



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, AUGUST 18, 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 Monday, August 18, 2025, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

I. Approval of the minutes from the July 21, 2025 meeting.

E. Informational

I. Information regarding phishing schemes.

F. Regular Business.

1. (Appeal 25-20) Consideration, with possible action, on a request from Trista Hobbs of the City of Green Bay—applicant, and Valerie Joosten of the City of Green Bay—property owner; requesting to exceed impervious surface standards in a (PI) Public Institutional District at 511 S. Oneida Street. (Ald. J. Ridderbush, District 8)

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 25-15) Consideration, with possible action, on a variance request from Brian Johnson—applicant and property owner; requesting to exceed standards for the placement of a hot tub near a side yard line at 516 Hubbard Street. (Ald. B. Johnson, District 9)

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.

3. (Appeal 25-14) Consideration, with possible action, on a request by Attorney Michael Vanden Berg—applicant, on behalf of Francis Woyak—property owner; requesting to exceed side yard standards for a driveway leading to a garage stall at 931 Coppens Road. (Ald. A. Proffitt, District 7)

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.

4. (Appeal 25-18) Consideration, with possible action, on a request from Ryan Johnson—applicant and property owner; requesting to exceed front yard setback standards for a one-or-two-family home within a Low-Density Residential (R1) district at 1225 Spence Street. (Ald. J. Ridderbush, District 8)

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.

5. (Appeal 25-19) Consideration, with possible action, on a variance request from Sarah Brainard of Creative Sign Company—applicant and Steve Genda of Weekes Forest Products, Inc.—property owner; requesting to exceed signage standards at 2225 Starr Court. (Ald. M. Eck, District 11)

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.

G. Informational.

1. Next Meeting: September 15, 2025

H. Adjournment.

I. Adjournment of the Monday, August 18, 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.