



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

TUESDAY, JUNE 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 Joshua Koch, Steven Schuchart and Brian Ritter.

C. Approval of the Agenda.

I. Approval of the agenda for the Tuesday, June 17, 2025, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

I. Approval of the minutes from the May 19, 2025 meeting.

E. Regular Business.

I. (Appeal 25-12) Consideration, with possible action, on a request from Ben and Sydney Molter, applicants and property owners; requesting exceed front yard setback standards for an infill building for the purpose of adding a porch within an RI Low-Density Residential district at 521 Roy Avenue. (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.

2. **(Appeal 25-13)** Consideration, with possible action, on a variance request from Nathan Wallenfang of 814 Hubbard LLC, applicant and property owner; requesting exceed driveway standards for width of a driveway opening along an alley for a one or two-family residential use and impervious surface standards for a parcel in an RI Low-Density Residential Zoning District at 812-814 Hubbard Street. (Ald. B. Johnson, District 9)

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3. **(Appeal 25-14)** Consideration, with possible action, on a variance request from Michael Vanden Berg, applicant; on behalf of Francis Woyak, property owner, requesting to exceed side yard standards for a driveway leading to a detached garage stall for a one or two-family residential home at 931 Coppens Road. (Ald. A. Proffitt, District 7)

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F. Informational.

1. Next Meeting: July 21, 2025

G. Adjournment.

1. Adjournment for the Tuesday, June 17, 2025, meeting of the Zoning & Planning Board of Appeals.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Zoning & Planning Board of Appeals meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.