



Board of Appeals

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Final Minutes

Monday, September 21, 2015

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 Bob De Groot

Attendee Name	Title	Status	Arrived
Bob De Groot	Board Member	Present	
Roger Galler	Board Member	Present	
Thomas Keidatz	Board Member	Excused	
James Stadler	Board Member	Present	
William Vande Hei	Board Member	Present	

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

2. Approval of the minutes of the August 24, 2015 Board of Appeals meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Stadler, Board Member
SECONDER:	William Vande Hei, Board Member
AYES:	Bob De Groot, Roger Galler, James Stadler, William Vande Hei
EXCUSED:	Thomas Keidatz

3. Discussion and notification of video recording of Board of Appeals meetings.
4. Request submitted by Jocko Zifferblatt, 2097 Lost Dauphin Road, De Pere, Wisconsin to construct an addition to an attached garage on the property located at 2097 Lost Dauphin Road, De Pere, Wisconsin which would require a four (4) foot interior side yard setback variance.

De Groot read the notice of public hearing and Hongisto reviewed the variance request. At last month's meeting, board members had requested a rendering of the exterior elevation of the proposed addition, which was included in tonight's agenda packet. Neighbor Carolyn Fishbaugh stated that she has no objection to the variance as long as it is six feet from the lot line. Homeowner Jocko Zifferblatt stated that the addition will include windows and window boxes to make the southern elevation attractive. Stadler motioned to approve the request, seconded by Galler. Upon vote, motion carried unanimously. De Groot noted that based upon the evidence, the request is reasonable, and that building permit(s) must be obtained prior to construction.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Stadler, Board Member
SECONDER:	Roger Galler, Board Member
AYES:	Bob De Groot, Roger Galler, James Stadler, William Vande Hei
EXCUSED:	Thomas Keidatz

5. Request submitted by Marvel Dittrich, 1766 Briarwood Court, De Pere, Wisconsin to construct a 15' high fence on the property located at 1766 Briarwood Court, De Pere, Wisconsin which would require a 12' height variance.

De Groot read the notice of public hearing and Hongisto reviewed the variance request. The applicant resides on Briarwood Court, and her back yard abuts State Highway 57. The DOT is constructing a roundabout at 57 and Heritage Rd, and purchased a strip of

land from Ms. Dittrich, removing the trees in the process. The property in question is classified as a through lot, which allows a maximum fence height of three feet by Municipal Code. The agenda packet includes photographs depicting the situation, and Hongisto shared additional photos with the board members at the meeting. The homeowner has lost privacy and is looking for a way to bring some back. Stadler inquired what type of fence material is being proposed, because a 15 ft fence would need to be constructed to withstand wind forces.

Vande Hei stated that a three foot fence is very inadequate in this scenario, and would be willing to grant a variance for an eight foot fence, such as the ones that were granted for homes along Hwy 32 & County Road PP. Homeowner Marvel Dittrich stated that because her property is on a slope, a higher fence is necessary in order to afford some privacy at least on her lower level. She noted that with the road expansion she is now 20 feet from the highway. Hongisto confirmed that there is a 4-5 foot difference from the grade at the patio to the highway. De Groot proposed a 10 ft fence, located six feet in from the lot line. Ms. Dittrich stated that she does not have a big yard, so placing the fence six feet in from the property line would be too tight. Discussion followed regarding the terms of the property purchase from the DOT, and whether it included any requirement to install a fence or plant trees. Ms. Dittrich responded in the negative, and also stated that there was no room for a berm either. Hongisto suggested that the homeowner contact a tree nursery to obtain estimates on quick-growing arborvitae species.

Neighboring property owner Alan Pelishek voiced a concern that dangerous road conditions could cause a vehicle to leave the road and crash into Ms. Dittrich's home. Vande Hei asked if the homeowner would be amenable to tabling the request tonight, and contacting the DOT to ask if there was any way they would erect a barrier-type fence. He also requested that she obtain estimates for planting mature arborvitaes, as well as cost estimates for a 15 ft fence.

Galler motioned, seconded by Stadler, to table the agenda item until additional information is obtained. Upon vote, motion carried unanimously.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Roger Galler, Board Member
SECONDER:	James Stadler, Board Member
AYES:	Bob De Groot, Roger Galler, James Stadler, William Vande Hei
EXCUSED:	Thomas Keidatz

Adjournment

Vande Hei motioned, seconded by Galler, to adjourn the meeting at 5:20 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen