



Board of Appeals

Regular Meeting

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

Final Minutes

Monday, March 28, 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	Excused	
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 February 22, 2016 Board of Appeals meeting.

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

3. Request submitted by Katie Zimmerman, 2207 Trailside Lane, De Pere, Wisconsin to construct a deck on the property located at 2207 Trailside Lane, De Pere, Wisconsin which would require a 9.9' rear yard setback variance.

Keidatz read the notice of public hearing and Hongisto reviewed the variance request. Homeowner Katie Zimmerman explained that the setback regulations would only allow her a 10 foot deck. She noted that her lot is smaller than those of neighboring homes, and that the deck she is proposing is of a similar size to her neighbors'. Hongisto reported that the house to the rear is situated approximately 54.5 feet from the lot line. Stadler motioned, seconded by Galler, to approve the variance request. Upon vote, motion carried unanimously. Keidatz noted that the homeowner must obtain the appropriate permit(s) prior to construction.

4. Request submitted by Richard A. Huxford, 2589 Oak Ridge Circle, De Pere, Wisconsin to construct a lean to on the property located at 225 S. Michigan Street, De Pere, Wisconsin which would require a 9.48' interior side yard setback variance.

Keidatz read the notice of public hearing and Hongisto reviewed the variance request, noting that this is an existing substandard lot of record, meaning that it is smaller than lots platted by today's standards. Homeowner Richard Huxford reported that there is an existing concrete slab where he is proposing to construct the lean-to. The occupants are currently parking one car in the garage and one outside; the lean-to would protect a vehicle from the elements. De Groot inquired about stormwater drainage, and Mr. Huxford confirmed that it will be directed forward and down the driveway. Keidatz confirmed with Hongisto that lean-tos are not prohibited by City code. De Groot motioned, seconded by Galler, to approve the request. Upon vote, motion carried unanimously. Keidatz noted that subject to providing adequate stormwater drainage

away from the neighboring property, the request is warranted due to the consent of the neighbor and the substandard lot size.

5. Request submitted by James A. Tadajewski, 1802 Charles Street, De Pere, Wisconsin to construct a six (6) foot high fence on the property located at 1802 Charles Street, 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. Vande Hei requested clarification on the site plan, and homeowner James Tadajewski confirmed that the fence will be placed 12 feet from the sidewalk. Vande Hei motioned, seconded by De Groot, to grant the variance request. Upon vote, motion carried unanimously. Keidatz noted that the request is reasonable, providing additional privacy on a busy road, and will not affect sight lines for vehicles. Homeowner must obtain the required permit prior to the start of construction.

6. Request submitted by Greater Green Bay Habitat for Humanity, Inc., P.O. Box 10263, Green Bay, Wisconsin to construct a single family residence on the property located at 922 Silver Street, De Pere, Wisconsin which would require an 11.5' rear yard setback variance.

Keidatz read the notice of public hearing and Hongisto reviewed the variance request, reporting that the developer evaluated different ways of situating a home on the lot. The rear yard is on the west side of property, and the proposed structure would be 18.5 feet from the property line. Matt Sahs, construction coordinator for Habitat for Humanity, addressed the board and answered questions. Stadler motioned, seconded by Galler, to approve the request. Upon vote, motion carried unanimously. Keidatz noted that the request is reasonable, and will not affect vision or traffic.

Adjournment

Keidatz declared the meeting adjourned at 5:11 P.M.

Respectfully submitted,
Carey Danen