



# **AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS**

**MONDAY, JULY 21, 2025, 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 Joshua Koch, Steven Schuchart, and Brian Ritter.**

## **C. Approval of the Agenda.**

### **I. Approval of the agenda for the Monday, July 21, 2025, meeting of the Zoning & Planning Board of Appeals.**

## **D. Approval of Minutes.**

### **I. Approval of the minutes from the Tuesday June 17, 2025 meeting.**

## **E. Regular Business.**

### **I. (Appeal 25-15) Consideration, with possible action, on a variance request from Brian Johnson, applicant and property owner; requesting to exceed standards for the placement of a hot tub near a side yard line at 516 Hubbard Street. (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.

2. (Appeal 25-16) Consideration, with possible action, on a variance request from Larry Hamill, applicant and property owner; requesting to exceed driveway setback standards for a parking stall along side of a garage for a one or two-family residential driveway at 232 N Locust Street. (Ald. B. Delie, District 10)

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 25-17) Consideration, with possible action, on a variance request from Steve Collin - applicant, and Sandy Ewald - property owner; requesting to exceed driveway width standards in the front yard and driveway opening for a one or two-family residential driveway at 2815 Nicolet Drive. (Ald. J. Grant, District 1)

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. Next Meeting: Monday August 18, 2025

## **G. Adjournment.**

1. Adjournment of the Monday, July 21, 2025, meeting of the Zoning & Planning Board of Appeals.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT [www.greenbaywi.gov](http://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 21, 2025

**PREPARED BY**

**AGENDA ITEM # D.I**

Approval of the minutes from the Tuesday June 17, 2025 meeting.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

None



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

**MEETING DATE**

July 21, 2025

**PREPARED BY**

Jon LeRoy, Zoning Administrator

**AGENDA ITEM # E.1**

(Appeal 25-15) Consideration, with possible action, on a variance request from Brian Johnson, applicant and property owner; requesting to exceed standards for the placement of a hot tub near a side yard line at 516 Hubbard Street. (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 variance relief from I section of the Green Bay Municipal Code, Chapter 44: Zoning.**

44-520 (a) *Setback. 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*

Applicant seeks setback of 4.25 feet from side yard along the western portion of parcel for placement of hot tub.

The applicant has placed a hot tub in the rear of the property. The applicant has noted that the hot tub has not been in use and has a solid structural cover on top of the hot tub unit. Any pool or hot tub additions on a property are required to be setback a minimum of 10 feet from either the rear or side yard. The property is 40 feet in width. A hot tub or pool can be placed in the remaining 20 feet located in the center of the property.

The placement of the hot tub is sought to be placed 4.25 feet from the western side yard line. The neighboring property constructed a 6' tall wooden fence parallel to the property line in 2022.

This property has a variance which was granted in June 2022 which allowed for a rear yard setback of 2.5 feet and 70 percent impervious surfacing cap on the overall property. A new 24' x 20' detached garage was built in the northeast corner of the property.

New structures like accessory buildings, hot tubs, or pools must be built a minimum of 3 feet separate from other structures. The placement of the hot tub meets the three-foot separation from the existing principal structure and the accessory garage structure.

**RECOMMENDATION**

**FISCAL IMPACT**

## ATTACHMENTS

1. 25-15 Application
2. 25-15 Site Plan
3. 25-15 Photo 1
4. 25-15 Photo 2
5. 25-15 Photo 3
6. 25-15 Photo 4
7. 25-15 Photo 5
8. Appeal 25-15 Street View



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

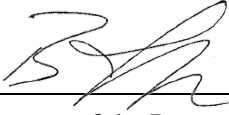
**THREE STEP TEST - To qualify for a variance, the applicant must demonstrate that their property meets the following three (3) requirements:**

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

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

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

<b>OFFICE USE ONLY:</b>	<b>Parcel #:</b> 4-97	<b>Residential \$125</b> <small>XXX</small> <b>Commercial \$250</b>
<b>District:</b> 9 <b>Zoning:</b> OR	<b>Meeting Date:</b> July 21 25	<b>Receipt #:</b>
<b>Submittal Date:</b> 7/8/25	<b>Staff Signature:</b> jl	















2  
TODAY  
10:00 AM  
MAY 15, 2024



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

**MEETING DATE**

July 21, 2025

**PREPARED BY**

Jon LeRoy, Zoning Administrator

**AGENDA ITEM # E.2**

(Appeal 25-16) Consideration, with possible action, on a variance request from Larry Hamill, applicant and property owner; requesting to exceed driveway setback standards for a parking stall along side of a garage for a one or two-family residential driveway at 232 N Locust Street. (Ald. B. Delie, District 10)

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**

**RECOMMENDATION**

**The applicant seeks variance relief from I section of the Green Bay Municipal Code, Chapter 44: Zoning.**

**Section 44-1747 (3.) (c.)**

*One uncovered parking space is permitted in the side yard alongside a garage provided said space is not located between the building and the street and is set back from the side and rear lot lines by no fewer than 2.5 feet. A legal parking stall must be 8 feet in width. Total space requires 10.5 feet from the garage edge to the property line. The applicant is seeking 10 inches between the drive and the property line, rather than 2.5 feet.*

The applicant seeks to keep portions of a driveway which was constructed in May 2025. The applicant applied for a permit during the week of May 19. The application lacked dimensions and did not meet all aspects of zoning code. The applicant requested a permit be approved by the next day, but the front office staff informed the applicant that this turnaround time is unrealistic. The applicant was replacing and expanding concrete for parking vehicles in the front yard and patio space leading to the front door.

The following week, on May 28, inspector Matt Bablitch reviewed the application and visited the property to witness construction had occurred on the parcel. The new construction included an expansion of the driveway to approximately 8 inches from the northern sideyard line, an expansion of the southern driveway some 7 feet past the southernmost garage door opening and an expansion of a front patio reaching some 8–9 feet from the western edge of the home leading to the front door. A conditionally approved permit noting limitations on expansion for the front yard concrete pours were issued on May 28. That document is included with this item.

The applicant had a handful of subsequent conversations with either Inspector Bablitch or with Zoning Administrator Jon LeRoy regarding code requirements and discussion to solutions to ensure improvements meet zoning code.

The applicant has agreed to reduce the width of the expanded driveway alongside the southern portion of the property to no greater than 2 feet past the garage door edge and reduce the concrete walkway area width to 6 feet or less as to not create a potential additional front yard parking stall south of the driveway.

The applicant seeks to add additional pavement at the northern edge of the garage to create a parking stall alongside the garage. The applicant seeks to create an 8-foot-wide parking stall. The garage is not fully perpendicular with the street and has about 8' 10" of space between the northwestern corner of the garage and the northern property line. At the northeastern corner of the garage, an 8-foot paved parking stall can be approximately 2' 6" off the property line as the garage angles away from the property line. The applicant seeks relief of allowing the buffer to be reduced to 0.8-foot setback from the neighboring parcel, departing 1.7 feet from the typical 2.5-foot requirement.

Additionally, the applicant has provided the following list of properties he believes have similar driveway conditions:

1750 Bond St  
1760 Bond St  
1868 Bond St  
1706 Bond St  
1205 N Locust  
1378 Division St  
316 N Locust

## FISCAL IMPACT

## ATTACHMENTS

1. 25-16 232 N Locust Street Application
2. 25-16 Current Conditions Photo July 1 2025
3. 25-16 Variance Request Site Plan
4. 25-16 Existing Conditions Sketch
5. 25-16 Applicant Provided Addresses with Enlarged Driveways
6. 25-16 Approved Permit from Inspection
7. Appeal 25-16 Street View August 2019



July 21 430p.

# ZONING BOARD OF APPEALS VARIANCE APPLICATION

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

<b>DATE:</b>	30 June 25	<b>PROJECT #:</b>	120489	<b>APPEAL #:</b>	25-15
<b>APPLICANT INFORMATION:</b>					
Name:	Larry Hamill				
Business Name:					
Address:	232 N Locust Street				
City, State, Zip:	Green Bay, WI 54303				
Phone:	315-778-2661				
Email:	larry.hamill@yahoo.com				
<b>PROPERTY OWNER INFORMATION (if different from above):</b>					
Name:					
Business Name:					
Address:					
City, State, Zip:					
Phone:					
Email:					
<b>HAS A SITE PLAN BEEN REVIEWED BY PLANNING STAFF?</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> 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.					
<b>PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:</b>					
Location/Address:	232 North Locust Street				
Tax Parcel Number(s):	6-108-H				
Describe the Variance Request:					
Request 10" side yard setback 5' from front of property extending to back of garage					

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

44-1747 (3)(c)  
~~44-1746~~

**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

House was built in 1967 at an angle to property lines  
Front of garage is 8'10" from property line  
Back of garage is 10'6" from property line

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

There is a 6' Fence on property line between neighbor  
There are several properties in area that have similar parking areas  
There is a gate at front of garage so parking area is not seen from street

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

IT would not allow additional parking that houses in the area have

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.

*L. Hamill*

Signature of the Property Owner

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

Larry Hamill

Print Name

Print Name

30 June 25

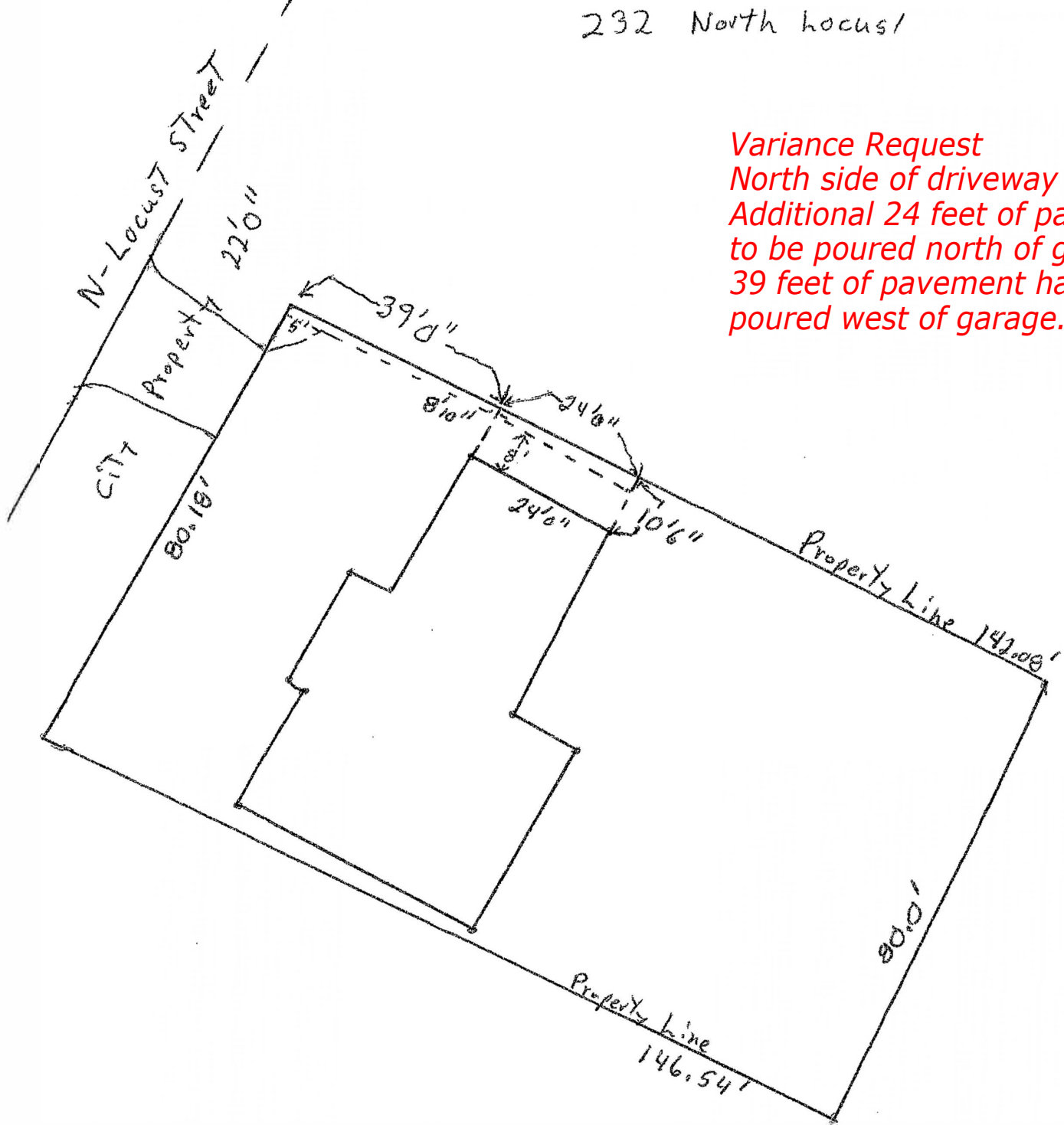
Date

Date

OFFICE USE ONLY:	Parcel #: 6-108-H	Residential \$125 <input checked="" type="checkbox"/> Commercial \$250 <input type="checkbox"/>
District: 10 Zoning: R1	Meeting Date: July 21	Receipt #: <input checked="" type="checkbox"/>
Submittal Date: Re. 7/3/25	Staff Signature: <i>[Signature]</i>	



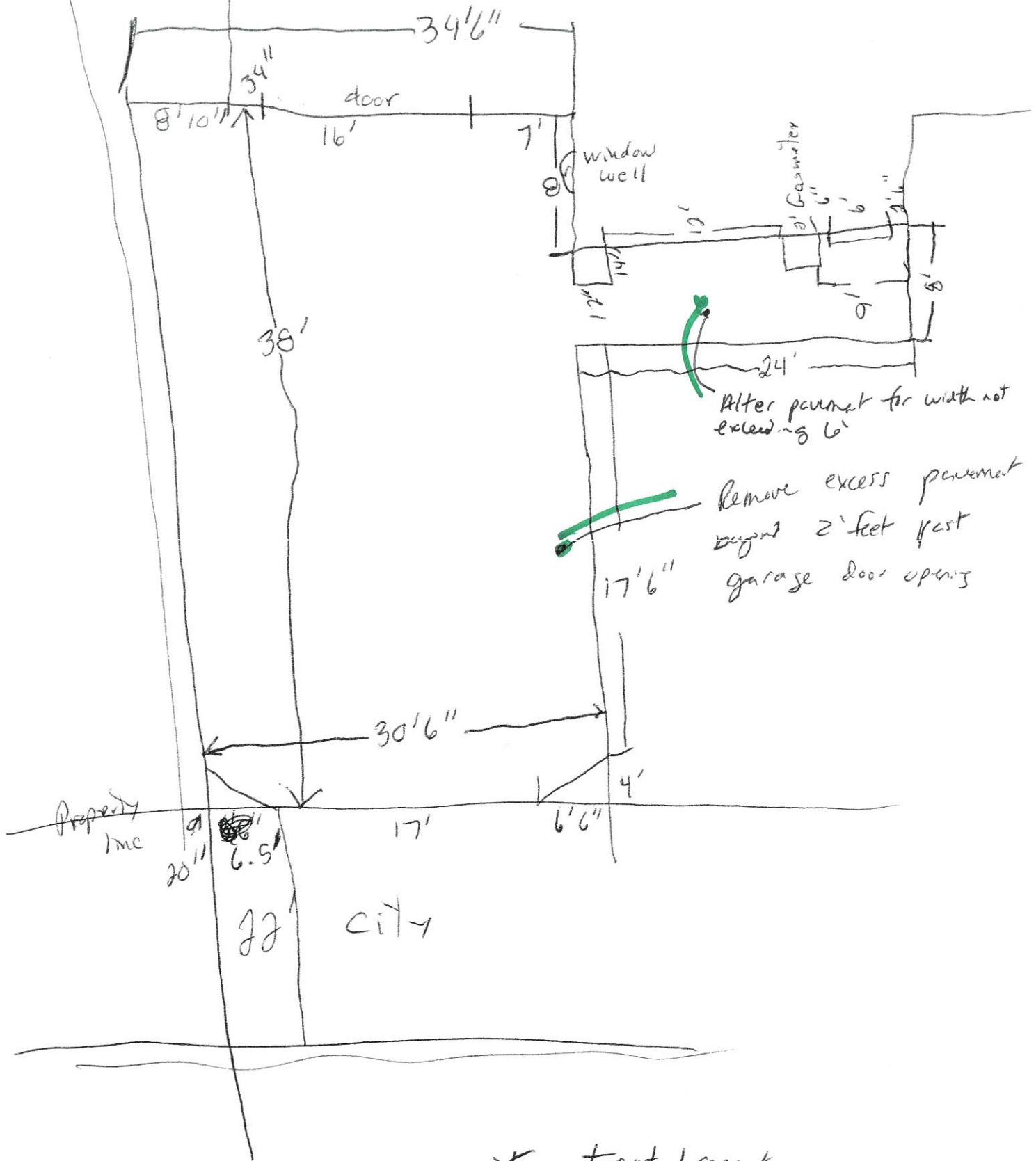
232 North Locust



Variance Request  
North side of driveway  
Additional 24 feet of pavement  
to be poured north of garage.  
39 feet of pavement has been  
poured west of garage.

Request setback from property line on side  
be 10".

# Existing Conditions



\* Front Layout



1750 Bond



1760 Bond



1868 Bond



1205 Locust



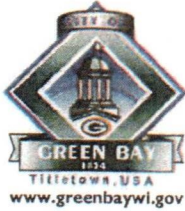
1706 Bond



1378 Division St



316 N Locust



# BUILDING PERMIT APPLICATION SHORT FORM

Department of Community and Economic Development  
100 N. Jefferson Street, Rm 608  
Green Bay, WI 54301-5026  
(920) 448-3300 - phone  
(920) 448-3426 - fax  
inspmail@greenbaywi.gov

All highlighted fields must be completed before permit will be processed.

**Project Address:** 232 N Locust Street, Green Bay, WI

PROPERTY OWNER	CONTRACTOR INFORMATION (if applicable)
Name: <u>Larry Hamill</u>	Name:
Address: <u>232 N Locust</u>	Address:
City, State, Zip: <u>Green Bay WI 54303</u>	City, State, Zip:
Telephone #: <u>315-778-2661</u>	Telephone #:
Email: <u>larry.hamill@yahoo.com</u>	Email:

**Property Owner** – Do you own and occupy the above listed property?  Yes  No (check one)

**Current Land Use:**  1-Family  2-Family  Multi-Family  Commercial (check one)

**Project Scope:**  Fence  Driveway Expansion or Lot Resurfacing  Patio  Yard Shed (<150 sq ft) (check all that apply)

**Description of Project:** (for fences include fence height, material (i.e. wood, vinyl, chain link), and total length of fence materials)

Replace broken concrete on driveway + front sidewalk  
Replace busted rear patio with concrete

**Estimated Cost of Construction:** 20,000

The applicant certifies that the information submitted herein is accurate, agrees to comply with the WI Admin. Code, Municipal Ordinance, and with the conditions of this permit, and understands that permit issuance creates no legal liability, expressed or implied, on the Department or Municipality.

L. Hamill  
**Signature of Applicant**

19 May 2025  
**Date**

To schedule an inspection, submit an online Inspection Request at <https://greenbaywi.gov/ScheduleInspection> or call (920) 448-3300 at least one business day in advance. Final inspections are required for all projects.

<b>For Office Use Only</b>		Receipt # _____
Project # <u>120489</u>	Parcel # _____	Permit Fee <u>\$50.00</u>
Reviewed By: <u>Matt Bablitch</u>		Credential # _____

OWNER DROPPED OFF PERMIT APPLICATION AND TOLD FRONT OFFICE STAFF THAT HE DIDN'T CARE IF THE CONFIGURATION WAS NOT CORRECT AND THAT HE HAD ALREADY STARTED IT AND WAS GOING TO DO IT EITHER WAY - DOUBLE FEE.

City Representative who reviewed the above requirements with the Project Representative:

Matt Bablitch

05/28/2025

(Signature)

Matt Bablitch

UDC Construction Inspector

(Print Name and Title Here)

City Project ID: 120489

Site Name: \_\_\_\_\_

Address / Location: \_\_\_\_\_

Land Owner: \_\_\_\_\_

Land Owner's Contact Representative: \_\_\_\_\_

I have reviewed the City of Green Bay Permit Conditions for the Erosion and Sediment Control Standards for the Non-Permitted referenced project above. I agree to comply with these conditions and will notify the City of Green Bay of any changes to the plan or project schedule.

[Signature]

(Signature)

19 May 25

Harry Hamill

(Print Name and Title Here)

(1 Copy Permittee, 1 Copy Inspection Files, 1 Copy Engineering Files)



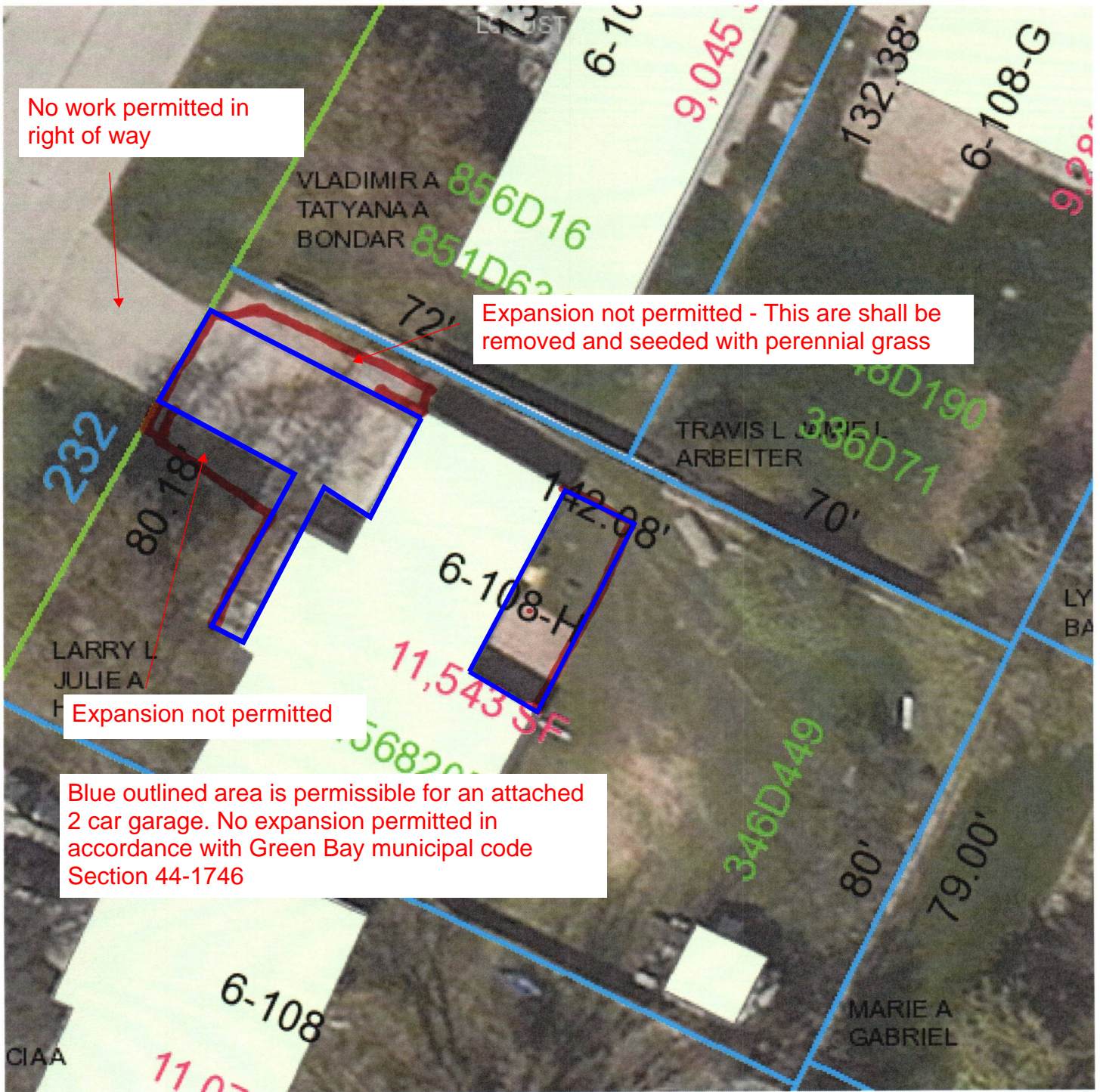
DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION

100 N. Jefferson Street, Room 300  
Green Bay, WI 54301  
Tel (920) 448-3100  
Fax (920) 448-3102

**EROSION AND SEDIMENT  
CONTROL NON-PERMITTED  
CONDITIONS**

Per 16-38 PERFORMANCE STANDARDS FOR CONSTRUCTION SITES NOT REQUIRED TO BE PERMITTED.

- (a) Responsible party. The landowner of the construction site or other person contracted or obligated by other agreement with the landowner to implement and maintain construction site BMPs is the responsible party and shall comply with this section.
- (b) Erosion and sediment control practices. Erosion and sediment control practices at each site where land disturbing construction activity is to occur shall be used to prevent or reduce all of the following:
- (1) The deposition of soil from being tracked onto streets by vehicles.
  - (2) The discharge of sediment from disturbed areas into on-site stormwater inlets.
  - (3) The discharge of sediment from disturbed areas into adjacent waters of the state.
  - (4) The discharge of sediment from drainage ways that flow off the site.
  - (5) The discharge of sediment by dewatering activities.
  - (6) The discharge of sediment eroding from soil stockpiles existing for more than seven days.
  - (7) The transport by runoff into waters of the state of chemicals, cement, and other building compounds and materials on the construction site during the construction period. However, projects that require the placement of these materials in waters of the state, such as constructing bridge footings or BMP installations, are not prohibited by this section.
- (c) Location. The BMPs shall be located so that treatment occurs before runoff enters waters of the state.
- (d) Implementation. The BMPs used to comply with this section shall be implemented as follows:
- (1) Erosion and sediment control practices shall be constructed or installed before land disturbing construction activities begin.
  - (2) Erosion and sediment control practices shall be maintained until final stabilization.
  - (3) Final stabilization activity shall commence when land disturbing activities cease and final grade has been reached on any portion of the site.
  - (4) Temporary stabilization activity shall commence when land disturbing activities have temporarily ceased and will not resume for a period exceeding 14 calendar days.
  - (5) BMPs that are no longer necessary for erosion and sediment control shall be removed by the responsible party.



No work permitted in right of way

Expansion not permitted - This area shall be removed and seeded with perennial grass

Expansion not permitted

Blue outlined area is permissible for an attached 2 car garage. No expansion permitted in accordance with Green Bay municipal code Section 44-1746

P#120489  
Conditionally

**APPROVED**

Building Inspection Division  
Green Bay, Wisconsin

*Matt Bablitch*

SEE CORRESPONDENCE  
.5/28/2025

**FINAL INSPECTION REQUIRED UPON COMPLETION**

THIS PERMIT IS CONDITIONALLY APPROVED. CONDITIONS OF THE PERMIT REQUIRE THAT THE DRIVEWAY BE CONFIGURED IN CONFORMANCE WITH SECTION 44-1746 OF THE GREEN BAY MUNICIPAL CODE





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

**MEETING DATE**

July 21, 2025

**PREPARED BY**

Jon LeRoy, Zoning Administrator

**AGENDA ITEM # E.3**

(Appeal 25-17) Consideration, with possible action, on a variance request from Steve Collin - applicant, and Sandy Ewald - property owner; requesting to exceed driveway width standards in the front yard and driveway opening for a one or two-family residential driveway at 2815 Nicolet Drive. (Ald. J. Grant, District I)

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 variance relief from 2 sections of the Green Bay Municipal Code, Chapter 44: Zoning.**

**Section 44-1746**

*Driveways shall lead to the public right-of-way directly to a garage door opening plus 24 inches on either side of said door or to a legal surface parking space.*

Applicant seeks to create a driveway which is approximately 21 feet wider than what is permitted between legal surface parking spaces.

**Section 44-1746 (3) a. Driveway width**

*Driveways leading to garages are limited to a maximum width of 25 feet at the property line and 30 at the curb/pavement line.*

Applicant seeks to create a driveway opening at both the property line and the Nicolet Drive pavement line at 53 feet in width.

The applicant is seeking to fully replace asphalt drives leading to an attached and detached garage on the property. Applicant stopped initial reconstruction when Inspection staff were notified of a driveway being replaced without a permit in June 2025.

The applicant is seeking to replace existing asphalt on the property and driveway area leading out to Nicolet Drive. The principal structure home was built in 2019 after a previous home was razed on the parcel in 2018. The principal structure has an attached garage. To the north of the principal structure, a detached accessory garage exists near the northeast corner of the property. The accessory structure is located both in the front yard and side yard setback, but is considered to be legal non-conforming as the structure has existed since at least the year 2000.

A new concrete driveway was poured during construction of the new principal building in 2019, but the majority of the existing asphalt driveway leading from Nicolet Drive remained in a non-conforming state between the garages and leading out to the pavement line at Nicolet Drive.

The applicant is seeking to create a 53-foot-wide driveway. On the southern edge of the driveway, the applicant seeks to create a 25-foot extension from the pavement line at Nicolet Drive back to the 2019 concrete pour area. On the northern edge of the driveway, the applicant seeks to create a 37' 4" extension of concrete from northeast corner of the accessory garage to the pavement at Nicolet Drive. In between the drives leading directly to garage door openings, the applicant seeks to create an approximately 27-foot-wide connection between the two drive lanes which would extend on a plane starting at the southeast corner of the accessory garage, thence parallel with Nicolet Drive 27 feet, to the existing edge of the concrete drive leading to the principal garage. Said area would encompass a driveway opening in the right of way and extend approximately 8 feet into the front yard of the property.

Because the property has two legal garages, a driveway can be accessible to both garages. However, said driveways are required to meet width standards of Article XVIII. Since the accessory garage is located in proximity to the right of way, a single legal driveway which meets width standards is not possible in the existing footprint.

## RECOMMENDATION

## FISCAL IMPACT

## ATTACHMENTS

1. 25-17 Application
2. 25-17 Site Plan
3. 2815 Nicolet Street View and Aerial History



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

**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

There is an existing water pipe (city) that was rusted and broken off. By ~~repl~~ installing concrete it will strengthen and protect the city water pipe.

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

No. Replacing existing blacktop w/ concrete will improve upon the property and the safety of the property.

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 blacktop's cracked and broken and was layed thin in mutipul areas.

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]  
Signature of the Property Owner

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

SANDRA Ewald  
Print Name

Steve Collier  
Print Name

6-26-2025  
Date

6-26-2025  
Date

OFFICE USE ONLY:	Parcel #: 22-139	Residential \$125 <input checked="" type="checkbox"/>	Commercial \$250 <input type="checkbox"/>
District:	Zoning: R1	Meeting Date: 6/21	Receipt #:
Submittal Date: 6/16	Staff Signature: [Signature]		



# BUILDING PERMIT APPLICATION SHORT FORM

Department of Community and Economic Development  
100 N. Jefferson Street, Rm 608  
Green Bay, WI 54301-5026  
(920) 448-3300 - phone  
(920) 448-3426 - fax  
inspmail@greenbaywi.gov

All highlighted fields must be completed before permit will be processed.

**Project Address:** 2815 Nicolet Dr. Green Bay, WI

PROPERTY OWNER	CONTRACTOR INFORMATION (If applicable)
<b>Name:</b> Sandra Ewald	<b>Name:</b> Steve Collin
<b>Address:</b> 2815 Nicolet Dr	<b>Address:</b> 1625 Mapleridge Cir.
<b>City, State, Zip:</b> Green Bay WI	<b>City, State, Zip:</b> Sobieski WI 54171
<b>Telephone #:</b> 920-362-3905	<b>Telephone #:</b> 920 639 0222
<b>Email:</b>	<b>Email:</b> gbmconcreteLLC@gmail.com

**Property Owner** – Do you own and occupy the above listed property?  Yes  No  
(check one)

**Current Land Use:**  1-Family  2-Family  Multi-Family  Commercial  
(check one)

**Project Scope:**  Fence  Driveway Expansion  Patio  Yard Shed (<150 sq ft)  
(check all that apply) or Lot Resurfacing

**Description of Project:** (for fences include fence height, material (i.e. wood, vinyl, chain link), and total length of fence materials)

Replacing existing driveway (No expansion)

**Estimated Cost of Construction:** \$12,800

The applicant certifies that the information submitted herein is accurate, agrees to comply with the WI Admin. Code, Municipal Ordinance, and with the conditions of this permit, and understands that permit issuance creates no legal liability, expressed or implied, on the Department or Municipality.

J. Hernandez  
**Signature of Applicant**

6/26/25  
**Date**

To schedule an inspection, submit an online Inspection Request at <https://greenbaywi.gov/ScheduleInspection> or call (920) 448-3300 at least one business day in advance. Final inspections are required for all projects.

For Office Use Only	
<b>Project #</b> _____	<b>Receipt #</b> _____
<b>Parcel #</b> _____	<b>Permit Fee</b> _____
<b>Reviewed By:</b> _____	<b>Credential #</b> _____

J16773-44

7,334 SF±

58.0'

28-19

2815  
NICOLET DR

A

NICOLET DR

116.00'

28-5

12'

50





**2815 Nicolet Street View and Aerial History**



Street View November 2022



Street View September 2013



Aerial View 2023



Aerial View 2017