



MINUTES 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=z6OdaYq0gNap7CSvkqg0Ofv7lQ77t.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: Steven Schuchart, Joshua Koch, Brian Ritter

Excused: Noel Halvorsen

Absent:

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, April 20, 2026, meeting of the Zoning & Planning Board of Appeals.

Moved by Steven Schuchart, seconded by Brian Ritter 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 March 25, 2026 meeting.

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

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.

Moved by Steven Schuchart, seconded by Brian Ritter to amend the agenda to move on to the next agenda item, lawyer for the applicant who is in traffic coming from Milwaukee.
Motion Passed.
Yes—Steven Schuchart, Joshua Koch, Brian Ritter, No-None, Abstain-None.

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 Lacey Cochart.
Vice Chair Joshua Koch affirmed Logan Wood.
Vice Chair Joshua Koch affirmed Scott Connors.
Vice Chair Joshua Koch affirmed Brian Dufraire.

Speakers:

Jon LeRoy—Staff
Lacey Cochart—City Attorney
Logan Wood—Assistant City Attorney
Scott Connors—Applicant Attorney—10125 W. North Ave., Wauwatosa
Brian Dufraire—1740 E Mason St.

Moved by Steven Schuchart, seconded by none to move this agenda item to the next meeting.
Motion Failed.
Yes-None, No-None, Abstain-None.

Moved by Joshua Koch, seconded by Brian Ritter to deny an appeal filed by Moonlight Spa, by its owner, Qing Liu (Moonlight), following a nonrenewal decision by the Common Council for massage purposes.

Motion Passed.

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

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)

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 Carol Fleming.

Vice Chair Joshua Koch affirmed Teresa Shaw.

Speakers:

Jon LeRoy—Staff

Carol Fleming—1317 Spence St

Teresa Shaw—2613 Greenbriar

Moved by Steven Schuchart, seconded by Brian Ritter to deny the placement of a front porch exceeding front yard setback standards by 9.7 feet past the established front yard setback in an R1 Low-Density Residential District.

Motion Passed.

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

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)

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 Dalton Ruesch.

Speakers:

Jon LeRoy—Staff
Dalton Ruesch—1241 Bellevue St

Moved by Steven Schuchart, seconded by Brian Ritter to approve a variance request to deviate from minimum standards for an enclosed garage for a 3-4 family residence at 1330 Crooks Street. Applicant is not required to have an enclosed garage on site for a 3-family residence.

Motion Passed.

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

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 RI Low Density Residential district at 1437 Baumgart Rd. (Ald. K. Hinkfuss, District 12)

Moved by Steven Schuchart, seconded by Brian Ritter to move (Appeal 26-10) to the next meeting, the applicant was not in attendance.

Motion Passed.

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

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 RI Low Density Residential district at 1737 East Shore Circle. (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 Seth Kollmer.

Vice Chair Joshua Koch affirmed LeAnn Kollmer.

Vice Chair Joshua Koch affirmed Kathy Lefebvre.

Vice Chair Joshua Koch affirmed John Kraft.

Speakers:

Jon LeRoy—Staff

Seth Kollmer—1737 E Shore Circle

LeAnn Kollmer—1737 E Shore Circle

Kathy Lefebvre—1731 E Shore Circle

John Kraft—1751 E Shore Circle

Moved by Brian Ritter, seconded by Steven Schuchart to approve a variance request to deviate from front yard setback standards for a one-family residence within an RI Low

Density Residential district. To allow the variance to exceed the front yard setback for a single-family residence principal structure, setback 121 feet from the front right of way.
Motion Passed.

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

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.

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

Motion Passed.

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