



Board of Appeals

Regular Meeting

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

Final Minutes

Monday, April 25, 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	Board Member	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	Present	

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

2. Approval of the minutes of the March 28, 2016 Board of Appeals meeting.

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

3. Request submitted by Mark Loritz, 313 Waterview Road, De Pere, Wisconsin to widen a driveway on the property located at 313 Waterview Road, De Pere, Wisconsin which would require a 7' width variance at the property line and a 5' width variance at the street side of the city sidewalk.

Keidatz read the notice of public hearing and Hongisto reviewed the variance request. Property owner Mark Loritz addressed the board, explaining his need for a wider driveway to accommodate boat storage. Discussion followed regarding similar driveways in the neighborhood, and the city's institution of a requirement for a permit to widen a driveway. Stadler inquired about the curb cut and the integrity of the gutter. Dave stated that he had spoken to Planning Director Kim Flom to determine her position regarding a potential code amendment to the existing driveway widths, and she did not feel there should be a change. Discussion followed. Board members agreed that they would like to table this agenda item in order to solicit input from the Plan Commission and/or the City's Planning Department. They are concerned that granting this variance would invite many other similar requests, and receiving justification for the current width requirements would assist in interpreting future requests of this nature. Discussion followed regarding the timing of the May Plan Commission meeting and potentially rescheduling Board of Appeals for Tuesday, May 24th. If that becomes necessary, the applicant will be notified.

RESULT:	REFERRED BACK TO STAFF [UNANIMOUS]
AYES:	Bonfigt, De Groot, De Leeuw, Galler, Keidatz, Stadler, Vande Hei

4. Request submitted by Mike Van Handel, 1476 Chicago Street, De Pere, Wisconsin to construct an attached garage addition on the property located at 1476 Chicago Street, De Pere, Wisconsin which would require a 6' interior side yard setback variance.

Keidatz read the notice of public hearing and Hongisto reviewed the variance request. Property owner Mike Van Handel reported that the renovations he is undertaking will improve property values in the area, and that the addition will match the exterior of the house. De Groot motioned, seconded by Galler, to approve the variance request. Keidatz informed the applicant that the appropriate permit(s) must be obtained prior to the start of the project.

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

5. Request submitted by Krista Seidl and Robert Domol, 615 Randall Avenue, De Pere, Wisconsin to construct a 4' high wood fence on the property located at 615 Randall Avenue, De Pere, Wisconsin which would require a variance to allow a fence higher than 3' in a corner side yard setback.

Keidatz read the notice of public hearing and Hongisto reviewed the variance request. Homeowner Krista Seidl addressed the board, explaining that a three foot fence is not practical for their needs, and that when planning the footprint they made sure it was set back from the street for visibility purposes. Keidatz noted that the request is reasonable because the placement of the fence will not affect sight lines, and the neighbors do not object. He then polled the board members, who voted unanimously in favor of granting the variance.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Bonfigt, De Groot, De Leeuw, Galler, Keidatz, Stadler, Vande Hei

6. Request submitted by Ann Wolfgram, 450 Landsborough Court, De Pere, Wisconsin to construct an addition to a single family residence on the property located at 450 Landsborough Court, De Pere, Wisconsin which would require a 15' rear yard setback variance.

Keidatz read the notice of public hearing and Hongisto reviewed the variance request. He noted that after the publication of the agenda packet, he received a letter from the condominium association's architectural control committee approving the proposal. Homeowner Ann Wolfgram explained the circumstances related to her need for a variance and the plans for the addition. Keidatz noted that because the lot is located adjacent to the conservancy, it will not impact neighbors and therefore the request is reasonable. Vande Hei motioned, seconded by Stadler, to approve the variance request. Upon vote, motion carried unanimously. Keidatz informed the applicant that any required permit(s) must be obtained prior to the start of construction.

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

Adjournment

Keidatz declared the meeting adjourned at 5:34 PM.

Respectfully submitted,
Carey Danen