



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, JULY 17, 2023, 4:30 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. ZOOM MEETING INFORMATION.

I. This item contains Zoom information, instructions, and a link to the Virtual Comment Form.

B. ROLL CALL.

I. Members: Noel Halvorsen - Chair, Barb Dorff - Vice Chair, Steven Schuchart, Corey Bogenschutz, Joshua Koch, Benjamin Andrews

Present: Barbara Dorff, Noel Halvorsen, Benjamin Andrews.

Excused: Steven Schuchart, Corey Bogenschutz, Joshua Koch.

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the July 17, 2023, meeting of the Zoning & Planning Board of Appeals.

Moved by Barbara Dorff, seconded by Benjamin Andrews to approve the agenda.

Motion Passed.

Yes- Noel Halvorsen, Barbara Dorff, Benjamin Andrews.

No- None, Abstain- None.

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the June 19, 2023, meeting of the Zoning & Planning Board of Appeals.

Moved by Barbara Dorff, seconded by Benjamin Andrews to approve the minutes.

Motion Passed.

Yes- Noel Halvorsen, Barbara Dorff, Benjamin Andrews.

No- None, Abstain- None.

E. REGULAR BUSINESS.

1. (Appeal 23-20) Consideration with possible action on the variance request submitted by Richard Fisher of Fisher and Associates LLC, applicant; DDL Holdings, property owner to create an improved driveway approach less than the required distance from an intersection at 520 N Broadway (Ald. R. Scannell, District 7)

ITEM HAS BEEN PULLED

Moved by Barbara Dorff, seconded by Benjamin Andrews to receive and place on file.
Motion Passed.

Yes- Noel Halvorsen, Barbara Dorff, Benjamin Andrews.

No- None, Abstain- None.

2. (Appeal 23-19) Consideration with possible action on a request for variance from Gary Spielbauer of Elevate 97, applicant; Green Bay Packaging, Property Owner on the request to increase the minimum number of monument signs and reduced front setback for signage in a General Industrial (GI) district at 1601-1603 N Quincy Street. (Alder R. Scannell, District 7)

Chair Noel Halvorsen affirmed the Board of Appeals Board Members on having any conflict of interest. All Board members affirmed that they do not.

Chair Noel Halvorsen affirmed the Board of Appeals Board Members on receiving any communication about this matter. All Board members affirmed that they do not.

Chair Noel Halvorsen affirmed Jon Leroy.

Chair Noel Halvorsen affirmed Bob Mihalski and Gary Spielbauer.

Speakers:

Jon LeRoy

Bob Mihalski-Representing Green Bay Packaging. 1601 N Quincy Street.

Gary Spielbauer- Representing Elevate 97. 1085 Parkview Road.

Moved by Benjamin Andrews, seconded by Barbara Dorff to grant the variance increasing the minimum number of monument signs and reducing front setback for signage in a General Industrial (GI) district at 1601-1603 N Quincy Street. The applicant did satisfy the required variance findings by the Board of Appeals.

Motion Passed.

Yes- Noel Halvorsen, Barbara Dorff, Benjamin Andrews.

No- None, Abstain- None.

3. (Appeal 23-21) Consideration with possible action on a variance request submitted by Garritt Bader of 805 Cherry, LLC; property owner and applicant, to exceed impervious surface limits in an Office-Residential (OR) Zoning District at 805 Cherry Street. (Ald. R. Scannell, District 7).

Chair Noel Halvorsen affirmed the Board of Appeals Board Members on having any conflict of interest. All Board members affirmed that they do not.

Chair Noel Halvorsen affirmed the Board of Appeals Board Members on receiving any

communication about this matter. All Board members affirmed that they do not.

Chair Noel Halvorsen affirmed Jon Leroy.

Chair Noel Halvorsen affirmed Garrett Bader.

Speakers:

Jon LeRoy

Garrett Bader- 805 Cherry Street.

Moved by Benjamin Andrews, seconded by Barbara Dorff to approve the exceeding impervious surface limits in an Office-Residential (OR) Zoning District at 805 Cherry Street. The applicant did satisfy the required variance findings by the Board of Appeals.

Motion Passed.

Yes- Noel Halvorsen, Barbara Dorff, Benjamin Andrews.

No- None, Abstain- None.

F. INFORMATIONAL.

1. The date of the next meeting: August 21, 2023.

Discussion between staff and legal regarding the next meeting.

2. Review of BOA items in the first half of 2023

Jon LeRoy presented a review of the Board of Appeals items in the first half of 2023.

G. ADJOURNMENT.

Moved by Barbara Dorff, seconded by Benjamin Andrews to adjourn.

Motion Passed.

Yes- Noel Halvorsen, Barbara Dorff, Benjamin Andrews.

No- None, Abstain- None.