



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, DECEMBER 16, 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, and Joshua Koch

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

Excused: None

Absent: Benjamin Andrews

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, December 16, 2024, meeting of the Zoning &

Planning Board of Appeals.

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

Motion Passed.

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

D. APPROVAL OF MINUTES.

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

Moved by Barbara Dorff, seconded by Steven Schuchart to approve the minutes.

Motion Passed.

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

E. REGULAR BUSINESS.

- I. (Appeal 24-39) Consideration with possible action on a request from Brandon Robaidek of Robert E. Lee and Associates, Inc, applicant and Mark Fine of Russel Metals Williams Bahcall, Inc, property owner; requesting approval of driveway entrances exceeding maximum width standards for an industrial user at 825 Hinkle Street (Ald. M. Eck District 11)

The applicant seeks one variance (at two separate locations) from the Green Bay Municipal Code, Chapter 44: Zoning.

44-1773(d.)(2.) Two-lane, full access drive width of semi-trailers: Maximum width of drive at property line:30 feet. Maximum width of drive at curb, 40 feet.

Applicant is seeking to replace existing non-conforming drive entrances.

Applicants seek to reconstruct two drive entrances. North side at 60 feet wide at curb and south side at 60 feet at curb and 40 feet wide at 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 Brandon Robaidek

Speakers:

Brandon Robaidek, 1250 Centennial Centre Blvd., Hobart

Moved by Joshua Koch, seconded by Barbara Dorff to approve the plans which include a 60 foot wide entrance at the curb on the north side of the property and a 60 foot wide entrance at the curb and 40 foot wide entrance at the right of way at the south side of the property.

Motion Passed.

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

2. (Appeal 24-40) Consideration with possible action on a request from Gavin Kimmeth of Zenture Solutions, applicant and Dorothy Harrsch, property owner; requesting an encroachment within the front yard setback for a raised concrete patio within a (R1) Low-Density Residential Zoning District at 1177 Shadow Lane. (Ald. C. Wery, District 8)

The applicant seeks one variance from the Green Bay Municipal Code, Chapter 44: Zoning. 44-554 Table 44-2: Note C. 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.

Applicant is seeking to keep a built 6' x 35' raised concrete patio which is connected to the front of the house. The structure is raised approximately 15 inches above grade and is level with the front entry of the house.

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 Andrew Muller

Chair Noel Halvorsen affirmed Gavin Kimmeth

Chair Noel Halvorsen affirmed Dorothy Harrsch

Chair Noel Halvorsen affirmed Peter Harrsch

Speakers:

Andrew Muller, Zenture Solutions - N126 Speedway Ln., Kaukauna

Gavin Kimmeth, Zenture Solutions - N126 Speedway Ln., Kaukauna

Dorothy Harrsch, 1177 Shadow Ln

Peter Harrsch, 1177 Shadow Ln

Moved by Barbara Dorff, seconded by Steven Schuchart to approve a 6' x 35' raised concrete patio which is 15 inches above grade with condition that 75 percent of the raised concrete patio have planted species which reach a height minimum of the raised concrete patio.

Motion Passed.

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

3. (Appeal 24-41) Consideration with possible action on a request from Father Don Everts of St. Elizabeth Ann Seton Parish, applicant and property owner; requesting approval of a driveway which exceeds width and setback standards for a one or two family residence at 2756 Oakwood Drive. (Ald. K. Hinkfuss, District 12)

The applicant seeks two variances from the Green Bay Municipal Code, Chapter 44: Zoning. 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 parking space.

44-1746 (2) c. Attached garages. Driveways leading to attached garages shall meet the applicable side or rear setbacks for principal structures established in the district. This house and district aligns with a 6-foot side yard setback.

Applicant seeks to keep a poured driveway which is 14 x 22 feet in size which comes within approximately 1.8 feet of the side yard of the property and extends past the garage door opening by approximately 22 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 Scott Drewiske

Chair Noel Halvorsen affirmed Gary Shebesta

Speakers:

Scott Drewiske, 904 Jordan Rd.

Gary Shebesta, 2760 Yorktown Dr.

Moved by Steven Schuchart, seconded by Barbara Dorff to open the floor.

Motion Passed.

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

Speakers:

Gary Shebesta

Moved by Steven Schuchart, seconded by Joshua Koch to close the floor.

Motion Passed.

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

Moved by Joshua Koch, seconded by Steven Schuchart to deny a poured driveway which is 14 x 22 feet in size which comes within approximately 1.8 feet of the side yard of the property and extends past the garage door opening by approximately 22 feet.

Motion Passed.

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

4. (Appeal 24-42) Consideration with possible action on a request from Matthew Litchfield of Mach IV, applicant and MCPM Enterprises LLC, property owner; requesting to allow a second drive entrance on a parcel within 200 feet of an existing drive entrance and screening exceptions for loading areas at 1111 S Huron Road. (Ald. J. Hutchison, District 2)

The applicant seeks two variances from the Green Bay Municipal Code, Chapter 44 Zoning: Sec. 44-1773 (a) (1) Multiple two-way driveways may be permitted on one street frontage, provided the distance between driveway centerlines is no less than 200 feet.

Sec 44-1917 (c) Screening. Trash receptacles and dumpsters, trash recycling containers, and loading docks shall be fully enclosed and screened with walls and/or fences at least six feet in height and 90 percent impervious to sight.

Applicant seeks to create a loading dock and drive entrance. The proposed expansion will create a driveway approximately 156 feet apart and a loading dock which does not have screening. Which fully meets six feet in height and 90 percent opaque for the length of the loading dock areas.

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 Halverson affirmed Joel Erfurth

Speakers:

Joel Erfurth, Mach IV - 2260 Salscheider Ct.

Moved by Joshua Koch, seconded by Barbara Dorff to approve both variance requests to create a loading dock which does not have screening along full length of loading docks with 90 percent opaque screening at 6 feet in height and a drive entrance approximately 156 feet apart.

Motion Passed.

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

5. (Appeal 24-43) Consideration with possible action on a request from Dalton Ruesch of Ruesch Properties LLC, applicant and property owner; requesting to exceed maximum standards for the width of a driveway adjacent to an alley for a one or two family residence at 821 Cherry Street. (Ald. A Proffitt, District 7)

The applicant seeks one variance from Chapter 44 Green Bay Municipal Code, Zoning: 44-1746 (3) g. Driveway width. Alley Drives. The driveway may extend to the garage opening or may extend into the lot for 30 feet in width and 40 feet in depth but shall not extend into the side yard setbacks.

Applicant seeks to create a driveway which is 63 feet in width.

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 Halverson affirmed Dalton Ruesch

Speaker:

Dalton Ruesch, 1241 Bellvue St.

Moved by Joshua Koch, seconded by none to deny.

Motion Failed.

Yes-None, No- None, Abstain-None.

Moved by Steven Schuchart, seconded by Joshua Koch to approve the holding of the item until February 2025 BOA meeting for applicant to supply further information and work with staff to explore additional options for development on site.

Motion Passed.

Yes-Noel Halvorsen, Steven Schuchart, Barbara Dorff, Corey Bogenschutz, Joshua Koch,

No- None, Abstain-None.

F. INFORMATIONAL.

- I. Date of next meeting: TO BE DETERMINED.

Discussion on the next meeting date in January.

Discussion among members as to which dates can work with schedule.

Motion to hold meeting on January 21, 2025

Moved by Joshua Koch, seconded by Steven Schuchart to approve the January meeting date of Tuesday, January 21, 2025.

Motion Passed.

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

G. ADJOURNMENT.

Moved by Corey Bogenschutz, seconded by Barbara Dorff to adjourn the meeting.

Motion Passed.

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