



Board of Appeals

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Regular Meeting

Final Minutes

Monday, November 23, 2020

4:45 PM

Call to Order

The meeting was called to order at 4:45 PM by Chairman Bob De Groot

Attendee Name	Title	Status	Arrived
Scott Bonfigt	Board Member	Present	
Bob De Groot	Chairman	Present	
Paul De Leeuw	Board Member	Excused	
Michelle Manke	Board Member	Present	
James Stadler	Board Member	Present	
William Vande Hei	Board Member	Present	
Andy Van Remortel	Board Member	Present	

Also present: City Planner/Zoning Administrator Peter SchleinZ and members of the public.

- Approval of the minutes of the October 26, 2020 Board of Appeals meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Andy Van Remortel, Board Member
SECONDER:	William Vande Hei, Board Member
AYES:	Bonfigt, De Groot, Manke, Stadler, Vande Hei, Van Remortel
EXCUSED:	Paul De Leeuw

- Consideration and possible action on a request for a variance to build a primary structure addition with less than a 1 foot interior side yard setback, instead of a 10 foot interior side yard setback, for an R-2 (Single and Two-Family Residence District) zoned property at 721 Cedar ST (Parcel WD-470).

Bob De Groot read the public hearing notice and Zoning Administrator Peter SchleinZ reviewed the variance request to rebuild a primary structure less than 1 foot from the interior side yard setback at 721 Cedar Street. Right now, a house with a single story attached garage exists on the property. The owner wants to remove the existing garage and rebuild a new garage with living space on the second story. Peter noted that an email from the adjacent property owner to the east was received this afternoon, in objection of the project. Bob De Groot requested that the owner, Dan Dooyen address the board. He stated that the lot is quite narrow with only 2 bedrooms. By adding living space above the garage, he could provide much-needed additional living space. Jim Stadler asked for clarification of the property line. According to Dan, there is approximately 3 feet from the fence to the start of the garage. Peter noted that there is some discrepancy between the two property owners as to where the actual property line is. Michele Manke asked if there was anywhere else on the property where a garage could be built without the variance. Dan explained that he has considered other options, but this one makes the most sense. Bill Vande Hei added that the living space on the second floor could cause a fire hazard. Jim Stadler agreed with Bill's concern, and suggested that the garage be made a few feet smaller. Discussion followed and the board members all agreed that they would approve the variance if the garage was moved over an additional 3 feet so the setback was 6 feet from the interior side yard setback instead of 1 foot. Dan agreed with moving the garage to abide by the 6 foot setback. Zoning Administrator Peter SchleinZ clarified that it is the petitioner's responsibility to provide the City with a survey to

determine the exact property line prior to obtaining building permits. Property owner Dan Dooyen affirmed that information regarding the location of the property line will be provided. Andy Van Remortel moved, seconded by Scott Bonfigt, to approve a 6 foot side yard setback variance. Upon vote, motion carried unanimously. Bob De Groot added that construction on the project must start within 6 months and be completed within a year.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Andy Van Remortel, Board Member
SECONDER:	Scott Bonfigt, Board Member
AYES:	Bonfigt, De Groot, Manke, Stadler, Vande Hei, Van Remortel
EXCUSED:	Paul De Leeuw

Adjournment

Scott Bonfigt moved, seconded by Bob De Groot, to adjourn the meeting at 5:34 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker