



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, MARCH 18, 2024, 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, and Benjamin Andrews.

Present: Barbara Dorff, Steven Schuchart, Joshua Koch, Noel Halvorsen

Excused: Corey Bogenschutz

Absent: Benjamin Andrews

Benjamin Andrews was present during the first agenda item via Zoom, but connection was lost before any motions were made.

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, March 18, 2024, meeting of the Zoning & Planning Board of Appeals.

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

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

No- None, Abstain-None.

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the Monday, February 19, 2024, meeting.

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

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

No- None, Abstain-None.

E. REGULAR BUSINESS.

- I. (Appeal 22-34) Consideration with possible action on a request from Roy and Mary Johnson, property owners; seeking a variance to exceed driveway standards within the front and side yard setback at a single or two family residential home at 2454 Crest Lane. (Ald. W. Morgan, District 3)

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 Roy and Mary Johnson

Chair Noel Halvorsen affirmed Ald. William Grant

Speakers:

Roy Johnson- 2454 Crest Lane

Mary Johnson- 2454 Crest Lane

Ald. William Grant- 2405 Grouse Court

Moved by Barbara Dorff, seconded by Noel Halvorsen to approve a request from Roy and Mary Johnson, property owners; seeking a variance to exceed driveway standards within the front and side yard setback at a single or two family residential home at 2454 Crest Lane. Motion Failed.

Yes- None.

No- Steven Schuchart, Joshua Koch.

Abstain- None.

2. (Appeal 24-05) Consideration with possible action on a variance request submitted by Steve and Sheryl Malcore, applicant and property owners; requesting to exceed side yard setback standards for an attached garage at 210 Bedford Road. (Ald. J. Hutchison, District 2)

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 Steve and Cheryl Malcore.

Speakers:

Steve Malcore- 210 Bedford Road

Sheryl Malcore- 210 Bedford Road

Moved by Barbara Dorff, seconded by Joshua Koch to hold the variance request submitted by Steve and Sheryl Malcore, applicant and property owners; requesting to exceed side yard setback standards for an attached garage at 210 Bedford Road. This is to be held for up to three months for the applicants to provide further information. Motion Passed.

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

No- None, Abstain- None.

3. (Appeal 24-06) Consideration with possible action on a variance request submitted by Scott and Sharon Trembl, applicant and property owners; requesting a reduction in the minimum amount of land required to keep large domesticated farm animals within a Rural Residential (RR) District at 3394 Haven Place. (Ald. J. Brunette, District 12)

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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 Scott and Sharon Tremml.

Speakers:

Scott Tremml- 3394 Haven Place.

Sharon Tremml- 3394 Haven Place.

Moved by Joshua Koch, seconded by Barbara Dorff to approve a variance request submitted by Scott and Sharon Tremml, applicant and property owners; requesting a reduction in the minimum amount of land required to keep large domesticated farm animals within a Rural Residential (RR) District at 3394 Haven Place with the following conditions:

1. Up to 5 large animals are permitted on the parcel
2. Active rodent control procedures must be applied
3. Owner must work with the City to prevent rodent issues
4. Compliance with all other City ordinances.

Motion Passed.

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

No- None, Abstain- None.

F. INFORMATIONAL.

- I. Date of next meeting: Monday, April 15, 2024

G. ADJOURNMENT.

Moved by Noel Halvorsen, seconded by Barbara Dorff to adjourn. Motion Passed.
Yes-Noel Halvorsen, Steven Schuchart, Barbara Dorff, Joshua Koch.
No- None, Abstain-None.