



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, MAY 19, 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, Steven Schuchart, Joshua Koch, and Brian Ritter.

Present: Noel Halvorsen, Joshua Koch, Brian Ritter

Excused: Steven Schuchart

Absent: None

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, May 19, 2025, meeting of the Zoning & Planning Board of Appeals.

Moved by Joshua Koch, seconded by Brian Ritter to approve the agenda with a change in order of item 5, Appeal 25-11, moving it to the second position. All other items will follow in order, shifting their placement down by one.

Motion Passed.

Yes-Noel Halvorsen, Joshua Koch, Brian Ritter, No-None, Abstain-None.

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the April 21, 2025 meeting.

Moved by Joshua Koch, seconded by Brian Ritter to approve the minutes.

Motion Passed.

Yes-Noel Halvorsen, Joshua Koch, Brian Ritter, No-None, Abstain-None.

E. REGULAR BUSINESS.

1. Election of Vice-Chair of the Zoning and Planning Board of Appeals

Moved by Brian Ritter, seconded by Noel Halvorsen to approve the appointment of Josh Koch as Vice Chair.

Motion Passed.

Yes-Noel Halvorsen, Joshua Koch, Brian Ritter, No-None, Abstain-None.

2. **(Appeal 25-11)** Consideration, with possible action, on a request from Hilkiyah Easterling, applicant and property owner, requesting exceed side yard setback standards for swimming pool for a single-family home at 502 15th Avenue. (Ald. B. Johnson, District 9)

Chair Noel Halvorsen asked the Board of Appeals members to confirm whether they had any conflicts of interest. All members affirmed they did not.

Chair Noel Halvorsen asked the Board of Appeals members to confirm whether they had received any communication about this matter. All Board members affirmed they did not.

Chair Noel Halvorsen affirmed Jon Leroy

Chair Noel Halvorsen affirmed Hilkiyah Easterling

Speaker:

Hilkiyah Easterling - 502 15th Ave

Moved by Joshua Koch, seconded by Brian Ritter to deny an action on a variance request from Hilkiyah Easterling, applicant and property owner; requesting to exceed side yard setback standards for a swimming pool for a single-family home at 502 15th Avenue.

Motion Passed.

Yes-Noel Halvorsen, Joshua Koch, Brian Ritter, No-None, Abstain-None.

3. **(Appeal 25-08)** Consideration, with possible action, on a request from Garritt Bader, applicant, and Moski Corporation, property owner; requesting exceeding front yard setback standards for an infill building at 1116 Hobart Drive. (Ald. K. Hinkfuss, District 12)

Chair Noel Halvorsen asked the Board of Appeals members to confirm whether they had any conflicts of interest. All members affirmed they did not.

Chair Noel Halvorsen asked the Board of Appeals members to confirm whether they had received any communication about this matter. All Board members affirmed they did not.

Chair Noel Halvorsen affirmed Jon Leroy

Chair Noel Halvorsen affirmed Garritt Bader

Chair Noel Halvorsen affirmed Brad Reimer

Chair Noel Halvorsen affirmed Kathy Hinkfuss

Speakers:

Garritt Bader - 300 N Van Buren St

Brad Reimer, Vierbicher - 400 Security Blvd

Kathy Hinkfuss - 525 Antelope Tr

Moved by Joshua Koch, seconded by Brian Ritter to approve an action on a variance request from Garritt Bader, applicant, and Moski Corporation, property owner; requesting to exceed the front yard setback standards for an infill building at 1116 Hobart Drive.

Motion passed.

Yes-Noel Halvorsen, Joshua Koch, Brian Ritter, No-None, Abstain-None

4. **(Appeal 25-09)** Consideration, with possible action, on a request from Courtney Carr, applicant and property owner, requesting to exceed front yard setback standards for swimming pool for a single-family home at 1330 Sandstone Place. (Ald. K. Hinkfuss, District 12)

Chair Noel Halvorsen asked the Board of Appeals members to confirm whether they had any conflicts of interest. All members affirmed they did not.

Chair Noel Halvorsen asked the Board of Appeals members to confirm whether they had received any communication about this matter. All Board members affirmed they did not.

Chair Noel Halvorsen affirmed Jon Leroy

Chair Noel Halvorsen affirmed Courtney Carr

Chair Noel Halvorsen affirmed Debbie & Richard Solecki

Speakers:

Courtney Carr – 1330 Sandstone Pl

Debbie & Richard Solecki (joint comment) – W2567 Woodview Ln, Marinette

Moved by Brian Ritter, seconded by Joshua Koch to approve an action on a variance request from Courtney Carr, applicant and property owner; requesting to exceed the front yard setback standards for a swimming pool for a single-family home at 1330 Sandstone Place.

Motion Passed.

Yes-Noel Halvorsen, Joshua Koch, Brian Ritter, No-None, Abstain-None.

5. **(Appeal 25-10)** Consideration, with possible action, on a variance request from John Jeanquart of Brander Engineering, applicant on behalf of Georgia Pacific Corporation, property owner, requesting approval to exceed the maximum driveway width at 1919 South Broadway. (Ald. B. Johnson, District 9)

Chair Noel Halvorsen asked the Board of Appeals members to confirm whether they had any conflicts of interest. All members affirmed they did not.

Chair Noel Halvorsen asked the Board of Appeals members to confirm whether they had received any communication about this matter. All Board members affirmed they did not.

Chair Noel Halvorsen affirmed Jon Leroy

Chair Noel Halvorsen affirmed John Jeanquart

Speaker(s):

John Jeanquart, Brander Engineering - 975 Hansen Rd

Moved by Joshua Koch, seconded by Brian Ritter to approve an action on a variance request from John Jeanquart of Brander Engineering, applicant on behalf of Georgia Pacific Corporation, property owner; requesting to exceed the maximum driveway width at 1919 South Broadway.

Motion Passed.

Yes-Noel Halvorsen, Joshua Koch, Brian Ritter, No-None, Abstain-None.

F. INFORMATIONAL.

- I. Date of next meeting: TUESDAY June 17, 2025 at 4:30 PM. This is a day change from the typical Monday meeting.

G. ADJOURNMENT.

Moved by Brian Ritter, seconded by Joshua Koch to adjourn the meeting.

Motion Passed.

Yes-Noel Halvorsen, Joshua Koch, Brian Ritter, No-None, Abstain-None.