



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, MAY 19, 2025, 4:30 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

1. 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.

1. Members: Chair Noel Halvorsen, Steven Schuchart, Joshua Koch, and Brian Ritter.

C. Approval of the Agenda.

1. Approval of the agenda for the Monday, May 19, 2025, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

1. Approval of the minutes from the April 21, 2025 meeting.

E. Regular Business.

1. Election of Vice-Chair of the Zoning and Planning Board of Appeals
2. **(Appeal 25-08)** Consideration, with possible action, on a request from Garritt Bader, applicant and Moski Corporation, property owner; requesting exceed front yard setback standards for an infill building at 1116 Hobart Drive. (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 25-09)** Consideration, with possible action, on a request from Courtney Carr, applicant and property owner, requesting to exceed front yard setback standards for swimming pool for a single-family home at 1330 Sandstone Place. (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.

4. **(Appeal 25-10)** Consideration, with possible action, on a variance request from John Jeanquart of Brander Engineering, applicant on behalf of Georgia Pacific Corporation, property owner, requesting approval to exceed the maximum driveway width at 1919 South Broadway. (Ald. B. Johnson, District 9)

The Board may convene in closed session pursuant to Sections 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body. The Board will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

5. **(Appeal 25-11)** Consideration, with possible action, on a request from Hilkiyah Easterling, applicant and property owner, requesting exceed side yard setback standards for swimming pool for a single family home at 502 15th Avenue. (Ald. B. Johnson, District 9)

The Board may convene in closed session pursuant to Sections 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body. The Board will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

F. Informational.

1. Date of next meeting: TUESDAY June 17, 2025 at 4:30 PM. This is a day change from the typical Monday meeting.

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

May 19, 2025

PREPARED BY

AGENDA ITEM # E.I

Election of Vice-Chair of the Zoning and Planning Board of Appeals

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

May 19, 2025

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.2

(Appeal 25-08) Consideration, with possible action, on a request from Garritt Bader, applicant and Moski Corporation, property owner; requesting exceed front yard setback standards for an infill building at 1116 Hobart Drive. (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 one variance from the Green Bay Municipal Code, Chapter 44: Zoning.

44-554: Table 44-2 Note C

Where at least 50 percent of the front footage of any block is built up with principal structures, the front yard setback for new structures shall be equal to the average of the existing structures, except that any structure which is set back 20 percent more or less than the average may be discounted from the formula.

Applicant requests 20 foot front yard setback rather than formula averaged 24 foot front yard setback.

The applicant is seeking to create a multifamily development at 1116 Hobart Drive. The applicant has gone through the zoning process to change zoning over the past year to transition the property classification as R3 Varied Density Residential. This permits multi-family as a principal use.

The applicant has been in communication with the Department of Community and Economic Development to adjust changes to an original site plan which had a variety of design elements which did not fully meet R3 bulk requirements. However, the applicant did not meet 44-554, Table 44-2 Note C in its final site plan design proposal. The applicant is seeking to place the front of the building at a distance of 20 feet from the right of way.

While the minimum setback for a structure is listed as 15 feet in the district, *if* the development is constructed as an infill development, then any new structure must meet infill requirements which require an averaging of lots through the formula listed above. In this regard, the average of the lots uses a discounted formula on the block to create an average of 24 feet.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 25-08 Application
2. 25-08 Site Plans
3. 25-08 View From Street

[illegible]

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

Section ~~44-557~~ Chapter 44, Article VI, Division 1, Section 44-554 / Table 44-2-Note C.

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

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

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

I 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.



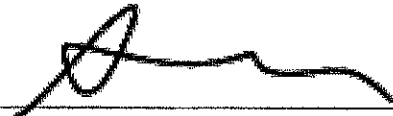
Signature of the Property Owner

Paul Kosmoski

Print Name

5/5/2025

Date



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

Garritt R. Bader
Garritt R. Bader

Print Name

May 6, 2025
May 6, 2025

Date

OFFICE USE ONLY:	Parcel #: 6H-1110-1	Residential \$125 ☐	Commercial \$250 ☒
District: 12 Zoning: R3	Meeting Date: 5.19.25	Receipt #: paid	
Submittal Date: 5.6.25	Staff Signature: jl		

Unique Physical Characteristics & Unnecessary Hardship:

The minimum front yard setback for this property is 15 feet in an R-3 district. Our current design places the building at 20 feet, thus meeting this code requirement on the surface.

Our parcel was rezoned from C-1 to R-3 earlier this year, reflecting the desire of the city to see a higher residential density on this parcel and a physical transition from lower-density residential south of the parcel to commercial areas immediately north.

This transition, however, is resulting in an unnecessary hardship due to a quirk in code.

Although front yard setbacks in the R-3 district are 15 feet, code requires that a transition of adjacent setbacks be calculated and applied, trumping typical setback requirements. In the case of this 1100 block of Hobart Drive, due to the C-1 commercial to our north (and its 0-foot setback), and existing R-1 commercial to the south (with most set back to 35 feet), our transition front yard setback would need to be 24 feet, not 15 feet.

And this is where the “quirk” comes into play: the R-1 homes’ setbacks of 35 feet are an apparent remnant from when those properties were developed in the (then) Town of Hobart prior to annexation into the City of Green Bay around 1965. (The city’s R-1 front yard setback is 15 feet). Simply put: the former Town of Hobart’s zoning code from pre-1965 is preventing our otherwise code-compliant design from being awarded approvals by the City of Green Bay in 2025.

Protection of the Public Interest:

We believe that transition front yard setback requirements are an important part of the city’s zoning code, and the result of this requirement is usually positive. Approval of our request doesn’t weaken this code provision because the transition adjacency is almost always based on historical *city* code—not that of a former municipality. For example, were the R-1 homes to our south built to current R-1 front yard setbacks of 15 feet, our setback would be 7 ½ feet, not 24 feet as we’re facing here. (*City staff has told us that the city has never had an R-1 front yard setback as great as 35 feet*).

This situation therefore is truly a “quirk” and could hamper neighborhood development going forward if not addressed. We are not only essentially being held hostage by a former municipality’s code from a prior era; it also flies in the face of the specific direction granted by Plan Commission and City Council to increase density in this area and provide an R-3 transition from R-1 to C-1. Adhering to that intent is certainly in the public interest too.

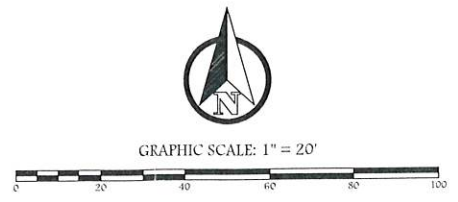
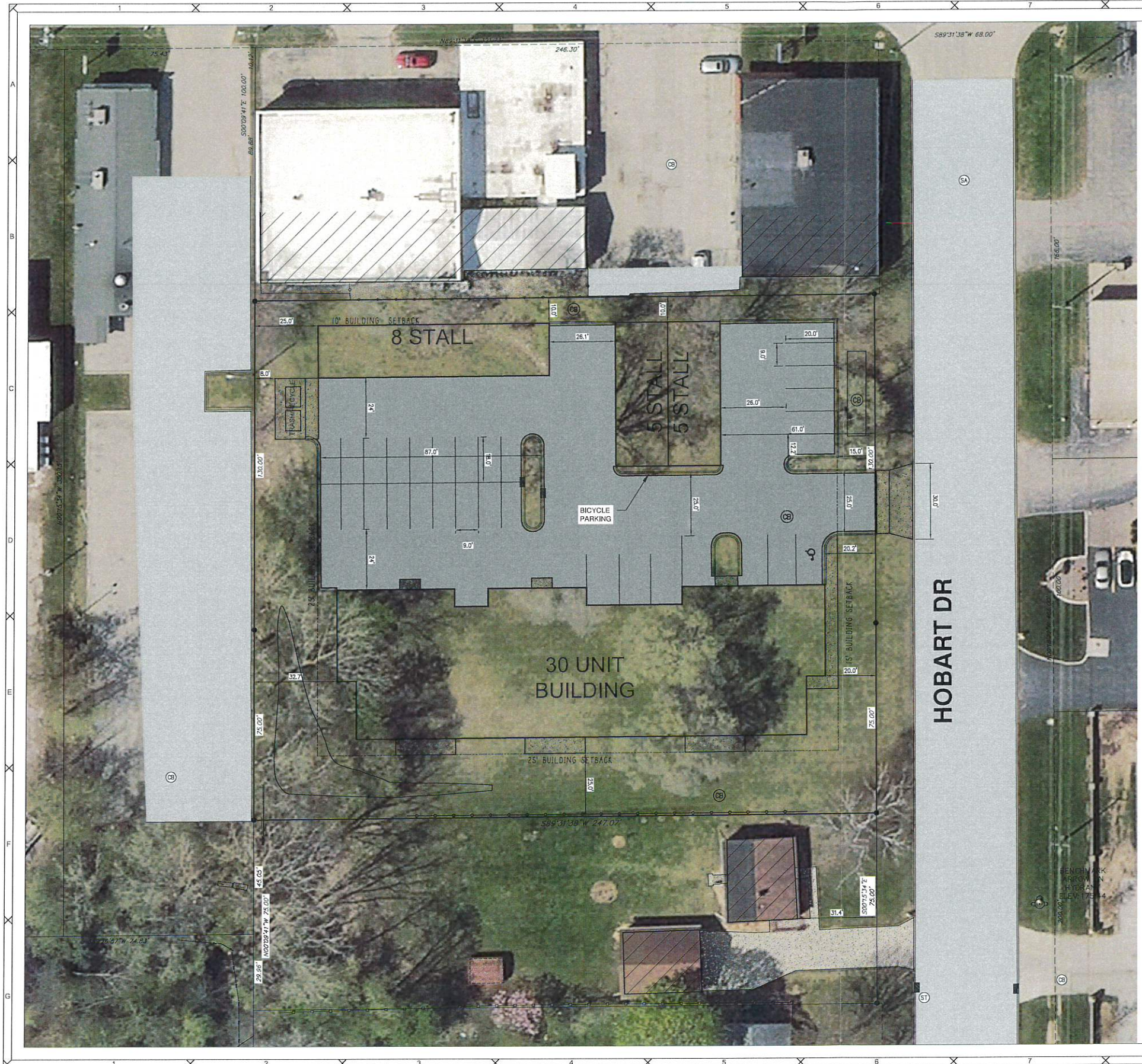
If we want to reimagine some of our city’s neighborhoods through new development, we need to understand that code doesn’t always allow for such action if too much emphasis is placed on *preserving what’s there now*, especially if the “now” wasn’t originally desired by the city in the first place!

Scenario Of Variance Denial & Resultant Property Use Limitation:

This parcel is being developed to its maximally productive potential—a preferred outcome for proper density, as well as assessment and valuation purposes that should be the goal for all properties developed or redeveloped in the city. We meet maximum constraints on number of apartment units proposed while offering appropriate parking and greenspace that meets code. We are not *over*-developing this parcel and seeking relief to build more than what would be otherwise possible; rather, we're at a "sweet-spot" of use that is ideally designed and code-compliant were it not for the "quirk."

We do not have four feet to move the building back to meet the "quirk's" requirements given our other needed rear and side-yard setbacks, as well as our greenspace and stormwater retention design. Regarding the latter, in particular, a creek and adjacent lowlands wind through this area, meaning we cannot move the building any farther back to adhere to the "quirk."

Denying this variance request would, in essence, relegate the property to be developed and used for less than its maximally productive use, something that should never be a goal. That action would set a terrible precedent that code can *lessen* the otherwise maximally productive use of a property.



Parking spaces
31 Interior
31 Exterior

DESIGNED BY
DJM

DATA FILE
XXXXX.bxl

DATE
04-30-25

Number

Date

Comments



vierbicher

planners | engineers | advisors

KOS MANAGEMENT

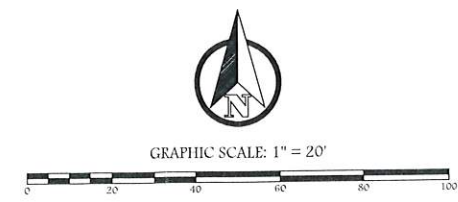
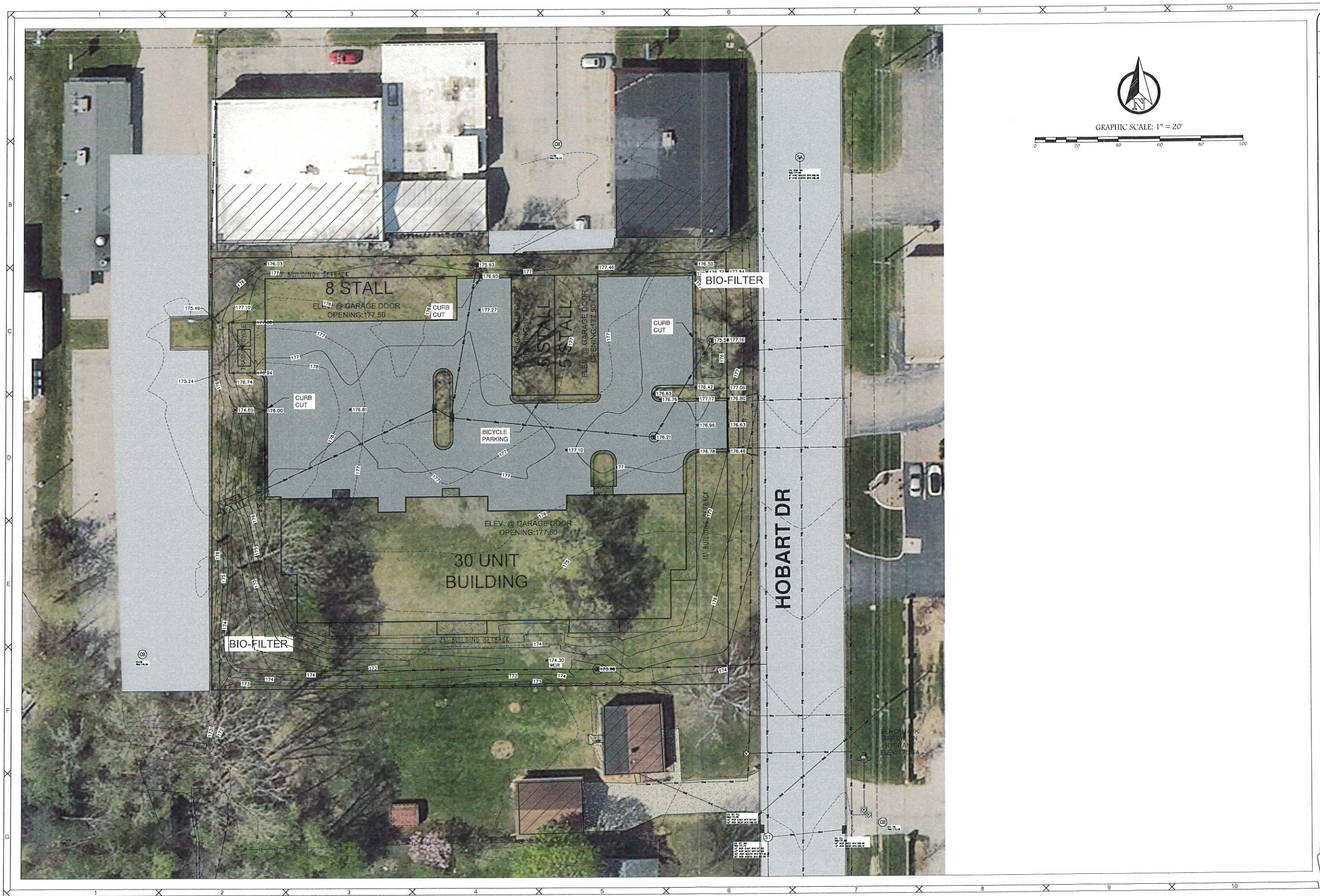
SITE LAYOUT

PROJECT NO.
240102

SHEET NO.
C2.0

DRAWING NO.
S-3983

File: 240102.dwg 04/30/25.dwg



DESIGNED BY
D.J.M.

DATA FILE
XXXXX.dwg

DATE
04-30-25

Number	Date	Comments


vierbicher
planners | engineers | advisors

KOS MANAGEMENT
GRADING PLAN

PROJECT NO.
240102

SHEET NO.
C5.0

DRAWING NO.
S-3983

File: 240102.dwg 04/30/25.dwg





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

MEETING DATE

May 19, 2025

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.3

(Appeal 25-09) Consideration, with possible action, on a request from Courtney Carr, applicant and property owner, requesting to exceed front yard setback standards for swimming pool for a single-family home at 1330 Sandstone Place. (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 one variance from the Green Bay Municipal Code, Chapter 44: Zoning.

44-520: (a) .

Permanent aboveground or in-ground pools, ponds, or spas shall maintain a minimum front yard setback of 25 feet and a rear and side yard setback of ten feet from adjoining property, subject to properly granted variance under Article II of this chapter, Administration. In determining this setback for aboveground pools, ponds, or spas with permanent fencing or decks, any deck or similar structure shall be considered part of the pool, pond, or spa. The applicant seeks to place a swimming pool in a corner front yard setback at 15 feet, rather than 25 feet.

The applicant is seeking to place a pool in the rear yard of a home located at 1330 Sandstone. The existing primary structure was built in 1989. The home is located on a parcel which is technically a corner lot as half of a right of way has been dedicated in the past for a potential future Ferndale Street extension. This area is located on the southern portion of the parcel. However, only half of the right of way was dedicated and the area which a potential Ferndale extension exists west of the property has a grouping of wetlands which extends to the next developed right of way at Hillcrest Drive. The official municipal map shows a future extension of the street, but while crossing wetlands is not impossible, the practicality of a future extension of Ferndale in the future under current regulations is challenging.

The applicant would like to place a swimming pool within 15 feet of the southern property line. Because this property line acts as a front yard to an existing right of way, the applicant seeks relief to place the building within the 25-foot front yard setback.

To note, one of the maps shown in the application note two separate parcels (6H-3533 and 6H-3534). The applicant has applied for a combination of both parcels into one single parcel with the Assessors' Office. The map used by the applicant did not reflect changes. The Assessors' Office did not foresee issues as the property is both owned by the same person. The placement of a pool does not reflect an encroachment of a pool on to a separate property.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 25-09 Application
2. 25-09 Site Plan and Images
3. 25-09 View From Street
4. 25-09 Official Map



ZONING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE: 5-1 5-25	PROJECT #: 120025	APPEAL #: 25-09
APPLICANT INFORMATION:		
Name: Courtney Carr		
Business Name:		
Address: 1330 Sandstone Place		
City, State, Zip: Green Bay, WI 54313		
Phone: 920-604-4121		
Email: CNC.CARR@ATT.NET		
PROPERTY OWNER INFORMATION (if different from above): SAME		
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: 1330 Sandstone Place		
Tax Parcel Number(s): 6H-3533		
Describe the Variance Request:		
Given the right of way (1/2 of road) on the Southern boarder the setback is 25ft to property line and I am asking for a 15ft setback		
The right of way is only in place to not landlock 2 parcels which are my family owned LLC's		
* Please note this request is for a pool that will be on as shown		
Currently Parcels 6H3533 and 6H3534. Parcels are approved combined at assessors office as of 5/1/25. City maps not updated yet.		

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

44-520(a) Setback. Permanent ^{or in ground} above ground Pool, ponds, spas shall maintain min. 25' frontyard setback, rear or side yard 10' setback.

Right of way makes my south border a 2nd front yard

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, The right of way is only a half a road, but due to ordinance it makes my southern border another "front yard setback". If that right of way became a full road to allow building on the 2 parcels held in the LLC. Which due to wetlands and my family owns those LLC parcels no construction will occur. Also the parcel south of the right of way is already platted by the city as a ~~lot~~ buildable lot that's for sale. so the right away could not become a full road.

Based on the above I ask that my southern Property line be treated as a side yard with the 10' setback

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

NO, not at all since it is reasonable that right of way will never be a road so the pool would not be on a "front street faced" area of the property. Currently the right of way is a drainage ditch approved by the city. Also the only reason there is a right of way is to not landlock parcels 6H3537 and 6H3538-5814 LLC. Owned by my parents Richard and Debbie Bielecki. This pool does not affect that property nor anyone else if variance granted.

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

I am asking for this variance based on the fact my southern property lines should be treated as a side setback which allows me to use the wide open space already available and not have to cut down as many trees. If I have to adhere to the 25' setback, I would have to remove many more trees plus incur a larger expense for a larger deck to adhere to the city's fence policy. As well as relocate my entire firepit area that has been there before I bought this house.

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.

Courtney Carr

Signature of the Property Owner

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

Courtney Carr

Print Name

Print Name

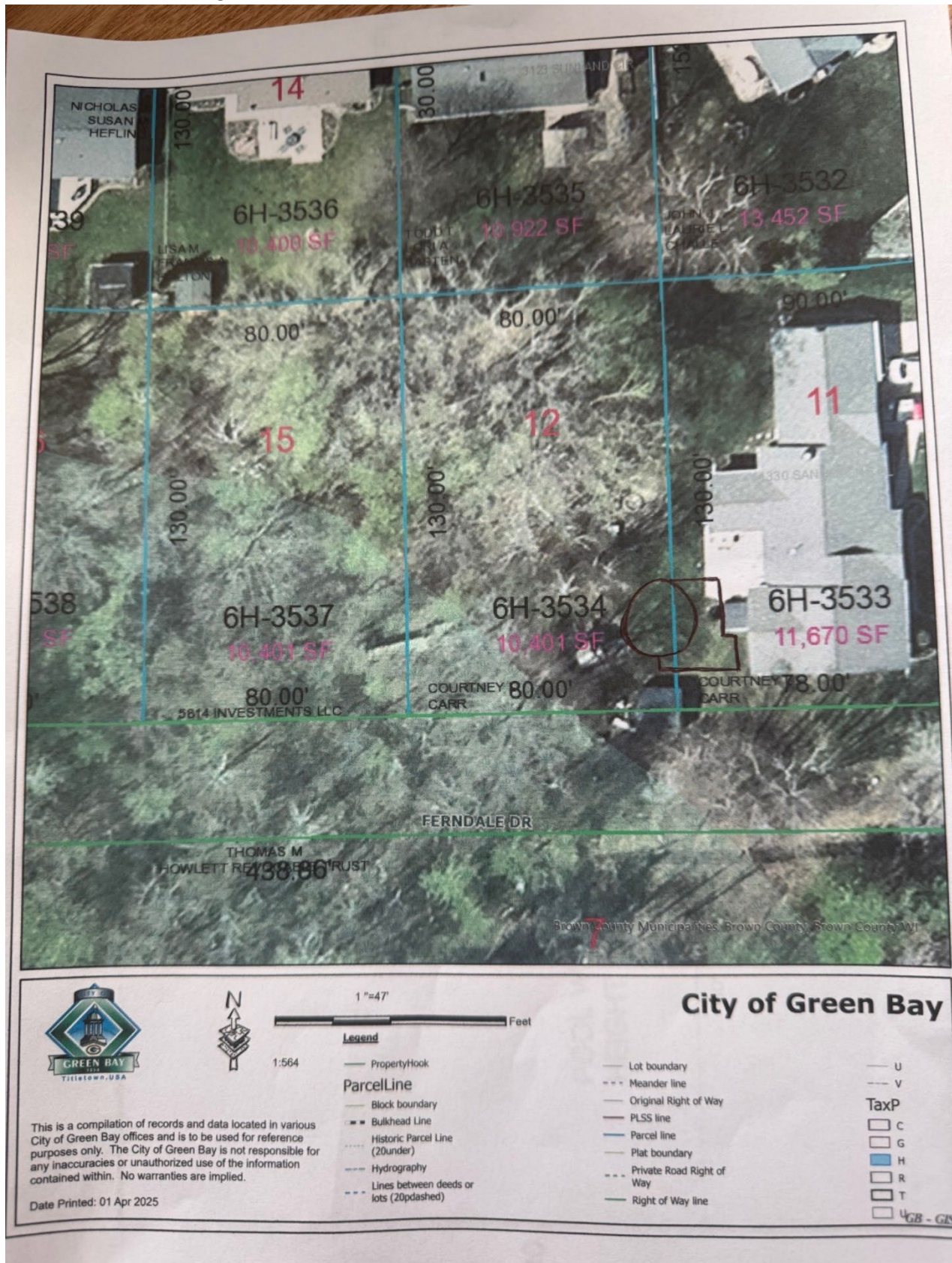
4-30-25

Date

Date

OFFICE USE ONLY:		Parcel #: 6h-3533	Residential \$125 ☒ Commercial \$250 ☐
District: 12	Zoning: R1	Meeting Date: 5.19.25	Receipt #: 2767426 -34
Submittal Date: 4.30.25	Staff Signature: jl		

25-09 Site Plan and Images



NEW DECK THAT
WILL LOCK AND
SATISFY FENCE
REQUIREMENTS

POOL WALL
HEIGHT 54"

Existing
Patio

27' ROUND
POOL

~60'

10'

29 1/2'

23 1/2'

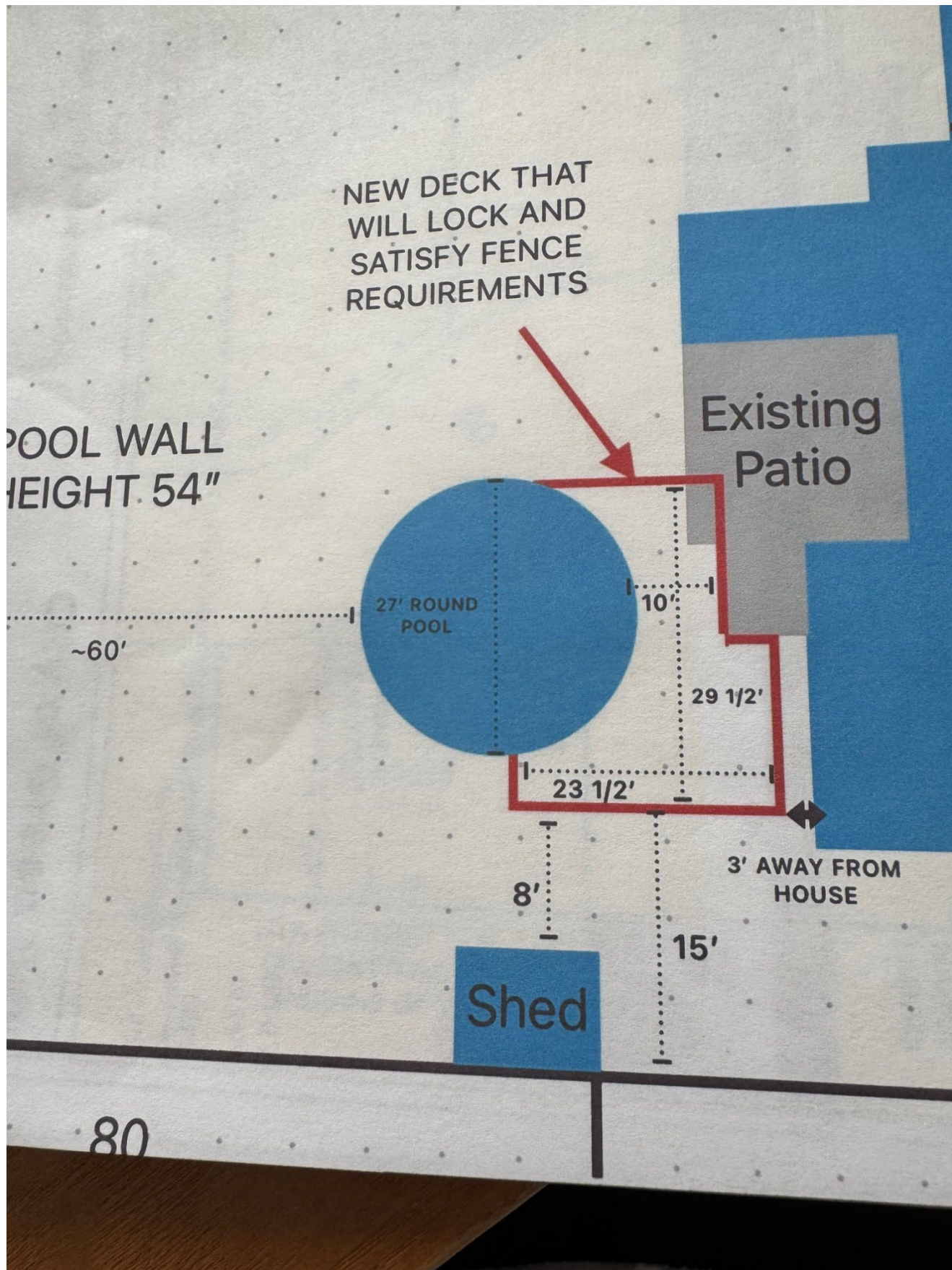
8'

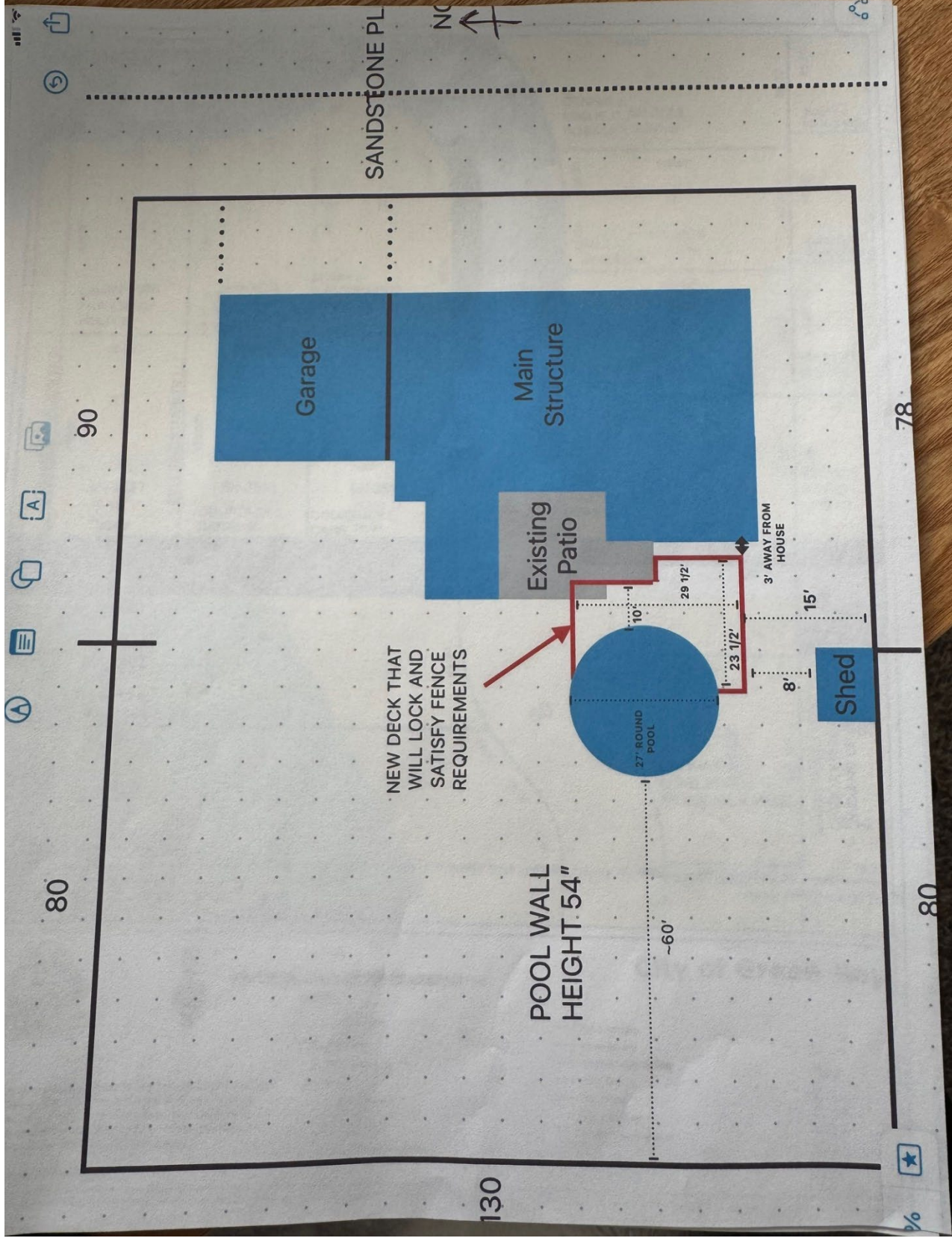
3' AWAY FROM
HOUSE

15'

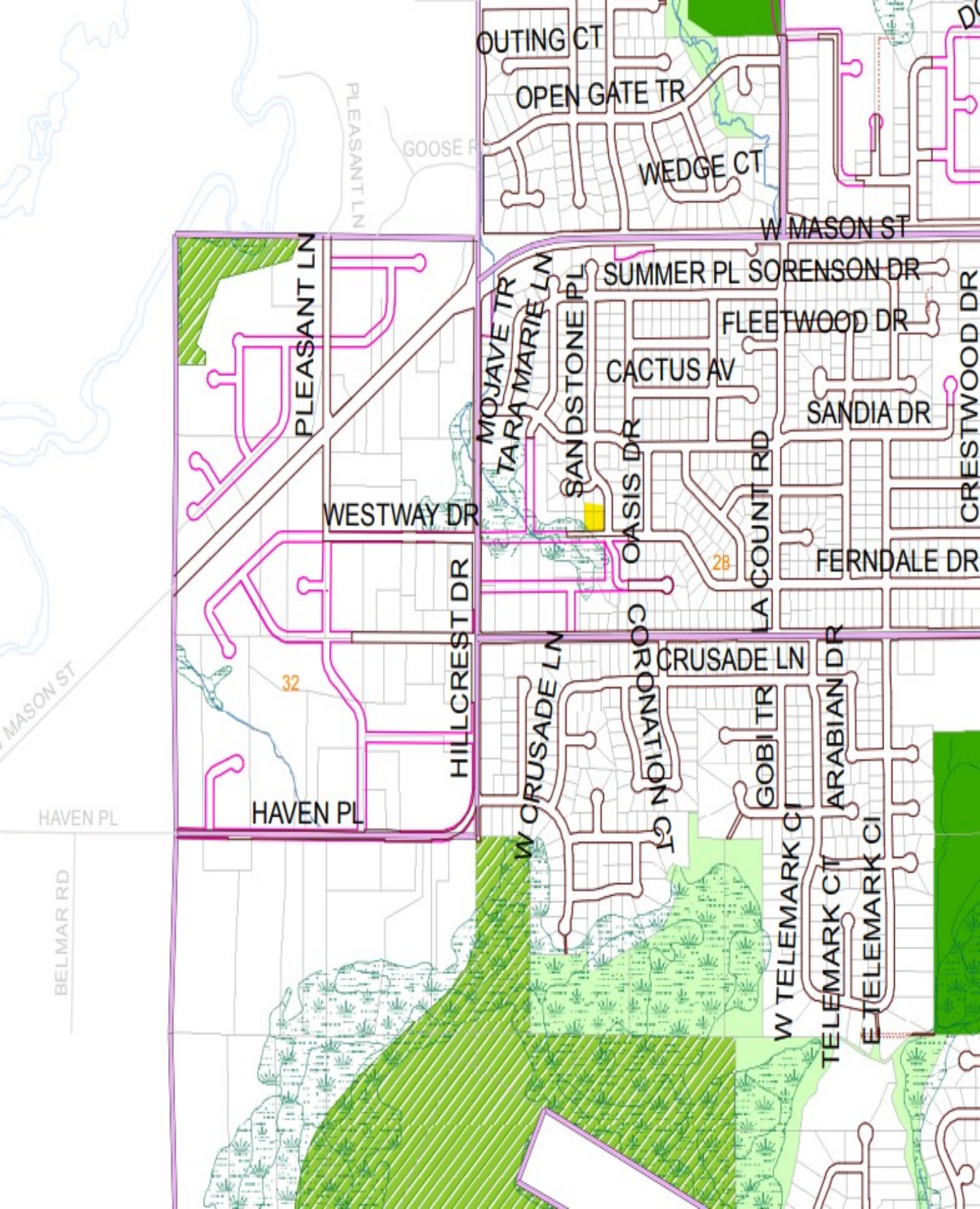
Shed

80









OUTING CT

OPEN GATE TR

WEDGE CT

PLEASANT LN

GOOSE R

W MASON ST

PLEASANT LN

SUMMER PL

SORENSEN DR

FLEETWOOD DR

CACTUS AV

SANDIA DR

MOJAVE TR
TARA MARIE LN

SANDSTONE PL

OASIS DR

WESTWAY DR

HILLCREST DR

LA COUNT RD

FERNDALE DR

32

HAVEN PL

CRUSADE LN

W CRUSADE LN

CORONATION CT

GOBI TR

ARABIAN DR

W TELEMAR CT

TELEMAR CT

E TELEMAR CT

HAVEN PL

BELMAR RD

W MASON ST



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

MEETING DATE

May 19, 2025

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.4

(Appeal 25-10) Consideration, with possible action, on a variance request from John Jeanquart of Brander Engineering, applicant on behalf of Georgia Pacific Corporation, property owner, requesting approval to exceed the maximum driveway width at 1919 South Broadway. (Ald. B. Johnson, District 9)

The Board may convene in closed session pursuant to Sections 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body. The Board will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

BACKGROUND

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

44-1773 (d) (2) Driveway width at setback line.
30 feet at right-of-way, 40 feet at curb and gutter.

Applicant seeks a drive/storage/parking construction in the southern portion of their large property on S Broadway. The applicant seeks a driveway width of 40 feet at the property line. Code allows for 30 feet wide for two-way traffic without a rumble strip. If a rumble strip were installed, a 35-foot max driveway is permitted.

The area which this driveway serves leads to industrial uses with dozens of tractor trailers being stored. This use has been evident in aerial photos taken continuously through 1990. Images appear to show a driveway being used of a similar dimension as to what is being proposed since at least 2000.

The City is only reviewing the driveway width at the right of way/property, not up at the more typical sidewalk. This is because the City/Village of Ashwaubenon boundary occurs directly at the property line, leaving the apron, curb and gutter and approximately 15 feet past the back of sidewalk in the Village of Ashwaubenon.

The boundary and property lines are exceptionally unique. Typically, a municipal boundary follows property lines between private parcels or through the center of right of ways. In this case, it follows the property line of Georgia-Pacific. Additionally, typically the right of way follows near the back of a sidewalk or a typical terminus of a drive entrance. In this case, a 15-foot gap occurs between where a typical measurement would occur for a right-of-way width and where the drive actually meets the right of way.

The applicant seeks to reconstruct an existing driveway which is 40 feet wide at the city boundary. This exceeds code by ten feet at the right of way, specifically. If an applicant were to have a driveway wider than 30 feet elsewhere on the property, a wider width is permitted.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 25-10 Application
2. 25-10 Site Plan
3. 25-10 Aerial View
4. 25-10 View From Street
5. 25-10 View of the City Village Boundary at the Drive Entrance



ZONING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE:	May 1, 2025	PROJECT #:	119902	APPEAL #:	25-10
APPLICANT INFORMATION:					
Name: John Jeanquart, P.E.					
Business Name: Brander Engineering, Inc.					
Address: 975 Hansen Road					
City, State, Zip: Green Bay, WI. 54304					
Phone: 920-655-7769					
Email: john@brandercti.com					
PROPERTY OWNER INFORMATION (if different from above):					
Name: John Nundahl					
Business Name: Georgia-Pacific Corporation					
Address: 1919 South Broadway Street					
City, State, Zip: Green Bay, WI 54307-9131					
Phone: 920-438-2002					
Email: john.nundahl@gapac.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: 1919 South Broadway					
Tax Parcel Number(s): 1-1407					
Describe the Variance Request:					
The project involves replacing existing pavement located in the General Industrial (GI) District south of Potts Avenue and east of Broadway Street. The majority of the project is in the City of Green Bay while the west end of the project, near Broadway Street, is in the Village of Ashwaubenon. The project is being completed to replace existing deteriorated pavement. The footprint of the pavement including curb cut and width of the pavement at the property line is is not changing. Variance to keep the existing width of the pavement being replaced at the property line is being requested.					
Reference attached drawing for more information.					

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

Section 44-1773(d)(2) - Driveway width at property and setback line

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

Georgia-Pacific is the largest industrial facility in Green Bay, operates 24 hours a day, and has a large volume of automobile and semi-truck and trailer traffic. The property is located in the City of Green Bay and the Village of Ashwaubenon. The area of concern is at the property line with the Village of Ashwaubenon. The village does not have issue with Georgia-Pacific matching the existing curb and driveway widths. Necking down the existing driveway width at the property line to meet City of Green Bay requirements will result in increased vehicle congestion on Broadway Street.

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

The variance will not harm the public interest as it is designed with safety in mind for the public. The wider width driveway will match the existing driveway width resulting in no increased disruption of traffic on Broadway Street. In addition, it will reduce the need for semi-trailers entering the driveway to use the entire width of Broadway Street to turn into the driveway.

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?

Matching the existing driveway width will accomodate the large turning radius of the semi-truck and trailers, minimizing traffic congestion on Broadway Street.

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.

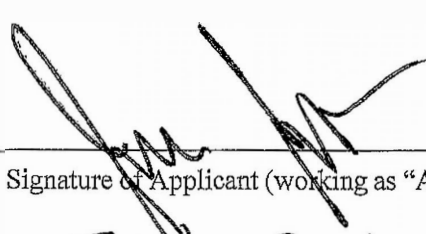
John Nundahl

Digitally signed by John Nundahl
Date: 2025.05.02 13:16:00 -05'00'

Signature of the Property Owner

Print Name

Date


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

Print Name

Date

JOHN JEANQUART

5/5/25

OFFICE USE ONLY:	Parcel #: 1-1407	Residential \$125 ☐ Commercial \$250 ☒
District: 9 Zoning: GI	Meeting Date: 5.19	Receipt #: paid
Submittal Date: 5.5.25	Staff Signature:	jl

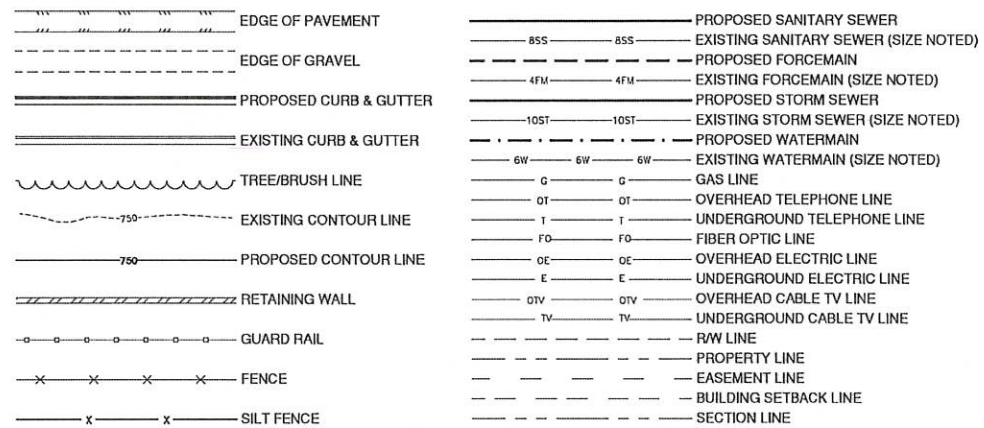
FILE NAME: R:\1500\1516\1516051.DWG\1516051.DWG
PLOTED: 2/12/2025 9:26 AM



ZONING
GENERAL INDUSTRY
PARCEL NO.
1-1407

SITE DATA (PROJECT LIMITS)

PROJECT LIMIT AREA = 2.52 ACRES, 109,850 S.F.
IMPERVIOUS AREA = 2.52 ACRES, 109,850 S.F. (100.00%)
PERVIOUS AREA = 0.0 ACRES, 0 S.F. (0.00%)



NOTE

1. THE CITY OF GREEN BAY DEPT. OF PUBLIC WORKS [(920)448-3100] MUST BE NOTIFIED (3) THREE WORKING DAYS BEFORE THE START OF ANY STREET CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY OR EASEMENT.
2. THE CITY OF GREEN BAY DEPT. OF PUBLIC WORKS MUST BE NOTIFIED (3) THREE WORKING DAYS BEFORE THE START OF ANY SANITARY SEWER OR STORM SEWER CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY.
3. THE CONTRACTOR SHALL COORDINATE WITH THE OWNERS ELECTRICIAN FOR ALL ELECTRICAL WORK ASSOCIATED WITH THE PROJECT.



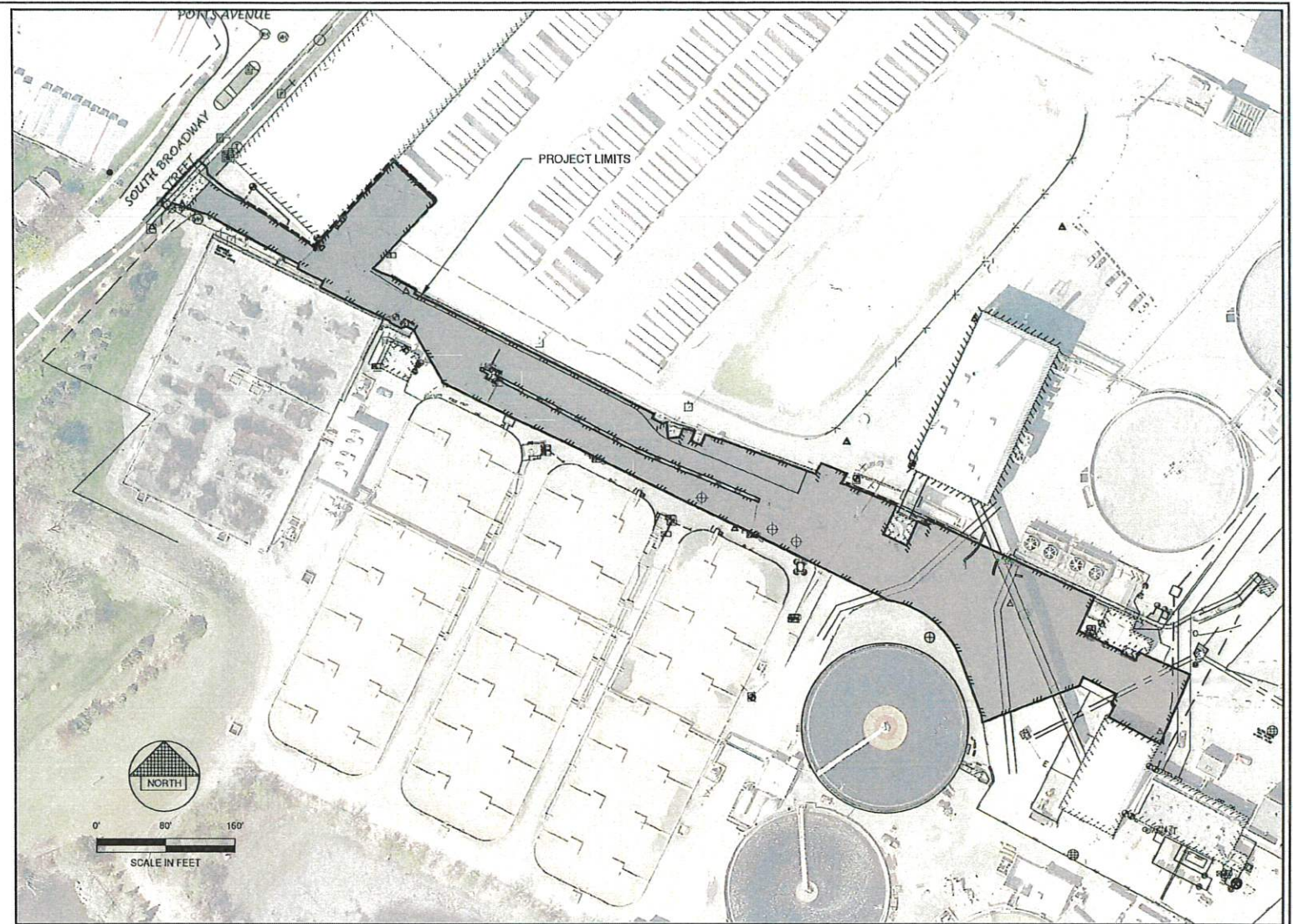
TO OBTAIN LOCATION OF PARTICIPANTS
UNDERGROUND FACILITIES BEFORE YOU
DIG IN WISCONSIN

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.

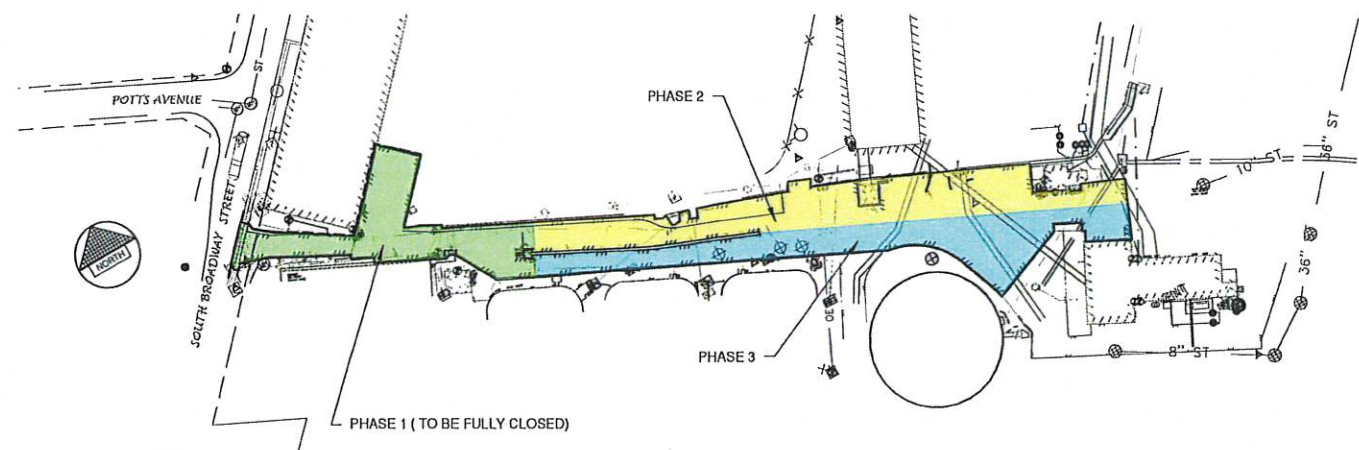
ABBREVIATIONS

GR. GRAVEL	WM WATERMAIN	VPC VERTICAL POINT OF CURVATURE	R/W RIGHT OF WAY
BIT. BITUMINOUS	HYD. HYDRANT	VPI VERTICAL POINT OF INTERSECTION	T/C TOP OF CURB
ASPH. ASPHALT PAVEMENT	WV WATER VALVE	VPT VERTICAL POINT OF TANGENCY	FL FLOW LINE
CONC. CONCRETE	SAN SANITARY SEWER	PC POINT OF CURVATURE	C/L CENTERLINE
SW SIDEWALK	MH MANHOLE	PI POINT OF INTERSECTION	P/L PROPERTY LINE
BLDG BUILDING	ST STORM SEWER	PT POINT OF TANGENCY	R/L REFERENCE LINE
HSE HOUSE	CB CATCH BASIN	R RADIUS	INV. INVERT
PED PEDESTAL	TELE TELEPHONE	EX EXISTING	CMP CORRUGATED METAL PIPE
PP POWER POLE	ELEC ELECTRIC	PR PROPOSED	RCP REINFORCED CONCRETE PIPE
LP LIGHT POLE	TV TELEVISION	EOR END OF RADIUS	CULV. CULVERT
BM BENCH MARK	STA. STATION	B-B BACK TO BACK (OF CURB)	

REL Robert E. Lee
& Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com



OVERALL SITE MAP



PHASING PLAN

REV. NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

This drawing is an instrument of service designed to facilitate the work under the job number indicated and is not to be used for any purpose other than for the construction of the work under the job number identified on the drawing. Any other use, reuse or modification, of the documents without the written consent of Brander Engineering, will be at the user's sole risk and without liability or legal exposure to Brander Engineering.		PROJECT: GEORGIA-PACIFIC -- BROADWAY FACILITY, GREEN BAY, WI	
TITLE: GATE 17 PAVEMENT REPLACEMENT		LEGEND & GENERAL NOTES	
DRAWN BY: PHK	DATE: 02/03/2025	SCALE: 1" = 20'	
CHK'D BY: AJB	DRAWING NO.		REV. NO.
APP'D BY: PHK			
PROJECT NO.: 918-092424			



PROJECT CINC

Construction
Deliveries



Gate

17





Description

Yellow and black line is the municipal boundary. It also serves as the property line for Georgia-Pacific. The distance between the back of sidewalk and property line is approximately 15 feet.



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

MEETING DATE

May 19, 2025

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.5

(Appeal 25-11) Consideration, with possible action, on a request from Hilkieh Easterling, applicant and property owner, requesting exceed side yard setback standards for swimming pool for a single family home at 502 15th Avenue. (Ald. B. Johnson, District 9)

The Board may convene in closed session pursuant to Sections 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body. The Board will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

BACKGROUND

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

44-520 (a)

Permanent aboveground or in-ground pools, ponds, or spas shall maintain a minimum front yard setback of 25 feet and a rear and side yard setback of ten feet from adjoining property, subject to properly granted variance under Article II of this chapter, Administration. In determining this setback for aboveground pools, ponds, or spas with permanent fencing or decks, any deck or similar structure shall be considered part of the pool, pond, or spa.

The applicant is seeking to allow an aboveground pool at their property located on the corner of 15th and Lake Street. The applicant received complaints about a pool construction in the summer of 2024. The applicant seeks to keep their above-ground pool. As defined in Article III of the Green Bay Municipal Code, any pool which is installed for a duration of seven days or more becomes a permanent pool and must meet the requirements listed in Article V, Division 9, Regulation of Pools, Ponds, and Spas.

The applicant has placed a pool in their rear/side yard. The property is a corner lot. The western lot line is approximately 20 feet from the building and the southern lot line is approximately 12 feet from the building. The applicant is seeking to keep a 16-foot-wide pool on the property. The applicant has requested a four-foot offset from the west property line. Code requires a minimum distance of 10 feet.

The proposed placement of a pool means the edge of the pool (16 feet wide, as noted from a photo of the box the pool originated) would be in contact with the house itself. (16 feet wide with 4-foot offset). While the code does not have language explicitly denying a pool being within 3 feet of another structure, accessory structures in general shall be kept 3 feet from other buildings.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 25-11 Application
2. 25-11 Pool Site Plan
3. 25-11 Photos

[illegible]

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

44-520 (a) Setback from side/rear lot line. Min. requirement, 10 ft. Request, 4 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

- Pool is fenced off
- Neighbor's pool being close to home
- unique property limitation
- pool is placed in best possible location being
- back corner of the house

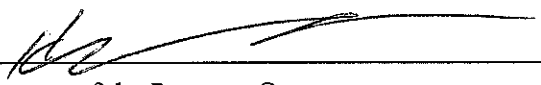
Would granting the variance be contrary to the public interest? Explain.

no

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?

- spent a lot of money on the pool and fence and fencing would like to utilize the pool for the kids.

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)

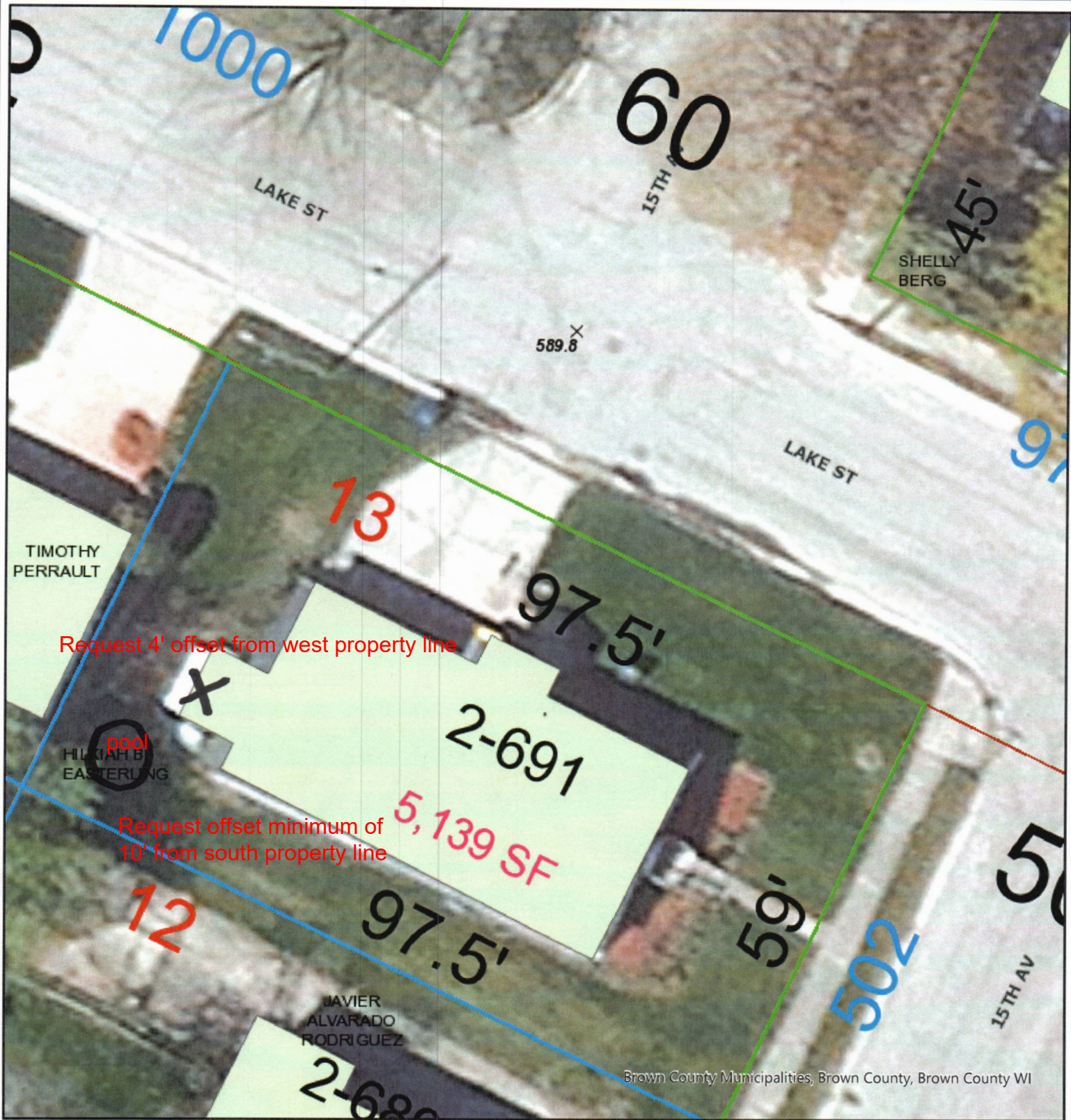
Hilmar Eastling
Print Name

Print Name

4-16-25
Date

Date

OFFICE USE ONLY:	Parcel #: 2-691	Residential \$125 ☒ Commercial \$250 ☐
District: 9 Zoning: R1	Meeting Date: 5.19.25	Receipt #: paid
Submittal Date: 5.12 (update)	Staff Signature: jl	



1"=24'

1:282

Legend

- Property Hook
- Parcel Line
- Block boundary
- Bulkhead Line
- Historic Parcel Line (20' under)
- Hydrography
- Lines between deeds or lots (20' dashed)

- 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.

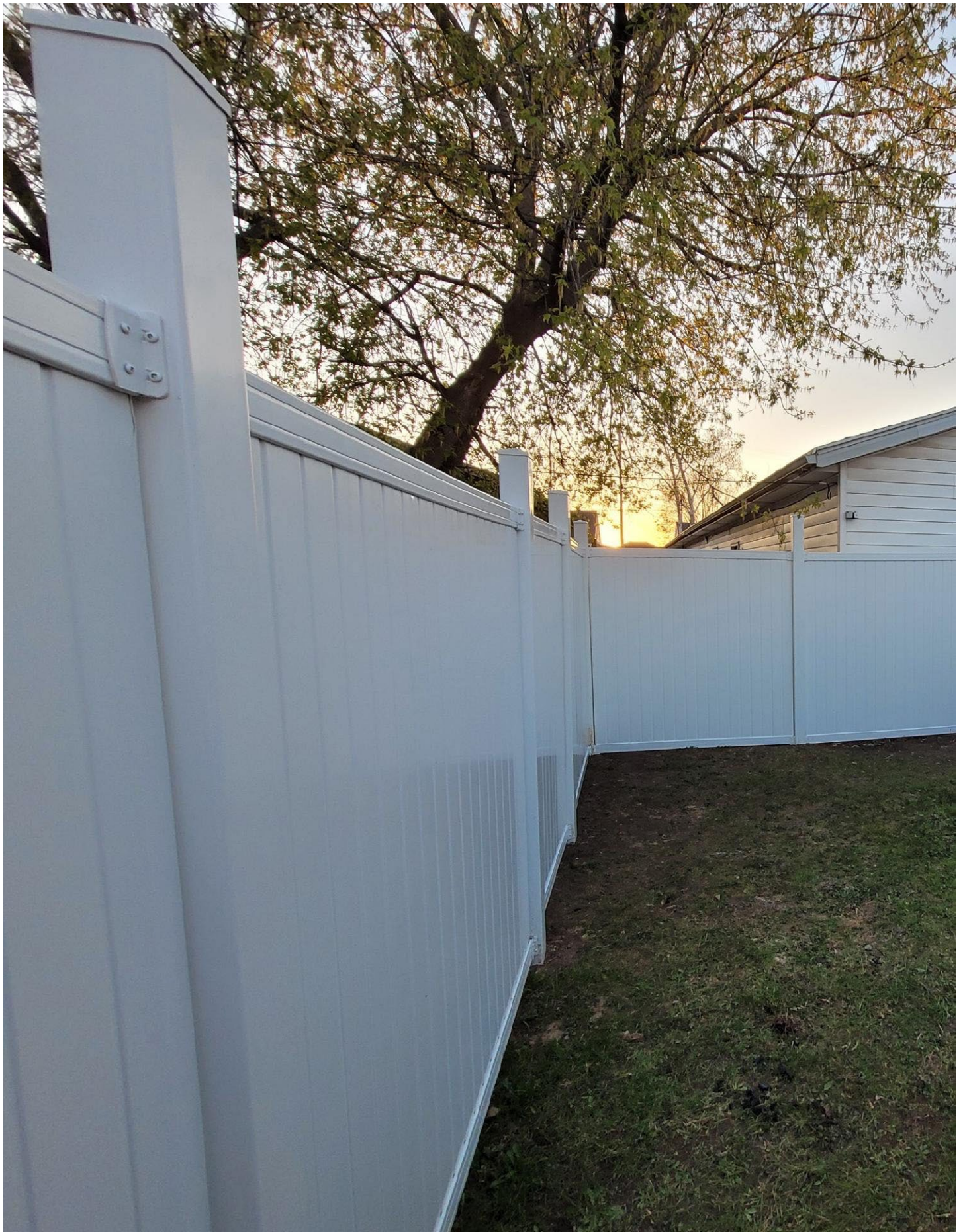
Date Printed: 17 Mar 2025

City of Green Bay

* O

PHOTOS SUPPLIED BY APPLICANT OF PROPERTY











4.88 M
16 FT.

STEEL PRO MAX

POOL DIMENSIONS & WATER CAPACITY

90%
5,145 gal.
19,480 L

Outside Ø - 16 ft. (4.88 m)
Inside Ø - 15 ft. 10 in. (4.82 m)

43 in.
(1.10 m)

49 in.
(1.22 m)

DURABLE PERFORMANCE CORROSION & PUNCTURE RESISTANT CONSTRUCTION

4-LEG SUPPORT SYSTEM

STAINLESS STEEL 304 GRADE TUBES

4" DIA. TUBES

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TEAM SETUP : TAKES 2-3 PEOPLE