



Board of Appeals

Regular Meeting

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

Final Minutes

Monday, October 23, 2017

4:45 PM

De Pere City Hall Council Chambers

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	
Roger Galler	Vice Chairman	Present	
James Stadler	Board Member	Present	
William Vande Hei	Board Member	Present	
Andy Van Remortel	Board Member	Present	

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

2. Approval of the minutes of the August 28, 2017 Board of Appeals meeting.

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

3. Request submitted by Chad Mishleau, 809 S Melcorn Circle, De Pere, Wisconsin, to construct a deck on the property located at 809 S Melcorn Circle, De Pere, Wisconsin which would require a 3 foot rear yard setback variance.

Chairman Bob De Groot read the notice of public meeting and Building Inspector Dave Hongisto reviewed the variance request. He noted that the typical rear yard setback is 30 feet, but since this address is located in a P.D.D overlay district, the rear yard setback is reduced to 25 feet. Because of this, the petitioner is requesting a 3 foot rear yard setback variance. A representative from the contractor, Creative Decks addressed the board. He stated that the size of the proposed deck is 14'x20'. Dave added that the entire subdivision depth-wise is deficient to adequately lay out a deck on the property. Discussion followed and it was determined that a double fee would be applied to the permit because the work was started without the proper permit. Bill Vande Hei moved, seconded by Jim Stadler, to approve the variance request. Upon vote, motion carried unanimously. Bob De Groot reminded the petitioner to obtain the proper permit.

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

4. Request submitted by Ralph Solano, 845 S Melcorn Circle, De Pere, Wisconsin, to construct a deck on the property located at 845 S Melcorn Circle, De Pere, Wisconsin which would require an 11 foot rear yard setback variance.

Chairman Bob De Groot read the notice of public meeting and Building Inspector Dave Hongisto reviewed the variance request. Like the previous agenda item, this property is located in the same subdivision, with lots that are mostly too shallow to allow for proper layout of a deck. In this case, the petitioner is requesting an 11 foot rear setback variance. Homeowner Ralph Solano addressed the board. Discussion followed with several questions from the board. Mr. Solano has a fence on his property, which is 7 feet in from the property line. He is proposing to build the deck so it is 4 feet from the fence line, which is a total of 11 feet from his property line, and about 8 or 9 inches off the ground. Bill Vande Hei stated that his major concern with this location is that when a house is built on the lot behind Mr. Solano's, a person sitting on the deck would possibly be looking directly into a bedroom window. Roger Galler then asked what the closest rear yard setback variance was that the board approved and Dave replied that this request is the closest that he can recall. Several board members raised their concern with the variance request. Dave Hongisto then suggested that perhaps Mr. Solano should amend his variance request to be greater than the 11 feet he originally proposed, by moving the deck closer to the house. Discussion followed and it was agreed that the petitioner would move the deck closer to the house by another 7 feet, therefore requesting an 18 foot rear yard setback variance. With this stipulation, Roger Galler moved, seconded by Scott Bonfigt, to approve the variance request. Upon vote, motion carried unanimously. Bob De Groot reminded the homeowner to obtain the proper building permit and to begin construction within the next six months.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Roger Galler, Vice Chairman
SECONDER:	Scott Bonfigt, Board Member
AYES:	Bonfigt, De Groot, Galler, Stadler, Vande Hei, Remortel
EXCUSED:	Paul De Leeuw

5. Request submitted by Jenny Kraftcheck, 918 Fourth Street, De Pere, Wisconsin to construct a porch replacement on the property located at 918 Fourth Street, De Pere, Wisconsin which would require a 5 foot front yard setback variance.

Chairman Bob De Groot read the notice of public meeting and Building Inspector Dave Hongisto reviewed the variance request. He noted that the typical front yard setback is 30 feet, but this is an older neighborhood which looks at the average of the block to determine the front yard setback. Dave reviewed the average of the block and stated that it was 15 feet in this case. Homeowner Jenny Kraftcheck addressed the board. She explained that her porch is in need of replacement. Jim Stadler asked if the proposed roof line will meet code. Dave replied that the overhang is allowed to infringe on the setback. Bob De Groot reminded the petitioner that work must commence within 6 months and the permit is valid for one year. James Stadler moved, seconded by Roger Galler, to approve the variance request. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Stadler, Board Member
SECONDER:	Roger Galler, Vice Chairman
AYES:	Bonfigt, De Groot, Galler, Stadler, Vande Hei, Remortel
EXCUSED:	Paul De Leeuw

Adjournment

Jim Stadler moved, seconded by Bill Vande Hei, to adjourn the meeting at 5:27 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker