



Board of Appeals

Regular Meeting

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

Agenda

Monday, July 24, 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 **July 24, 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 June 26, 2017 Board of Appeals meeting.
3. 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.

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:

Alderspersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Jocko Zifferblatt
Stephen & Cleo Ferris
Kirk Fishbaugh
George & Diane Vanderlinden

City of De Pere, Wisconsin



Request For Board of Appeals Action

MEETING DATE: July 24, 2017

DEPARTMENT: Board of Appeals

FROM: Kelly Barker

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

ATTACHMENTS:

- BoA_Jun2017_Minutes_Draft (PDF)



Board of Appeals

Regular Meeting

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

Draft Minutes

Monday, June 26, 2017

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
Scott Bonfigt	Board Member	Excused	
Bob De Groot	Board Member	Present	
Paul De Leeuw	Board Member	Excused	
Roger Galler	Board Member	Present	
James Stadler	Board Member	Present	
William Vande Hei	Board Member	Present	
Andy Van Remortal	Board Member	Present	

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

- Approval of the minutes of the April 24, 2017 Board of Appeals meeting.

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

- Election of Chair/Vice Chair.

Due to the recent passing of the Board of Appeals Chair Tom Keidatz, it is necessary to nominate a new Chair. Also, since there was no current Vice Chair, the Board of Appeals decided to elect a Vice Chair to fill in when the Chair is not available to run the meeting. Jim Stadler moved, seconded by Roger Galler, to nominate Bob De Groot as Chair. Upon vote, motion carried unanimously. Bob De Groot moved, seconded by Jim Stadler, to nominate Roger Galler as the Vice Chair. Upon vote, motion carried unanimously.

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

- Request submitted by Terri Eccles, 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 variance and a 10 foot rear yard setback variance.

Bob De Groot read the notice of public hearing and Building Inspector Dave Hongisto reviewed the variance request. The property owner is requesting a variance to build a single family home on the lot, which would be too big to fit due to the limited depth of the lot. Code requires a 30 foot front and 30 foot rear yard setback. Steve Bieda of Mau & Associates, appeared before the board, on behalf of the property owner. He stated that the property owner applied for and was approved for this same variance request in 2015

Attachment: BoA_Jun2017_Minutes_Draft (6059 : Minutes)

but it expired before she began the project. Jim Stadler asked about the elevation of the house. Steve replied that the elevation would remain the same as the other homes on the street. Dave Hongisto added that there is a main interceptor sewer and an easement along the river, so the house was designed not to infringe on the easement. He also noted that the house is a ranch instead of a two-story so it will not block the view of the river as much. Jim Anderson, a homeowner who lives nearby, asked what side the house will face. Dave answered that for addressing purposes, it will remain as Riverview Avenue. Mr. Anderson then asked if the existing garage located on the property will remain, as he feels it is not in good condition. Dave replied that he will take a look at it and make a determination on whether it needs to be removed. Jim Stadler moved, seconded by Bill Vande Hei, to approve the variance request. Upon vote, motion carried unanimously. Bob De Groot reminded the applicant that the work must be started within six months and that the appropriate building permit(s) must be obtained from the building inspection department prior to the start of construction.

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

5. Request submitted by Steven Antolec, 716 N. Michigan Street, De Pere, Wisconsin to construct a 720 square foot detached garage on the property located at 716 N. Michigan Street, De Pere, Wisconsin which would require a 20 square foot size variance and a 6 foot interior side yard setback variance.

Bob De Groot read the notice of public hearing and Building Inspector Dave Hongisto reviewed the variance request. The homeowner, Steven Antolec, plans to remove the existing garage and build a new, larger detached garage on the property. The present garage is located four feet off the property line, but the owner is proposing to come up to the lot line on the side yard with the new garage. Bill Vande Hei noted that it is common practice among the homes in this area to allow a two foot variance along the property line and that the owner install gutters with downspouts that drain away from the neighbor's yard. Bob De Groot asked the applicant if he had any objections to this condition. Mr. Antolec replied that he did not. With the condition that the garage remains two feet from the property line, Bill Vande Hei moved, seconded by Jim Stadler, to approve the variance. Upon vote, motion carried unanimously. Bob De Groot reminded the applicant that the variance will expire in six months.

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

6. Request submitted by Roy & Julie Farley, 2731 State Hwy 57, De Pere, Wisconsin. Said appeal requests a building permit to construct a 1500 square foot detached accessory building with a 350 square foot porch on the property located at 2731 State Hwy 57, De Pere, Wisconsin which would require an 1150 square foot size variance.

Bob De Groot read the notice of public hearing and Building Inspector Dave Hongisto reviewed the variance request. The homeowners live on the east side of Hwy 57, south of

Rockland Road and the size of their lot is roughly 3.5 acres. Bill Vande Hei asked what the height of the new garage will be. The applicant, Julie Farley, replied that it will be the same height as the house. Jim Stadler asked if the homeowners operate a business and if that is the reason for the large garage. Mrs. Farley replied that the garage is for storage of four Model A cars and some antique tractors that they own. Bill Vande Hei moved, seconded by Jim Stadler, to approve the variance request. Upon vote, motion carried unanimously. Bob De Groot reminded the homeowner that the variance is good for six months and to obtain the proper permit(s) from the building inspection department prior to the start of construction.

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

7. Request submitted by Dennis & Mary Wicker, 426 S. Ontario Drive, De Pere, Wisconsin. Said appeal requests a building permit to construct a covered front porch on the property located at 426 S. Ontario Drive, De Pere, Wisconsin which would require a 7 foot front yard setback variance.

Bob De Groot read the notice of public hearing and Building Inspector Dave Hongisto reviewed the variance request. Jim Stadler asked if the existing steps are encroaching the setback. Dave Hongisto replied that there is a provision in the zoning code that exempts the steps. Homeowner Dennis Wicker addressed the board, stating that he will be removing the existing stairs and replacing them along with the porch. Jim Stadler moved, seconded by Roger Galler, to approve the variance request. Upon vote, motion carried unanimously. Bob De Groot complimented Mr. Wicker on doing his "homework" by getting signatures of approval from almost everyone on the block. Bob reminded the applicant that work must be started within six months and that he must obtain the proper permit(s) from the building inspection department before the start of construction.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Bob De Groot, Roger Galler, James Stadler, Andy Van Remortal
EXCUSED:	Scott Bonfigt, Paul De Leeuw, William Vande Hei

Adjournment

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

Respectfully submitted,
Kelly Barker

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

MEETING DATE: July 24, 2017

DEPARTMENT: Board of Appeals

FROM: Kelly Barker

SUBJECT: 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.

ATTACHMENTS:

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

Publish: July 14, 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 July 24, 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, Chapters 14-13 (5) (b) and 14.12(5) submitted by Jocko Zifferblatt, 2097 Lost Dauphin Road, De Pere, Wisconsin. Said appeal requests a building permit 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.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14-13 (5)(b) and 14.12(5) which requires a detached accessory building to be located in a rear yard and be a minimum of 5 feet away from a principal building.

Dated this 12th day of July, 2017

BY ORDER OF THE BOARD OF APPEALS

David R. Hongisto, Chief Building Inspector

Attachment: BoA_2097 Lost Dauphin_Notice of Public Hearing (6060 : 2097 Lost Dauphin Rd)

	CITY OF DE PERE APPLICATION FOR VARIANCE	Fee: \$ 168.00
		Receipt #: 124226
		Date: 7-19-17

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)	Authorized Representative	Title	
Jocko Zifferblatt	Jocko Zifferblatt	Owner	
Mailing Address	City	State	ZIP Code
2097 Lost Dauphin Road	De Pere	WI	54115
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	
jzifferblatt@new.rr.com	(920) 655-1470		
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind. Org. or Entity)	Contact Person	Title	
Same as above			
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 Road		Parcel Number(s):	
Legal Description: St. Mary's on the River Lot 8		WD-836-W-8	
SECTION 4: Variance Information			
Section of De Pere Code which creates need for Variance:	Chapter 14-13(5)(b) and 14.12(5)		
Ordinance Provision:	Requires a detached accessory building to be located in a rear yard and be a minimum 5 feet away from a principal building		
Project Description:	12' x 16' shed		
Variance Requested:	To allow a shed in an interior side yard and be zero feet from the rear garage wall.		
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	We live on the river and the slope does not allow for a proper pitched building.		
Describe the hardship(s) that would result if the variance is not granted:	Continued difficulty with garage parking		
Describe how the variance would not have adverse effects on surrounding properties:	It is going to be very attractive with windows and shutters and window boxes. It will not impinge on the adjacent property.		

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) Jocko R Zifferblatt	Title OWNER	Phone Number 920-655-1470
Signature of Applicant D. J. R. Zifferblatt		Date Signed 7/14/17

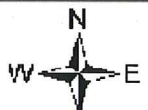
Maps and scaled drawings which help explain the request are strongly encouraged. Attach additional sheets if necessary.

2097 Lost Dauphin Road



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



07/18/2017
Scale 1:480







