



Board of Appeals

Regular Meeting

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

Final Minutes

Monday, June 26, 2017

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 Bob De Groot

Attendee Name	Title	Status	Arrived
Scott Bonfigt	Board Member	Excused	
Bob De Groot	Board Member	Present	
Paul De Leeuw	Board Member	Excused	
Roger Galler	Board Member	Present	
James Stadler	Board Member	Present	
William Vande Hei	Board Member	Present	
Andy Van Remortal	Board Member	Present	

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

2. Approval of the minutes of the April 24, 2017 Board of Appeals meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Stadler, Board Member
SECONDER:	Roger Galler, Board Member
AYES:	De Groot, Galler, Stadler, Vande Hei, Remortal
EXCUSED:	Scott Bonfigt, Paul De Leeuw

3. Election of Chair/Vice Chair.

Due to the recent passing of the Board of Appeals Chair Tom Keidatz, it is necessary to nominate a new Chair. Also, since there was no current Vice Chair, the Board of Appeals decided to elect a Vice Chair to fill in when the Chair is not available to run the meeting. Jim Stadler moved, seconded by Roger Galler, to nominate Bob De Groot as Chair. Upon vote, motion carried unanimously. Bob De Groot moved, seconded by Jim Stadler, to nominate Roger Galler as the Vice Chair. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Stadler, Board Member
SECONDER:	Roger Galler, Board Member
AYES:	De Groot, Galler, Stadler, Vande Hei, Remortal
EXCUSED:	Scott Bonfigt, Paul De Leeuw

4. Request submitted by Terri Eccles, 1114 Trailwood Drive, De Pere, Wisconsin to construct a single family residence on the property located at 213 Riverview Avenue, De Pere, Wisconsin which would require an 18 foot front yard setback variance and a 10 foot rear yard setback variance.

Bob De Groot read the notice of public hearing and Building Inspector Dave Hongisto reviewed the variance request. The property owner is requesting a variance to build a single family home on the lot, which would be too big to fit due to the limited depth of the lot. Code requires a 30 foot front and 30 foot rear yard setback. Steve Bieda of Mau & Associates, appeared before the board, on behalf of the property owner. He stated that the property owner applied for and was approved for this same variance request in 2015

but it expired before she began the project. Jim Stadler asked about the elevation of the house. Steve replied that the elevation would remain the same as the other homes on the street. Dave Hongisto added that there is a main interceptor sewer and an easement along the river, so the house was designed not to infringe on the easement. He also noted that the house is a ranch instead of a two-story so it will not block the view of the river as much. Jim Anderson, a homeowner who lives nearby, asked what side the house will face. Dave answered that for addressing purposes, it will remain as Riverview Avenue. Mr. Anderson then asked if the existing garage located on the property will remain, as he feels it is not in good condition. Dave replied that he will take a look at it and make a determination on whether it needs to be removed. Jim Stadler moved, seconded by Bill Vande Hei, to approve the variance request. Upon vote, motion carried unanimously. Bob De Groot reminded the applicant that the work must be started within six months and that the appropriate building permit(s) must be obtained from the building inspection department prior to the start of construction.

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

5. Request submitted by Steven Antolec, 716 N. Michigan Street, De Pere, Wisconsin to construct a 720 square foot detached garage on the property located at 716 N. Michigan Street, De Pere, Wisconsin which would require a 20 square foot size variance and a 6 foot interior side yard setback variance.

Bob De Groot read the notice of public hearing and Building Inspector Dave Hongisto reviewed the variance request. The homeowner, Steven Antolec, plans to remove the existing garage and build a new, larger detached garage on the property. The present garage is located four feet off the property line, but the owner is proposing to come up to the lot line on the side yard with the new garage. Bill Vande Hei noted that it is common practice among the homes in this area to allow a two foot variance along the property line and that the owner install gutters with downspouts that drain away from the neighbor's yard. Bob De Groot asked the applicant if he had any objections to this condition. Mr. Antolec replied that he did not. With the condition that the garage remains two feet from the property line, Bill Vande Hei moved, seconded by Jim Stadler, to approve the variance. Upon vote, motion carried unanimously. Bob De Groot reminded the applicant that the variance will expire in six months.

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

6. Request submitted by Roy & Julie Farley, 2731 State Hwy 57, De Pere, Wisconsin. Said appeal requests a building permit to construct a 1500 square foot detached accessory building with a 350 square foot porch on the property located at 2731 State Hwy 57, De Pere, Wisconsin which would require an 1150 square foot size variance.

Bob De Groot read the notice of public hearing and Building Inspector Dave Hongisto reviewed the variance request. The homeowners live on the east side of Hwy 57, south of

Rockland Road and the size of their lot is roughly 3.5 acres. Bill Vande Hei asked what the height of the new garage will be. The applicant, Julie Farley, replied that it will be the same height as the house. Jim Stadler asked if the homeowners operate a business and if that is the reason for the large garage. Mrs. Farley replied that the garage is for storage of four Model A cars and some antique tractors that they own. Bill Vande Hei moved, seconded by Jim Stadler, to approve the variance request. Upon vote, motion carried unanimously. Bob De Groot reminded the homeowner that the variance is good for six months and to obtain the proper permit(s) from the building inspection department prior to the start of construction.

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

7. Request submitted by Dennis & Mary Wicker, 426 S. Ontario Drive, De Pere, Wisconsin. Said appeal requests a building permit to construct a covered front porch on the property located at 426 S. Ontario Drive, De Pere, Wisconsin which would require a 7 foot front yard setback variance.

Bob De Groot read the notice of public hearing and Building Inspector Dave Hongisto reviewed the variance request. Jim Stadler asked if the existing steps are encroaching the setback. Dave Hongisto replied that there is a provision in the zoning code that exempts the steps. Homeowner Dennis Wicker addressed the board, stating that he will be removing the existing stairs and replacing them along with the porch. Jim Stadler moved, seconded by Roger Galler, to approve the variance request. Upon vote, motion carried unanimously. Bob De Groot complimented Mr. Wicker on doing his "homework" by getting signatures of approval from almost everyone on the block. Bob reminded the applicant that work must be started within six months and that he must obtain the proper permit(s) from the building inspection department before the start of construction.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Bob De Groot, Roger Galler, James Stadler, Andy Van Remortel
EXCUSED:	Scott Bonfigt, Paul De Leeuw, William Vande Hei

Adjournment

Bill Vande Hei moved, seconded by Jim Stadler, to adjourn the meeting at 5:26 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker