



# Board of Appeals

## Special Meeting

### Final Minutes

335 South Broadway  
De Pere, WI 54115  
<https://www.deperewi.gov/>

Wednesday, July 7, 2021

4:45 PM

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#### Call to Order

The meeting was called to order at 4:45 PM by Chairman Bob De Groot

Attendee Name	Title	Status	Arrived
Scott Bonfigt	Board Member	Present	
Bob De Groot	Chairman	Present	
Paul De Leeuw	Board Member	Excused	
Michelle Manke	Board Member	Present	
James Stadler	Board Member	Excused	
William Vande Hei	Board Member	Present	
Andy Van Remortel	Board Member	Present	

Also present: Zoning Administrator Peter Schleinzi and members of the public.

- Approval of the minutes of the May 24, 2021 Board of Appeals meeting.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	William Vande Hei, Board Member
<b>SECONDER:</b>	Bob De Groot, Chairman
<b>AYES:</b>	Bonfigt, De Groot, Manke, Vande Hei, Van Remortel
<b>EXCUSED:</b>	Paul De Leeuw, James Stadler

- Public comments upon matters not on the agenda.

There were no public comments.

<b>RESULT:</b>	<b>DISCUSSED</b>
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- Consideration and possible action on a request for a variance to reduce a proposed single-family dwelling corner side yard setback to 13', instead of a 30' corner side yard setback, in an R-2 District at 701 Oak ST (Parcel WD-435).
  - Consideration and possible action on a request for a variance to reduce a proposed single-family dwelling interior side yard setback to 6', instead of a 10' interior side yard setback, in an R-2 District at 701 Oak ST (Parcel WD-435).

Bob De Groot read the public hearing notice and Zoning Administrator Peter Schleinzi reviewed both variance requests to reduce a corner side yard setback, and to reduce an interior side yard setback, for a proposed single-family dwelling at 701 Oak Street. Bill Vande Hei moved, seconded by Andy Van Remortel, to approve the variance requests for both Part A and Part B. Upon vote, motion carried unanimously.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	William Vande Hei, Board Member
<b>SECONDER:</b>	Andy Van Remortel, Board Member
<b>AYES:</b>	Bonfigt, De Groot, Manke, Vande Hei, Van Remortel
<b>EXCUSED:</b>	Paul De Leeuw, James Stadler

5. A. Consideration and possible action on a request for a variance to allow loading berths in the front yard with screening established by Plan Commission, instead of screened in the side yard and rear yard, in an I-B-2 District at 2400 BLK American BL (All of Parcels: WD-L510, WD-L511, WD-L514, WD-L515 and Part of Parcels: WD-L482, WD-L483-1, WD-L484-1, WD-L485, WD-L486). B. Consideration and possible action on a request for a variance to allow outdoor storage (truck trailer parking only) in the front yard with screening established by Plan Commission, instead of screened in the rear 25 percent of the side yard and the rear yard, in an I-B-2 District at 2400 BLK American BL (All of Parcels: WD-L510, WD-L511, WD-L514, WD-L515 and Part of Parcels: WD-L482, WD-L483-1, WD-L484-1, WD-L485, WD-L486).

Bob De Groot read the notice of public hearing and Zoning Administrator Peter Schlein reviewed both variance requests to allow loading berths, and allow outdoor storage in the front yard with screening, at the 2400 block of American Boulevard. Bob asked if anyone wished to speak for or against the request and no one wished to speak. Discussion followed regarding the type of screening that is proposed, which Peter explained will be established at the Plan Commission meeting later this evening. Michelle Manke asked if staff received any comments from the neighboring property owners. Peter stated that he had not received any comments. Development Services Director Daniel Lindstrom noted that within the past ten years, there was a similar request for FoxStar investments, which was approved. Bill Vande Hei moved, seconded by Scott Bonfigt, to approve the variance requests for both Part A and Part B. Upon vote, motion carried unanimously.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	William Vande Hei, Board Member
<b>SECONDER:</b>	Scott Bonfigt, Board Member
<b>AYES:</b>	Bonfigt, De Groot, Manke, Vande Hei, Van Remortel
<b>EXCUSED:</b>	Paul De Leeuw, James Stadler

### Adjournment

Michelle Manke moved, seconded by Andy Van Remortel, to adjourn the meeting at 5:18 PM. Upon vote, motion carried unanimously.

Respectfully submitted,  
Kelly Barker