



Board of Appeals

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Final Minutes

Tuesday, June 3, 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
John Fairchild	Board Member	Excused	
Bob De Groot	Board Member	Present	
Thomas Keidatz	Board Member	Present	
Jason Peebles	Board Member	Excused	
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 March 24, 2014 Board of Appeals meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bob De Groot, Board Member
SECONDER:	William Vande Hei, Board Member
AYES:	Bob De Groot, Thomas Keidatz, Alice Schipper, William Vande Hei
EXCUSED:	John Fairchild, Jason Peebles

3. Request submitted by Gary Glatfelter, 666 River Avenue, De Pere, Wisconsin to construct a detached garage on the property located at 666 River Avenue, De Pere, Wisconsin which would require a four (4) foot interior side yard setback variance.

Keidatz read the notice of public hearing, and Building Inspector Hongisto reviewed the variance request. The homeowner wants to demolish the existing garage and reconstruct a new one in the same location, which would place the structure two feet from the property line. Phil Bredael of The Remodel Shop appeared on behalf of the property owner. He reported that size restrictions of the lot made the project a challenge; relocating the garage would have placed it directly in the middle of the owner's backyard. There is a distance of 6' 6" between the structures; the contractor has added fireproof drywall to the plans due to its proximity to the neighbor's garage. Vande Hei cautioned that downspouts must be directed away from the neighboring property. The board unanimously approved the variance request with the stipulation that water be directed away from the neighbors. Keidatz noted that based upon the evidence, the criteria for the issuance of a variance have been met considering unusual circumstances, size of lots & location of prior garage. The property owner must obtain the necessary permits and construction must commence within six months.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Bob De Groot, Thomas Keidatz, Alice Schipper, William Vande Hei
EXCUSED:	John Fairchild, Jason Peebles

4. Request submitted by Lee Aanonsen, 619 Reid Street, De Pere, Wisconsin to construct a detached garage on the property located at 619 Reid Street, De Pere, Wisconsin which would require a four (4) foot interior side yard setback variance.

Keidatz read the notice of public hearing. Hongisto reviewed the variance request. The existing garage has been torn down, and the homeowner would like to replace it in the same location. The distance between the structures would be 10 feet. The board unanimously approved the variance request with the stipulation that downspouts be directed away from the neighboring property. Keidatz noted that based upon the evidence, the statutory requirements for the issuance of a variance have been met considering the neighbor's lack of objection, size of lots, and location of the prior garage. The property owner must obtain the necessary permits and construction must commence within six months.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Bob De Groot, Thomas Keidatz, Alice Schipper, William Vande Hei
EXCUSED:	John Fairchild, Jason Peebles

5. Request submitted by Joshua Error, 133 S. Ontario Street, De Pere, Wisconsin to construct a fence on the property located at 133 S. Ontario Street, De Pere, Wisconsin which would require an 8" height variance.

Keidatz read the notice of public hearing. Hongisto explained the variance request: municipal code allows for a maximum fence height of 3' in front yard or corner side yard; the homeowner would like to install a 44" high picket fence. Homeowner Joshua Error then addressed the board and stated that the side street (Charles) has quite a bit of traffic because of Legion Park; the extra fence height would give them an added sense of security for their young children. It is a picket-style fence so it would not hinder visibility. The board unanimously approved the variance request. Keidatz noted that based upon the evidence submitted, the request is reasonable and is not detrimental to the neighborhood. The property owner must obtain the necessary permits and construction must commence within six months.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Bob De Groot, Thomas Keidatz, Alice Schipper, William Vande Hei
EXCUSED:	John Fairchild, Jason Peebles

Adjournment

De Groot motioned, seconded by Schipper, to adjourn the meeting at 5:05 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen