edge to the parking lot pavement shall meet the buffer requirements of Section 44-1964

Sec. 44-1964

For non-residential or multi-family uses when adjacent to residentially zoned property or property used for residential purposes, buffers shall be at least 20 feet wide. The following buffers shall be at least 25 feet:

a. Buffers for non-residential or multifamily buildings of two or more stories when adjacent to residentially zone property or property used for residential purposes.

The proposed site plan requests replacing existing gravel parking with a new paved asphalt parking area at 51' wide x 40' deep feet to create 5 parking stalls with a 22 foot drive aisle. The existing legal non conforming multi family building has 5 units and a two stall garage. The overall width of the lot is 60 feet.

To meet perimeter buffer landscape standards for this lot, the maximum parking area can be a maximum of 35 feet wide from the northern parking line. leaving a 25 foot buffer on the south side of the property where the parcel is adjacent to two residential homes. This option would leave the property below the minimum parking required for 5 units, which is 7 stalls in total. The proposed variance request would meet the minimum threshold for parking stalls for the parcel and its existing use.

The distance between the existing garage and the primary residences is 40 feet. The property is surrounded by wooden fences on both the southern and eastern property lines.

This property was granted a variance in 2020 to allow for the pavement of the drive aisle along side the north property line within the sideyard setback.

A basic site plan concept is included as well as images from the property.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 23-14 Applicaiton
2. 23-14 Exhibit Site Plan
3. 23-14 Image a
4. 23-14 Image b
5. 23-14 Aerial

DATE: 5/3/23	PROJECT #:	APPEAL #: 23-14
APPLICANT INFORMATION:		
Name: Julianne Kania		
Business Name:		
Address: N7933 Town Hall Rd.		
City, State, Zip: Blomch Creek, WI 54106		
Phone: 920-595-0355		
Email: joejules@gmail.com		
PROPERTY OWNER INFORMATION (if different from above):		
Name: Julianne Kania		
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 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: 333. S. Webster St. Green Bay		
Tax Parcel Number(s):		
Describe the Variance Request:		
Request to put in blacktop parking area for tenants, minimum five. This is a five family multi-unit.		

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

44-1966 (1)(c)

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

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

Yes, this lot is only 60 feet wide. My tenants vehicles would not all fit if 25 foot barrier existed.

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

No, this is not seen from the street. Currently there is gravel. There is a wood fence there for privacy.

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?

My tenants would not have sufficient parking.

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.

Juliane Kania

Signature of the Property Owner

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

Juliane Kania

Print Name

Print Name

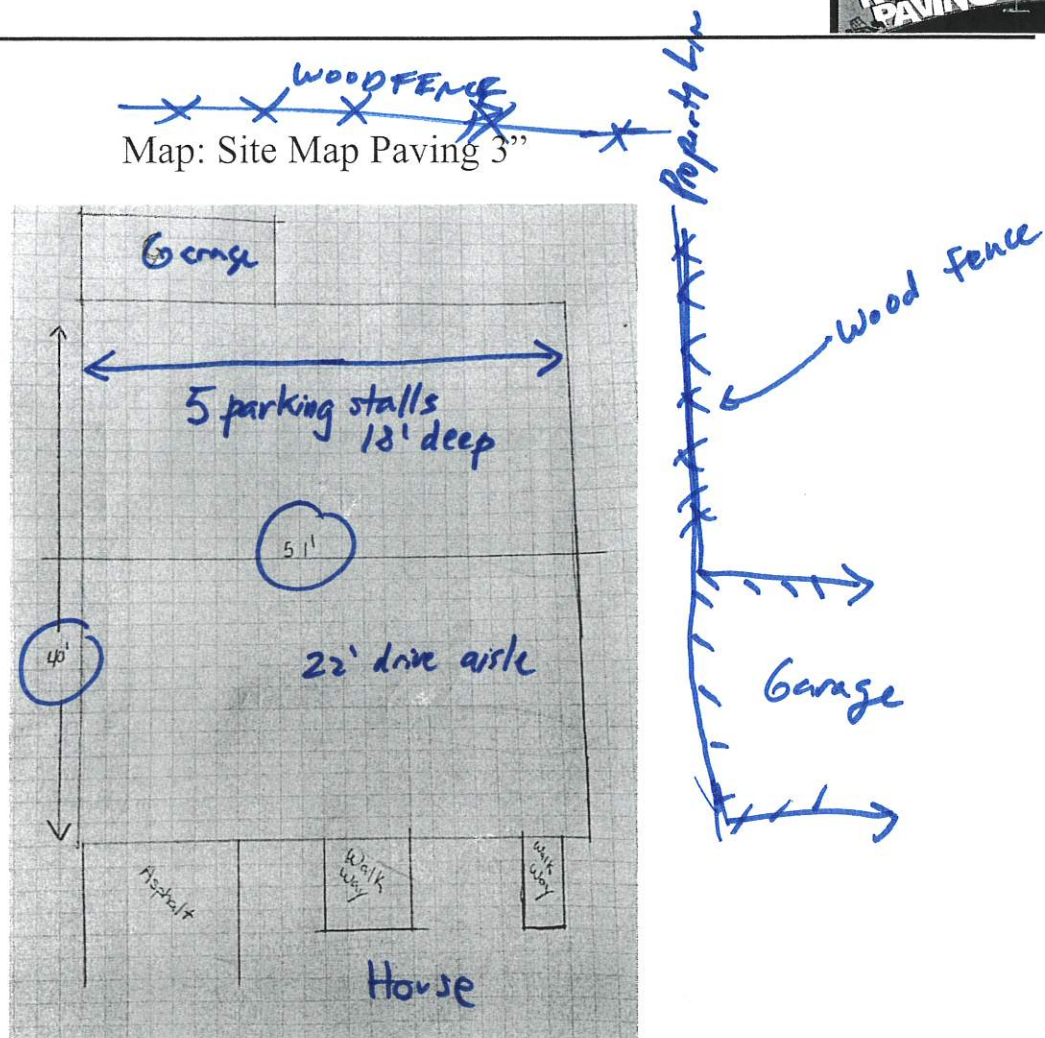
5/3/23

Date

Date

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

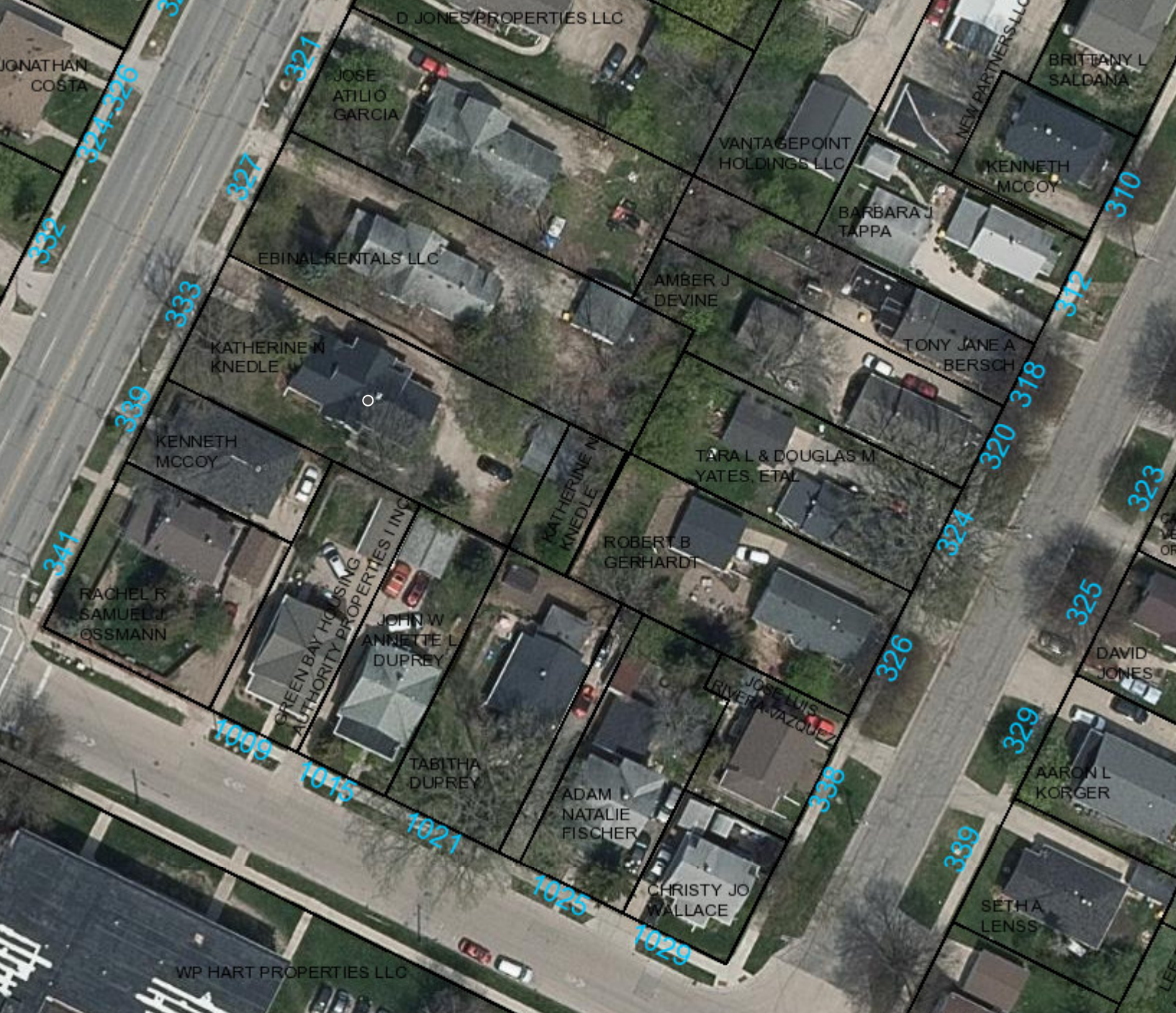
Site Map: Kania



Notes:







JONATHAN COSTA

D JONES PROPERTIES LLC

JOSE ATILIO GARCIA

VANTAGEPOINT HOLDINGS LLC

BRITTANY L SALDANA

KENNETH MCCOY

BARBARA J TAPPA

EBINAL RENTALS LLC

AMBER J DEVINE

TONY JANE A BERSCH

KATHERINE W KNEDLE

KENNETH MCCOY

TARA L & DOUGLAS M YATES, ETAL

KATHERINE W KNEDLE

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GREEN BAY HOUSING AUTHORITY PROPERTIES I INC

JOHN W ANNETTE L DUPREY

TABITHA DUPREY

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CHRISTY JO WALLACE

AARON L KORGER

SETHA LENSS

WP HART PROPERTIES LLC



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

MEETING DATE

May 15, 2023

PREPARED BY

AGENDA ITEM # F.I

Discussion regarding future options for Board of Appeals training.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None