



# **MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS**

**MONDAY, NOVEMBER 20, 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, Noel Halvorsen, Barbara Dorff, Benjamin Andrews.

Excused: Corey Bogenschutz, Joshua Koch.

Absent: None

## **C. APPROVAL OF THE AGENDA.**

I. Approval of the agenda for the November 20, 2023, meeting of the Zoning & Planning Board of Appeals.

Moved by Benjamin Andrews, seconded by Steven Schuchart to approve the agenda. Motion Passed.

Yes-Benjamin Andrews, Steven Schuchart, Noel Halvorsen, Barbara Dorff.

No- None, Abstain-None.

## **D. APPROVAL OF MINUTES.**

I. Approval of the minutes from the October 16, 2023, meeting of the Zoning & Planning Board of Appeals.

Moved by Steven Schuchart, seconded by Benjamin Andrews to approve the minutes. Motion Passed.  
Yes-Benjamin Andrews, Steven Schuchart, Noel Halvorsen, Barbara Dorff.

No- None, Abstain-None.

## **E. REGULAR BUSINESS.**

1. (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 Sections 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body. The Board 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 Robert Noack.

Speakers:

Robert Noack

Moved by Barbara Dorff, seconded by Steven Schuchart to hold this item until action by the Plan Commission with Conditional Use Permit. Motion Passed.

Yes- Benjamin Andrews, Steven Schuchart, Noel Halvorsen, Barbara Dorff.

No- None, Abstain-None.

2. (Appeal 23-33) Consideration with possible action on a variance request from Mark and Cynthia Gossen, applicants and property owners; to exceed the required front yard setback of a one- or two-family residence in a Low Density Residential District (RI) at 1830 14th Avenue. (Ald. C. Wery, District 8)

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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 Mark Gossen.

Speakers:  
Mark Gossen

Moved by Steven Schuchart, seconded by Benjamin Andrews to deny a variance request from Mark and Cynthia Gossen, applicants and property owners; to exceed the required front yard setback of a one- or two-family residence in a Low Density Residential District (RI) at 1830 14th Avenue. Motion Passed.

Yes-Benjamin Andrews, Steven Schuchart, Noel Halvorsen, Barbara Dorff.

No- None, Abstain-None.

3. (Appeal 23-34) Consideration with possible action on a variance request submitted by Mitchell Thyssen of Georgia-Pacific, applicant and property owner, to exceed maximum standards for an exempt directional sign in a (GI) General Industrial district at 1919 S Broadway (Ald. B. Johnson, District 9)

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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 Mitchell Thyssen.

Speakers:  
Mitchell Thyssen

Moved by Barbara Dorff, seconded by Benjamin Andrews to approve a variance request submitted by Mitchell Thyssen of Georgia-Pacific, applicant and property owner, to exceed maximum standards for an exempt directional sign in a (GI) General Industrial district at 1919 S Broadway. Motion passed.

Yes-Benjamin Andrews, Steven Schuchart, Noel Halvorsen, Barbara Dorff, No- None, Abstain-None.

## **F. INFORMATIONAL.**

I. I. The date of the next meeting of the Board of Appeals is December 18, 2023.

## **G. ADJOURNMENT.**

Moved by Steven Schuchart, seconded by Barbara Dorff to adjourn. Motion Passed.

Yes-Benjamin Andrews, Steven Schuchart, Noel Halvorsen, Barbara Dorff, No- None, Abstain-None.