



Board of Appeals

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Agenda

Monday, April 25, 2016

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 **April 25, 2016** 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 28, 2016 Board of Appeals meeting.
3. Request submitted by Mark Loritz, 313 Waterview Road, De Pere, Wisconsin to widen a driveway on the property located at 313 Waterview Road, De Pere, Wisconsin which would require a 7' width variance at the property line and a 5' width variance at the street side of the city sidewalk.
4. Request submitted by Mike Van Handel, 1476 Chicago Street, De Pere, Wisconsin to construct an attached garage addition on the property located at 1476 Chicago Street, De Pere, Wisconsin which would require a 6' interior side yard setback variance.
5. Request submitted by Krista Seidl and Robert Domol, 615 Randall Avenue, De Pere, Wisconsin to construct a 4' high wood fence on the property located at 615 Randall Avenue, De Pere, Wisconsin which would require a variance to allow a fence higher than 3' in a corner side yard setback.
6. Request submitted by Ann Wolfram, 450 Landsborough Court, De Pere, Wisconsin to construct an addition to a single family residence on the property located at 450 Landsborough Court, De Pere, Wisconsin which would require a 15' rear yard setback variance.

Adjournment

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the office of the Building Inspector at 339-4053 by Noon on Monday, April 25, 2016 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
Mark Loritz
Jeffrey & Julie Duckett
Jody & Gwendolyn Christensen
Gerald & Leann Dufek
Jason & Catherine Lau
Mike Van Handel

Patsy Canzoneri
Krista Seidl & Robert Domol
James & Carol Hodgson
Emily & Aaron McCann
Paul & Alice Meeuwsen
Wells Allison H Trust
Ann Wolfgram
Anne Basten
Richard & Joan Leitner

City of De Pere, Wisconsin



Request For Board of Appeals Action

MEETING DATE: April 25, 2016

DEPARTMENT: Building Department

FROM: David Hongisto

SUBJECT: Approval of the minutes of the March 28, 2016 Board of Appeals meeting.

ATTACHMENTS:

- BoA_Mar2016_Minutes_Draft (PDF)



Board of Appeals

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Draft Minutes

Monday, March 28, 2016

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
Scott Bonfigt	Board Member	Excused	
Bob De Groot	Board Member	Present	
Paul De Leeuw	Board Member	Present	
Roger Galler	Board Member	Present	
Thomas Keidatz	Board Member	Present	
James Stadler	Board Member	Present	
William Vande Hei	Board Member	Present	

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

2. Approval of the minutes of the February 22, 2016 Board of Appeals meeting.

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

3. Request submitted by Katie Zimmerman, 2207 Trailside Lane, De Pere, Wisconsin to construct a deck on the property located at 2207 Trailside Lane, De Pere, Wisconsin which would require a 9.9' rear yard setback variance.

Keidatz read the notice of public hearing and Hongisto reviewed the variance request. Homeowner Katie Zimmerman explained that the setback regulations would only allow her a 10 foot deck. She noted that her lot is smaller than those of neighboring homes, and that the deck she is proposing is of a similar size to her neighbors'. Hongisto reported that the house to the rear is situated approximately 54.5 feet from the lot line. Stadler motioned, seconded by Galler, to approve the variance request. Upon vote, motion carried unanimously. Keidatz noted that the homeowner must obtain the appropriate permit(s) prior to construction.

4. Request submitted by Richard A. Huxford, 2589 Oak Ridge Circle, De Pere, Wisconsin to construct a lean to on the property located at 225 S. Michigan Street, De Pere, Wisconsin which would require a 9.48' interior side yard setback variance.

Keidatz read the notice of public hearing and Hongisto reviewed the variance request, noting that this is an existing substandard lot of record, meaning that it is smaller than lots platted by today's standards. Homeowner Richard Huxford reported that there is an existing concrete slab where he is proposing to construct the lean-to. The occupants are currently parking one car in the garage and one outside; the lean-to would protect a vehicle from the elements. De Groot inquired about stormwater drainage, and Mr. Huxford confirmed that it will be directed forward and down the driveway. Keidatz confirmed with Hongisto that lean-tos are not prohibited by City code. De Groot motioned, seconded by Galler, to approve the request. Upon vote, motion carried unanimously. Keidatz noted that subject to providing adequate stormwater drainage

Attachment: BoA_Mar2016_Minutes_Draft (4641 : minutes)

away from the neighboring property, the request is warranted due to the consent of the neighbor and the substandard lot size.

5. Request submitted by James A. Tadajewski, 1802 Charles Street, De Pere, Wisconsin to construct a six (6) foot high fence on the property located at 1802 Charles Street, De Pere, Wisconsin which would require a variance to allow a fence higher than 3' in a corner side yard setback.

Keidatz read the notice of public hearing and Hongisto reviewed the variance request. Vande Hei requested clarification on the site plan, and homeowner James Tadajewski confirmed that the fence will be placed 12 feet from the sidewalk. Vande Hei motioned, seconded by De Groot, to grant the variance request. Upon vote, motion carried unanimously. Keidatz noted that the request is reasonable, providing additional privacy on a busy road, and will not affect sight lines for vehicles. Homeowner must obtain the required permit prior to the start of construction.

6. Request submitted by Greater Green Bay Habitat for Humanity, Inc., P.O. Box 10263, Green Bay, Wisconsin to construct a single family residence on the property located at 922 Silver Street, De Pere, Wisconsin which would require an 11.5' rear yard setback variance.

Keidatz read the notice of public hearing and Hongisto reviewed the variance request, reporting that the developer evaluated different ways of situating a home on the lot. The rear yard is on the west side of property, and the proposed structure would be 18.5 feet from the property line. Matt Sahs, construction coordinator for Habitat for Humanity, addressed the board and answered questions. Stadler motioned, seconded by Galler, to approve the request. Upon vote, motion carried unanimously. Keidatz noted that the request is reasonable, and will not affect vision or traffic.

Adjournment

Keidatz declared the meeting adjourned at 5:11 P.M.

Respectfully submitted,
Carey Danen

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

MEETING DATE: April 25, 2016

DEPARTMENT: Building Department

FROM: David Hongisto

SUBJECT: Request submitted by Mark Loritz, 313 Waterview Road, De Pere, Wisconsin to widen a driveway on the property located at 313 Waterview Road, De Pere, Wisconsin which would require a 7' width variance at the property line and a 5' width variance at the street side of the city sidewalk.

ATTACHMENTS:

- BoA_313 Waterview_Notice of Public Hearing (PDF)
- BoA_313 Waterview_Attachments (PDF)

Publish: April 15, 2016

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, April 25, 2016 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, Chapter 14.55(8)(a)(1) submitted by Mark Loritz, 313 Waterview Road, De Pere, Wisconsin. Said appeal requests a building permit to widen a driveway on the property located at 313 Waterview Road, De Pere, Wisconsin which would require a seven (7) foot width variance at the property line, and a five (5) foot width variance at the street side of the city sidewalk.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14.55(8)(a)(1) which allows a maximum 25' width driveway through the city sidewalk.

Dated this 13th day of April, 2016.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

Attachment: BoA_313 Waterview_Notice of Public Hearing (4642 : 313 Waterview Rd)

	CITY OF DE PERE APPLICATION FOR VARIANCE	Fee: \$ 160.00
		Receipt #: 111297
		Date: 4-4-16

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) Mark Loritz	Authorized Representative N/A	Title Home Owner	
Mailing Address 313 Waterview Rd	City De Pere	State WI	ZIP Code 54115
Email Address dloritz4@new.rr.com	Phone Number (incl. area code) 920-265-6121	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: 313 Waterview Rd	Parcel Number(s):
Legal Description: Waterview Heights Lot 35	WD-904-W-35

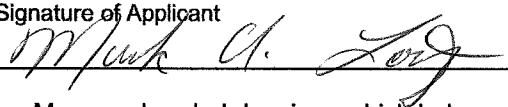
SECTION 4: Variance Information

Section of De Pere Code which creates need for Variance:	14-55 (8) (a) (1)
Ordinance Provision:	Allows a 25' maximum width driveway.
Project Description:	See Item #1 on attachment
Variance Requested:	See Item #2 on attachment
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	I have a boat that I need to get into the 3rd stall of my garage.
Describe the hardship(s) that would result if the variance is not granted:	See Item #3 on attachment
Describe how the variance would not have adverse effects on surrounding properties:	The new driveway will not be any closer to the lot line than the existing driveway.

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)	Title	Phone Number
Signature of Applicant 		Date Signed 4-4-14

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

1. Expand driveway width at the property line to a width of 32' on the house side of the sidewalk and 30' on the street side of the sidewalk.
2. 7' width variance at the property line (house side of sidewalk).

5' width variance at the property line (street side of sidewalk).
3. With our residence being in close proximity to Lost Dauphin, it makes it harder and unsafe to back the boat into and pulling it out of the garage. It takes longer to get the truck and boat off of the road and into our driveway in a safe manner. And I have to back over the lawn when putting the boat in and out of the garage and it tears up the lawn.

Garage

Existing
Drive way

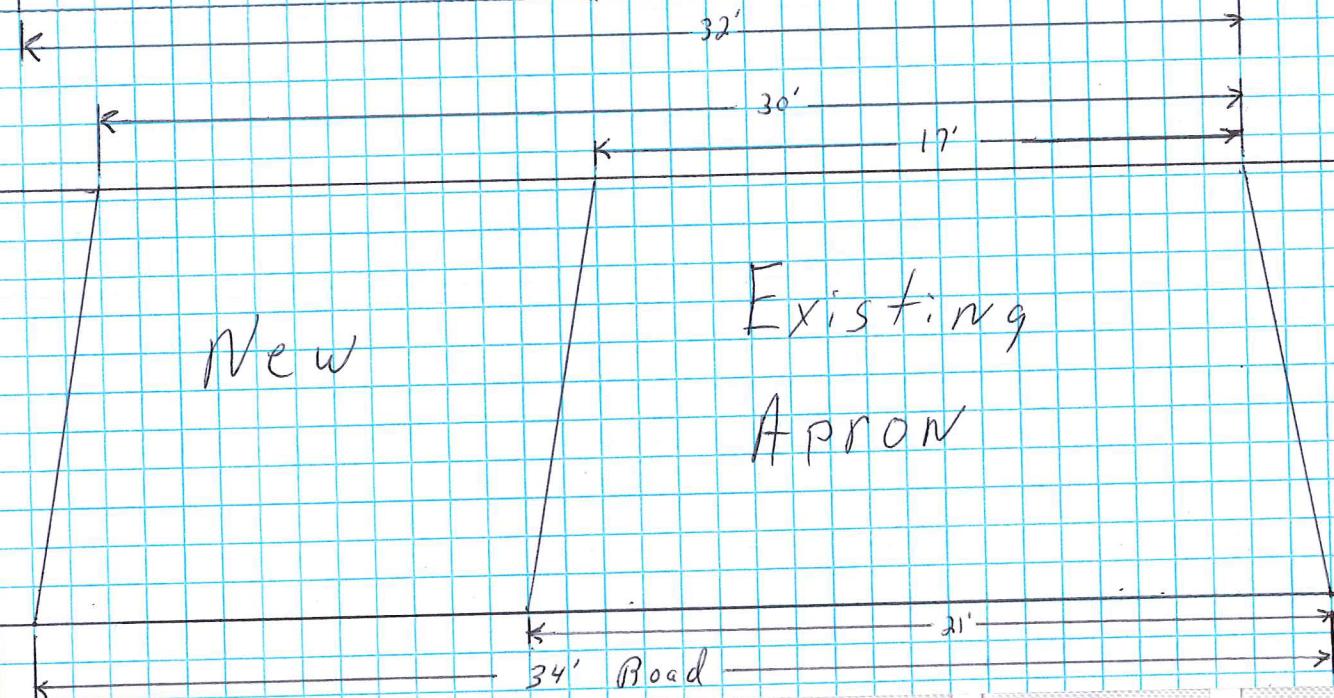
New

Side
Walk

New

Existing
Apron

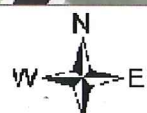
34' Road





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



03/31/2016
Scale 1:240

ZONING

14-55

- (e) *Lighting.* Any lighting used to illuminate off-street parking areas shall be directed away from residential properties and public streets in such a way as not to create a nuisance.
- (f) *Signs.* Accessory signs shall be permitted on parking areas in accordance with the provisions specified under the sign ordinance.
- (g) *Sales, repair, and service.* No sale, storage, repair work, or servicing of any kind shall be permitted in any parking facility, except by permission of the Common Council.
- (h) All parking stalls shall be marked with painted lines not less than four (4) inches wide.

(8) *Driveways.*

- (a) Before a driveway or curb cut for a driveway is made, a permit shall be obtained from the Building Inspector after first obtaining approval of the parking plan and upon compliance with the provisions of Chapter 22, of the Municipal Code. All driveways shall meet the following requirements:

1) *Width restrictions.*

<i>Zone</i>	<i>Maximum Width at Property Line</i>	<i>Maximum Flare</i>	<i>Maximum Opening</i>
Residential Zones	25'	5'	35'
Residential Zones (Single Drive-way Duplex) (Driveway width shall not exceed 50% of lot width)	40'	2.5'	45'
Business (One-way)	15'	10'	35'
Business (Two-way)	25'	10'	45'
Industrial (Curb & Gutter)			
One-way	20'	20'	45'
Two-way	35'	20'	75'
Industrial (No curb & gutter)			
One-way	20'	45'	85'
Two-way	35'	45'	100'
Semi-trailer Delivery Drives (in any zone where permitted)		(See Industrial)	

- 2) Width restrictions may be exceeded behind the front yard right-of-way line/front lot line and into the front yard setback provided:
 - (i) That the use is not a single or two-family residence with a center driveway; and
 - (ii) The increased width encroaches only the front yard setback which is adjacent to the nearest interior side-yard setback; and

I (Mark Loritz) am looking to apply for a variance with the city of De Pere to widen my driveway, so I am able to back my boat into my garage. Here is a detailed layout of the existing driveway and the changes I am asking for.

I am asking for your approval of my proposed changes. Could you please sign this paper with your name and address if you are ok with my proposal.

Thanks

Julie L. Daulton

(Signature)

2392 Lost Dauphin Rd

(Address)

I (Mark Loritz) am looking to apply for a variance with the city of De Pere to widen my driveway, so I am able to back my boat into my garage. Here is a detailed layout of the existing driveway and the changes I am asking for.

I am asking for your approval of my proposed changes. Could you please sign this paper with your name and address if you are ok with my proposal.

Thanks


(Signature)

301 Waterview Rd De Pere
(Address)

I (Mark Loritz) am looking to apply for a variance with the city of De Pere to widen my driveway so I am able to back my boat into my garage. Here is a detailed layout of the existing driveway and the changes I am asking for.

I am asking for your approval of my proposed changes. Could you please sign this paper with your name and address if you are ok with my proposal.

Thanks

Mark Loritz 325 Waterview Rd De Pere WI 54115

I (Mark Loritz) am looking to apply for a variance with the city of De Pere to widen my driveway, so I am able to back my boat into my garage. Here is a detailed layout of the existing driveway and the changes I am asking for.

I am asking for your approval of my proposed changes. Could you please sign this paper with your name and address if you are ok with my proposal.

Thanks



(Signature)

2391 Hopf Ln

(Address)

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

MEETING DATE: April 25, 2016

DEPARTMENT: Building Department

FROM: David Hongisto

SUBJECT: Request submitted by Mike Van Handel, 1476 Chicago Street, De Pere, Wisconsin to construct an attached garage addition on the property located at 1476 Chicago Street, De Pere, Wisconsin which would require a 6' interior side yard setback variance.

ATTACHMENTS:

- BoA_1476 Chicago_Notice of Public Hearing (PDF)
- BoA_1476 Chicago_Attachments (PDF)

Publish: April 15, 2016

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, April 25, 2016 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 14.38(6)(1)(8) submitted by Mike Van Handel, 1476 Chicago Street, De Pere, Wisconsin. Said appeal requests a building permit to construct an attached garage addition on the property located at 1476 Chicago Street, De Pere, Wisconsin which would require a six (6) 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)(8) which requires a ten (10) foot interior side yard setback.

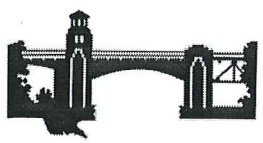
Dated this 13th day of April, 2016.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

Attachment: BoA_1476 Chicago_Notice of Public Hearing (4643 : 1476 Chicago St)

	CITY OF DE PERE APPLICATION FOR VARIANCE	Fee: \$ 160.00
		Receipt #: 111435
		Date: 4-8-16

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) Mike Van Handel	Authorized Representative NA	Title owner	
Mailing Address 1476 Chicago Street	City De Pere	State WI	ZIP Code 53115
Email Address vanhandel524@yahoo.com	Phone Number (incl. area code) 920-819-0868	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) Same as above	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: 1476 Chicago Street	Parcel Number(s):
Legal Description: Plat of Williamson's subdivision OF PRT OF PC 33 & 34 WLY 60 FT OF NLY 120' OF E 1/2 LOT 2 & PRT. DE SC. IN 54656 - 17	ED-1437-4

SECTION 4: Variance Information

Section of De Pere Code which creates need for Variance:	14-38 (6)(1)(8)
Ordinance Provision:	Requires a 10' interior sideyard setback
Project Description:	Attached garage
Variance Requested:	6' interior side yard setback 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:	" "
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.

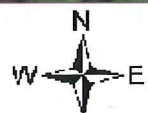
Name of Owner/Authorized Representative (please print) <i>Michael J. Van Handel</i>	Title <i>Owner</i>	Phone Number <i>920-819-0868</i>
Signature of Applicant <i>Michael J. Van Handel</i>		Date Signed <i>4-7-16</i>

Maps and scaled drawings which help explain the request are strongly encouraged. Attach 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



04/04/2016
Scale 1:240

Chairman Thomas Keidatz
Zoning Board of Appeals
335 S. Broadway
De Pere, WI 54115

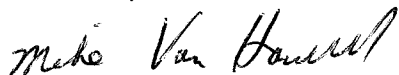
Dear Board Members,

Please consider my enclosed application material for a variance to add an attached garage to my house at 1476 Chicago St.

- 60' x 120' lot (substandard size)
- currently doing a complete renovation of the home that will enhance values of the surrounding properties.
- exterior of the new garage will match the exterior appearance of the house being renovated.
- gutter/downspouts will be directed towards Chicago Street as per the City of De Pere's regulations.

Feel free to contact me at 920-819-0868.

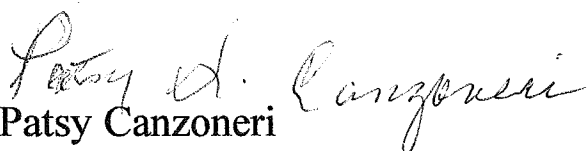
Sincerely,



Mike Van Handel

April 6, 2016

As owner of 1480 Chicago St, De Pere, Wisconsin I have no objections to Mike VanHandel's proposed attached garage addition that would be located 4' from our west property line.


Patsy Canzoneri

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

MEETING DATE: April 25, 2016

DEPARTMENT: Building Department

FROM: David Hongisto

SUBJECT: Request submitted by Krista Seidl and Robert Domol, 615 Randall Avenue, De Pere, Wisconsin to construct a 4' high wood fence on the property located at 615 Randall Avenue, De Pere, Wisconsin which would require a variance to allow a fence higher than 3' in a corner side yard setback.

ATTACHMENTS:

- BoA_615 Randall_Notice of Public Hearing (PDF)
- BoA_615 Randall_Attachments (PDF)

Publish: April 15, 2016

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, April 25, 2016 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 submitted by Krista Seidl and Robert Domol, 615 Randall Avenue, De Pere, Wisconsin. Said appeal requests a building permit to construct a four (4) foot high wood fence on the property located at 615 Randall Avenue, De Pere, Wisconsin which would require a variance to allow a fence higher than 3' in a corner side yard setback.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 8.22 which allows a maximum 3' high fence in a corner side yard.

Dated this 13th day of April, 2016.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

Attachment: BoA_615 Randall_Notice of Public Hearing (4647 : 615 Randall)

	CITY OF DE PERE APPLICATION FOR VARIANCE	Fee: \$ 160.00
		Receipt #: 111271
		Date: 04/03/2016

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) Krista Seidl and Robert Domol	Authorized Representative	Title Homeowners	
Mailing Address 615 Randall Ave	City De Pere	State WI	ZIP Code 54115
Email Address seidl.krista@gmail.com	Phone Number (incl. area code) 773-621-5372 or 920-632-4218	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 Randall Ave Legal Description:	Parcel Number(s):
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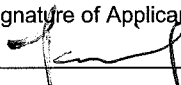
SECTION 4: Variance Information

Section of De Pere Code which creates need for Variance:	Sec. 8-22
Ordinance Provision:	<i>Allows a maximum 3' high fence in a corner side yard.</i>
Project Description:	4ft cedar French Gothic picket fence to surround back and side yard
Variance Requested:	Flexibility on setback limit for side yard
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	We live on a corner lot with the majority of our usable yard located on the side
Describe the hardship(s) that would result if the variance is not granted:	This would greatly limit the amount of available yard and render the fence impractical.
Describe how the variance would not have adverse effects on surrounding properties:	We are taking care to remain far from the front corner as to not impede traffic visibility.

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) Krista Seidl	Title Homeowner	Phone Number 773-621-5372 or 920-632-4218
Signature of Applicant 		Date Signed 04/03/2016

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

APRIL 4, 2016

To the Zoning Board of Appeals:

The purpose of this letter is to further explain our reasons for seeking a variance, the steps we're taking to maintain the intention of the code, and our consideration of our neighbors. It is our hope that the Board will find it justified and approve this variance.

We live at the NW corner of Talbot and Randall. We have two very young daughters and a dog who all love to spend most of their days outside. There's a surprising amount of vehicles that barrel down Randall during the day. This has been an ongoing issue of safety for us. Currently, we put out a 'watch for children' sign and make sure we're always present, but we would like to fence our back and side yard to more effectively manage this safety issue.

We understand that there are special concerns with fencing on a corner lot, specifically with regards to traffic visibility. Thus, we understand why there are rules surrounding 1) setback limits or 2) fencing material and heights to be used if setback limits are not observed.

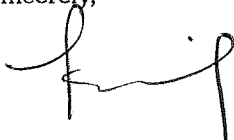
I'll address our individual case: the challenges we have and how we're taking steps to make sure a variance would not sacrifice the intended goal of the code.

1) Setback limits Knowing the intention of the ordinance, we are not approaching the front corner of the lot so visibility would not be impeded for traffic (see attached sketch and renderings, p2-3). Additionally, we are setting the fence back 3-4 feet from the adjacent sidewalk (on Talbot). The majority of our usable yard is located on the side. To observe the setback limit of 30 feet from the sidewalk (on Talbot), as the ordinance states, would dramatically reduce the amount of fenced yard. This greatly reduced footprint would render the project impractical.

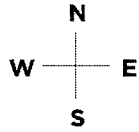
2) Fence Material and Height For purely functional reasons, we require a standard four-foot fence. Three feet is just too low to be effective. We selected a cedar French Gothic picket style fence product (see attached photo, p4). In the neighborhood we live, we have observed that this is the primary fencing material used throughout. Using a chain-link material, while it meets the code in terms of visibility, is not aesthetically appropriate nor is it a material our adjacent neighbors would appreciate. Being located in a National Historic District, adding a chain link fence would potentially remove us from the register. Regardless, it is our hope that the fence placement in terms of traffic visibility renders the fence material a non-issue.

Speaking with our neighbors, they support this plan and understand why we would like to do it. Please see the attached letters from our adjacent neighbors indicating their approval. Thank you for your time.

Sincerely,



Krista Seidl and Robert Domol
615 Randall Ave • (920) 632-4218 • seidl.krista@gmail.com



HODGSON PROPERTY

EXISTING FENCE

EXISTING FENCE

MEEUWSEN
PROPERTY

615 RANDALL

MCCAN
PROPER

TALBOT ST

3'-4"

36'

RANDALL AVE

Attachment: BoA_615 Randall_Attachments (4647 : 615 Randall)



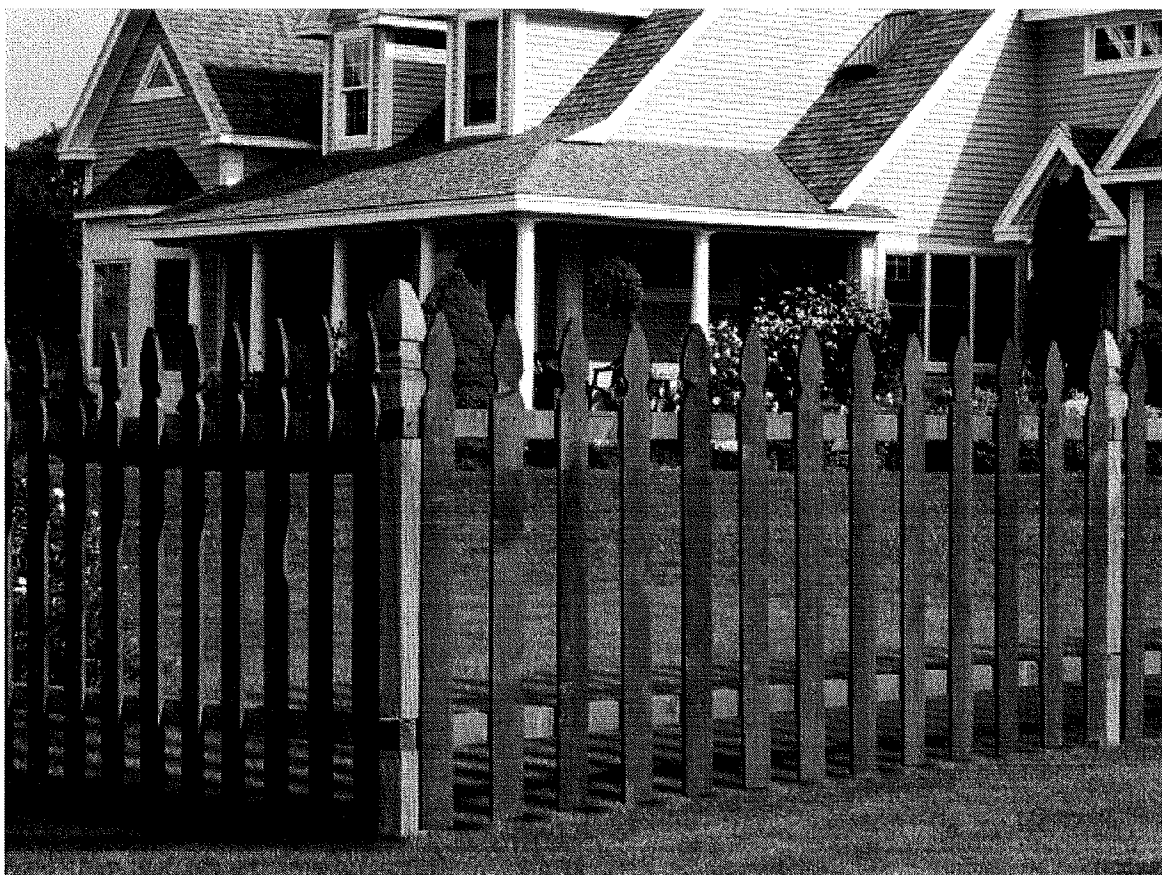
RENDERING; SOUTH VIEW FROM TALBOT

3



RENDERING; LOOKING NORTH FROM RANDALL

4



EXAMPLE OF 4FT CEDAR FRENCH GOTHIC PICKET

Hodgson
915 Talbot Ave
De Pere, WI

April 2, 2016

To the Zoning Board of Appeals,

We are writing in reference to Krista Seidl and Rob Domol's variance application. Krista and Rob showed us a sketch of the layout for the fence and material chosen. This letter indicates our approval of the proposed plan at 615 Randall.

Sincerely,






Krista Seidl <seidl.krista@gmail.com>

Fence

Emily McCann <emily.a.mccann@gmail.com>
To: Krista Seidl <seidl.krista@gmail.com>

Sat, Apr 2, 2016 at 1:21 PM

April 2, 2016

De Pere Zoning Board:

We, Emily and Aaron McCann, live at 906 Talbot Ave, De Pere, WI. Our house faces the backyard of Krista and Rob, at 615 Randall Ave, De Pere, WI.

We've reviewed and approve their plans to put a fence around their yard.

Please feel free to contact us with any questions.

Thank you,
Emily and Aaron McCann

906 Talbot Ave, De Pere, WI 54115
262-358-3133
emily.a.mccann@gmail.com

Meeuwsen
605 Randall Ave
De Pere, WI

April 2, 2016

To the Zoning Board of Appeals,

We are writing in reference to Krista Seidl and Rob Domol's variance application. Krista and Rob showed us a sketch of the layout for the fence and material chosen. This letter indicates our approval of the proposed plan at 615 Randall.

Sincerely,

A handwritten signature in cursive script, reading "Alice D. Meeuwsen". The signature is written in dark ink and is positioned below the word "Sincerely,".

City of De Pere, Wisconsin



Request For Board of Appeals Action

MEETING DATE: April 25, 2016

DEPARTMENT: Building Department

FROM: David Hongisto

SUBJECT: Request submitted by Ann Wolfgram, 450 Landsborough Court, De Pere, Wisconsin to construct an addition to a single family residence on the property located at 450 Landsborough Court, De Pere, Wisconsin which would require a 15' rear yard setback variance.

ATTACHMENTS:

- BoA_450 Landsborough_Notice of Public Hearing (PDF)
- BoA_450 Landsborough_Attachments (PDF)

Publish: April 15, 2016

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, April 25, 2016 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 14.59 P.D.D., Planned Development District submitted by Ann Wolfgram, 450 Landsborough Court, De Pere, Wisconsin. Said appeal requests a building permit to construct an addition to a single family residence on the property located at 450 Landsborough Court, De Pere, Wisconsin which would require a fifteen (15) foot rear yard setback variance.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14.59 P.D.D., Planned Development District which requires a 25' rear yard setback.

Dated this 13th day of April, 2016.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector



CITY OF DE PERE

APPLICATION FOR
VARIANCE

Fee: \$ 160.00

Receipt #: 111313

Date: 4-4-16

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) Ann Wolfgram	Authorized Representative Elliot Goettelman/Jim Thibodeau	Title Designer/Builder	
Mailing Address 450 Landsborough Court	City De Pere	State WI	ZIP Code 54115
Email Address bobann.wolfgram@yahoo.com	Phone Number (incl. area code) 920-621-8781/920-351-3151	Fax Number (incl. area code) 920-468-0931	

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: 450 Landsborough Court, De Pere, WI 54115	Parcel Number(s):
Legal Description: Landsborough Court Condominium Unit 9 together with an int in <i>common elements & facilities as amended</i>	ED-2042

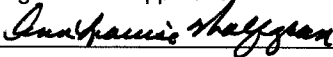
SECTION 4: Variance Information

Section of De Pere Code which creates need for Variance:	<i>P.D.D., Planned Development District (14-59)</i>
Ordinance Provision:	REQUIRES A 25' REAR YARD SETBACK <i>Requires a 25' rear yard setback</i>
Project Description:	Addition of sunroom and deck to existing home
Variance Requested:	<i>I request that the minimum residential building setback be waived (15' rear yard setback variance)</i>
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	<i>Low lying ground which allows for standing water which breeds mosquitoes and does not allow for enjoyment of sitting in back yard</i>
Describe the hardship(s) that would result if the variance is not granted:	The sunroom and deck could not be built
Describe how the variance would not have adverse effects on surrounding properties:	There would be no 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) Ann L. Wolfgram	Title Owner	Phone Number 920-621-8781/920-351-3151
Signature of Applicant 		Date Signed April 2, 2016

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

**Survey Index & Tie Sheet viewer**

Click map to access surveys. 30,000+ surveys available at your touch



Attachment: BoA_450 Landsborough Attachments (4648 : 450 Landsborough Ct)

442 Landsborough Court
De Pere, WI 54115
April 2, 2016

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

To Whom It May Concern:

It has come to our attention that our next door neighbor, Ann Wolfgram (residing at 450 Landsborough Court, De Per, WI), is interested in building an addition of a sunroom to her existing home. We wish to state that we have no objection to said addition.

The backs of both homes face a conservancy, so we have no neighbors behind us. Also, the angles at which our homes are built are such that the back of the home and the back yard at 450 Landsborough Court are not visible from our home and patio. The proposed addition will not impair our view in any direction.

Our neighborhood is an association and, as such, we have a committee that will review the plans making sure that the design of the proposed addition will comply with the covenants and rules of the association, so we are confident that this addition will be compliant with the architectural requirements of the neighborhood.

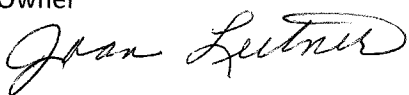
Richard Leitner

Owner



Joan Leitner

Owner



457 Landsborough Court
De Pere, WI 54115
April 2, 2016

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

To Whom It May Concern:

My next door neighbor, Ann Wolfram (residing at 450 Landsborough Court, De Per, WI), is interested in adding a sunroom to the back of her home. I have no objection to her building the addition.

Ann's back yard is really not visible from my house so any addition would not impair my view or cause any problems. I am also sure that the addition will comply with all requirements of our association, since we have a committee that will be approving any design of the addition.



Anne Basten
Owner



ROOF OPTION 1



ROOF OPTION 2



ROOF OPTION 3



ROOF OPTION 4

WOLFGRAM ADDITION - EXTERIOR VIEW OPTIONS

450 Landsborough Court
De Pere, WI 54115-2455
April 3, 2016

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

Esteemed members of the Zoning Board of Appeals,

I am requesting a variance in the setback rules for residential property in order to add a sunroom and possible deck to the back of my home.

When I purchased my home a little over two years ago, the building inspector never said anything about the concrete block stairs leading from my dining room to my patio being against code. The top "step" is 77 1/2" across the back (against the house), 76" across the front, 19 3/4" on the left, and 27" on the right. The top step is 45" high. The outside perimeter of the step consists of various sizes of decorative concrete block with the interior being patio-type paving bricks (photo attached). Last May, I discovered that the paving bricks in the center are starting to settle, leaving a "lip" on the concrete blocks, a dangerous situation, which I also discovered.

On May 8, 2015, about 11:00pm, I decided it was necessary to bring a plant in that I had sitting on the bottom portion of those stairs. I went down the stairs, took the plant out of the ceramic pot it was in and set the plant on another step. After carrying the pot up into the house, I turned to go down and get the plant itself. Unfortunately, the toe of my shoe caught on the "lip", that until then I didn't know existed. It threw me forward and down, with my head landing on the patio and my feet halfway up the stairs. I broke my nose, destroyed the lower eyelid of my right eye, the front of my abdomen and right forearm were completely scraped. I also had various contusions on both arms. I was fortunate in that I did not lose consciousness and was able to pick myself up and get myself into the house to call 911. Had I not been able to do that, no one would have found me. Neither of my neighbors can see my back yard, nor would they have been looking for me. I live alone, so I would have remained at the bottom of the stairs until one of my children (both living out of town) would have called, which could have been a couple of days, and then they would have had to call around to friends or neighbors to see if anyone knew of my whereabouts.

While I was recuperating from emergency surgery and all of my bruises, I got to thinking that I needed to do something to change the steps. And then I got to thinking about how I can't really use the patio much because of the large mosquito population due to the fact that my lot never completely drains (also not disclosed on any pre-purchase inspection). The addition of a sunroom came to mind. That would give me a way to make a useable space simulating the outdoors and also to create a safer exit to the back yard.

During the planning process, which began last summer, one of the prospective contractors told me that I would need a variance if I were to build anything on my lot, since the back corner of my house is exactly 25 feet from the lot line. The house is angled away from the lot line, but not enough that I would be able to come out 14 – 15 feet like I would like and still be within the legal setback. I talked to several contractors, and they agreed. As stated above, my back yard is not visible from either of my side neighbors. I have no neighbors behind me because there is a conservancy and then highway 57. I believe the only things that would have to be relocated are some bulbs and a couple of small trees but my lot is large enough to accommodate that.

I have spoken not only to my immediate neighbors whose letters of non-objection are included, but several others on the street, and there is no objection to this addition. We have an architectural committee within our association that would have to approve the outside design of the addition to ensure its compatibility with all homes in the neighborhood.

In view of the discussion above, I respectfully request that you approve my request for a variance in order to build the addition of a sunroom to my home.

Sincerely,



Ann L. Wolfgram



