



Community & Economic Development Department
100 North Jefferson Street - Room 608
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3400
Fax 920.448.3426

Board of Appeals Powers and Responsibilities

In accordance with municipal ordinance (s. 13.44), the Board of Appeals shall have the power to hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by an administrative official in the enforcement of the city's zoning code. By state law (s. 62.23(7)(e)7., Wis. Stats.), the Board of Appeals is given specific powers and responsibilities.

Appeals. The Board hears and decides appeals of administrative decisions. When the Zoning Administrator denies a permit, the property owner has the right to appeal the decision to the Board of Appeals. Likewise, neighboring property owners or other aggrieved persons wishing to object have the right to appeal to the Board.

Variations. The Board has the power to grant variances when special conditions unique to a property will not allow the property owner to meet the dimensional standards of the ordinance. To be granted a variance, the property owner must show unnecessary hardship caused by the ordinance. The Board must uphold the intent of the zoning ordinance and deliver substantial justice through its decision.

Meeting Procedure

By its very nature, appeal hearings can become confrontational. To preserve order during the meeting and show respect to Board members and applicants alike, the following procedural steps have been implemented.

Step 1 - Variance Request Introduction - Each appeal will begin with a brief introduction by staff members establishing the basis for the variance request. The introduction is intended to give Board members an understanding of the applicant's proposed plan, along with relevant ordinances, codes, and laws which affect the proposed plan.

Step 2 - Applicant's Statement - Applicants will be given an opportunity to explain their proposed plan and will be asked to demonstrate how unnecessary code imposed hardships have been caused by the ordinance.

Step 3 - Statements from Supporters & Opponents - Persons appearing in support or opposition of the variance are given an opportunity to explain their position to the Board. Each person, one at a time, should clearly demonstrate why the variance will or will not substantially uphold the intent of the zoning ordinance. Debating between the speakers will not be allowed.

Step 4 - Board Review & Decision - Applicant(s) and other interested parties will be asked to take their seats while the Board returns to regular order. No additional questions will be asked of the applicant or others during the review and decision process. Board members approve or deny the variance request; then continue on to the next appeal.

Conduct of Participants

Participants will be asked to present brief statements to the Board only when appropriate and refrain from engaging in dialog with Board members or others present. Above all, be courteous to Board members and other participants.



January 4, 2024

MICHAEL G BERNA
1100 WEISE ST
GREEN BAY, WI 54302 1634

Community & Economic Development Department
100 North Jefferson Street - Room 608
Green Bay, Wisconsin 54301-5026
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Phone 920.448.3400
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Re: Variance Request for 1035 Vanderbraak Street/1030 Weise Street

Dear Property Owner:

Please be advised that the Zoning & Planning Board of Appeals has received a variance request from Scott Kwiecinski of Horizon Development Group, applicant and City of Green Bay Redevelopment Authority, property owner; requesting to exceed setback and building bulk requirements within an Office Residential (OR) District at 1035 Vanderbraak Street and 1030 Weise Street. You are receiving this notice as you own property within 100 ft. of the request.

This request will be heard by the Zoning & Planning Board of Appeals on **Monday, January 15, 2023**, at 4:30 p.m. This meeting is being held both in person in Room 604 of City Hall (100 N Jefferson Street, Green Bay, WI 54301) and virtually. If you wish to participate virtually, you may access the meeting by the internet or telephone using the access code below.

Zoom Information:

<https://us02web.zoom.us/j/82345213442?pwd=T1FBbFNiK1FqZUhlUzZlEWEhiVmZlZz09>

Meeting ID: 823 4521 3442

Passcode: 483400

One tap mobile

+13126266799,,82345213442# US (Chicago)

+16468769923,,82345213442# US (New York)

Dial by your location

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+1 669 900 6833 US (San Jose)

+1 646 876 9923 US (New York)

+1 253 215 8782 US (Tacoma)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

Find your local number: <https://us02web.zoom.us/j/82345213442?pwd=T1FBbFNiK1FqZUhlUzZlEWEhiVmZlZz09>

If you have any questions, please contact me at (920) 448-3405 or jon.leroy@greenbaywi.gov. You may submit written comments in advance of the meeting, and those comments will be included as evidence in the hearing before the Board. Written statements must be signed and dated and must contain the following language: "I declare under penalty of perjury that the information provided in this statement is true and correct to the best of my knowledge."

Sincerely,

Jon LeRoy

Zoning Administrator / Senior Planner

JL:mh

Ald. S. Campbell, District 6



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March 14, 2023

MICHAEL G BERNA
1100 WEISE ST
GREEN BAY WI 54302-1634

Re: (ZP 23-08) Proposed Rezoning at 1035 Vanderbraak, 1119 Vanderbraak, and 1030 Weise Street

Dear Property Owner:

You are being notified of the proposed city action because you own property within 200 ft. of this request. The City of Green Bay Plan Commission will conduct a Public Hearing and review a request to rezone properties located at 1035 Vanderbraak, unaddressed parcels near 1119 Vanderbraak, and 1030 Weise Street. See attached map.

- WHAT:** The City of Green Bay Plan Commission will review the request to rezone these properties from Light Industry to Office Residential.
- WHY:** This rezoning is a follow-up to the approved Comprehensive Plan Amendment that went before the Plan Commission on March 13, 2023, to change the future land use designation from Commercial to Low- to Medium-Density Residential. The current zoning of Light Industry is not fitting with the neighborhood. This rezoning will allow for appropriate redevelopment of the properties.
- WHO:** Application submitted by Community and Economic Development Department.
- WHEN:** The Plan Commission will conduct the Public Hearing and review this application at their meeting scheduled for **Monday, March 27, 2023**, at 6:00 p.m. The meeting will be conducted both in person in Room 604 of City Hall (100 N Jefferson Street, Green Bay, 54301) or virtually via Zoom. If you wish to participate in the Public Hearing virtually, you may access the meeting by internet or telephone, using the access code below.

Join Zoom Meeting: <https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZlFjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Passcode: 483400

Find your local number: <https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZlFjcmlpWnZlOEVnUT09>

Live Zoom link can be found here: <https://greenbaywi.gov/Meetings>

WHAT CAN I DO: Have comments, questions, or want more information? Contact me at (920) 448-3424 or stephanie.hummel@greenbaywi.gov. You can also contact the alderperson for this project, Ald. Steve Campbell, at district.6@greenbaywi.gov. You may attend the Plan Commission meeting in-person or virtually to provide comments. Any comments provided prior to the meeting will be presented to the Commission on your behalf.

SHARE THIS LETTER: Please share this letter with other interested parties you may know. If you are no longer the owner of this property, or you are the landlord for this property, please forward this letter to the appropriate party.

Sincerely,

Stephanie Hummel, AICP
Planner II

sjh:jd

Enclosure

cc: Ald. Steven Campbell, District 6



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Phone 920.448.3400
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March 1, 2023

MICHAEL G BERNA
1100 WEISE ST
GREEN BAY WI 54302-1634

Re: (CPA 23-02) Proposed Comprehensive Plan Amendment at 1035 Vanderbraak, 1119 Vanderbraak, and 1030 Weise Street

Dear Property Owner:

You are being notified of the proposed city action because you own property within 200 ft. of this request. The City of Green Bay Plan Commission will conduct a Public Hearing and review a request for an amendment to the City's Comprehensive Land Use Plan for properties located at 1035 Vanderbraak, 1119 Vanderbraak, and 1030 Weise Street. See attached map.

- WHAT:** The City of Green Bay Plan Commission will review the request for an amendment to the City's Comprehensive Land Use Plan from Commercial uses to Low- to Medium-Density Housing.
- WHY:** This amendment will allow for a rezoning on the property. The property is currently zoned Light Industrial. This is not fitting with the neighborhood. The rezoning of these properties will be taken up at a later Plan Commission meeting.
- WHO:** Application submitted by Community and Economic Development Department.
- WHEN:** The Plan Commission will conduct the Public Hearing and review this application at their meeting scheduled for **Monday, March 13, 2023**, at 6:00 p.m. The meeting will be conducted both in person in Room 604 of City Hall (100 N Jefferson Street, Green Bay, 54301) or virtually via Zoom. If you wish to participate in the Public Hearing virtually, you may access the meeting by internet or telephone, using the access code below.

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