



Board of Appeals

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Special Meeting

Final Minutes

Monday, August 11, 2014

4:45 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 4:45 PM by Board Member Thomas Keidatz

Attendee Name	Title	Status	Arrived
James Stadler	Board Member	Present	
Roger Galler	Board Member	Present	
Bob De Groot	Board Member	Excused	
Thomas Keidatz	Board Member	Present	
Alice Schipper	Board Member	Present	
William Vande Hei	Board Member	Present	

Also present: Building Inspector David Hongisto and members of the public.

2. Approval of the minutes of the June 23rd, 2014 Board of Appeals meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Stadler, Board Member
SECONDER:	William Vande Hei, Board Member
AYES:	Stadler, Galler, Keidatz, Schipper, Vande Hei
EXCUSED:	Bob De Groot

3. Request submitted by Russ Vanden Elzen, 816 Cedar Street, De Pere, Wisconsin to construct an addition to a residence and a driveway on the property located at 816 Cedar Street, De Pere, Wisconsin which would require a 7.9 foot interior side yard building setback variance and a two (2) foot setback variance to allow a driveway on the property line.

Chairman Keidatz read the notice of public hearing, and Building Inspector Hongisto summarized the variance requests. The property is in an older section of the city with a substandard size lot. The property was in disrepair when the current owner purchased it, and he is looking for ways to improve the property. The existing house is 2.1 feet from the west property line, and the addition would follow this boundary. The property owner has obtained a statement from the abutting neighbor that he does not object to the proposed addition. The second variance request is to place the driveway at the property line. Hongisto reported that the two foot driveway setback is intended to prevent water runoff onto the neighbor's property; he outlined the owner's plans to prevent that. The owner also intends to raise the detached garage to improve the pitch of the driveway.

Property owner Vanden Elzen described the proposed addition and plans for the driveway/garage modifications.

Neighbor David Schumerth shared his criteria for addressing drainage concerns with the driveway placement.

The board members unanimously approved the variance requests, with the condition that steps must be taken to divert water runoff, and to add curbing if

necessary. Keidatz noted that it would create a hardship not to grant the requests, and that the proposed improvements will benefit the neighbors and neighborhood. Proper permits must be obtained prior to the start of construction.

4. Request submitted by Dutch Boyz De Pere LLC, 100 Wolf River Drive, Fremont, Wisconsin to construct a driveway on the property located at 500 Main Avenue, De Pere, Wisconsin which would require a nineteen (19) foot driveway width variance.

Keidatz read the notice of public hearing. Hongisto reported that the pie-shaped property tapers to a point at the north end, and the property owner wants to place the dumpsters at the bottom of the hill to shield them from Main Av. City Engineer Eric Rakers has no issues with the request. Keidatz polled the board members, who voted unanimously in favor of the request. He noted that granting the variance will not impact street traffic.

5. Request submitted by Gerald and Lisa Norz, 615 Teal Court, De Pere, Wisconsin to construct an addition to a residence on the property located at 615 Teal Court, De Pere, Wisconsin which would require a sixteen (16) foot rear yard setback variance.

Keidatz read the notice of public hearing, and Hongisto reviewed the variance request. He noted that the property to the west had a very similar request granted several years ago. Homeowner Norz reported that the lot is pie shaped which made the project challenging. When they originally built the home, the plan included several small rooms, but they would like to create one large gathering room. The lot behind them is very deep, so there will still be a good distance to the neighbor's home. Keidatz polled the board members, who voted unanimously in favor of the variance request. He noted that the request is reasonable based upon the evidence submitted. The homeowner must obtain the necessary permits prior to the start of construction.

6. Request submitted by Nathan Wachtendonk, 1967 S. Cross Creek Circle, De Pere, Wisconsin to construct a deck on a residence located at 1967 S. Cross Creek Circle, De Pere, Wisconsin which would require a twelve (12) foot rear yard setback variance.

Keidatz read the notice of public hearing, and Hongisto reviewed the request for variance. Homeowner Wachtendonk reported that the lot is not uniform which required placing the home further back. He noted that there is a 20 foot wide tree line behind his lot, and another 30-40 feet to the neighbor's home. Keidatz polled the members who voted unanimously in favor of the request. Due to the unique circumstances of the lot, and the fact that there will be no detriment to neighboring property, the board finds that the request should be granted. The homeowner must obtain permits before proceeding.

Adjournment

Vande Hei motioned, seconded by Schipper, to adjourn the meeting at 5:30 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen