



Board of Appeals

Regular Meeting

335 South Broadway
De Pere, WI 54115
<http://www.de-pere.org>

Final Minutes

Monday, June 27, 2016

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
Scott Bonfigt		Present	
Bob De Groot	Board Member	Present	
Paul De Leeuw	Board Member	Present	
Roger Galler	Board Member	Present	
Thomas Keidatz	Board Member	Present	
James Stadler	Board Member	Present	
William Vande Hei	Board Member	Excused	

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

2. Approval of the minutes of the May 23, 2016 Board of Appeals meeting.

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

3. Request submitted by Jing Jin Chen, 1801 N Sunkist Circle, De Pere, Wisconsin to construct a 6' high vinyl fence on the property located at 1801 N Sunkist Circle, De Pere, Wisconsin which would require a variance to allow a fence higher than 3' in a corner side yard setback.

Tom Keidatz read the notice of public hearing and Dave Hongisto reviewed the variance request. The proposed fence would require a three foot corner sideyard setback variance at the property located on the corner of Sunkist and Libal Street. Bob De Groot asked homeowners Mr. and Mrs. Chen how far back from the sidewalk the fence would be located. They answered that the fence would be three feet from the sidewalk. Jim Stadler asked if the distance from the sidewalk was within code. Dave Hongisto replied yes. Tom Keidatz asked what the reason is for installing a six foot high fence. The homeowners stated that they have a young daughter and there is a lot of traffic on Libal Street, therefore, the fence would provide protection for their child and also privacy. Tom Keidatz polled the board members and the motion carried unanimously. Tom noted that the homeowners must obtain the appropriate permit(s) prior to installing the fence.

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

4. Request submitted by the City of De Pere, 335 S Broadway, De Pere, Wisconsin to reduce the front yard building setback on the property, located at 2128 Ryan Road, De Pere, Wisconsin from 30' to 25' which would require a 5' front yard setback variance.

Tom Keidatz read the notice of public hearing and Dave Hongisto reviewed the variance request. Dave Hongisto, on behalf of the city, submitted the variance request for 2128 Ryan Road, which is a city owned lot. A couple of years ago, a contractor who was in the process of building three houses died before the houses were completed. Two of these houses were located on Melcorn Circle, with the third house located at 2128 Ryan Road. They were framed in winter and the cold weather heaved the footings and all three properties had to be condemned and demolished. Since that time, the city-owned lots have sat empty. The city has accepted offers on all three lots. The property on Ryan Road is hard to lay out a house on because of the shape of the lot, which has only two sides with a curve on the third side. The curve makes for hardly any side yard to the lot. The city has accepted an offer from Tom Riesenbergs to purchase the property with the contingency that the variance is approved. The house is laid out so the driveway is on the northeast side and Dave Hongisto, on behalf of the city, is requesting a 5 foot front yard setback variance which would create a more usable and larger rear yard. Public Works and City Council have approved the purchase of the lot with the contingency that the variance is approved. James Stadler remarked that the variance request is quite reasonable as long as the structure does not stick out beyond the five foot area. Tom Riesenbergs remarked that he feels the house would look better at the 25 feet setback than at thirty feet. Dave Hongisto is convinced that the average passerby would not notice the difference. James Stadler motioned, seconded by Paul De Leeuw, to approve the variance request. Upon vote, motion carried unanimously. Tom Keidatz noted that Mr. Riesenbergs must obtain the appropriate permit(s) prior to construction.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Stadler, Board Member
SECONDER:	Paul De Leeuw, Board Member
AYES:	Bonfigt, De Groot, De Leeuw, Galler, Keidatz, Stadler
ABSENT:	William Vande Hei

5. Request submitted by Gene Bosacki, 804 N Clay Street, De Pere, Wisconsin to construct a replacement detached garage on the property located at 804 N Clay Street, De Pere, Wisconsin which would require a 3' interior side yard setback variance.

Tom Keidatz read the notice of public hearing and Dave Hongisto reviewed the variance request. Property owner Dale Bosacki addressed the board explaining that he would like to demolish his current detached garage, which is 60 years old and dilapidated. His proposed garage would be three feet from the interior property line, which is the same as the existing garage. James Stadler asked if he is planning on using the existing slab. Mr. Bosacki replied that he is planning to take the slab out and pour a new slab. Then James asked if the garage will be expanded in size and Mr. Bosacki replied that it is a stall and a half and the new garage will be approximately the same size, maybe a few feet bigger. Dale Bosacki's neighbor at 800 N. Clay Street, Daniel Fox, was in attendance and stated that he has no objection to the replacement of the garage on his neighbor's property. He is in approval of Dale improving his property. Bob De Groot motioned, seconded by Scott Bonfigt, to approve the variance with the stipulations that storm water off the roof be directed away from the neighbors' property and that the garage not be any closer that it currently exists. Upon vote, motion carried unanimously. Tom Keidatz reminded the homeowner that he must obtain the appropriate permit(s) prior to construction. Dave Hongisto reminded the homeowner that the variance is good for 6 months so construction must be started within that time.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bob De Groot, Board Member
SECONDER:	Scott Bonfigt
AYES:	Bonfigt, De Groot, De Leeuw, Galler, Keidatz, Stadler
ABSENT:	William Vande Hei

Adjournment

Keidatz declared the meeting adjourned at 5:11 PM.

Respectfully submitted,
Kelly Barker