



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, OCTOBER 16, 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: Chair, Noel Halvorsen - Vice Chair, Barb Dorff; Steven Schuchart, Corey Bogenschutz, Joshua Koch, Benjamin Andrews.

Present: Steven Schuchart, Barbara Dorff, Corey Bogenschutz , Noel Halvorsen, Joshua Koch.

Excused: Benjamin Andrews.

Absent:None.

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the October 16, 2023, meeting of the Zoning & Planning Board of Appeals.

Moved by Barbara Dorff, seconded by Joshua Koch to approve the agenda. Motion Passed.

Yes- Joshua Koch, Steven Schuchart, Noel Halvorsen, Barbara Dorff, Corey Bogenschutz.

No- None, Abstain- None.

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the September 18, 2023, meeting of the Zoning & Planning Board of Appeals.

Moved by Steven Schuchart, seconded by Barbara Dorff to approve the minutes. Motion Passed.

Yes- Joshua Koch, Steven Schuchart, Noel Halvorsen, Barbara Dorff, Corey Bogenschutz.

No- None, Abstain- None.

E. REGULAR BUSINESS.

1. (Appeal 23-30) Consideration with possible action on a variance request submitted by Samuel Luchterhand, applicant and property owner; to request a variance to allow driveway parking within required setbacks of a one or two family residence at 550 Lorraine Lane. (Ald. J. Grant, District 1).

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.

Moved by Joshua Koch, seconded by Corey Bogenschutz to deny a variance to allow driveway parking within the required setbacks of a one or two family residence at 550 Lorraine Lane. Motion Passed.

Yes- Joshua Koch, Steven Schuchart, Noel Halvorsen, Barbara Dorff, Corey Bogenschutz.

No- None, Abstain- None.

Speakers:

Samuel Luchterhand- 550 Lorraine Ln.

2. (Appeal 23-31) Consideration with possible action on a variance request submitted by Robert Noack, applicant and property owner, to request to exceed accessory building standards within a Low Density Residential (RI) Zoning District at 1570 E Mason Street. (Ald.B. Galvin, District 4).

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.

Moved by Joshua Koch, seconded by Barbara Dorff to hold a variance request to exceed accessory building standards within a Low Density Residential (RI) Zoning District at 1570 E Mason Street until the next Zoning Planning Board of Appeals meeting on Monday, November 20, 2023. Motion Passed.

Yes- Joshua Koch, Steven Schuchart, Noel Halvorsen, Barbara Dorff, Corey Bogenschutz.

No- None, Abstain- None.

Speakers:

Robert Noack- 1570 E Mason St.

Tim Terrien- 840 Gross Ave.

Rob Allen- 1580 E Mason St.

3. (Appeal 23-32) Consideration with possible action on a variance request submitted by Jason Frisch of HJ Martin and Sons, applicant and David Martin of E&P Properties LLP, property owner; addressing variances related to driveway entrance distance for multiple-family, mixed-use,

institutional, commercial or industrial uses along Western Avenue at 1598 and 1609 Western Avenue. (Ald. M. Eck, District 11)

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.

Moved by Barbara Dorff, seconded by Board Member Joshua Koch to approve variances related to driveway entrance distance for multiple-family, mixed-use, institutional, commercial or industrial uses along Western Avenue at 1598 and 1609 Western Avenue. Motion Passed.

Yes- Joshua Koch, Steven Schuchart, Noel Halvorsen, Barbara Dorff, Corey Bogenschutz.

No- None, Abstain- None.

Speakers:

Jason Frisch- HJ Martin and Sons

David Martin- HJ Martin and Sons

F. INFORMATIONAL.

I.

The date of the next meeting: November 20, 2023.

G. ADJOURNMENT.

Moved by Joshua Koch, seconded by Barbara Dorff to adjourn. Motion Passed.

Yes- Joshua Koch, Steven Schuchart, Noel Halvorsen, Barbara Dorff, Corey Bogenschutz.

No- None, Abstain- None.