



Board of Appeals

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Final Minutes

Monday, June 23, 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		Present	
Bob De Groot	Board Member	Present	
Thomas Keidatz	Board Member	Present	
Alice Schipper	Board Member	Present	
William Vande Hei	Board Member	Present	

Also present: Assistant Building Inspector Dennis Jensen, and members of the public.

2. Approval of the minutes of the June 3, 2014 meeting.

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

3. Request submitted by Peter Nowak, 1165 Jordan Road, De Pere, Wisconsin to construct a fence on the property located at 1165 Jordan Road, De Pere, Wisconsin which would require a three (3) foot height variance within a corner side yard setback.

Keidatz read the notice of public hearing. Building Inspector Jensen reviewed the reasons for permit denial. Property owner Nowak explained that the lot is very long and narrow; setting the fence back 30 feet in order to achieve the required six foot setback, would have used up more than a third of his yard. The proposed fence plan includes a 30 foot "sight triangle" to ensure visibility. Keidatz polled the board members who voted unanimously in favor of granting the variance. Based upon the evidence, the request is reasonable and will not be detrimental to the neighborhood. Necessary permits must be obtained prior to construction.

4. Request submitted by Steve & Lisa Basche, 1228 Rita Lane, De Pere, Wisconsin to construct a single family residence on the property located at 840 Pine Street, De Pere, Wisconsin which would require a seven (7) inch interior side yard setback variance.

Keidatz read the notice of public hearing, and Jensen reviewed the request for variance. Vande Hei motioned, seconded by De Groot, to approve the variance request as presented.

5. Request submitted by Robert & McKenzie Cleek, 914 Merrill Street, De Pere, Wisconsin to construct a detached garage on the property located at 914 Merrill Street, De Pere, Wisconsin which would require a five (5) foot interior side yard setback variance.

Keidatz read the notice of public hearing. Property owner Cleek reported that the current garage needs to be replaced because it has significant water problems and is rotting out. It also is situated very close to the neighbor's house and blocks one of their windows.

The proposed garage will be moved away from the neighbor's house, closer to the rear of the lot, and drain tile will be added to address water issues. The board unanimously approved the variance request based upon the evidence presented. Keidatz noted that it would create a hardship not to grant it, and it will provide a significant improvement for both the homeowner and neighbor. Proper permits must be obtained prior to the start of construction.

Adjournment

Keidatz motioned, seconded by Schipper, to adjourn the meeting at 5:10 pm. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen