



# **MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS**

**MONDAY, JANUARY 26, 2026, 4:00 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/85259382056?pwd=z6OdaYq0gNap7CSvkqgg0Ofv7lQ77t.l>

Or call in by phone: +1 312 626 6799  
Meeting ID: 852 5938 2056  
Passcode: 915604

If you wish to leave a comment for this public meeting, 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: Noel Halvorsen, Steven Schuchart, Joshua Koch, Brian Ritter

## **C. APPROVAL OF THE AGENDA.**

- I. Approval of the agenda for the Monday, January 26, 2026, meeting of the Zoning & Planning Board of Appeals.

Moved by Joshua Koch, seconded by Steven Schuchart to approve the agenda. Motion Passed.

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

#### **D. APPROVAL OF MINUTES.**

- I. Approval of the minutes from the December 15, 2025 meeting of the Zoning and Planning Board of Appeals.

Moved by Steven Schuchart, seconded by Brian Ritter to approve minutes. Motion Passed.  
Yes—Noel Halvorsen, Steven Schuchart, Joshua Koch, Brian Ritter, No-None, Abstain-None.

#### **E. REGULAR BUSINESS.**

- I. **(Appeal 26-02)** Consideration with possible action on a request from Corbin Terlip of Milbrew Holdings (applicant) and Garritt Bader of GB Real Estate Investments (property owner), requesting to exceed accessory building front yard setback standards in a commercial zoning district at 2435 W Mason Street. (Ald. M. Eck, District 11)

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 Kevin Schmolt

Speakers:

Jon LeRoy

Kevin Schmolt – 9605 N Lake Dr., Bayside

Scrivener's Note: The name "Colin Terlip" in the original document should read "Korbin Terlip."

Moved by Steven Schuchart, seconded by Joshua Koch to deny the request to exceed accessory building front yard setback standards in a commercial zoning district. Motion Passed to Deny.

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

2. **(Appeal 26-03)** Consideration with possible action on a variance request from Brianna Hammersley (applicant and property owner), requesting to exceed driveway standards for a one- or two-family residence at 1035-1039 Bellevue Street.

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 has recused himself due to conflict of interest.

Chair Noel Halvorsen affirmed Jon Leroy.

Chair Noel Halvorsen affirmed Anthony Malikiny

Chair Noel Halvorsen affirmed Brianna Hammersley

Speakers:

Jon LeRoy

Anthony Malikiny—820 Elmore St

Brianna Hammersley—250 Dousman St

Moved by Steven Schuchart, seconded by Brian Ritter to open the floor. Motion Passed.

Yes—Steven Schuchart, Joshua Koch, Brian Ritter, No—None, Abstain—None, Absent—Noel Halvorsen.

Discussion between board and applicant.

Moved by Steven Schuchart, seconded by Brian Ritter to close the floor. Motion Passed.

Yes—Steven Schuchart, Joshua Koch, Brian Ritter, No—None, Abstain—None, Absent—Noel Halvorsen.

Moved by Steven Schuchart, seconded by Brian Ritter to deny. Motion Passed.

Yes—Steven Schuchart, Joshua Koch, Brian Ritter, No—None, Abstain—None, Absent—Noel Halvorsen.

## **F. INFORMATIONAL.**

- I. Next Meeting: Monday, February 16, 2026.

## **G. ADJOURNMENT.**

- I. Adjournment of the Monday, January 26, 2026, meeting of the Zoning & Planning Board of Appeals.

Moved by Brian Ritter, seconded by Steven Schuchart to adjourn the meeting. Motion Passed.

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