



Board of Appeals

335 South Broadway

De Pere, WI 54115

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

Special Meeting

Agenda

Monday, August 11, 2014

4:45 PM

De Pere City Hall Council Chambers

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a Special Meeting of the **Board of Appeals** of the City of De Pere will be held on **August 11, 2014 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 June 23rd, 2014 Board of Appeals meeting.
3. Request submitted by Russ Vanden Elzen, 816 Cedar Street, De Pere, Wisconsin to construct an addition to a residence and a driveway on the property located at 816 Cedar Street, De Pere, Wisconsin which would require a 7.9 foot interior side yard building setback variance and a two (2) foot setback variance to allow a driveway on the property line.
4. Request submitted by Dutch Boyz De Pere LLC, 100 Wolf River Drive, Fremont, Wisconsin to construct a driveway on the property located at 500 Main Avenue, De Pere, Wisconsin which would require a nineteen (19) foot driveway width variance.
5. Request submitted by Gerald and Lisa Norz, 615 Teal Court, De Pere, Wisconsin to construct an addition to a residence on the property located at 615 Teal Court, De Pere, Wisconsin which would require a sixteen (16) foot rear yard setback variance.
6. Request submitted by Nathan Wachtendonk, 1967 S. Cross Creek Circle, De Pere, Wisconsin to construct a deck on a residence located at 1967 S. Cross Creek Circle, De Pere, Wisconsin which would require a twelve (12) foot rear yard setback variance.

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 Monday, August 11th, 2014 so that arrangements can be made.

AGENDA SENT TO:

Board Members
Russ Vanden Elzen
Dutch Boyz De Pere LLC
Gerald & Lisa Norz
Nathan Wachtendonk
Luke Schmidt
David Schumerth
Rick & Donna Lardinois
Brian Schumacher
Scott Capelle

City of De Pere, Wisconsin



Request For Board of Appeals Action

MEETING DATE: August 11, 2014

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Approval of the minutes of the June 23rd, 2014 Board of Appeals meeting.

ATTACHMENTS:

- BoA_Minutes_June2014_Draft (PDF)



Board of Appeals

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Draft Minutes

Monday, June 23, 2014

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
James Stadler	Board Member	Present	
Roger Galler		Present	
Bob De Groot	Board Member	Present	
Thomas Keidatz	Board Member	Present	
Alice Schipper	Board Member	Present	
William Vande Hei	Board Member	Present	

Also present: Assistant Building Inspector Dennis Jensen, and members of the public.

2. Approval of the minutes of the June 3, 2014 meeting.

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

3. Request submitted by Peter Nowak, 1165 Jordan Road, De Pere, Wisconsin to construct a fence on the property located at 1165 Jordan Road, De Pere, Wisconsin which would require a three (3) foot height variance within a corner side yard setback.

Keidatz read the notice of public hearing. Building Inspector Jensen reviewed the reasons for permit denial. Property owner Nowak explained that the lot is very long and narrow; setting the fence back 30 feet in order to achieve the required six foot setback, would have used up more than a third of his yard. The proposed fence plan includes a 30 foot "sight triangle" to ensure visibility. Keidatz polled the board members who voted unanimously in favor of granting the variance. Based upon the evidence, the request is reasonable and will not be detrimental to the neighborhood. Necessary permits must be obtained prior to construction.

4. Request submitted by Steve & Lisa Basche, 1228 Rita Lane, De Pere, Wisconsin to construct a single family residence on the property located at 840 Pine Street, De Pere, Wisconsin which would require a seven (7) inch interior side yard setback variance.

Keidatz read the notice of public hearing, and Jensen reviewed the request for variance. Vande Hei motioned, seconded by De Groot, to approve the variance request as presented.

5. Request submitted by Robert & McKenzie Cleek, 914 Merrill Street, De Pere, Wisconsin to construct a detached garage on the property located at 914 Merrill Street, De Pere, Wisconsin which would require a five (5) foot interior side yard setback variance.

Keidatz read the notice of public hearing. Property owner Cleek reported that the current garage needs to be replaced because it has significant water problems and is rotting out. It also is situated very close to the neighbor's house and blocks one of their windows.

Attachment: BoA_Minutes_June2014_Draft (2469 : Approval of the minutes of the June 23rd, 2014 Board of Appeals)

The proposed garage will be moved away from the neighbor's house, closer to the rear of the lot, and drain tile will be added to address water issues. The board unanimously approved the variance request based upon the evidence presented. Keidatz noted that it would create a hardship not to grant it, and it will provide a significant improvement for both the homeowner and neighbor. Proper permits must be obtained prior to the start of construction.

Adjournment

Keidatz motioned, seconded by Schipper, to adjourn the meeting at 5:10 pm. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen

City of De Pere, Wisconsin

**Request For Board of Appeals Action**

MEETING DATE: August 11, 2014

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Request submitted by Russ Vanden Elzen, 816 Cedar Street, De Pere, Wisconsin to construct an addition to a residence and a driveway on the property located at 816 Cedar Street, De Pere, Wisconsin which would require a 7.9 foot interior side yard building setback variance and a two (2) foot setback variance to allow a driveway on the property line.

ATTACHMENTS:

- BoA_816 Cedar_Notice of Public Hearing (PDF)
- BoA_816 Cedar_Attachments (PDF)

Publish: August 2, 2014

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 11, 2014 at 4:45 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, Chapters 14.39(6)(1)(a) and 14.55(8)(2)(iii) submitted by Russ Vanden Elzen, 816 Cedar Street, De Pere, Wisconsin. Said appeal requests a building permit to construct an addition to a single family residence and a new driveway on the property located at 816 Cedar Street, De Pere, Wisconsin which would require a seven and nine-tenths (7.9) foot interior side yard setback variance and a variance to allow a driveway up to the property line.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14.39(6)(1)(a) which requires a ten (10) foot interior side yard building setback and Chapter 14.55(8)(2)(iii) which requires a two (2) foot setback from the edge of a driveway to an interior lot line.

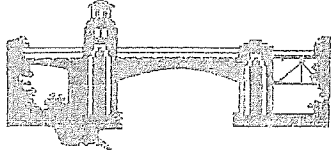
Dated this 1st day of August, 2014.

BY ORDER OF THE BOARD OF APPEALS

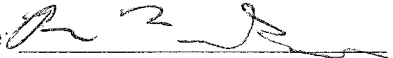
Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

Attachment: BoA_816 Cedar_Notice of Public Hearing (2470 : 816 Cedar St)

CITY OF DE PERE APPLICATION FOR VARIANCE		FEE: \$120.00 RECEIPT # <u>95037</u> DATE: _____
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Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: <u>Russ VanDenElzen</u> Mailing Address: <u>816 Cedar Street, DePere</u> Phone: <u>920-621-4662</u> email - <u>vandenelzen4@yahoo.com</u> Signature: <u></u> Date: <u>7-11-14</u> I hereby appoint the following as my agent for purposes of this application: Agent: Name: _____ Mailing Address: _____ Phone: _____ Signature: _____ Date: _____	B. Property Information: Tax Key/Parcel: <u>WD 576</u> Address/Location of Property: <u>816 Cedar Street</u> Legal Description: <u>DePere Co's Addn Lots 67, 69, Block 37</u> _____ _____ Parcel Dimension: <u>50' x 125'</u> _____ Parcel Area: <u>6250 square feet</u> Zoning: <u>R-2, single & two family residence district</u>
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C: Variance Application:

De Pere Municipal Code, Section(s): 14-39 (6)(1)(a) and 14-55(8)(2)(iii)

Ordinance Provision(s): requires a ten (10) foot interior side yard setback and a two (2) foot setback from the edge of the driveway to an interior lot line

Proposed Use: addition to residence and new driveway

Variance(s) Requested: 7.9 foot interior side yard setback variance & a variance to allow a driveway up to the property line

Describe the exceptional or extraordinary 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 affects on surrounding properties:

see attached letter

Additional comments may be in the form of a letter to the Zoning Board of Appeals and attached to this application.

July 22, 2014

Chairman Tom Keidatz
Members of the Zoning Board of Appeals
335 South Broadway Street
DePere, WI 54115

Gentlemen

I would like to do the following improvements to my property. Add a first floor master bedroom off back of home. Pour concrete driveway up to the property line on the east side of the property. The following is a list of contributing factors.

- * Lot is an existing sub-standard lot of record
- * Purchased a run down foreclosed house
- * In process of renovating
- * Property surveyed (see attached)
- * Re-grading yard to assist neighbors in storm water drainage
- * Neighbors have no objections
- * Driveway has Bilco Style Door to crawl space
- * Raising the detached garage by 12" will provide adequate pitch for storm water drainage on driveway to street
- * Add 16x18 Master Bedroom to back of home

This work will vastly improve property values and will have a positive impact on the neighborhood.

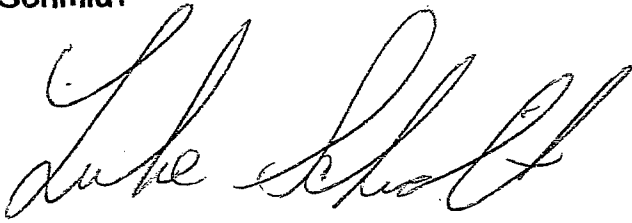
Sincerely,



Russ VanDenElzen

I was contacted by Russ Vandenzelen about adding on to his existing home. I own the property next to him on 820-818 Cedar St in Depere. I have no problem with this construction project. If you have any questions please contact me at 920-680-3313.

Luke Schmidt

A handwritten signature in black ink, appearing to read "Luke Schmidt". The signature is written in a cursive, flowing style with large, connected letters.

I David Schumerth, owner of the property at 814 Cedar Street give Russ Vanden Elzen of 816 Cedar Street permission to proceed with his future driveway provided certain criteria is met. We have discussed this criteria between ourselves.

Russ Vanden Elzen is to put a swale in the concrete of his driveway which will run north to south, when the driveway is being poured. This swale will be from his garage to the side walk. This swale is to be at least 1 inch lower in the center than either side of his driveway to ensure that there is proper drainage from his driveway to the street, and no water at any point along his driveway will flow toward my property causing no negative effect to my property.

His driveway will have a positive pitch from the garage slab of 16" higher than the sidewalk. Russ states that his garage slab is currently only 4" higher than the sidewalk. Russ will be responsible to jack this garage slab up an additional 12" so it will be 16" higher than the sidewalk as he has agreed to in earlier conversation with me. Russ assures me that with this pitch and the swale in the driveway, water will only flow in a North to south flow and cause no negative effect to my property.

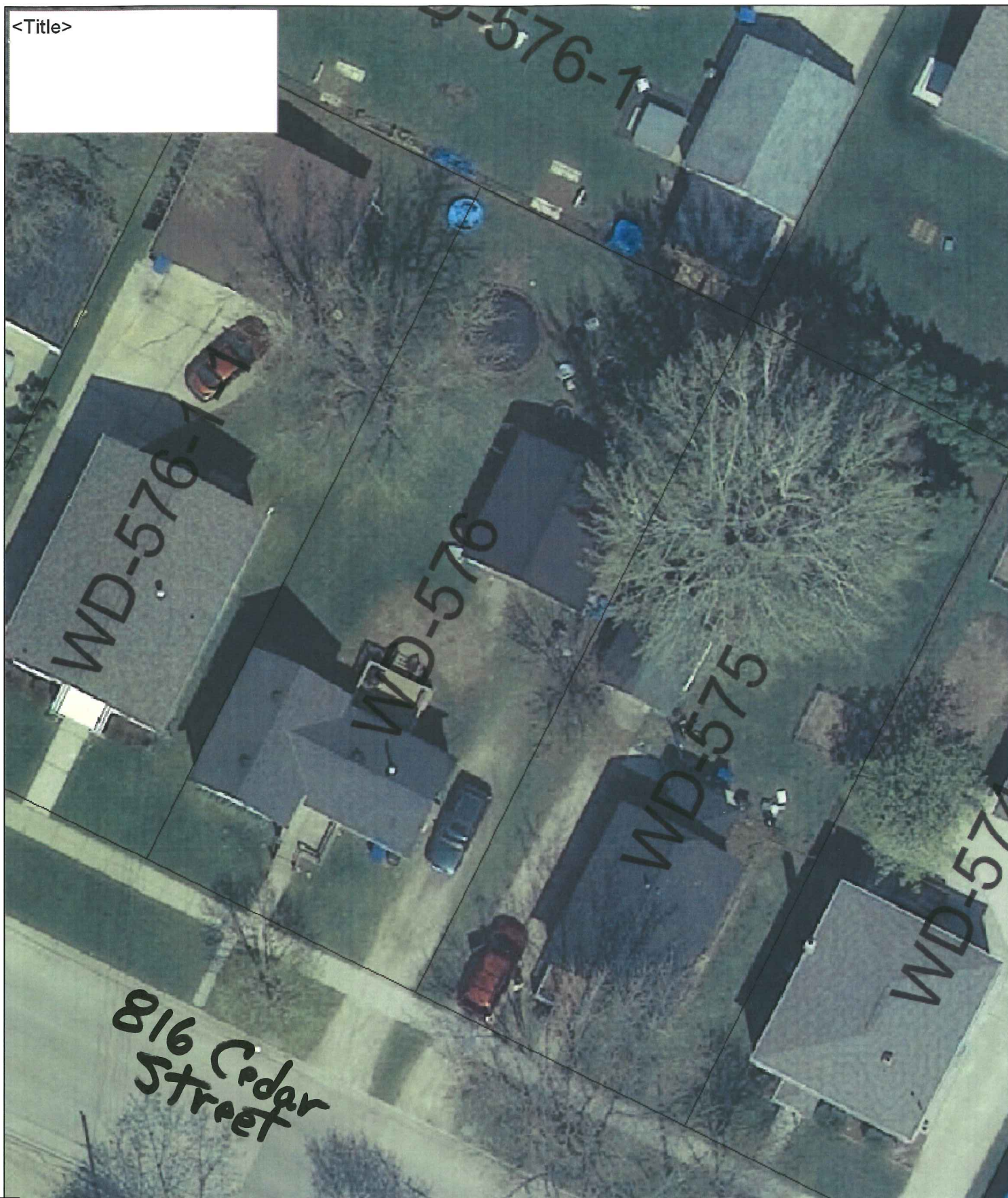
He is to remove all of the gravel and debris that his construction, current and future, has deposited on my property, and to add clean fill to restore my property back to the way it was prior to his start of construction. The fill is to be no higher than the rest of my property and is not to cause a slope toward my house so that water does not flow toward my house. He is to level the fill and replant grass and maintain that grass until it grows back to a health lawn on my side of the property line.

By writing this letter I mean only to protect my property and my property value. If the above conditions are met, and the city inspector agrees that these stipulations will prevent Russ's construction of this driveway to have any negative effect on my property then I will agree to him putting his driveway up to the property line. It is my understanding that he is trying to make the drainage better for his property and in doing so he has stated that it will help me also as my property already has drainage problems.


David Schumerth

Dated: 7-22-14

<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



Scale 1:240



Street View

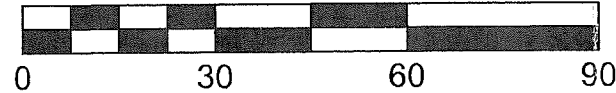


REAR VIEW

Attachment: BoA_816 Cedar_Attachments (2470 : 816 Cedar St)

Plat of Survey

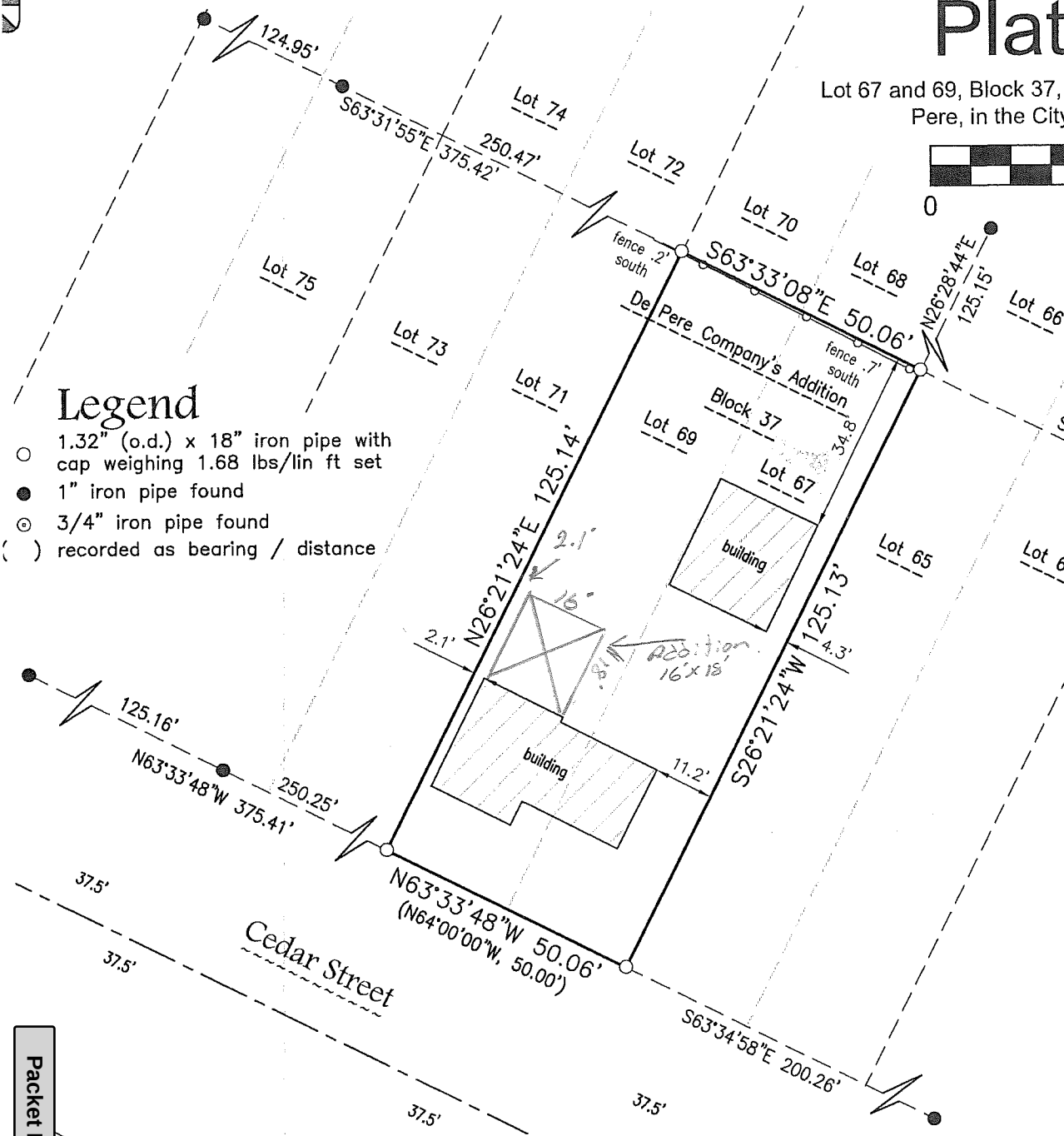
Lot 67 and 69, Block 37, Plat of De Pere Company's Addition to West De Pere, in the City of De Pere, Brown County, Wisconsin



Bearings referenced to the South line of Lots 67 and 69 of De Pere Company's Addition to West De Pere, assumed to be N63°33'48"W.

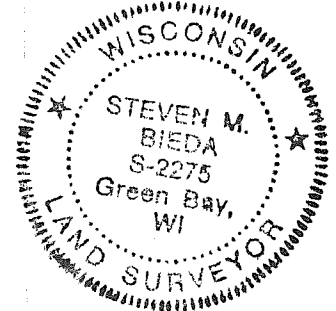
Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- ⊙ 3/4" iron pipe found
- () recorded as bearing / distance



SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Registered Land Surveyor, S-2275, do hereby certify that the above described property was surveyed and mapped in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.



Steven M. Bieda
May 19, 2014.

S-2275

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

MEETING DATE: August 11, 2014

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Request submitted by Dutch Boyz De Pere LLC, 100 Wolf River Drive, Fremont, Wisconsin to construct a driveway on the property located at 500 Main Avenue, De Pere, Wisconsin which would require a nineteen (19) foot driveway width variance.

ATTACHMENTS:

- BoA_500 Main_Notice of Public Hearing (PDF)
- BoA_500 Main_Attachments (PDF)

Publish: August 2, 2014

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 11, 2014 at 4:50 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 14.55(8)(a)(1) submitted by Dutch Boyz De Pere LLC, 100 Wolf River Drive, Fremont, Wisconsin. Said appeal requests a building permit to construct a driveway on the property located at 500 Main Avenue, De Pere, Wisconsin which would require a nineteen (19) foot driveway width variance.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14.55(8)(a)(1) which allows a twenty-five (25) foot maximum driveway width.

Dated this 1st day of August, 2014.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

Attachment: BoA_500 Main_Notice of Public Hearing (2493 : 500 Main Av)

CITY OF DE PERE APPLICATION FOR VARIANCE		FEE: \$120.00 RECEIPT # <u>95187</u> DATE: _____
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Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: Dutch Boyz DePere LLC
 Mailing Address: 100 Wolf River Drive, Fremont WI
54940
 Phone: (920) 903-2826
 Signature: _____ Date: _____

I hereby appoint the following as my agent for purposes of this application:

Agent: Name: _____
 Mailing Address: _____
 Phone: _____
 Signature: _____ Date: _____

B. Property Information:

Tax Key/Parcel: WD 389-2
 Address/Location of Property: 500 Main Ave.
 Legal Description: Lot 1 of 57 csm 315

 Parcel Dimension: Irregular (See attached map)

 Parcel Area: 21,898 square feet
 Zoning: B-1, Central Business District

C: Variance Application:De Pere Municipal Code, Section(s): 14-55(8)(a)(1)Ordinance Provision(s): Allows a 25' maximum width drive way at the property line.Proposed Use: Curb opening | drive for dumpster enclosureVariance(s) Requested: 19' drive way width variance

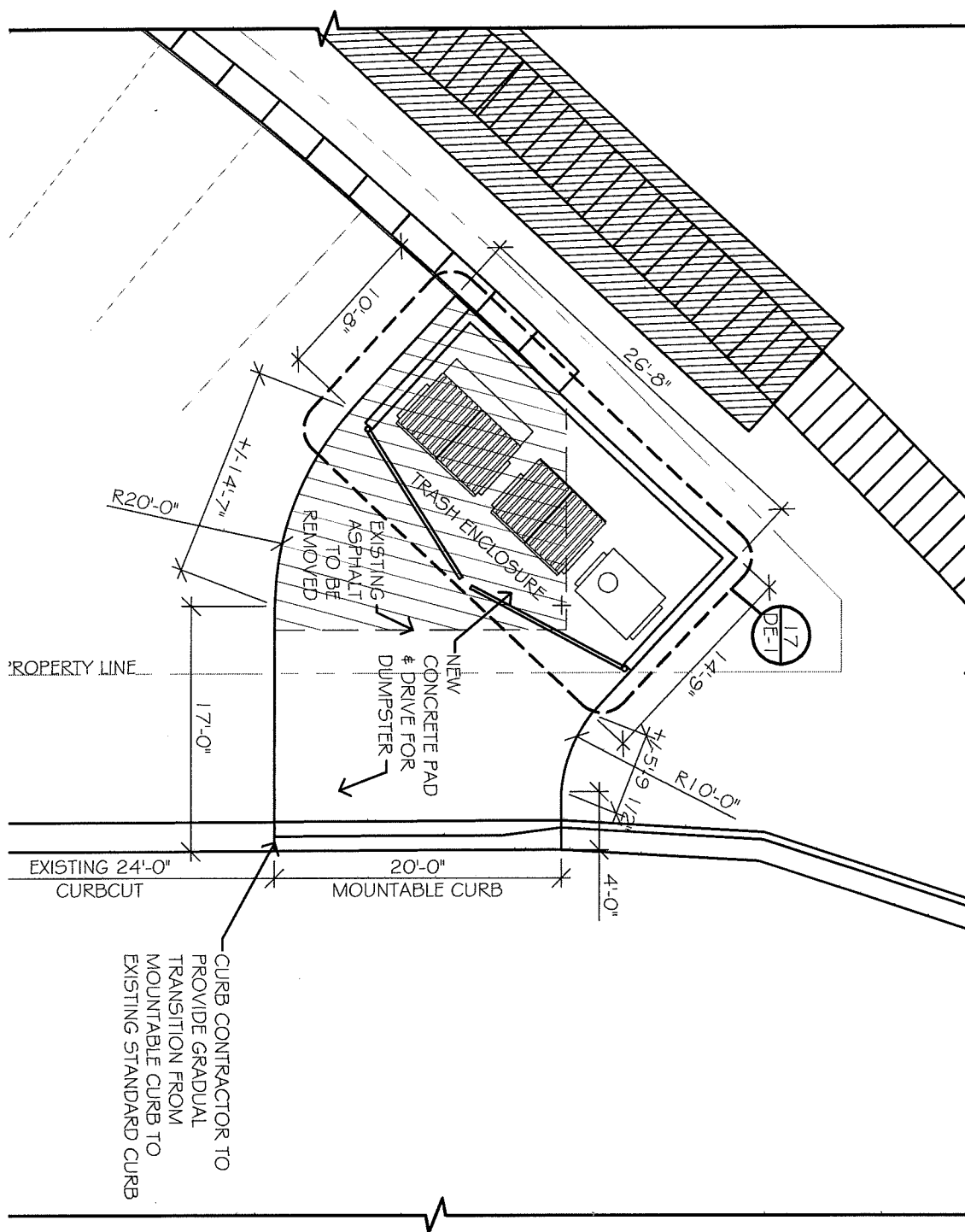
Describe the exceptional or extraordinary circumstances or conditions that apply to your property and not to surrounding properties:

Property is triangular and narrow at dumpster location. Fifth Street is a dead end.

Describe the hardship(s) that would result if the variance is not granted:

Access to dumpsters by haulers would be very restrictedDescribe how the variance would not have adverse affects on surrounding properties:Property abuts railroad and there are no other buildings around the driveway

Additional comments may be in the form of a letter to the Zoning Board of Appeals and attached to this application.



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

MEETING DATE: August 11, 2014

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Request submitted by Gerald and Lisa Norz, 615 Teal Court, De Pere, Wisconsin to construct an addition to a residence on the property located at 615 Teal Court, De Pere, Wisconsin which would require a sixteen (16) foot rear yard setback variance.

ATTACHMENTS:

- BoA_615 Teal Ct_Notice of Public Hearing (PDF)
- BoA_615 Teal Ct_Attachments (PDF)

Publish: August 2, 2014

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 11, 2014 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 14.38(6)(1)(b) submitted by Gerald & Lisa Norz, 615 Teal Court, De Pere Wisconsin. Said appeal requests a building permit to construct an addition to a single family residence on the property located at 615 Teal Court, De Pere, Wisconsin which would require a sixteen (16) foot rear 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 thirty (30) foot rear yard setback.

Dated this 1st day of August, 2014.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

Attachment: BoA_615 Teal Ct_Notice of Public Hearing (2494 : 615 Teal Ct)

SCANNED

Print Form



CITY OF DE PERE
APPLICATION FOR
VARIANCE

Fee: \$ 120.00

Receipt #: 00095144

Date: 7-28-14

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) NORZ, GERALD + LISA	Authorized Representative	Title	
Mailing Address 615 TEAL CT.	City DE PERE	State WI	ZIP Code 54115
Email Address swissnorz@sbcglobal.net	Phone Number (incl. area code) (920) 336-0987	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: 615 Teal Court, DePere, WI 54115	Parcel Number(s):
Legal Description: Ledgenew Heights First Edition Lot 16	ED-582-J-16

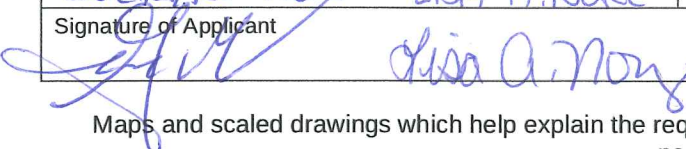
SECTION 4: Variance Information

Section of De Pere Code which creates need for Variance:	DePere municipal Code Chapt. 14-38(6)(1)(B)
Ordinance Provision:	30' set-back from rear lot line.
Project Description:	24 1/2 ft x 16 ft addition - four season room
Variance Requested:	Rear Lot Line 16' rear yard Setback Variance
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	Due to the pie shape of our lot - it would be almost impossible to do any type of addition w/o a variance.
Describe the hardship(s) that would result if the variance is not granted:	We love DePere - we love our neighbors + neighborhood - we want to stay here long term + have everything on the first floor. (w/o the addition we may have to move elsewhere)
Describe how the variance would not have adverse effects on surrounding properties:	This variance would only affect the neighbors behind us - but not adversely because they have an extra deep lot. They have also given their blessing to the project.

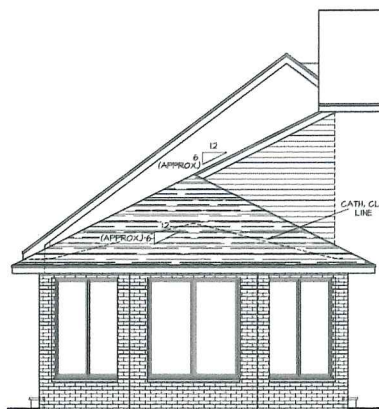
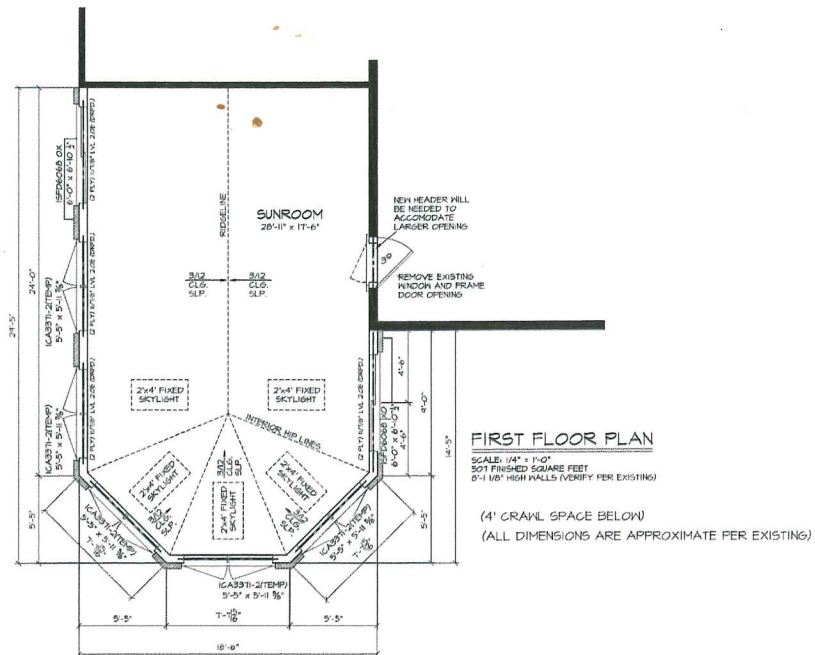
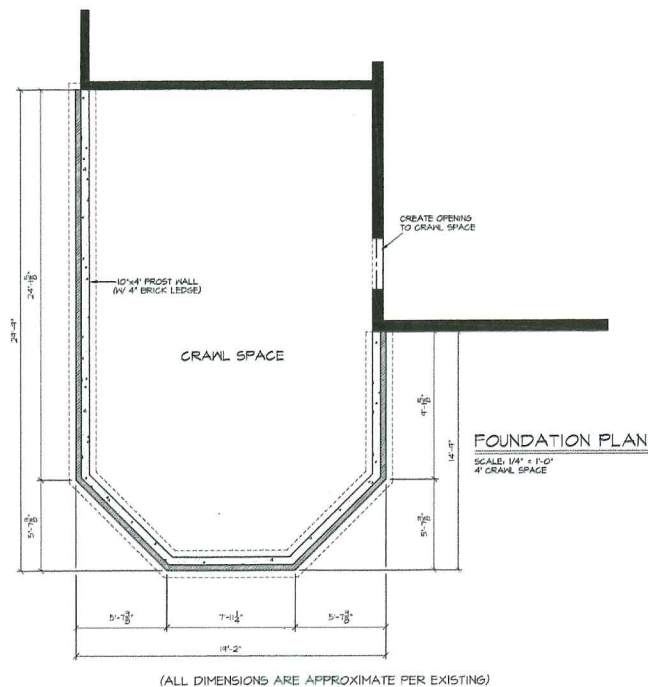
SECTION 5: Certification and Permission

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) George R. Norz LISA A. NORZ	Title	Phone Number (920) 336-0987
Signature of Applicant  Lisa A. Norz		Date Signed 7-27-14

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





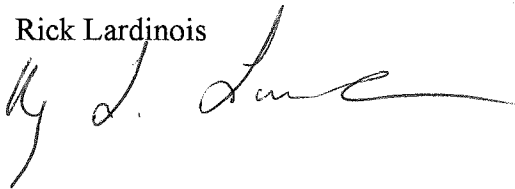
Rick & Donna Lardinois
1837 Grace, DePere, WI 54115
July 27, 2014

Dear City Of DePere:

Lisa & Gerald Norz have asked if we approve of their request for a variance to the property line allowing them to encroach the rear property line closer than the 30 foot setback. We have reviewed the plans with Lisa & Gerald Norz and agree with this plan. We have no concerns with this request.

Sincerely,

Rick Lardinois

A handwritten signature in black ink, appearing to read "Rick Lardinois", written over the printed name.

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

MEETING DATE: August 11, 2014

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Request submitted by Nathan Wachtendonk, 1967 S. Cross Creek Circle, De Pere, Wisconsin to construct a deck on a residence located at 1967 S. Cross Creek Circle, De Pere, Wisconsin which would require a twelve (12) foot rear yard setback variance.

ATTACHMENTS:

- BoA_1967 S Cross Creek_Notice of Public Hearing (PDF)
- BoA_1967 S Cross Creek_Attachments (PDF)

Publish: August 2, 2014

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 11, 2014 at 5:00 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 14.38(6)(1)(b) submitted by Nathan Wachtendonk, 1967 S. Cross Creek Circle, De Pere, Wisconsin. Said appeal requests a building permit to construct a deck on a residence on the property located at 1967 S. Cross Creek Circle, De Pere, Wisconsin which would require a twelve (12) foot rear yard setback variance.

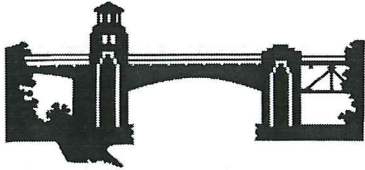
Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14.38(6)(1)(b) which requires a thirty (30) foot rear yard setback.

Dated this 1st day of August, 2014.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

CITY OF DE PERE APPLICATION FOR VARIANCE		FEE: \$120.00 RECEIPT # <u>95425</u> DATE: <u>8-5-14</u>
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Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: Holly & Nathan Wachtendonk
Mailing Address: 1967 S. Cross Creek Circle
DePere, WI 54115
Phone: 920-915-9014
Signature: Holly Wachtendonk Date: 8/4/14

I hereby appoint the following as my agent for purposes of this application:

Agent: Name: _____
Mailing Address: _____
Phone: _____
Signature: _____ Date: _____

B. Property Information:

Tax Key/Parcel: WD1512
Address/Location of Property: 1967 S. Cross Creek Circle, DePere, WI
54115
Legal Description: Creekside Heights Lot 9

Parcel Dimension: See Attached Map

Parcel Area: 0.3 Acre
Zoning: R-1, Single Family Residence District

C: Variance Application:De Pere Municipal Code, Section(s): 14-38 (6) (1) (b)Ordinance Provision(s): Requires a 30-foot rear yard setbackProposed Use: 14' x 16' DeckVariance(s) Requested: 12' rear yard setback variance

Describe the exceptional or extraordinary 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 letterDescribe how the variance would not have adverse affects on surrounding properties:see attached letter

Additional comments may be in the form of a letter to the Zoning Board of Appeals and attached to this application.

Nathan Wachtendonk
1967 S. Cross Creek Circle
De Pere WI, 54115

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

Dear Chairman Tom Keidatz and the Members of the Zoning Board of Appeals;

In reference De Pere's Municipal Code Section 14-38 (6) (1) (B) and application for variance application section C,

Describe the exceptional or extraordinary circumstances or conditions that apply to your property and not surrounding properties:

Due to the shape of the lot and being on the low end of the subdivision, it was difficult to fit a house on the lot that met the setback requirements, met our needs and also fit into our budget. To be able to meet those needs, windows were installed in the foundation to allow for future expansion of bedrooms and recreation rooms which would ultimately raise the square footage and home value. In order for those upgrades to be possible, it did not allow for filling in the back yard up to the patio door where a concrete slab would have been poured allowing for enjoyment of the private back yard. Surrounding properties were able to build into the natural slope of the subdivision allowing for a concrete slab for a patio and also allow for the windows in the basement for future expansions.

Describe the hardships(s) that would result if the variance is not granted:

By not having a deck would take away from enjoying the privatized back yard and reducing the value of the property, it would also result in having a four (4') foot set of stairs creating an unsafe and awkward entrance to the rear of the house.

Describe how the variance would not have adverse effects on surrounding properties:

Having a deck on the back of the house will not be a detriment to any to the neighboring properties, but rather enhance the house value. The back side of the lot is secluded by mature trees, tall shrubs, and tall brush. The deck will be semi visible to the neighbor to the south of the house, where there is a tall tree line approx. twenty (20') feet wide and running the length of the property and is grown with tall mature trees, small shrubs and brush. The deck will not intrude close to neighboring properties, there is over sixty (60') feet of outfall land separating lot line to lot line.

Please see attached pictures showing the back yard and the privacy that the tree line provides.

1901 Cross Creek Circle

A deck on the backyard
is perfectly fine with me.

B-S-L-fer

Brian Schumacher

1959 S. Cross Creek

Scott Capelle

Scott Capelle

1975 Cross Creek Circle









