



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, JULY 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=z6OdaYq0gNap7CSvkqgg0Ofv7lQ77t.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, July 20, 2026, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

- I. Approval of the minutes from the June 15, 2026, meeting.

E. Regular Business.

- I. (Appeal 26-14) Consideration with possible action on a variance request from Steve Coel of Coel Construction Company, applicant, and Jerome Murray, property owner, requesting approval to deviate from front yard setback standards for a principal structure of one or two-family residence within an R1 Low Density Residential district at 1189 Langlade Avenue

(Ald. J. Ridderbush, District 10).

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.

2. (Appeal 26-16) Consideration with possible action on a variance request from Trista Hobbs of the City of Green Bay Public Works Department, applicant, and City of Green Bay, property owner, requesting approval to deviate from impervious surface standards within a Public Institutional District and side yard setback for a non-residential accessory building adjacent to one or two family residences, for the purpose of building a new accessory building at 1820 Mills Street (Ald. D. Orlowski, District 5).

ITEM HAS BEEN WITHDRAWN BY APPLICANT.

F. Informational.

1. Next Meeting: August 17, 2026

G. Adjournment.

1. Adjournment of the Monday, July 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.



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

MEETING DATE

July 20, 2026

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the June 15, 2026, meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. BOA Minutes 06.15.2026



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.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.

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.

- I. 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.

- I. (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 R1 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.



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

MEETING DATE

July 20, 2026

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.1

(Appeal 26-14) Consideration with possible action on a variance request from Steve Coel of Coel Construction Company, applicant, and Jerome Murray, property owner, requesting approval to deviate from front yard setback standards for a principal structure of one or two-family residence within an R1 Low Density Residential district at 1189 Langlade Avenue (Ald. J. Ridderbush, District 10).

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.

BACKGROUND

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

Section 44-554, Table 44-2 Note B

Where at least 50 percent of the front footage of any block is built up with principal structures, the front yard setback for new structures shall be equal to the average of the existing structures, except that any structure which is set back 20 percent more or less than the average may be discounted from the formula.

The applicant seeks to create a front yard setback for a new one or two-residence home at a setback of 18 feet of the front right of way of Pilgrim Street. The existing average is 29.5 feet on the block face. The applicant seeks a difference of 11.5 feet.

The applicant is seeking to raze the existing home on site, which is setback approximately 15 feet from the right of way along Pilgrim Street. The applicant seeks to create a new two-family residential home on the site. From the initial conceptual site plan, the proposal is in compliance with other bulk requirements except for the placement of the eastern wall of a new building. The proposed new building is located on a corner lot and is proposed to vary from the existing front entrance off Langlade Avenue and transition on to Pilgrim Street.

Because the front entrance is turned onto Pilgrim Street, the average of the front yard setbacks are based on the whole of the block face along the 1400 block of Pilgrim Street. The block itself averages front yard setbacks at 29.5 feet. The overall depth of 1189 Langlade Avenue is 52 feet east-west.

If the building were to face along Langlade, the proposed site layout would be out of compliance as a corner lot. The corner side yard along Pilgrim would need to be behind the parcel directly adjacent. The principal structure at 1414 Pilgrim Street is approximately 36 feet off the right of way. In accordance with Table 44-2, note e; the side facade of a corner building adjoining a public street shall maintain the front setback of the adjacent (1414 Pilgrim Street) property.

The applicant proposes the construction of a residence which is 28 feet in depth by 90 feet in width.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 26-14 Redacted Application



296'

July 20

ZONING BOARD OF APPEALS VARIANCE APPLICATION

July 7 2016

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

DATE: 10/30/20	PROJECT #: 124674	APPEAL #: 26-14
APPLICANT INFORMATION:		
Name: STEVE COEL		
Business Name: COEL CONSTR. CO.		
Address: 734 RIVERVIEW DR.		
City, State, Zip: GREEN BAY, WI. 54303		
Phone: [REDACTED]		
Email: [REDACTED]		
PROPERTY OWNER INFORMATION (if different from above):		
Name: JERRY MURREY		
Business Name:		
Address: 107 PITALO STR.		
City, State, Zip: MADISON, ALA. 35758		
Phone: [REDACTED]		
Email:		
HAS A SITE PLAN BEEN REVIEWED BY PLANNING STAFF? ☒ YES ☐ 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: 1189 LANGLADE AVE.		
Tax Parcel Number(s):		
Describe the Variance Request: NEED A FRONT YARD VARRIANCE FOR SETBACK of A NEW DUPLEX		

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

44-2(b) Table R1 Dimensions

Request 11' setback, average is 30' 12' difference.

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

YES,
the Lot Dimensions are 52' X 137' So with
CURRENT SETBACK of Pilgrim of 29' + WEST
SETBACK of 5' would only LEAVE 18'.

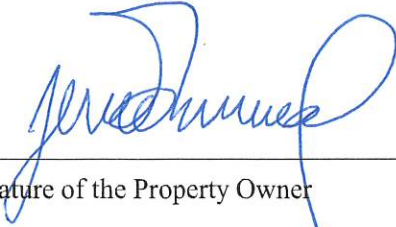
Would granting the variance be contrary to the public interest? Explain.

NO, IT WOULD
UPGRADE PROPERTY, BEAUTIFY NEIGHBORHOOD.

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?

IT'S JUST that CURRENT BASEMENT
IS and ALWAYS WAS LEAKY + MUSTY CAUSING
DAMAGE to REMAINDER of Home.

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.



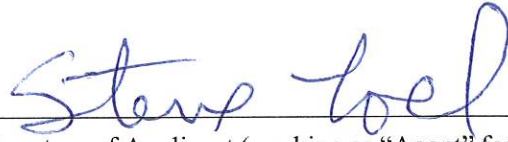
Signature of the Property Owner

Jerome David Murray

Print Name

06 17 2026

Date



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

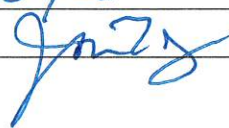
STEVE COEL

Print Name

6/20/26

Date

OFFICE USE ONLY:

District: 8	Zoning: R4	Parcel #: 1-391-A	Residential \$225 ☒	Commercial \$350 ☐
Submittal Date: 6/30/26	Meeting Date: 7-17-26	Work started or completed:	Residential \$450 ☐	Commercial \$700 ☐
Staff Signature: 	Receipt #:			

1189 LANGLEADE AVE.

Lot Size - 7124
Imp. Allow - 4374

Imp. Act. 3088

24'

18'

PROPOSED
DU PLEX

132'

90'

14'

WALKWAY

14'

DRIVE

PILGRIM STR.

28'

18'

20'

52'



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

MEETING DATE

July 20, 2026

PREPARED BY

AGENDA ITEM # E.2

(Appeal 26-16) Consideration with possible action on a variance request from Trista Hobbs of the City of Green Bay Public Works Department, applicant, and City of Green Bay, property owner, requesting approval to deviate from impervious surface standards within a Public Institutional District and side yard setback for a non-residential accessory building adjacent to one or two family residences, for the purpose of building a new accessory building at 1820 Mills Street (Ald. D. Orłowski, District 5).

ITEM HAS BEEN WITHDRAWN BY APPLICANT.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None