



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, JUNE 24, 2024, 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, and Benjamin Andrews.

C. Approval of the Agenda.

- I. Approval of the agenda for the Monday, June 24, 2024, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

- I. Approval of the minutes from the May 20, 2024, meeting.

E. Regular Business.

- I. (Appeal 24-18) Consideration with possible action on a variance request from 1st Security Credit Union, property owner and Brett Paul of XSite Real Estate applicant; requesting to exceed drive-through facility standards for placement of drive through window and menu board between the front façade of a building and street at the 3000 block of Finger Road

(Parcel 21-7596). (Ald. J. Hutchison, District 2)

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 24-19) Consideration with possible action on a variance request from Paula Neyrick, property owner and applicant; requesting to exceed driveway standards in a front and side yard at a single or two family residential home at 1989 Candle Way. (Ald. K. Hinkfuss, District 12)

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 24-20) Consideration with possible action on a variance request from Kristina Coppo of Fox Cities Sign, applicant, Gandrud Ivan Chevrolet Inc, property owner; requesting to exceed monument sign standards at 1001 Auto Plaza Drive. (Ald. W. Morgan, District 3)

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.

4. (Appeal 24-21) Consideration with possible action on a variance request from Jason Frisch of HJ Martin, property owner and applicant, requesting to exceed minimum front yard setback requirements for a freestanding sign in an industrial zoned district at 1609 Western Avenue. (Ald. M. Eck, District 11)

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. Discussion regarding the jurisdiction of the Board of Appeals.
2. Date of next meeting: July 15, 2024

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

June 24, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.1

(Appeal 24-18) Consideration with possible action on a variance request from 1st Security Credit Union, property owner and Brett Paul of XSite Real Estate applicant; requesting to exceed drive-through facility standards for placement of drive through window and menu board between the front façade of a building and street at the 3000 block of Finger Road (Parcel 21-7596). (Ald. J. Hutchison, District 2)

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

The applicant seeks one variance from the Green Bay Municipal Code, Chapter 44: Zoning.

Sec.. 44-1584 (m.) I. No drive-through windows and menu board shall be located between the front face of the principal building and the street.

The applicants seek to create a restaurant building with a drive-through component on the edge of the building. The parcel has three frontages along E Mason, Ontario, and Finger. This creates a situation where frontage will occur on three sides of the overall site. Drive-throughs are permitted through a conditional use permit. The applicant received conditional use approval for the property at the May 7 Common Council with a need to secure a variance to proceed.

The proposed site plan intends a driveway entrance off Finger Road. Finger Road serves as the only access point to the property. Drive through traffic is designed to flow counterclockwise along the side of a future property split. The property has not been split yet, but will be in the future. The conceptual design notes a basic plan, noting landscaping between the pickup window and Finger Road. The issues at play are the second order board being placed in front of the building along Mason Street and a pickup window in front of the building along Ontario.

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

1. 24-18 Application
2. 24-18 Concept Site Plan
3. 24-18 View From Intersection of E Mason and Ontario

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).
44-1584(m) 1. Drive through windows and menu board shall not be located between front facade and principal building
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, given the parcel is surrounded on three sides by streets, we are unable to design the building to comply with the ordinance.
Would granting the variance be contrary to the public interest? Explain.
Yes, this will allow the property to be developed per the approval of the CUP for the drive-through and rezone of the property to C-1. Which will bring a new business to the local community and the economic impact of the business. Also, will allow development of a now vacant parcel bringing additional sales tax revenue and increases the real estate taxes for the parcel.
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?
Yes, the permitted purpose is for a coffee shop, which relies on a drive-through to have a financially successful business. The drive-through element is a mandatory part of their business.

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

Mitchell J Musial

Print Name

5/9/2004

Date



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

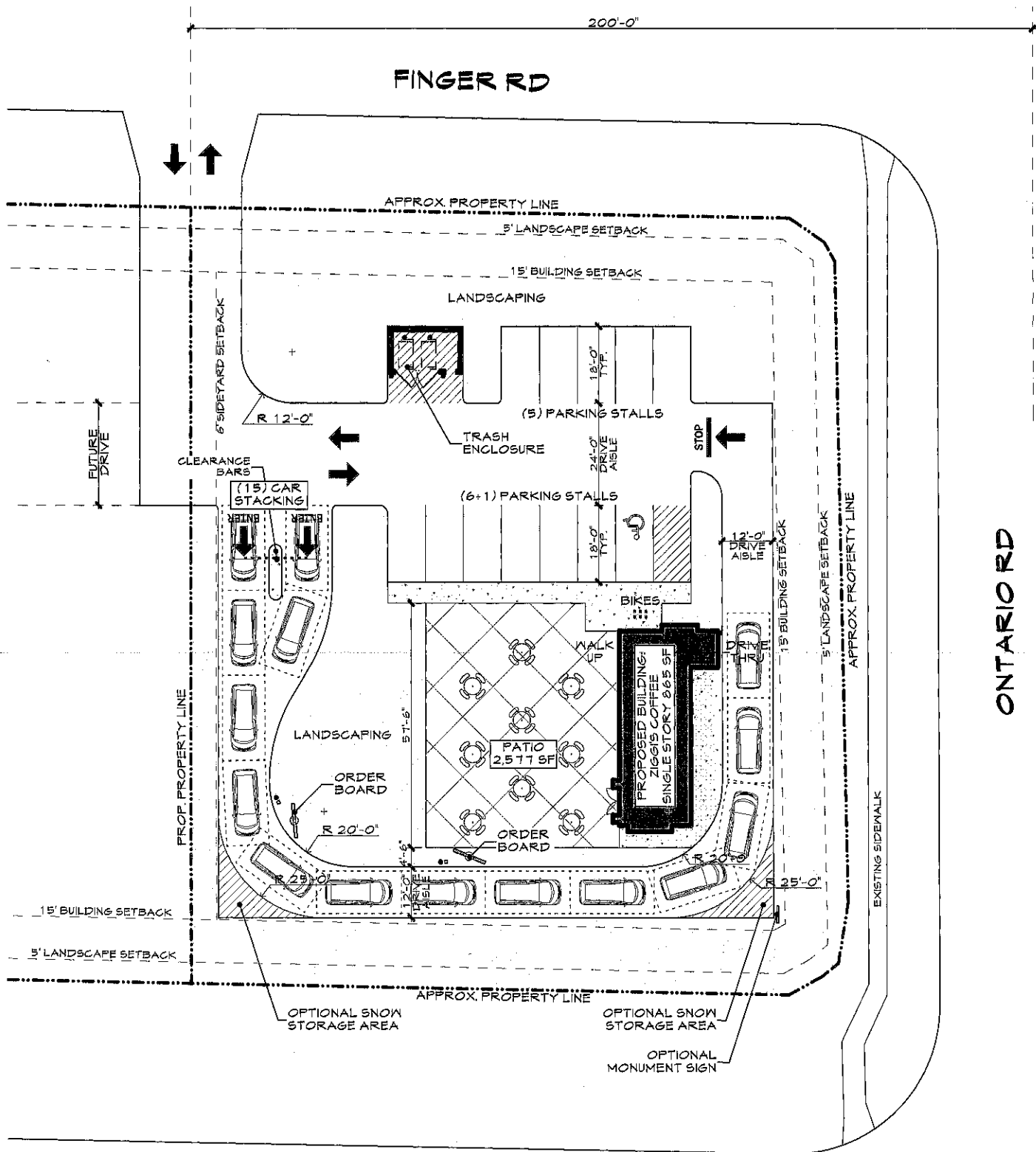
Brett Paul

Print Name

5/9/24

Date

OFFICE USE ONLY:	Parcel #: 21-7596	Residential \$125 ☐ Commercial \$250 ☒
District: 2 Zoning: RRtoC1	Meeting Date: 5/20/24	Receipt #:
Submittal Date: April 2024 Rev. 5/9	Staff Signature: jl	



FAR: 865 SF+2,577 SF/
28,034 SF=0.123

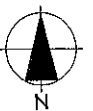
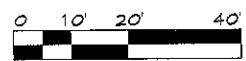
BUILDING TYPE-DRIVE THRU
STYLE-"THE 865" MIRRORED

NOTE THAT THIS PLAN IS FOR CONCEPTUAL USE ONLY.

ZIGGIE'S COFFEE
PRELIMINARY SITE PLAN
GREEN BAY, WI
DATE: Monday, January 22, 2024

E MASON ST

3000 FINGER ROAD
GREEN BAY, WI 54311
+/- 28,034 SQ. FT.



MAH
Architectural
Group
1385 S. Colorado Blvd., Penthouse
Denver, Colorado 80222
(C) 303.718.0608
(P) 303.718.0609
(W) www.maharch.com

O Rd

Ontario Rd



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

MEETING DATE

June 24, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.2

(Appeal 24-19) Consideration with possible action on a variance request from Paula Neyrick, property owner and applicant; requesting to exceed driveway standards in a front and side yard at a single or two family residential home at 1989 Candle Way. (Ald. K. Hinkfuss, District 12)

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

The applicant seeks two variances from the Green Bay Municipal Code, Chapter 44: Zoning

Sec. 44-1746 (2) c. Single family and two family residential driveways.

Driveways shall lead from the 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. Driveways are regulated as follows:

Attached garages. Driveways leading to attached garages shall meet the applicable side or rear setbacks for principal structures established in the district in which it is situated or shall meet the side setback of the existing attached garage, whichever is less.

Sec. 44-1747(b)(3)(c.)

One uncovered parking space is permitted in the side yard alongside a garage provided said space is not located between the building and the street and is set back from the side and rear lot lines by no fewer than 2.5 feet

A driveway and new concrete was poured on the property without a permit. A complaint was filed and noted in August 2023. City staff informed the property owner of a complaint and orders were noted to remove or reconfigure parts of the concrete driveway and walkway to come into code. Two characteristics of the poured concrete stood out:

- The poured driveway goes into the front and sideyard setback in the front yard and side yard along the northern portion of the property. Aerial photos indicate approximately 7–8 feet alongside the garage and northern property line. Concrete was poured for additional parking extending beyond the permitted 2 feet past a garage door opening without having the minimum spacing to allow a parking space besides a garage (10.5 feet). Parking stalls must lead to areas which are legal parking spaces. Staff provided options to come into code. The poured driveway leads directly to (or potentially over) the property line. A driveway leading to legal space is not established because the area between attached garage and the property line does not have 10.5 feet. A walkway leading to the main door on the side of the garage is permitted.
- Concrete space in front of the house cannot be wide enough to potentially park vehicles and act as additional front yard garage space. A barrier can be placed to create a walkway space which stops

vehicles from entering. At that point, the remainder of the concrete can remain. The applicant has informed city staff that they will create a landscaped buffer or barrier and city staff is satisfied with the remaining concrete in the front of the building because of this future action and its compliance with code.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 24-19 Application
2. 24-19 Aerial May 2023
3. 24-19 Street Photo August 2023
4. 24-19 Approximate Distance From Property Line
5. 24-19 City Staff Attachments



ZONING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE: <u>Jun 11, 2014</u>	PROJECT #: <u>113845</u>	APPEAL #: <u>27-19</u>
APPLICANT INFORMATION:		
Name: <u>Paula Neyrinck</u>		
Business Name:		
Address: <u>1989 Candle Way</u>		
City, State, Zip: <u>Green Bay, WI 54304</u>		
Phone: <u>920-857-8622</u>		
Email: <u>paula.neyrinck@yahoo.com</u>		
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: <u>1989 Candle Way Green Bay, WI 54304</u>		
Tax Parcel Number(s):		
Describe the Variance Request: <u>Facing the address above, to the left side there is concrete poured next to the house. I am requesting not to cut the concrete laid by my contractor. We wanted concrete here for the garbage cans, & to have walking path from the front of the garage to the backyard. My contractor, Green Bay Concrete LLC, was asked before starting this job if he needed a permit.</u>		

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

44-1746(e)(c) - Attached driveway

44-1747 (b)(3)(c) - Stall & long side garage (min 10.5')

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

1-Rock, landscaping paper, dirt and sprinkler system was removed for concrete. Grass wouldn't grow here. Ants and dirt was an ugly site. The concrete gives it a clean look and easy maintenance.

Would granting the variance be contrary to the public interest? Explain. No

The variance will not harm the public interest nor undermine the variance. The neighbor on this side of the property states he does not have a problem with the concrete.

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

Not getting the variance, would cause me to cut the concrete, add dirt & rock and it would cause more work and run off. Grass will not grow here. We have tried to grow grass. This also provides a walk way to our backyard.

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.

Paula Neytinck

Signature of the Property Owner

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

Paula Neytinck

Print Name

Print Name

May 3, 2024

Date

Date

OFFICE USE ONLY:	Parcel #: <u>6H - 2261</u>	Residential \$125 ☒ Commercial \$250 ☐
District: <u>12</u> Zoning: <u>R1</u>	Meeting Date: <u>June 2024</u>	Receipt #:
Submittal Date: <u>May 3, 2024</u> <u>new check</u>	Staff Signature:	





Measurement

Feet (US)

Measurement Result

5.62 Feet (US)

Clear

Press CTRL to enable snapping









Remove or
add permanent
structure
in this
area to prevent
vehicular travel
can be any configuration
but min 3ft
wide



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

MEETING DATE

June 24, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.3

(Appeal 24-20) Consideration with possible action on a variance request from Kristina Coppo of Fox Cities Sign, applicant, Gandrud Ivan Chevrolet Inc, property owner; requesting to exceed monument sign standards at 1001 Auto Plaza Drive. (Ald. W. Morgan, District 3)

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

The applicant seeks one variance from the Green Bay Municipal Code, Chapter 30: Signs.

Sec. 30-6, Table 30-2

Max height of a monument sign is 6 feet.

The applicant is seeking to create a new freestanding sign at Gandrud Nissan to keep in alignment with current industry branding standards. The proposed sign is technically a monument sign as the entire sign is affixed to the ground. Freestanding signs are separated into two categories: Monument and Pole signs. Pole signs have a base (a pole or pylon) on which the branding is attached on top.

Monument signs are permitted to be 6 feet in height. Pole signs are permitted to be 30 in this commercial district, but must have a ten-foot minimum clearance underneath signage on top of the pole.

The proposed sign requests a 7.8' foot wide base. Staff believes this exceeds what could be considered as a pole for signage and does not then include the required 10 foot clearance under a sign. An existing sign on the site meets pylon code requirements. The applicant seeks to create a new, more modern sign on the site.

The applicant has included images from other, taller monument signs in the city. The signs at UWGB and NWTC were approved through a Planned Unit Development for campus signage at those sites. Taller, relatively narrower signs have become more prevalent in other communities nearby and apart of branding packages, especially for larger brands.

The proposed sign has Nissan branding located at the top of the sign.

Definitions:

Monument sign: Monument sign means a type of freestanding sign where at least three-fourths of the horizontal length of the sign is permanently fixed to a decorative base, the full horizontal length of which is anchored to the ground.

Pylon sign: Pylon sign means a type of freestanding sign erected on shafts, posts, walls, or piers that are

solidly affixed to the ground and not attached to a building. A pylon sign shall be considered as one sign though it may have two or more faces.

RECOMMENDATION

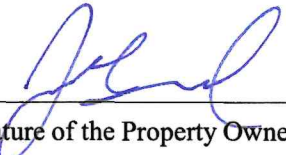
FISCAL IMPACT

ATTACHMENTS

1. 24-20 Applicant and Submitted Information
2. 24-20 Street View

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).
Existing Pylon Sign has 2 pole covers holding up Nissan branding. The issue with the proposed 1 pole cover is the clearance.
Table 30-2 Freestanding Signs Minimum Clearance.
An 8' wide pylon base would be highly irregular. The clearance section for pylon signs is noted is part to provide visibilty at ground level.
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
Nissan Corporate will not approve pylon signs with poles showing, this is across the board throughout the U.S.
Other local locations such as Appleton, Oshkosh, and Kenosha, have all been approved for this pylon change to one pole cover.
The one pole pylon is NOT a detriment. We understand the city has this current code of 2 poles so that you can see thru the bottom of the sign and it doesn't
block the view of a driver. But we feel the 1 pole cover sign, will not block any driver's view as the sign is
positioned off a curve in the road, the only view that is obscured is of the property or building. Its location in no way impairs a driver's ability to see the road.
Would granting the variance be contrary to the public interest? Explain.
Granting this variance for this location would conform to all the other more recent Nissan pylon upgrades that have already been approved in area municipalities.
1. Bergstrom Nissan of Appleton – Appleton, WI – 25' " single-pole" pylon – photo attached
2. Bob Rohrman Nissan of Kenosha – Kenosha, WI – 25' " single-pole" pylon – photo attached
3. These are being installed all over North America for similar Nissan dealership remodels/new-builds where municipalities approve pylon/pole signs 15' or higher
Along with that, similar large single pole cover pylon signs have already been approved by the City of Green Bay and installed for the pylon signs at Associated
Bank, the new multiple pylon signs at UWGB, and NWTC's pylon signs as well.
Why would not getting the variance unreasonably prevent you from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome?
If we update to all new signage, we won't be able to maintain the old sign on the property.
Our "main brand" sign, which draws attention from both current and future customers, is this pylon.
If we were to remove it or reduce its size, it would lessen the awareness and attractiveness that many businesses and dealerships rely on.
While there is no self-imposed hardship, keeping the current new branding for all Nissan locations is important in order for the brand to flourish.
Corporate Nissan has spent a considerable amount of dollars implementing improvements in their signage brand to sell a more modern, sleek look to their customers.
Branding is a big part of why a customer chooses to stop and make their vehicle purchases at certain dealerships over others.

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.



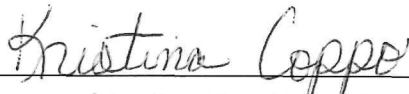
Signature of the Property Owner

Ivan Sandrud

Print Name

6-3-24

Date



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

Kristina Coppo

Print Name

6-3-24

Date

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

Existing

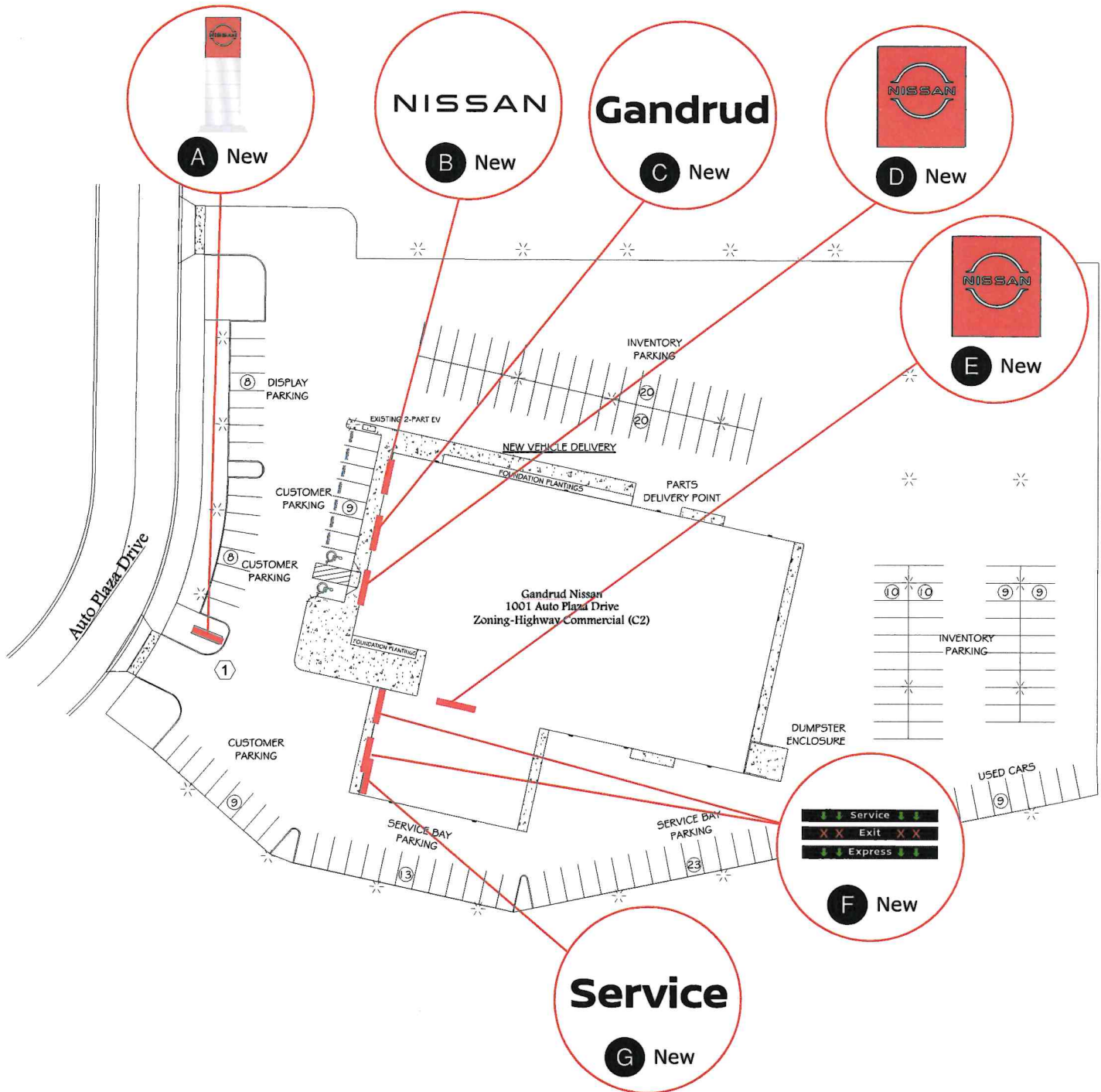


NISSAN NORTH AMERICA Dealer Presentation Package



1. SITE PLAN

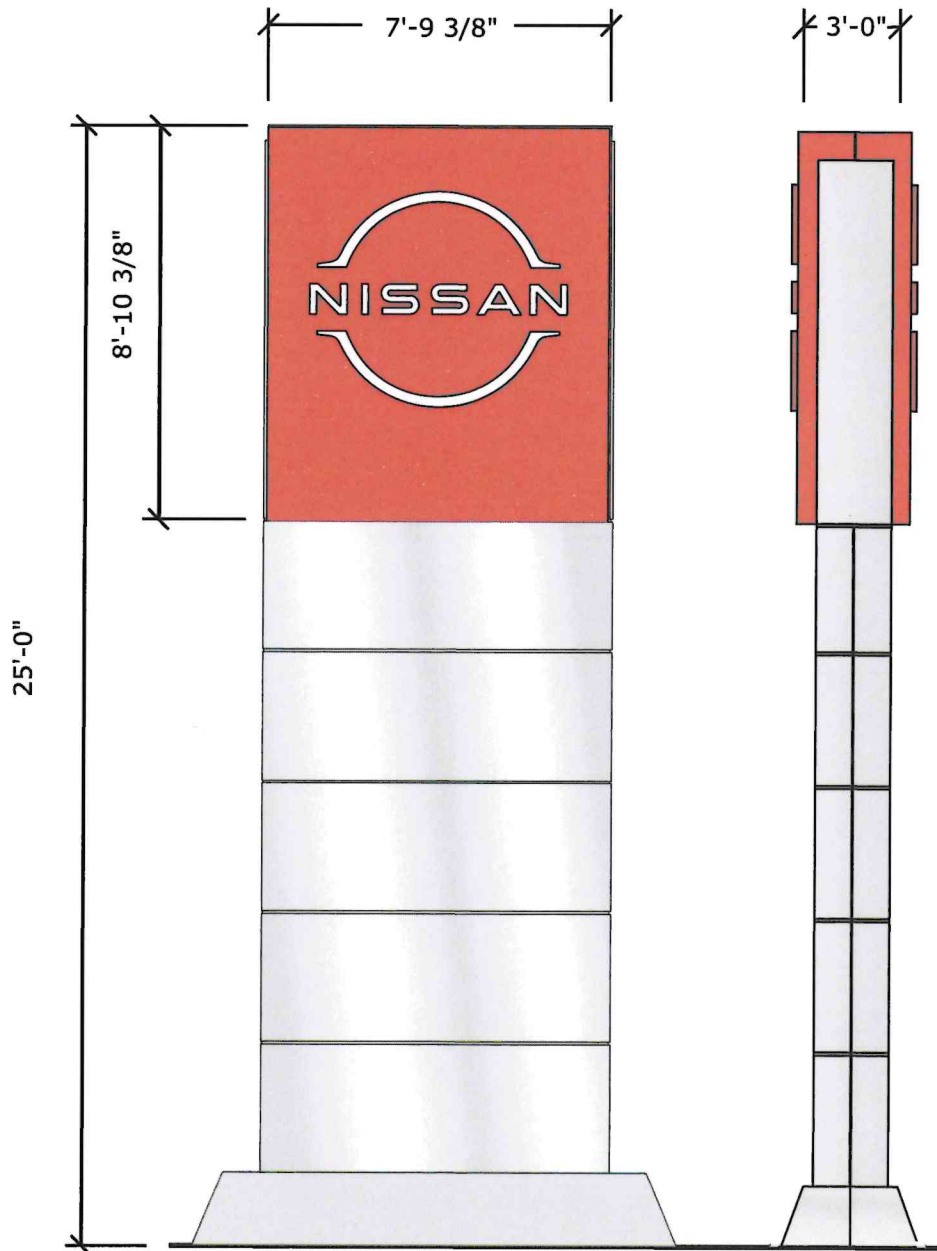
The following provides a visual representation of the prepared schedule:



NISSAN NORTH AMERICA Dealer Presentation Package



2. SCHEDULE OF SIGNS

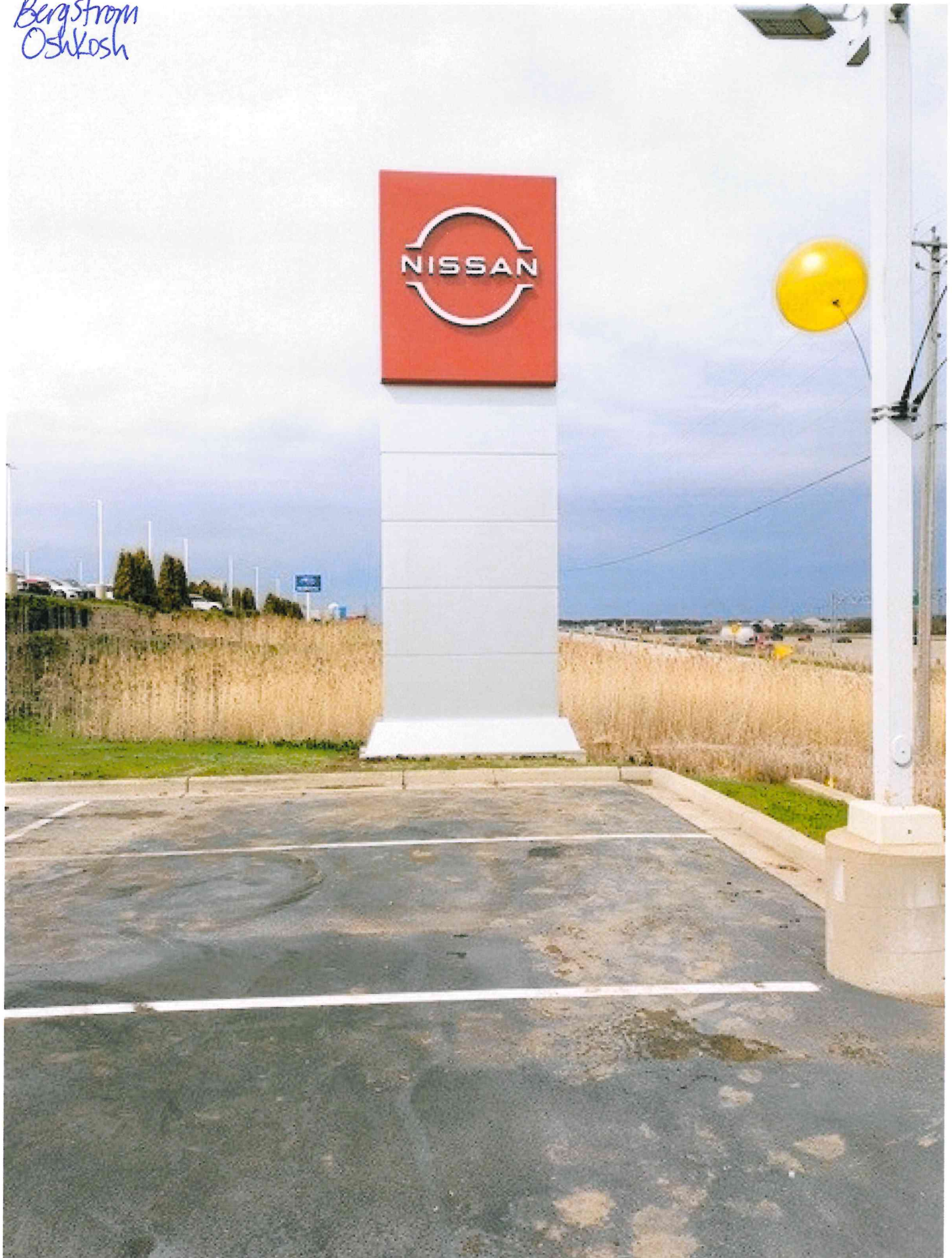


A	P69 Retro	Main Brand Pylon
	68.98 sf	Total of 1
	New	

Bergstrom
Appleton



Bergstrom
Oshkosh



Kenosha





Associated Bank



UWGB-1



UWGB-2



NWTC





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

MEETING DATE

June 24, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.4

(Appeal 24-21) Consideration with possible action on a variance request from Jason Frisch of HJ Martin, property owner and applicant, requesting to exceed minimum front yard setback requirements for a freestanding sign in an industrial zoned district at 1609 Western Avenue. (Ald. M. Eck, District 11)

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

The applicant seeks one variance from the Green Bay Municipal Code, Chapter 30: Signs.

Sec. 30-37 - Signs permitted in Industrial Districts.

Table 30-3. Front yard setback for signage is a minimum setback of 10 feet.

The applicant is seeking to create a monument directional sign (6' x 3') in the front yard setback of the industrially zoned property at 1609 Western. HJ Martin has been working on improvements at a loading area along Western. The existing (and in process of being improved) terrace between the loading area and back of sidewalk is approximately 13–14 feet in depth. The terraced area must include landscaping to create a visual barrier between the street and loading area to meet standards of the current code for loading area uses.

The overall parcel has been apart of a months long redevelopment process in which site plans were approved. In that site plan review, HJ Martin has submitted materials which meet the required landscaped buffer to occur to separate the loading area from the right of way. The proposed approved landscaping required takes up space within said terrace to allow placement of a sign (3 feet in width) and the required setback (10 feet) without being directly in alignment with the juniper plantings (required to create a more opaque visual buffer). HJ Martin seeks relief to allow for the signage to be placed outside a row of junipers and into the 10-foot setback.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 24-21 Variance Application
2. 24-21 Applicant Info

[illegible]

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).
Sec. 30-37. - Signs permitted in Industrial Districts
Table 30-3. Signs Permitted in Industrial Districts - Minimum setback (10 ft.)
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 building this sign would be in front of is used primarily as a glass fabricating shop. We have a fenced in area between the
loading dock & sidewalk that is fewer than 13' (10' setback + 3' wide sign). The building on parcel #6-119-A is attached to multiple
buildings that make up a greater "campus" of H.J. Martin & Son, Inc. For this reason, the signage will assist with the public,
daily deliveries, customers, etc. on where to stop for our glass departments, doors/hardware department, Mavid construction, training
facility, ceiling division, drywall division, glass fabrication shop & doors/hardware fabrication shop that are all located on the south
side of Western Ave. and all attached to the building that is parcel #6-119-A.
Would granting the variance be contrary to the public interest? Explain.
In order to preserve the enjoyment & intended use of the site, while also improving safety of travels (both walking & driving), it
would be in the best interest to put the requested signage up. Doing so would actually eliminate less confusion for semi-traffic, box
trucks & standard transportation vehicles as getting them to the correct place the first time will eliminate accidental blocking of egress
as drivers move about the campus by mistake. This signage is designed to improve the ability to have less disruption on the sidewalk,
less merging of traffic, while being near the busy intersection of Western Ave. & Military Ave. Not to mention the bus stops that are
on the south and north side of the street.
Why would not getting the variance unreasonably prevent you from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome?
If our company had to push the fenced in area back to allow for the signage per the current ordinance, we would be choking off our
only loading dock for deliveries & pick-up for this parcel that helps support all the divisions of the company along the south side of
Western Ave. Having semi's in the loading dock, while trying to allow for additional trucks to turn into loading dock area and
maneuver around other semi's being loading/unloading would become more dangerous and/or not possible given the nature of the
space/travel distance.

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.



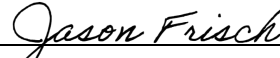
Signature of the Property Owner

David Martin

Print Name

6.13.2024

Date



Signature of Applicant (working as “Agent” for owner)

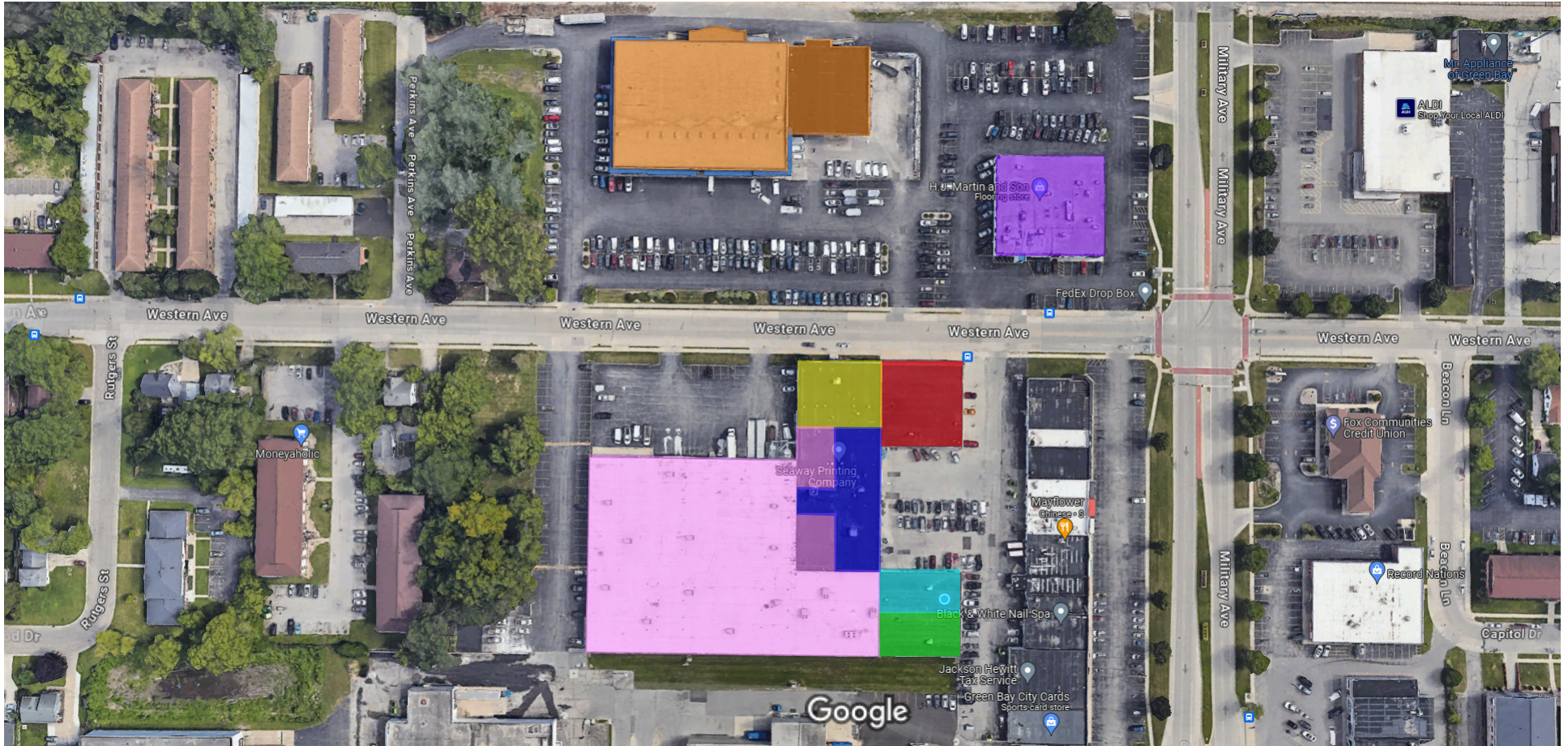
Jason Frisch

Print Name

6.13.2024

Date

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

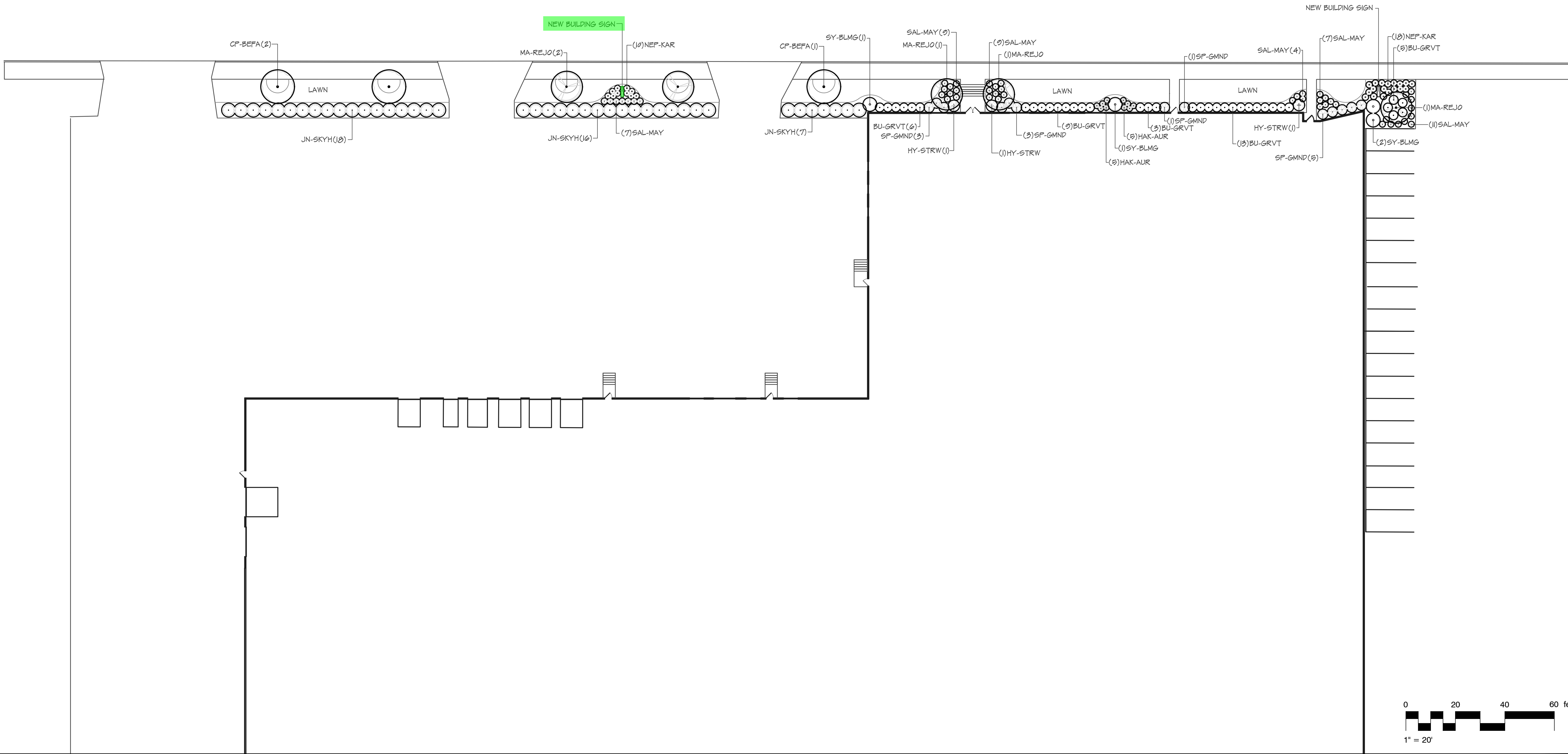


Imagery ©2024 Google, Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 Google 100 ft

- = Training Center
- = Walls & Ceilings Offices
- = Walls & Ceiling Deliveries
- = Mavid Offices
- = Commercial Glass & Doors Offices
- = Commercial Glass & Doors Fabrication
- = Flooring Distribution Center
- = Main Office

PLANT SCHEDULE

CODE	COMMON / BOTANICAL NAME	QTY
TREES		
CP-BEFA	Pyramidal European Hornbeam / <i>Carpinus betulus</i> 'Fastigiata'	3
MA-REJO	Rejoice Crabapple / <i>Malus</i> x 'Rejzam'	5
SHRUBS		
SY-BLMG	Bloomerang Lilac / <i>Syringa</i> x 'Bloomerang'	4
SP-GMND	Goldmound Spirea / <i>Spiraea japonica</i> 'Goldmound'	13
BU-GRVT	Green Velvet Boxwood / <i>Buxus</i> x 'Green Velvet'	36
HY-STRW	Strawberry Sundae Hydrangea / <i>Hydrangea paniculata</i> 'Rensun'	3
EVERGREEN UPRIGHT		
JN-SKYH	Sky High Juniper / <i>Juniperus scopulorum</i> 'Balligh'	41
GRASSES		
HAK-AUR	Golden Variegated Hakone Grass / <i>Hakonechloa macra</i> 'Aureola'	10
PERENNIALS		
NEP-KAR	Kitten Around Catmint / <i>Nepeta</i> x 'Kitten Around'	28
SAL-MAY	May Night Salvia / <i>Salvia nemorosa</i> 'May Night'	47



Schmalz
Custom Landscaping
and Garden Center

LANDSCAPE ARCHITECTURE
DEVELOPMENT
CONSTRUCTION

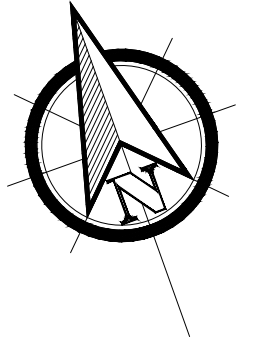
AWARD WINNING DESIGN
AND INSTALLATION

W2484 CTY RD KK
APPLETON, WI 54915-9464
PHONE 920-733-8223
FAX 920-733-3262
WWW.SCHMALZLANDSCAPING.COM

All ideas, designs, arrangements and plans indicated by this drawing are owned by, and are the property of Schmalz Custom Landscaping. None of these ideas, arrangements or plans shall be disclosed to any person, firm or contractor for any purpose without the written permission of Schmalz Custom Landscaping, Inc. Written dimensions on this plan shall have precedence over scaled dimensions.

DO NOT SCALE
© 2020, Schmalz Custom Landscaping, Inc.

HJ MARTIN TRAINING CENTER
1508 Western Avenue
Green Bay, WI 54303



DATE: 05/20/2024
REVISED: 06/24/2024
PHONE NO.: 920.358.4874
EMAIL: josh@schmalzlandscaping.com
SCALE: 1" = 20'-0"
DRAWN BY: JSJ

SHEET TITLE

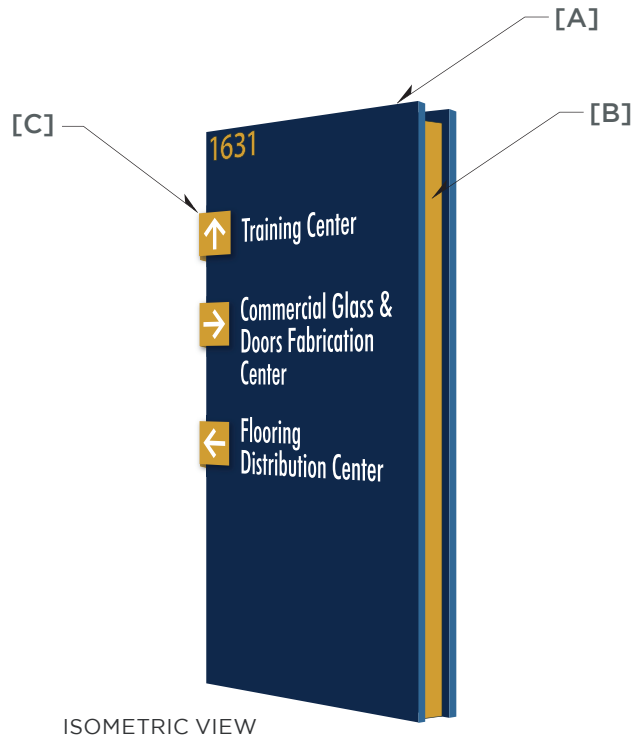
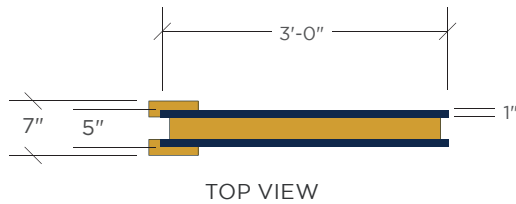
Landscape Plan

SHEET NO.

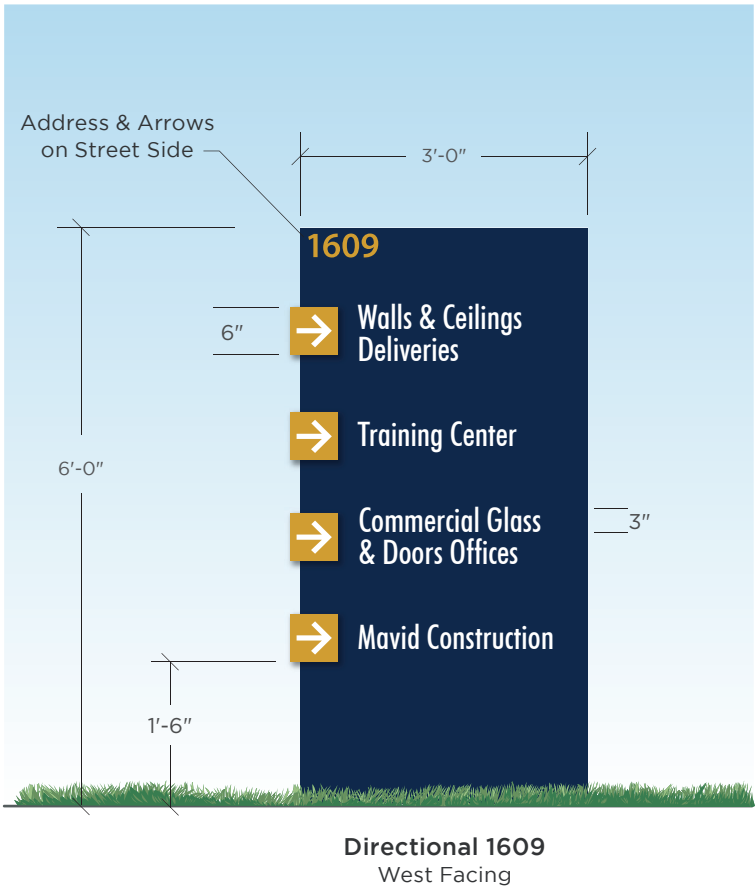
L-1

JOB #

FILE NO.



Proposed Locations
Verify Placement - Code Requires 10' Setback



SPECIFICATIONS

D/F DIRECTIONALS
Quantity: 2

[A] - CABINET
Lighting: LED Lit
Material: .125" Aluminum Face
Face Color: Blue PMS 540c
Cabinet Color: Blue PMS 540c
Graphics: Routed & Backed with White Acrylic
Installation: New Structure

[B] - SIDE REVEAL
Material: Acrylic; Side-Lit
Graphics: Digital Print Translucent Gold Vinyl Applied 1st Surface

[C] - ARROW SURROUNDS
Material: Fabricated Aluminum
Depth: Raised 1" Depth
Color: Paint Gold
Arrow Graphic: Routed & Backed with White Acrylic

Color Specs Based on Approved Samples



SPECIFICATIONS
BUILDING LETTERS
[A] - CHANNEL LETTERS/LOGO
Material: 5" Deep Face-Lit
Return Color: Painted Gold
Trim Cap: 1" - Painted Gold
Face: White Acrylic with Translucent Gold Vinyl - TBD
Illumination: White LED's
Mount: Flush to Building Siding
[B] - ADDRESS / TAGLINE
Material: Plastic Formed
Font: Myriad Pro
Color: Paint Gold
Mount: Stud Mount Flush to Building and Entrance Canopy
<i>Color Specs Based on Approved Samples</i>

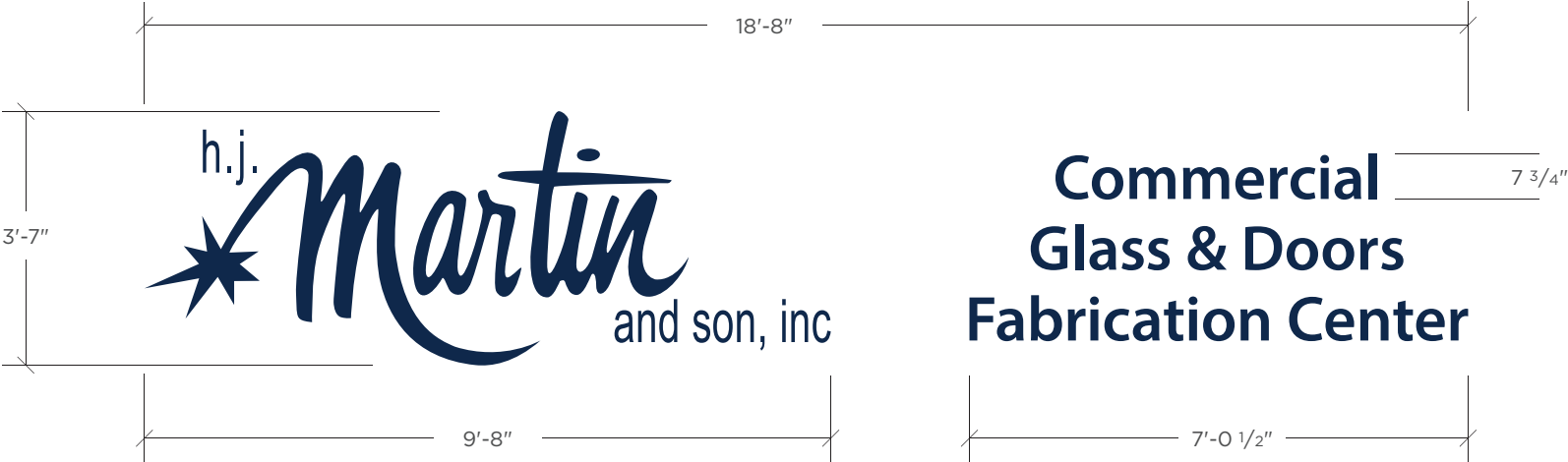
elevate97 800-514-1119 ELEVATE97.COM	CLIENT: HJ MARTIN - Training Center ADDRESS: 1609 Western Ave. Green Bay, WI DATE: January 17, 2024 SCALE: 3/8" = 1'-0" AE: Scott Bertrand DESIGNER: RE	DESIGN #: JOB # S013583 REVISION # 10 REVISED DATE: 4/24/24	☒ CONCEPTUAL ☐ FINAL	WWW.ELEVATE97.COM ALL CONCEPTS ARE PROPERTY OF ELEVATE97 © 2022 ELEVATE97 WITH APPROVAL OF THIS DESIGN I HEREBY GIVE ELEVATE 97 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 - _____
			☐ FIELD SURVEY / MEASUREMENTS REQUIRED ☐ ELECTRONIC FILE OF LOGO REQUIRED ☐ COLORS TO BE DETERMINED	



Remove Existing Wall Cabinet Sign



Proposed Location



SPECIFICATIONS

- EXTERIOR LETTERS**
- NON-LIT LETTERS**
- Material: Plastic Formed
- Depth: 1"
- Color: Paint Blue PMS 540c
- Font: Logo (custom)
- Mount: Stud Mount Flush to Wall

Color Specs Based on Approved Samples



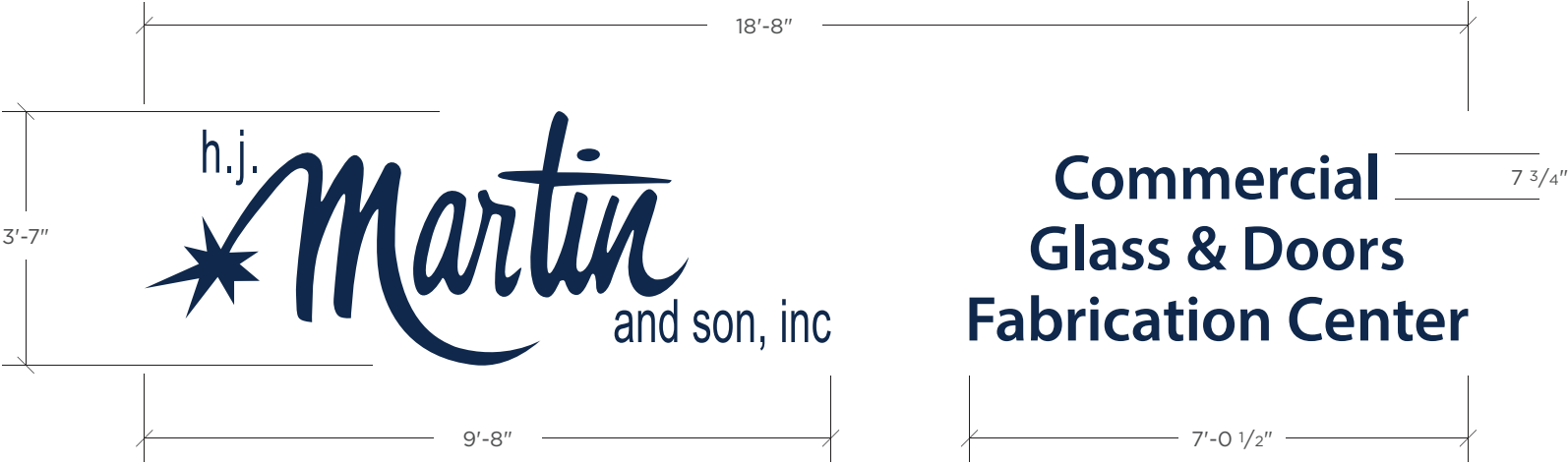
Remove Existing Wall Cabinet Sign



Proposed Location



Night View - External Lighting with Wall Washers



SPECIFICATIONS

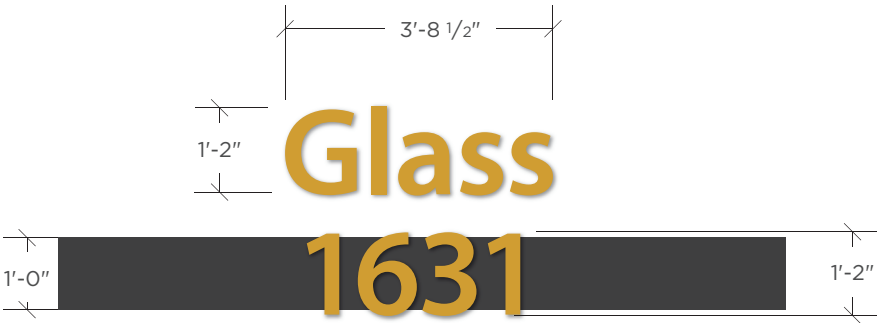
EXTERIOR LETTERS

NON-LIT LETTERS
Material: Plastic Formed
Depth: 1"
Color: Paint Blue PMS 540c
Font: Logo (custom)
Mount: Stud Mount Flush to Wall

Color Specs Based on Approved Samples



Proposed Locations



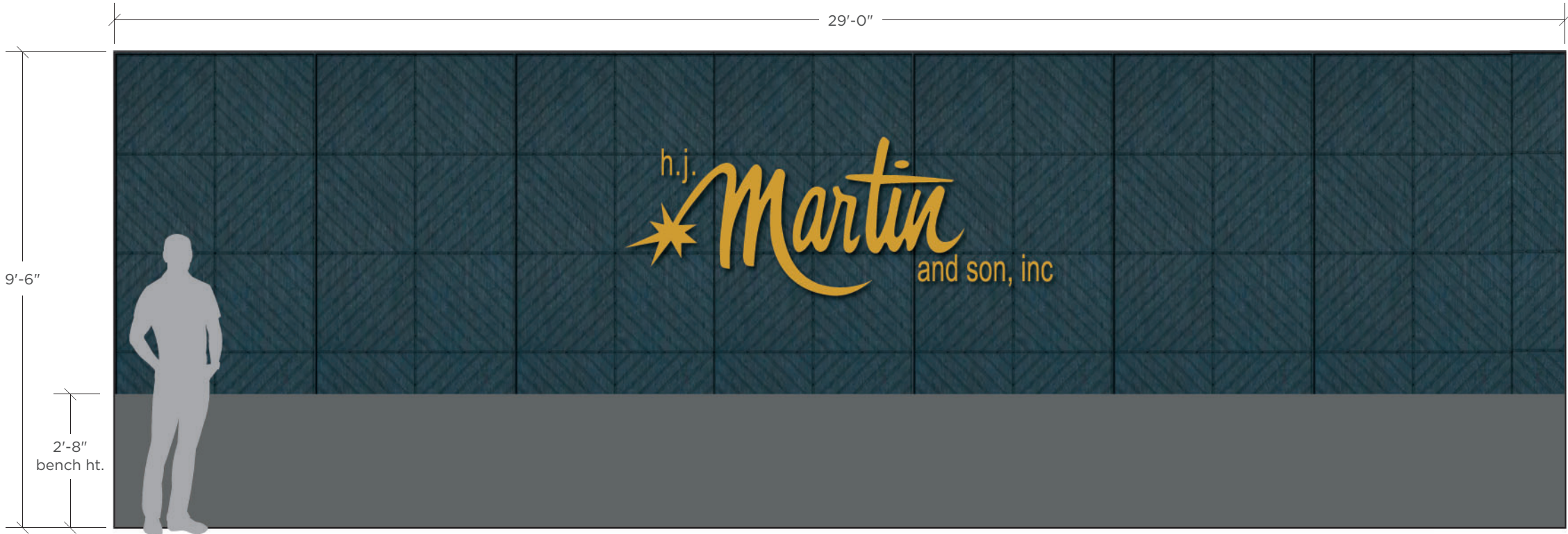
- SPECIFICATIONS
- BUILDING LETTERS - ADDRESS

Material: Flat Cut Aluminum
Font: Myriad Pro
Color: Paint Gold
Mount: Stud Mount Flush to Building at Entrances
Backer: Aluminum Flat Cut Band to Mimmick Look of Front Awning
Color: Paint Dark Gray

Color Specs Based on Approved Samples



Example
Plastic Formed Letter



Interior Elevation - Scale: 3/8" = 1'-0"



Side View

SPECIFICATIONS

INTERIOR LETTERS

NON-LIT LETTERS

Material: Plastic Formed
Depth: 1"
Color: Paint Gold (custom match)
Font: Logo (custom)
Mount: Stud Mount Flush to Wall

*Color Specs Based
on Approved Samples*

elevate97

800-514-1119 | ELEVATE97.COM

CLIENT: HJ MARTIN - Training Center
ADDRESS: 1609 Western Ave. Green Bay, WI
DATE: January 17, 2024
SCALE: 3/4" = 1'-0"
AE: Scott Bertrand
DESIGNER: RE

PAGE - 6

DESIGN #:
JOB # S013583

REVISION # 10
REVISED DATE: 4/24/24

☒ CONCEPTUAL ☐ FINAL

- ☐ FIELD SURVEY / MEASUREMENTS REQUIRED
- ☐ ELECTRONIC FILE OF LOGO REQUIRED
- ☐ COLORS TO BE DETERMINED

WWW.ELEVATE97.COM | ALL CONCEPTS ARE PROPERTY OF ELEVATE97 | © 2022 ELEVATE97

WITH APPROVAL OF THIS DESIGN I HEREBY GIVE ELEVATE 97 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 -

1. **Pyramidal European Hornbeam** (*Carpinus betulus* 'Fastigiata'):

- Size: Can reach heights of 30 to 40 feet with a spread of 20 to 25 feet.
- Information: This tree is hardy in Zone 4 and is known for its upright, pyramidal shape, making it an excellent choice for landscapes where vertical interest is desired. It tolerates a wide range of soil conditions and can withstand urban pollution.



2. **Rejoice Crabapple** (*Malus x* 'Rejzam'):

- Size: Typically grows 15 to 20 feet tall with a similar spread.
- Information: Rejoice Crabapple is a small ornamental tree that produces pinkish-white flowers in spring, followed by small red fruit that persists into winter, providing seasonal interest. It's well-suited for Zone 4 climates and is valued for its showy blooms and attractive fruit.



3. **Bloomerang Lilac** (*Syringa x* 'Bloomerang'):

- Size: Compact shrub, reaching heights of 4 to 5 feet tall and wide.

- Information: Bloomerang Lilac is a reblooming variety of lilac that blooms in spring and then again in late summer to fall. It's hardy in Zone 4 and offers fragrant, lavender-colored flowers. Its compact size makes it suitable for smaller gardens or containers.



4. **Goldmound Spirea** (*Spiraea japonica* 'Goldmound'):

- Size: Typically grows 2 to 3 feet tall and wide.
- Information: Goldmound Spirea is a compact deciduous shrub known for its vibrant golden foliage and pink flowers. It's well-suited for Zone 4 and is often used in borders, mass plantings, or as a low hedge. It tolerates a variety of soil conditions and is relatively low-maintenance.



-
-

5. **B Green Velvet Boxwood** (*Buxus* x 'Green Velvet'):

- Size: Moderate growth, reaching 2 to 3 feet tall and wide.
- Information: B Green Velvet Boxwood is a compact evergreen shrub with dark green foliage. It's hardy in Zone 4 and is commonly used for hedges, borders, or as a foundation plant. It prefers well-drained soil and partial shade.



6. **Strawberry Sundae Hydrangea** (*Hydrangea paniculata* 'Rensun'):

- Size: Can reach heights of 4 to 5 feet tall with a similar spread.

7. Information: Strawberry Sundae Hydrangea is a compact deciduous shrub with large cone-shaped clusters of white flowers that turn pink as they age. It blooms from mid-summer to fall and is suitable for Zone 4 climates. It prefers moist, well-drained soil and partial shade.



8.

9. **Sky High Juniper** (*Juniperus scopulorum* 'Bailigh'):

- Size: Tall, narrow growth habit, reaching heights of 15 to 20 feet.
- Information: Sky High Juniper is an evergreen shrub with dense blue-green foliage. It's well-suited for Zone 4 and is often used for vertical accents or as a privacy screen. It tolerates a variety of soil conditions and is drought tolerant once established.



10. **Golden Variegated Hakone Grass** (*Hakonechloa macra* 'Aureola'):

- Size: Low-growing ornamental grass, reaching heights of 1 to 2 feet tall and wide.

- Information: Golden Variegated Hakone Grass is a shade-loving grass with arching golden-yellow striped leaves. It's suitable for Zone 4 and adds texture and color to shaded areas of the garden. It prefers moist, well-drained soil.



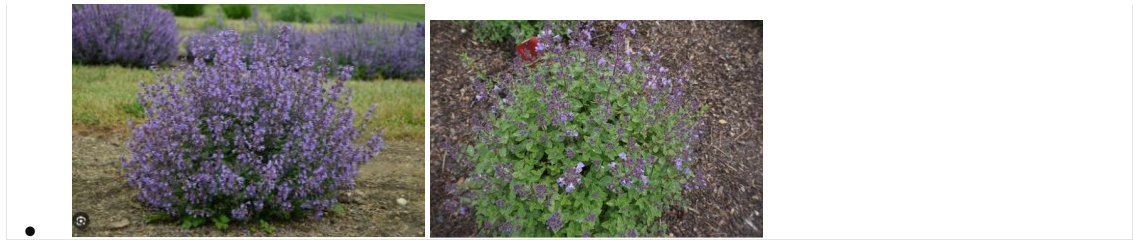
11. **Happy Returns Daylily** (*Hemerocallis x 'Happy Returns'*):

- Size: Compact perennial, reaching heights of 1 to 2 feet tall and wide.
- Information: Happy Returns Daylily is a perennial with bright lemon-yellow flowers that bloom continuously from early summer into fall. It's well-suited for Zone 4 and is relatively low-maintenance. It prefers full sun to partial shade and well-drained soil.



12. **Kitten Around Catmint** (*Nepeta x faassenii 'Kitten Around'*):

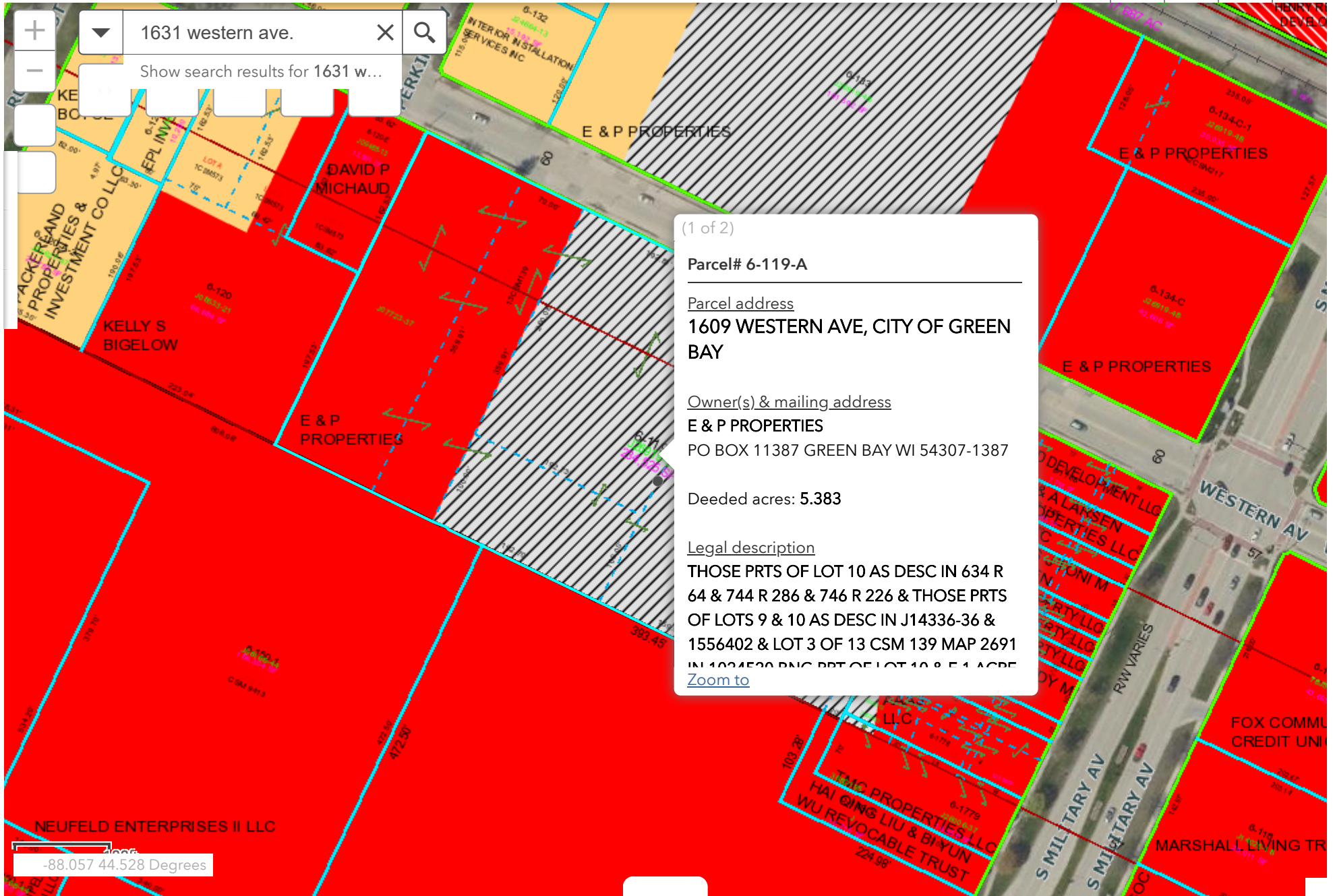
- Size: Compact perennial, reaching heights of 12 to 18 inches tall and wide.
- Information: Kitten Around Catmint is a low-growing perennial with aromatic gray-green foliage and lavender-blue flowers. It's well-suited for Zone 4 and attracts pollinators like bees and butterflies. It prefers full sun and well-drained soil.



13. **May Night Salvia** (*Salvia nemorosa* 'May Night'):

- Size: Compact perennial, reaching heights of 18 to 24 inches tall and wide.
- Information: May Night Salvia is a perennial with spikes of deep purple-blue flowers that bloom in late spring to early summer. It's well-suited for Zone 4 and is drought tolerant once established. It prefers full sun and well-drained soil.







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

MEETING DATE

June 24, 2024

PREPARED BY

AGENDA ITEM # F.I

Discussion regarding the jurisdiction of the Board of Appeals.

BACKGROUND

Discussion regarding the jurisdiction of the Board of Appeals presented by Law Department.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None