



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, SEPTEMBER 18, 2023, 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: Noel Halvorsen - Chair, Barb Dorff- Vice Chair, Steven Schuchart, Corey Bogenschutz, Joshua Koch, Benjamin Andrews.

Present: Joshua Koch, Noel Halvorsen, Steven Schuchart, Benjamin Andrews.

Excused: Barbara Dorff, Corey Bogenschutz.

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the September 18, 2023, meeting of the Zoning & Planning Board of Appeals.

Moved by Joshua Koch, seconded by Benjamin Andrews to approve the agenda. Motion Passed.

Yes- Noel Halvorsen, Steven Schuchart, Joshua Koch, Benjamin Andrews, No- None, Abstain- None.

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the August 21, 2023, meeting of the Zoning & Planning Board of Appeals.

Moved by Joshua Koch, seconded by Benjamin Andrews to approve the minutes. Motion Passed.

Yes- Noel Halvorsen, Steven Schuchart, Joshua Koch, Benjamin Andrews, No- None, Abstain- None.

E. REGULAR BUSINESS.

1. (Appeal 23-27) Consideration with possible action on a variance request submitted by Alyssa Fields, property owner and applicant, to request to place the facade of a garage in the side yard of a corner lot in front of the setback of an adjoining property in an R1 Low Density Residential District.(Ald. B. Johnson, District 9).

The Board may convene in closed session pursuant to Section 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any quasi-judicial or quasi-judicial trial or hearing before that governmental body. The Committee 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.

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 Alyssa Fields.

Speakers:

Jon LeRoy

Alyssa Fields- 854 Ninth St.

Moved by Steven Schuchart, seconded by Benjamin Andrews to grant the variance to place the facade of a garage in the side yard of a corner lot in front of the setback of an adjoining property in an R1 Low Density Residential District at 854 Ninth St. Motion Passed.

Yes- Noel Halvorsen, Steven Schuchart, Joshua Koch, Benjamin Andrews, No- None, Abstain- None.

2. (Appeal 23-24) Consideration with possible action on a variance request from Bobbie and Travis McKeefry, property owners and applicants to request a deck within the side/rearyard setback at 1325 N Baird Street in an R1 Low Density Residential District (Ald. S. Campbell, District 6).

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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 Bobbie and Travis McKeefry

Speakers:

Jon LeRoy

Bobbie and Travis McKeefry- 1325 N Baird St.

Moved by Joshua Koch, seconded by Steven Schuchart to approve a deck within the side/ rearard setback at 1325 N Baird Street in the R1 Low Density Residential District. Motion Passed.

Yes- Noel Halvorsen, Steven Schuchart, Joshua Koch, Benjamin Andrews, No- None, Abstain- None.

3. (Appeal 23-25) Consideration with possible action a variance request submitted by Dave O'Brien of Bayland Buildings, Mark Fine of Russel Metals Williams Bahcall Inc, property owner to request to exceed maximum impervious surface standards and rear yard setback minimums in a Business Park (BP) zoning district at 825 Hinkle Street. (Ald. M. Eck, District 11).

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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 David O'Brien.

Speakers:

Jon LeRoy

David O'Brien- Bayland Buildings

Moved by Joshua Koch, seconded by Benjamin Andrews to grant the variance to exceed maximum impervious surface standards and rear yard setback minimums in a Business Park Motion Passed.

Yes- Noel Halvorsen, Steven Schuchart, Joshua Koch, Benjamin Andrews, No- None, Abstain- None.

4. (Appeal 23-26) Consideration with possible action on a request by Mike Zapinski, applicant, John Nundahl of Georgia-Pacific, property owner, to request creating driveway entrances which do meet bulk requirement standards for industrial driveways at 1749 S Broadway. (Ald. B. Johnson, District 9).

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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 Shannon Allen, Dean Weslowski and Mike Zapinski.

Speakers:

Jon LeRoy

Shannon Allen- 1919 S Broadway

Dean Weslowski- 1919 S Broadway

Mike Zapinski- 1919 S Broadway

Moved by Joshua Koch, seconded by Steven Schuchart to grant the variance for creating driveway entrances which do meet bulk requirement standards for industrial driveways at 1749 S Broadway based on the following conditions:

- to allow a three-lane driveway which did not meet bulk requirements but must include a rumble strip within a three-lane driveway entrance. Motion Passed.

Yes- Noel Halvorsen, Steven Schuchart, Joshua Koch, Benjamin Andrews, No- None, Abstain- None.

5. (Appeal 23-28) Consideration with possible action a variance request from Tor Lor property owner and applicant to permit an uncovered parking space between a building and street beside a garage in a R I Low Density Residential District located at 3380 Heaven Drive.(Ald. J. Hutchison, District 2).

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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 Tor Lor and Susan Lor.

Speakers:

Jon LeRoy

Tor Lor- 3380 Heaven Dr.

Susan Lor- 3380 Heaven Dr.

Moved by Steven Schuchart, seconded by Joshua Koch to grant the variance to permit an uncovered parking space between a building and a street beside a garage in the R I Low Density Residential District located at 3380 Heaven Drive. Motion Passed 3-1.

Yes- Noel Halvorsen, Joshua Koch, No- Benjamin Andrews, Abstain- None.

F. INFORMATIONAL.

I. The date of the next meeting: October 16, 2023.

Discussion between staff and legal regarding the next meeting.

G. ADJOURNMENT.

Moved by Joshua Koch, seconded by Benjamin Andrews to adjourn. Motion Passed.

Yes- Noel Halvorsen, Steven Schuchart, Joshua Koch, Benjamin Andrews, No- None, Abstain- None.