



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, JULY 15, 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, July 15, 2024, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

- I. Approval of the minutes from the June 24, 2024 meeting.

E. Regular Business.

- I. (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.

2. (Appeal 24-22) Consideration with possible action on a variance request from Yanely Corona, property owner and applicant; requesting to exceed alley driveway standards in a rear yard for a single-family home at 121 S Quincy Street.

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 24-23) Consideration with possible action on a variance request from Zina Cooper, property owner and Steven Bieda of Vierbicher, applicant; requesting to exceed rear yard setback standards and exceed standards for placement of primary a primary entrance to a single-family detached dwelling located at 3576 Van Laanen Rd.

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 24-24) Consideration with possible action on a variance request from Eric Gabrielson, property owner and applicant; seeking to exceed driveway standards for a one- or two-family residence at 875 Hubbard Street.

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. Date of next meeting: August 19, 2024
2. Report on BOA items for first half of 2024.

G. Public Hearings.

H. 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

July 15, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.1

(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

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

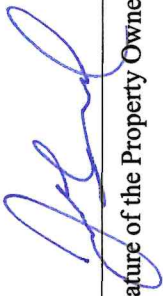




DATE: 6-4-24	PROJECT #:	APPEAL #:
APPLICANT INFORMATION:		
Name: Kristina Coppo		
Business Name: Fox Cities Sign		
Address: 2375 W. Nordale Drive		
City, State, Zip: Appleton, WI 54914		
Phone: 920-378-3515		
Email: kristina@foxcitiessign.com		
PROPERTY OWNER INFORMATION (if different from above):		
Name: Gangrud Ivan Chevrolet Inc		
Business Name:		
Address: PO Box 487		
City, State, Zip: Green Bay, WI 54305-0487		
Phone: 920-468-6800		
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: 1001 Auto Plaza Drive, Green Bay, WI 54302		
Tax Parcel Number(s): 21-127-9		
Describe the Variance Request:		
We are requesting the proposed pylon sign be approved even though it will no longer show 2 pylon poles, but have 1 pole cover base.		
This request from Corporate Nissan is required now at all their locations throughout the US. Owner will need the most updated sign design that Nissan offers to stay up-to date with other neighboring car dealerships.		

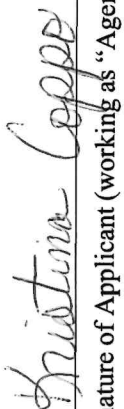
List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).
Existing Pylon Sign has 2 pole covers holding up Nissan branding. The issue with the proposed 1 pole cover is the clearance.
Table 30-2 Freestanding Signs Minimum Clearance.
An 8' wide pylon base would be highly irregular. The clearance section for pylon signs is noted is part to provide visibility 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 NWTG'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:		

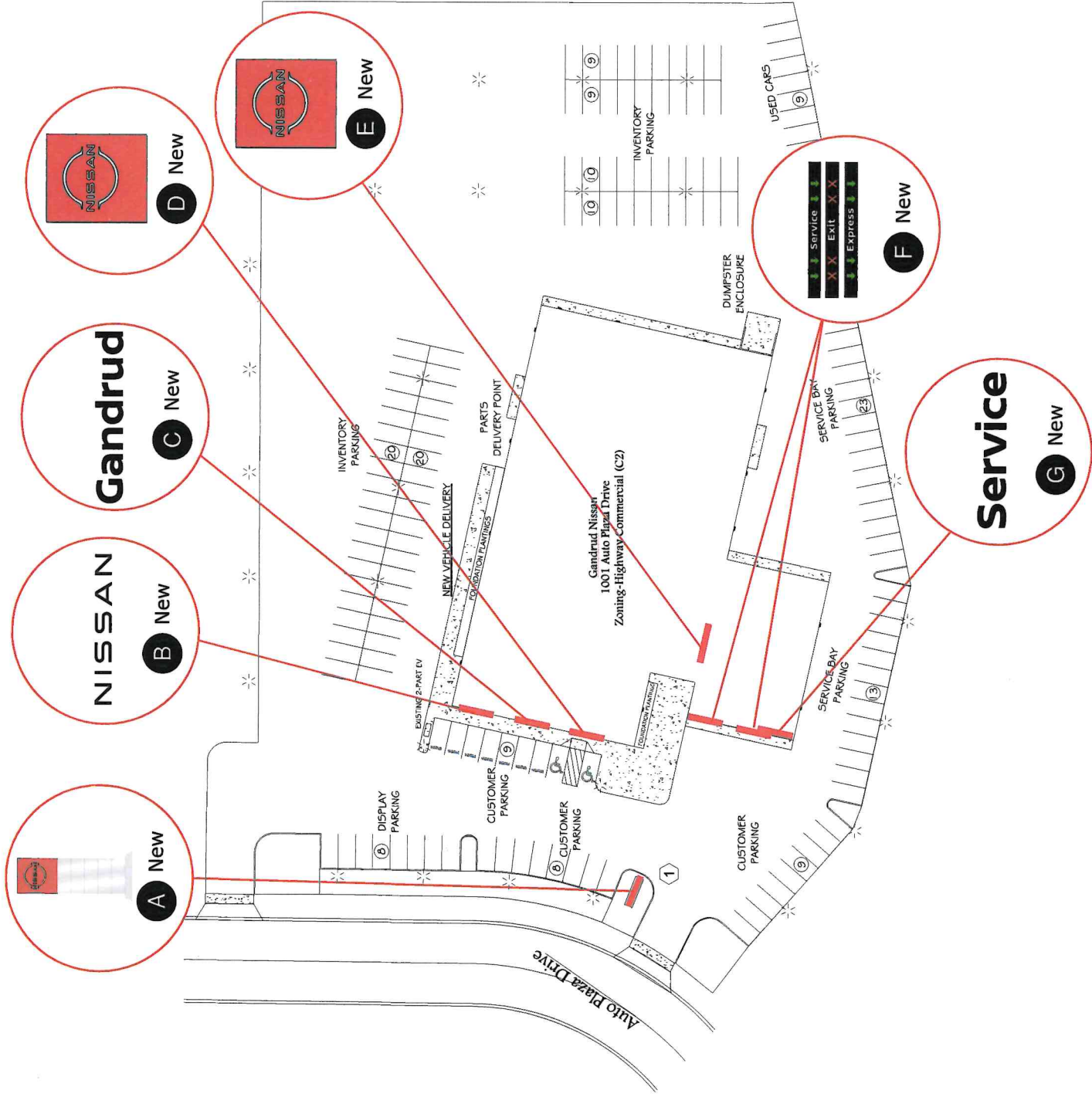
Existing



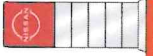
NISSAN NORTH AMERICA Dealer Presentation Package

1. SITE PLAN

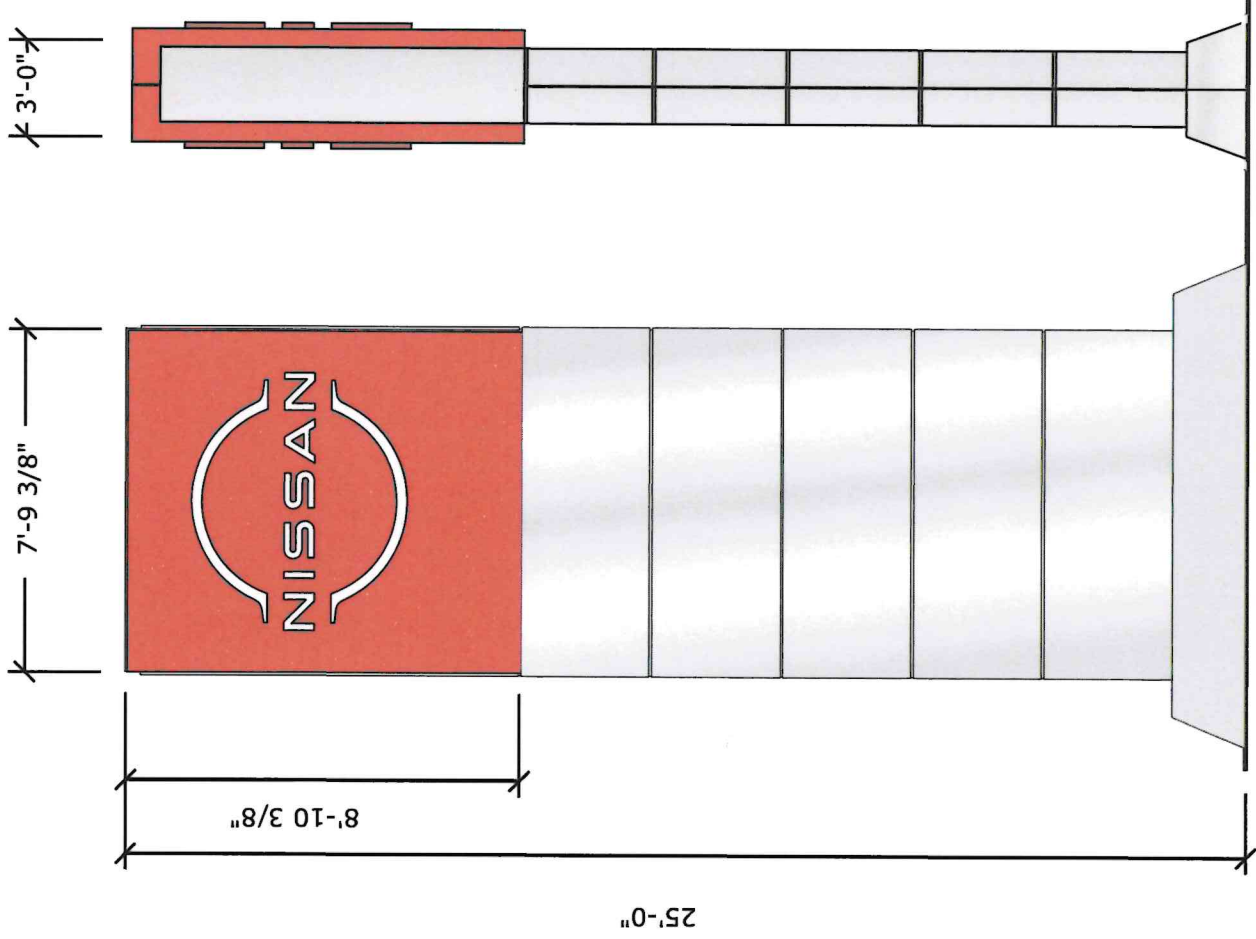
The following provides a visual representation of the prepared schedule:



NISSAN NORTH AMERICA Dealer Presentation Package



2. SCHEDULE OF SIGNS



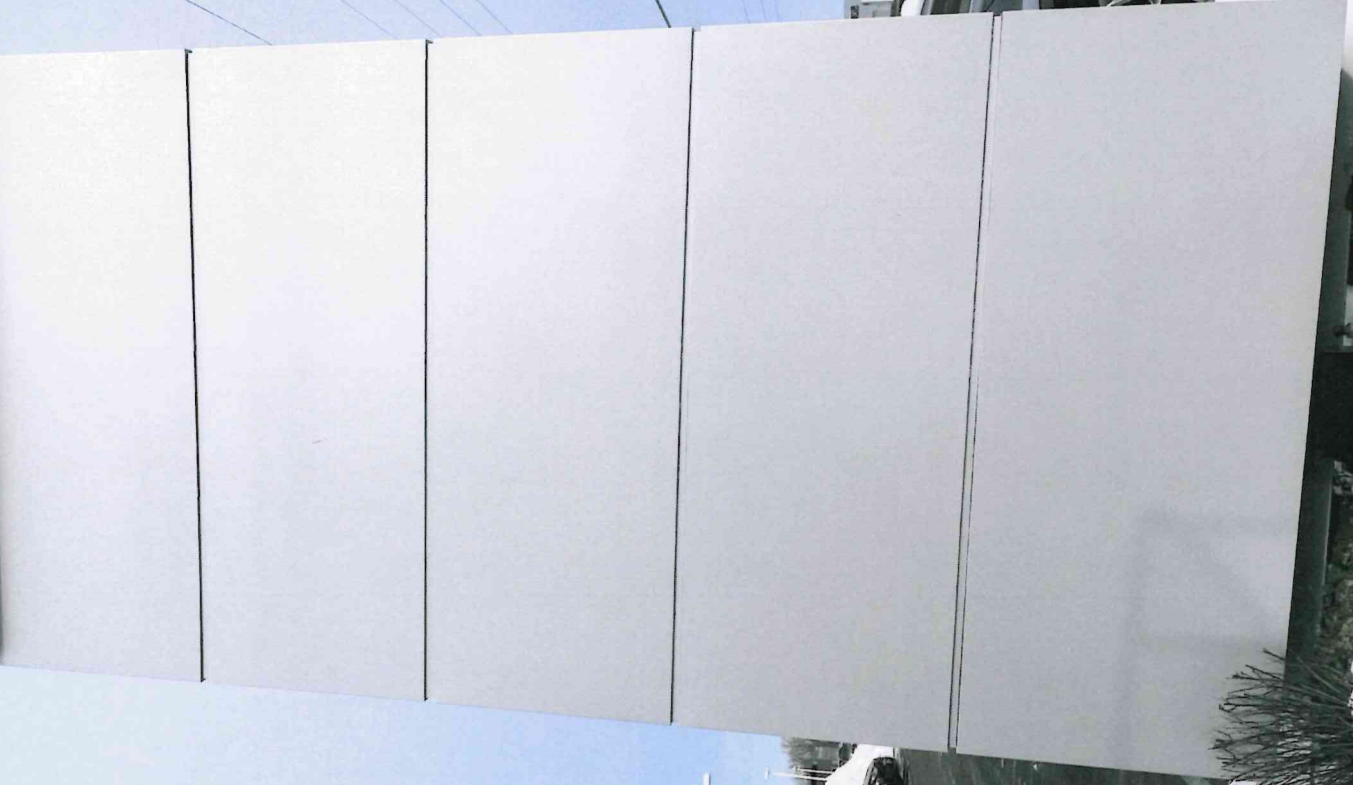
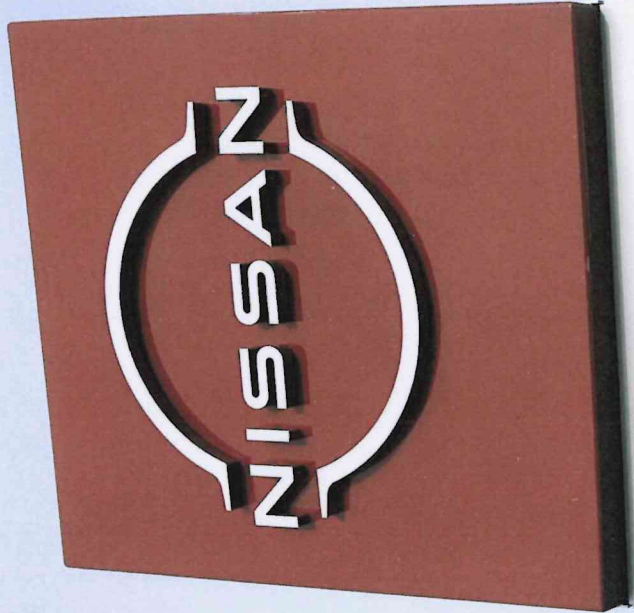
A	P69 Retro	Main Brand Pylon
	68.98 sf	Total of 1
	New	

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

July 15, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.2

(Appeal 24-22) Consideration with possible action on a variance request from Yanelly Corona, property owner and applicant; requesting to exceed alley driveway standards in a rear yard for a single-family home at 121 S Quincy Street.

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. 44-1746 g. Alley drives. The driveway may extend to the garage opening or may extend into the lot for 30 feet in width and 40 feet in depth but shall not extend into the side yard setbacks.

The applicant is seeking to create a paved driveway off the alley in the rear of the property. The applicant seeks to create an approximately 80 foot long driveway at 8 feet in width off of the alley way in the back of the property. Currently, the area has been used for parking automobiles, but the property has received orders to place hard paving surface on the property as the area which has been parked upon has become a deteriorated gravel and dirt surface. Automobiles cannot be parked upon grass or dirt areas. The applicant has provided a plan requesting an addition of 60 feet of paved area off the alley, leading to 20 feet of existing concrete pad. The total length equates to 80 feet.

The area in which the applicant seeks to place a drive is 10 feet in width in total. Because this is a narrow property, a driveway may be 1 foot from the side yard property line and the applicant is seeking to have a one-foot buffer on both sides of a new driveway. The proposed width of the driveway meets code standards. Additionally, a sideyard setback can be reduced to zero feet if circumstances warrant the setback to be reduced. A two-foot wide buffer area for stormwater management may be beneficial to this and neighboring property owners if a two-foot buffer area had measures taken to allow for better run off management such as sales and /or drainage tile. City staff will require a plan for runoff to be reviewed and approved with a final site plan for the property because of the direct impacts on neighboring properties.

Currently, automobiles enter from a shared driveway/easement between the property to the south and 121 S Quincy. This area between the back of the house and driveway is noted to be seeded for grass in the proposed plans. This means, the easement which allows for ingress/egress over driveway leading to S Quincy Street cannot be used in the proposed site plan because the area between the west end of concrete and the driveway leading to S Quincy will have grass. All auto access will need to ingress/egress off of the alley in the rear of the property. In both

The property does not have a garage.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 24-22 Application
2. 24-22 Street View
3. 24-22 Site Plan
4. Photos of Existing Driveway July 10, 2025
5. 24-22 Neighbor Narrative



ZONING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE: 5/13/2024	PROJECT #: 115549	APPEAL #: 24-22
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APPLICANT INFORMATION:

Name: Yanelly Corona

Business Name:

Address: 1475 Morrow St.

City, State, Zip: Green Bay, WI 54302

Phone: 920-264-2628

Email: ycoronaj03@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: 121 S. Quincy St. Green Bay, WI 54302

Tax Parcel Number(s): 14-335

Describe the Variance Request:

Expand pavement to allow parking for vehicles.

The property has a space behind it that allow parking but it is not paved. There is an alley in the back and pavement is needed to allow parking space for more than 1 vehicle. Property is a 4 bed and space for parking is needed. Attached is an image for reference. I am asking for the back parking to be paved 85 ft. approximately by 8 ft. and 1 foot of previous space along the pavement.

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

~~44-1746 (2) (a) variance~~
* 44-1746 (g) alley length 3 ft. * length of drive exceeds 40'
~~44-1746 (2) (a) variance~~

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 property has parking in the back of the home, but it is not a typical parking driveway, it is not completely paved, and there is no space for vehicles to park beside each other, it's necessary for the vehicles to park one behind the other. The end of the parking space connects to an alley and the size of the parking availability is only 10 ft. wide. I am asking to be allowed to pave approximately a length of 85 feet and a width of 8 feet, and allow a 4 foot wide of pervious surface along each side of the paved surface.

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

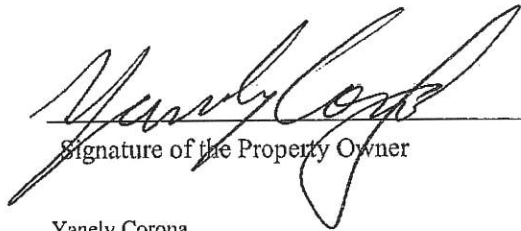
Granting the variance would not affect public interest, on the contrary, the space would be much improved and improve the appearance of the property. Adding pervious surface would also be a positive benefit. (where possible)

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?

Currently there is not enough paved area that for parking of vehicles. Vehicle is parked on non paved ground

The home is a rental property and has 4 bedrooms. The family members currently residing there own more than 2 vehicles and struggle with parking. The area needs to be paved to help ease parking of the vehicles for this family and future families the home may be rented to. The purpose of the home is to be rented and most families require multiple vehicles due to work schedules, school, and other everyday necessities.

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

Yanelly Corona

Print Name

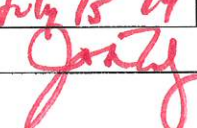
5/13/2024

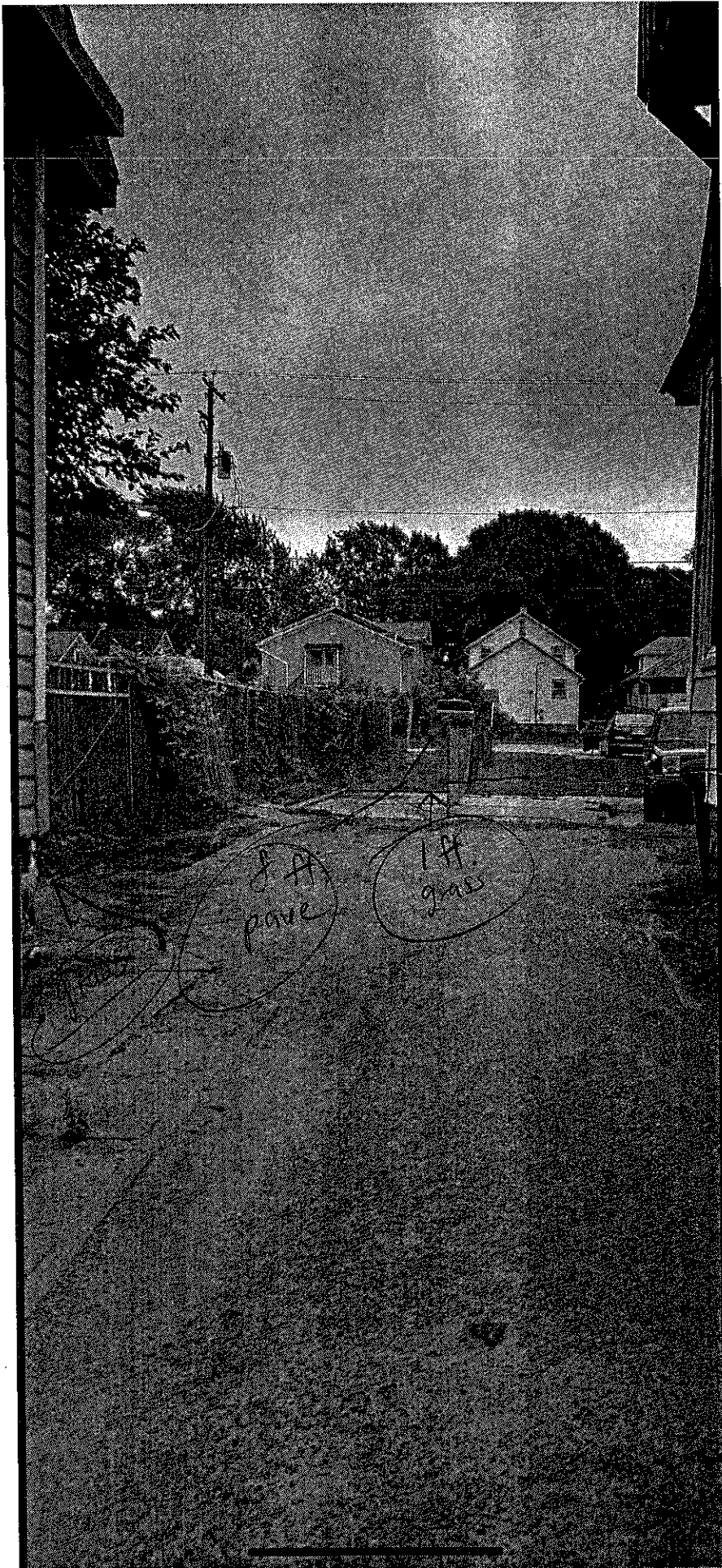
Date

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

Print Name

Date

OFFICE USE ONLY:	Parcel #: 14-335	Residential \$125 ☒ Commercial \$250 ☐
District: 7 Zoning: OR	Meeting Date: July 15 24	Receipt #:
Submittal Date: July 1 2024	Staff Signature: 	



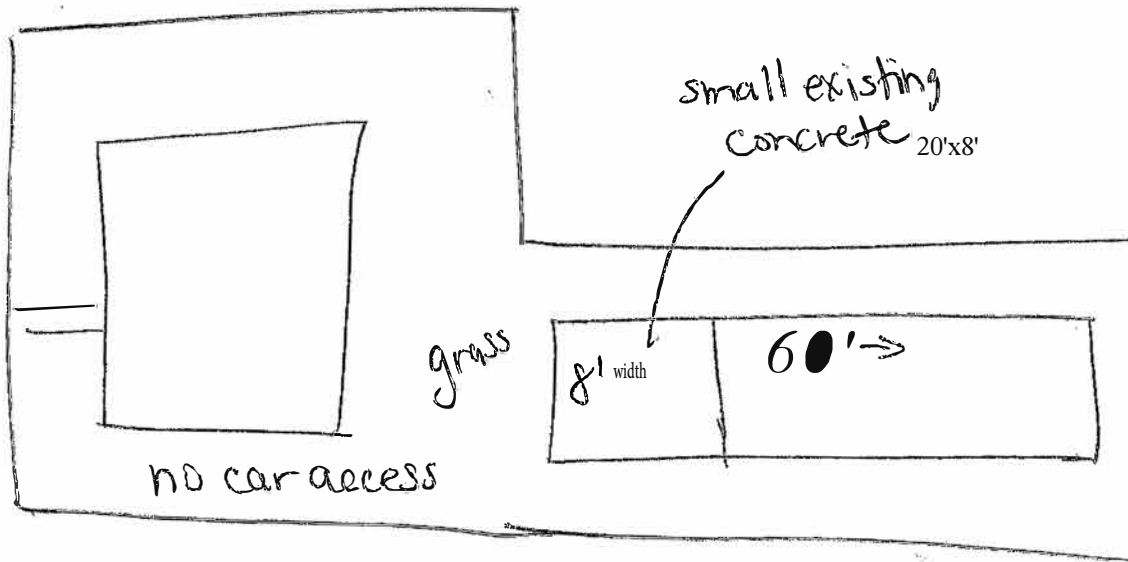
— Leave 1 ft pervious surface on each side of pavement

— Pave 8 ft. wide by 85 ft. up to alley way (approximately)

(please see drawing of map of side view on back) for reference







8 foot wide
driveway to the
alley pavement



View Looking West



View Looking East

RECEIVED
7/19/24
@ 4:50pm

1

I ~~DO NOT~~ OBJECT TO THE ESTABLISHMENT OF A CONCRETE PARKING AREA & WITHIN THE NARROW 10 FT STRIP OF PROPERTY BETWEEN THE ~~THE~~ SOUTH CHAINLINK FENCE BELONGING TO WELLSRING, AND MY PROPERTY AT 123 S. QUINCY. WHEN I MOVED IN, THIS AREA WAS A NIGHTMARE. MY HOUSE AND BACKYARD WAS 2 FT BELOW THE STORM SEWER DRAIN AT THE END OF THE ALLEY. IN THE WINTER THERE WAS AN ICE RINK IN MOST OF THE BACKYARD, AND ALL THE PROPERTIES WERE OVERGROWN WITH DANGEROUS TREES AND HUGE VINES. OVER THE YEARS, I HAD BEEN TRYING TO MAKE THINGS BETTER. WITH THE PERMISSION OF THE LANDLORD, GREG KRUMHOLTZ (WHO RECENTLY SOLD THE PROPERTY WITHOUT MY KNOWLEDGE) I SPREAD A PEA GRAVEL PILE THAT WAS NEAR THE ALLEY, AND ON BOTH PROPERTIES, ONTO THE PITTED GRAVEL DRIVEWAY BETWEEN THE

(2)

HOUSES. TO DIVERT THE RUNOFF FROM 121 AND 125 S. QUINCY, I ENDED UP MAKING A SMALL BIRM IN THE SOUTH SIDE (125 Q), AND A MUCH LARGER FOOT HIGH BIRM ON THE SOUTH SIDE OF MY CHAIN LINK FENCE. MY PROPERTY IS MUCH LOWER ON THE SOUTH SIDE. I OWN 6 INCHES OF PROPERTY ON THE NORTH SIDE OF THE FENCE.

IN THE PROCESS, I HAVE BEEN TAKING CARE OF THE ST. JOHN'S FENCE, AND KEEPING IT CLEAR OF VINES, ETC.

THE 10 FT STRIP WAS PLUGGED WITH VINES, WEEDS, INVASIVE PURPLE LOOSTRIFE, AND OTHER DEBRIS FOR A LONG TIME.

I AM A VOLUNTEER WITH ST. JOHN'S, AND PULLED THEIR FENCES STRAIGHT, AND MENPED THEM FOR YEARS.

SO - CONCRETE CONSTRUCTION WOULD SERIOUSLY AFFECT THE DRAINAGE PROBLEMS WHICH WERE FINALLY SOLVED.

3

FIRST
CHANGE

ORIGINALLY 121 WAS A FULL LOT, BUT MOST OF IT WAS SOLD TO THE PARKING LOT (WELLSPRING, NOW).

SECOND
CHANGE

THE CITY GAVE GREG KRUMHOLTZ \$10,000 GRANT TO CONVERT THE HOUSE TO SINGLE FAMILY. IT USED TO BE AN UPPER AND LOWER RENTAL, WITH 2 VEHICLES, BUT HAD A STAIRWAY TO THE UPSTAIRS RENTAL THAT WENT UP TO THE FRONT SIDEWALK, TO ~~NOT~~ GET RID OF AN EYESORE.

NOW, A CONGA LINE OF VEHICLES, WHICH INCLUDES THE 10 FT. STRIP TO THE ALLY, 2 PARKED UP AGAINST THE BACK OF THE HOUSE, AND ONE ON THE FRONT LAWN IS A BLIGHT. THE PROPERTY IS SUPPOSED TO HAVE GREENSPACE. IF THE NEW LANDLORD WOULD HAVE KNOWN THAT THEY WERE ~~GOING~~ PLANNING TO PUT SEVEN VEHICLES ON THAT PROPERTY, SHE SHOULD HAVE REQUESTED A VARIANCE ~~1~~ YEARS AGO.

THERE ARE SERIOUS WATER RUNOFF, AND GRADING ISSUES, AND THE CONSTRUCTION WOULD BE A NIGHTMARE FOR ME. I DO NOT WANT HEAVY CONSTRUCTION MACHINES ON MY PROPERTY.

A CONCRETE CAR REPAIR PAD WOULD BE GRANDFATHERED IN, AND WOULD END UP ATTRACTING OTHER PROBLEMS, LIKE SNOW REMOVAL, ETC.

AS TO THE EASEMENT, IT WORKS OUT JUST FINE FOR THE CITY. ~~IF~~ WHEN THE EASEMENT IS USED FOR ITS LEGAL PURPOSE, AND IS NOT BLOCKED (TRESPASSING) IT WORKS OK FOR ME.

IN MY DISCUSSION WITH ECON. DEV., A "SOLUTION" MIGHT BE PROPOSED THAT 121 WOULD NEVER USE THE EASEMENT, AND ONLY USE A CONNECTION TO THE ALLEY. THAT WOULD BE UNACCEPTABLE TO ME, BECAUSE IT IS COMMON SENSE THAT RESIDENTS OF

121 QUINCY WOULD NEED TO LOAD AND UNLOAD THEIR VEHICLES FROM THE DRIVEWAY.

ONE OF THEIR POINTS IS THAT THEY HATE SHOVELING THE SNOW. IT IS BEST THAT THEY CAN MAKE SURE THE SNOW FROM THEIR PROPERTY, AND THE EASEMENT BE MOVED IN WAYS THAT ARE BEST FOR THEM. I HAVE PARKING SPACE FOR MY VEHICLES BY THE ALLY. THEY HAVE ACCESS TO THEIR PROPERTY AT ALL TIMES, BUT ~~BE~~ I DO NOT EXPECT THEM TO SHOVEL THE SHARED DRIVEWAY.

THEY HAVE BEEN ON DIFFERENT SHIFTS. MY SON WORKS NIGHT SHIFT, AND THE LOUD MUFFLERS ON 2 OF THEIR VEHICLES CAN BE HEARD ALMOST 2 BLOCKS AWAY, AND THE SIT THERE RESONATING BETWEEN THE HOUSES, FROM TIME TO TIME FOR SEVERAL MINUTES.

I DON'T LIKE THE CONSTANT CAR REPAIRS, WITH VEHICLES UP ON JACKS ALL THE TIME.

6

THEY MIGHT SAY THAT THEY AND THEIR FRIENDS DO NOT FORMALLY MAKE ANY MONEY FOR ALL THE ENGINE AND LARGE BODY WORK PROJECTS, LIKE REPLACING PICKUP BOXES, ETC., BUT IT IS OBVIOUS THAT THEY NEED A GARAGE.

MY PROPERTY VALUES ARE NEGATIVELY AFFECTED BY THE FACT THAT IT IS SUBJECT TO THE ORDINANCES DIRECTLY RELATED TO EASEMENTS, BUT A LONG CONCRETE PAD, AND RELATED ACTIVITIES WOULD BE "GRANDFATHERED IN" FOREVER. IF THEIR PROPOSAL IS REJECTED, THEY HAVE AN OPPORTUNITY TO PRESENT AN AMMENDED PROPOSAL AT A FURTHER DATE, AND MAY EVEN HAVE A CHANCE TO OFFER ST. JOHNS ~~AND~~ TO PURCHASE ENOUGH PROPERTY BIG ENOUGH FOR A PROPER GARAGE FROM THEM.

1215.
QUINCY

Shirley Joyce

SUBMITTED
9 JULY 2024
1648 HRS

" I declare under penalty of perjury that the
information provided in this statement is true and
correct to the best of my knowledge "

— David H. Boyce —
David Boyce



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

MEETING DATE

July 15, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.3

(Appeal 24-23) Consideration with possible action on a variance request from Zina Cooper, property owner and Steven Bieda of Vierbicher, applicant; requesting to exceed rear yard setback standards and exceed standards for placement of primary a primary entrance to a single-family detached dwelling located at 3576 Van Laanen Rd.

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.

44-554 Lot Dimensions and Building Bulk Requirements (RI District) Table 44-2: Minimum rear yard setback is 25 feet.

44-1580(a) Residential Uses: Single-family detached dwelling in all residential districts, the primary entrance shall be located on the facade front a public street.

The applicant is seeking to create an expansion of the existing single-family home at 3756 Van Laanen. The existing home is a single story, 864 square foot home. The front of the building faces east, towards Nicolet Drive. A CSM was created in 1979, splitting the property and creating a parcel which goes between 3756 Van Laanen and Nicolet Drive. This created a situation where the home is not a corner lot, but faces a single right of way in Van Laanen. Thus, the front of the property is Van Laanen and the rear of the property is the south property line.

As to the first variance request, the existing building is setback approximately 3 feet from the south property line and is considered to be legal non-conforming since it does not meet the 25 foot rear yard setback required. The proposed plans request a building addition on the east side of the existing house which is setback approximately 7'8" from the southern rear property line. To meet code, any new addition to the house must meet the setback for primary buildings. Any new setback must also meet the front yard setback, which is approximately 15 feet from the north property line at the right of way. The property has a total of 54.2 feet in depth. 14.2 feet in depth remain for developable area on the parcel between the north and south (front and rear setback) to fit in with code requirements. The purposed plan calls for the new easternmost wall to be 24 feet in depth.

As to the second variance request, the existing building has a primary entrance off the side of the property, not facing Van Laanen. The proposed plan addition seeks to keep this entry pattern in place. The new proposed addition covers the existing primary entrance and proposes to create a new primary entrance facing east, rather than north and the front of parcel, towards Van Laanen. Changes could be made to the

layout of the proposed addition to the house to situate a primary entry off the front of parcel.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 24-23 Application
2. 24-23 House Plan
3. 24-23 CSM
4. 24-23 Street View
5. 24-23 Aerial View



ZONING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE:	7/2/2024	PROJECT #:	117133	APPEAL #:	24-23
APPLICANT INFORMATION:					
Name: Steven Bieda					
Business Name: Vierbicher					
Address: 400 Security Blvd, Ste. 1					
City, State, Zip: Green Bay, WI 54313					
Phone: 920-434-9670					
Email: sbie@vierbicher.com					
PROPERTY OWNER INFORMATION (if different from above):					
Name: Zina Cooper					
Business Name:					
Address: 3576 Van Laanen Rd					
City, State, Zip: Green Bay, WI 54311					
Phone: 920-471-7982					
Email: zcooper12@yahoo.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: 3576 Van Laanen Rd					
Tax Parcel Number(s): 22-59-4					
Describe the Variance Request:					
The owner wishes to build a 480 square foot addition onto the existing 864 square foot house. The unique shape of the parcel and the orientation of the existing house, as well as its slab for a foundation, requires us to submit a variance request for two of the City's Ordinances (next page).					
The addition cannot be built as a second level on the existing house because it currently sits on a concrete slab. This does not support building vertically. The parcel has frontage along Van Laanen Road and is only 54.22 feet deep. The average front setback per the City's Zoning Administrator is 12 feet, minus the 25 foot rear yard setback, leaving only 17.22 feet front to back for construction. Pushing the addition towards the front of the parcel to be in line with the current front wall would be a very awkward layout as there is a bedroom and bathroom in the front 15 feet of the East side of the house. The placement of the addition has been carefully thought out to extend the front door, as well as a new bedroom, closer to the garage. This design is to accommodate the need for quicker access when caring for a disabled family member.					

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).
44-554 Lot Dimensions and Building Bulk Requirements: Table 44-2 states minimum rear yard setback is 25 feet for R-1 zoning
44-1580 Residential Uses: (a) Single-family detached dwelling in all residential districts:
(2) The primary entrance shall be located on the facade fronting a public street
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 original parcel was long and narrow, extending from the shore of Green Bay to Nicolet Drive, with the front door facing Nicolet Drive. The parcel was divided into two lots in 1979 forcing this property to be fronting Van Laanen Road. The house predates the Certified Survey Map which made this division. The depth from front to back is only 54.22 feet. The average front setback per the City's Zoning Administrator is 12 feet, minus the 25 foot rear yard setback, leaving only 17.22 feet front to back for construction.
The addition cannot be built as an upper level because the house is on a concrete slab and would not be structurally sound. Building on the West side of the house does not seem to be an option as there is a sewer easement on that side. Building on ground level is critical for care-giving to a disable family member, and we feel the only space available is as designed.
See Attachment "A" (House Layout) and "B" (Certified Survey Map #1949, Document #931246)
Would granting the variance be contrary to the public interest? Explain.
The construction of this modest addition would not create any obstructions to the neighbors. It would not go outside of the footprint of the existing two buildings, and would be built on the opposite side from the waters of Green Bay. Silt fencing would be in place during construction and until a new lawn has been established to prevent any erosion going beyond the project limits. There would be no harm to the public at large. The addition is less intrusive than the existing conditions, therefore not causing harm to the adjacent homeowners or public.
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?
Without the variance, the modest addition to aid in the care of the disabled family member would cause an unhealthy and stressful environment. In addition, the house predates the land division of Certified Survey Map #1949, which predates the creation of the ordinances.

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.

Separate Doc	
Signature of the Property Owner	Signature of Applicant (working as “Agent” for owner)
Print Name	Steven Bieda
Print Name	Print Name
Date	July 2, 2024
Date	Date

OFFICE USE ONLY:	Parcel #: 22-59-4	Residential \$125 ☒ Commercial \$250 ☐
District: 1 Zoning: R1	Meeting Date: July 15, 2024	Receipt #:
Submittal Date: 7/2/24	Staff Signature: jl	

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
Zina Ruth Cooper (Jul 2, 2024 11:59 CDT)

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

Zina Cooper

Print Name

Steven Bieda

Print Name

July 2, 2024

Date

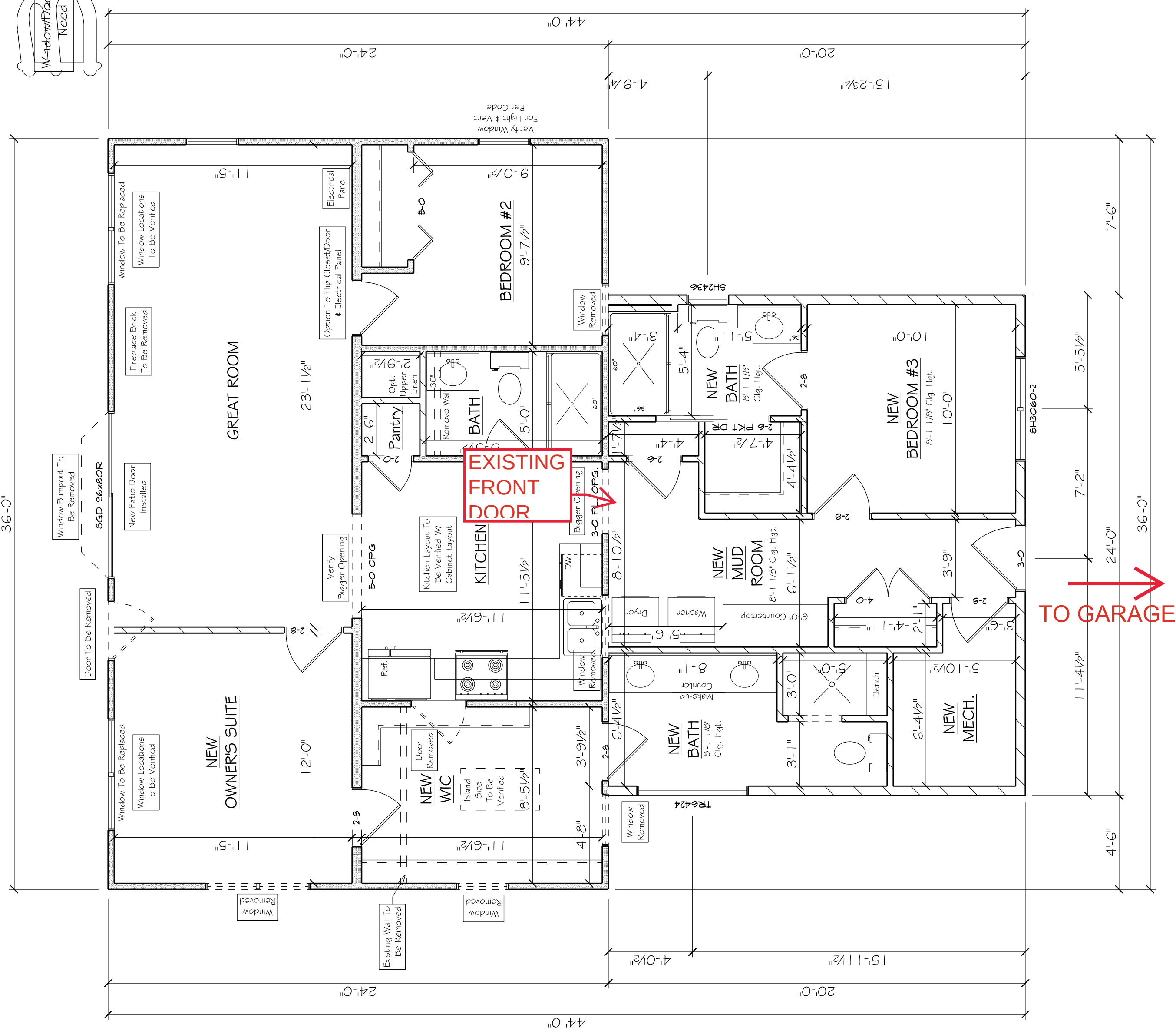
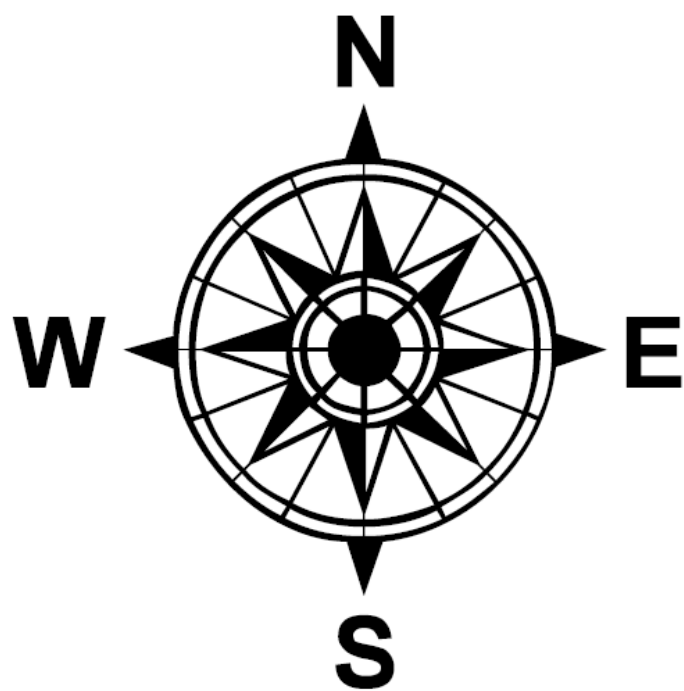
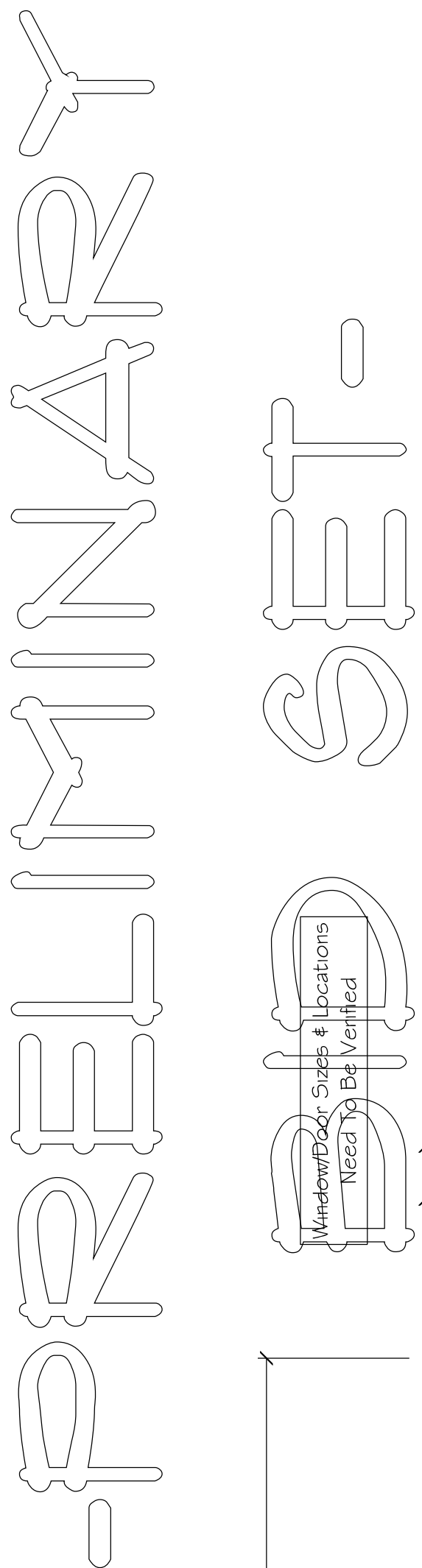
July 2, 2024

Date

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

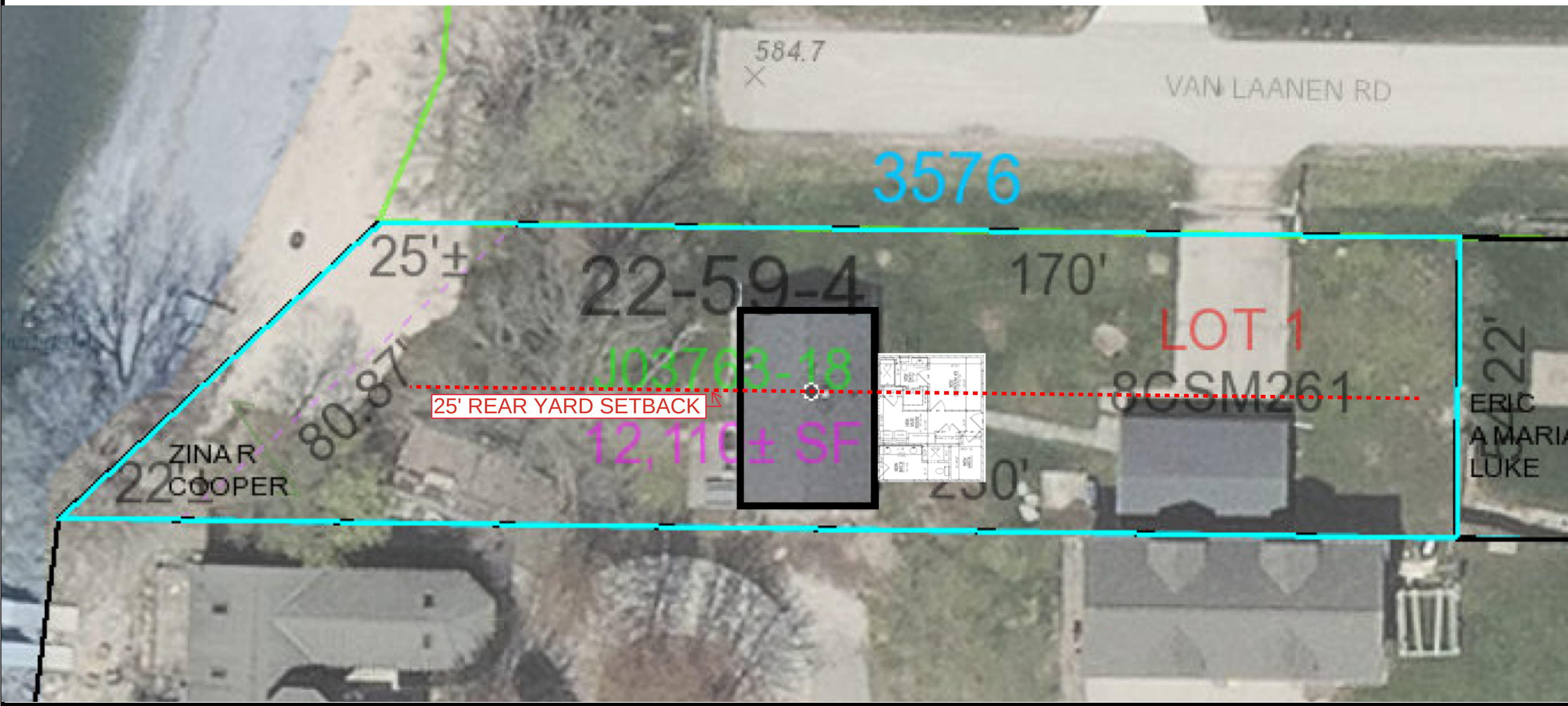
SQUARE FOOTAGE	
TOTAL AREA	864 SQ. FT. 480 SQ. FT. 1,344 SQ. FT.

NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE TO
MAKE SURE THE PLANS ARE ACCURATE, IT IS THE
RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER
TO REVIEW ALL DIMENSIONS, DETAILS & NOTES.



-FIRST FLOOR PLAN-

SCALE: 1/4" = 1'-0"
7'-6" CLG. HGT. ON EXISTING TO BE VERIFIED

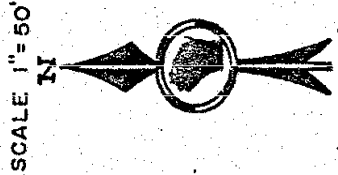


BROWND OG GIS 2023 AERIAL IMAGE

NOTE:
All Structural From Existing Structure
To New Structure To Be Verified

WALL LEGEND	
EXISTING WALLS	
	EXISTING 2X4 WALL
	EXISTING 2X6 WALL
	EXISTING 2X4 WALL REMOVED
	EXISTING 2X6 WALL REMOVED
NEW WALLS	
	NEW 2X4 WALL
	NEW 2X6 WALL

931246



Plat bearings referenced to the easterly line of the NE 1/4, S. 12, T. 24N., R. 21E. Assumed bearing NORTH

EXHIBIT "B"

NOTE: The land on all lot lines of all lots shall be graded by the subdivider and maintained by the abutting property owners to provide for adequate drainage of surface water. Owners of all lots shall grade areas abutting streets to the established sidewalk grade elevation and to maintain the grade elevation for future sidewalks.

All distances shown on this map relating to structures are to the exterior walls.

A building permit will be withheld from Lot 2 until such time as the City Comprehensive Plan recommends development for this area.

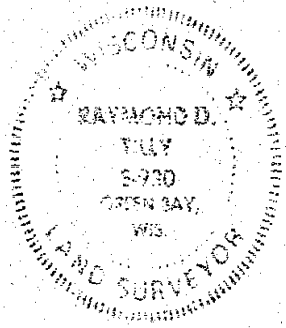
The East-West quarter line of Section 12, Township 24 North, Range 21 East and the westerly right-of-way line of Nicolet Drive (C.T.H. "A") and the lots shown on this certified survey map were established from survey data by W. Albert dated 3/19/41.

LEGEND

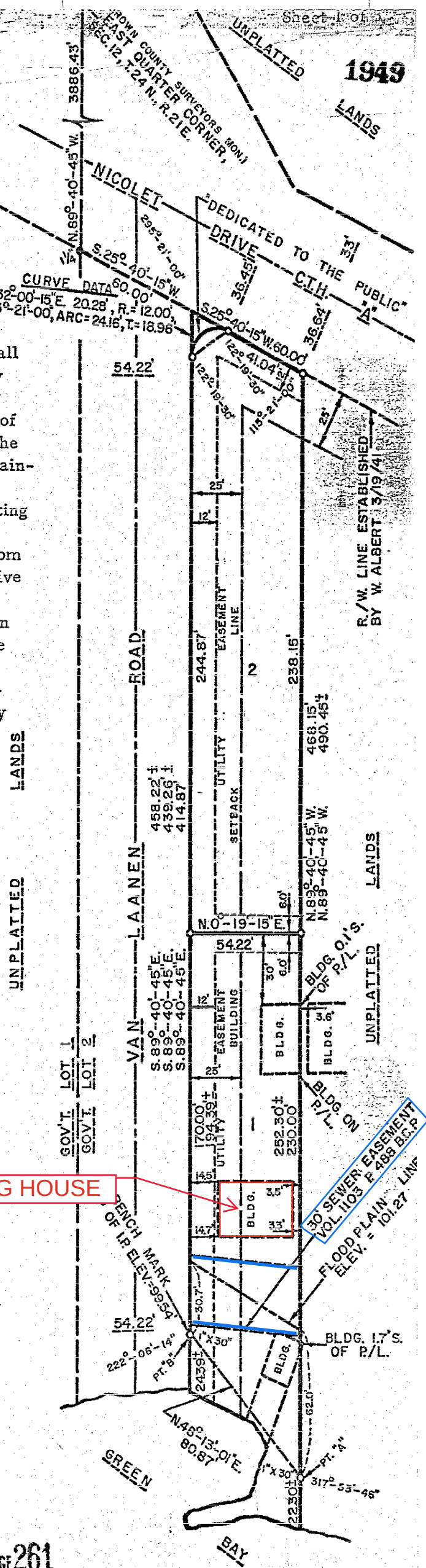
- 1"x24" iron pipe stakes weighing at least 1.13 pounds per lineal foot
- 1"x30" iron pipe stakes weighing at least 1.13 pounds per lineal foot
- Existing iron pipe stakes as shown

Signed this 14th day of November, 1979.

Raymond D. Tilly
RAYMOND D. TILLY S-930



EXISTING HOUSE



SURVEYOR'S CERTIFICATE

VOL 8 PAGE 262

I, Raymond D. Tilly, registered land surveyor, hereby certify:

That I have surveyed, divided and mapped part of Government Lot 2, Section 12, Township 24 North, Range 21 East, City of Green Bay, Brown County, Wisconsin described by:

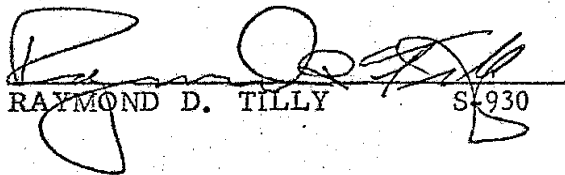
Commencing at the East quarter corner of the said Section 12; thence North 89 degrees 40 minutes 45 seconds West along the northerly line of the said Government Lot 2 a distance of 3886.43 feet; thence South 25 degrees 40 minutes 15 seconds West 60.00 feet to the point of beginning; thence continuing South 25 degrees 40 minutes 15 seconds West 60.00 feet; thence North 89 degrees 40 minutes 45 seconds West 468.15 feet to a point "A"; thence continuing North 89 degrees 40 minutes 45 seconds West 22.30 feet $\pm$ to the easterly waters edge of Green Bay; thence continuing along the waters edge of Green Bay to a point that is North 89 degrees 40 minutes 45 seconds West 24.39 feet $\pm$ from a point "B"; thence South 89 degrees 40 minutes 45 seconds East 24.39 feet $\pm$ to point "B", said point "B" being North 48 degrees 13 minutes 01 seconds East 80.87 feet from the said point "A"; thence South 89 degrees 40 minutes 45 seconds East from point "B" 433.83 feet to the point of beginning. Subject to an easement recorded in Volume 1109 Page 488 Brown County Records. The description for this parcel of land is intended to be the same parcel as described in Volume 283 Deeds Page 580 Brown County Records.

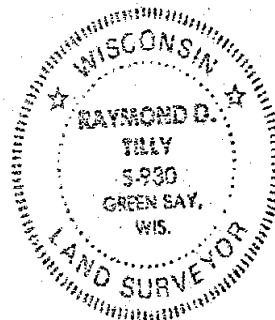
That such plat is a correct representation of all the exterior boundaries of the land surveyed and the division thereof made.

That I have made such survey, land-division and plat by the direction of Leo Manthei, owner.

That I have fully complied with the provisions of Chapter 236, Section 236.34 of the Wisconsin Statutes and the City of Green Bay Ordinance in surveying, dividing and mapping the same.

Signed this 12th day of November, 1979.


RAYMOND D. TILLY S. 930



OWNERS CERTIFICATE OF DEDICATION

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S. 236.10 or S.236.12 to be submitted to the following for approval or objection:

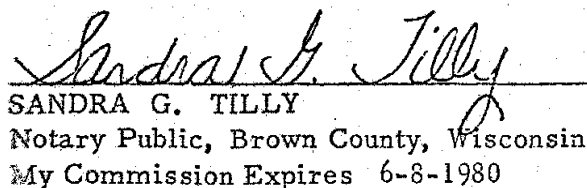
1. City of Green Bay

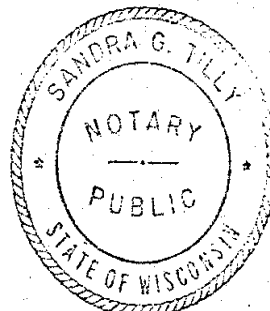
Signed this 14th day of November, 1979.


LEO MANTHEI

STATE OF WISCONSIN)
COUNTY OF BROWN) SS

Personally came before me this 14th day of November, 1979, the previous named Leo Manthei to me known to be the person who executed the foregoing instrument and acknowledged the same.


SANDRA G. TILLY
Notary Public, Brown County, Wisconsin
My Commission Expires 6-8-1980



1131100
015168

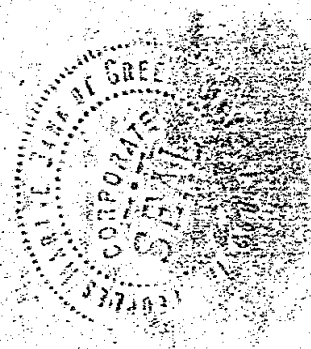
CONSENT OF CORPORATE MORTGAGEE

Peoples Marine Bank of Green Bay, Green Bay, Wisconsin a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the previous described land does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this plat and does hereby consent to the previous Owners Certificate of Dedication.

IN WITNESS WHEREOF, Peoples Marine Bank of Green Bay, Green Bay, Wisconsin has caused these presents to be signed by William J. Malooly, its President and countersigned by Michael G. Hallada, its Vice President and its corporate seal to be hereunto affixed this 15th day of November, 1979.

William J. Malooly
William J. Malooly

Michael G. Hallada
Michael G. Hallada



STATE OF WISCONSIN)
COUNTY OF BROWN) SS

Personally came before me this 15th day of November, 1979, the previous named William J. Malooly and Michael G. Hallada to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Jack W. Frost
Jack W. Frost
Notary Public, Brown County, Wisconsin
My Commission Expires 3-27-83

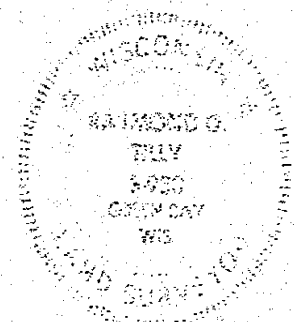
CITY OF GREEN BAY CERTIFICATE

Approved this 15 day of NOVEMBER, 1979, for the Plan Commission of the City of Green Bay, Wisconsin.

DALE D. PRESTON
DALE D. PRESTON
Senior City Planner

Signed this 12th day of November, 1979.

RAYMOND D. TILLY
RAYMOND D. TILLY



REGISTER'S OFFICE }
Brown Co., Wis. }

Received for record the... *21st* day of
... *November* A. D. 19 *79* at *11:55*...
o'clock *A.* M. and recorded in Vol. *8*...
of Certified Survey Maps on Page *261*...

Gay Debel

Register of Deeds

4.00

Ray Tilly
1689 Birchwood Dr.
Green Bay, WI
04



CHRISTOPHER
WLORI A
HARDER

CHRISTOPHER
WLORI A
HARDER

22-58
815R415
30,018 SF±

NO R/W GIVEN

3576

3590

J03703-18
12,110± SF

LOT 1
8CSM261

J20113-10
13,527 SF

LOT 2
8CSM261

22-59-5
J10623-02
27,403 SF±

J14958-15
26,000

LOT 1
11CSM201

LOT 2
11CSM201

22-59-8
J05631-29
52,000± SF
RUSSELL LUKE &
MEGAN OLEARY REVOC
LIVING TRUST

OUTLOT 1

20,360 SF

PAW VARIES
3382
3388

CHERYL ANN
HARVEY

MARK J
SUSAN M
SMITH



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

MEETING DATE

July 15, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.4

(Appeal 24-24) Consideration with possible action on a variance request from Eric Gabrielson, property owner and applicant; seeking to exceed driveway standards for a one- or two-family residence at 875 Hubbard Street.

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:

Sec. 44-1756 Driveways shall lead from the public right of way to a garage door opening plus 24 inches on either side of said door or to a legal parking surface.

The applicant is seeking to create a driveway addition to their existing driveway which does not lead to a legal parking space. The existing driveway leads directly to the garage door opening. The garage door opening is approximately 2 feet from the north wall of the garage. The applicant seeks to expand the existing driveway said two feet plus an additional 8 feet, totaling a driveway space 10 feet past the garage door opening, with the additional parking area stopping at the eastern edge of the existing detached single stall garage. This proposed expansion area is not a legal parking space as it does not extend past the front right of way or along side the detached garage. The applicant is seeking to use concrete turf pavers in the expansion area of the driveway.

The applicant is seeking to replace a non-conforming driveway which is being removed because the street (Woodlawn Ave.) is being reconstructed and the existing non-conforming curbing is removing the driveway as a legal driveway exists on the property.

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

1. 24-24 Application
2. 24-24 Applicant Plans
3. 24-24 Street View



ZONING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE: 7/2/24	PROJECT #: 117134	APPEAL #: 24-24
APPLICANT INFORMATION:		
Name: Eric Gabrielson		
Business Name:		
Address: 875 Hubbard St		
City, State, Zip: Green Bay, WI, 54303		
Phone: 920-217-3865		
Email: ericpgabrielson@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: 875 Hubbard St		
Tax Parcel Number(s): 5-533		
Describe the Variance Request:		
The source of this variance originates with the reconstruction of the 100-200 blocks of Woodlawn Ave. I received a letter from DPW on 4/3/2024 indicating that as a result of the project, the city would be removing "pavers" from the terrace on Woodlawn that lead to a secondary parking space behind my home. After approaching staff, I was informed the pavers were likely nonconforming to code and I would lose the access. I'm requesting permission to add an additional parking stall to my driveway to accomodate the 3 vehicles in our household. I'm unable to add a stall on either side of my garage due to setback requirements with my lot line to the south, and due to a tree to the north.		

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).
Sec. 44-1746. - Single-family and two-family residential driveways.
THREE STEP TEST - To qualify for a variance, the applicant must demonstrate that their property meets the following three (3) requirements:
Does unique physical characteristics of your property prevent the compliance with the ordinance? Explain
My home is situated on a narrow lot at the intersection of Hubbard St and Woodlawn Ave. Because of this,
My current driveway and garage are set back as far from the intersection as possible. No alternate approaches
closer to the intersection would be in compliance. Therefore, my only option is to add a parking stall onto the
existing driveway. This additional stall cannot be added to the recommend areas due to the aforementioned
lot line and tree.
Would granting the variance be contrary to the public interest? Explain.
No. Removal of the current approach to the secondary driveway and the secondary driveway itself will result
in recovery of 148 sq ft of greenspace. Adding a stall to widen the existing driveway will add 120 sq feet of
of pavers. However, the selected pavers are only 60% concrete by area and allow for 40% greenspace,
resulting in 72 sq ft of net concrete coverage. The scope of this project increases net greenspace on 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?
Without the approval of this variance request, we will no longer have adequate parking for all vehicles
registered at our address. Further, a reduction in the number of parking stalls on the property from when I
purchased it, would result in a loss of value.

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


Signature of the Property Owner

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

Eric P. Gabrielson

Print Name

Print Name

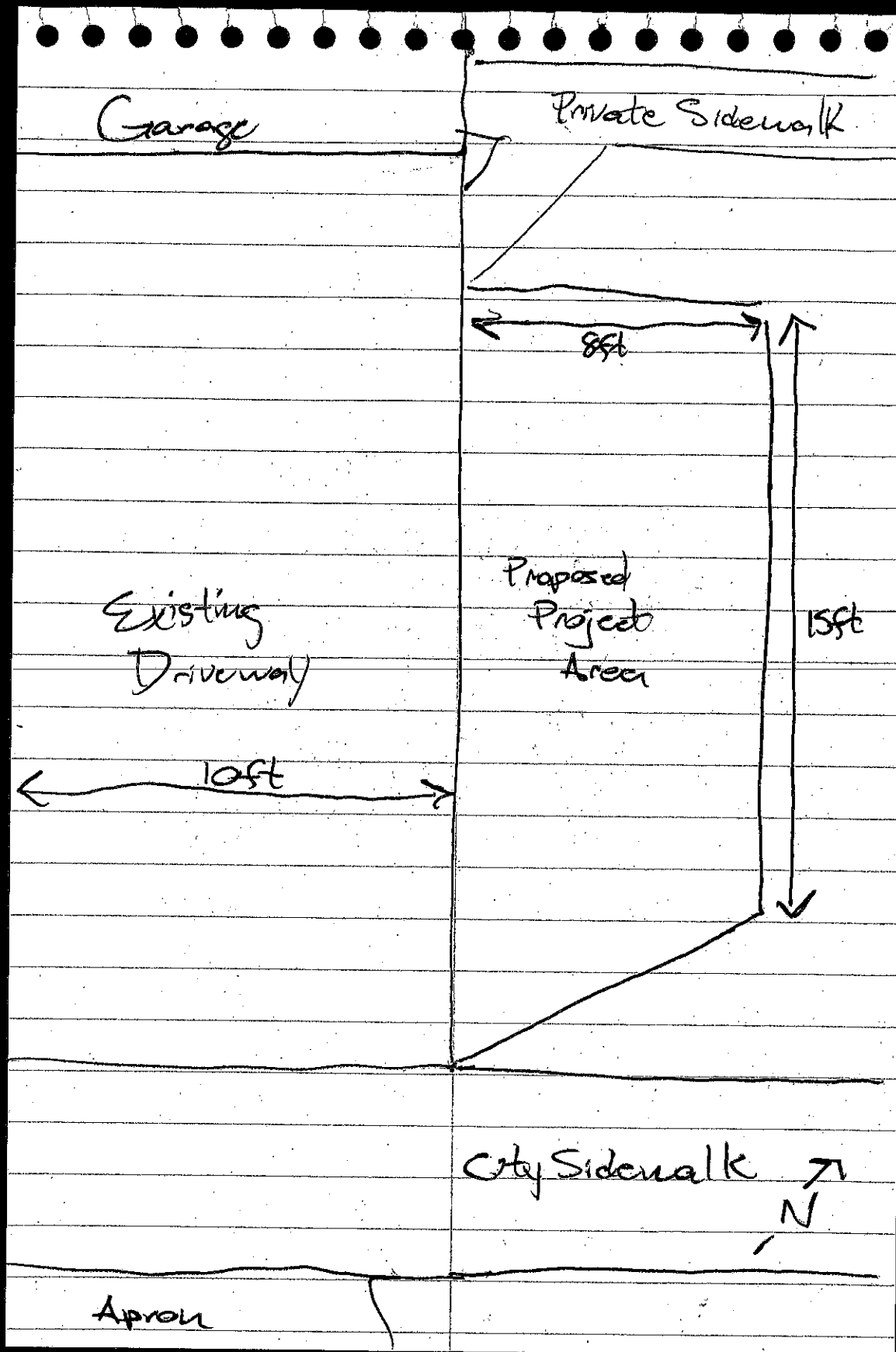
7/1/2024

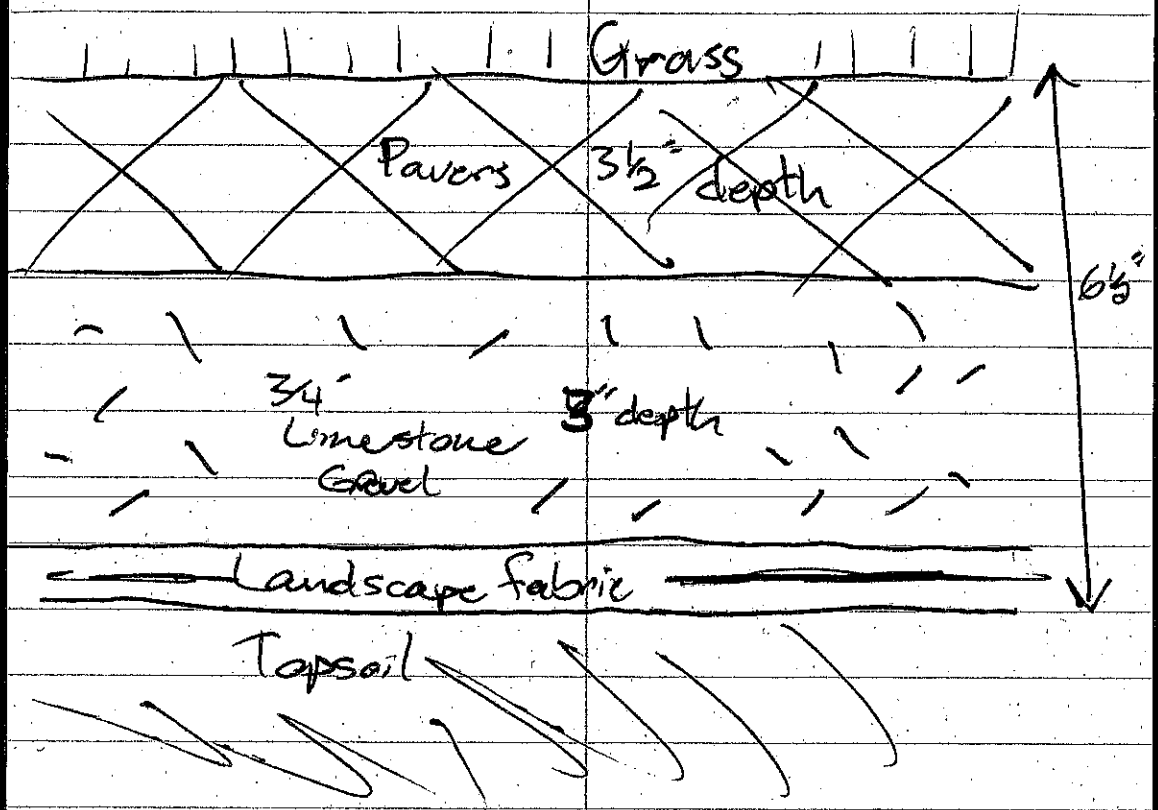
Date

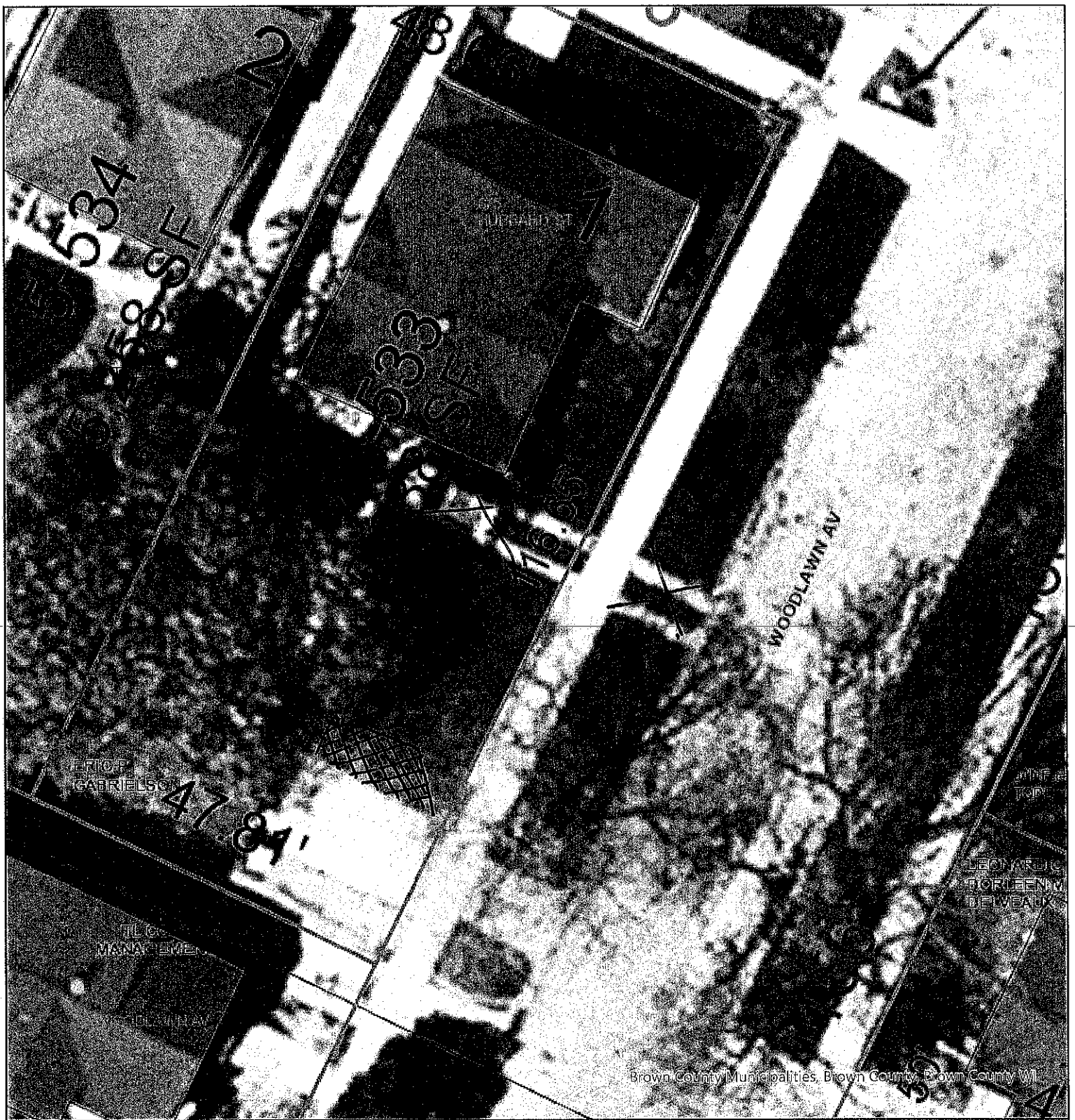
Date

OFFICE USE ONLY:	Parcel #:	Residential \$125 ☒ Commercial \$250 ☐
District: 7 Zoning: R1	Meeting Date: 7/24	Receipt #:
Submittal Date: 7.2.24	Staff Signature: 	


7-2-24







1"=24'

1:282

Legend

Property Hook

Parcel Line

Block boundary

Bulkhead Line

Historic Parcel Line (20under)

Hydrography

Lines between deeds or lots (20pdashed)

City of Green Bay

Lot boundary

Meander line

Original Right of Way

PLSS line

Parcel line

Plat boundary

Private Road Right of Way

Right of Way line

U

V

TaxP

C

G

H

R

T

U GB - GIS

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.

Date Printed: 26 Jun 2024



Public Works Department
100 North Jefferson Street • Room 300
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Administration | Engineering | Traffic 920.448.3100
Operations 920.448.3535
Parking 920.448.3431
Fax 920.448.3102

April 3, 2024

Eric Gabrielson
875 Hubbard Street
Green Bay, WI 54303

Re: Reconstruction of Woodlawn Avenue (875 Hubbard Street)

Dear Eric Gabrielson:

The City of Green Bay will be reconstructing Woodlawn Avenue from Shawano Avenue to Dousman Street. This letter is to inform you that your paver material located within the terrace will be removed during the upcoming project. If you would like to salvage the existing pavers, we would encourage you to do so prior to the start of construction, which is anticipated in early summer 2024.

If you have any questions, please feel free to call me at (920) 448-3103 or email at ting.thompson-eagan@greenbaywi.gov.

Sincerely,

Ting Thompson-Eagan
Civil Engineer

TTE:mmw

cc: James Brunette
Jennifer McCartney
Chuck Yang

Materials List

24 x 16 Gray Turfstone Paver (50 pavers @ \$11.99 each = \$599.50)

<https://www.menards.com/main/building-materials/landscaping-materials/pavers-patio-blocks/24-x-16-turfstone-paver/1791963/p-1444441475214-c-5786.htm?exp=false>

Yardworks® DuraWeb 3' x 50' 30-Year Premium Landscape Fabric (2 rolls @ \$24.99/roll = 49.98)

<https://www.menards.com/main/building-materials/landscaping-materials/landscaping-fabric/yardworks-reg-duraweb-3-x-50-30-year-premium-landscape-fabric/12845/p-1446138232336-c-13236.htm?exp=false>

¾" Crushed Gravel (limestone with dust) (1.5 cu yd @ \$35.00/cu yd = \$52.50)

https://www.willemslandscape.com/files/ugd/5ce5a6_70f060598fd64b4faf32a661659cd336.pdf

Grass Seed (\$31.49)

<https://www.menards.com/main/outdoors/gardening/lawn-plant-care/grass-seed/scotts-reg-turf-builder-reg-rapid-grass-sun-shade-mix-reg-grass-seed-5-6-lbs/18213/p-5999193517412069-c-1463608034796.htm>

Total projected cost \$733.47



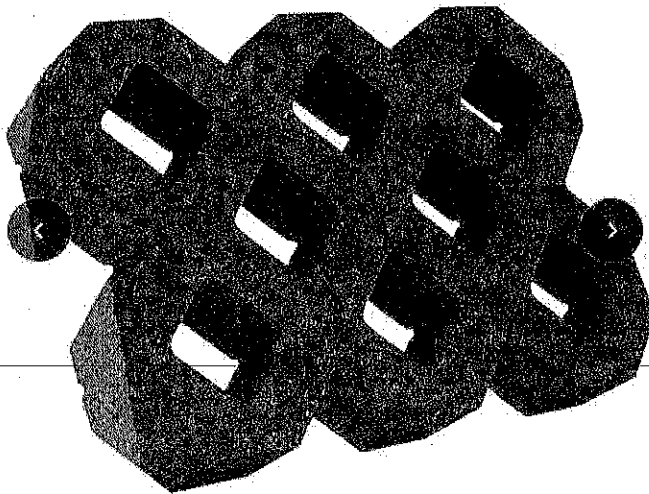
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Dedicated to Service & Quality™



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☐ Pick Up Today at HOWARD, WI Open until 9:00 PM

Home / Building Materials / Landscaping Materials / Pavers and Patio Blocks



24 x 16 Gray Turfstone Paver

(Actual Size: 3-1/2" x 23-1/2" x 15-3/4")

Model Number: 1791963 | Menards® SKU: 1791963

EVERYDAY LOW PRICE

\$11.99

11% REBATE* Good Through 1/7/24

\$1.32

PRICE

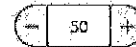
\$10.67 each

AFTER

REBATE*

\$4.16 /sq.ft. After Rebate*

You Save \$1.32 After Mail-In Rebate*



ADD TO CART

Additional Packaging/Handling Charges May Apply.

PICK UP AT PLANT SAVINGS

Get FINAL Discounted Pricing of \$10.35 each after mail-in rebate* when you select Pick Up At Plant in your cart.



- Easy to install and low maintenance
- Ideal for patios, walkways, and driveways..
- Made from strong, durable concrete

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Calculate your needs

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Home / Building Materials / Landscaping Materials / Landscaping Fabric



Yardworks® DuraWeb 3' x 50' 30-Year Premium Landscape Fabric

Model Number: 12845 | Menards® SKU: 2682584

EVERYDAY LOW PRICE

\$24.99

11% REBATE* Good Through 7/7/24

\$2.75

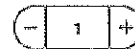
PRICE

\$ **22.24** each

AFTER

REBATE*

You Save \$2.75 After Mail-In Rebate*



ADD TO CART

- 3 oz
- 30-year limited warranty
- Black non-woven fabric

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35 In-Stock at Howard

Item located in Aisle 1108 Section F



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WillmsLandscape.com under the Stone/Mulches tab

Bark Mulches (1 cubic yard covers 100 sq ft @ 3" deep)

Black Mulch (chipped dyed black)	\$40.00/cu yd.
(Minimum Delivery 3cy)	\$4.00/5 gal.
	\$20.00/30 gal.
Cedar Bark Mulch (natural shredded)	\$35.00/cu yd
(Minimum Delivery 3.4cy)	\$3.50/5 gal.
	\$17.50/30 gal.
Chocolate Mulch (dyed brown chipped)	\$40.00/cu yd.
(Minimum Delivery 3cy)	\$4.00/5 gal.
	\$20.00/30 gal.
Coffee Mulch (dyed dark brown chipped)	\$40.00/cu yd.
(Minimum Delivery 3cy)	\$4.00/5 gal.
	\$20.00/30 gal.
Hardwood Bark Mulch (natural shredded)	\$33.00/cu yd.
(Minimum Delivery 3.6cy)	\$3.30/5 gal.
	\$16.50/30 gal.
Playground Chips Mulch (undyed cedar&pine)	\$40.00/cu yd
(Minimum Delivery 3cy)	\$4.00/5 gal.
	\$20.00/30 gal.
Red Cedar Bark Mulch (dyed red/orange chips)	\$45.00/cu yd.
(Minimum Delivery 2.7cy)	\$4.50/5 gal.
	\$22.50/30 gal.

Landscape Stone (1 yd covers approx. 100 ft² @ 3" deep)

Crusher Dust (limestone)	\$40.00/cu yd.
(Delivery minimum 3cy)	\$4.00/5-gal.
	\$20.00/30-gal.
Crushed Stone (3/4") (limestone w/ dust)	\$35.00/cu yd.
(Delivery min 3.4cy)	\$3.50/5-gal.
	\$20.00/30-gal.
Crushed Clear Stone (3/4", no dust limestone)	\$40.00/cu yd
(Delivery min 3cy)	\$4.00/5-gal.
	\$20.00/30 gal.



MENARDS

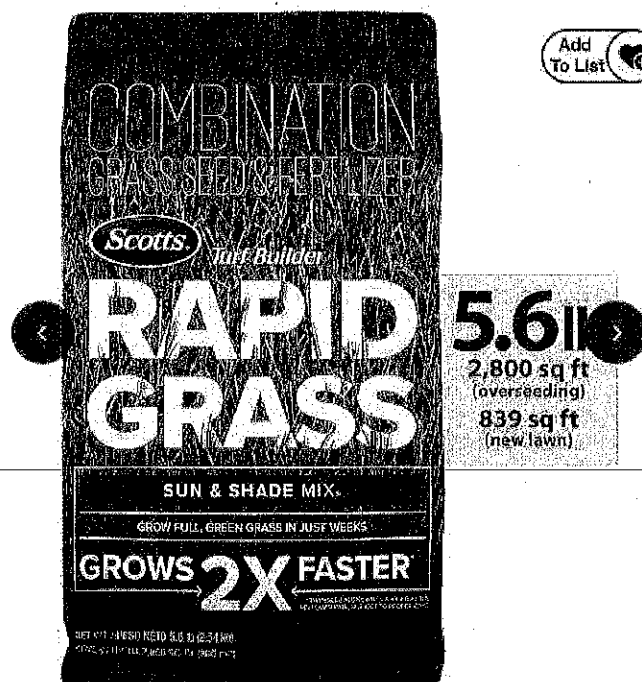
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Search

☐ Pick Up Today at HOWARD, WI Open until 9:00 PM

Home / Outdoors / Gardening / Lawn & Plant Care / Grass Seed



Scotts® Turf Builder® Rapid Grass Sun & Shade Mix® Grass Seed - 5.6 lbs.

Model Number: 18213 | Menards® SKU: 2660863

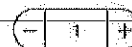
EVERYDAY LOW PRICE \$31.49

11% REBATE* Good Through 7/7/24 \$3.46

PRICE **\$28.03**
AFTER each
REBATE*

You Save \$3.46 After Mail-In Rebate*

 48 People have purchased this in the past week.



ADD TO CART

- Grow grass up to 2X times faster than seed alone with Scotts® Turf Builder® Rapid Grass Sun & Shade Mix® (when applied at the new lawn rate, subject to proper care)
- Revolutionary mix of seed and fertilizer results in full, green grass in just weeks
- One 5.6 lb. bag of Scotts® Turf Builder® Rapid Grass Sun & Shade Mix® has a new lawn coverage of 839 sq. ft. and an overseeding coverage of 2,800 sq. ft.

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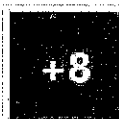


8 In-Stock at Howard

Item located in Aisle 1002 Section K

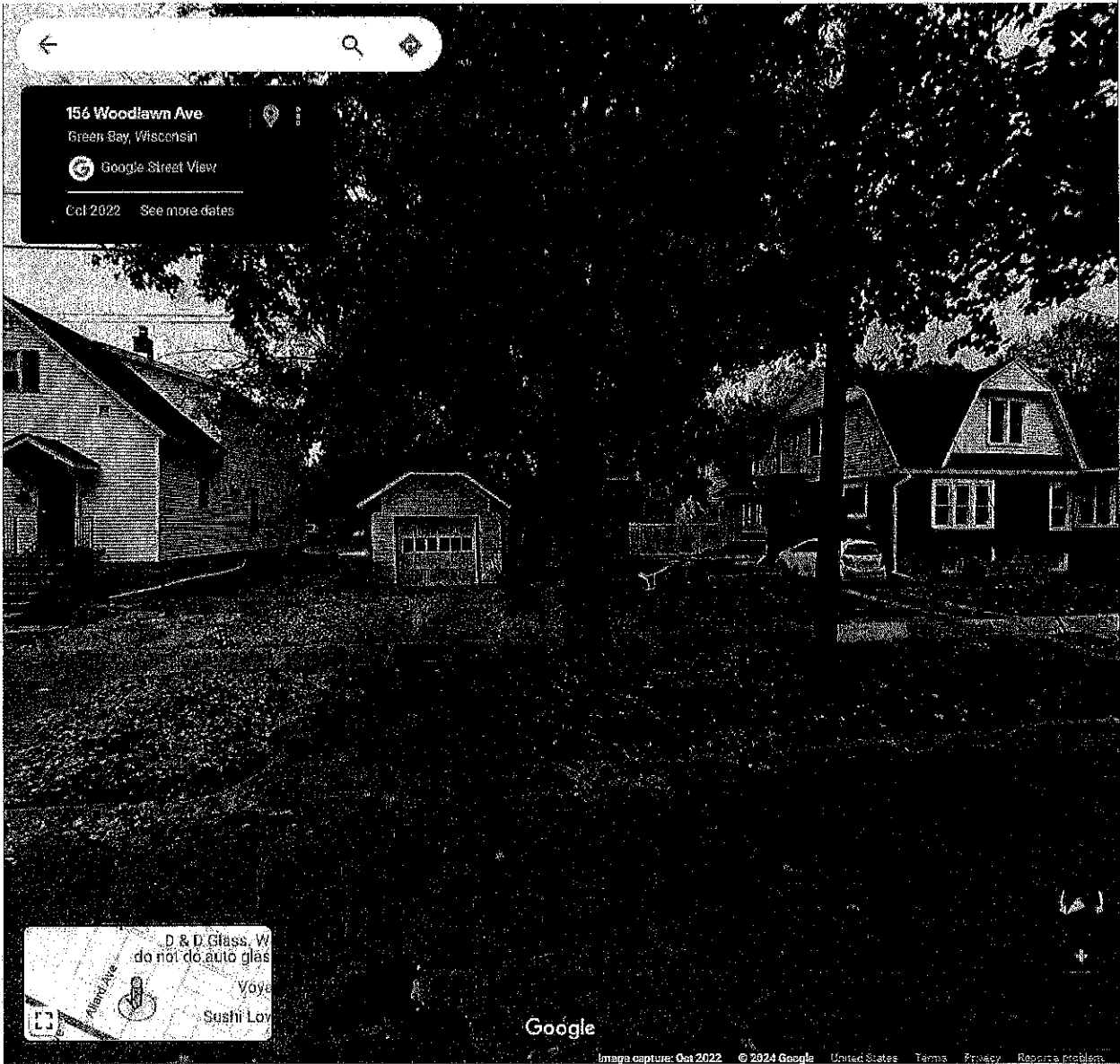


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156 Woodlawn Ave
Green Bay, Wisconsin
📍 Google Street View
Oct 2022 See more dates



Google





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

MEETING DATE

July 15, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # F.2

Report on BOA items for first half of 2024.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None