



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, FEBRUARY 16, 2026, 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/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.

C. Approval of the Agenda.

- I. Approval of the agenda for the Monday, February 16, 2026, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

- I. Approval of the minutes from the January 26, 2026 meeting.

E. Regular Business.

- I. **(Appeal 26-04)** Consideration with possible action on a variance request from Julie Christensen (applicant) and Mike Wasilkoff of CMW, LLC (property owner) to allow two driveway entrances for a single parcel in a one or two-family residence at 804 Ninth Street. (Ald. B. Johnson, District 9)

F. Informational.

- I. Next Meeting: Monday March 16, 2026

G. Adjournment.

- I. Adjournment of the Monday, February 16, 2026, 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.



Report to the
Zoning & Planning Board of Appeals
of the City of Green Bay

MEETING DATE

February 16, 2026

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the January 26, 2026 meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. BOA Minutes 01.26.2026 AMENDED



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

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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.



Report to the
Zoning & Planning Board of Appeals
of the City of Green Bay

MEETING DATE

February 16, 2026

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.1

(Appeal 26-04) Consideration with possible action on a variance request from Julie Christensen (applicant) and Mike Wasilkoff of CMW, LLC (property owner) to allow two driveway entrances for a single parcel in a one or two-family residence at 804 Ninth Street. (Ald. B. Johnson, District 9)

BACKGROUND

The applicant seeks variance relief from one section of the Green Bay Municipal Code, Chapter 44: Zoning

Sec.44-1746 (1)

Number of driveways. Single-family uses are permitted one driveway per lot unless otherwise regulated in this chapter.

The applicant seeks to create two driveway entrances for the parcel. One driveway entrance off of the alley is proposed to serve a new residential home on the parcel. A second driveway is proposed to serve the property at 802 Ninth Street.

Currently, the parcel at 804 Ninth Street does not have a use. 802 Ninth is a single family residence. The building is on a narrow lot and the access for the parcel comes from a driveway off the alley to the west which cuts through 804 Ninth. 802 and 804 are individual parcels, though both are currently owned by a single property owner. The applicant is seeking to create a new home on 804 with its own individual drive entrance.

The applicant seeks a site plan to create a 12-foot wide driveway to the north for an entry for a shared driveway for the property to the east and a 24-foot wide opening to access a two-stall garage for a new home at 804 Ninth. The width of the two driveways individually meet code. However, the overall width of a driveway entrance per parcel is limited to 30 feet total for a singular drive entrance. The proposed two driveways total 36 feet.

As an alternative, the applicant could create a singular driveway up to 30 feet in width, which serves as access to both a new garage and driveway which could be accessible to 802 Ninth as a driveway adjacent to the garage. A driveway would need to be a minimum of 8 feet in width.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 26-04 Application Redacted

2. 26-04 Concept Site Plan
3. 26-04 View From Street



ZONING BOARD OF APPEALS VARIANCE APPLICATION

Application Deadline: First Tuesday of the Month at 12:00 Noon.

DATE: 2/4/2026	PROJECT #: 123192	APPEAL #: 26-07
APPLICANT INFORMATION:		
Name: Julie Christensen		
Business Name: Chris Properties, LLC		
Address: [REDACTED]		
City, State, Zip: [REDACTED]		
Phone: [REDACTED]		
Email: [REDACTED]		
PROPERTY OWNER INFORMATION (if different from above):		
Name: Mike Wasilkoff		
Business Name: CMW, LLC		
Address: 2711 Nicolet Dr.		
City, State, Zip: Green Bay WI 54311		
Phone: [REDACTED]		
Email: [REDACTED]		
HAS A SITE PLAN BEEN REVIEWED BY PLANNING STAFF? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
If you checked "NO", do not proceed. You must contact a member of the Planning staff to review your site, identify issues with the Zoning Code, and seek potential alternatives. Upon denial of a site plan, a formal variance submission may proceed.		
PLEASE FILL OUT INFORMATION BELOW REGARDING THE PROPOSED DIMENSIONAL VARIANCE:		
Location/Address: 804 Ninth St. Green Bay WI 54303		
Tax Parcel Number(s): 1-602		
Describe the Variance Request:		
Two side by side lots were purchased with the intent to build a home on the empty lot. (804 Ninth St.) The house at 802 Ninth St. will require driveway access along the fence line at the back of the lot at 804 Ninth St.		
Total area for the access driveway is 480 sq. ft. (12' x 40') and will be placed 3' from the fenceline.		
This will leave 33' of green space between the access driveway and the new house.		
804 Ninth St. lot measures 40' x 122'		
Total impervious surface ratio will be 43% with new structure and access driveway.		

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).

44-1746 (1) Number of driveways. Single-family uses are permitted one driveway per lot.

THREE STEP TEST - To qualify for a variance, the applicant must demonstrate that their property meets the following three (3) requirements:

Does unique physical characteristics of your property prevent the compliance with the ordinance? Explain

802 Ninth St. does not allow safe access from the street due to the close proximity of the corner of Ashland Ave. and Ninth St.

Would granting the variance be contrary to the public interest? Explain.

No. The access driveway will be adjoining to the alley which has light traffic. It is safer than street access. It will also be placed as far back as possible on the property for the safety of the occupants of the new house.

Why would not getting the variance unreasonably prevent you from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome?

804 Ninth St. is an empty lot which serves no purpose and was purchased with the intent of building an affordable home. The variance needed makes sense and will improve both lots.

I HEREBY CERTIFY THAT I HAVE READ AND FULLY UNDERSTAND THE VARIANCE PROCEDURE AND FAILURE TO COMPLY WITH CITY REQUIREMENTS WILL RESULT IN THIS APPLICATION BEING WITHHELD FROM CONSIDERATION BY THE ZONING BOARD OF APPEALS.

Michael F. Wasilkoff
 Signature of the Property Owner

Julie Christensen
 Signature of Applicant (working as "Agent" for owner)

Mike Wasilkoff - CMW, LLC

Julie Christensen - Chris Properties, LLC

Print Name

Print Name

2/5/2026

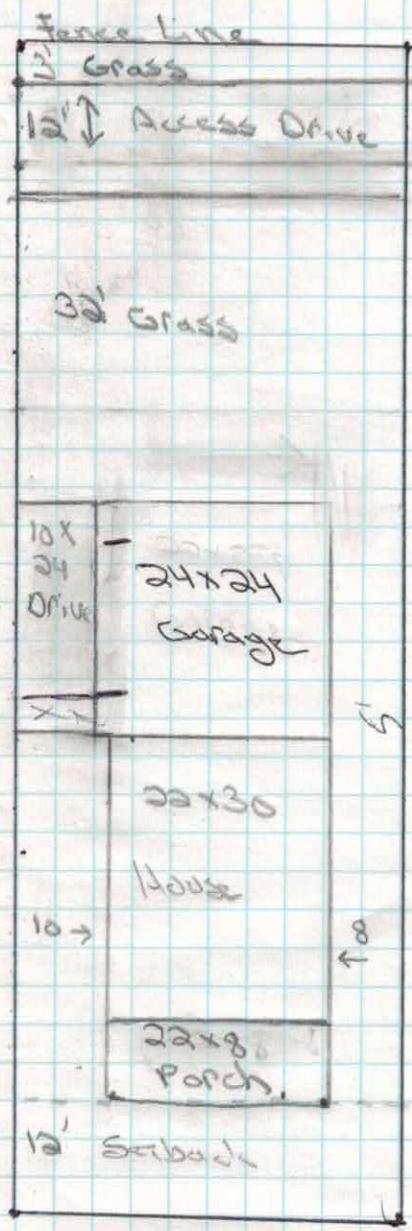
2/5/26

Date

Date

OFFICE USE ONLY:

District: <u>9</u>	Zoning: <u>R1</u>	Parcel #: <u>1-602</u>	Residential \$225 <input checked="" type="checkbox"/>	Commercial \$350 <input type="checkbox"/>
Submittal Date: <u>1/14</u>	Meeting Date: <u>2/16</u>	Work started or completed:	Residential \$450 <input type="checkbox"/>	Commercial \$700 <input type="checkbox"/>
Staff Signature: <u>[Signature]</u>	Receipt #: _____			



1 sq = 4 feet

16x7 Garage Door

804
 9th St.

802

Claws & Paws
Grooming Spa



NO PARKING
IN ALLEY

