



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, MARCH 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, Joshua Koch, and Brian Ritter

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, March 17, 2025, 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, Brian Ritter, No-None, Abstain-None.

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the February 17, 2025 meeting.

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

Motion Passed.

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

E. REGULAR BUSINESS.

- I. Welcome to the Board's newest member, Brian Ritter.
2. (Appeal 25-04) Consideration with possible action on a request from Derek Libehauser of SPARK Development Co, applicant and Marene Miller of Miller Land Investments LLC, Property Owner, seeking a variance to exceed maximum of units of a multi-family residential development on a Downtown (DI) lot at 100 E Mason Street. (Ald. B. Johnson, District 9)

The applicant seeks one variance from the Green Bay Municipal Code, Chapter 44: Zoning 44-620, Table 44-6.

Minimum Square Footage per unit on a lot in DI district is 1000 sf per unit for multi-family units.

The applicant seeks to create 125 units for a multi-family development on 2.396 acres of land. 2.396 acres has a maximum of 104 units at 1000-sf per unit.

Applicant seeks to exceed by 21 units.

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 Derek Libehauser

Speakers:

Derek Libehauser - 2065 American Drive, Ste A, Neenah

Moved by Joshua Koch, seconded by Steven Schuchart to approve variance permitting multi-family building construction with 125 units on 2.396 acres of land within a (DI) Downtown

District with condition *Approval of a conditional use permit must be granted by Common Council to allow a height of the building of 54 feet.*

Motion Passed.

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

3. (Appeal 25-05) Consideration with possible action on a request from Dalton Ruesch of Ruesch Properties LLC, applicant and property owner, seeking variances to exceed standards for a multi-family property parking lot addition directly from an alley at 822 Pine Street. (Ald. A. Proffitt, District 7)

The applicant seeks four variances from the Green Bay Municipal Code, Chapter 44, Zoning:

1. 44-1964(1)(b) Perimeter Landscape Buffer
Applicant seeks a minimum 3-foot buffer on the south rear yard, seeking deviation from the 25-foot minimum requirement.
2. 44-1964 (2) Buffer Design
Applicant seeks a design which does not meet the minimum required 3 trees, 15 shrubs, and 90 percent opaque barrier on a year-round basis.
3. 44-1774(g) Driveway Throat Length
Applicant seeks driveway without throat, requesting 0-foot minimum, seeking deviation from 18-foot minimum requirement.
4. 44-620, Table 44-6 (OR District)
Applicant seeks 60.4 percent impervious surface, seeking deviation from 60 percent impervious surface maximum.

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 Dalton Ruesch

Speakers:

Dalton Ruesch - 1241 Bellevue St

Moved by Joshua Koch, seconded by Steven Schuchart to approve variances permitting a perimeter landscape buffer on the south side of the property to be reduced to 3 feet in width, to permit a driveway throat length to come directly off the alley, permitting a 0-foot throat, and allowing for 60.4 impervious surface in an Office-Residential (OR) District. Applicant withdrew request for a variance for buffer design deviations and will submit an updated site plan meeting qualifications of 44-1964(2).

Motion Passed.

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

F. INFORMATIONAL.

- I. Date of next meeting: April 21, 2025.

G. ADJOURNMENT.

Moved by Steven Schuchart, seconded by Barbara Dorff to adjourn meeting.

Motion Passed.

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