



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, JULY 17, 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: Noel Halvorsen - Chair, Barb Dorff - Vice Chair, Steven Schuchart, Corey Bogenschutz, Joshua Koch, Benjamin Andrews

C. Approval of the Agenda.

- I. Approval of the agenda for the July 17, 2023, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

- I. Approval of the minutes from the June 19, 2023, meeting of the Zoning & Planning Board of Appeals.

E. Regular Business.

- I. (Appeal 23-20) Consideration with possible action on the variance request submitted by Richard Fisher of Fisher and Associates LLC, applicant; DDL Holdings, property owner to create an improved driveway approach less than the required distance from an intersection at 520 N Broadway (Ald. R. Scannell, District 7)

ITEM HAS BEEN PULLED

2. (Appeal 23-19) Consideration with possible action on a request for variance from Gary Spielbauer of Elevate 97, applicant; Green Bay Packaging, Property Owner on the request to increase the minimum number of monument signs and reduced front setback for signage in a General Industrial (GI) district at 1601-1603 N Quincy Street. (Alder R. Scannell, District 7)

3. (Appeal 23-21) Consideration with possible action on a variance request submitted by Garritt Bader of 805 Cherry, LLC; property owner and applicant, to exceed impervious surface limits in an Office-Residential (OR) Zoning District at 805 Cherry Street. (Ald. R. Scannell, District 7).

F. Informational.

1. The date of the next meeting: August 21, 2023.
2. Review of BOA items in the first half of 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.

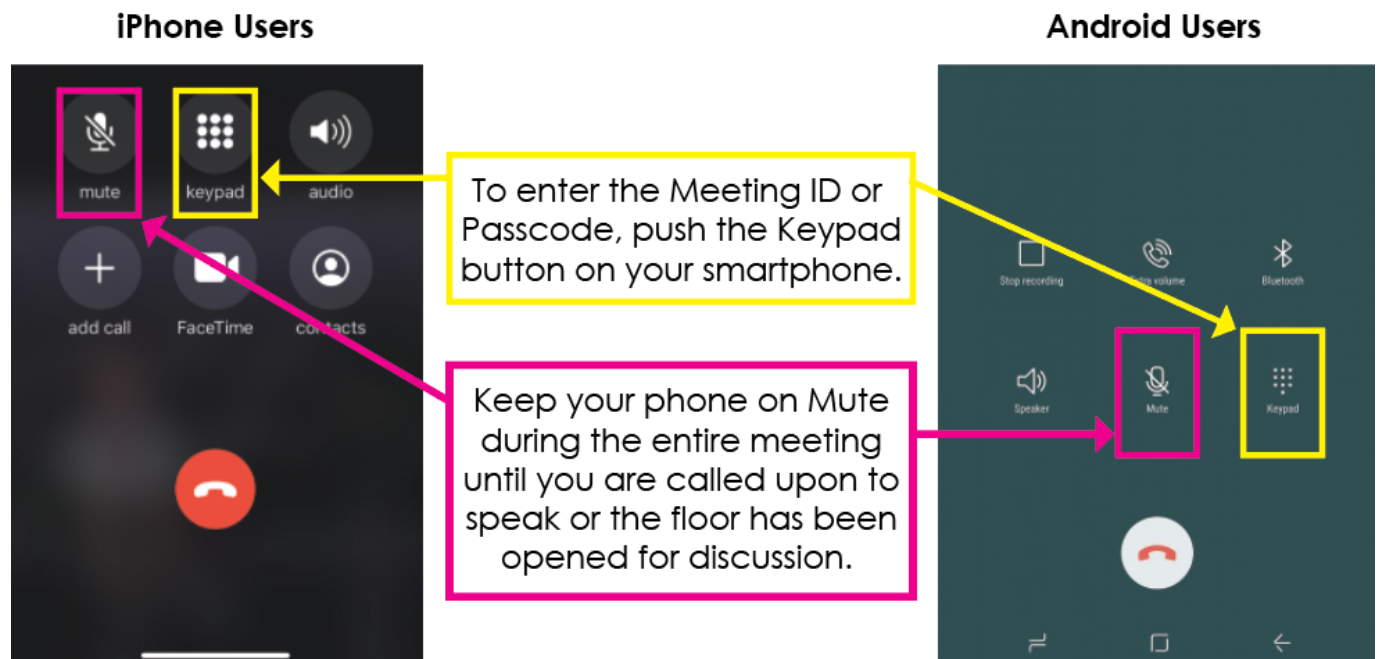
Additional Information

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

July 17, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.I

(Appeal 23-20) Consideration with possible action on the variance request submitted by Richard Fisher of Fisher and Associates LLC, applicant; DDL Holdings, property owner to create an improved driveway approach less than the required distance from an intersection at 520 N Broadway (Ald. R. Scannell, District 7)

ITEM HAS BEEN PULLED

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

July 17, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.2

(Appeal 23-19) Consideration with possible action on a request for variance from Gary Spielbauer of Elevate 97, applicant; Green Bay Packaging, Property Owner on the request to increase the minimum number of monument signs and reduced front setback for signage in a General Industrial (GI) district at 1601-1603 N Quincy Street. (Alder R. Scannell, District 7)

BACKGROUND

Green Bay Packaging is seeking a variance to place a total of three monument signs within the front yard setback at their facility at 1601-1603 N Quincy (Parcel 20-684-A)

The applicant is seeking to deviate from one section of the Green Bay Zoning Code, three aspects of table 30-3 in Chapter 30-37:

Ch. 30-37, Table 30-3. There are three sections of this code.

- a. The maximum number of monument signs per frontage is one. The request is to allow three.
- b. The front yard setback is 10'. Request to place signs at 5'.
- c. The maximum height of a monument sign in the district is 6'. Request to allow 7'

Green Bay Packaging is seeking to update signage along the frontage of their campus property along Quincy. The property is in the General Industrial (GI) district. Signage for monument signs has limitations on size and quantity. The site currently has one permanent monument sign in the front of the property. The applicant is seeking variances for two additional signs.

Signage which is directional and not promotional are exempt signs (quantity). However, directional signage is limited to six square feet per sign rather than the over 50 square feet requested with the two additional signs.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 23-19 Application
2. 23-19 Submitted Images
3. 23-19 StreetView 1
4. 23-19 Street View 2 Existing Fixed Monument Sign
5. aerial

DATE: 6-30-23	PROJECT #: 113347	APPEAL #: 23-19
APPLICANT INFORMATION:		
Name: GARY SPIELBAUER		
Business Name: Elevate 97		
Address: 1085 PARKVIEW Rd		
City, State, Zip: Green Bay WI 54304		
Phone: 920-412-5790		
Email: gspielbauer@Elevate97.COM		
PROPERTY OWNER INFORMATION (if different from above):		
Name: Bob Mihaliski		
Business Name: GB Packaging		
Address: 1700 N. Webster Ct		
City, State, Zip: Green Bay WI 54302		
Phone: 920-433-5111		
Email: bmihalisk@gbp.com		
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: 1601-1603 N. Quincy		
Tax Parcel Number(s): 20-684-A		
Describe the Variance Request:		
1. INCREASE the number of signs per frontage from 1 to 3.		
2. DECREASE the setback from 10' to 5'		

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

Code Section 30-37 table 30-3

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

This is a peculiar parcel that due to the unique characteristics puts a hardship on truck traffic. The narrow frontage along with heavy traffic flow makes access to the property difficult. Signage to direct trucks to the correct entrance and scale are needed. With the unique property, if a truck enters the incorrect entrance it presents a significant safety concern. They would either have to back out on Quincy or attempt a turnaround in a limited area on the site. The setback request is due to large amount of underground utilities. Moving the sign farther away would severely limit the visibility to the truckers.

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

Granting this variance would not be harmful to the public interest. This site is in an industrial area that has a high volume of truck traffic. Adding these signs will be in the best interest of the public, enhancing truck traffic flow which could decrease potential accidents. Result would be more efficient and safe traffic flow.

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

The property, if the variance is not granted, could still operate. The variance is needed to aid in public safety due to a more efficient traffic flow.

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.

Robert D Mihaliski

Signature of the Property Owner

Heffler

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

Robert D Mihaliski

Print Name

Gary Spielhauer

Print Name

6/30/23

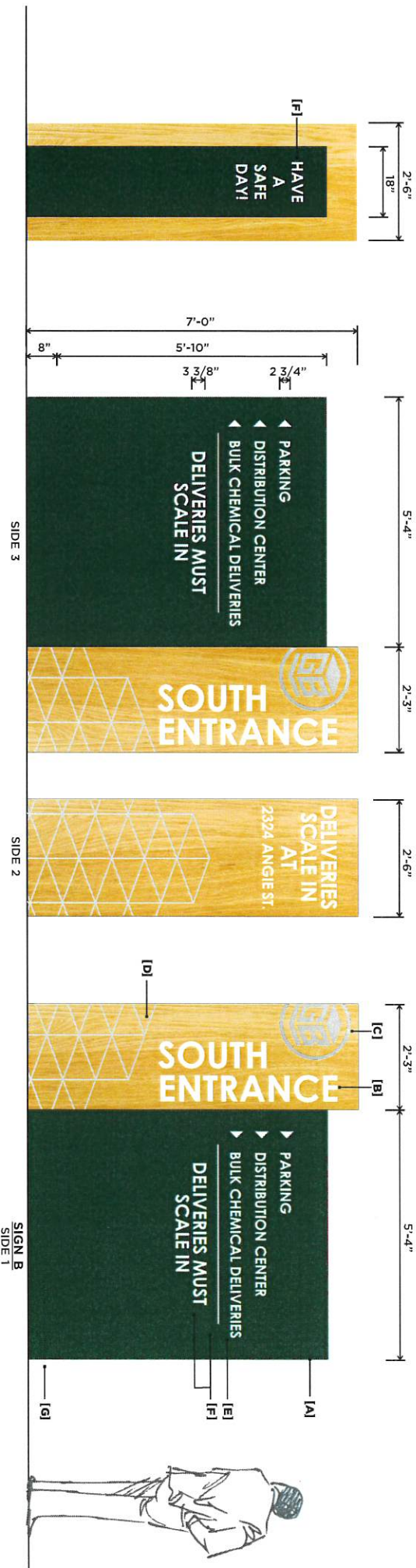
Date

6-30-23

Date

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

3-SIDED LARGE DIRECTIONAL



SPECIFICATIONS

DOUBLE FACE MONUMENT

[A] - CABINET

Material: Aluminum
 Cabinet Color: Paint TBD
 Illumination: LT w/LEDs

[B] - SOUTH ENTRANCE

Material: Routed & Backed w/White Polycarb
 Background: Laminated Digital / Wood Grain TBD

[C] - LOGO

Material: Brushed Aluminum Vinyl
 Logo: 3M 7125 Vinyl - TBD

[D] - GRIDWORK GRAPHIC

Material: Brushed Aluminum Vinyl
 Logo: 3M 7125 Vinyl - TBD

[E] - COPY/ARROWS

Material: Routed & Backed w/White Polycarb
 Material: 3M 7125-10 White Vinyl

[F] - RULE/DELIVERIES MUST SCALE IN/SAFE DAY COPY

Material: Aluminum
 Color: Paint TBD

NIGHT VIEW

OPTION: LED BORDERLIGHTING



elevate97 800-514-1119 ELEVATE97.COM	CLIENT - GREEN BAY PACKAGING ADDRESS - QUINCY ST., GREEN BAY, WI DATE - JUNE 27, 2023 SCALE - 1/2"=1'-0" AE - GARY SPIELBAUER DESIGNER - JM	DESIGN # - JOB # - S012264	REVISION # - REVISED DATE - ☒ CONCEPTUAL ☐ FINAL ☐ FIELD SURVEY / MEASUREMENTS REQUIRED ☐ ELECTRONIC FILE OF LOGO REQUIRED ☒ COLORS/WOOD GRAIN TO BE DETERMINED	WWW.ELEVATE97.COM ALL CONCEPTS ARE PROPERTY OF ELEVATE97 © 2023 ELEVATE97 WITH APPROVAL OF THIS DESIGN I HEREBY GIVE ELEVATE97 PERMISSION TO BEGIN PRODUCTION ON THE SIGNAGE ILLUSTRATED. I AGREE THAT ALL SPECIFICATIONS, SPELLING, COLORS AND ELEVATIONS LISTED ARE CORRECT AND APPROVED. ANY CHANGES MADE AFTER PRODUCTION HAS STARTED WILL RESULT IN ADDITIONAL CHARGES. CLIENT APPROVAL - DATE -
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3-SIDED LARGE DIRECTIONAL



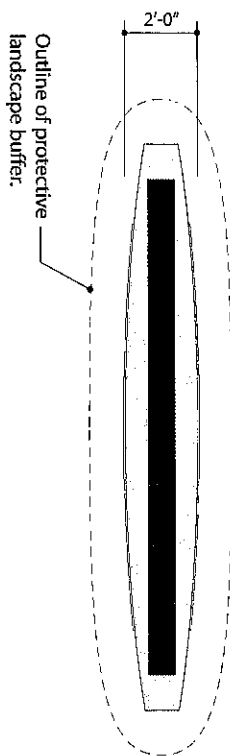
SPECIFICATIONS

DOUBLE FACE MONUMENT

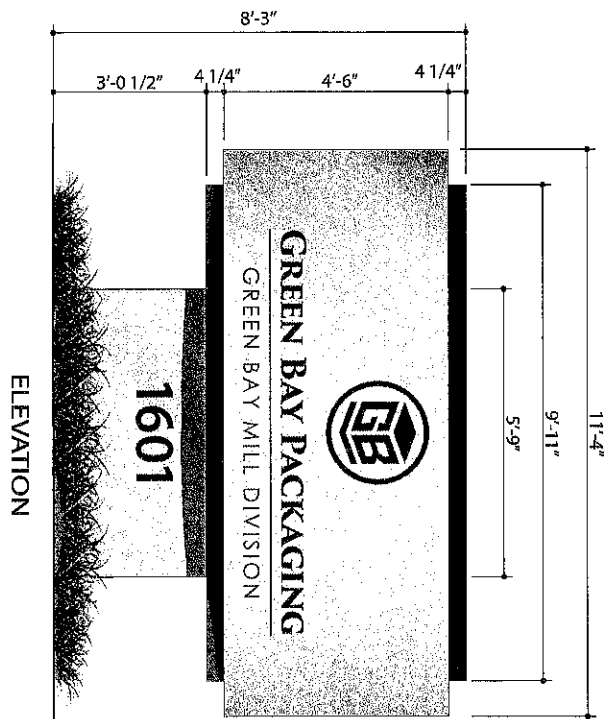
- [A] - CABINET**
Material: Aluminum
Cabinet Color: Paint TBD
Illumination: Lt w/LEDs
- [B] - NORTH ENTRANCE**
Material: Routed & Backed w/White Polycarb
Background: Laminated Digital / Wood Grain TBD
- [C] - LOGO**
Material: Brushed Aluminum Vinyl
Logo: 3M 7125 Vinyl - TBD
- [D] - GRIDWORK GRAPHIC**
Material: Brushed Aluminum Vinyl
Logo: 3M 7125 Vinyl - TBD
- [E] - COPY/ARROWS**
Material: Routed & Backed w/White Polycarb
[F] - RULE/DELIVERIES MUST SCALE IN/SAFE DAY COPY
Material: 3M 7125-10 White Vinyl
- [G] - BASE**
Material: Aluminum
Color: Paint TBD

800-514-1119 ELEVATE97.COM		CLIENT - GREEN BAY PACKAGING ADDRESS - QUINCY ST., GREEN BAY, WI DATE - MAY 10, 2023 SCALE - 1/2"=1'-0" AE - GARY SPIELBAUER DESIGNER - JM		DESIGN # - JOB # - S012264 REVISION # - 02 REVISED DATE - 6-27-23		☒ CONCEPTUAL ☐ FINAL ☐ FIELD SURVEY / MEASUREMENTS REQUIRED ☐ ELECTRONIC FILE OF LOGO REQUIRED ☒ COLORS/WOOD GRAIN TO BE DETERMINED		WWW.ELEVATE97.COM ALL CONCEPTS ARE PROPERTY OF ELEVATE97 © 2023 ELEVATE97 WITH APPROVAL OF THIS DESIGN I HEREBY GIVE ELEVATE97 PERMISSION TO BEGIN PRODUCTION ON THE SIGNAGE ILLUSTRATED. I AGREE THAT ALL SPECIFICATIONS, SPELLING, COLORS AND ELEVATIONS LISTED ARE CORRECT AND APPROVED. ANY CHANGES MADE AFTER PRODUCTION HAS STARTED WILL RESULT IN ADDITIONAL CHARGES.	
PAGE - 1		CLIENT APPROVAL -		DATE -					

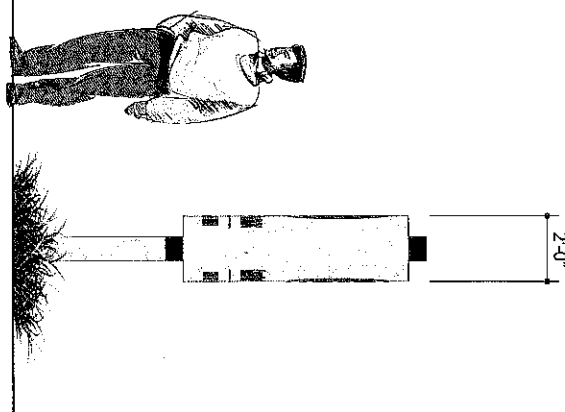
Existing Sign



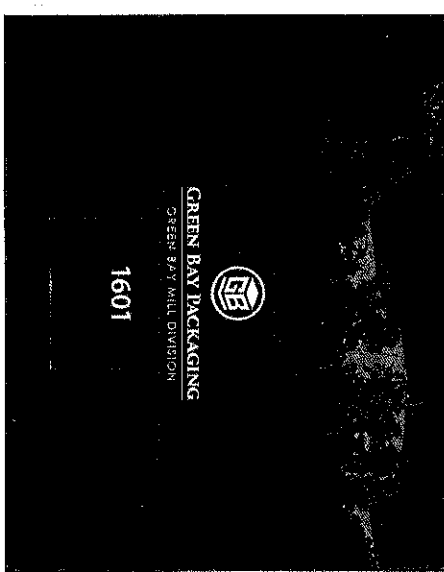
Fabricated pylon w/ ACM cladding.
 Faces to be Metallic Silver. Copy to be routed out & pushed through 12mm black/white acrylic to appear black during the day and white at night.
 Internally illuminated w/ 6500K White LEDs.
 Non-illuminated upper and lower cabinet elements to be Green ACM to match PMS 342 GBP Green.
 Column clad to be Metallic Silver ACM.
 Street address to be routed out and backed up w/ black/white acrylic.



ELEVATION



SIDE VIEW



NIGHTTIME VIEW





GREEN BAY PACKAGING
GREEN BAY MILL DIVISION

1601





Map printed on
7/6/2023



1:3,600

1 inch = 300 feet*
1 inch = 0.0568 miles*

*original page size is 11" x 17"
Appropriate format depends on zoom level

A map key/legend is available at
tinyurl.com/BrownDogLegend

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



(920) 448-6480

www.browncountywi.gov



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

MEETING DATE

July 17, 2023

PREPARED BY

AGENDA ITEM # E.3

(Appeal 23-21) Consideration with possible action on a variance request submitted by Garritt Bader of 805 Cherry, LLC; property owner and applicant, to exceed impervious surface limits in an Office-Residential (OR) Zoning District at 805 Cherry Street. (Ald. R. Scannell, District 7).

BACKGROUND

Garritt Bader, applicant and property owner, is seeking a variance to exceed impervious surface requirements in an Office Residential (OR) district at 805 Cherry Street.

Applicant seeks to pave the existing legal non conforming gravel driveway which is shared between 805 and 809 Cherry Street with pavement and rebuild an existing garage.

Applicant seeks relief from Ch. 44-620, Table 44-6. Dimensional standards. Maximum impervious on a lot is capped at 60%. The existing impervious surface is approximately 65% on the property. The request asks for raise to approximately 67% as pavement is asked to be placed to the northern edge of the garage doorway and then bump out for a turning area rather than an underlined edge of gravel which currently exists.

All other dimensional standards of the OR code are met with the site plan application. The shared driveway requires a shared driveway easement between the properties. As noted, the applicant owns both properties at this time.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 23-21 Application
2. 23-21 Street View
3. Aerial Cherry
4. Zoom Aerial Cherry
5. 23-21 Site Plan Documents



ZONING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE:	July 5, 2023	PROJECT #:	111725	APPEAL #:	23-21
APPLICANT INFORMATION:					
Name: Garritt Bader					
Business Name: 805 Cherry, LLC					
Address: 300 N. Van Buren Street					
City, State, Zip: Green Bay, WI 54301					
Phone: (813) 500-0296					
Email: gb@gb-re.com					
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 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: 805 Cherry Street					
Tax Parcel Number(s): 10-67					
Describe the Variance Request:					
This request is to seek approval to exceed Impervious Surface limits on the above-referenced parcel.					
The current parcel has an old gravel driveway, and this action will allow it to be paved with concrete as part of the project to rebuild the dilapidated existing garage.					

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).
44-620 Table 44-6 Impervious Surface
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
As is the case with many near-downtown residential parcels, this property is neither sized correctly nor dimensioned correctly to satisfy today's minimums in order to meet required greenspace. The original plat of the neighborhood platted this lot to 164 feet; today it is barely 100 feet. At the same time, there is an existing garage that is falling apart that we can replace, but with a gravel driveway leading to it. Without this variance, the driveway cannot be paved.
Would granting the variance be contrary to the public interest? Explain.
Absolutely not. Ensuring strong (especially) near-downtown neighborhoods depends on improving aging housing stock, and paving a driveway with concrete that is currently gravel certainly should qualify.
In addition, the driveway will be shared by the neighboring 809 Cherry parcel, so it's a "kill two birds with one stone" situation that will improve the neighborhood even further.
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?
In today's new residential construction, driveways are required to be paved. Denying the variance would, in effect, fly in the face of current zoning code and result in a grandfathered old driveway continuing to be "required."

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.



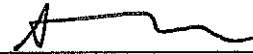
Signature of the Property Owner

Garnitt K. Bader

Print Name

7-5-23

Date



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

Garnitt K. Bader

Print Name

7-5-23

Date

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



805





PLAT OF SURVEY

JOB NO. 5642028POS SURVEYED BY JO
FIELD BOOK DRAWN BY SMD
SURVEYED FOR GARRITT BADER
LOCATION 809 CHERRY STREET, GREEN BAY, WI 54301



ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155 PHONE: (920) 662-9641
INTERNET: WWW.RELEEINC.COM FAX: (920) 662-9141

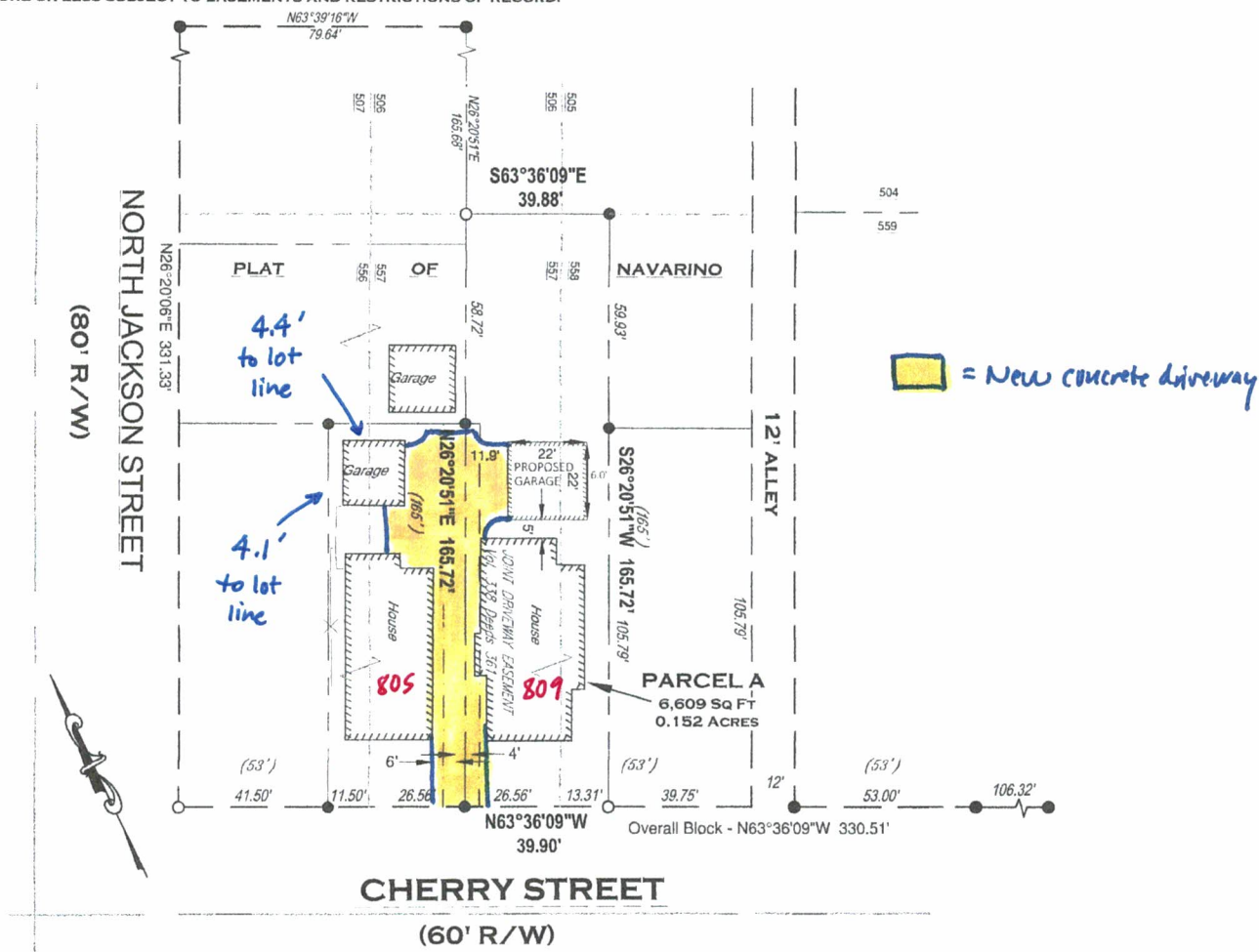
LEGAL DESCRIPTION:

THE EAST 1/2 OF LOT 557 AND THE WEST 13 1/4 FEET OF LOT 558,
ACCORDING TO THE RECORDED PLAT OF NAVARINO, CITY OF
GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY,
WISCONSIN

SAID DESCRIBED LAND CONTAINS 6,609 SQUARE FEET OR 0.152 ACRES
MORE OR LESS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

LEGEND

- FOUND 1" IRON PIPE (UNLESS NOTED)
- SET 1" X 18" IRON PIPE
WEIGHING 1.38 LBS./LIN. FT.
- ⊕ COUNTY PLSS MONUMENT
- () PREVIOUSLY RECORDED BEARING



BEARINGS ARE REFERENCED TO THE
BROWN COUNTY COORDINATE SYSTEM.
THE NORTHERLY RIGHT OF WAY LINE OF
CHERRY STREET
BEARS N63°36'09"E.



SHEET 1 OF 1

SURVEYOR'S CERTIFICATE

I, SCOTT M. DeBAKER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT UNDER MY
DIRECTION AND CONTROL THE WITHIN DESCRIBED PROPERTY WAS SURVEYED IN ACCORDANCE WITH
CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE ON 12/8/2022, AND TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE WITHIN MAP IS A TRUE REPRESENTATION THEREOF.

DATE: 12/14/2022

SCOTT M. DeBAKER, PLS #2483



Date: 2/01/2023 - 11:54 AM

Design ID: 312356383230

Estimated Price: \$9,898.03

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS®

Design & Buy™

GARAGE

How to recall and purchase your design at home:

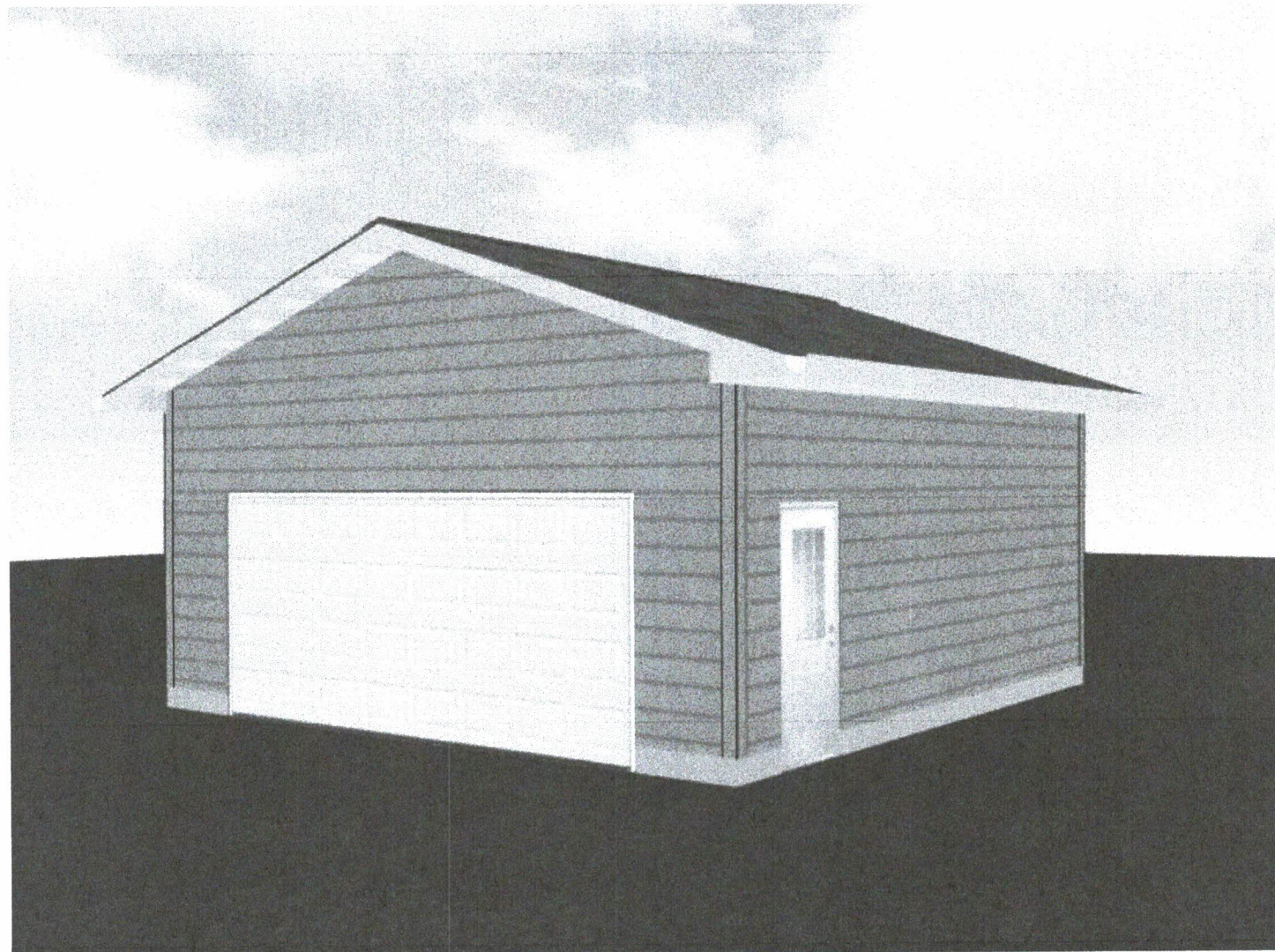


OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 312356383230
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 312356383230 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



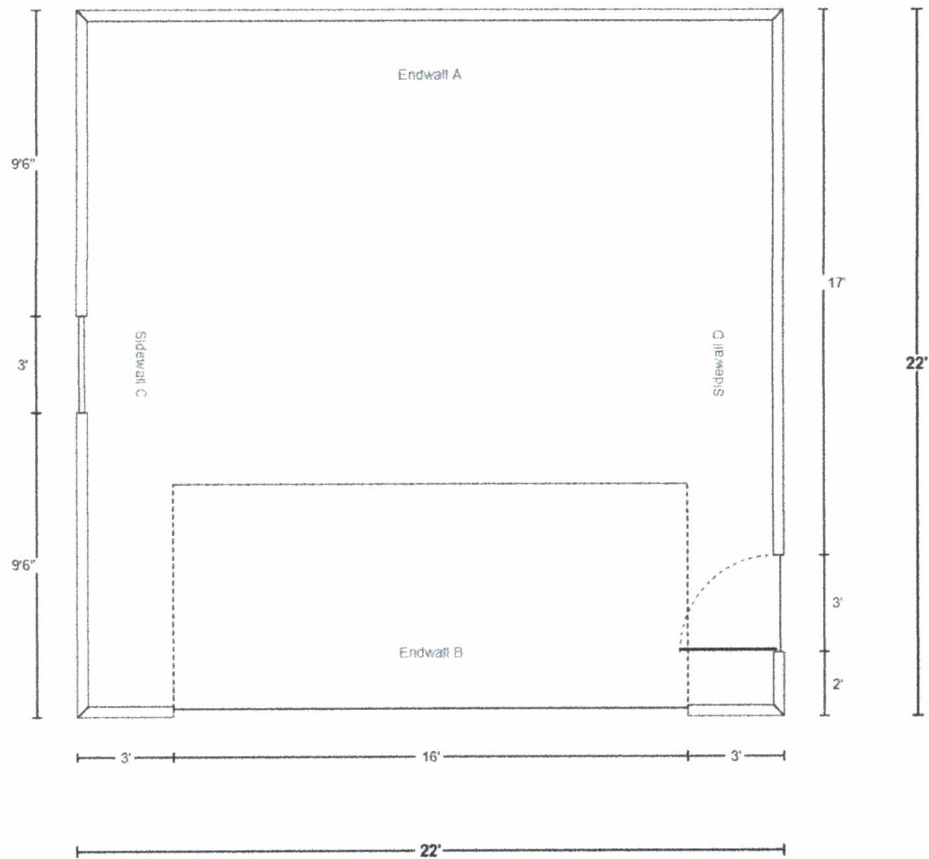
Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

For other design systems search "Design & Buy" on Menards.com

Date: 2/01/2023 - 11:54 AM
Design ID: 312356383230
Estimated Price: \$9,898.03
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



Date: 2/01/2023 - 11:54 AM

Design ID: 312356383230

Estimated Price: \$9,898.03

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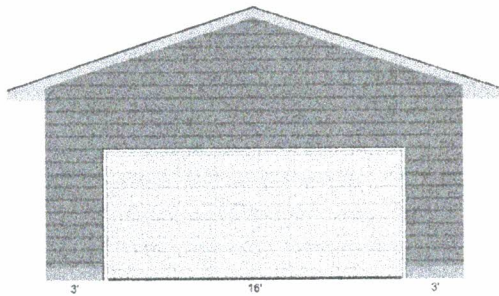
MENARDS®

Design & Buy™
GARAGE

Dimensions

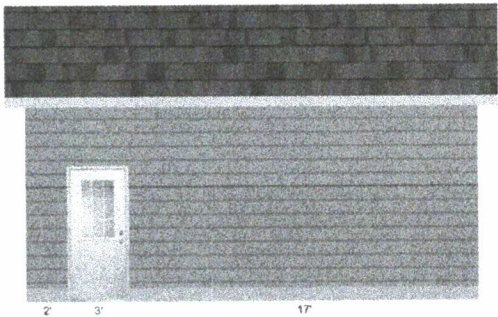
Wall Configurations

**Illustration may not depict all options selected.*



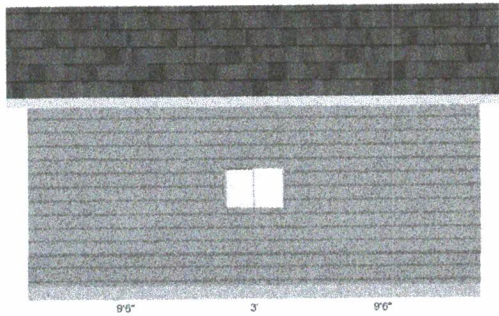
ENDWALL B

Ideal Door®; 4-Star 16' x 7' White Select Value Insulated



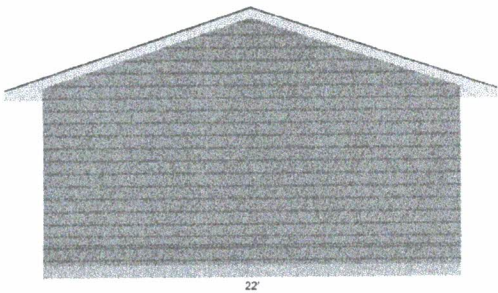
SIDEWALL D

Mastercraft®; 36W x 80H Primed Steel Internal 9-Lite



SIDEWALL C

36"W x 24"H JELD-WEN®; Vinyl Slider

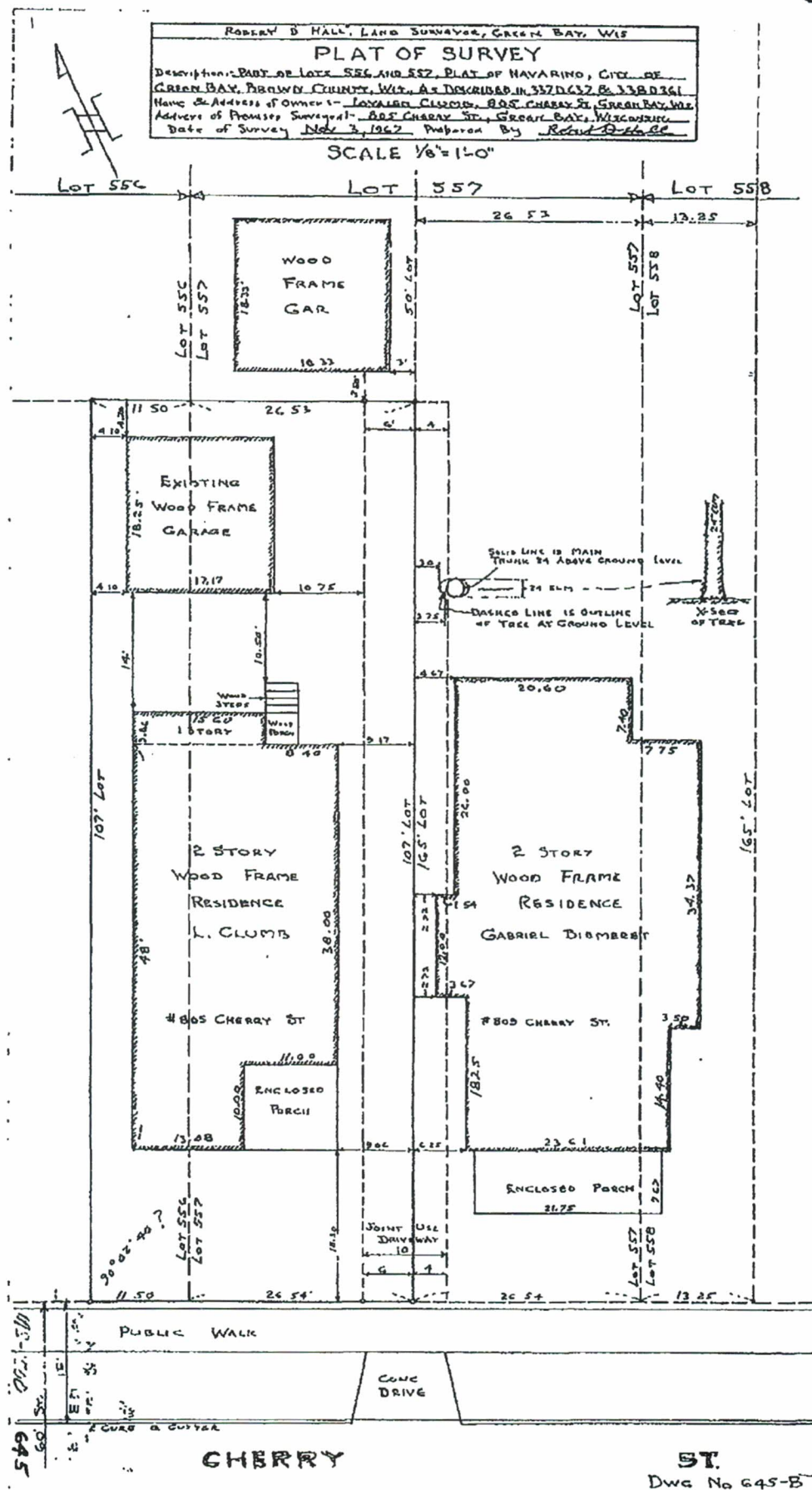


ENDWALL A

For other design systems search "Design & Buy" on Menards.com

**Some items like wainscot, gutter, gable accents, are not displayed if selected.*

C-1





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

MEETING DATE

July 17, 2023

PREPARED BY

AGENDA ITEM # F.I

The date of the next meeting: August 21, 2023.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

July 17, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # F.2

Review of BOA items in the first half of 2023

BACKGROUND

Presentation by staff noting the items reviewed in the first half of 2023.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None