



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, MAY 18, 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.

Present: Noel Halvorsen, Steven Schuchart, Joshua Koch, Brian Ritter

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, May 18, 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 April 20, 2026 meeting.

Moved by Steven Schuchart, seconded by Joshua Koch to approve the minutes.

Motion Passed.

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

E. REGULAR BUSINESS.

- I. (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)

The Board may convene in closed session pursuant to Sections 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body. The Board will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

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 Brad Reimer.

Speakers:

Jon LeRoy—Staff

Brad Reimer—Vierbicher 400 Security Blvd.

Section 44-554, Table 44-2 Note e

Corner properties: The side facade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon the same public street. If no structure exists on the adjacent property, the setback shall be a minimum of one-half the required front yard setback of the subject property's zoning district.

Moved by Joshua Koch, seconded by Steven Schuchart to approve to deviate from corner front yard setback standards for a one-family residence within an R1 Low Density Residential

district at 1437 Baumgart Rd.

Motion Passed.

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

F. INFORMATIONAL.

1. Discussion with Law staff regarding ZBOA duties regarding actions relating to Chapter 10 of the Green Bay Municipal Code.

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Postponed until June

2. Next Meeting: June 15, 2026

G. ADJOURNMENT.

1. Adjournment of the Monday, May 18, 2026, meeting of the Zoning & Planning Board of Appeals.

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

Motion Passed.

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