



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

TUESDAY, NOVEMBER 18, 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 Tuesday, November 18, 2025, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

- I. Approval of the minutes from the October 20, 2025 meeting of the Zoning and Planning Board of Appeals.

E. Regular Business.

- I. (Appeal 25-24) Consideration, with possible action, on a variance request from William Aubrey of Consolidated Construction Company (applicant), and Gordy Renn of Fox Converting, Inc (property owner), requesting to exceed rear yard setback standards in a BP

Business Park zoned district at 200 Packerland Drive. (Ald. K. Hinkfuss, District 12)

2. (Appeal 25-25) Consideration, with possible action, on a variance request from Duane Peterson (applicant) and Mike Delaney (property owner), requesting to exceed setback standards for the placement of an accessory building of an adjacent front yard on a corner lot in an R3 Varied Density District at 1201 N Webster Avenue. (Ald. J. Prestley, District 6)
3. (Appeal 25-26) Consideration, with possible action, on a request Doreen and David Deprey (applicant and property owner), requesting to exceed side yard fence height standards in a residential district at 1214 13th Avenue. (Ald. B. Johnson, District 9)
4. (Appeal 25-27) Consideration, with possible action on a variance request from Abigail Jackson (applicant and property owner), requesting to exceed sideyard setback standards for a driveway and exceed maximum driveway width standards for a one- or two-family home at 1130 Shawano Avenue. (Ald. J. Ridderbush, District 8)

F. Informational.

1. Next Meeting: December 15, 2025.

G. Adjournment.

1. Adjournment of the Tuesday, November 18, 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
- 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, 2025

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the October 20, 2025 meeting of the Zoning and Planning Board of Appeals.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. BOA Minutes 10.20.2025



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, OCTOBER 20, 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.

Present: Noel Halvorsen, Joshua Koch, Brian Ritter

Excused: Steven Schuchart

Absent: None

Others Present: Logan Wood, Assistant City Attorney

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the Monday, October 20, 2025, meeting of the Zoning & Planning Board of Appeals.

Moved by Joshua Koch, seconded by Brian Ritter to approve the agenda with the amendment to take Item FI first.

Motion Passed.

Yes—Noel Halvorsen, Joshua Koch, Brian Ritter, No—None, Abstain—None.

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the September 15, 2025, meeting.

Moved by Brian Ritter, seconded by Joshua Koch to approve the minutes.

Motion Passed.

Yes—Noel Halvorsen, Joshua Koch, Brian Ritter, No—None, Abstain—None.

E. REGULAR BUSINESS.

1. (Appeal 25-24) Consideration, with possible action, on a variance request from William Aubrey of Consolodated Construction Company (applicant), and Gordy Renn of Fox Converting, Inc (property owner), requesting to exceed rear yard setback standards in a BP Business Park zoned district at 200 Packerland Drive. (Ald. K. Hinkfuss, District 12)

Moved by Joshua Koch, seconded by Brian Ritter to table the item until the November 18, 2025, meeting.

Motion Passed.

Yes—Noel Halvorsen, Joshua Koch, Brian Ritter, No—None, Abstain—None.

F. INFORMATIONAL.

1. Discussion on upcoming potential ZBOA duties regarding actions with Chapter 10 of the Green Bay Municipal Code.
2. Next Meeting: TUESDAY November 18, 2025.

G. ADJOURNMENT.

1. Adjournment of the Monday, October 20, 2025, meeting of the Zoning & Planning Board of

Appeals.

Moved by Joshua Koch, seconded by Brian Ritter to adjourn.

Motion Passed.

Yes—Noel Halvorsen, Joshua Koch, Brian Ritter, No—None, Abstain—None.



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

MEETING DATE

November 18, 2025

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.1

(Appeal 25-24) Consideration, with possible action, on a variance request from William Aubrey of Consolodated Construction Company (applicant), and Gordy Renn of Fox Converting, Inc (property owner), requesting to exceed rear yard setback standards in a BP Business Park zoned district at 200 Packerland Drive. (Ald. K. Hinkfuss, District 12)

BACKGROUND

RECOMMENDATION

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

Sec. 44-802. Table 44-12. Rear Yard Setback within a BP Business Park. The minimum setback for improvements is 15 feet. Applicant requests 6 feet.

The applicant is seeking to create a 32,455 square foot building addition to their property at 200 Packerland Drive. The building addition includes improvement requests to the west side of the property, which includes the paving of a legal non-conforming fire lane through the north plane of the proposed building expansion.

Improvements such as paving asphalt are subject to current zoning standards for setbacks. The existing fire lane is approximately 6 feet from the property line and the proposed paved fire lane measures 6 feet from the property line. Parking lot areas are not permitted in setbacks and the applicant seeks relief to allow for paving of the parking area 6 feet from the rear property line adjacent to other BP zoned property (US Postal Service).

The building addition itself is not in question with the zoning code. However, reducing or moving the building could create sufficient space to meet code to offset the placement of the fire drive.

The fire department has reviewed the proposed fire drive with access to an existing turnaround. FD approves of the proposed plans as submitted for their access/safety purposes.

FISCAL IMPACT

ATTACHMENTS

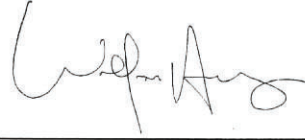
1. 25-24 Application Redacted
2. 25-24 Site Plan
3. 25-24 Additional Proposed Site Information
4. 25-24 Existing Aerial View of 200 Packerland

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).
Zoning Code, Article IX, Section 44-802/Table 44-12:Minimum Rear Yard Setback.
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 no available adjacent land for purchase to expand the facility limiting growth. The property configuration tapers at the SE corner restricting maximizing the building footprint which is required to meet Fox Converting's need to serve thier customers growing demand for product
Would granting the variance be contrary to the public interest? Explain.
No, The property is industrial and the majority of the adjacent properties are the same or similar in nature. A small portion abuts some residential but the requested setback is only for the addition which is located on the opposite side of the property from the residential neighbors. The requested setback will also match the adjacent properties pavement setback limits.
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?
Base on the business growth and their customers needs maximizing the internal capacity for production and storage is critical to meeting their customers needs. The smaller building footprint (that meets the letter of the ordinance) creates an interior flow restriction that is relieved if the additional square footage is allowed. We investigated multiple options for the addition(s) and the limit of a 70% for impervious surface area and this location was the only one that comes close to working for internal material flow, racking layouts and flexibility for future growth on this property. If a increase of the 70% limit for impervious surface was allowed the addition could shifted and increased in size to better serve the need for growth on this property.

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)

Gordy Renn

William Aubrey

Print Name

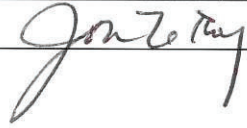
Print Name

9-12-25

9-12-25

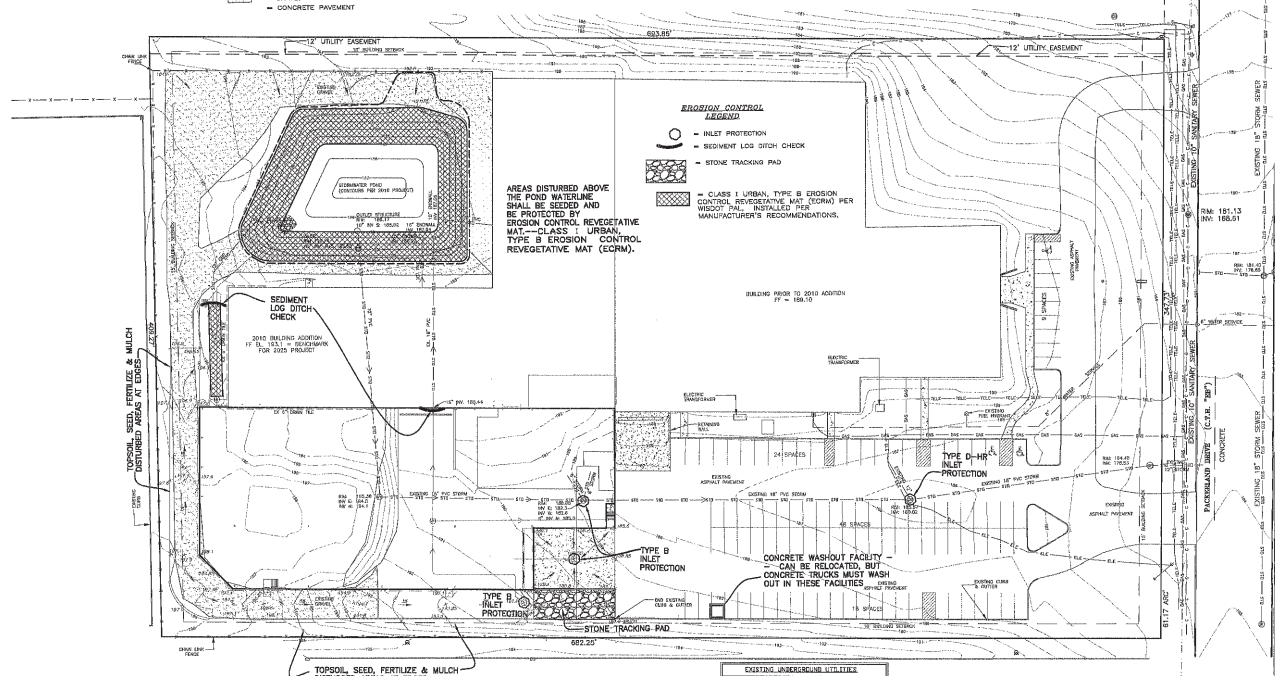
Date

Date

OFFICE USE ONLY:	Parcel #: 6H-1736	Residential \$125 <input type="checkbox"/>	Commercial \$250 <input checked="" type="checkbox"/>
District: R Zoning: BP	Meeting Date: OCT 20 25	Receipt #:	
Submittal Date: 9/30/25	Staff Signature: 		

- EXISTING TOPOGRAPHY LEGEND**
- ⊖ = STORM MANHOLE
 - ⊕ = SANITARY MANHOLE
 - ⊙ = CATCH BASIN
 - = HYDRANT
 - ⊕ = STREET LIGHT
 - ⊖ = POWER POLE
 - x—x— = CHAIN LINK FENCE
 - w—w— = WOOD FENCE
 - s—s— = STORM
 - w—w— = WATER MAIN
 - g—g— = UNDERGROUND GAS
 - u—u— = UNDERGROUND UTILITY
 - t—t— = UNDERGROUND TIME WARNER
 - e—e— = EXISTING CONTOUR
 - g—g— = GRAVEL
 - c—c— = CONCRETE PAVEMENT

ALL SEEDS SHALL BE PER DNR TECHNICAL STANDARD 1000 (SEEDS). ALL MULCHING SHALL BE PER DNR TECHNICAL STANDARD 1008 (MULCHING FOR CONSTRUCTION SITES). SEEDS SHOULD BE ANCHORED BY GRASSING PER DNR TECHNICAL STANDARD 1006.



AREAS DISTURBED ABOVE THE POND WATERLINE SHALL BE SEEDS AND BE PROTECTED BY EROSION CONTROL REVEGETATIVE MAT—CLASS 1 URBAN, TYPE B EROSION CONTROL REVEGETATIVE MAT (ECRM).

- EROSION CONTROL LEGEND**
- = INLET PROTECTION
 - s—s— = SEDIMENT LOG DITCH CHECK
 - c—c— = STONE TRACKING PAD
 - u—u— = CLASS 1 URBAN, TYPE B EROSION CONTROL REVEGETATIVE MAT (ECRM) PER MANUFACTURER'S RECOMMENDATIONS.

EXISTING UNDERGROUND UTILITIES
EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE PER RECORD DRAWING AT THE TIME OF THE TOPOGRAPHIC SURVEY. EACH EXCAVATING CONTRACTOR MUST CALL UTILITY RETELING TO OBTAIN UPDATE FIELD MARKINGS.

CONSOLIDATED CONSTRUCTION CO., INC.
QUALITY EXPERIENCE™

800-648-6714
www.14csh.com
Naperville, IL
Riverside City, MO
Green Bay, WI

STAGES

EROSION CONTROL PLAN
PROPOSED BUILDING ADDITION FOR:
FOX CONVERTING
200 PACKER AND DRIVE
GREEN BAY, WISCONSIN

ISSUED FOR REVIEW:	9-28-25
ISSUED FOR BID:	
ISSUED FOR PERMIT:	
ISSUED FOR CONSTRUCTION:	
ISSUED REVISIONS:	
Revised:	Date: Rev. Description:

PLAN PREPARED BY:
SOMMER & ASSOCIATES, INC.
2711 N. MASON STREET, SUITE F
GREEN BAY, WI 54303
PROJECT NO. 23-2888

DRAWN BY: MJF
PROJECT #: 010002

C104
SHEET TITLE
EROSION

ISSUED FOR REVIEW:	0-26-25
ISSUED FOR BID:	
ISSUED FOR PERMIT:	
ISSUED FOR CONSTRUCTION:	
ISSUED REVISIONS:	
Revised:	0 - This Description

DRAWN BY:	MJF
PROJECT #:	110992

C102
 SHEET TITLE
 TOPOGRAPHIC EXISTING
 CONDITIONS SURVEY -
 DEMOLITION PLAN

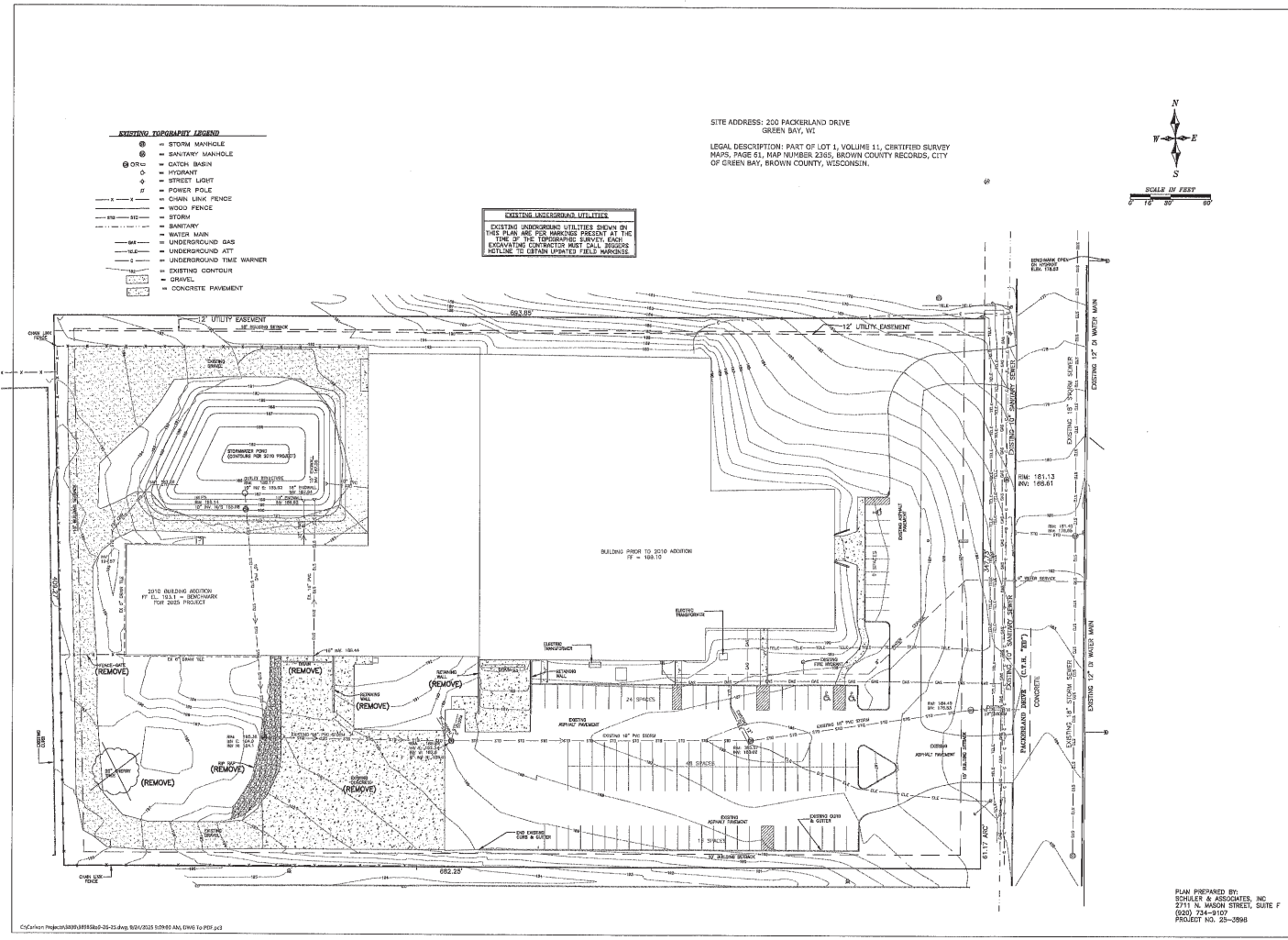
PLAN PREPARED BY:
 ISHAUER & ASSOCIATES, INC.
 2711 N. WASH. STREET, SUITE F
 (2ND)
 (920) 734-9107
 PROJECT NO. 25-3998

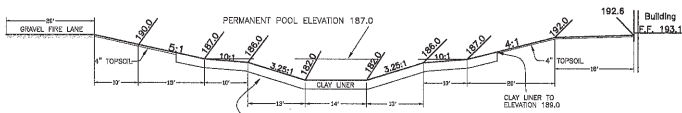


SITE ADDRESS: 200 PACKERLAND DRIVE
 GREEN BAY, WI
 LEGAL DESCRIPTION: PART OF LOT 1, VOLUME 11, CRYSTIFIED SURVEY
 MAPS, PAGE 61, MAP NUMBER 2365, BROWN COUNTY RECORDS, CITY
 OF GREEN BAY, BROWN COUNTY, WISCONSIN.

- EXISTING TOPOGRAPHY LEGEND**
- - STORM MANHOLE
 - ⊙ - SANITARY MANHOLE
 - ⊖ - CATCH BASIN
 - - HYDRANT
 - ⊕ - STREET LIGHT
 - ⊥ - POWER POLE
 - #—#— - CHAIN LINK FENCE
 - W—W— - WOOD FENCE
 - S—S— - STORM
 - B—B— - SANITARY
 - W—W— - WATER MAIN
 - G—G— - UNDERGROUND GAS
 - A—A— - UNDERGROUND ATT
 - T—T— - EXISTING CONTOUR
 - D—D— - GRAVEL
 - C—C— - CONCRETE PAVEMENT

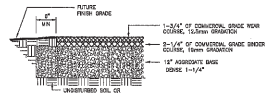
EXISTING UNDERGROUND UTILITIES
 EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE FOR INFORMATION PRESENT AT THE TIME OF THE TOPOGRAPHIC SURVEY. EACH EXISTING UTILITY CONTRACTOR MUST CALL BEFORE ANY EXCAVATION TO VERIFY THE LOCATION AND DEPTH OF UTILITIES.



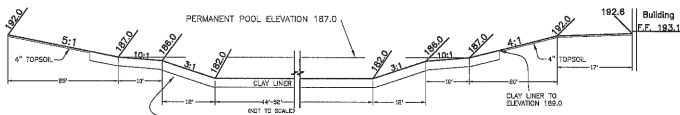


24" TYPE "A" CLAY LINER PER WISCONSIN DNR TECHNICAL STANDARD 1001 (NET DETENTION POND), INSTALLED AS PART OF 2010 PROJECT - DO NOT DAMAGE.

3 DETENTION POND DETAIL - LOOKING EAST
C106 1" = 10'

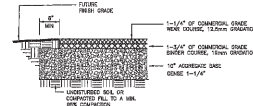


1 HEAVY DUTY (HD) ASPHALTIC PAVEMENT SECTION
C106 NTS

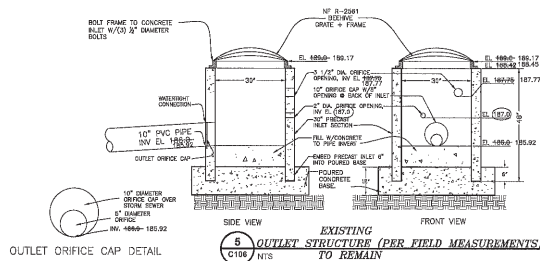


24" TYPE "A" CLAY LINER PER WISCONSIN DNR TECHNICAL STANDARD 1001 (NET DETENTION POND), INSTALLED AS PART OF 2010 PROJECT - DO NOT DAMAGE.

4 DETENTION POND DETAIL - LOOKING NORTH
C106 1" = 10'



2 FIRE LANE ASPHALTIC PAVEMENT SECTION
C106 NTS



5 OUTLET STRUCTURE (PER FIELD MEASUREMENTS) TO REMAIN
C106 NTS



800-848-8774
www.fox27.com
ADDRESS: 183
Rte 97, Ed. Waunakee, WI
609-848-8774

OWNER

PROPOSED BUILDING ADDITION FOR:
FOX CONVERTING
200 PACKERLAND DRIVE
GREEN BAY, WISCONSIN

SITE DETAILS

ISSUED FOR REVIEW:	6-28-25
ISSUED FOR BID:	
ISSUED FOR PERMIT:	
ISSUED FOR CONSTRUCTION:	
ISSUED REVISIONS:	
REVISION:	DATE: 1 Rev. Complete

PLAN PREPARED BY:
SCHAEFER & ASSOCIATES, INC.
2711 N. MASON STREET, SUITE F
GREEN BAY, WI 54303
PROJECT NO. 24-3888

DRAWN BY: M.J.F.
PROJECT #: 498802

C106

SHEET TITLE
SITE DETAILS

REVISIONS

PROPOSED BUILDING ADDITION FOR:
FOX CONVERTING, INC.
PACKERLAND DRIVE - GREEN BAY, WI
54303

ISSUED FOR REVIEW: 9-18-25

ISSUED FOR BID:

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

ISSUED REVISIONS

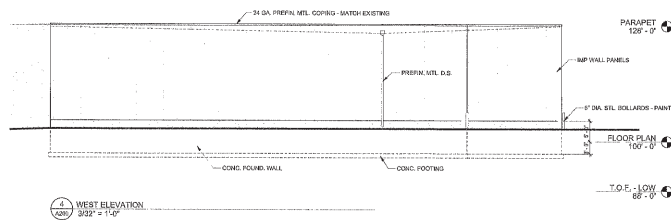
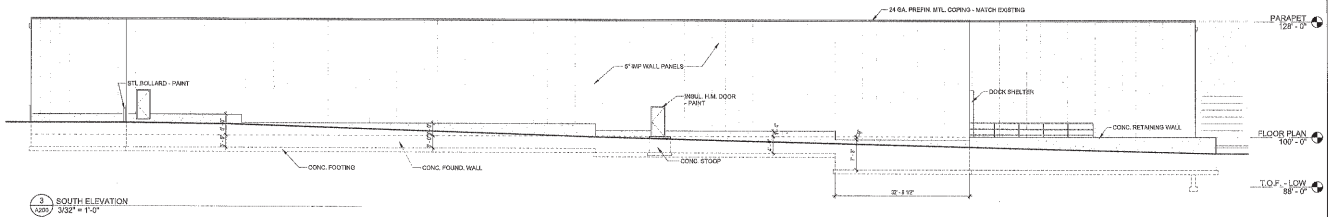
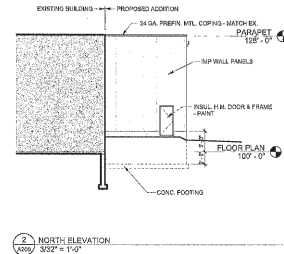
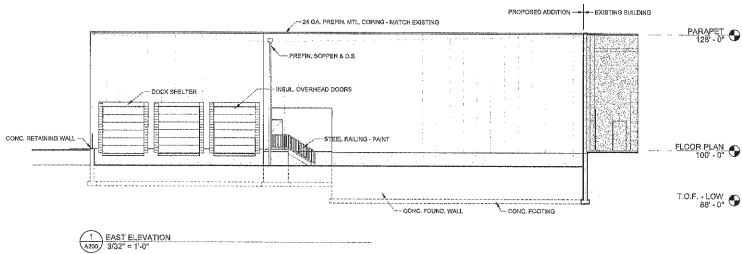
Revision: Date: Description:

DRAWN BY: WAA

PROJECT # 05892

A200

SUBSET TITLE
EXTERIOR ELEVATIONS



STAMPS

EROSION CONTROL DETAILS & NOTES
PROPOSED BUILDING ADDITION FOR:
FOX CONVERTING
200 PACKERLAND DRIVE
GREEN BAY, WISCONSIN

ISSUED FOR REVIEW: 9-28-2008

ISSUED FOR PERM: 9-28-2008

ISSUED FOR CONSTRUCTION: 9-28-2008

ISSUED REVISIONS

REVISION: Date | Description

CONCRETE WASHOUT FACILITY (SIMILAR FACILITIES ALLOWED)

DRAWN BY: SJF

PROJECT #: 010000

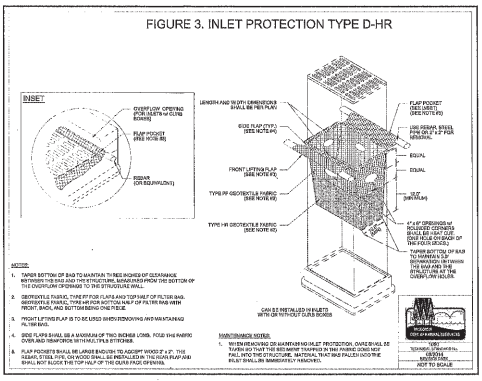
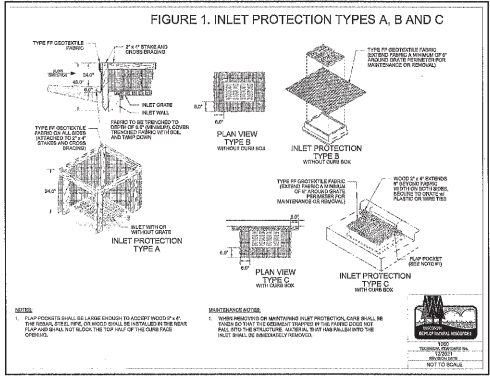
C105

IN-SHEET TITLE

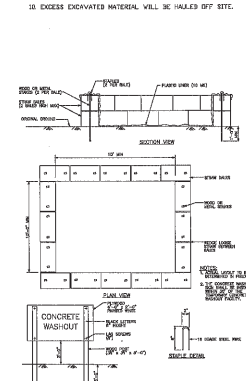
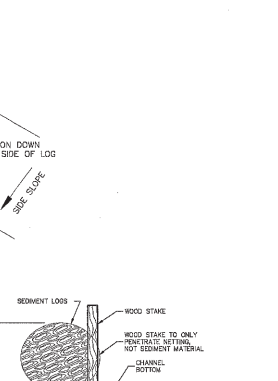
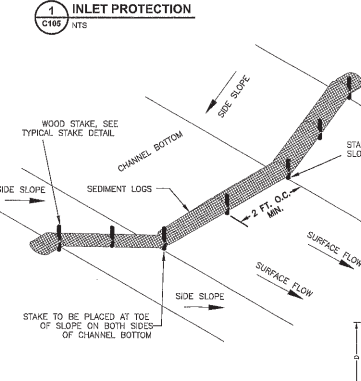
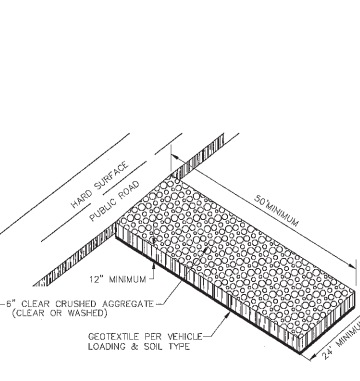
EROSION CONTROL DETAILS & NOTES

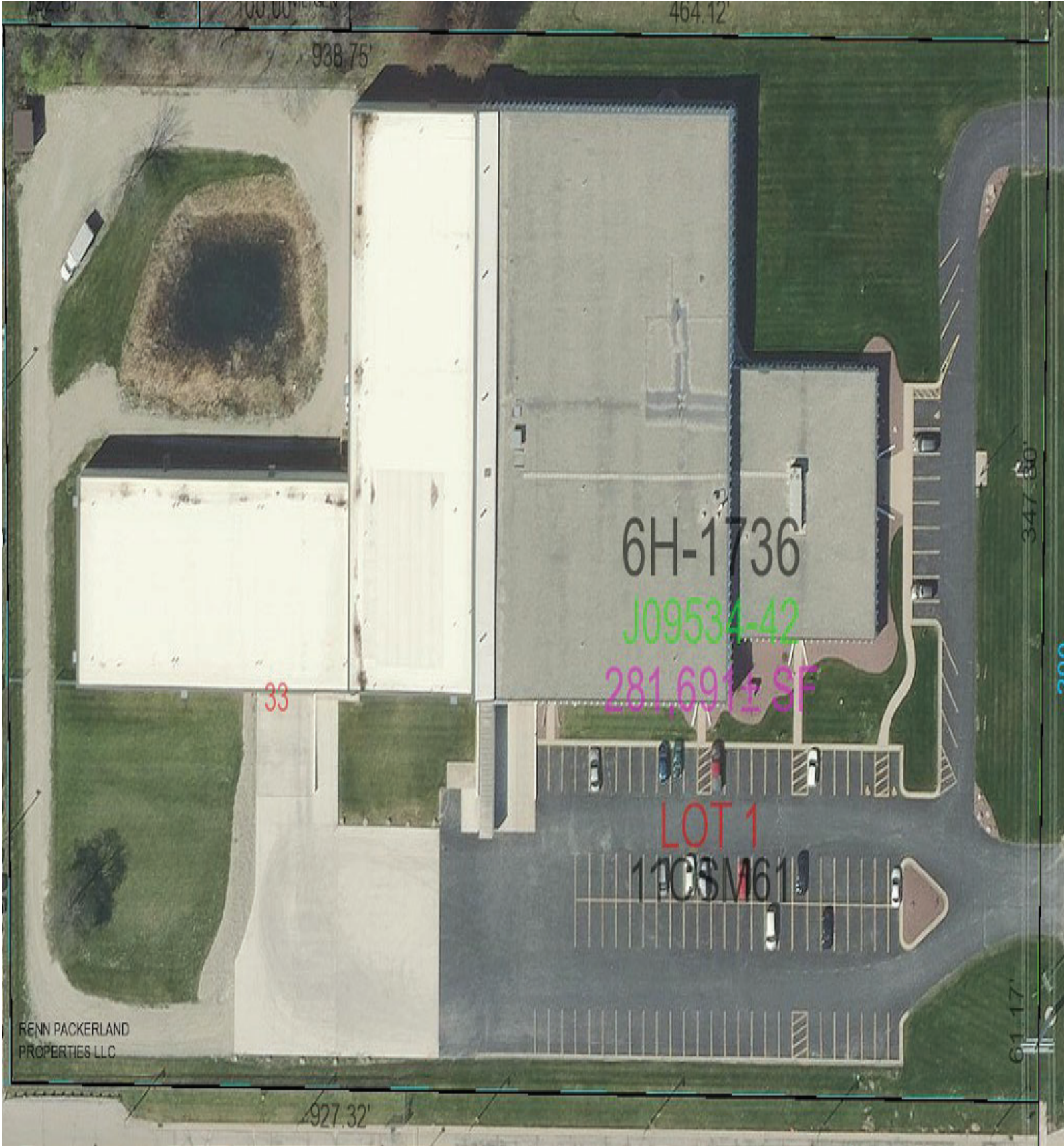
PLAN PREPARED BY:
SCHULER & ASSOCIATES, INC.
2711 NORTH WISCONSIN STREET, SUITE F
APPLETON, WI 54911
738-7000
PROJECT NO. 03096

SPECIAL SHEET CONSTRUCTION DETAILS AND OTHER INFORMATION NOT TO SCALE



- PLAN INFORMATION**
- SITE OWNER: FOX PACKERLAND PROPERTIES LLC, PO BOX 12728, APPLETON, WI 54912
 - PLAN PREPARED BY: SCHULER & ASSOCIATES, INC., 2711 NORTH WISCONSIN STREET, SUITE F, APPLETON, WI 54911
 - START OF CONSTRUCTION: NOVEMBER 17, 2008
END OF CONSTRUCTION: AUGUST 1, 2009
 - LOCAL JURISDICTION: CITY OF GREEN BAY, GREEN BAY, WISCONSIN
 - APPROVED SEQUENCE OF CONSTRUCTION WITH APPROXIMATE DATES:
- CONSTRUCTION SCHEDULE**
- 11-17-2008: Install existing sidewalk protection and temporary erosion control measures.
 - 11-18-2008: Excavate and install permanent sidewalk and curb. Begin work on area preparation. Install site protection to new work as construction.
 - 11-24-2008: Excavate and remove existing material inside building footprint. Begin to construct foundation around existing building footprint. Begin site preparation.
 - 12-01-2008: Install foundation. Clear and grade around foundation.
 - 01-05-2009: Begin site general building work.
 - 04-14-2009: Install foundation and exterior walls.
 - 05-15-2009: Install roof structure.
 - 05-22-2009: Install roof structure and install all electrical work.
 - 06-01-2009: Complete site building construction.
 - 06-01-2009: Remove temporary erosion measures and install permanent sidewalk and curb.





938.75'

464.12'

6H-1736

J09534-42

281,691 ± SF

LOT 1

1108 M61

33

347.60'

61.17'

927.32'

RENN PACKERLAND
PROPERTIES LLC



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

MEETING DATE

November 18, 2025

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.2

(Appeal 25-25) Consideration, with possible action, on a variance request from Duane Peterson (applicant) and Mike Delaney (property owner), requesting to exceed setback standards for the placement of an accessory building of an adjacent front yard on a corner lot in an R3 Varied Density District at 1201 N Webster Avenue. (Ald. J. Prestley, District 6)

BACKGROUND

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

Sec. 44-554, Table 44-2. Note e. Corner properties: The side facade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon the same public street. If no structure exists on the adjacent property, the setback shall be a minimum of one-half the required front yard setback of the subject property's zoning district. The applicant requests to place a building (accessory) within the front yard setback of a corner property. The neighboring property to the west fronting the same public street has a front yard offset of 31 feet. The applicant seeks to place an accessory building setback from the front yard offset at a distance of 18 feet.

The applicant seeks to fully construct an accessory building located at the corner front of the parcel at the northwest corner of N Webster and Reber. The home creates a front yard along N Webster with its main entrance and driveway facing N Webster. A corner front is located along Reber Street. The applicant began construction of a 240 square foot (12 x 20) foot accessory building on the property and received orders from inspection staff to halt construction until a site plan was approved. The location of the structure does not meet zoning code as the property is located at a corner lot. All subsequent additions to structures on the lot must follow the setback created by the adjacent property. The adjacent property has a setback of 31 feet from the right of way. The block is made up of 4 total parcels, 3 of which have principal structures created. The third property also has a setback of 31 feet. The total combined average of the principal structures on the block is 25.3 feet as the principal structure is located 14 feet from the Reber right of way.

The applicant seeks relief to keep the existing structure located 18 feet from the Reber Street right of way. The site has sufficient space to place a 12' x 20' accessory building while meeting bulk requirement standards if a 12' x 20' structure were placed to the west of the existing 24' x 24' accessory structure.

Elevations provided by GIS indicate the northwest corner of the property is approximately 1 foot lower than the front of the property located near N Webster Avenue.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 25-25 Redacted Application
2. 25-25 Site Plan Proposed
3. 25-25 Photos From Construction Submission



6710^{sq. ft.} Parcel # 20-92
Lot^{sq. ft.} 6710^{sq. ft.}

ZONING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE: 10/7/25	PROJECT #: 122700	APPEAL #: 25-25
APPLICANT INFORMATION:		
Name: Duane Peterson		
Business Name:		
Address: 1201 North Webster Ave.		
City, State, Zip: Green Bay, Wis. 54302		
Phone: [REDACTED]		
Email:		
PROPERTY OWNER INFORMATION (if different from above):		
Name: Mike Delaney		
Business Name:		
Address: 502 North Ashland Ave.		
City, State, Zip: Green Bay, Wis. 54302		
Phone: [REDACTED]		
Email:		
HAS A SITE PLAN BEEN REVIEWED BY PLANNING STAFF? <input checked="" type="checkbox"/> YES <input checked="" 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.		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: 1201 North Webster Ave		
Tax Parcel Number(s):		
Describe the Variance Request: Per drawing attached, I would like this shed to store personal property, snow blower, motorcycle, lawn mower, weed eater, leaf blower & other, hand tools, and personal storage,		

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

conditional use. (44.4590)

Sec. 44-554 Table 44-2 setback of corner building shall maintain adjacent front.

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

it being a corner lot make the ordinance, in a Grey area

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

Would definitely make neighborhood nicer as, I bought new materials, Grey vinyl siding, & dark Grey, metal roofing, looking outstanding.

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

If the location is back against property line corner, (being discussed) there is up to 8"-10" of water laying there in string, for weeks,

Current location, is 12" higher by transit, & still 4' behind the House, Street set Required, as Corner lot.

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.

Mike Delaney
Signature of the Property Owner

Deane B Peterson
Signature of Applicant (working as "Agent" for owner)

Mike Delaney
Print Name

Deane B Peterson
Print Name

10-9-25
Date

10-9-25
Date

OFFICE USE ONLY:	Parcel #: <u>20-92</u>	Residential \$125 <input checked="" type="checkbox"/> Commercial \$250 <input type="checkbox"/>
District: <u>6</u> Zoning: <u>R3</u>	Meeting Date: <u>Nov 18 25</u>	Receipt #:
Submittal Date: <u>Oct. 9 25</u>	Staff Signature: <u>[Signature]</u>	

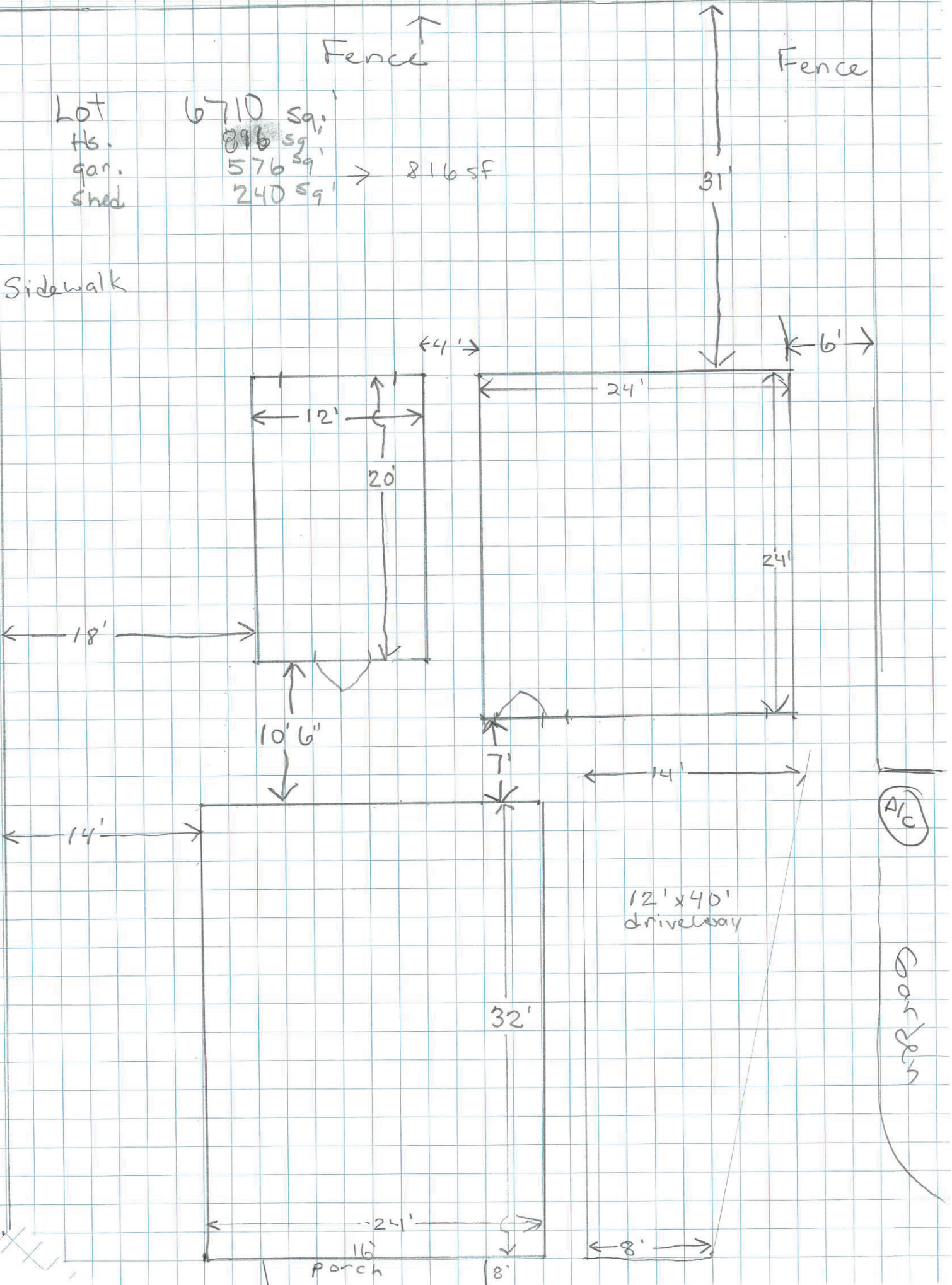
Lot
Hb.
gar.
shed

6710 Sq.
~~816~~ Sq.
576 Sq. → 816 SF
240 Sq.

Fence ↑

Fence

Sidewalk



Hence

5' tree

Shed.
240^{sq}'

Garage

576^{sq}'

100

1600^{sq}'

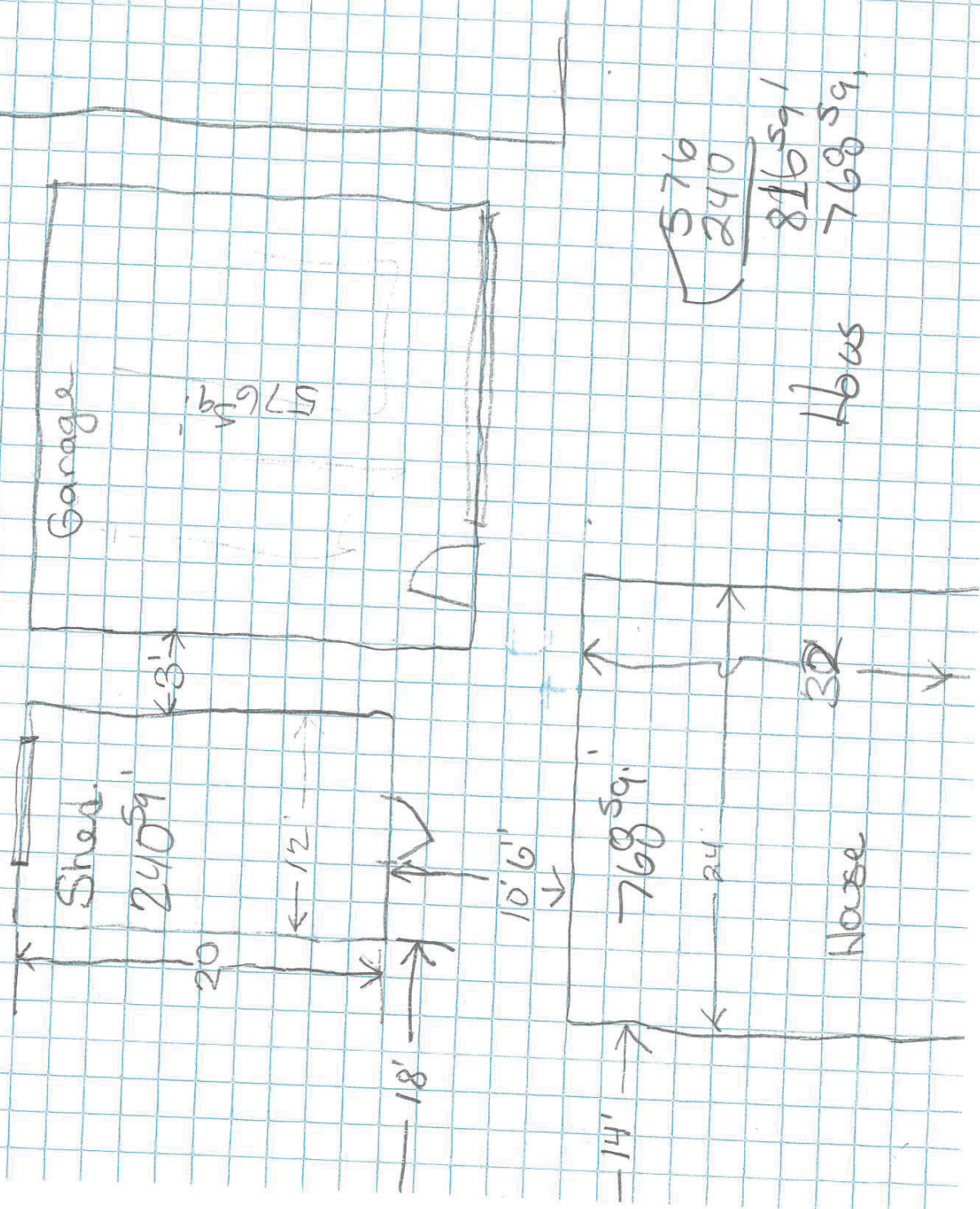
816^{sq}'

576
240

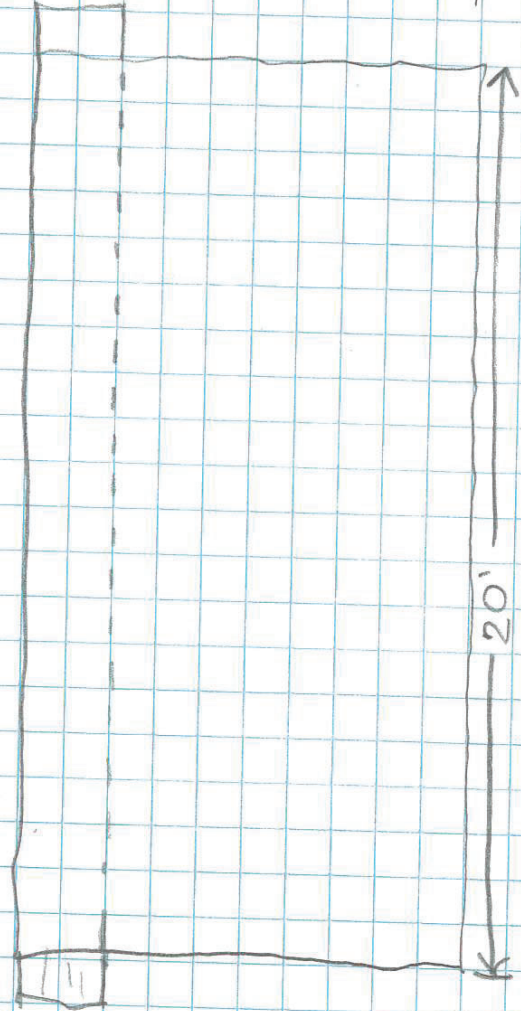
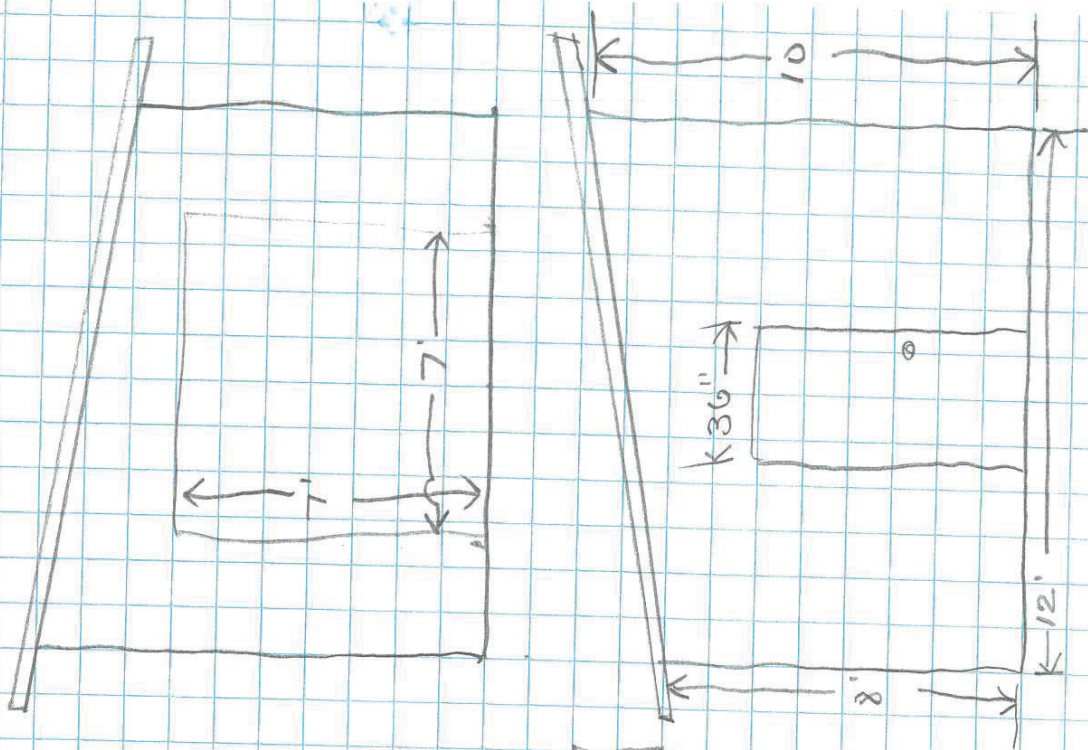
House

30

North



Everything on 16' center
2x4" walls
2"x6" roof trusses
16" overhang



















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

MEETING DATE

November 18, 2025

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.3

(Appeal 25-26) Consideration, with possible action, on a request Doreen and David Deprey (applicant and property owner), requesting to exceed side yard fence height standards in a residential district at 1214 13th Avenue. (Ald. B. Johnson, District 9)

BACKGROUND

The applicant seeks variance relief from one section of the Green Bay Municipal Code, Chapter 44: Zoning Sec. 44-450. Fence location and height. Fences located in the side yard shall not exceed six feet. Applicant requests placing a fence at a height of 8 feet 9 inches tall placed along the south property line located between approximately 21 feet from the right of way (edge of the front yard) and extending approximately 64 feet to the west until the fence reaches the plane of the neighboring accessory garage building at 1218 13th Avenue.

The applicants have constructed a fence without a permit. A complaint was issued on October 21 which indicated both the creation of a fence and carport-like structure which connected beams from the top of the fence to principal structure. The applicant has stated they have removed the beams but seek relief to have a fence which exceeds side yard setback standards by 2 feet 9 inches. The fence can be in compliance along a property line located in the sideyard, as shown in the site plan, if the fence height is reduced to 6 feet.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

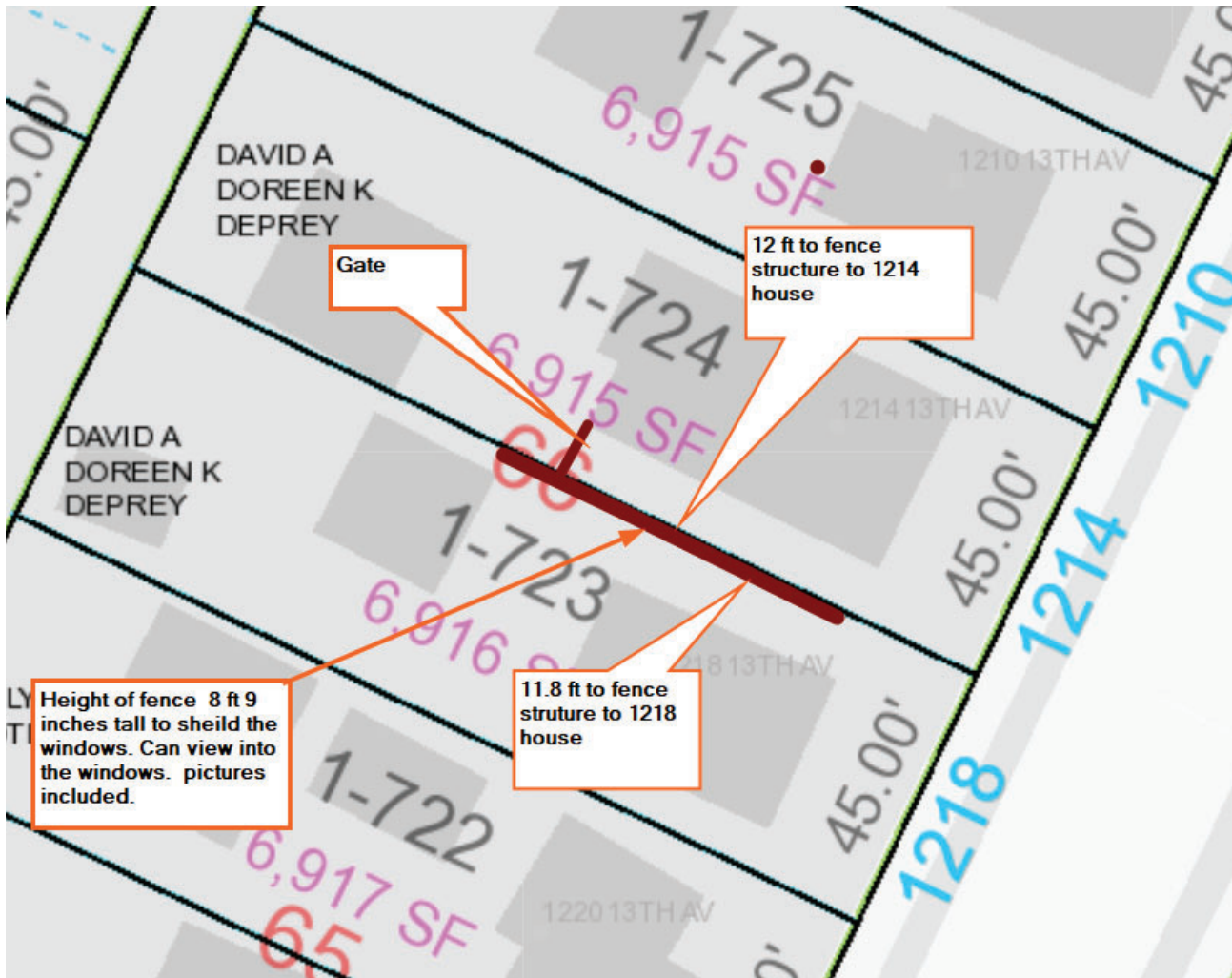
1. 25-26 Redacted Application with Site Plan and Photos
2. 25-26 View of fence created



ZONING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE: 10/30/2025	PROJECT #:	APPEAL #:
APPLICANT INFORMATION:		
122394		25-26
Name: Doreen and Dave Deprey		
Business Name:		
Address: 1214 13th Ave		
City, State, Zip: Green Bay, WI 54304		
Phone: 920-xxxxxxx		
Email: redacted		
PROPERTY OWNER INFORMATION (if different from above):		
Name:		
Business Name:		
Address:		
City, State, Zip:		
Phone:		
Email:		
HAS A SITE PLAN BEEN REVIEWED BY PLANNING STAFF? <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.		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: 1214 13th Ave and 1218 13th Ave		
Tax Parcel Number(s): 1-723 and 1-724		
Describe the Variance Request:		
<p>Due to the narrow lots, you can see right into the neighbors windows, in matter of fact after our old neighbor moved, it had become evident that you could look out of the window at 1218 13th Ave and look right into the windows at 1214 13th Ave. The windows at 1214 kitchen and bedroom can be seen through the windows of 1218 from the two bedrooms, basement stair area and bathroom. The narrow lot widths create an unusual situation where windows directly face each other at close proximity This isn't a self-created hardship since the lot dimensions and window placements were pre-existing. We are asking for a fence height of 8 feet 9 inches tall, as shown in the figure and photo from my window.</p>		



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

Sec. 44-450. - Fence location and height.

Fences may be erected, placed, or maintained in any yard along or adjacent to a lot line in accordance with the requirements identified in this section. The owner shall be responsible for properly locating all property lines before construction of any fence.

1)Height.

a.Residential zoning districts. The maximum height of a fence or wall within required side and rear setbacks in a residential zoning district shall not exceed six feet. Fences around pools shall not exceed eight feet. The maximum height of a solid fence or wall within a required front yard or corner side yard setback shall not exceed three feet. Such front yard or corner side yard fences may be increased to a maximum height of four feet if open, decorative, ornamental fencing materials that are less than 50 percent opaque are used or to a maximum height of five feet if open, decorative, ornamental fencing materials that are less than 20 percent opaque are used. When the fence extends beyond at least half the distance of the primary building's side facade, the fence height may increase to six feet provided the fence is constructed not closer than one-half the applicable corner side yard setback.

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.

Not that I can think of, it doesn't have an effect on neighboring houses.

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?

Both properties 1214 and 1218 13th Ave are both feature narrow lot widths . Due to this narrow configuration, the residential structures are positioned such that windows directly face each other at close proximity. Specifically, bedroom and kitchen windows at 1214 are in direct sight lines from two bedrooms, bathroom and the basement stair area at 1218. This creates an untenable privacy situation for occupants of both dwellings. The increased fence height is necessary to provide reasonable privacy expectations that would naturally exist with standard lot widths. Since both properties are under single ownership, no neighboring properties are negatively impacted."

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.

Doreen Deprey Digitally signed by Doreen Deprey
Date: 2025.10.30 15:50:27 -05'00'

 Signature of the Property Owner

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

Doreen Deprey

 Print Name

 Print Name

10/30/2025

 Date

 Date

OFFICE USE ONLY:	Parcel #: 1-724	Residential \$125 <input checked="" type="checkbox"/> Commercial \$250 <input type="checkbox"/>
District: 9 Zoning: R1	Meeting Date: 11.18.25	Receipt #:
Submittal Date: 10.30.25	Staff Signature: jl	



View of fence created.

Structure creating carport like roofing has been removed.



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

MEETING DATE

November 18, 2025

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.4

(Appeal 25-27) Consideration, with possible action on a variance request from Abigail Jackson (applicant and property owner), requesting to exceed sideyard setback standards for a driveway and exceed maximum driveway width standards for a one- or two-family home at 1130 Shawano Avenue. (Ald. J. Ridderbush, District 8)

BACKGROUND

The applicant seeks variance relief from two sections of the Green Bay Municipal Code, Chapter 44: Zoning

Sec. 44-1746 (2) (a) Minimum Parking Setback for Single Family Residential Driveways: Narrow lots. On lots with less than 60 feet of lot width/frontage, driveways shall be set back a minimum of one foot from the side lot line. On lots where the available sideyard area prohibits the ability to create/maintain an eight-foot-wide driveway and the required setback as listed below, the setback may be administratively reduced or eliminated. The lot is 50 feet wide, meeting narrow definition. The applicant seeks a 0-foot side lot line setback, rather than one foot.

Sec. 44-1746 (3) (b) Where no garage exists, the maximum driveway width shall be 12 feet. The driveway does not lead directly to the garage. The applicant seeks to create a driveway which is a maximum of 13.5 feet wide leading to the garage.

The applicant has recently reconstructed a garage in the rear of the property at 1130 Shawano. The two-stall garage meets code requirements for its placement and design. However, the approved plans did not include driveway provisions. The applicant is seeking to create a driveway which varies in width, but is typically a maximum of 13.5 feet wide extending directly from the western side-yard property line to a non-linear distance near the western side of the primary residence. The western side of the house includes existing green space, gas meter, and raised porch for entry to a side door. The proposed plans for the driveway meander around existing improvements alongside the western portion of the primary residence. The plans then call for the driveway to expand to the width of the garage door opening as the driveway meets the new garage located past the rear of the primary structure.

The new garage has been constructed approximately 8 feet from said western property line. This means the garage is not directly in line with the path of an existing or proposed driveway.

A newly reconstructed driveway could meet zoning code if the driveway width at its widest point, not directly leading to the garage, was reduced from 13.5 feet to 12 feet and the driveway was moved a minimum of 1 foot away from the neighboring property line.

If the driveway were to be constructed 0 feet from the side yard property line, a shared driveway agreement between both 1130 Shawano and 1132 Shawano would need to be agreed upon, reviewed and approved by City staff and recorded with the Brown County Register of Deeds per 44-1961 (2).

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 25-27 Redacted Application
2. 25-27 Site Plan
3. Photo 1 - 1130 Shawano Ave - Full Length View of Driveway and Adjacent Driveway
4. Photo 2 - 1130 Shawano - Rear Area of Both Properties
5. Photo 3 - 1130 Shawano Ave - Rear Garage Area for Connecting to Driveway
6. Photo 4 - 1130 Shawano - Condition of Driveway at Entrance to Garage Area
7. Photo 7 - 1130 Shawano Shared Driveway Line - Dropoff and Water
8. Photo 8 - 1130 Shawano Ave - Dropoff Depth from Driveway of 1134



ZONING BOARD OF APPEALS VARIANCE APPLICATION

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

DATE: 11-3-25	PROJECT #: 122201	APPEAL #: 25-27
APPLICANT INFORMATION:		
Name: Abigail M Jackson		
Business Name:		
Address: 1130 Shawano Ave.		
City, State, Zip: Green Bay, WI 54303		
Phone: [REDACTED]		
Email: [REDACTED]		
PROPERTY OWNER INFORMATION (if different from above):		
Name:		
Business Name:		
Address:		
City, State, Zip:		
Phone:		
Email:		
HAS A SITE PLAN BEEN REVIEWED BY PLANNING STAFF? <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.		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: 1130 Shawano Ave		
Tax Parcel Number(s): 3-1138		
Describe the Variance Request: We are looking to replace the driveway that exists (currently partial gravel, partial concrete) to an all-concrete driveway. This will lead to new garage that was already completed and permitted by the city.		

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

Sec. 44-1746 (2) (b) sideyard request is 5' from west property line
44-1746 (3) (b) driveway width exceed 12 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. The size and orientation of lot and adjacency to neighbor combined with Shawano Ave creates hardship.

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

No. Public interest would be served by better flow of traffic on Shawano Ave, safer environment for children and other drivers, and guests and neighbors of adjacent 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?

Getting the variance would help with transiting of the property, maintainance, safety of users of property, and less safe harbor for vermin.

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.

Abigail Jackson

Signature of the Property Owner

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

Abigail Jackson

Print Name

Print Name

11-3-25

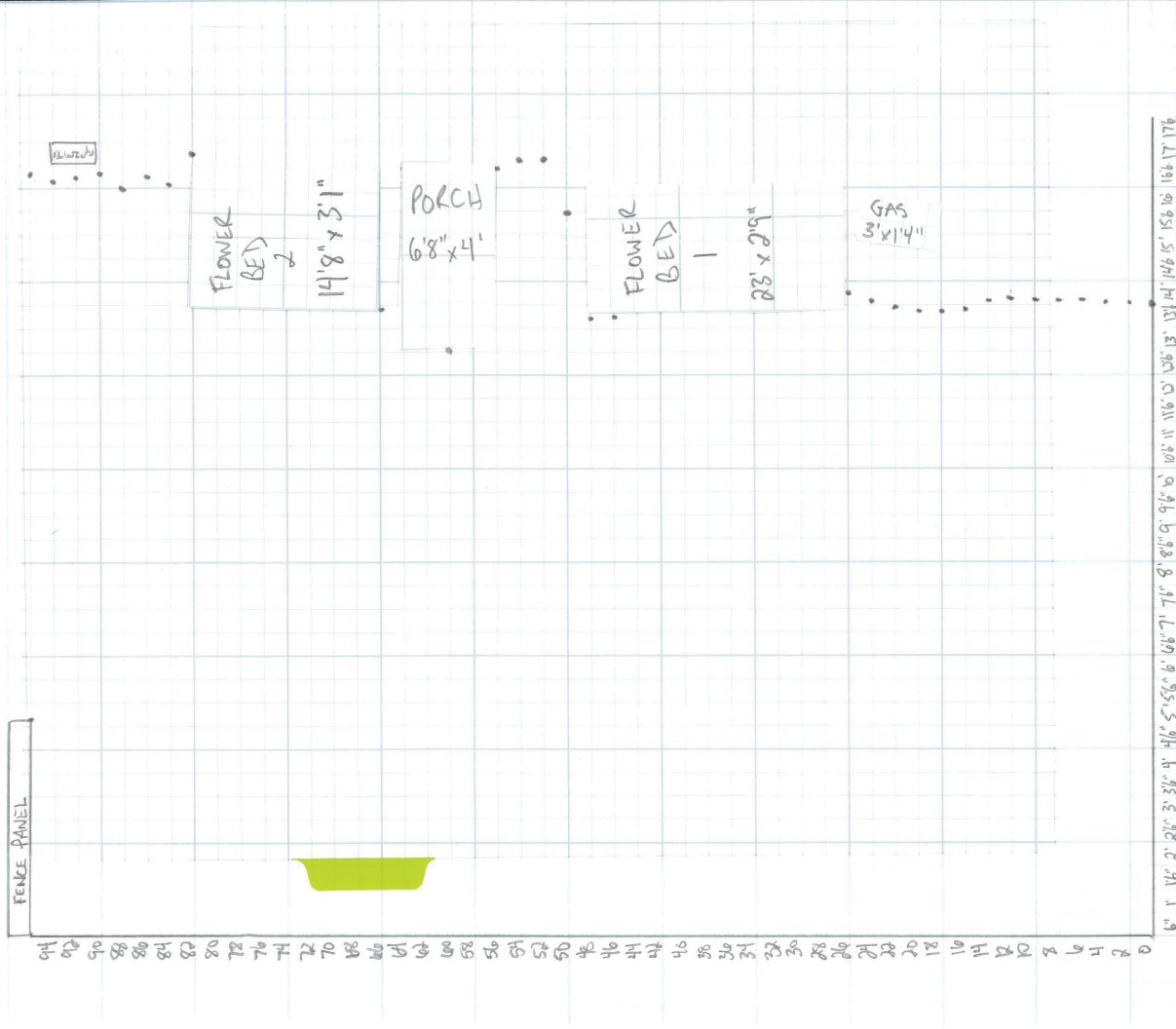
Date

Date

OFFICE USE ONLY:	Parcel #: <u>3-1130</u>	Residential \$125 <input checked="" type="checkbox"/> Commercial \$250 <input type="checkbox"/>
District: <u>8</u> Zoning: <u>R4</u>	Meeting Date: <u>Nov 19 25</u>	Receipt #:
Submittal Date: <u>NOV 3 25</u>	Staff Signature: <u>[Signature]</u>	

1130 SHAWANO AVE

Note from staff:
 Site plan depicts feet of the property line (x axis) and the width of proposed driveway pavement in relation to western property line and southern property line at Shawano Ave. Site plan indicates 13.5 foot proposed driveway at the property line which gets as narrow as 12.5 feet at the porch. Applicant seeks to create a driveway length which runs 94 feet from right of way, thence run northeast to a garage built in the rear yard which is indicated on second page of site plan.



6' 1 16' 2' 22' 3' 38' 4' 46' 5' 56' 6' 66' 7' 76' 8' 88' 9' 96' 10' 106' 11' 116' 12' 126' 13' 136' 14' 146' 15' 156' 16' 166' 17' 176'

1130 SHAWANO AVE

2

GARAGE
24' x 30'

24'

28'

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50

Note from staff. Garage plans showing driveway width in relation to garage which as been built on back of property
Garage is a 24 foot wide and lies approximatey 8 feet from the western side yard property line. The driveway
width approaching the garage is proposed to be a maximum of 20 feet wide.













