



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, FEBRUARY 17, 2025, 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, Joshua Koch, Corey Bogenschutz

Excused: None

Absent: None

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, February 17, 2025, 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, Steven Schuchart, Barbara Dorff, Joshua Koch, Corey Bogenschutz,
No-None, Abstain-None.

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the December 16, 2024, meeting.

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

Motion Passed.

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

E. REGULAR BUSINESS.

- I. (Appeal 25-01) Consideration with possible action on a request from Jeremy Doughty, applicant and property owner; requesting approval of a driveway width which exceeds standards for a one- or two-family residential home at 3633 Arcadia Bluff Drive. (Ald. J. Grant, District I)

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

44-1746 Driveways shall lead from the public right-of-way to a garage door opening plus 24 inches on either side of said door.

Applicant is seeking approximately 16 feet of width past the garage door opening with a driveway depth of 24 feet in length for additional stalls in the front 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 Jeremy Doughty

Speakers:

Jeremy Doughty, 3633 Arcadia Bluff Dr.

Moved by Joshua Koch, seconded by Steven Schuchart to deny the consideration of 16 feet of width past the garage door opening with a driveway depth of 24 feet in length for additional stalls in the front yard setback.

No vote is taken on denial motion, a request to open the floor is made.

Moved by Barbara Dorff, seconded by Joshua Koch to open the floor to any additional speakers.

Motion Passed.

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

Speakers:

Chair affirmed Sam Dunlop, 410 N Ashland Ave

Moved by Barbara Dorff, seconded by Joshua Koch to close the floor.

Motion Passed.

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

Moved by Joshua Koch, seconded by Steven Schuchart to deny the consideration of 16 feet of width past the garage door opening with a driveway depth of 24 feet in length for additional stalls in the front yard setback.

Motion Passed to deny variance request (5-0).

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

2. (Appeal 25-02) Consideration with possible action on a request from John Kershek, applicant and property owner; requesting approval of an encroachment within the side yard setback for a two-story building within an R1-Low Density Base Zoned District at 1524 N Bay Highlands Drive. (Ald. J. Grant, District 1)

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

44-554 Table 44-2: Side yard setback within an R1 Low Density Residential District for a primary building exceeding 1.5 stories or more. Minimum setback is 8 feet. Applicant seeks an addition to home setback as little as 2 feet from side line.

Applicant is seeking to place a 16 x 16 foot addition to their primary residence for the addition of a three-season room which is proposed to be built within 2 feet of the south side yard 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 John Kershek

Speaker:

John Kershek, 1524 N Bay Highlands Dr.

Moved by Barbara Dorff, seconded by Joshua Koch to open the floor to any additional speakers.

Motion Passed.

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

Speaker:

Chair affirmed Amy Sorenson, 1521 N Bay Highlands Dr.

Moved by Barbara Dorff, seconded by Joshua Koch to close the floor.

Motion Passed.

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

Moved by Joshua Koch, seconded by Corey Bogenschutz to deny an addition to home setback as little as 2 feet from side line.

Motion Passed to deny variance request (3-2).

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

3. (Appeal 25-03) Consideration with possible action on a request from Melissa Adams, applicant and property owner; requesting approval of an encroachment within the side yard setback for a 1.5 story building within an R1-Low Density Base Zoned District at 1195 Bond Street. (Ald. B. Delie, District 10)

The applicant seeks one variance from the Green Bay Municipal Code, Chapter 44: Zoning. 44-358(3) Chimneys, fire escapes, uncovered stairs, ramps and necessary landings, bay windows no closer than one half the applicable setback to a side or rear property line. The side yard setback is established at 6 feet.

Applicant is seeking an ingress-egress window in east side yard, 2.25 feet from side property line. Code permits three feet minimum side yard setback (one half side 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 Melissa Adams

Chair Noel Halvorsen affirmed Cody Kanese

Speakers:

Melissa Adams, 1195 Bond St.

Cody Kanese, 1195 Bond St.

Moved by Joshua Koch, seconded by Barbara Dorff to approve with condition that a cover is placed over the well opening, for an ingress-egress window. The width of the opening is 36 inches, its edge being 2.25 feet from the side yard property line.

Motion Passed (5-0)

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

F. INFORMATIONAL.

1. Update on Appeal 24-43

This application has been withdrawn.

2. Date of next meeting: March 17, 2025.

G. ADJOURNMENT.

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

Motion Passed.

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