



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, APRIL 20, 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=z6OdaYq0gNap7CSvkqqg0Ofv7lQ77t.1>

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, April 20, 2026, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

- I. Approval of the minutes from the March 25, 2026 meeting.

E. Regular Business.

- I. **(Appeal 26-11)** Consideration with possible action on an appeal filed by Moonlight Spa, by its owner, Qing Liu (Moonlight), following a nonrenewal decision by the Common Council for massage purposes.
2. **(Appeal 26-05)** Consideration with possible action on a variance request from Carol

Fleming, applicant and property owner, requesting approval to exceed front yard setback standards in an R1 Low-Density Residential District at 1317 Spence Street. (Ald. J. Ridderbush, District 9)

3. **(Appeal 26-08)** Consideration with possible action on a variance request from Dalton Ruesch of Ruesch Management, applicant on behalf of JEM Properties and Investments LLC Etal, property owner, requesting approval to deviate from minimum standards for an enclosed garage for a 3-4 family residence at 1330 Crooks Street. (Ald.B. Galvin, District 4)
4. **(Appeal 26-10)** Consideration with possible action on a variance request from Jim Wolfe of Vierbicher, applicant and Dan Peters of Robert Peters Construction Inc. — property owner, requesting approval to deviate from corner front yard setback standards for a one-family residence within an R1 Low Density Residential district at 1437 Baumgart Rd. (Ald. K. Hinkfuss, District 12)
5. **(Appeal 26-09)** Consideration with possible action on a variance request from Seth Kollmer applicant and property owner, requesting approval to deviate from front yard setback standards for a one-family residence within an R1 Low Density Residential district at 1737 East Shore Circle. (Ald. J. Prestley, District 6)

F. Informational.

- I. Next Meeting: Monday May 18, 2026

G. Adjournment.

- I. Adjournment of the Monday, April 20, 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.