



Board of Appeals

335 South Broadway

Regular Meeting

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

Agenda

Tuesday, June 3, 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 Regular Meeting of the **Board of Appeals** of the City of De Pere will be held on **June 3, 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 March 24, 2014 Board of Appeals meeting.
3. Request submitted by Gary Glatfelter, 666 River Avenue, De Pere, Wisconsin to construct a detached garage on the property located at 666 River Avenue, De Pere, Wisconsin which would require a four (4) foot interior side yard setback variance.
4. Request submitted by Lee Aanonsen, 619 Reid Street, De Pere, Wisconsin to construct a detached garage on the property located at 619 Reid Street, De Pere, Wisconsin which would require a four (4) foot interior side yard setback variance.
5. Request submitted by Joshua Errer, 133 S. Ontario Street, De Pere, Wisconsin to construct a fence on the property located at 133 S. Ontario Street, De Pere, Wisconsin which would require an 8" height 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 Tuesday, June 3rd so that arrangements can be made.

AGENDA SENT TO:

Board Members
Gary Glatfelter
Lee Aanonsen
Joshua Errer
William Oas
Bob Gibson
Matthew Klug
Cheryl Blandford
T & L Rental Properties LLC

City of De Pere, Wisconsin

**Request For Board of Appeals Action**

MEETING DATE: June 3, 2014

DEPARTMENT: Building Department

FROM: David Hongisto

SUBJECT: Approval of the minutes of the March 24, 2014 Board of Appeals meeting.

ATTACHMENTS:

- BoA_Minutes_March2014 (PDF)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bob De Groot, Board Member
SECONDER:	William Vande Hei, Board Member
AYES:	Bob De Groot, Thomas Keidatz, Alice Schipper, William Vande Hei
EXCUSED:	John Fairchild, Jason Peebles



Board of Appeals

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Draft Minutes

Monday, March 24, 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 Bob De Groot

Attendee Name	Title	Status	Arrived
John Fairchild	Board Member	Excused	
Bob De Groot	Board Member	Present	
Thomas Keidatz	Board Member	Excused	
Jason Peebles	Board Member	Present	
Alice Schipper	Board Member	Present	
William Vande Hei	Board Member	Present	

Robert De Groot acted as chairman in Thomas Keidatz's excused absence.

2. Approval of the minutes of the February 24, 2014 Board of Appeals meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Alice Schipper, Board Member
SECONDER:	William Vande Hei, Board Member
AYES:	Bob De Groot, Jason Peebles, Alice Schipper, William Vande Hei
EXCUSED:	John Fairchild, Thomas Keidatz

3. Request submitted by Chad Weiss, 707 N. Superior Street, De Pere, Wisconsin to construct a detached garage on the property located at 707 N. Superior Street, De Pere, Wisconsin which would require a twenty (20) square foot size variance. De Groot read the notice of public hearing.

Building Inspector Hongisto explained the requirements of the zoning code relating to maximum square footage for detached accessory buildings and noted that the neighbor stated that he had no objections to the variance request.

After a brief discussion motion was made by Vande Hei, seconded by Peebles, to approve the variance request with the condition that gutters and downspouts be installed so storm water would not be directed at the neighbor's property. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	William Vande Hei, Board Member
SECONDER:	Jason Peebles, Board Member
AYES:	Bob De Groot, Jason Peebles, Alice Schipper, William Vande Hei
EXCUSED:	John Fairchild, Thomas Keidatz

4. Request submitted by PEDS LLC, P.O. Box 5512, De Pere, Wisconsin to construct an office building on the property located at 785 Scheuring Road, De Pere, Wisconsin which would require an additional two (2) foot rear yard setback variance. Note: A 15' rear yard setback variance was previously approved on July 22, 2013. De Groot read the notice of public hearing.

Hongisto explained that the office building had previously been approved by the City Plan Commission and the City Council. He said that the Zoning Board of Appeals had granted a 15' rear yard setback variance on July 22, 2013. He stated that the building had

Attachment: BoA_Minutes_March2014 (2247 : Approval of the minutes of the March 24, 2014 meeting.)

inadvertently been staked out incorrectly and the foundation was poured two (2) feet too close to the rear lot line. The adjacent property owner Jerry Robarge from Arms of Angels Inc did not object to the variance and had submitted a statement indicating so.

A vote was taken on the variance request and was unanimously approved. The board also noted that the variance would not be a detriment to the surrounding properties and would enhance surrounding property values.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Bob De Groot, Jason Peebles, Alice Schipper, William Vande Hei
EXCUSED:	John Fairchild, Thomas Keidatz

Adjournment

Motion was made by Schipper, seconded by Vande Hei, to adjourn the meeting at 5:10 pm. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen

Attachment: BoA_Minutes_March2014 (2247 : Approval of the minutes of the March 24, 2014 meeting.)

City of De Pere, Wisconsin

**Request For Board of Appeals Action**

MEETING DATE: June 3, 2014

DEPARTMENT: Building Department

FROM: David Hongisto

SUBJECT: Request submitted by Gary Glatfelter, 666 River Avenue, De Pere, Wisconsin to construct a detached garage on the property located at 666 River Avenue, De Pere, Wisconsin which would require a four (4) foot interior side yard setback variance.

ATTACHMENTS:

- BoA_666 River Av_attachments (PDF)

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Bob De Groot, Thomas Keidatz, Alice Schipper, William Vande Hei
EXCUSED:	John Fairchild, Jason Peebles

Publish: May 24, 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, March 24, 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 of the City of De Pere Municipal Code, Chapter 14.38 (6)(3)(b) submitted by Phil Bredael, 2756 Amethyst Court, Green Bay, Wisconsin. Said appeal requests a building permit to construct a new detached garage on the property located at 666 River Avenue, De Pere, Wisconsin which would require a four (4) foot interior yard setback variance.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14.38 (6)(3)(b) which requires a six (6) foot interior side yard building setback.

Dated this 23rd day of May, 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 #: 92905
		Date: 5-22-14

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) The Remodel Shop	Authorized Representative Phil Bredael	Title Owner	
Mailing Address 2756 Amethyst Ct	City Green Bay, WI	State WI	ZIP Code 54311
Email Address PBredael@SBCGlobal.net	Phone Number (incl. area code) 920-655-2268	Fax Number (incl. area code) _____	

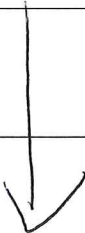
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind. Org. or Entity) Gary Claffelter	Contact Person Gary	Title owner	
Mailing Address 666 River Ave	City De Pere	State WI	ZIP Code 54115
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address: 666 River Ave.	Parcel Number(s): WD-823
Legal Description: Lot 35, Plat of Shore Acres, Claim 27 West Side of Fox River	

SECTION 4: Variance Information

Section of De Pere Code which creates need for Variance:	14-38 (6)(3)(b)
Ordinance Provision:	Requires 6 foot interior side yard building Set-back.
Project Description:	Demolition of existing detached garage Construct new 24'x 22'6" detached garage
Variance Requested:	Approx 4' interior side yard setback to place rear of new garage in same location as rear of existing garage.
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	Please See attached
Describe the hardship(s) that would result if the variance is not granted:	
Describe how the variance would not have adverse effects on surrounding properties:	

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>Phillip Bredael The Herald Shop</i>	Title <i>Owner</i>	Phone Number <i>655-2268</i>
Signature of Applicant <i>[Signature]</i>		Date Signed <i>5-20-11</i>

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

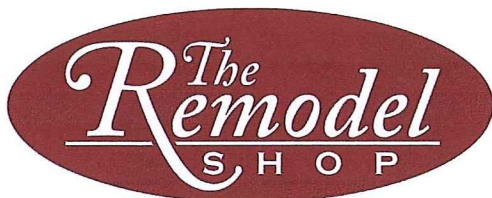
666 River Ave



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





REMODELSHOP.NET

2756 Amethyst Ct.
Green Bay, WI 54311

May 22, 2014

Chairman Tom Keidatz
De Pere Zoning Board of Appeals
335 S. Broadway
De Pere, WI

Dear Chairman Keidatz and members of the Zoning Board of Appeals:

The Remodel Shop is submitting application for appeal for variance in representation of the Cindy and Gary Glatfelter property at 666 River Avenue.

As you may know, the properties in this area can be very challenging in providing a reasonably sized garage for the homeowners. We are asking to place the new garage on the same footprint as the existing garage except for 3' 6" wider. The interior side yard setback of the new garage would get placed in the same spot as the existing garage.

We have thoroughly evaluated other option that would fit into the ordinance set back standard. We felt that there were no other options that didn't create a hardship for the homeowner. If the garage were placed straight in from the driveway and 6' off of the left interior side yard, the garage would split any of their usable green space in two, it would block any view of the backyard where they care for their grandchildren, and it would inhibit natural light into their kitchen windows. They would also not have room to turn around forcing them to back up the tight driveway.

The granting of this variance will not be detrimental to neighboring properties and would be in line with the garage of the house next door.

I have included a letter from the neighbor to the right side acknowledging their acceptance of this proposal.

We very much appreciate your consideration.

Sincerely,

Phillip A. Bredael
The Remodel Shop

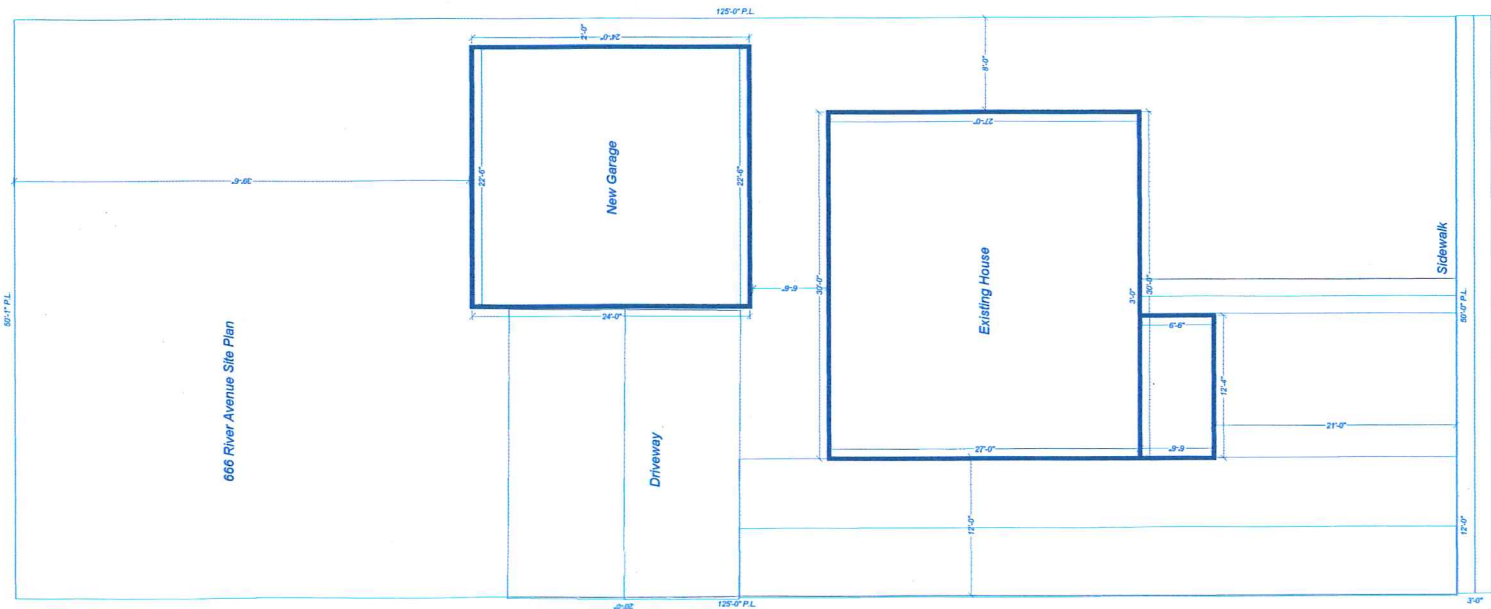
May 13, 2014

To: City of DePere

We, William and Debra Oas of 660 River Avenue, DePere, WI
Have no objection to the demolition and reconstruction of a garage at
666 River Avenue, DePere, by Gary and Cynthia Barnett.
If you have any further questions, please call (920) 662-4464

Sincerely,

William & Debra Oas



City of De Pere, Wisconsin

**Request For Board of Appeals Action**

MEETING DATE: June 3, 2014

DEPARTMENT: Building Department

FROM: David Hongisto

SUBJECT: Request submitted by Lee Aanonsen, 619 Reid Street, De Pere, Wisconsin to construct a detached garage on the property located at 619 Reid Street, De Pere, Wisconsin which would require a four (4) foot interior side yard setback variance.

ATTACHMENTS:

- BoA_619 Reid_Attachments (PDF)
- 619 Reid_letter (PDF)

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Bob De Groot, Thomas Keidatz, Alice Schipper, William Vande Hei
EXCUSED:	John Fairchild, Jason Peebles

Publish: May 24, 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, March 24, 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 of the City of De Pere Municipal Code, Chapter 14.39 (6)(3)(b) submitted by Lee Aanonsen, 619 Reid Street, Wisconsin. Said appeal requests a building permit to construct a new detached garage on the property located at 619 Reid Street, De Pere, Wisconsin which would require a four (4) foot interior yard setback variance.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14.39 (6)(3)(b) which requires a six (6) foot interior side yard building setback.

Dated this 23rd day of May, 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 #: 000 93168
		Date: 5-30-14

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) <i>LEE HANSEN</i>	Authorized Representative	Title	
Mailing Address <i>619 Reid St</i>	City <i>De Pere</i>	State <i>WI</i>	ZIP Code <i>54115</i>
Email Address <i>aa504797@aol.com</i>	Phone Number (incl. area code) <i>920-336-3942</i>	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: <i>619 Reid St</i>	Parcel Number(s):
Legal Description: <i>Carrbin's 2nd addition lot 35</i>	<i>WD-346</i>

SECTION 4: Variance Information

Section of De Pere Code which creates need for Variance:	<i>14-39(6)(3)(b)</i>
Ordinance Provision:	<i>Requires a six (6') foot interior side yard set back</i>
Project Description:	<i>New Detached garage (20' x 30')</i>
Variance Requested:	<i>I would have to cut down my only shade tree which is a large "linden"</i>
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	<i>A 4' interior set back variance.</i>
Describe the hardship(s) that would result if the variance is not granted:	<i>I would not be able to store my vehicles and lawn equipment inside</i>
Describe how the variance would not have adverse effects on surrounding properties:	<i>An old garage was torn down and the new garage will enhance property values</i>

SECTION 5: Certification and Permission

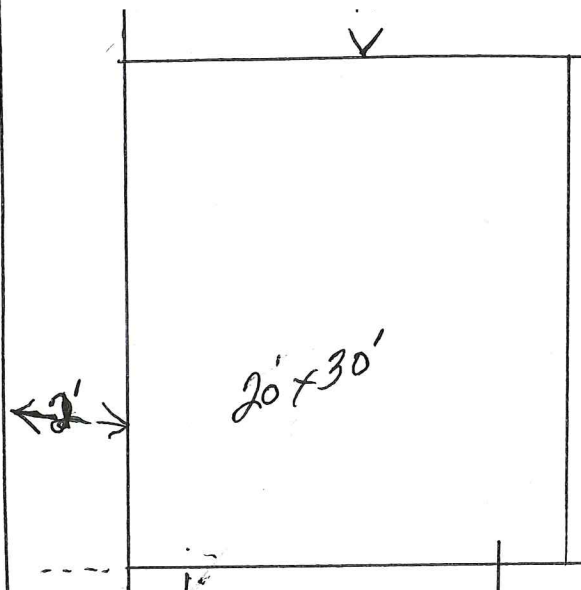
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Variance Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance 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>LEE ANONSEN</i>	Title <i>OWNER</i>	Phone Number <i>920-336-3942</i>
Signature of Applicant <i>Lee E Anonsen</i>		Date Signed <i>5-29-14</i>

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

Lot line



20' x 30'

10'

67'
from front side walkDrive Way
currently
GRAVELPLAN to
install
concrete

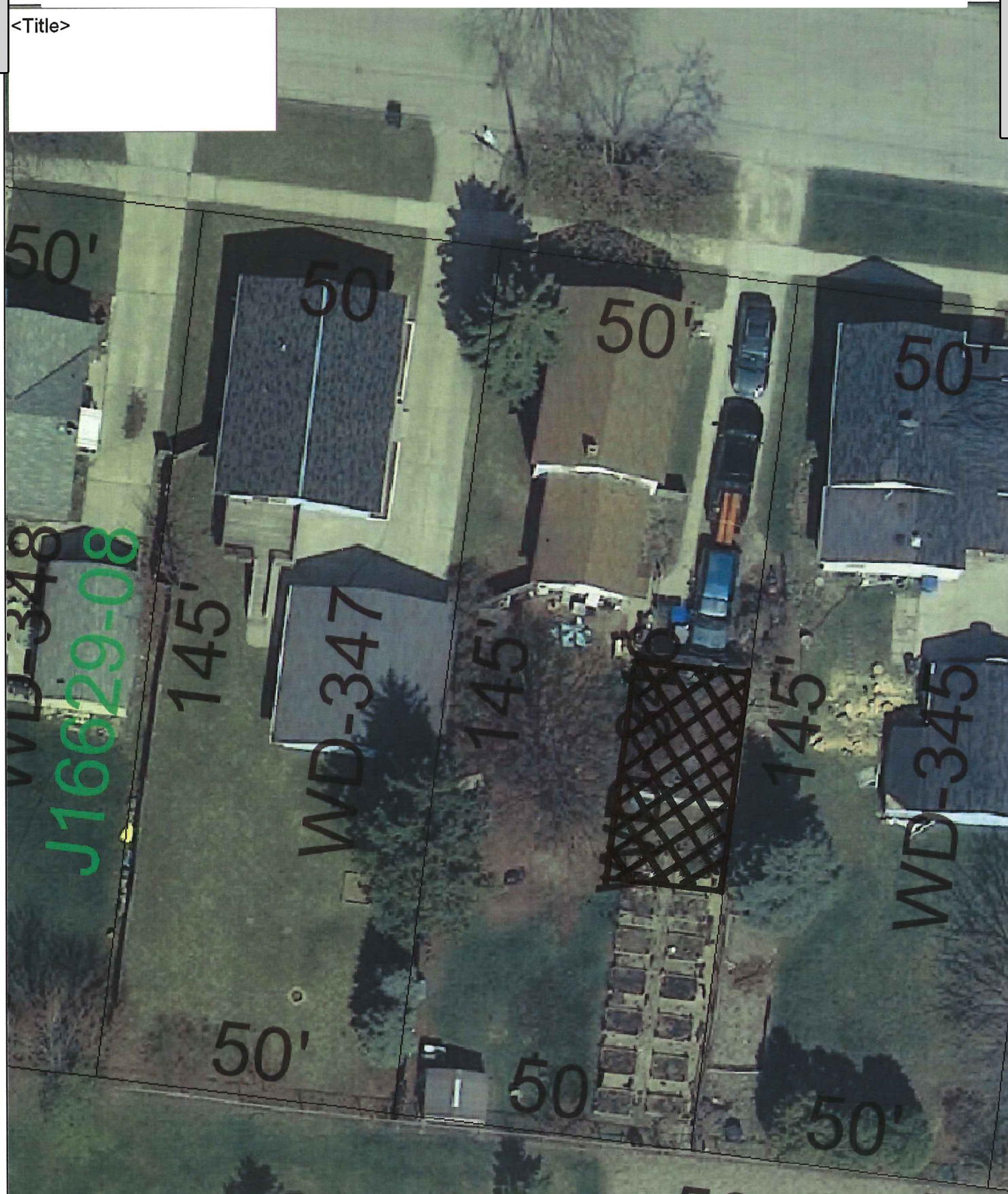
6'

20'

5'

side walk

Lot line



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

May 28, 2014

To whom it may concern,

I Robert Gibson, owner of the property adjacent to 619 Reid Street, have no objection to the variance being sought by Lee Aanonsen for the purpose of erecting a garage closer to the lot line than the current ordinance allows. It is my understanding that Lee wishes to erect a garage on the site of his previous garage. I have no objection.

Respectfully Robert Gibson

A handwritten signature in black ink that reads "Robert C. Gibson". The signature is written in a cursive, flowing style with a large initial 'R' and a distinct 'C' before the last name.

City of De Pere, Wisconsin

**Request For Board of Appeals Action**

MEETING DATE: June 3, 2014

DEPARTMENT: Building Department

FROM: David Hongisto

SUBJECT: Request submitted by Joshua Errer, 133 S. Ontario Street, De Pere, Wisconsin to construct a fence on the property located at 133 S. Ontario Street, De Pere, Wisconsin which would require an 8" height variance.

ATTACHMENTS:

- BoA_133 S. Ontario_Attachments (PDF)

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Bob De Groot, Thomas Keidatz, Alice Schipper, William Vande Hei
EXCUSED:	John Fairchild, Jason Peebles

Publish: May 24, 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, March 24, 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 of the City of De Pere Municipal Code, Chapter 8-22 submitted by Joshua Errer, 133 S. Ontario Street, De Pere, Wisconsin. Said appeal requests a building permit to construct a 44" high picket fence in a front yard setback on the property located at 133 S. Ontario Street, De Pere, Wisconsin which would require an 8" height variance.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 8-22 which requires a maximum fence height of three (3) feet.

Dated this 23rd day of May, 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 #:
		Date:

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) Joshua ERRER	Authorized Representative .	Title	
Mailing Address 133 S. Ontario St.	City De Pere	State WI	ZIP Code 54115
Email Address joshua_errer@yahoo.com	Phone Number (incl. area code) 920-492-9835	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: 133 S. Ontario St. De Pere, WI 54115	Parcel Number(s): ED-655
Legal Description:	

SECTION 4: Variance Information

Section of De Pere Code which creates need for Variance:	8-22 (Fences and Hedges)
Ordinance Provision:	No fence shall exceed three feet in height in a corner side yard, unless it has 90%+ see-through visibility.
Project Description:	We would like to build a fence around a portion of our side yard & back yard enclosing a play area for our children.
Variance Requested:	The current ordinance does not allow for a fence that exceeds three feet in height. We would like to install a fence that has 42 inch pickets with a two inch clearance above the ground making it 44 inches tall.
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	Our property is a corner lot facing Legion Park. Due to auto and foot traffic, along with the site proximity to the park, we would like this height of fence for the security of our children.
Describe the hardship(s) that would result if the variance is not granted:	Our children would not be able to play outside without constant supervision and would be at greater risk of injury due to traffic & pedestrians.
Describe how the variance would not have adverse effects on surrounding properties:	Due to the location of the fence, it would not block traffic flow or sight lines. It would also not effect adjacent neighbors more than is allowed through current regulations.

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>Joshua Errer</i>	Title	Phone Number <i>920-492-9835</i>
Signature of Applicant <i>Joshua D. Errer</i>		Date Signed <i>5-10-14</i>

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

133 S. Ontario St.

