



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, NOVEMBER 18, 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, and Joshua Koch.

C. Approval of the Agenda.

- I. Approval of the agenda for the Monday, November 18, 2024, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

- I. Approval of the minutes from the October 21, 2024 meeting.

E. Regular Business.

- I. (Appeal 24-38) Consideration with possible action on a request from Lloyd Carpenter, applicant and Timothy Schuelke of Sloco Real Estate, LLC, property owner; requesting to construct a parking lot which exceeds impervious surface and perimeter landscape buffer standards for a multi-family residential use within an (OR) Office Residential zoning district.

(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. Date of next meeting: December 16, 2024.
2. Discussion on meeting date for Zoning and Planning Board of Appeals for January 2025.

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Zoning & Planning Board of Appeals meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



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

MEETING DATE

November 18, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.1

(Appeal 24-38) Consideration with possible action on a request from Lloyd Carpenter, applicant and Timothy Schuelke of Sloco Real Estate, LLC, property owner; requesting to construct a parking lot which exceeds impervious surface and perimeter landscape buffer standards for a multi-family residential use within an (OR) Office Residential zoning district. (Ald. M. Eck, District 11)

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BACKGROUND

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

44-620 Table 44-6 (OR District) Maximum impervious surface permitted on a parcel is 60 percent.

Applicant seeks 80.2 percent

44-1964 Perimeter landscape buffer.

For non-residential or multifamily uses when adjacent to a property used for residential purposes, the buffer shall be at least 20 feet in width.

Applicant seeks buffer as narrow as three feet in width along east side of property adjacent to a residential home.

The applicant has submitted a site plan to create a multi-family residential building at 1545 Sixth Street. The proposed project is an adaptive reuse of the existing 1.5 story building. The project plans request for the vacant building to be remodeled into a four-unit multifamily residential building. The applicants are seeking to use the existing building footprint and utilize the existing ingress/egress parking functionality for the site. This includes using two drive entrances on the site. The applicants are seeking to create improvements through reconstruction of the existing driveway/parking area inside the parcel but not create changes to the existing drive entrances from Sixth. The existing parking area is a mixture of well-worn asphalt which has turned into gravel in some areas of the existing lot. The site plan calls for reconstruction and some removal of existing paved areas. The overall impervious surface is proposed to be reduced, but exceeds the impervious surface limit by approximately 20 percent within an OR district.

The applicant seeks to utilize an existing drive entrance on the east side of the property. This eastern part of the property is adjacent to a residential property. In situations like this, new site plans and change of use projects such as this project in question, which change a vacant/retail use to multi-family use warrant new construction development. Code requires a 20-foot buffer is alongside said adjacent property in the case of a new construction project. The parking lot and building configuration does not require a buffer on the west side of the property as it is adjacent to a commercial use. The existing building is located in a manner where the distance between the property line and western portion of the building is approximately 11 feet apart. This distance does not allow for a two-way drive out of the western driveway if the building footprint

remains as is.

The applicant has noted in site plans the addition of a 4-foot tall fence along the eastern property line in areas of the property where an existing retaining wall do not act as defacto visual barrier.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 24-38 Application
2. 24-38 Site Plans
3. 24-38 Street View



ZONING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE:	11-1-24	PROJECT #:	117959	APPEAL #:	24-38
APPLICANT INFORMATION:					
Name: Lloyd Carpenter					
Business Name: Lloyd Carpenter-Architect					
Address: 2663 Maple Hills Drive					
City, State, Zip: Green Bay, WI. 54313					
Phone: 920-655-3829 or 920-621-1133					
Email: lineworxllc@gmail.com or carp.arch@gmail.com					
PROPERTY OWNER INFORMATION (if different from above):					
Name: Timothy Schuelke					
Business Name: Sloco Real Estate, LLC					
Address: po box 171					
City, State, Zip: Greenville, WI. 54942					
Phone: 920-471-3342					
Email: tschuelke78@gmail.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: 1545 Sixth Street, Green Bay, WI.					
Tax Parcel Number(s): 6-485					
Describe the Variance Request:					
This particular request is in regards to two items as described below. The impervious surface amount restriction and the incorporation of a a required 20 foot landscape buffer on the east, south sides of the property. We are asking to allow for more than the 60% impervious surface and an reduction of approx 3' of buffer on the south side and to allow for a opaque fence along the majority of east property line as the existing condition of the property will not allow for a complete landscape buffer. The reduction of approx 3' on the south property line is due to the fact that there currently a mature thick tree line that incompasses about the full 17' of the southern border as well as a 15' drop in elevations which aids in the buffering from all existing neighboring properties to the south.					

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).
44-620 Table 44-6 (OR District- Parcel is zoned OR, with improvements the impervious is over 60 percent.
44-1964 Permitter landscape buffer. Need a buffer of 20 feet from the residential properties,
, a screening of a wall, fence, berm or plantings of a screen that is 4 feet in height and non less than 90 percent
opaque on a year round basis. Buffers shall be landscaped with at least 1 tree and 5 shrubs for every 50 linear feet.
THREE STEP TEST - To qualify for a variance, the applicant must demonstrate that their property meets the following three (3) requirements:
Does unique physical characteristics of your property prevent the compliance with the ordinance? Explain
Yes, in regards to the impervious surface requirement, the existing site is currently paved and hardscaped
to the amount of 90% and has been in this operating condition since inception in 1977. Our project will lower
this to 80% +- as well as keeping the existing necessary drives and limiting parking to serve the premises.
Yes, in regards to the 20' landscape buffer, the existing site conditions will not allow for this on the eastern
side as there is an existing required driveway serving the property. As part of our re-development we are
leaving all existing drives, walls, etc in place for entry/exit to serve the property in the same capacity that
currently exists and has for more that 45 years. Due to the existing topography of the site, this again limits
what can be done along the eastern prop line as it is to steep to plant trees and fencing/screening along a
portion. We do plan to provide a decorative fence that is 90% opaque along the majority of the property line
as stated on the proposed site plans.
Would granting the variance be contrary to the public interest? Explain.
We do not believe that these two alterations described in this request for variance will be contrary to public
interest as the current conditions are frankly and "eye sore" and with our re-development the new proposed
use will garner less traffic than the business complex of the past as well as with the reconstruction of the
building and its exterior it will offer a much cleaner more "eye pleasing" view to the public. This project
will increase green space and screening (with the use of the fencing) that has not been seen in 45+
years since the project was first constructed, offering a much more inviting atmosphere to the neighborhood.
Why would not getting the variance unreasonably prevent you from using the property for a permitted purpose
(leaving the property owner without any use that is permitted for the property) or would render conformity with such
restrictions unnecessarily burdensome?
The propsoed use is needed in this area according to City planning and the comprehensize plan etc. We plan
to provide this use at this location however, in order to do so. The existing conditions of the parcel, exist
building, parking, drives etc... all do not comply with the new requirements for the OR zoning designation,
for new greenfield developments, this may work well and be attainable. Redevelopment does not have the
freedom of a lot of things when it comes to planning exereices. We have an existing building, parking, lot
size etc to work within, we have done our best to present the best possible effort in regards to revitalizing
this property within those existing constraints.

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.

Timothy Schuelke
Signature of the Property Owner

Timothy Schuelke
Print Name

10/31/24
Date

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

Stephen Wesoloski c/o Lloyd Carpenter
Print Name

10/31/24
Date

OFFICE USE ONLY:		Parcel #: <u>6-485</u>	Residential \$125 ☐ Commercial \$250 ☒
District: <u>11</u>	Zoning: <u>OK</u>	Meeting Date: <u>Nov 18 24</u>	Receipt #: <u>2766333-006</u>
Submittal Date: <u>11/4/24</u>	Staff Signature: <u>[Signature]</u>		

701-1102-
101211-
44312

CONSTRUCTION SEQUENCE:

- FALL 2024 - SPRING 2024
- INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.
 - CUT AND DEMO EXIST. ASPHALT FOR NEW FOUNDATIONS & UTILITIES.
 - INSTALL SITE UTILITIES
 - PULVERIZE EXISTING BASE COURSE, RE-PAVE LOT
 - TOPSOIL, SEED, FERTILIZE AND MULCH/EROSION MAT
 - RE-SEED ANY UNVEGETATED AREAS
 - REMOVE EROSION CONTROL BMPs UPON SITE STABILIZATION

PLANNED EROSION CONTROL PRACTICES: VERIFY ALL ON SITE

- SILT FENCE** (TECH. STANDARD 1056)
SILT FENCING WILL BE REQUIRED DOWNSLOPE OF ALL DISTURBED AREAS, INCLUDING ANY DISTURBED AREAS OF THE INDIVIDUAL LOTS, AND WHERE NOTED ON THE SITE PLAN. IF THE SILT FENCE IS LOCATED IN A CHANNELIZED AREA, TWO CONSECUTIVE SILT FENCES WILL BE INSTALLED. OR ONE STRAW BALE FENCE WILL BE INSTALLED.
- INLET PROTECTION** (TECH STANDARD 1050)
INLET PROTECTION SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED STORM DRAIN INLETS ON THE PROJECT SITE AND IMMEDIATELY DOWN STREAM FROM ANY DISTURBED AREAS.
- DUST CONTROL** (TECH STANDARD 1068)
DUST CONTROL SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE ABOVE MENTIONED TECHNICAL STANDARD. WHERE POSSIBLE DUST CONTROL SHALL BE WISDOT TYPE B SOIL STABILIZER OR TEMPORARY SEED.
- STOCKPILED TOPSOIL/TEMPORARY FILL PILES**
SILT FENCING OR STRAW BALE FENCING WILL BE REQUIRED AROUND ALL STOCKPILED TOPSOIL OR TEMPORARY FILL PILES. SOIL PILES OF MORE THAN 10 CUBIC YARDS THAT WILL BE IN EXISTENCE FOR MORE THAN 7 DAYS SHALL BE SEED AND/OR MULCHED TO PROVIDE VEGETATIVE COVER AND SHALL USE SILT FENCING OR STRAW BALES FENCING UNTIL THE VEGETATION IS ESTABLISHED.
- TEMPORARY CONSTRUCTION ENTRANCE/EXIT** (TECH. STANDARD 1057)
A NEW GRAVEL CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ACCESS POINTS TO PREVENT SEDIMENT FROM TRACKING ONTO THE ROADWAYS.
- EROSION CONTROL MATS** (TECH. STANDARD 1053)
EROSION CONTROL MATS WILL BE INSTALLED IN AREAS AS SHOWN ON THE SITE PLAN, AND IN ALL OTHER AREAS WHERE EXCESSIVE EROSION IS TAKING PLACE. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PLACEMENT AND STAPLING.

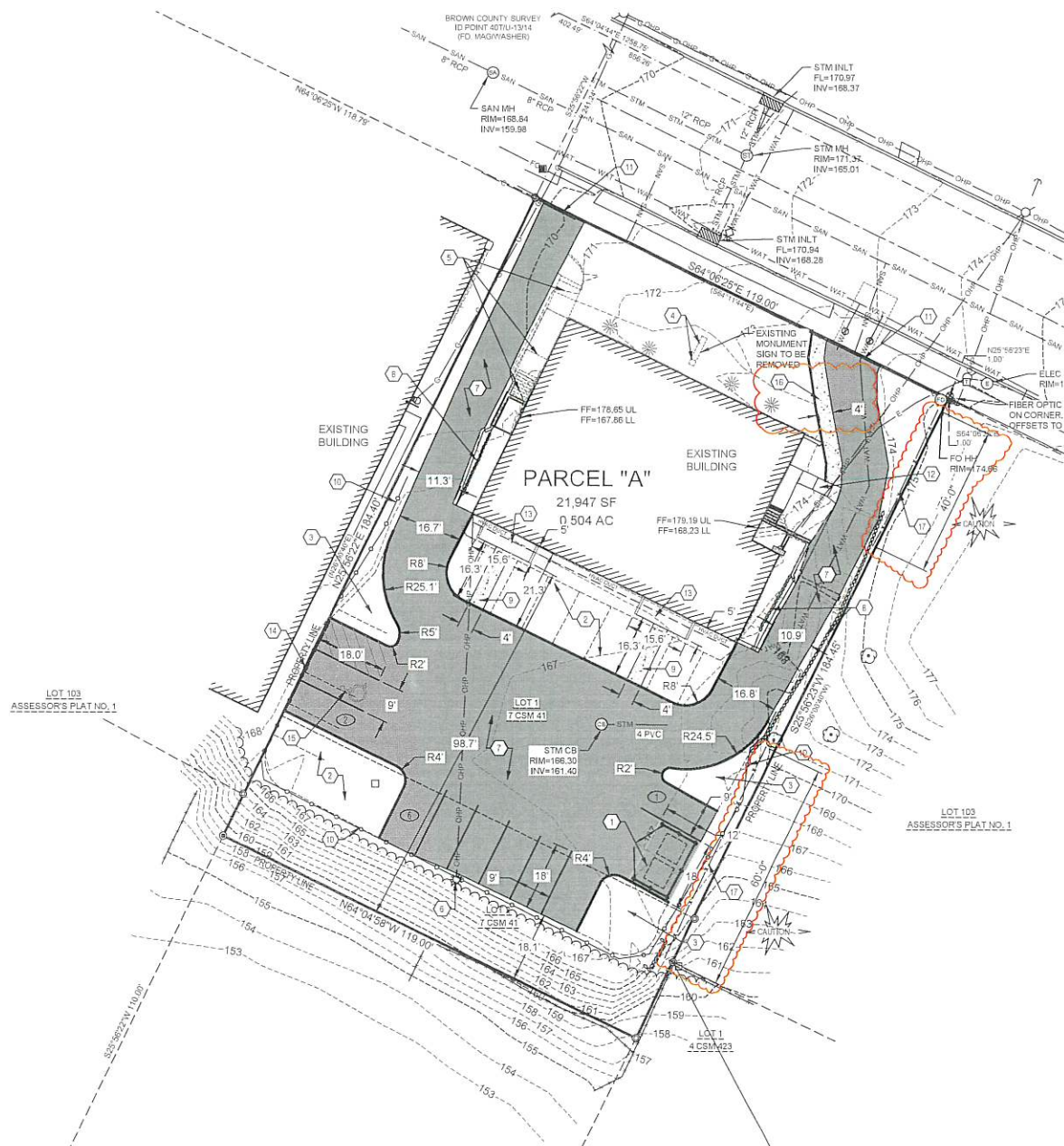
MAINTENANCE PLAN:

- ALL EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES SHALL BE CHECKED FOR STABILITY AND OPERATION EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM PRODUCING AT LEAST 0.5 INCHES OF RAINFALL. ANY NEEDED REPAIRS SHALL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. ALSO, ANY SEDIMENT THAT HAS BEEN DEPOSITED OFF-SITE FROM THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP IMMEDIATELY.
- REMOVE SEDIMENT FROM BEHIND ANY SILT FENCE WHEN IT HAS ACCUMULATED TO A DEPTH OF 1/2 FENCE HEIGHT OR MORE. WHEN THE FENCE CAN NO LONGER FILTER WATER OR TRAP SEDIMENT, REPAIR THE SILT FENCE TO PROVIDE AN EFFECTIVE BARRIER.
- ANY UNPROTECTED DRAINAGE DITCHES EXPERIENCING EXCESSIVE EROSION AND CHANNEL DEGRADATION DUE TO HIGH RUNOFF VOLUMES SHALL BE RE-GRADED AND COVERED WITH A BIODEGRADABLE EROSION CONTROL MAT. INSTALLATION SHALL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS AS WELL AS SILT FENCE AND TEMPORARY STRUCTURES AFTER FINAL STABILIZATION AND VEGETATIVE COVER HAS BEEN ESTABLISHED.
- SEDIMENT THAT HAS MIGRATED OFF SITE ONTO ADJACENT PROPERTIES SHALL BE SWEEPED OFF PAVEMENTS AND REMOVED FROM VEGETATED AREAS DAILY.
- COPIES OF THE EROSION & SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE.
- MAINTAIN EROSION AND SEDIMENT CONTROL PER THE PLAN AND AS NECESSARY TO MEET THE REQUIREMENTS OF THE ORDINANCE, UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND RECEIVED FINAL ACCEPTANCE FROM THE MUNICIPALITY.
- AN EROSION AND SEDIMENT CONTROL PRACTICE INSPECTION LOG SHALL BE MAINTAINED. LOG SHALL NOTE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF CONSTRUCTION AT THE SITE, PERSON DOING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF EROSION AND SEDIMENT CONTROL MEASURES OR MAINTENANCE DONE IN RESPONSE TO INSPECTION.

CONSTRUCTION NOTES:

- ALL EXCAVATED AREAS NOT RECEIVING PAVEMENT SHALL BE COVERED WITH A MINIMUM OF 6" OF TOPSOIL, SEED AND MULCHED AS SOON AS FINAL GRADE HAS BEEN ACHIEVED.
- SEEDING SHALL BE WISDOT No. 30 SEED MIXTURE APPLIED IN ACCORDANCE WITH WDNR TECH. STANDARD (1059).
- EROSION CONTROL METHODS SHALL BE IMPLEMENTED AS DETAILED PRIOR TO ANY LAND DISTURBANCE ASSOCIATED WITH THE PROPOSED SITE IMPROVEMENTS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS AND MANUFACTURER RECOMMENDATIONS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.
- THE CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL IN A LEGAL MANNER AT AN APPROVED LOCATION.

NOTE:
ALL SITE FEATURES, UTILITIES, ELEMENTS ETC.
TO REMAIN AS IS UNLESS SPECIFICALLY NOTED
TO CHANGE WITHIN THE PROPOSED PLANS.



1 PROPOSED SITE PLAN
SCALE 1" = 20'-0"

PROJECT - CODE SUMMARY BREAKDOWN

GENERAL PROJECT INFORMATION:		
PROJECT TITLE	6TH STREET RENTALS	
ADDRESS	1545 6TH STREET	
CITY	GREEN BAY, WISCONSIN	
COUNTY	BROWN COUNTY	
FLOODPLAIN	NONE -PER FEMA MAPPING	
PARCEL LEGAL DESCRIPTION:		
ALL OF LOT 1 AND PART OF LOT 2 OF VOLUME 7 OF CERTIFIED SURVEY MAPS, PAGE 41 (MAP#1679.DOC.#878801), BROWN COUNTY RECORDS, LOCATED IN PRIVATE CLAIM 4, WEST SIDE OF THE FOX RIVER, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN. MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT BROWN COUNTY SURVEY ID POINT 401A-13/14, THENCE S64°04'44"E, 402.49 FEET ALONG A LINE DRAWN BETWEEN BROWN COUNTY ID POINT 401A-13/14 AND BROWN COUNTY ID POINT 401A-14/15 TO THE NORTHEASTERLY EXTENSION OF THE WESTERLY LINE OF VOLUME 7, CERTIFIED SURVEY MAPS, PAGE 41; THENCE S25°58'22"W, 241.24 FEET ALONG SAID NORTHEASTERLY EXTENSION TO THE SOUTHERLY RIGHT OF WAY LINE OF 6TH STREET AND THE POINT OF BEGINNING, THENCE S64°06'25"E, 119.00 FEET ALONG SAID SOUTHERLY LINE TO THE EASTERLY LINE OF SAID CERTIFIED SURVEY MAP; THENCE S25°58'23"W, 184.45 FEET ALONG SAID EASTERLY LINE TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN DOCUMENT #2969818, THENCE N64°04'58"W, 119.00 FEET ALONG SAID SOUTHERLY LINE TO THE WESTERLY LINE OF SAID CERTIFIED SURVEY MAP; THENCE N25°59'22"E, 184.40 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING. TOTAL BOUNDARY CONTAINS 21,947 SQ. FT. 10.504 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.		
GENERAL CODE INFORMATION:		
PROJECT TYPE	2 STORY REMODEL-RESIDENTIAL	
GOVERNING CODE	2015 IBC WITH WISCONSIN AMENDMENTS	
MUNICIPAL CODE	CITY OF GREEN BAY-MUNICIPAL CODE	
ZONING DISTRICT	OR - OFFICE RESIDENTIAL	
STORIES	2	IBC 502.1
BASEMENT	NA	IBC 502.1
ALTERATION LEVEL	3	IBC 701.1
GROSS FIRST FLOOR AREA	4,008 SQ. FT OCCUPIED AREA	
GROSS SECOND FLOOR AREA	4,055 SQ. FT OCCUPIED AREA	
TOTAL PROJECT AREA (BALCONY'S INCLUDED)	8,217 SQ. FT.	
BUILDING HEIGHT	24'-0" FROM LOWEST FINISH GRADE < 40' ALLOWED	
MAJOR USE GROUP CLASSIFICATION	R-2, RESIDENTIAL	
MINOR USE GROUP CLASSIFICATION	NA	
BUILDING CONSTRUCTION CLASS	VB	IBC 602.2
FIRE SUPPRESSION SYSTEM	NFPA 13R	IBC903.2.8, IBC 903.2.10

PARKING REQUIREMENTS BREAKDOWN:		
PER ZONING CODE ARTICLE XVIII: MULTI-FAMILY		
ZONING USE:	MULTI-FAMILY	
REQUIRED STALLS	1 STALL PER UNIT PLUS 1 VISITOR STALL PER 4 UNITS.	TOTAL 5 STALLS
PROVIDED STALLS	2 STALLS PER UNIT PLUS 1 VISITOR STALL PER 4 UNITS.	TOTAL 10 STALLS- 5 REG. (1 HANDICAP)

SITE STATISTIC BREAKDOWN:			
	EXISTING	PROPOSED	DIFFERENCE
TOTAL SITE	21,947 SQ. FT. OR 100%	21,947 SQ. FT. OR 100%	0%
IMPERVIOUS SURFACE	10,893 SQ. FT. OR 50%	8,429 SQ. FT. OR 38.6%	-19.4%
GREEN SPACE	2,203 SQ. FT. OR 10%	4,311 SQ. FT. OR 19.8%	+9.8%
BUILDINGS	8,061 SQ. FT. OR 36.7%	8,217 SQ. FT. OR 37.4%	+1.7%
CONC. PAVING & WALKS	730 SQ. FT. OR 3.3%	640 SQ. FT. OR 4.2%	+9%

SITE PLAN CODED NOTES	
1	NEW RECYCLE ENCLOSURE PER DETAILS.
2	NEW LANDSCAPED LOUNGE AREA
3	STAKE PER NEW PLAN. DEMO AND REMOVE EXISTING PAVING TO CREATE NEW PLAN. REMOVE AND REUSE EXISTING CRUSHED BASE COURSE ELSEWHERE ON SITE FOR NEW IMPROVEMENTS AND REPAIRS AS NECESSARY.
4	DEMO & REMOVE EXISTING MONUMENT SIGN, FOUNDATIONS AND RELATED ITEMS
5	DEMO & REMOVE EXISTING CONCRETE WALKS AND STEPS. SEE LANDSCAPE PLAN FOR NEW WORK.
6	DEMO & REMOVE EXISTING SITE LIGHTING POLE. SEE SUP101 FOR NEW WORK DESCRIPTIONS AND DETAILS.
7	PULVERIZE EXISTING DRIVES AND PARKING AREAS- COMPACT AND REPAVE TO EXISTING DRAINAGE PATTERNS. STRIPE LOT PER PLAN
8	EXISTING BLOCKSTONE RETAINING WALLS. REPAIR AS NECESSARY TO PROVIDE LONGEVITY OF EXISTING ELEMENTS. VERIFY ALL CONDITIONS IN FIELD WITH OWNER.
9	NEW CONCRETE WALKS FROM PROPOSED PATIO ADDITIONS TO PARKING AREAS. SEE DETAILS
10	NEW EROSION CONTROL MEASURES PER DETAILS AND PER VII DNR STANDARDS. VERIFY WITH MUNICIPALITY FOR ANY ADDITIONAL REQ.
11	PULVERIZE EXISTING PAVING AND RE-GRADE TO MATCH EXISTING WALK ELEVATION FOR SMOOTH TRANSITION BETWEEN LOT AND SIDEWALKS. VERIFY ALL DETAILS IN FIELD.
12	EXISTING CONCRETE SIDEWALKS- REPAIR AS NECESSARY
13	NEW BUILDING ADDITIONS FOR PATIOS. SEE BUILDING SECTIONS AND DETAILS.
14	NEW HANDICAP PARKING SIGN PER DETAIL 13"
15	NEW HANDICAP PARKING SIGN PER DETAIL 13"
16	PROVIDE NEW 4" WIDE CONCRETE WALK TO EXISTING TO CONNECT TO CITY SIDEWALK. VERIFY PROPOSED GRADE IN FIELD. BUTT AGAINST EXISTING PAVEMENT
17	PROVIDE NEW 4" HIGH CRADLE DECORATIVE FENCE ALONG EXISTING PROPERTY LINE. USE EXTREME CAUTION AS TO PLACEMENT OF POSTS IN RELATIONSHIP TO EXISTING PROP. LINE. ALL LOCATIONS SHALL BE SURVEYED TO ENSURE PROPER PLACEMENT. VERIFY ALL CONDITIONS WITH EXISTING MASONRY RETAINING WALL. START AND STOP FENCE TO AVOID EXISTING MATURE TREE

PRELIMINARY- NOT FOR CONSTRUCTION

LOYD CARPENTER
ARCHITECT

ARCHITECTURAL SERVICES

2663 Maple Hills Drive
Green Bay, Wisconsin
54313 920.655.3829
carp.arch@gmail.com

REVISION-ISSUE		
No.	DATE	DESCRIPTION

PROPOSED BUILDING REMODEL FOR:

SLOCO REAL ESTATE, LLC

1545 6TH STREET
GREEN BAY, WISCONSIN

PROJECT: -

APPROVED BY: LCA

DATE: 11-4-24

SCALE: AS SHOWN

TITLE

SITE PLAN

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS PRIOR TO CONSTRUCTION.

C101

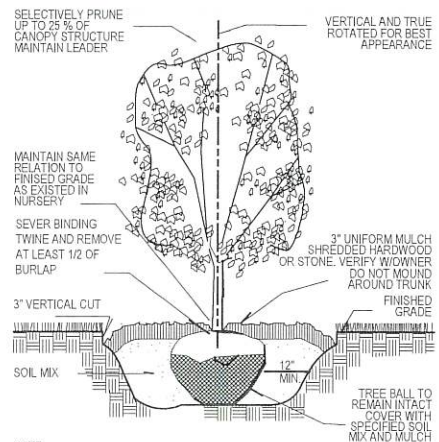
1. GRASS MATERIALS			
A. REQUIREMENTS			
1. SEED SHALL BE CLEAN, "NEW CROP" CERTIFIED SEED			
COMMON NAME	% BY WEIGHT	% PURITY	% GERMINATION
KENTUCKY BLUEGRASS 3 VARIETIES	55	95	90
FESCUE 2 VARIETIES	25	95	90
PERENNIAL RYE 2 VARIETIES	20	95	90
B. SEED SHALL CONFORM TO REQUIREMENT OF SEED LAWS OF STATE OF WISCONSIN REGARDING NOXIOUS WEED CONTENT.			
C. COMMERCIAL SEED MIXTURES HAVING DEVIATIONS TO ABOVE MIXTURE WILL BE REJECTED. SUBMIT SAMPLES AND STATEMENT SHOWING MIXTURE ANALYSIS, PERCENT PURITY AND GERMINATION PERCENTAGE.			

1. SPREAD 4" OF FERTILE TOPSOIL, DEEP AND FINE GRADE.
2. SPREAD 15 POUNDS OF 10-10-10 FERTILIZER INTO THE TOP 2" OF TOPSOIL BEFORE BEDDING.
3. LAY SOIL TO FORM A SLOPE MASS WITH TIGHT-FITTED JOINTS. DO NOT OVERLAY EDGES. STAGGER STAKES TO OFFSET JOINTS IN ADJACENT ROWS. INSTALL 1/2" DRAINAGE FLUSH AND 1/2" DRAINAGE CURBS, SIDEWALKS, DRAINS AND SEEDED AREAS.
4. PEG SOIL ON SLOPES GREATER THAN 35% TO 1" IN AND DRAINAGE SWALES TO PREVENT SLIPPAGE AT A RATE OF 2 STAKES PER YARD OF SLOPE.
5. SPREAD 10 POUNDS OF 27-3-3 (5% OF THE NITROGEN SHOULD BE SLOW RELEASE) FERTILIZER ON TOP OF THE NEWLY Laid SOIL.
6. SPREAD 10 POUNDS OF TOP DRESS FERTILIZER IMMEDIATELY AFTER LAYING SOIL.
7. ROLL WITH LIGHT LAWN ROLLER TO ENSURE CONTACT WITH TOPSOIL.

A. SEEDING

1. LOOSEN SUBGRADE OF LAWN AREAS TO A MIN. DEPTH OF 4"
2. REMOVE FROM TOPSOIL STONES, ROOTS AND OTHER DEBRIS. RAKE AND SHAPE LAWN AS REQUIRED TO MEET FINISH GRADES.
3. SOW SEED BY MEANS OF MECHANICAL DISTRIBUTORS. RUN DISTRIBUTORS OVER LAWN TWICE. SEED RATE SHALL BE AT A RATE OF #50/1000 S.F. NO SEED SHALL BE SOWN WHEN WIND IS STRONG ENOUGH TO SEPARATE LIGHT AND HEAVY SEED WHEN IT IS BEING SOWN, OR WHEN GROUND IS WET OR OTHERWISE NON-TILLAGABLE
4. FERTILIZE LAWN AREA WITH A CRANIAL R/B BLEND CONSISTING OF A 1:1 ANALYSIS RATE. APPLY AT THE RATE OF 18 ACTUAL NITROGEN/1000 S.F.
5. LIGHTLY RAKE SEED INTO PREPARED SOIL USING A SEED RAKE. SEED SHOULD BE INCORPORATED INTO SOIL NO DEEPER THAN 1/4"
6. AFTER THE MARSH HAS BEEN SEED, THE LAWN MAY BE ALLOWED TO SPREAD AT THE RATE OF 1 BALE PER 700 S.F. MAY WILL NOT BE APPLIED IF WINDS ARE GREATER THAN 10 M.P.H. OR GUSTY.
7. MAINTENANCE: OWNER WILL PROVIDE MAINTENANCE TO ALL AREAS.
8. MAINTENANCE: NO MAINTENANCE WILL BE REQUIRED OF THIS CONTRACTOR OTHER THAN THAT REQUIRED AND IMPLIED THROUGH WARRANTY STATEMENT.

NOTE: DUE TO THE IMPORTANCE OF APPLYING WATER TO AREAS IMMEDIATELY AFTER SEEDING, SEEDING SHALL BE STOPPED IF IT OCCURS ON FRIDAYS OR WEEKENDS WITHOUT WRITTEN PERMISSION.



NOTE:

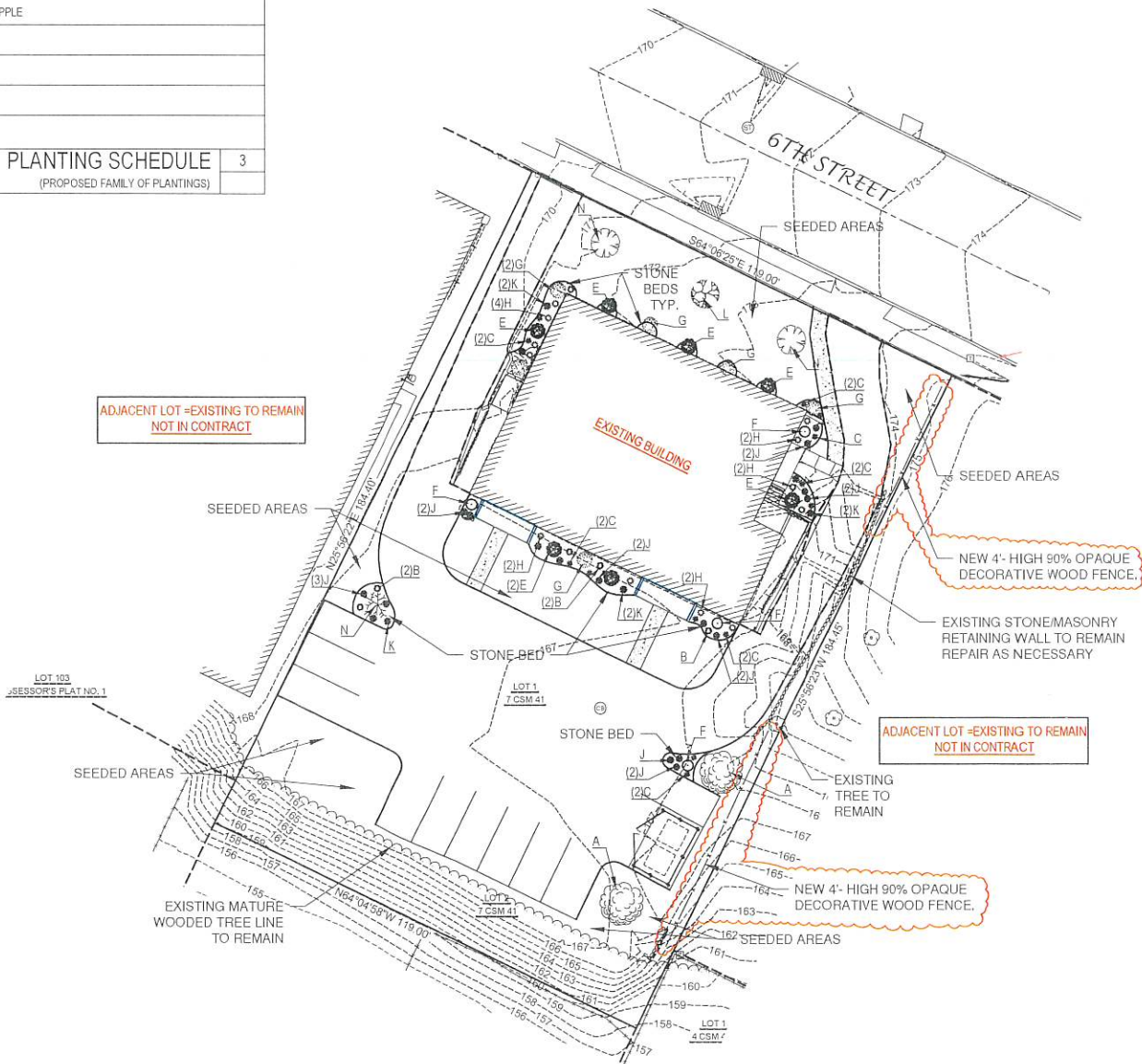
- SCARIFY AND LOOSEN EDGES OF ROOTBALL PIT TO ENCOURAGE NEW ROOT PENETRATION
- MULCH BEDS SHALL BE CIRCULAR UNLESS OTHERWISE NOTED, ONE FOOT PER CALIPER INCH, MINIMUM FIVE FOOT DIAMETER.
- FOR EVERGREEN TREES MULCH TO ONE FOOT BEYOND DRIPLINE
- REMOVE ALL PROTECTIVE WRAPPING AFTER INSTALLATION.

SCALE: NONE

MARK	SYMBOL	MATURE SIZE	PLANTING SIZE	SPECIES
A		20-30' TALL 15-20' WIDE	4'-0" TALL	COLUMNAR WHITE PINE
B		2-4' TALL 2-4' WIDE	1'-6" TALL	GOLD FLAME SPIREA
C		3' TALL 3' WIDE	1 GALLON POT	GOLDEN SWORD YUCCA
D		8-10' TALL 3-4' WIDE	4'-0" TALL	EMERALD GREEN ARBORVITAE
E		3-5' TALL 3-5' WIDE	1'-6" TALL	RED PRINCE WEIGELA
F		3-4' TALL 3-4' WIDE	1'-6" TALL	ANTHONY WATERER SPIREA
G		3-4' TALL 3-4' WIDE	24" TALL-REQ.	VIBURNUM BLUE MUFFIN
H		4-6' TALL 2-3' WIDE	1 GALLON POT	KARL FORESTER REED GRASS
J		18-24" TALL	-	AUTUMN JOY SEDUM
K		18-24" TALL	-	STELL D'ORO DAYLILY'S
L		15-20' TALL 15-20' WIDE	1 3/4" CALIPER	AUTUMN BRILLIANCE SERVICE BERRY
M		25' TALL 15' WIDE	2" CALIPER	ULMUS X 'FRONTIER ELM'
N		15-20' TALL 10-15' WIDE	1 3/4" CALPER	ROYAL RAINDROP CRABAPPLE

PLANTING SCHEDULE	3
(PROPOSED FAMILY OF PLANTINGS)	

(PROPOSED FAMILY OF PLANTINGS)



SCALE 1" = 20'-0"



1. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS OF THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
3. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES, OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
4. ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUNDCOVER LOCATIONS, FULL AREA WITH QUANTITY OF PLANTS DESIGNATED, EVENLY SPACED.
5. A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
6. MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD

11. ALL PLANTING SELECTIONS ARE SUBJECT TO CHANGE DUE TO AVAILABILITY DEPENDING ON TIME OF YEAR WHEN LANDSCAPING OPERATIONS TAKE PLACE. OWNER TO VERIFY AND IF NEEDED REPLACE WITH SIMILAR PLANTING IN ALL CHARACTERISTICS.

2663 Maple Hills Drive
Green Bay, Wisconsin
54313 920.655.3829
carp.arch@gmail.com

No.	DATE	DESCRIPTION
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[illegible]

CT: PROPOSED BUILDING REMODEL FOR:
SLOCO REAL ESTATE, LLC
1545 6TH STREET
GREEN BAY, WISCONSIN

PROJECT:

PROJECT #:

APPROVED BY: LCA

DATE: 11-4-24

SCALE: AS SHOWN

TITLE

LANDSCAPE SITE PLAN

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS PRIOR TO CONSTRUCTION.

LSP101

PRELIMINARY- NOT FOR CONSTRUCTION





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

MEETING DATE

November 18, 2024

PREPARED BY

AGENDA ITEM # F.2

Discussion on meeting date for Zoning and Planning Board of Appeals for January 2025.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None