



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, SEPTEMBER 21, 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, Brian Ritter, and Dillon Maass.

C. Approval of the Agenda.

- I. Approval of the agenda for the Monday, September 21, 2026, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

- I. Approval of the minutes from the August 17, 2026, meeting.

E. Regular Business.

- I. (Appeal 26-20) Consideration with possible action on a variance request from Raquel Alvarez, applicant and property owner, requesting approval to deviate from the minimum side yard setback for a principal residence within an R1 Low Density Residential District at 919 Division Street (Ald. B. Delie, District 10).

2. (Appeal 26-21) Consideration with possible action on a variance request from Joseph Gerrits, applicant and property owner, requesting approval to deviate from front yard parking standards for an attached single stall garage at a one or two-family residence at 503-507 Steven Street (Ald. B. Delie, District 10).
3. (Appeal 26-22) Consideration with possible action on a variance request from Joshua Dvorak, applicant and property owner, requesting approval to deviate from front yard fence standards at a one or two-family residence at 813-815 14th Avenue (Ald. J. Ridderbush, District 9).
4. (Appeal 26-23) Consideration with possible action on a variance request from Joshua Hearly of Heralys Beverage LLC, applicant and property owner, requesting approval to deviate from commercial driveway and landscaping standards for a commercial business at the 1700 Block of University Avenue (NW Corner of University Avenue and N Henry Street, Parcel 19-326) (Alder, J. Prestley, District 6).
5. (Appeal 26-24) Consideration with possible action variance request from Skyler Vanwinkle, applicant and property owner, requesting approval to deviate from accessory building bulk requirement standards for a one or two-family residence at 3805 Humboldt Road (Ald. J. Grant, District 1).

F. Informational.

1. Next Meeting: Monday October 19, 2026.

G. Adjournment.

1. Adjournment of the Monday, September 21, 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.