



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, MAY 20, 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: Noel Halvorsen, Barbara Dorff, Joshua Koch

Excused: Corey Bogenschutz

Absent: Steven Schuchart, Benjamin Andrews

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, May 20, 2024, meeting of the Zoning & Planning

Board of Appeals.

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

Motion Passed.

Yes- Noel Halvorsen, Barbara Dorff, Joshua Koch, No- None, Abstain- None.

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the April 15, 2024 meeting.

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

Motion Passed.

Yes- Noel Halvorsen, Barbara Dorff, Joshua Koch, No- None, Abstain- None.

E. REGULAR BUSINESS.

- I. (Appeal 24-12) Consideration with possible action on a request from Ray Hutchison, applicant and property owner; seeking to build an accessory detached garage building in front of a primary residential structure at 1767 East Shore Drive. (Ald. J. Prestley, District 6)

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.

The applicant sought one variance from the Green Bay Municipal Code, Chapter 44: Zoning. Sec. 44-590 (c) (1.) Detached accessory structures shall be located to the side or rear of the principal building and not permitted within the required front yard or within a side yard abutting a street.

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 Ray Hutchison.

Speakers:

Ray Hutchison - 1767 East Shore Drive

Moved by Barbara Dorff, seconded by Joshua Koch to approve the variance request submitted by Ray Hutchison, applicant and property owner; seeking to build an accessory detached garage building in front of a primary residential structure at 1767 East Shore Drive.

Motion Passed.

Yes-Noel Halvorsen, Barbara Dorff, Joshua Koch, No- None, Abstain-None.

2. (Appeal 24-13) Consideration with possible action on a variance request submitted by Brian and Rebecca Jooss, applicants and property owners; requesting to exceed driveway width standards in a front yard at 1827 Dousman Street. (Ald. B. Delie, District 10)

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.

The applicants sought two variances from the Green Bay Municipal Code, Chapter 44: Zoning.

Sec. 44-1746. Driveways shall lead from the public right-of-way directly to a garage door opening plus 24 inches on either side of said door or to a legal surf surface parking space.

Sec. 44-1746 (2) c. Attached garages. Driveways leading to attached garages shall meet the acceptable side setback for principal structures in the district or shall meet the side setback of the existing garage, whichever is less.

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 Rebecca and Brian Jooss.

Speakers:

Rebecca Jooss - 1827 Dousman Street

Brian Jooss - 1827 Dousman Street

Moved by Joshua Koch, seconded by Barbara Dorff to deny a variance request from Brian and Rebecca Jones, applicants and property owners; requesting to exceed driveway width standards in a front yard at 1827 Dousman Street.

Motion Passed.

Yes- Noel Halvorsen, Barbara Dorff, Joshua Koch, No- None, Abstain- None.

3. (Appeal 24-14) Consideration with possible action on a request from Darren Stock, applicant and property owner; requesting to exceed individual driveway standards for a two-family residence at 1749-1751 South Oneida Street. (Ald. C. Wery, District 8)

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.

The applicant sought one variance from the Green Bay Municipal Code, Chapter 44: Zoning.

Sec. 44-1746 (d.) Driveways for two-family dwellings with adjacent garages are limited to the 25 feet maximum width at the property line for each individual driveway. Each individual driveway must be separated by a minimum of a two-foot green area extending the full length from the property line to the garage/uncovered parking space. Separation area shall contain

vegetation or other item designed to limit vehicular trespass.

The applicant sought to eliminate a two-foot green area separating the garage/uncovered parking space.

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 Darren Stock.

Speakers:

Darren Stock - 1749-1751 South Oneida Street

Moved by Barbara Dorff, seconded by Joshua Koch to approve a variance request from Darren Stock, applicant and property owner; requesting to exceed individual driveway standards for a two-family residence at 1749-1751 South Oneida Street.

Motion Passed.

Yes-Noel Halvorsen, Barbara Dorff, Joshua Koch, No- None, Abstain-None.

4. (Appeal 24-15) Consideration with possible action on a request from Jeffery and Tammy Van Beaver, applicants and property owners; requesting to exceed rear setback standards for a primary building within a (R1) Low Density Residential District at 943 S Madison Street. (Ald. B. Johnson, District 9)

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The applicant sought one variance from the Green Bay Municipal Code, Chapter 44: Zoning. Sec. 44-554, Table 44-2. Lot Dimension and Setback Requirements, Residential Districts.

Rear yard building setback requirement (feet) within an R1 district 25 feet.

The applicant sought to create an addition for a 2 stall garage extension in the back of the home, seeking relief to place the addition approximately 6.3 feet from the rear property line.

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 Tammy and Jeffery Van Beaver, Cindy Siegel.

Speakers:

Tammy Van Beaver - 943 S Madison St

Jeffery Van Beaver - 943 S Madison St

Cindy Siegel - N1751 Cty Rd J, Kaukauna

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Moved by Joshua Koch, seconded by Barbara Dorff to enter closed session.
Motion Passed.

Yes- Noel Halvorsen, Barbara Dorff, Joshua Koch, No- None, Abstain- None.

Moved by Joshua Koch, seconded by Barbara Dorff to return to regular session.
Motion Passed.

Yes- Noel Halvorsen, Barbara Dorff, Joshua Koch, No- None, Abstain- None.

Moved by Barbara Dorff, seconded by Joshua Koch to approve a variance request submitted by Jeffery and Tammy Van Beaver, applicants and property owners; requesting to exceed rear setback standards for a primary building within a (R1) Low Density Residential District at 943 S Madison Street.

Motion Passed.

Yes- Noel Halvorsen, Barbara Dorff, Joshua Koch, No- None, Abstain- None.

5. (Appeal 24-16) Consideration with possible action on a request from Gary Tree of Advanced Building Corporation, applicant and Atul Patel, property owner, seeking to reduce the minimum amount of parking stalls required for a motel from 45 to 28 surface stalls at 1704 S Ashland Avenue Frontage Road. (Ald. B. Johnson, District 9)

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The applicant sought one variance from the Green Bay Municipal Code, Chapter 44: Zoning. Sec. 44-1726 Minimum number of required off-street parking spaces. Figure 2. Hotel, motel, and bed and breakfast: 1 space per guest room plus 2 spaces per 3 employees on the largest shift. Additional spaces as needed for conference/meeting or restaurant facilities.

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 Gary Tree, Atul Patel and James Wolfe.

Speakers:

Gary Tree - 10828 Sauk Trail, Blue Mounds

Atul Patel - 1342 S. Carrington Ln, De Pere
James Wolfe - 1621 S Norwood Ave

Moved by Joshua Koch, seconded by Barbara Dorff to deny a request for variance from Gary Tree of Advanced Building Corporation, applicant and Atul Patel, property owner, seeking to reduce the minimum amount of parking stalls required for a motel from 45 to 28 surface stalls at 1704 S Ashland Avenue Frontage Road.

Motion Passed.

Yes- Noel Halvorsen, Barbara Dorff, Joshua Koch, No- None, Abstain- None.

6. (Appeal 24-17) Consideration with possible action on a request from Jesse Daniels, property owner and applicants; seeking to create a driveway within the side yard setback for a single-family residence at 621 S Monroe Ave. (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.

The applicant sought one variance from the Green Bay Municipal Code, Chapter 44: Zoning. Sec. 44-1747 (b.) (3) b. One uncovered parking space is permitted in the side yard alongside a garage provided said space is not located between the building and the street and is set back from the side and rear lot lines by no fewer than 2.5 feet.

The applicant sought to reconstruct the driveway along the north side yard of the property at 0 feet from the property line.

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 Jesse Daniels.

Speaker:

Jesse Daniels - 621 S Monroe Ave

Moved by Barbara Dorff, seconded by Joshua Koch to approve a variance request from Jesse Daniels, property owner and applicant, seeking to create a driveway, within the side yard setback for a single-family residence at 621 S Monroe Ave., with condition of easement.

Motion Passed.

Yes- Noel Halvorsen, Barbara Dorff, Joshua Koch, No- None, Abstain- None.

7. (Appeal 24-18) Consideration with possible action on a variance request Ist Security Credit Union, property owner and Brett Paul of XSite Real Estate applicant; requesting to exceed drive-through facility standards for placement of drive through window and menu board between the front façade of a building and street at the 3000 block of Finger Road (Parcel

21-7596). (Ald. J. Hutchison, District 2)

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The applicant sought one variance from the Green Bay Municipal Code, Chapter 44: Zoning. Sec. 44-1584 (m.) 1. No drive-through windows and menu board shall be located between the front face of the principal building and the street.

Moved by Joshua Koch, seconded by Barbara Dorff to table until the next meeting, a variance request by 1st Security Credit Union, property owner and Brett Paul of XSite Real Estate applicant; requesting to exceed drive-through facility standards for placement of drive through window and menu board between the front façade of a building and street at the 3000 block of Finger Road (Parcel 21-7596).

Motion Passed.

Yes- Noel Halvorsen, Barbara Dorff, Joshua Koch, No- None, Abstain- None.

F. INFORMATIONAL.

- I. Date of next meeting: June 24, 2024.

G. ADJOURNMENT.

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

Motion Passed.

Yes- Noel Halvorsen, Barbara Dorff, Joshua Koch, No- None, Abstain- None.