



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, APRIL 15, 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: Steven Schuchart, Corey Bogenschutz, Joshua Koch, Noel Halvorsen

Excused: Barbara Dorff

Absent: Benjamin Andrews

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, April 15, 2024, meeting of the Zoning & Planning

Board of Appeals.

Moved by Joshua Koch, seconded by Corey Bogenschutz to approve the agenda.

Motion Passed.

Yes- Noel Halvorsen, Steven Schuchart, Corey Bogenschutz, Joshua Koch, No- None, Abstain- None.

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the March 18, 2024, meeting.

Moved by Joshua Koch, seconded by Steven Schuchart to approve the minutes.

Motion Passed.

Yes- Noel Halvorsen, Steven Schuchart, Corey Bogenschutz, Joshua Koch, No- None, Abstain- None.

E. REGULAR BUSINESS.

- I. (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 Rd. (Ald. Jim 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 have not.

Chair Noel Halvorsen affirmed Jon Leroy.

Chair Noel Halvorsen affirmed Steve and Sheryl Malcore.

Speakers:

Steve Malcore - 210 Bedford Road

Sheryl Malcore - 210 Bedford Road

Moved by Joshua Koch, seconded by Steven Schuchart to approve 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 Rd.

Motion Passed.

Yes- Noel Halvorsen, Steven Schuchart, Corey Bogenschutz, Joshua Koch, No- None, Abstain- None.

2. (Appeal 24-09) Consideration with possible action on a variance request from Christine Allen, applicant and property owner; requesting to exceed side yard setback standards for a driveway on a narrow lot at 325 14th Ave. (Ald. Brian Johnson, District 9).

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 have not.

Chair Noel Halvorsen affirmed Jon Leroy.

Chair Noel Halvorsen affirmed Christine Allen.

Speakers:

Christine Allen - 325 14th Ave.

John Jahnke - 319 14th Ave.

Leah Jahnke - 319 14th Ave.

Written comments:

Ellen Moran - 400 13th Ave.

Moved by Joshua Koch, seconded by Steven Schuchart to deny a variance request from Christine Allen, applicant and property owner; requesting to exceed side yard setback standards for a driveway on a narrow lot at 325 14th Ave.

Motion Passed.

Yes- Noel Halvorsen, Steven Schuchart, Corey Bogenschutz, Joshua Koch, No- None, Abstain- None.

3. (Appeal 24-10) Consideration with possible action on a variance request from Todd Carey of TAC Rentals LLC, applicant and property owner; requesting to exceed side yard buffer setback requirements and on-site parking bulk requirements for a three-four unit building at 900 Eastman Ave. (Ald. Randy Scannell, District 7).

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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 have not.

Chair Noel Halvorsen affirmed Jon Leroy.

Chair Noel Halvorsen affirmed Todd Carey.

Speakers:

Todd Carey - 900 Eastman Avenue

Moved by Joshua Koch, seconded by Corey Bogenschutz to approve a variance request from Todd Carey of TAC Rentals LLC, applicant and property owner; requesting to exceed side yard buffer setback requirements and on-site parking bulk requirements for a three-four unit building at 900 Eastman Avenue with the following conditions:

1. Pavement in existing gravel driveway is improved with pavement meeting standards for typical detached garage building in alignment with provided site plan.
2. Pavement of two (2) 10' x 20' stalls permitted off alley in alignment with provided site plan.
3. Construction of a 6 foot tall screen fence along east property line between new alley parking stalls and rear entry to residence.
4. Sidewalk access constructed from alley parking pad to rear entry of the house with appropriate lighting.

Motion Passed.

Yes- Noel Halvorsen, Steven Schuchart, Corey Bogenschutz, Joshua Koch, No- None, Abstain- None.

4. (Appeal 24-11) Consideration with possible action on a variance request from Kendra Schaefer, applicant and property owner; requesting to exceed building setback requirements for side yard setback within a Low-Density Residential (R1) District at 1132 13th Ave. (Ald. Brian Johnson, District 9).

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 have not.

Chair Noel Halvorsen affirmed Jon Leroy.

Chair Noel Halvorsen affirmed Kendra Schaefer.

Speakers:

Kendra Schaefer - 1132 13th Ave.

Martha Amaya Avila - 1130 13th Ave.

Moved by Corey Bogenschutz, seconded by Steven Schuchart to approve a variance request from Kendra Schaefer, applicant and property owner; requesting to exceed building setback requirements for side yard setback within a Low-Density Residential (R1) District at 1132 13th Ave.

Motion Passed.

Yes- Noel Halvorsen, Steven Schuchart, Corey Bogenschutz, No- Joshua Koch, Abstain-None.

F. INFORMATIONAL.

1. Date of next meeting: May 20, 2024.

2. Change of date for June meeting: June 24, 2024

G. ADJOURNMENT.

Moved by Joshua Koch, seconded by Corey Bogenschutz to adjourn.
Motion Passed.

Yes- Noel Halvorsen, Steven Schuchart, Corey Bogenschutz, Joshua Koch, No- None, Abstain-None.