



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, AUGUST 19, 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, Joshua koch, Barbara Dorff, Noel Halvorsen

Excused: Corey Bogenschutz

Absent: Benjamin Andrews

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, August 19, 2024, meeting of the Zoning & Planning

Board of Appeals.

Moved by Barbara Dorff, seconded by Joshua Koch 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 July 15, 2024 meeting.

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

Motion Passed.

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

E. REGULAR BUSINESS.

- I. (Appeal 25-24) Consideration with possible action a variance request from Keith Boucher, applicant and property owner, requesting to exceed the maximum number of driveways for a single-family home at 3493 Nicolet Drive. (Ald. J. Grant, District 1)

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 seeks one variance from the Green Bay Municipal Code, Chapter 44: Zoning. 44-1746 (1.)

Number of driveways. Single-family uses are permitted one driveway per lot unless otherwise regulated in this chapter, subject to the design regulations specified herein.

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 Sheilah Cradler

Chair Noel Halvorsen affirmed Keith Boucher

Speakers:

Keith Boucher - 3493 Nicolet Dr.

Sheilah Cradler - 3481 Nicolet Dr.

Moved by Barbara Dorff, seconded by Steven Schuchart to approve the variance to create a

second paved driveway which leads to a second accessory garage building off Nicolet Drive.
Motion Passed.

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

2. (Appeal 26-24) Consideration with possible action on a request from Dave Mertens, applicant; Mertins LLC, property owner, requesting to exceed rear and corner front yard setback standards for a single family home in an R1 Low Density Residential District at 1600 S Norwood Ave. (Ald. B. 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.

The applicant is seeking three variances from the Green Bay Municipal Code, Chapter 44, Zoning.

44-554 Lot Dimension and Building Bulk Requirements

1) Rear Yard: (South Side) Min setback is 25 feet. Requesting 3 feet.

2) Corner Front Side Yard (f) (East Side): The side facade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon the same public street. If no structure exists on the adjacent property, the setback shall be a minimum of one-half the required front yard setback of the subject property's zoning district. Requesting 25 feet, neighboring property is 30 feet.

3) Front Yard (c): (North Side): Where at least 50 percent of the front footage of any block is built up with principal structures, the front yard setback for new structures shall be equal to the average of the existing structures. The existing structure to the west constitutes 50 percent of the frontage of block and is setback 20 feet. Requesting 15 feet.

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 Dave Mertens

Chair Noel Halvorsen affirmed Gregg Toddy

Chair Noel Halvorsen affirmed Amber Durfey

Speakers:

Dave Mertens, 1600 S. Norwood Ave.

Greg Toddy, Amber Durfey - 1604 S. Norwood

Moved by Joshua Koch, seconded by Barbara Dorff to approve the variance exceeding rear and corner front yard setback standards for a single family home with an amendment, require the front yard setback (north side) at minimum 13 feet and rear yard setback (south side) at minimum of 5 feet.

Motion Passed.

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

None.

3. (Appeal 27-24) Consideration with possible action on a variance request from Donald Blomberg, property owner and applicant, requesting to exceed rear yard setback minimums for a single family home at 1203 Bay Mist Drive. (Ald. J. Grant, District 1)

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 is seeking one variance from the Green Bay Municipal Code, Chapter 44, Zoning:

44-554 Lot Dimension and Building Bulk Requirements:

Rear Yard: Minimum setback is 25 feet. Requesting an addition which would place the setback at 18 feet, the proposed attached deck extends 7 feet past the rear yard setback.

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 Donald Blomberg

Speaker:

Donald Blomberg, 1203 Bay Mist Drive

Moved by Steven Schuchart, seconded by Joshua Koch to approve the variance to exceed the rear yard setback minimums for a single family home to permit an attached deck placed 18 feet off the rear yard setback.

Motion Passed.

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

F. INFORMATIONAL.

1. Date of next meeting: September 16, 2024.

G. PUBLIC HEARINGS.

H. ADJOURNMENT.

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

Motion Passed.

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