



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, JUNE 15, 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, June 15, 2026, meeting of the Zoning & Planning Board of Appeals.

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

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the May 18, 2026, meeting.

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

E. REGULAR BUSINESS.

1. (Appeal 26-11) Consideration with possible action on a variance request from Sherri Bustamante Saldana, property owner and applicant, requesting approval to deviate from front yard off-street parking setback standards for a one-family residence within an RI Low Density Residential district at 1300 Edgewood Drive (Ald. J. Hutchison, District 2).

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 Sherri Bustamante Saldana.

Chair Noel Halvorsen affirmed Donna Hayes.

Speakers:

Jon LeRoy—Staff

Sherri Bustamante Saldana—1300 Edgewood Dr.

Donna Hayes—2493 Hemlock Dr.

Section 44-1746 (1)

Driveways shall lead directly to a garage (plus two (2) feet on either side of the garage) or legal parking stall.

Moved by Joshua Koch, seconded by Board Member Brian Ritter to deny. Motion Passed.
Yes—Noel Halvorsen, Steven Schuchart, Joshua Koch, Brian Ritter, No—None. Abstain—None.

2. (Appeal 26-12) Consideration with possible action on a variance request from Tim Kuehn of Kuehn Ridge Holdings LLC, property owner, and Andrea Swanson of Nolan Sign Company, applicant, requesting approval to deviate from temporary sign maximum time period standards at 1835 S Ridge Road (Ald. J. Ridderbush, District 8).

Request withdrawn by applicant.

3. (Appeal 26-13) Consideration with possible action on a variance request from Dalton Ruesch of Ruesch Properties LLC, property owner and applicant, requesting approval to deviate principal structure ground floor front façade standards at 1669–1671 Amy Street (Ald. J. Shelton, District 4).

Request withdrawn by applicant.

F. INFORMATIONAL.

1. Discussion with Law staff regarding Zoning and Planning Board of Appeals duties regarding actions relating to Chapter 10 of the Green Bay Municipal Code.
2. Next Meeting: July 20, 2026

G. ADJOURNMENT.

1. Adjournment of the Monday, June 15, 2026, meeting of the Zoning & Planning Board of Appeals.

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