



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, NOVEMBER 20, 2023, 4:30 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

- I. Join Zoom Meeting Online:
<https://us02web.zoom.us/j/85419145658?pwd=VWxYYlFIRXBMcXU3dzU0VU0xQlNKdz09>

Or call in by phone: +1 312 626 6799

Meeting ID: 854 1914 5658

Passcode: 735080

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting. More detailed [Zoom Instructions](#) can be found online.

B. Roll Call.

- I. Members: Chair, Noel Halvorsen - Vice Chair, Barb Dorff; Steven Schuchart, Corey Bogenschutz, Joshua Koch, Benjamin Andrews.

C. Approval of the Agenda.

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

D. Approval of Minutes.

- I. Approval of the minutes from the October 16, 2023, meeting of the Zoning & Planning Board of Appeals.

E. Regular Business.

- I. (Appeal 23-31) Consideration with possible action on a variance request submitted by Robert Noack, applicant and property owner, to request to exceed accessory building standards within a Low Density Residential (RI) Zoning District at 1570 E Mason Street.

(Ald.B. Galvin, District 4).

The Board may convene in closed session pursuant to Sections 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body. The Board 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.

2. (Appeal 23-33) Consideration with possible action on a variance request from Mark and Cynthia Gossen, applicants and property owners; to exceed the required front yard setback of a one- or two-family residence in a Low Density Residential District (R1) at 1830 14th Avenue. (Ald. C. Wery, District 8)

The Board may convene in closed session pursuant to Sections 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body. The Board 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 23-34) Consideration with possible action on a variance request submitted by Mitchell Thyssen of Georgia-Pacific, applicant and property owner, to exceed maximum standards for an exempt directional sign in a (GI) General Industrial district at 1919 S Broadway (Ald. B. Johnson, District 9)

The Board may convene in closed session pursuant to Sections 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body. The Board 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.

F. Informational.

1. I. The date of the next meeting of the Board of Appeals is December 18, 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.



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

MEETING DATE

November 20, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.1

(Appeal 23-31) Consideration with possible action on a variance request submitted by Robert Noack, applicant and property owner, to request to exceed accessory building standards within a Low Density Residential (R1) Zoning District at 1570 E Mason Street. (Ald.B. Galvin, District 4).

The Board may convene in closed session pursuant to Sections 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body. The Board 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

Robert Noack is seeking a variance to allow the continuation of three accessory buildings, one of which being a carport in a Low Density Residential District (R1) at 1570 E Mason Street.

The applicant is seeking to deviate from two sections of the Green Bay Zoning Code:

44-590 In general. In all residential districts, the design and construction of any garage, carport, or storage building shall be similar to or compatible with the design and construction of the main building. The building materials, roof style and colors shall be similar to the main building or shall be commonly associated with residential construction.

44-590 (c), Table 44-4. Number of structures allowed: 2

The applicant has constructed a carport on the property without documentation for building approval. The carport appears to have been added between 2014 and 2017 based off aerial images of the property. This situation came into the foreview of the city because of a complaint in February 2022. The owner was ordered to remove the carport by March 15, 2022. There has been no documentation by the city or provided to the city that the carport was approved by the city. The case has been cited in Municipal Court where a stipulation was placed that the owner must apply for a variance to address the third accessory structure.

The carport structure itself is a basic metal structure which does not match the building materials, roof style or colors of the primary building. The existing primary building is a 2-story wooden-sided, yellow-painted structure. The carport measures approximately 20 by 18 feet. The carport structure itself appears to be on or near the property line and encroaching on the sideyard setback. The sideyard setback is 2.5 feet for accessory structures with lot widths less than 60 feet. The owner has stated in conversations that the carport could be shifted to have the structure at 2.5 feet or more from the sideyard setback. Additionally, all structures must be 3 feet from other structures on a parcel or neighboring parcel.

Two other metal accessory structures exist on the parcel. The buildings are approximately 16 x 12 and 8 x 10 feet respectively. The code allows for up to two structures and any metal structure over 120 square feet

requires a conditional use permit. The other two sheds appear to have been in place since before 2005 based off aerial images. If a structure was in place before 2006 (the last major code rewrite), staff considers it to be a legal non-conforming structure.

The applicant seeks two variances. Allowance for a third structure and allowance for the design and appearance of a carport in its existing state.

This item was held from the October 2023 meeting of the Board of Appeals. A review of code text amendments in the mid 2010s did not reveal any changes to the Zoning Code regarding carports. The last change to 44-590 came in 2009. This change was in regard to accessory structures and corner yard setbacks (ZO 25-09).

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 23-31 Application
2. 23-31 Street View 1570 E Mason St
3. 23-31 Photo A
4. 23-31 Photo B
5. 23-31 Aerial 2023
6. 23-31 Aerial 2017
7. 23-31 Aerial 2014
8. 23-31 Aerial 2005



ZONING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE: 9-7-23	PROJECT #: complaint	APPEAL #: 23-31
APPLICANT INFORMATION:		
Name: Robert Leon Noack		
Business Name:		
Address: 1570 E mason st		
City, State, Zip: Green bay wis 54302		
Phone: 920-544-0429		
Email: BobNoack71at@gmail.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: 1570 E Mason St		
Tax Parcel Number(s): 8-403		
Describe the Variance Request:		
I have 2 sheds and 1 carport on my property and wish to keep all three structures.		

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

Sec. 44-590

Sec. 44-590 (c), Table 44-4, Residential accessory buildings. Number of structures allowed - 2. I have 2 sheds and 1 carport and wish to keep all three.

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 2 sheds were there about 20 years

The 2 sheds are used for storing tools

Paint building materials car parts and

my daughter's toys and motorcycle parts

I have no where else to store them

I'm on a limited budget I'm on SSDI

now A lot of stuff is stored for upstairs

Rental that I need

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

I try to keep my property looking as good as I can I ask my neighbors all the time if it bothers them they say no problem at all no mess out side like before sheds

I Theresa Ann Staudenmann don't have a problem with Rob's sheds and Joseph Carl Staudenmann's

My L. Gail Sr. / Bertha King his building don't bother us. He's protecting 1000's of dollars worth of Antiques.

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?

I wouldn't have the supply's I would need should something need to be fixed

All my stuff is in the sheds to Repair

What needs to be repaired I just

Repaired the upstairs and painted the whole house and roof repairs that came out of sheds

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 L Noack

Signature of the Property Owner

Robert L Noack

Print Name

9-7-23

Date

Robert L Noack

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

Robert L Noack

Print Name

9-7-23

Date

OFFICE USE ONLY:	Parcel #: 8-403	Residential \$125 ☒ Commercial \$250 ☐
District: 4 Zoning: R1	Meeting Date: 10/23	Receipt #:
Submittal Date: 9/7/23	Staff Signature: <i>[Signature]</i>	







1566

1570

1574

D JONES PROPERTIES LLC

City of Green Bay

ROBERT L
NOACK

JOSEPH E THERESA A
STAUDENMAIER

JOSEPH E THERESA A
STAUDENMAIER

ROBERT K
JENNIFER L
ALLEN

LORI
MCELTRONE

GBHA PROPERTIES I INC

1566

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ALLEN

LORI
MCELDRONE

GBHA PROPERTIES I INC



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

MEETING DATE

November 20, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.2

(Appeal 23-33) Consideration with possible action on a variance request from Mark and Cynthia Gossen, applicants and property owners; to exceed the required front yard setback of a one- or two-family residence in a Low Density Residential District (RI) at 1830 14th Avenue. (Ald. C. Wery, District 8)

The Board may convene in closed session pursuant to Sections 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body. The Board 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

Mark and Cynthia Gossen are seeking a variance to allow them to exceed the front yard setback to construct a porch at the front of the primary building in a Low Density Residential District (RI) at 1830 14th Ave.

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

44-554: Front Yard Setback. Table 44-2, note (c) Where at least 50 percent of the front footage of any block is built with principal structures, the front yard setback for new structures shall be equal to the average of existing structures.

The applicants seek to create a 6' deep by 26' wide porch off the front of their home. The porch would come off the main front entrance doorway into the established front yard. The area where the main front entrance is located is recessed about 1.9 feet from the front plane of the home. This means the porch would extend an additional 4.1 feet past the front of the existing home.

This residence is setback approximately 28 feet from the right of way. The block has been built with existing structures for decades. The overall block from Lombardi Avenue to Liberty Street has 20 buildings, 14 of which are setbacks at approximately the same setback of approximately 28-30 feet from the right of way. Of the anomalies; one structure is setback approximately 53 feet from the front right of way and the neighboring next door residence to the south (1840 14th Av) is set ahead of the front-plane of the 1830 14th Avenue front of house by approximately 3.6 feet, or approximately 24.4 feet from the right of way. Four other homes near Liberty are setback approximately 24-25 feet from the front right of way. The average front yard right of way on the block (less the 53 foot anomaly which is disregarded) is 27.9 feet. Many of the homes along the block have front porches/stoops which lead to a main door which is elevated above the ground and has a typical landing/deck which is 25 square feet or less.

The applicants are seeking to cross the front plane with a porch structure which is 156 square feet (26 x 6). Because the house is recessed where the applicants seek to place a porch, the area which sticks out past the front plane of the house is 107 square feet (26 x 4.1). This would put their structure approximately 24 feet from the right of way. The applicant seeks relief to allow the construction of the deck/patio to extend 3.9

feet past the front yard plane average.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 23-33 Application and Supplied Info
2. 23-33 14th Avenue Aerial
3. 23-33 Street View



ZONING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE: 10/30/23	PROJECT #:	APPEAL #: 23-33
APPLICANT INFORMATION:		
Name: Mark & Cynthia Gossen		
Business Name:		
Address: 1830 14th Ave		
City, State, Zip: Green Bay WI 54304		
Phone: 920 619 7348		
Email: mgossen@new-rr.com		
PROPERTY OWNER INFORMATION (if different from above):		
Name: Same as Above		
Business Name:		
Address: Same "		
City, State, Zip: Same "		
Phone: Same "		
Email: Same "		
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: 1830 14th Ave 54304 Front Porch		
Tax Parcel Number(s):		
Describe the Variance Request: Looking for a 6 x 26 Porch		
There is a 7 in drop out of front door which will be level off to be level so I don't trip going out which I have 2 bad knees. back leg on end will match up to house siding. And later down the road will be easier to make into ramp. The width is need to walk through and also room for chair. Matt Bablitch this co. is the only one he knows of that can attach to brick.		

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

Sec. 44.554

Front yard 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 porch will not over take the porch. also
Still set back from there.

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

yes. it would look nice plus an
convenience for health issues. it would not be
of any way out of place for other properties.
The difference is not much difference from code.

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 difference in postage will make a
difference for us for future use of wheelchair
P Come to end to end of Brick to look nice.
plus brick is repaired underneath to cover-up. Bushes
were in there ~~that~~ which Rabbits killed off.

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.

Cyndi Gossen, Mark Gossen

Signature of the Property Owner

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

Cyndi Gossen Mark Gossen

Print Name

Print Name

10/30/2023

Date

Date

OFFICE USE ONLY:	Parcel #: <u>1-1318-A</u>	Residential \$125 ☒ Commercial \$250 ☐
District: <u>8</u> Zoning: <u>R1</u>	Meeting Date: <u>NOV 23</u>	Receipt #: <u>276 4427-006</u>
Submittal Date: <u>10/30/23</u>	Staff Signature: <u>[Signature]</u>	



Dave Van Rite Construction, LLC
2004 Commercial Way
Green Bay, WI 54311
sales@dvrconstruction.com

Estimate

Date: 08 / 23 / 2023

Proposal No.: 1
Estimator: Alex

Prepared for

Mark Gossen
1830 14th Avenue
Green Bay, WI 54304
920-619-7348
mgossen@new.rr.com

ESTIMATE VALID FOR 30 DAYS

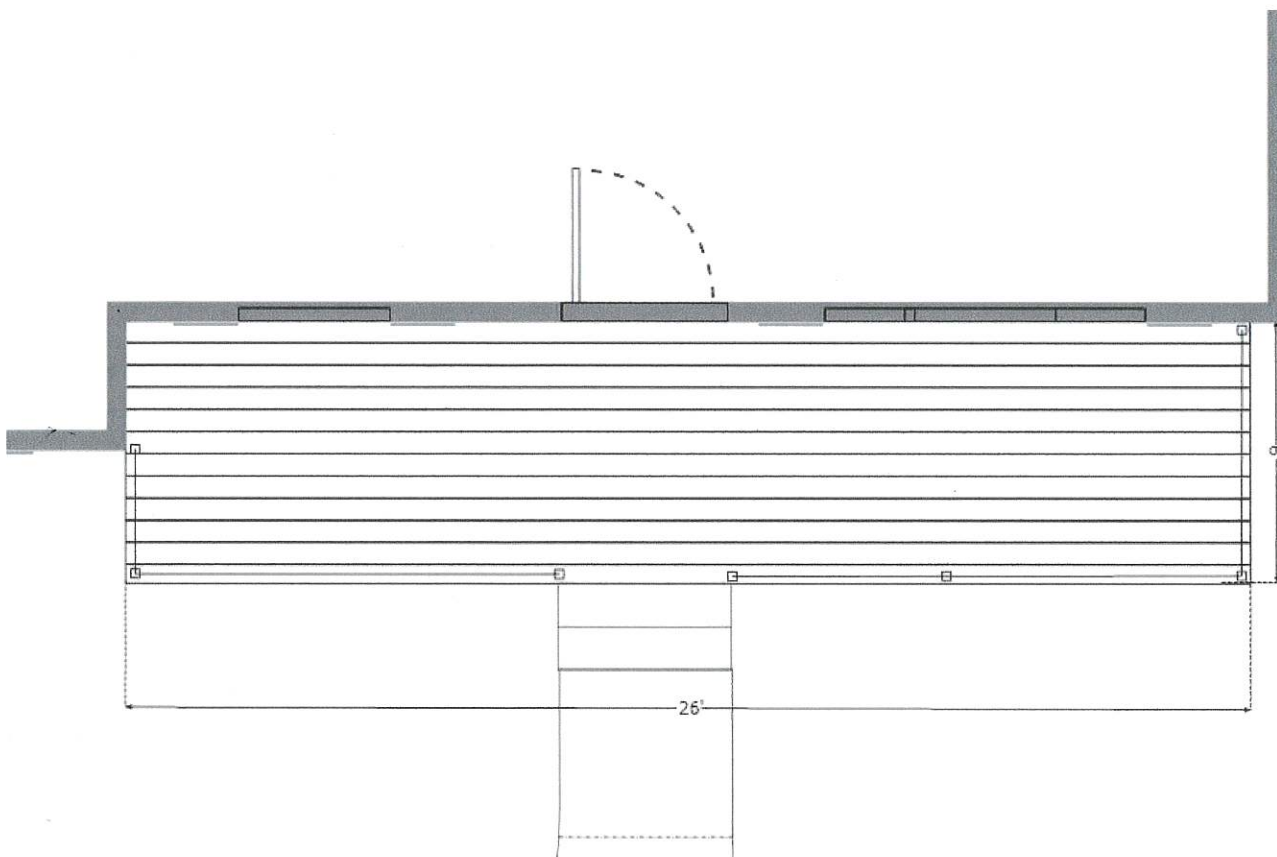
PROJECT	PRICE	QTY	SUBTOTAL
Trex Transcend Deck (6' x 26')	1,000.00	1	1,000.00
Includes:			
Remove 2 pillars on front porch			
customer to remove bushes			
build new front porch deck above existing porch.			
flush exit out of front door			
new stairs down to sidewalk			
deck skirted to ground			
Pressure Treated Support Posts installed with Diamond Piers or on			
Approved Foundations			
2"x10" Beam			
2"x10" #1 KDAT Joists 16" O/C (Kiln Dried After Treatment)			
2"x12" Stair Stringers			
1"x12" Trex Fascia			
1"x8" Trex Riser Boards			
1"x6" Trex Transcend Decking (ROPE SWING)			
Trex Signature Railing (Black)			
TREX TRANSCEND DECKING SPECS (from Trex.com)			
Quality Tier: "Best" (Out of "Good", "Better", "Best")			
Price: \$\$\$\$			
Profile: Solid Deck Board			
Warranty: 50 year Limited Residential Fade & Stain Warranty			
Scratch: 5 out of 5 stars			
Available Colors: 8 Colors			
-> CLICK HERE TO VIEW FULL TREX PRODUCT BROCHURE			

**BORDER BOARD OPTION AVAILABLE TO COVER DECK BOARD ENDS
AT ADDITIONAL COST.**

Total ~~1,000.00~~



Dave Van Rite Construction, LLC
2004 Commercial Way
Green Bay, WI 54311
sales@dvrconstruction.com





BASEMENTS BY DESIGN

DAVE VAN RITE CONSTRUCTION, LLC

Dave Van Rite Construction, LLC

2004 Commercial Way

Green Bay, WI 54311

sales@dvrconstruction.com







High Voltage
Above
KEEP OFF



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

MEETING DATE

November 20, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.3

(Appeal 23-34) Consideration with possible action on a variance request submitted by Mitchell Thyssen of Georgia-Pacific, applicant and property owner, to exceed maximum standards for an exempt directional sign in a (GI) General Industrial district at 1919 S Broadway (Ald. B. Johnson, District 9)

The Board may convene in closed session pursuant to Sections 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body. The Board 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

Mitchell Thyssen of Georgia-Pacific, applicant and property owner, is seeking a variance to exceed maximum standards for an exempt directional sign in a (GI) General Industrial district at 1919 S Broadway.

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

30-6(4) Exempt Signs, Directional Signage. Directional signs not exceeding six square feet in a commercial, mixed-use, or industrial district or three square feet in a residential district displayed strictly for the direction, safety, or convenience of the public, including signs which identify restrooms, parking area entrances or exits, loading areas, addresses, or similar noncommercial information. Sign height should not exceed six feet.

The applicant is seeking to create directional signage for specific gates along the Lombardi right of way, inside of the Georgia-Pacific property. Directional signage is exempt for signage code so long as the sign is no larger than 8 square feet or 6 feet in height. The applicant is seeking to create a sign which is 8' wide x 5' tall (40 square feet). The sign is proposed to be freestanding with two posts which have 7 feet in clearance, making the sign 12 feet in height.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 23-34 Application
2. 23-34 Submitted Materials For Directional Sign Variance



ZONING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE:	9/12/2023	PROJECT #:	094233	APPEAL #:	23-39
APPLICANT INFORMATION:					
Name: Mitchell Thyssen					
Business Name: Georgia-Pacific					
Address: 1919 South Broadway					
City, State, Zip: Green Bay, WI 50304					
Phone: 920-606-5892					
Email: Mitchell.Thyssen@gapac.com					
PROPERTY OWNER INFORMATION (if different from above):					
Name:					
Business Name: Georgia-Pacific					
Address: 1919 South Broadway					
City, State, Zip: Green Bay, WI 50304					
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: 1919 South Broadway					
Tax Parcel Number(s): 1-1407					
Describe the Variance Request:					
A variance is being requested to place a 96"x60" directional sign on (2) new permanent posts outside of the right-of-way. This sign will be located on the South side of Lombardi 250' away from the S. Broadway intersection and 160' from the employee entrance to the parking lot. The sign would be placed on the edge of the asphalt adjacent to the right-of-way and claim (1) employee parking space. The sign will have a 7' under-sign clearance to get it above the height of a standard pickup truck.					

30-6(4) Exempt Signs, Directional Sign

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

~~13-2003-D~~ (Sign Area/Height). Directional signs not exceeding six (6) square feet in a commercial, mixed use, or industrial district or three (3) square feet in a residential district displayed strictly for the direction, safety, or convenience of the public. Sign height shall not exceed six (6) feet.

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. Parcel shape/access prevents Georgia-Pacific from pursuing a different mean of directing traffic flow.

Given the numerous different approaches a semi can utilize to access the facility, signage needs to be placed in several areas. If there was (1) approach to the facility, 24"x36" directional signage could be placed at each gate allowing the semi drivers the opportunity to watch for the appropriate gate and turn in (which is in place once a driver is driving north/south on Broadway). However, given there are numerous approaches to the facility and the common one, Lombardi, is in the center of the facility, additional signage is required to simply/clearly direct semi drivers onto Broadway appropriately to look for the correct 24"x24" directional gate sign. Additionally, given the directional sign needs to be placed in the employee lot, we need to raise that sign above vehicle height so that it can be seen/observed by semi drivers.

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

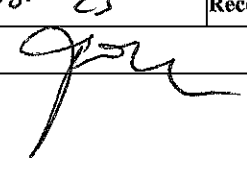
This variance is in the interest of the public's safety. Currently, there is no directional signage for semi drivers as they drive east down Lombardi and approach the Georgia-Pacific – Broadway facility. Due to this (3) different safety events occur on a regular basis. 1) Drivers will turn the wrong direction to head to an incorrect gate. Since they do do this, they then need to find a place to turn around. Regardless of how the turnaround is completed, this causes unnecessary increased traffic on Broadway and the surrounding roadways/neighborhoods. 2) As they approach the Lombardi/Broadway intersection, they realize at the last minute that they are in the incorrect turn lane. Therefore, We see semi drivers taking right turns from the left-hand turn lane or left turns from the right-hand turn lane. This creates a hazard to passenger vehicles and pedestrians. 3) Semi drivers drive straight into employee parking area requiring 10-point turn through (3) pedestrian walk paths and close proximity to parked vehicles to exit the lot.

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?

Denial of variance will lead to no directional sign being installed. This will negatively affect the safety and traffic flow along Lombardi/Broadway as OTR drivers take wrong turns and enter the wrong entrance.

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.

_____	Mitchell Thyssen	Digitally signed by Mitchell Thyssen Date: 2023.09.12 11:35:08 -05'00'
Signature of the Property Owner	Signature of Applicant (working as "Agent" for owner)	
_____	Mitchell Thyssen	
Print Name	Print Name	
_____	9/12/2023	
Date	Date	

OFFICE USE ONLY:		Parcel #: 1402	Residential \$125 ☐ Commercial \$250 ☒
District: 9	Zoning:	Meeting Date: Nov 23	Receipt #:
Submittal Date: 11/1/23	Staff Signature: 		



Georgia-Pacific

CONSUMER PRODUCTS GROUP – Green Bay Broadway

Georgia-Pacific Representative:
Mitchell Thyssen

Green Bay Variance Application – Sign Installation

Date Issued:
October 31, 2023

Dear Zoning Board of Appeals,

Please find below the submittal requirements for a variance.

Submittal Items per Application:

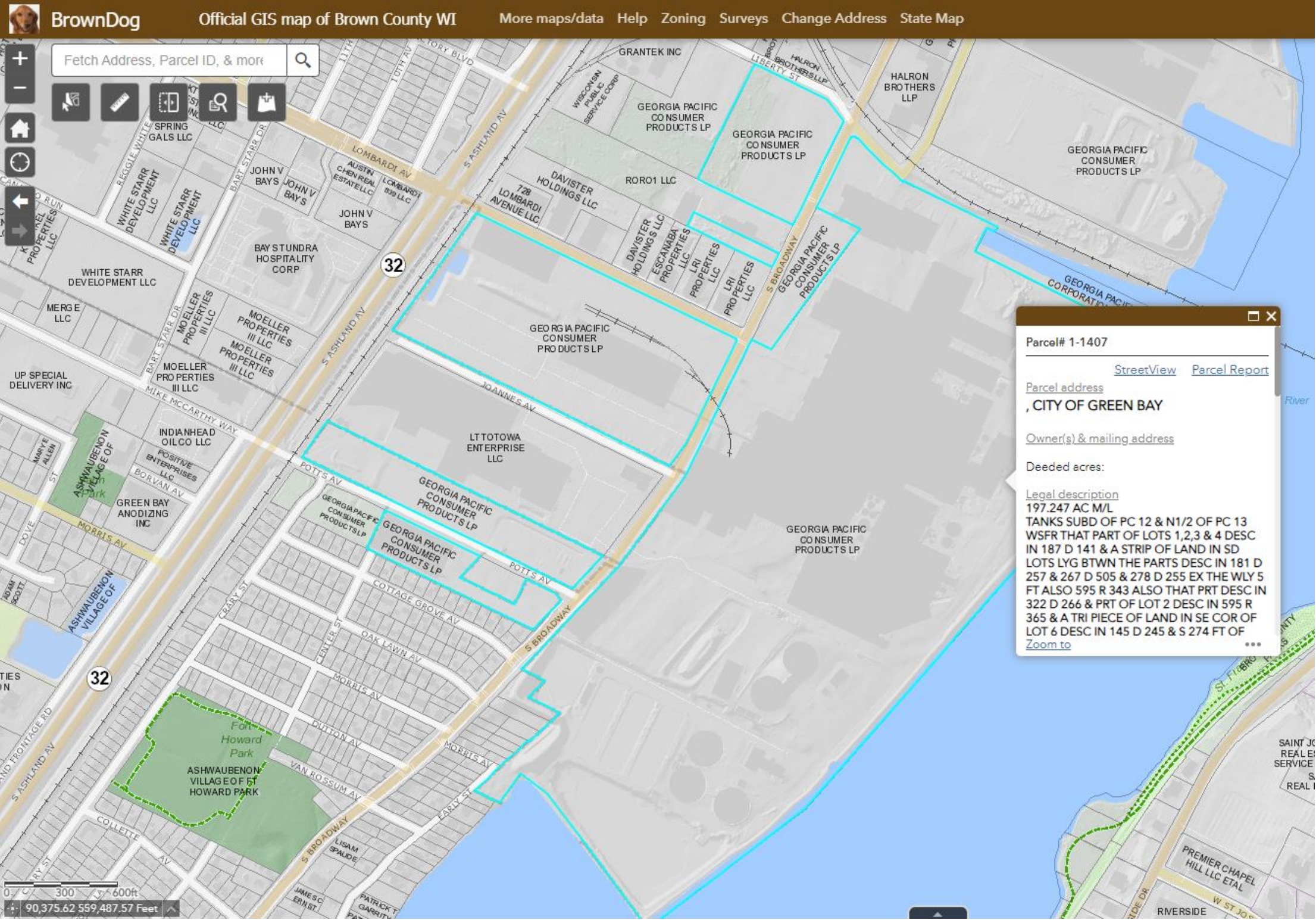
1. Parcel Number: 1-1407. Property boundaries/dimensions are feasible to obtain given complexity and size of the facility. Please review the Item #1 in the attached Appendix for a BrownDog arial view of the parcel/facility boundaries.
2. Applicable street to the location associated with the variance is Lombardi Ave. Sign associated with the variance will be installed on Georgia-Pacific property across the road from the boundary line between Parcel #: 1-1412-B-4 and Parcel #: 1-1412-B-5. There are no natural features (trees, rocks, mounds, etc.) or existing structures around the proposed variance. The only item in near proximity (20' away) from the proposed sign being addressed in this variance is a Georgia-Pacific owned light pole providing lighting to the employee parking lot.
3. This variance does not involve in any way an existing building/structure. The location in question for the variance is along Lombardi within the employee parking lot. The facility is comprised of approximately 172-buildings spread across the 197-acre facility.
4. High-water mark is not applicable for this variance request. Area is not classified as wetland, within a flood plain, within the easements, etc.
5. New proposed location for the 96"x60" directional sign will be 250' west of the Lombardi/Broadway intersection on the south side of the roadway and 160' east of the parking lot entrance. The sign will be positioned within the existing employee parking lot taking up (1) existing parking spot to mount the (2) posts and (2) protective bollards. The sign will be placed within the employee lot to keep it out of the city of Green Bay right-of-way. The 96"x60" sign will be mounted from (2) posts that will be set in concrete within the employee lot. The undersign clearance is proposed to be 7' to allow the sign to be visible above a standard pickup truck that may be parked in the adjacent parking space. It is important to note that none of the sign will overhang or be within the right-of-way. Please reference Item #3 and Item #4 in the Appendix for better visualization.
6. Elevations changes across the facility or near the location of the proposed variance do not have pertinence to the variance.
7. Please reference the response to #5 for proposed variance being requested.
8. Not applicable, variance is not being requested for a floodplain district.
9. Additional items listed within the Appendix to help visualize/understand the variance request.
 - Item #1: arial view of parcel boundaries from BrownDog mapping system.
 - Item #2: arial view of parcel boundaries from BrownDog mapping system with a red dot placed at the location of the proposed sign variance.
 - Item #3: Georgia-Pacific plan view of employee lot/Lombardi depicting the exact location the proposed sign will be installed in relation to lot entrances, the roadway, right-of-way, and Broadway intersection.
 - Item #4: crude visualization of what sign will look within the parking lot. Note: sign in image is not to scale. This image is to help with visualization only.
 - Item #5: exact display image on that will be utilized on the directional sign to help correctly direct semi drivers to the appropriate turn lane on Lombardi and gate.

Criteria for Variance:

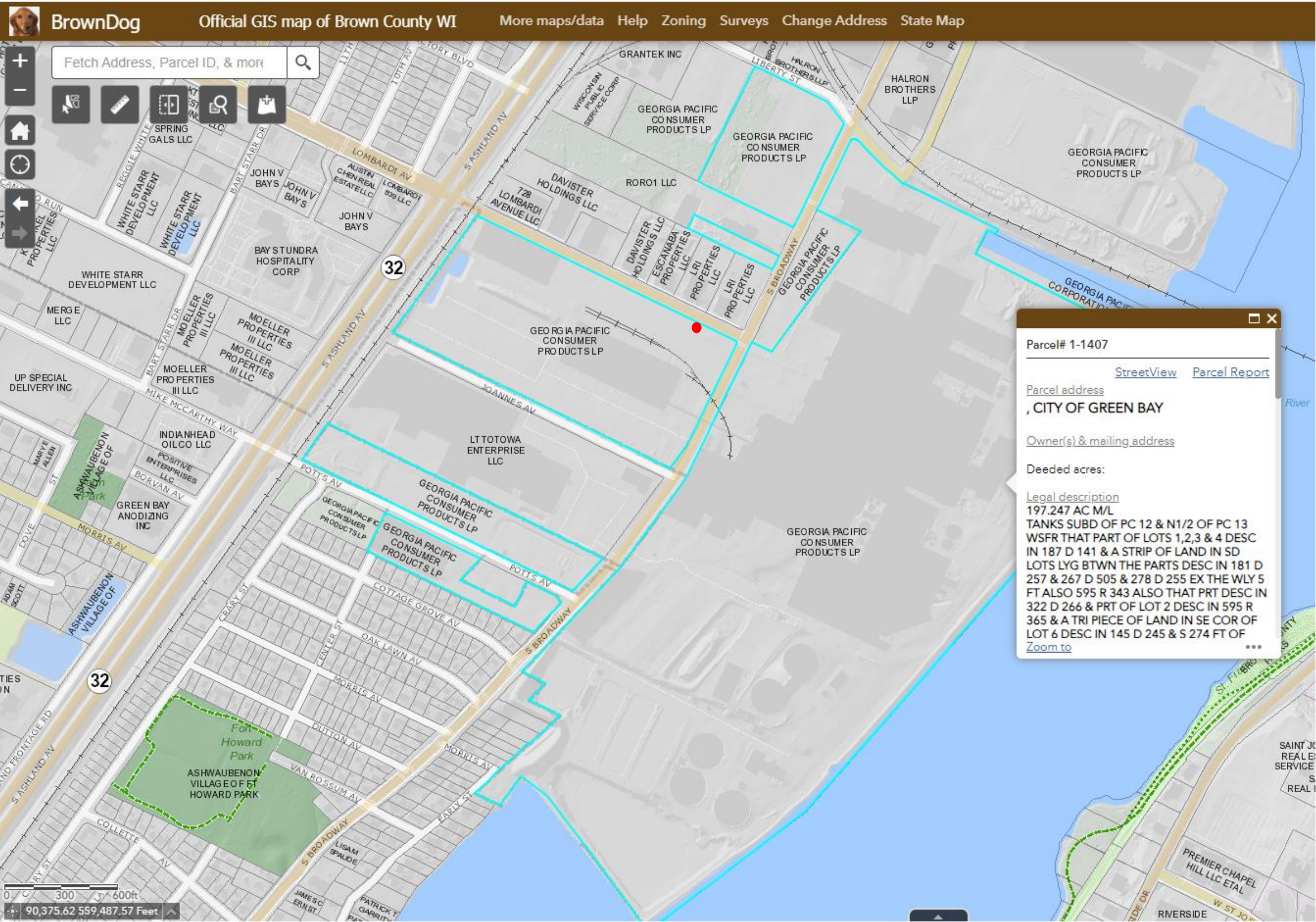
1. Unnecessary Hardship:
 - a. Hardship is created by the unique size/layout of the manufacturing facility in relation to the approaching roadways. Given the size/complexity of the facility, numerous gates are required for receiving, shipping, inbound trailers, empty trailers, contractor entrances, etc. Therefore, due to the unique entrance and dispersed layout of the facility, the facility has the choice to place (6) 24"x36" directional signs on separate posts down the length of the Lombardi roadway to direct semi traffic, or place (1) large simplified directional sign.
2. Unique Property Limitation:
 - a. Parcel shape/access prevents Georgia-Pacific from pursuing a different mean of directing traffic flow. Given the numerous different approaches a semi can utilize to access the facility, signage needs to be placed in several areas. If there was (1) approach to the facility, 24"x36" directional signage could be placed at each gate allowing the semi drivers the opportunity to watch for the appropriate gate and turn in (which is in place once a driver is driving north/south on Broadway). However, given there are numerous approaches to the facility and the most common one, Lombardi, is in the center of the facility, additional signage is required to simply/clearly direct semi drivers onto Broadway appropriately to look for the correct 24"x24" directional gate sign.
3. Protection of the Public Interest:
 - a. This variance is in the interest of the public's safety. Currently, there is no directional signage for semi drivers as they drive east down Lombardi and approach the Georgia-Pacific – Broadway facility. Due to this (3) different safety events occur on a regular basis.
 - i. Drivers will turn the wrong direction to head to an incorrect gate. Since they do this, they then need to find a place to turn around. Each driver finds a different building, intersection, or block to drive around to perform this action. Regardless of how the turnaround is completed, this causes unnecessary increased traffic on Broadway and the surrounding roadways/neighborhoods.
 - ii. As they approach the Lombardi/Broadway intersection, they realize at the last minute that they are in the incorrect turn lane. Therefore, we see semi drivers taking right turns from the left-hand turn lane or left turns from the right-hand turn lane. This creates a hazard to passenger vehicles following the semi, passenger vehicle leaving the Georgia-Pacific parking lot, and pedestrian trying to cross Broadway as they experience unexpected/unlawful semi movement.
 - iii. Since there is no existing signage, semi drivers will drive straight through the Lombardi/Broadway intersection into the employee parking lot/general entrance. This area is not designed for semi traffic. Once the security team is able to contact the driver and notify them that they need to vacate the area immediately, they end up making a 10-point turn through (3) different, painted, pedestrian walk paths and coming in close contact with parked passenger vehicles.
 - b. The proposed location of the direction sign is on Georgia-Pacific property, with no overhand in the right-of-way. Additionally, the location does not interfere with any vision triangles and has strategically been placed prior to the split of the east-bound lane.

Appendix:

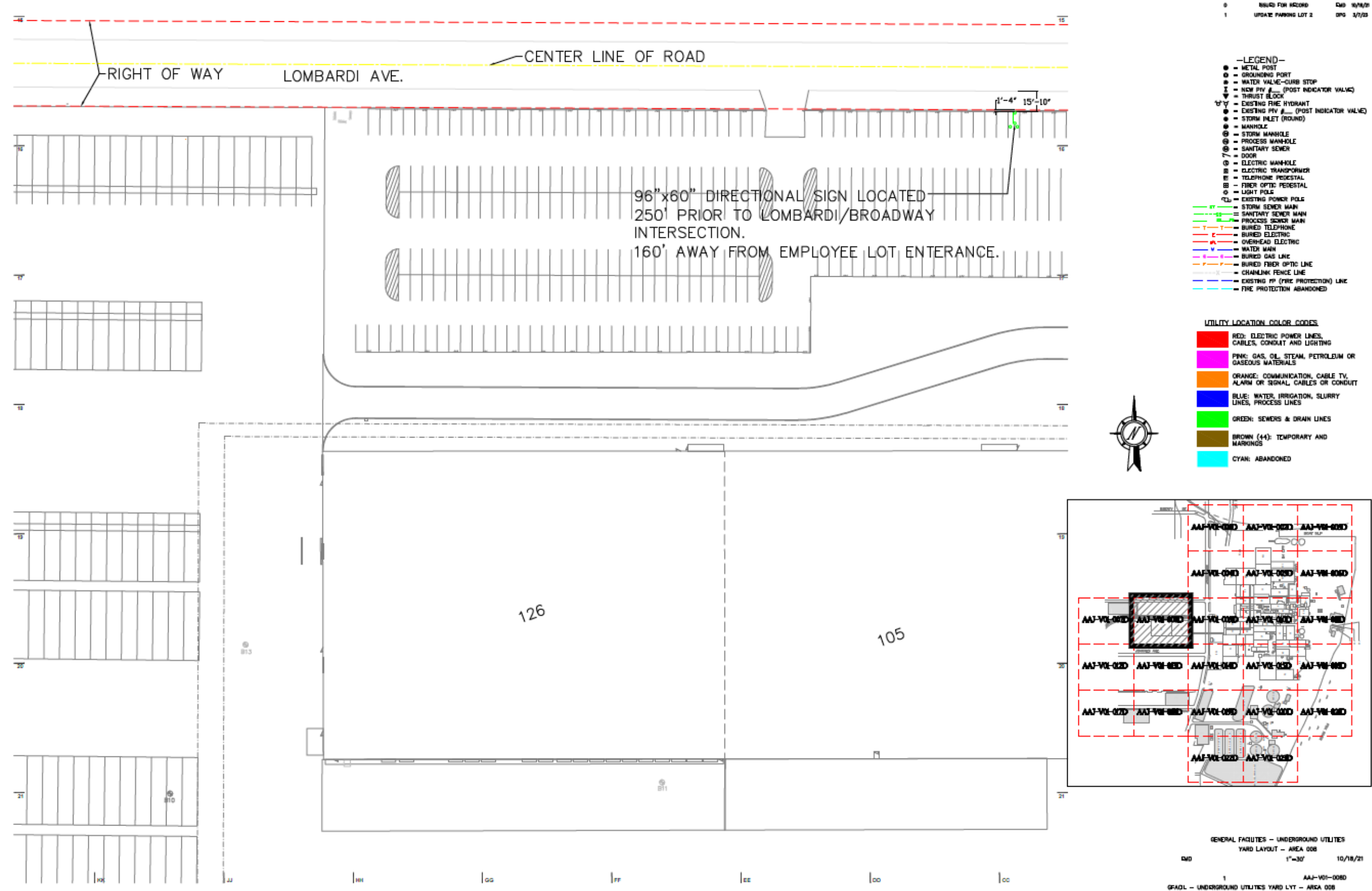
Item #1 – Parcel #: 1-1407 boundaries



Item #2 – Parcel #: 1-1407 w/ proposed variance location



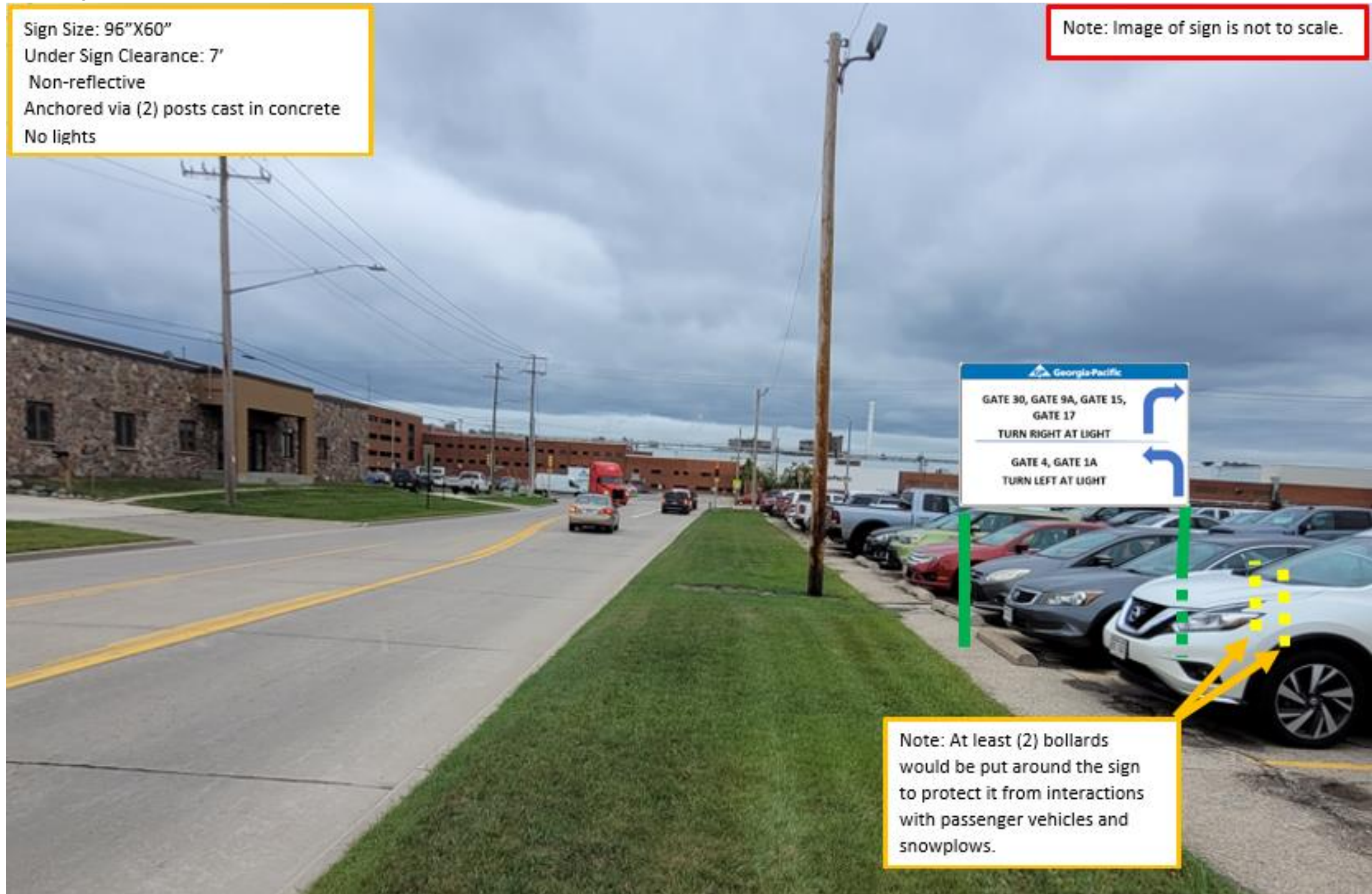
Item #3 – Sign Layout Drawing



Item #4 – Sign Location Visualization

Sign Size: 96"X60"
Under Sign Clearance: 7'
Non-reflective
Anchored via (2) posts cast in concrete
No lights

Note: Image of sign is not to scale.



Note: At least (2) bollards would be put around the sign to protect it from interactions with passenger vehicles and snowplows.

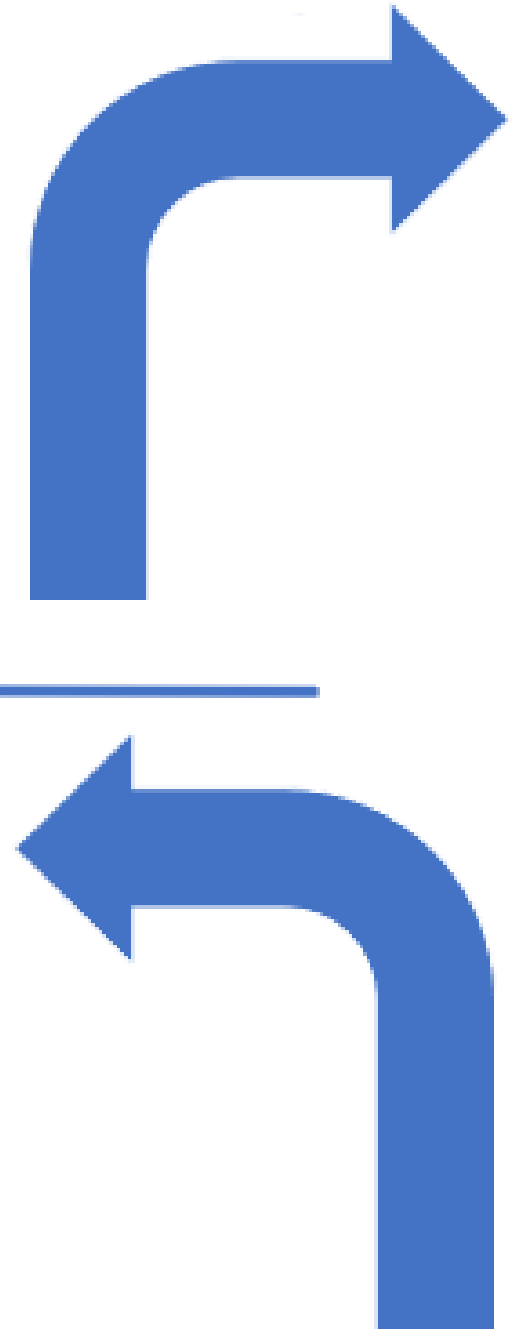


Georgia-Pacific

**GATE 30, GATE 9A, GATE 15,
GATE 17**

TURN RIGHT AT LIGHT

**GATE 4, GATE 1A
TURN LEFT AT LIGHT**





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

MEETING DATE

November 20, 2023

PREPARED BY

AGENDA ITEM # F.I

I. The date of the next meeting of the Board of Appeals is December 18, 2023.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None