



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

TUESDAY, NOVEMBER 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.

Present: Steven Schuchart, Joshua Koch, Brian Ritter

Excused: Noel Halvorsen

Others Present: Logan Wood, Assistant City Attorney

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Tuesday, November 18, 2025, meeting of the Zoning &

Planning Board of Appeals.

Moved by Brian Ritter, seconded by Steven Schuchart to approve the agenda.

Motion Passed.

Yes—Steven Schuchart, Joshua Koch, Brian Ritter, No-None, Abstain-None.

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the October 20, 2025 meeting of the Zoning and Planning Board of Appeals.

Moved by Steven Schuchart, seconded by Brian Ritter to approve the minutes.

Motion Passed.

Yes—Steven Schuchart, Joshua Koch, Brian Ritter, No-None, Abstain-None.

E. REGULAR BUSINESS.

- I. (Appeal 25-24) Consideration, with possible action, on a variance request from William Aubrey of Consolodated Construction Company (applicant), and Gordy Renn of Fox Converting, Inc (property owner), requesting to exceed rear yard setback standards in a BP Business Park zoned district at 200 Packerland Drive. (Ald. K. Hinkfuss, District 12)

Vice-Chair Joshua Koch asked the Board of Appeals members to confirm whether they had any conflicts of interest. All members affirmed they did not.

Vice-Chair Joshua Koch asked the Board of Appeals members to confirm whether they had received any communication about this matter. All Board members affirmed they did not.

Vice-Chair Joshua Koch affirmed Jon Leroy.

Vice-Chair Joshua Koch affirmed William Aubrey.

Speakers:

Jon LeRoy

William Aubrey, W8716 Spring Rd., Hortonville, WI

Moved by Steven Schuchart, seconded by Brian Ritter to approve the variance to exceed rear yard setback standards in a BP Business Park zoned district at 200 Packerland Drive.

Variance permits a minimum 6' setback for driveway purposes along the west property line.

Motion Passed.

Yes—Steven Schuchart, Joshua Koch, Brian Ritter, No-None, Abstain-None.

2. (Appeal 25-25) Consideration, with possible action, on a variance request from Duane Peterson (applicant) and Mike Delaney (property owner), requesting to exceed setback standards for the placement of an accessory building of an adjacent front yard on a corner lot in an R3 Varied Density District at 1201 N Webster Avenue. (Ald. J. Prestley, District 6)

Vice-Chair Joshua Koch asked the Board of Appeals members to confirm whether they had any conflicts of interest. All members affirmed they did not.

Vice-Chair Joshua Koch asked the Board of Appeals members to confirm whether they had received any communication about this matter. All Board members affirmed they did not.

Vice-Chair Joshua Koch affirmed Jon Leroy.

Vice-Chair Joshua Koch affirmed Duane Peterson.

Vice-Chair Joshua Koch affirmed Steve Kunath.

Speakers:

Jon LeRoy

Duane Peterson, 1201 N Webster Avenue

Steve Kunath, 920 Reber Street

Moved by Steven Schuchart, seconded by Brian Ritter to deny the variance to exceed setback standards for the placement of an accessory building of an adjacent front yard on a corner lot in an R3 Varied Density District at 1201 N Webster Avenue.

Motion Passed.

Yes—Steven Schuchart, Joshua Koch, Brian Ritter, No-None, Abstain-None.

3. (Appeal 25-26) Consideration, with possible action, on a request Doreen and David Deprey (applicant and property owner), requesting to exceed side yard fence height standards in a residential district at 1214 13th Avenue. (Ald. B. Johnson, District 9)

Vice-Chair Joshua Koch asked the Board of Appeals members to confirm whether they had any conflicts of interest. All members affirmed they did not.

Vice-Chair Joshua Koch asked the Board of Appeals members to confirm whether they had received any communication about this matter. All Board members affirmed they did not.

Vice-Chair Joshua Koch affirmed Jon Leroy.

Vice-Chair Joshua Koch affirmed Doreen Deprey.

Speakers:

Jon LeRoy

Doreen Deprey, 1214 13th Avenue

Moved by Brian Ritter, seconded by Steven Schuchart to deny the variance to exceed side yard fence height standards in a residential district at 1214 13th Avenue.

Motion Passed.

Yes—Steven Schuchart, Joshua Koch, Brian Ritter, No-None, Abstain-None.

4. (Appeal 25-27) Consideration, with possible action on a variance request from Abigail Jackson (applicant and property owner), requesting to exceed sideyard setback standards for a driveway and exceed maximum driveway width standards for a one- or two-family home at 1130 Shawano Avenue. (Ald. J. Ridderbush, District 8)

Vice-Chair Joshua Koch asked the Board of Appeals members to confirm whether they had any conflicts of interest. All members affirmed they did not.

Vice-Chair Joshua Koch asked the Board of Appeals members to confirm whether they had received any communication about this matter. All Board members affirmed they did not.
Vice-Chair Joshua Koch affirmed Jon Leroy.
Vice-Chair Joshua Koch affirmed Abigail Jackson.
Vice-Chair Joshua Koch affirmed Paul Niderer.

Speakers:

Jon LeRoy
Abigail Jackson, 1130 Shawano Avenue
Paul Niderer, 1130 Shawano Avenue

Moved by Steven Schuchart, seconded by Brian Ritter to approve the variances to exceed sideyard setback standards for a driveway and exceed maximum driveway width standards for a one- or two-family home at 1130 Shawano Avenue. Variance permits driveway construction for a 0' sideyard setback and a maximum of 13.5' driveway when the driveway is not directly leading to a garage door opening.

Motion Passed.

Yes—Steven Schuchart, Joshua Koch, Brian Ritter, No-None, Abstain-None.

F. INFORMATIONAL.

- I. Next Meeting: December 15, 2025.

G. ADJOURNMENT.

- I. Adjournment of the Tuesday, November 18, 2025, meeting of the Zoning & Planning Board of Appeals.

Moved by Brian Ritter, seconded by Steven Schuchart to adjourn.

Motion Passed.

Yes—Steven Schuchart, Joshua Koch, Brian Ritter, No-None, Abstain-None.