

Town of Green Bay  
Board of Appeals

MINUTES

October 20, 2022

Present: David DePeau, Jon Jadin, Toni Mertens, Jacob Deterville, Gary Jonet, Kyle Alsteen and 6 others.

Meeting was posted at: Sweet Seasons, 54 Mini Mart and the Town of Green Bay Bulletin Board.

Meeting was called to order at 7:00 PM by chairperson, Jon Jadin

David DePeau made a motion to accept the minutes from previous meeting as printed 2<sup>nd</sup> by Jacob Deterville. Vote taken all in favor, motion carried.

Old Business: Ray Terrien is looking for a variance to put in a property line less than the required ten foot side yard setback between lots 2 and 3. The property is "The Red Rocket".

Chairperson, Jon Jadin, opened the floor for comments or questions. One of the neighbors asked what was the variance about. Ray Terrien explained that the problem with the lot as is, the insurance companies were cancelling their coverage, because they do not want to cover all three businesses. They were told that they would have it easier to get coverage if each business had their own address. Then each insurance company had definite property lines to go by. It was also noted that Ray Terrien is the owner of both properties affected. His daughter, Tina Adams, showed the board all of the cancellation notices from all the insurance companies, along with the reasons for cancellation. They are looking to divide the property at 5138 Sunset Bluff Drive, Green Bay, WI into three lots. It is because of the change in the insurance industry policies that the need to change the property is necessary in order to get the businesses insured. A business can not operate without insurance. The operation would remain the same. The only difference would be that each business would have its own address. Then the insurance companies would know exactly what they are insuring. Jon Jadin asked if anyone had any questions or concerns. There was some discussion about problems down the line if the properties were sold. It was noted that if damage or loss of the storage shed that is too close now, would have to be in compliance as to the zoning rules of the ten foot side yard. Gary Jonet said that it was already in the Zoning Book that it would have to comply. There was discussion about if it did get sold that an easement would have to be written for the driveways. Jon asked if anyone had any other questions.

Kyle Alsteen made a motions to grant the variance as presented. It was 2<sup>nd</sup> by David DePeau. Vote was taken all in favor.

The "Notice of Action on Variance" was completed. It reads "A reduction in the side yard setback on proposed lot #3 is less than the required 10 feet. Side yard setback 3.7 feet as per drawing. The variance was granted for insurance purposes, so they can maintain business operations."

Dave DePeau made a motion to adjourn and Jacob Deterville 2<sup>nd</sup> it. Vote taken, all in favor. Meeting adjourned At 7:30 PM.

Respectfully submitted by:

Toni Mertens, Secretary  
Board of Appeals, Town of Green Bay

