



Board of Appeals

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Agenda

Monday, August 24, 2015

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 24, 2015 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 27, 2015 Board of Appeals meeting.
3. Request submitted by Jeff & Jennifer Koss, 1348 N. Summer Range Road, De Pere, Wisconsin to construct a six (6) foot high fence on the property located at 1348 N. Summer Range Road, De Pere, Wisconsin which would require a variance to allow a fence higher than three (3) feet in a corner side yard setback.
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.
5. Request submitted by Todd & Amber Noggle, 2452 Ballyvaughan Road, De Pere, Wisconsin to construct a six (6) foot high fence on the property located at 2452 Ballyvaughan Road, De Pere, Wisconsin which would require a variance to allow a fence higher than three (3) feet in a corner side yard setback.

Adjournment

Any person wishing to attend who, because of disability, requires special accommodations should contact the office of the Building Inspector at 339-4053 by Noon on Friday, August 21, 2015 so that arrangements can be made.

AGENDA SENT TO:

Board Members
Jeff & Jennifer Koss
Destino Kerry Jo Revocable Trust
Brian DeGroot
Jocko Zifferblatt
Carolyn Blaser Fishbaugh & Kirk Fishbaugh
Todd & Amber Noggle
Christopher & Jamie Johnson
Robert & Jean Lincoln
Benjamin Brossard
Antoinette Thomas

City of De Pere, Wisconsin



Request For Board of Appeals Action

MEETING DATE: August 24, 2015

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Approval of the minutes of the July 27, 2015 Board of Appeals meeting.

ATTACHMENTS:

- BoA_Jul2015_Minutes_Draft (PDF)



Board of Appeals

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Draft Minutes

Monday, July 27, 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 Thomas Keidatz

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

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

- Approval of the minutes of the June 22, 2015 Board of Appeals meeting.

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

- Request submitted by Brian Bos, 257 S. Webster Avenue, De Pere Wisconsin to construct an addition to the home on the property located at 257 S. Webster Avenue, De Pere Wisconsin which would require a four (4) foot interior side yard setback variance.

Keidatz read the notice of public hearing and Building Inspector Hongisto provided an overview of the variance request. Homeowner Brian Bos explained their home does not have a basement and they need more storage for their growing family. Bill Vande Hei indicated that stormwater drainage on the property is already directed away from the neighbors, and therefore will not be an issue. Keidatz polled the board members, who voted unanimously in favor of granting the variance request. Keidatz noted that based upon the evidence, as well as the written statement provided by the adjoining neighbor, they find that the requisite requirements are met. The proposed addition will not be a detriment to the neighborhood, nor will it impede traffic or reduce light to any neighboring properties. The homeowner must obtain the required permit(s) prior to construction.
- Request submitted by Terri McCracken, 1114 Trailwood Drive, De Pere Wisconsin to construct a single family residence on the property located at 213 Riverview Avenue, De Pere Wisconsin which would require an 18 foot front yard setback and a 10 foot rear yard setback variance.

The property owner did not appear. Hongisto provided an explanation of the variance request. Discussion followed regarding maximum home size; it is solely dictated by the setbacks. The board then reviewed the process for moving forward in the event that a petitioner does not appear. The board members stated that they did not have any questions about the information presented in the application. Keidatz motioned, seconded by Stadler, to provide conditional approval of the variance request. If any of the board members have questions, they must submit them to the Building

Attachment: BoA_Jul2015_Minutes_Draft (3808 : Minutes)

Inspector by Friday, July 31, 2015. At that time if no questions are submitted, the variance will be granted.

5. Request submitted by Christen Hathaway, 870 Daybreak Court, Denmark Wisconsin to construct an addition to an attached garage on the property located at 409 S. Erie Street, De Pere Wisconsin which would require a two (2) foot interior side yard setback variance.

Keidatz read the notice of public hearing and Hongisto explained the variance request. Contractor Keith Shier is proposing to add on to the existing single stall garage. The addition will follow the foot print of the current garage. Discussion followed regarding the distance between the garage and the neighboring structure. Keidatz polled the board members, who voted unanimously in favor of granting the request, with the provision that storm water drainage be directed away from the neighboring property. Keidatz noted that based upon the evidence submitted, the request is reasonable, will be an improvement to the neighborhood, and will not create any hazards. The property owner must obtain the necessary permit(s) prior to construction.

Adjournment

Stadler motioned, seconded by Vande Hei, to adjourn the meeting at 5:26 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen

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

MEETING DATE: August 24, 2015

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Request submitted by Jeff & Jennifer Koss, 1348 N. Summer Range Road, De Pere, Wisconsin to construct a six (6) foot high fence on the property located at 1348 N. Summer Range Road, De Pere, Wisconsin which would require a variance to allow a fence higher than three (3) feet in a corner side yard setback.

ATTACHMENTS:

- BoA_1348 N Summer Range_Notice of Public Hearing (PDF)
- BoA_1348 N Summer Range_Attachments (PDF)

Publish: August 14, 2015

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 24, 2015 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 8.22(c) submitted by Jeff & Jennifer Koss, 1348 N. Summer Range Road, De Pere Wisconsin. Said appeal requests a building permit to construct a six (6) foot high fence on the property located at 1348 N. Summer Range Road, 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, Chapter 8.22(c) which allows a maximum three (3) foot high fence in a corner side yard setback.

Dated this 12th day of August, 2015.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

Attachment: BoA_1348 N Summer Range_Notice of Public Hearing (3782 : 1348 N. Summer Range Rd)

	CITY OF DE PERE APPLICATION FOR VARIANCE	Fee: \$ 150.00
		Receipt #: 105497
	Date: 8-4-15	

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) Jeff & Jennifer Koss	Authorized Representative Jennifer Koss	Title Home Owner	
Mailing Address 1348 N. Summer Range Rd.	City DePere	State WI	ZIP Code 54115
Email Address jen.k.inspired@outlook.com	Phone Number (incl. area code) 920-351-3279	Fax Number (incl. area code) N/A	

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

Name (Ind. Org. or Entity)	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: 1348 North Summer Range Road Legal Description: Daviswood First Addition Lot 6 Block 4	Parcel Number(s): ED 124-N-68
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SECTION 4: Variance Information

Section of De Pere Code which creates need for Variance:	Chapter 8-22 (c)
Ordinance Provision:	Allows a maximum 3' height fence in a corner side yard setback.
Project Description:	Construct a 6' high vinyl fence in a corner side yard setback.
Variance Requested:	3' height 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.

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)

Jennifer Koss

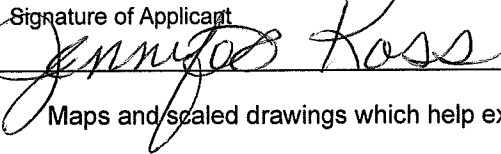
Title

Home Owner

Phone Number

920-351-3279

Signature of Applicant



Date Signed

8-2-2015

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

Jeff & Jennifer Koss
1348 North Summer Range Road
De Pere, WI 54115

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

August 2, 2015

Dear Chairman Thomas Keidatz and Members of the Zoning Board of Appeals,

We are writing to request a three (3) foot variance on a fence we would like to construct in our side yard along Webster Avenue.

The northeast corner of the fence will be approximately one hundred twenty (120) feet back from the North Summer Range Road curb at the corner of Webster Avenue and North Summer Range Road. The east side of the fence will be six and one-half (6.5) feet back from the sidewalk on Webster Avenue.

Our primary reasons for requesting this variance are personal privacy and personal safety; especially the safety of our children. Webster Avenue is very busy with traffic and pedestrians. We would like this fence to be in the side yard because this is a significant area of our yard that we would like to utilize as family space. With a six (6) foot fence in place we would have privacy from the busy traffic that is constantly passing by. The six (6) foot height would also keep pedestrians (strangers) from conversing with our children. A shorter fence would not afford us this safety feature.

Granting this variance will not create a vision hazard for motorists or pedestrians. The fence itself will stand behind a three (3) foot brick wall and amongst twenty (20) foot trees and (6) foot bushes. The section of the fence that will angle out from the southeast corner of the house will sit behind a hedge of bushes that have been well over six (6) feet tall for many years.

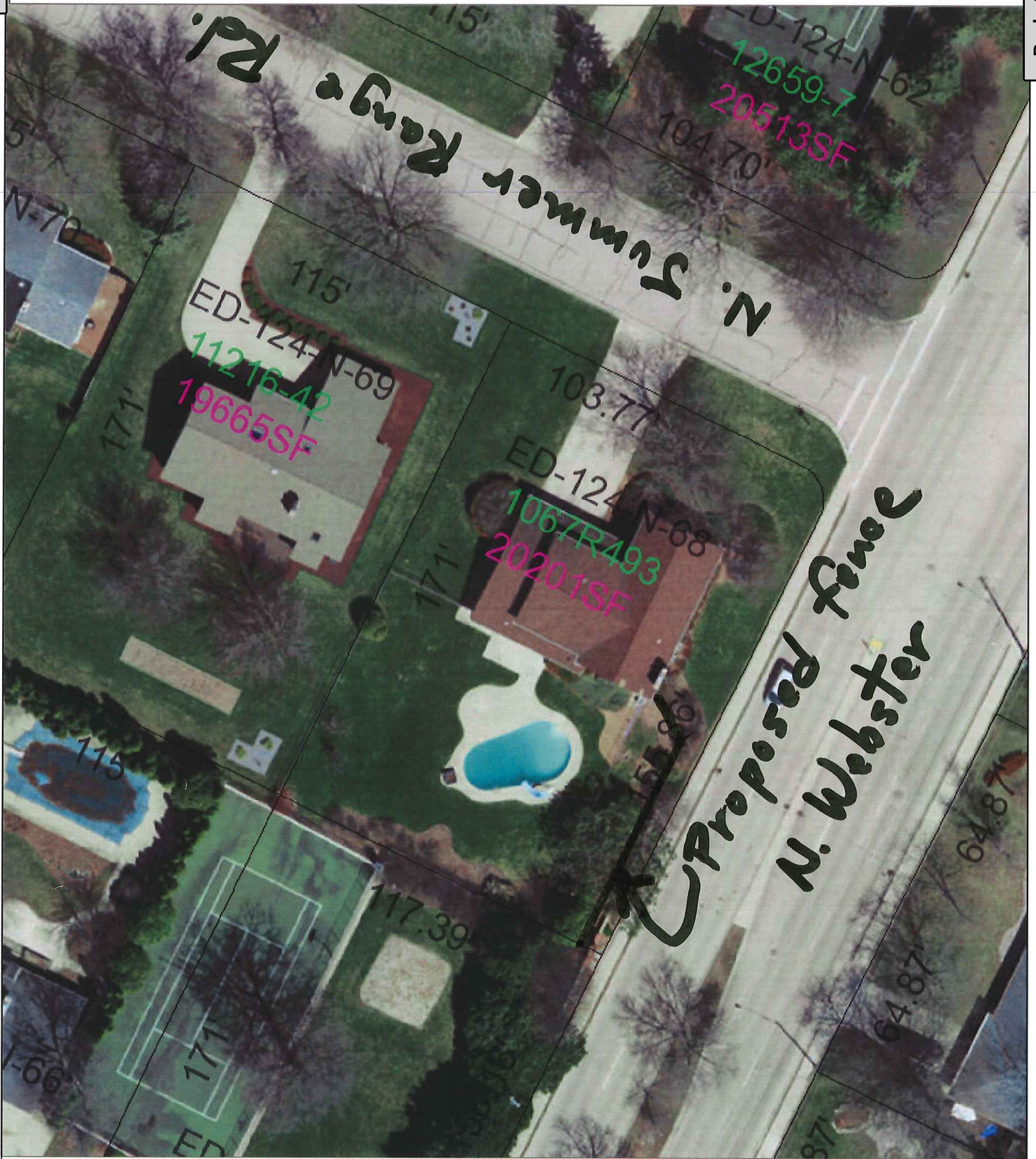
We would like to point out that, upon entering De Pere traveling South on Webster Avenue, our yard is one (1) of six (6) on the west side of Webster Avenue that have our back yards adjacent to the busy Webster Avenue Traffic. We would like to further point out that four (4) of those six (6) yards already have, what appear to be, six (6) foot fences constructed in their side yards. The placement of the fence we are looking to construct is within the same margins of these existing fences.

We have enclosed further documentation for your review. Feel free to contact us if you have any further questions. Our best contact is Jennifer's email at jenk.inspired@outlook.com. Otherwise our home phone number is 920-351-3279.

Thank you for your time and consideration,

Jeff & Jennifer Koss

<Title>



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



07/26/2015
Scale 1:480

LITTLE ROCK FENCE

5558 North Ave. Denmark, WI 54008

Phone: (920) 494-9055

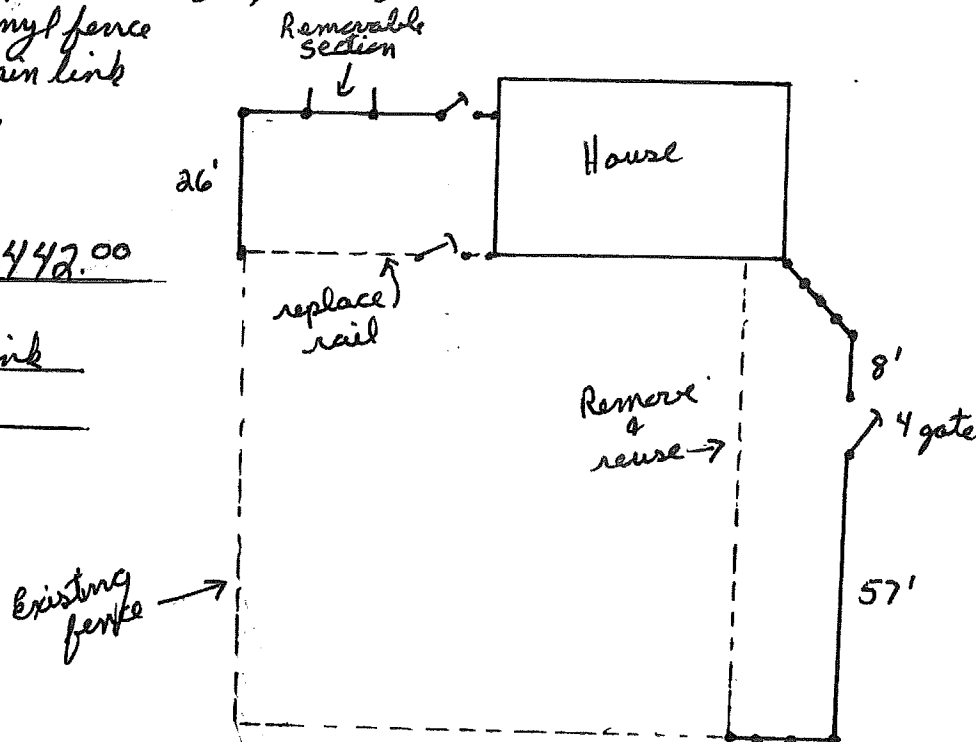
Email: Matt.LittleRockFence@yahoo.com

PROPOSAL SUBMITTED TO <i>Jeff & Jen Koss</i>		PHONE <i>660-0802</i>	DATE <i>Aug. 3, 2015</i>
STREET <i>1348 N. Summer Range Rd</i>		STYLE OF FENCE <i>6' high poly vinyl & 5' high chain link</i>	
CITY, STATE AND ZIP CODE <i>De Pere, WI. 54115</i>		JOB LOCATION <i>Same</i>	
ATTENTION -	FAX -	DIGGERS HOTLINE # (800) 242-8511 DIG#	

*Furnish labor, materials and equipment for
108' of 6' high poly vinyl fence
and 56' of 5' high chain link
fence as per layout.

*Price for poly vinyl: \$4,442.00

*Price for 5' high chain link
fence: \$889.00



Work cannot be scheduled until we receive a signed copy of Proposal or Purchase Order.

We propose hereby to furnish material and labor — complete in accordance with above specifications, and conditions herein set forth on both sides of this form, to the sum of:

dollars (\$ 5,331.00)

Payment to be made as follows:

** 60% down, 40% upon completion of work.*

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature *Matt Rockey*

Note: This proposal may be withdrawn by us if not accepted within 15 days.

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to the work as specified. Payments will be made as outlined above.

Date of Acceptance _____

Buyer's Signature _____

City of De Pere, Wisconsin

**Request For Board of Appeals Action**

MEETING DATE: August 24, 2015

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: 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.

ATTACHMENTS:

- BoA_2097 Lost Dauphin_Notice of Public Hearing (PDF)
- BoA_2097 Lost Dauphin_Attachments(PDF)

Publish: August 14, 2015

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 24, 2015 at 4:50 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 14.38(6)(1)(b) submitted by Jocko Zifferblatt, 2097 Lost Dauphin Road, De Pere, Wisconsin. Said appeal requests a building permit 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.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14.38(6)(1)(b) which requires a ten (10) foot interior side yard setback.

Dated this 12th day of August, 2015.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

	CITY OF DE PERE APPLICATION FOR VARIANCE	Fee: \$ 150.00
		Receipt #: 105153
		Date: 7-23-15

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) Jocko Zifferblatt	Authorized Representative Jocko Zifferblatt	Title Owner..	
Mailing Address 2097 Lost Dauphin RD	City DePere	State WI	ZIP Code 54115
Email Address jzifferblatt@new.rr.com	Phone Number (incl. area code) 920-655-1470	Fax Number (incl. area code)	

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

Name (Ind. Org. or Entity)	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: 2097 Lost Dauphin RD DePere WI 54115	Parcel Number(s):
Legal Description: Home.	

SECTION 4: Variance Information

Section of De Pere Code which creates need for Variance:	14-38(6)(1)(b)
Ordinance Provision:	Requires a 10' interior side yard setback
Project Description:	A Hatched shed on side of house garage addition DRH
Variance Requested:	4' interior side yard setback variance
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	We live on the River and are landlocked. There is no other place to place a shed. We are tight on room I could really use the space
Describe the hardship(s) that would result if the variance is not granted:	Continued Difficulty @ Garage parking.
Describe how the variance would not have adverse effects on surrounding properties:	It is going to be very Attractive @ windows and shutters and window boxes. It will not impinge on anyone in the area.

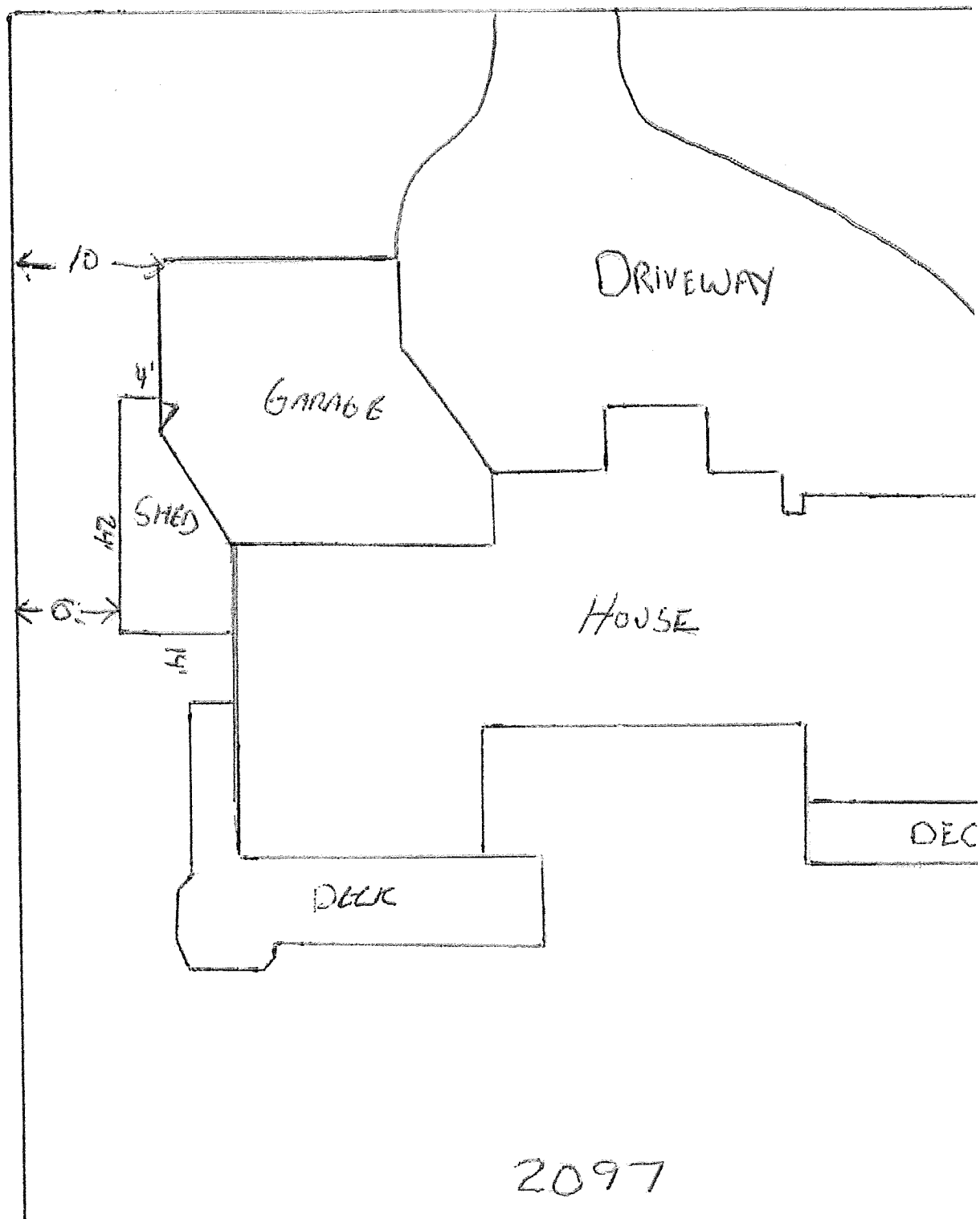
SECTION 5: Certification and Permission

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) D- Jocko R Zifferblatt	Title DR. (Owner)	Phone Number 920-655-1470
Signature of Applicant D- Jocko R Zifferblatt		Date Signed June 26, 15

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



City of De Pere, Wisconsin

**Request For Board of Appeals Action**

MEETING DATE: August 24, 2015

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Request submitted by Todd & Amber Noggle, 2452 Ballyvaughan Road, De Pere, Wisconsin to construct a six (6) foot high fence on the property located at 2452 Ballyvaughan Road, De Pere, Wisconsin which would require a variance to allow a fence higher than three (3) feet in a corner side yard setback.

ATTACHMENTS:

- BoA_2452 Ballyvaughan_Notice of Public Hearing (PDF)
- BoA_2452 Ballyvaughan_Attachments (PDF)

Publish: August 14, 2015

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 24, 2015 at 4:55 P.M. 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 8.22(c) submitted by Todd & Amber Noggle, 2452 Ballyvaughan Road, De Pere, Wisconsin.

Said appeal requests a building permit to construct a six (6) foot high fence on the property located at 2452 Ballyvaughan Road, 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, Chapter 8.22(c) which allows a maximum three (3) foot high fence in a corner side yard setback.

Dated this 12th day of August, 2015.

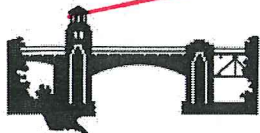
BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

Attachment: BoA_2452 Ballyvaughan_Notice of Public Hearing (3846 : 2452 Ballyvaughan)

SCANNED



CITY OF DE PERE
APPLICATION FOR
VARIANCE

Fee: \$ 150.00

Receipt #: 105734

Date: 8-13-15

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) Todd A. Nogge	Authorized Representative	Title	
Mailing Address 2452 Ballyvaughan Rd	City De Pere	State WA	ZIP Code 54115
Email Address todd.nogge@bvaughan.com	Phone Number (incl. area code) 608 225-5848	Fax Number (incl. area code)	

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

Name (Ind. Org. or Entity)	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: Legal Description: 2452 Ballyvaughan Rd Garrity's Glen Lot 19	Parcel Number(s): WD-1711
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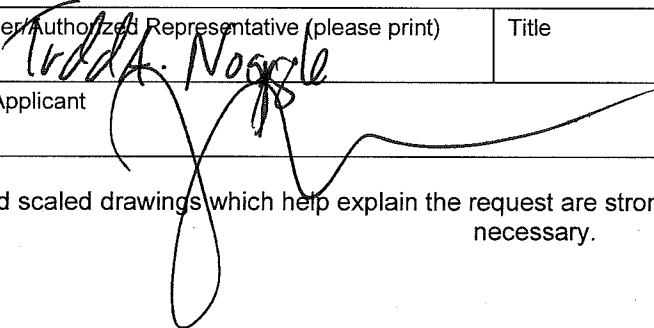
SECTION 4: Variance Information

Section of De Pere Code which creates need for Variance:	Municipal Fence ordinance # 8.22(c)
Ordinance Provision:	Chapter 8.22(c) fences shall not exceed 3' in height in front and corner side yards
Project Description:	6' Cedar fence shall infringe 22' in the corner side yard of the parcel
Variance Requested:	3' height variance for 6' cedar fence in corner side yard
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	Homeowner would like to keep the continuity with the existing neighbors property for Aesthetics.
Describe the hardship(s) that would result if the variance is not granted:	Fence would conflict with landscaping at the front corner side yard setback
Describe how the variance would not have adverse effects on surrounding properties:	fence would be located on the property line and not physically attached to neighbors. does not cause any vision conflicts from the abutting roads of county fair : Ballyvaughan

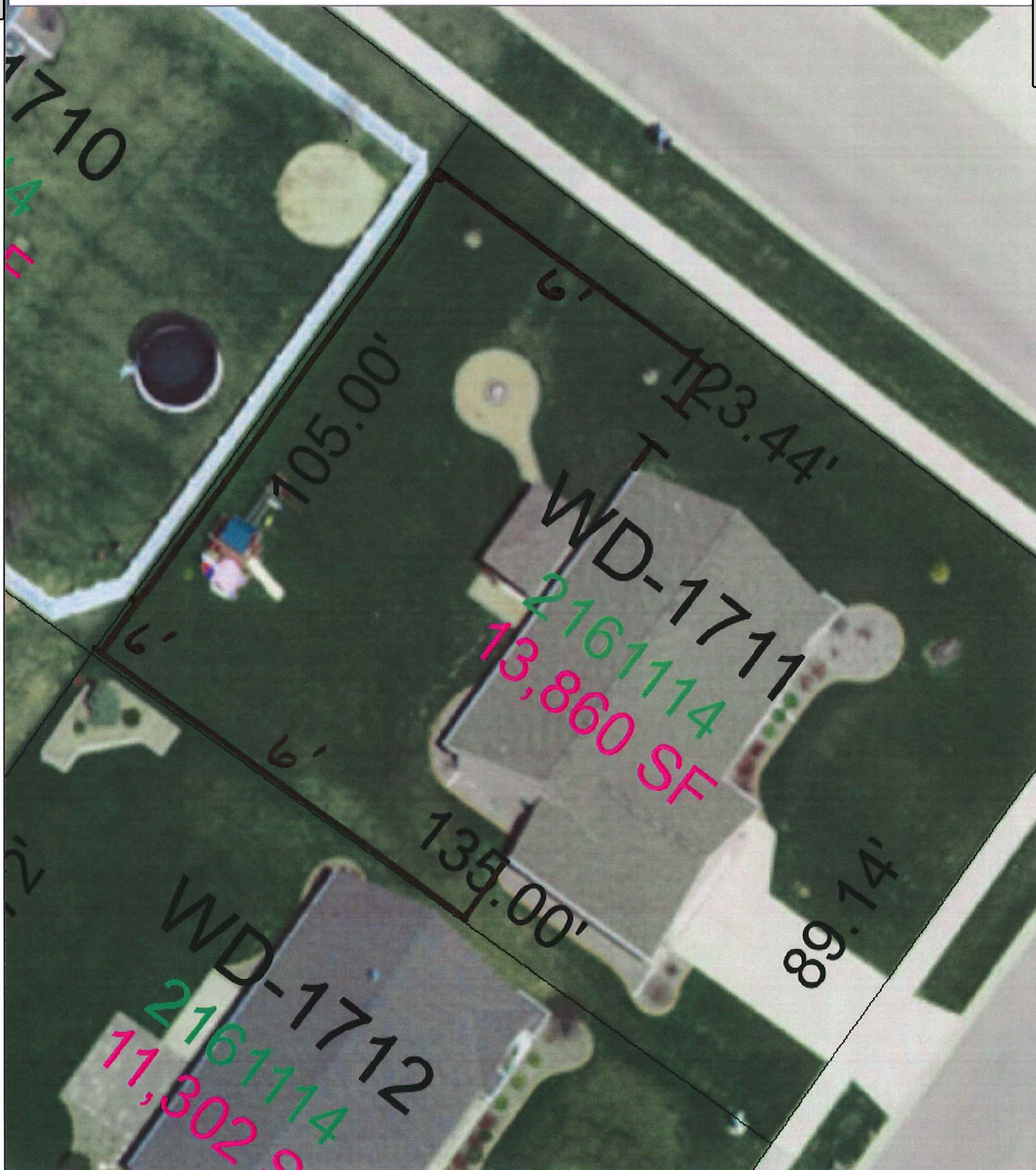
SECTION 5: Certification and Permission

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.

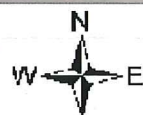
Name of Owner/Authorized Representative (please print) <i>Todd A. Nogge</i>	Title	Phone Number <i>608 295-5848</i>
Signature of Applicant 		Date Signed <i>08/13/15</i>

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



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



08/26/2015
Scale 1:240