



Board of Appeals

Regular Meeting

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

Agenda

Monday, August 28, 2017

4:45 PM

De Pere City Hall Council Chambers

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Board of Appeals** of the City of De Pere will be held on **August 28, 2017** at **4:45 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

Call to Order

1. Roll Call
2. Approval of the minutes of the July 24, 2017 Board of Appeals meeting.
3. Request submitted by Patricia Rolf, 411 Southern Star Lane, De Pere, Wisconsin to construct a 6' high fence on the property located at 411 Southern Star Lane, De Pere, Wisconsin, which would require a variance to allow a fence higher than 3' in a corner side yard setback.
4. Request submitted by Richard Resch, 1339 N Summer Range Road, De Pere, Wisconsin to construct a 480 square foot addition to a detached garage on the property located at 1339 N Summer Range Road, De Pere, Wisconsin which would require a 260 square foot size variance.

Adjournment

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the office of the Building Inspector at 339-4053 by noon on the day of the meeting so that arrangements can be made.

Agenda Sent To:

Alderpersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Patricia Rolf
Boyd Zastrow
Erik Cordier
Pheng Moua
Lawrence & Jo Ann Mikulsky
Richard Resch
Jeffrey & Jennifer Koss
Jeanette & Roger Lange

City of De Pere, Wisconsin



Request For Board of Appeals Action

MEETING DATE: August 28, 2017

DEPARTMENT: Board of Appeals

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the July 24, 2017 Board of Appeals meeting.

ATTACHMENTS:

- BoA_Jul2017_Minutes_Draft (PDF)



Board of Appeals

Regular Meeting

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

Draft Minutes

Monday, July 24, 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.

- Approval of the minutes of the June 26, 2017 Board of Appeals meeting.

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

- Request submitted by Jocko Zifferblatt, 2097 Lost Dauphin Road, De Pere, Wisconsin to construct a shed on the property located at 2097 Lost Dauphin Road, De Pere, Wisconsin which would require a variance to allow a shed in an interior side yard setback zero feet from a principal building.

Chairman Bob De Groot read the notice of public hearing and Building Inspector Dave Hongisto reviewed the variance request to construct a shed on the property at 2097 Lost Dauphin Road. The homeowner, Jocko Zifferblatt is requesting to construct a 12x16 foot shed behind his existing garage zero feet from the building. Building Inspector Dave Hongisto noted that in 2015, a variance to construct an addition to the existing garage was approved by the Board of Appeals. However, the homeowner did not go ahead with this project and the variance expired. Mr. Zifferblatt explained that the cost to add the addition to his garage was too expensive; therefore, he decided to go with a separate shed rather than add an addition to his garage. Also in attendance was Carolyn Blaser Fishbaugh, the next-door neighbor, who stated that she had no objection to the shed as long as the shed was six feet from the property line. Bill Vande Hei asked how wide the gravel area is from the garage wall to the grass. Mr. Zifferblatt replied that it is 16 ft wide. Bill then suggested switching the placement of the shed so the front of the shed faces Lost Dauphin Road, which would alleviate any run-off issues from water accumulating between the garage and the shed. Jim Stadler questioned whether approving the variance would set a precedence for the townhouses next door. Discussion followed and it was agreed that because of the slope of the yard, the variance would be neighborhood specific. With the condition that the shed faces east and west, with water run off east and west, Bill Vande Hei moved, seconded by Roger Galler, to approve the variance request. Upon vote, motion carried with a vote of 5-1. Bob De Groot reminded

the homeowner to start construction within 6 months and to obtain a building permit from the Building Inspection Department before starting any work.

RESULT:	ADOPTED [5 TO 1]
MOVER:	William Vande Hei, Board Member
SECONDER:	Roger Galler, Vice Chairman
AYES:	Bonfigt, De Groot, Galler, Vande Hei, Remortel
NAYS:	James Stadler
EXCUSED:	Paul De Leeuw

Adjournment

Jim Stadler moved, seconded by Roger Galler, to adjourn the meeting at 5:15 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

City of De Pere, Wisconsin**Request For Board of Appeals Action**

MEETING DATE: August 28, 2017

DEPARTMENT: Board of Appeals

FROM: Kelly Barker

SUBJECT: Request submitted by Patricia Rolf, 411 Southern Star Lane, De Pere, Wisconsin to construct a 6' high fence on the property located at 411 Southern Star Lane, De Pere, Wisconsin, which would require a variance to allow a fence higher than 3' in a corner side yard setback.

ATTACHMENTS:

- BoA_411 Southern Star_Notice of Public Hearing (DOC)
- BoA_411 Southern Star_Attachments (PDF)
- Fence Pictures(PDF)

Publish: August 18, 2017

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that a public hearing will be held before the Zoning Board of Appeals of the City of De Pere, Brown County, Wisconsin, on August 28, 2017 at 4:45 PM in the Common Council Chambers, Second Floor, City Hall, 335 S. Broadway Street, De Pere, Wisconsin, on the following matter:

An appeal for a variance from the City of De Pere Municipal Code, Section 8-22(C) submitted by Patricia Rolf, 411 Southern Star Lane, De Pere, Wisconsin. Said appeal requests a building permit to construct a 6' high fence on the property located at 411 Southern Star Lane, De Pere, Wisconsin which would require a three (3) foot height variance.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Section 8-22(C) which requires a maximum three (3) foot high fence in a corner side yard setback.

Dated this 15th day of August, 2017

BY ORDER OF THE BOARD OF APPEALS

David R. Hongisto, Building Inspector

Attachment: BoA_411 Southern Star_Note of Public Hearing (6156 : 411 Southern Star Ln)

AUG 18 2017

CITY OF DE PERE
APPLICATION FOR
VARIANCE

PLANNING DEPT.

Fee: \$ 168.00

Receipt #: 125096

Date: 8-18-17

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) <i>Patricia L. Rolf</i>	Authorized Representative <i>655-7901</i> <i>Boyd Zastrow</i>	Title <i>Owner</i>	
Mailing Address <i>411 Southern Star Lane</i>	City <i>De Pere</i>	State <i>WI</i>	ZIP Code <i>54115</i>
Email Address	Phone Number (incl. area code) <i>632-6489</i>	Fax Number (incl. area code) <i>-</i>	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind. Org. or Entity) <i>Owner</i>	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address: <i>411 Southern Star</i>	Parcel Number(s):
Legal Description: <i>Waterview Heights 3RD Add. Lot 143</i>	<i>WD-1423</i>

SECTION 4: Variance Information

Section of De Pere Code which creates need for Variance:	<i>Chapter 8.22(c)</i>
Ordinance Provision:	<i>Allows for a fence with a maximum height of 3 feet in a corner side yard side yard setback</i>
Project Description:	<i>6' high treated board on board fence</i>
Variance Requested:	<i>To allow a 6' high fence in a corner side yard</i>
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	<i>See attached letter</i>
Describe the hardship(s) that would result if the variance is not granted:	<i>See attached letter</i>
Describe how the variance would not have adverse effects on surrounding properties:	<i>See attached letter</i>

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Variance Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) <i>Boyd Zastron</i>	Title <i>agent</i>	Phone Number <i>920-655-7901</i>
Signature of Applicant <i>Boyd Zastron</i>		Date Signed <i>8-14-17</i>

Maps and scaled drawings which help explain the request are strongly encouraged. Attach additional sheets if necessary.

August 14, 2017

Members of the Zoning Board of Appeals
335 S. Broadway
De Pere, WI 54115

Dear Members of the Board:

We apologize for not realizing that a permit was required prior to building in order to construct a fence with such characteristics on a corner side lot. The fence which is between three and four feet in from the city sidewalk, will not create a vision hazard for motorists and pedestrians. Moreover, the fence will not diminish or impair property values in the neighborhood. The fence was held off of the sidewalk in order for snow storage, etc. Furthermore, the neighbors have no objections.

Sincerely,

Boyd Zastrow

Attachment: BoA_411 Southern Star Attachments (6156 : 411 Southern Star Ln)

I have no objections to Patricia Rolf's fence located in her corner side yard setback.



Pheug Moua
412 Cross Gate Lane
De Pere, WI 54115

August 14, 2017

Date

411 Southern Star Lane

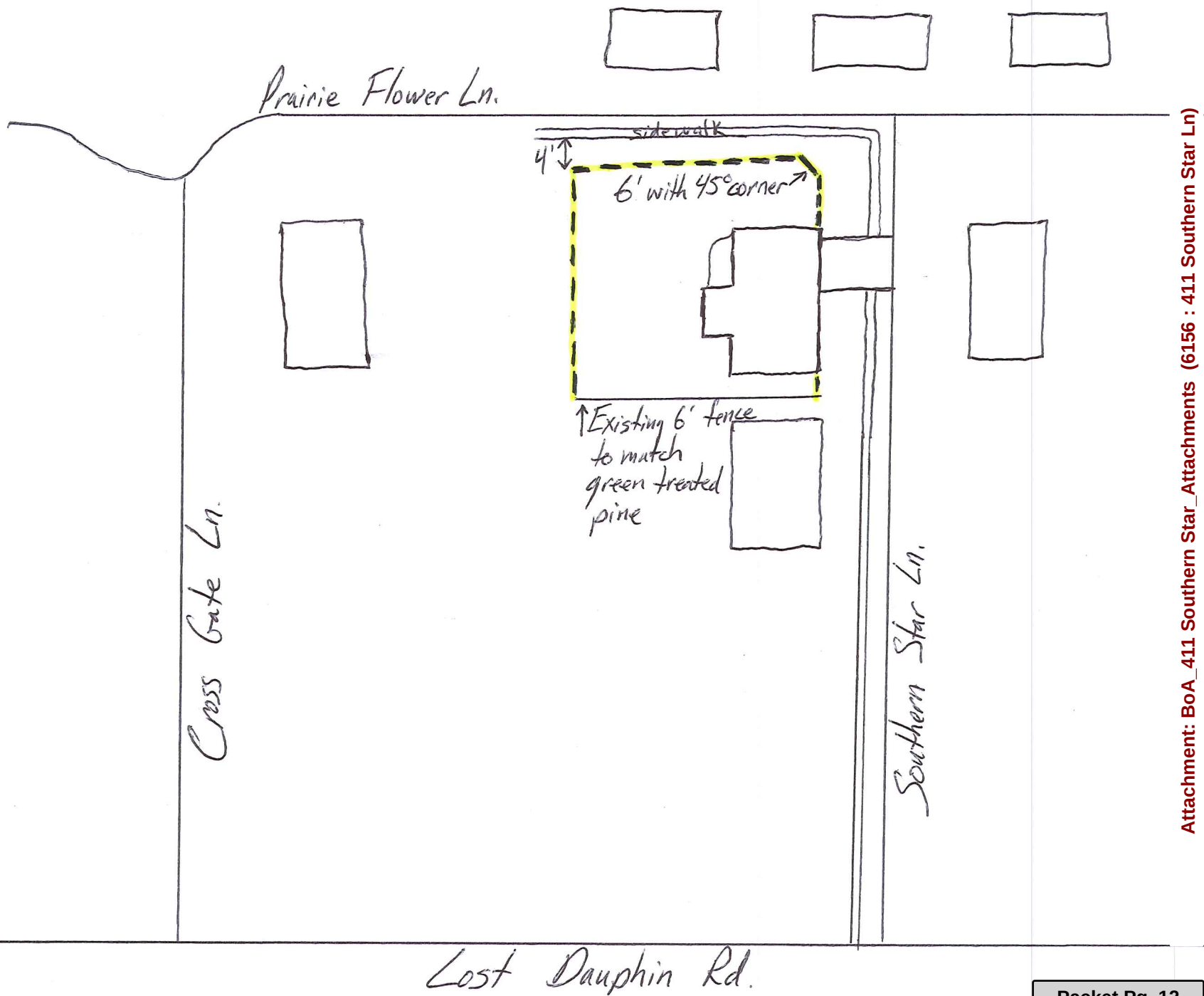


This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising this map.

Map of De Pere, WI Provided By The De Pere Planning/GIS Department 2010

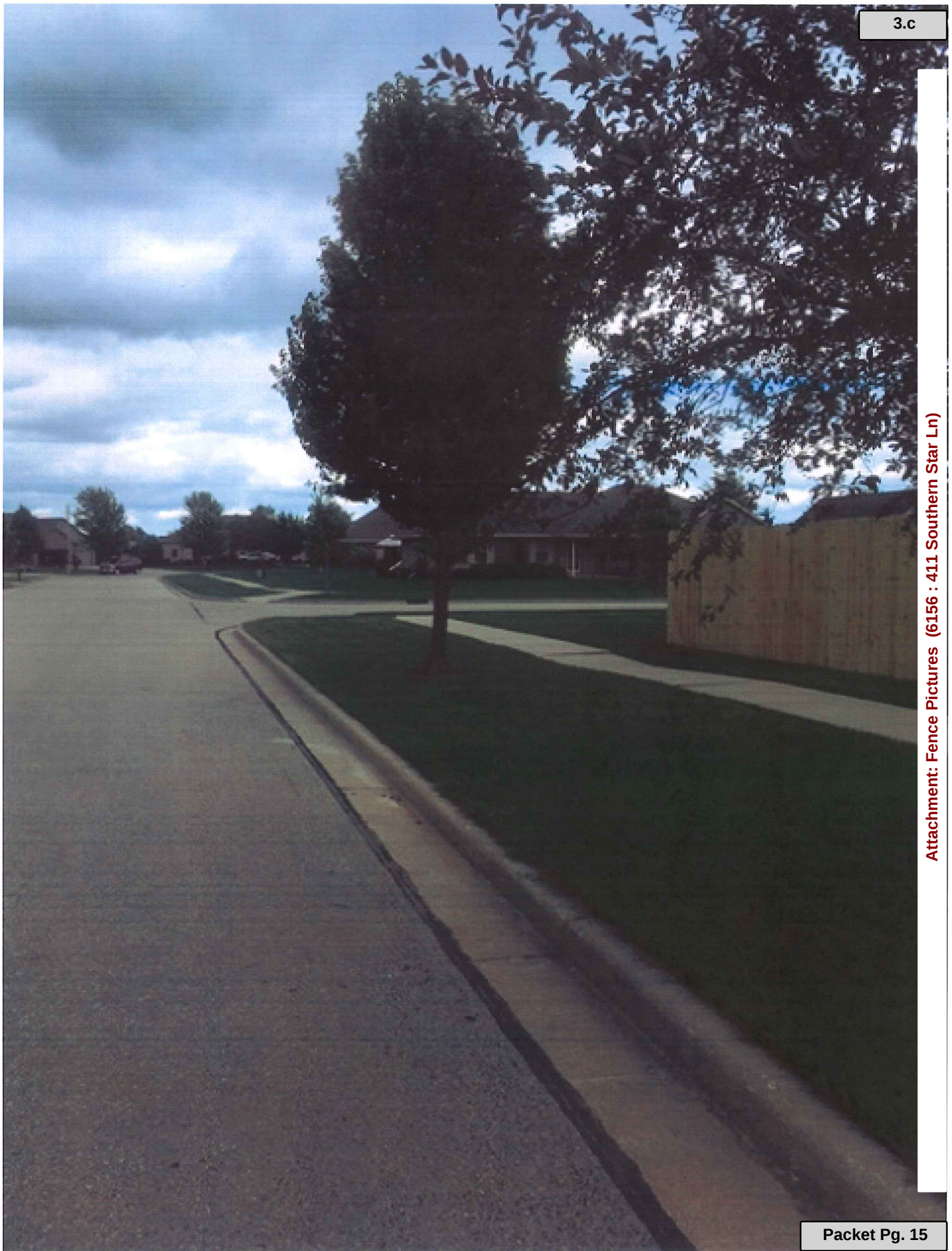


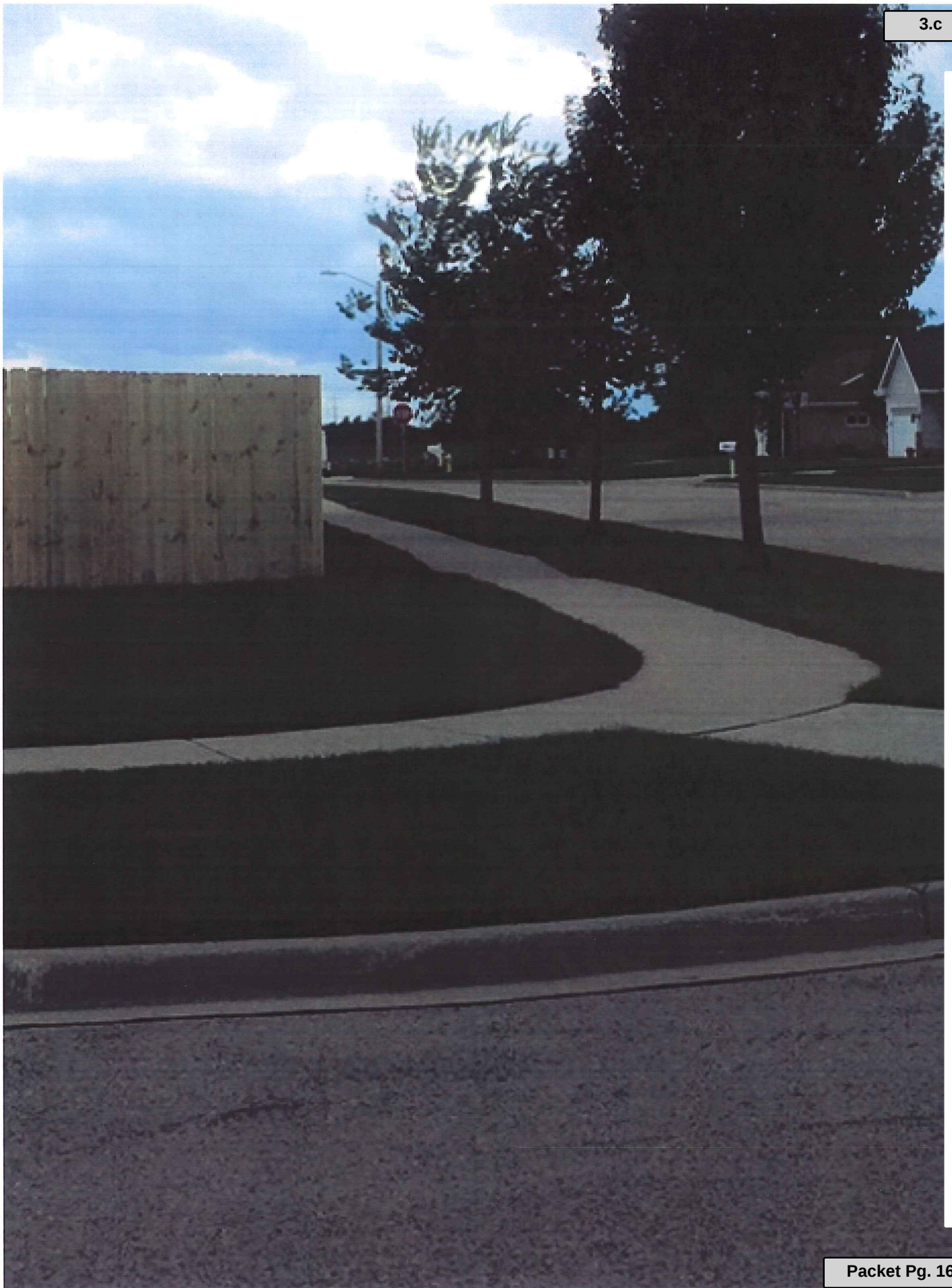
08/18/2017
Scale 1:480



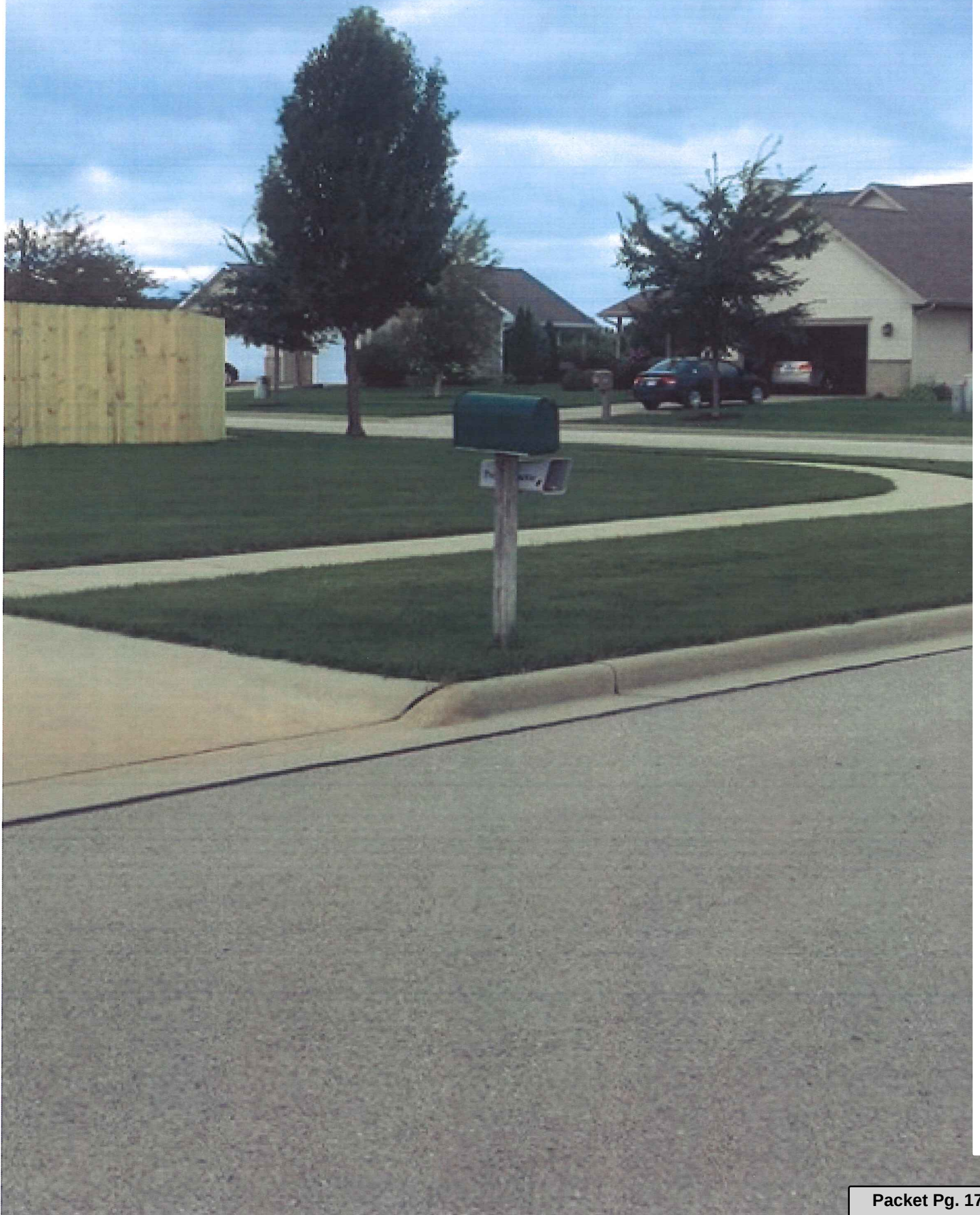








Attachment: Fence Pictures (6156 : 411 Southern Star Ln)



City of De Pere, Wisconsin**Request For Board of Appeals Action**

MEETING DATE: August 28, 2017

DEPARTMENT: Board of Appeals

FROM: Kelly Barker

SUBJECT: Request submitted by Richard Resch, 1339 N Summer Range Road, De Pere, Wisconsin to construct a 480 square foot addition to a detached garage on the property located at 1339 N Summer Range Road, De Pere, Wisconsin which would require a 260 square foot size variance.

ATTACHMENTS:

- BoA_1339 N Summer Range_Notice of Public Hearing (DOC)
- BoA_1339 N Summer Range_Attachments (PDF)

Publish: August 18, 2017

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that a public hearing will be held before the Zoning Board of Appeals of the City of De Pere, Brown County, Wisconsin, on Monday, August 28, 2017 at 4:45 PM in the Common Council Chambers, Second Floor, City Hall, 335 S. Broadway Street, De Pere, Wisconsin, on the following matter:

An appeal for a variance from the City of De Pere Municipal Code, Chapter 14-12(2) submitted by Richard Resch, 1339 N Summer Range Road, De Pere, Wisconsin. Said appeal requests a building permit to construct a 480 square foot addition to a detached garage on the property located at 1339 N Summer Range Road, De Pere, Wisconsin which would require a 260 square foot size variance.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14-12(2) which allows a maximum 700 square foot detached garage.

Dated this 15th day of August, 2017.

BY ORDER OF THE BOARD OF APPEALS

David R. Hongisto, Chief Building Inspector

Attachment: BoA_1339 N Summer Range_Notice of Public Hearing (6155 : 1339 N Summer Range Rd)

CITY OF DE PERE
RECEIVED

P 4.b

CITY OF DE PERE
APPLICATION FOR
VARIANCEFees: \$ 168.00
Receipt #: 124990
Date: 8-16-17

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Richard J. Resch	Authorized Representative	Title	
Mailing Address 1339 N Summer Range Road	City De Pere	State WI	ZIP Code 54115
Email Address dick.resch@ki.com	Phone Number (incl. area code) 920-468-2572	Fax Number (incl. area code) 920-468-2272	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind. Org. or Entity) Owner	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address: 1339 Summer Range Road - De Pere	Parcel Number(s):
Legal Description: Daviswood first addition, Lot 22 & E 1/2 of lot 21. Block 3	ED 124-N-61

SECTION 4: Variance Information

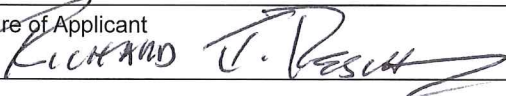
Section of De Pere Code which creates need for Variance:	14-12
Ordinance Provision:	.Allows for a 700 SF maximum detached garage.
Project Description:	24'x20' addition to detached garage.
Variance Requested:	260 Square foot size variance.
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	See attached letter.
Describe the hardship(s) that would result if the variance is not granted:	See attached letter.
Describe how the variance would not have adverse effects on surrounding properties:	See attached letter.

Attachment: BoA_1339 N Summer Range Attachments (6155 : 1339 N Summer Range Rd)

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Variance Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) Richard J. Resch	Title Owner	Phone Number 920-468-2572
Signature of Applicant 		Date Signed 8/15/17

Maps and scaled drawings which help explain the request are strongly encouraged. Attach additional sheets if necessary.



August 15, 2017

Zoning Board of Appeals
City of De Pere
335 South Broadway
De Pere, WI 54115

Dear Zoning Board of Appeals Members,

The purpose of this letter is to request a variance to install an addition on the detached garage currently located on my property at 1339 North Summer Range Road, see attached site plan.

I will be storing garbage bins, the snow blower, lawn equipment, personal items, and a collector car in this detached garage.

There are no residences in the rear yard. We're bordered by the St. Norbert Abbey to the North of our property, and we have our tennis court to the east. The detached garage is shielded by trees and shrubbery, therefore the addition to this detached garage will not even be visible to the general public.

The granting of the size variance will not endanger public safety nor will it be detrimental to the surrounding neighborhood.

Lastly, the addition will enhance the property value.

Thank you in advance for your consideration. Please feel free to contact me with questions on this request.

Cordially,

Richard J. Resch

CC: David Hongisto

Attachment: BoA_1339 N Summer Range_Attachments (6155 : 1339 N Summer Range Rd)

