



# Board of Appeals

335 South Broadway

De Pere, WI 54115

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

## Regular Meeting

### Agenda

**Monday, March 28, 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 **March 28, 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 February 22, 2016 Board of Appeals meeting.
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.
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.
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.
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.

#### 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, March 28, 2016 so that arrangements can be made.

#### AGENDA SENT TO:

Board Members  
Katie Zimmerman  
Jeffrey Rhodes  
Adam & Melissa Schmidt  
Richard Huxford  
Robert & Constance Boeck  
James Tadajewski  
Mary Noskowiak  
Greater Green Bay Habitat for Humanity, Inc.  
Daniel Pallex  
Gregory Goffard  
Elizabeth Hermesen

City of De Pere, Wisconsin



**Request For Board of Appeals Action**

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**MEETING DATE:** March 28, 2016

**DEPARTMENT:** Board of Appeals

**FROM:** David Hongisto

**SUBJECT:** Approval of the minutes of the February 22, 2016 Board of Appeals meeting.

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**ATTACHMENTS:**

- BoA\_Feb2016\_Minutes\_Draft (PDF)



# Board of Appeals

335 South Broadway

De Pere, WI 54115

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

## Regular Meeting

### Draft Minutes

Monday, February 22, 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 Bob De Groot

| Attendee Name     | Title        | Status  | Arrived |
|-------------------|--------------|---------|---------|
| Bob De Groot      | Board Member | Present |         |
| Paul De Leeuw     | Board Member | Present |         |
| Roger Galler      | Board Member | Present |         |
| Thomas Keidatz    | Board Member | Excused |         |
| 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 November 23rd, 2015 Board of Appeals meeting.

|                  |                                                |
|------------------|------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                     |
| <b>MOVER:</b>    | James Stadler, Board Member                    |
| <b>SECONDER:</b> | Paul De Leeuw, Board Member                    |
| <b>AYES:</b>     | De Groot, De Leeuw, Galler, Stadler, Vande Hei |
| <b>EXCUSED:</b>  | Thomas Keidatz                                 |

#### 3. Request submitted by Eric Vertz, 953 Oakdale Avenue, De Pere, Wisconsin to construct a detached garage on the property located at 953 Oakdale Avenue, De Pere, Wisconsin which would require a five (5) foot interior side yard setback variance, a 180 square foot size variance, and a variance to allow a concrete driveway to the interior lot line.

De Groot read the notice of public hearing and Hongisto reviewed the variance requests. The homeowner has spoken to the abutting property owner and obtained a written statement from him. Mr. Vertz explained his plans to tear down the existing detached garage and rebuild on the same footprint, but extend back further; he also answered questions from the board. He and the adjoining neighbor agreed to place concrete between their garages. Vande Hei motioned, seconded by Stadler, to grant the variance requests with the following amendments: that the neighboring property owner would not be required to appear separately before the board to appeal for the hard surface to his building, and that Vertz be responsible for snow removal. Upon vote, motion carried unanimously. De Groot noted that the variance will not cause a detriment to the surrounding neighborhood, and that the owner must obtain the appropriate permit(s) prior to commencement of the project.

#### 4. Request submitted by Robert E. Lee & Associates, 1250 Centennial Centre Boulevard, Hobart, Wisconsin to construct an office addition and skywalk on the property located at 600 Heritage Road, De Pere, Wisconsin which would require a variance to allow construction of skywalk columns/piers within the forty (40) foot building setback.

De Groot read the notice of public hearing, and Hongisto reviewed the variance request. Pat Kuehl from Robert E. Lee & Associates answered questions from the board. De Groot then polled the board members, who voted unanimously in favor of granting the variance.

Attachment: BoA\_Feb2016\_Minutes\_Draft (4543 : minutes)

### Adjournment

Stadler motioned, seconded by Galler, to adjourn the meeting at 5:07 PM. Upon vote, motion carried unanimously.

Respectfully submitted,  
Carey Danen

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

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**MEETING DATE:** March 28, 2016

**DEPARTMENT:** Board of Appeals

**FROM:** David Hongisto

**SUBJECT:** 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.

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**ATTACHMENTS:**

- BoA\_2207 Trailside\_Notice of Public Hearing (PDF)
- BoA\_2207 Trailside\_Attachments (PDF)

Publish: March 18, 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, March 28, 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 14.38(6)(1)(b) submitted by Katie Zimmerman, 2207 Trailside Lane, De Pere, Wisconsin. Said appeal requests a building permit to construct an attached deck on the property located at 2207 Trailside Lane, De Pere, Wisconsin which would require a 9.9' 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.

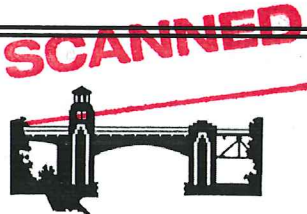
Dated this 16<sup>th</sup> day of March, 2016.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

Attachment: BoA\_2207 Trailside\_Notice of Public Hearing (4551 : 2207 Trailside)

|                                                                                   |                                                                                                    |                   |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-------------------|
|  | <p align="center"><b>CITY OF DE PERE</b></p> <p align="center"><b>APPLICATION FOR VARIANCE</b></p> | Fee: \$ 160.00    |
|                                                                                   |                                                                                                    | Receipt #: 110357 |
|                                                                                   |                                                                                                    | Date: 3-4-16      |

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)<br><i>Katie Zimmerman</i> | Authorized Representative                             | Title                        |                          |
| Mailing Address<br><i>2207 Trailside Ln</i>                     | City<br><i>De Pere</i>                                | State<br><i>WI</i>           | ZIP Code<br><i>54115</i> |
| Email Address<br><i>Kmzimmer13@gmail.com</i>                    | Phone Number (incl. area code)<br><i>920-227-8583</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>2207 Trailside Ln DePere, WI 54115</i> | Parcel Number(s): |
| Legal Description:                                         | <i>ED-2912</i>    |

**SECTION 4: Variance Information**

|                                                                                                                     |                                                      |
|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| Section of De Pere Code which creates need for Variance:                                                            | <i>14.38(6)(1)(b)</i>                                |
| Ordinance Provision:                                                                                                | <i>Requires a 30' rear yard setback</i>              |
| Project Description:                                                                                                | <i>Adding an attached deck in the rear of house.</i> |
| Variance Requested:                                                                                                 | <i>Asking for 10' into the rear yard set back.</i>   |
| Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties: | <i>Smaller lot than most in the neighborhood</i>     |
| Describe the hardship(s) that would result if the variance is not granted:                                          | <i>See letter</i>                                    |
| Describe how the variance would not have adverse effects on surrounding properties:                                 | <i>No Affect</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)<br><i>Katie Zimmerman</i> | Title<br><i>Self</i> | Phone Number<br><i>920-227-8583</i> |
| Signature of Applicant<br><i>Katie Zimmerman</i>                                 |                      | Date Signed<br><i>3/4/16</i>        |

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

## City of De Pere

335 S. Broadway  
De Pere, WI 54115(920) 339-4053 Phone  
(920) 330-9491 FaxDECK PERMIT  
Application and RecordPermit #: \_\_\_\_\_  
Fee: \_\_\_\_\_  
Receipt #: \_\_\_\_\_  
Date: \_\_\_\_\_

## PROJECT LOCATION

## GENERAL CONTRACTOR

Owner's Name:

Katie Zimmerman

Company Name:

Address:

2207 Trailside Ln DePere, WI 54115

Address:

Phone #:

920-227-8583

Phone #:

E-mail:

Kmzimmer13@gmail.com

E-mail:

Parcel #:

ED-2912

Lot #:

29

Dwelling Contractor Credential:

Expiration Date:

Dwelling Contractor Qualifier Credential:

Expiration Date:

## PROJECT INFORMATION

Deck Dimensions:

20.2 x 19.2  
size of deck4' x \_\_\_\_\_  
height above ground

\* Please include a site plan and deck plan including all setback measurements as required for the project.

Material Used:

☒ Treated wood☐ Redwood☐ Cedar

Other: Composite

Step Dimensions:

45"  
Height10"  
Depth (front to back)4'  
Width (side to side)6  
Number of steps

If the deck will have railings, please indicate railing height: 36" (minimum 36")

Will the deck be located under electrical lines?

☐ Yes☒ No

If yes, number of feet above deck: \_\_\_\_\_

The National Electrical Code requires minimum clearances for electric meters and overhead service wires.  
Please check with our electrical inspector for more detailed information.

## CAUTIONARY STATEMENT TO OWNERS OBTAINING BUILDING PERMITS

101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that if the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. 101.654(2)(a), the following consequences might occur:

(a) **The owner may be held liable** for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence of the contractor that occurs in connection with the work performed under the building permit.(b) **The owner may not be able to collect from the contractor damages** for any loss sustained by the owner because of a violation by the contractor of the one- and two- family dwelling code or an ordinance enacted under sub. (1)(a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

## APPLICANT'S STATEMENT

## PERMIT APPROVAL

I certify that the information provided on this form is complete and accurate and hereby agree to comply with all applicable statutes of the State of Wisconsin and ordinances of the City of De Pere, Wisconsin. I further understand that the issuance of this permit creates no legal liability, express or implied, on the City of De Pere, Wisconsin.

Signature: Katie ZimmermanDate: 3/4/16

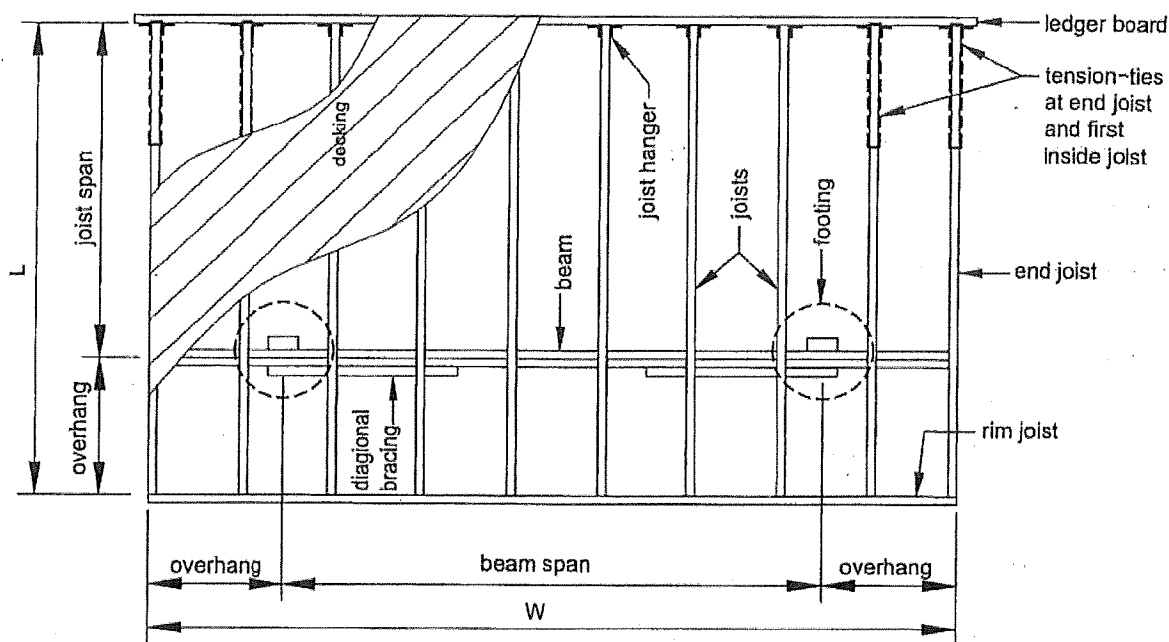
Upon signature of an authorized member of the Building Inspection Department, this becomes a permit to conduct the above described work in accordance with all existing laws, ordinances, and regulations.

Inspector: \_\_\_\_\_

Date:

Certification #:

Figure 35  
TYPICAL DECK FRAMING PLAN



**Decking:** ☐ 2x4 ☐ 2x6 ☐ five-quarter board ☒ wood-plastic composite (per ASTM D 7032)  
☐ Other decking, evaluation report number: \_\_\_\_\_

**Joists:** size: ☐ 2x6 ☒ 2x8 ☐ 2x10 ☐ 2x12 spacing: ☐ 12 in. ☐ 16 in. ☐ 24 in.  
joist span dimension: 13 ft. - 7 in.  
overhang: ☒ Yes ☐ No overhang dimension: 2 ft. - 6 in.  
rim joist: ☐ 2x6 ☒ 2x8 ☐ 2x10 ☐ 2x12

**Beam(s):** number of plies: ☒ 2 ☐ 3 size: ☐ 2x6 ☒ 2x8 ☐ 2x10 ☐ 2x12  
overhang: ☐ Yes ☒ No overhang dimension: \_\_\_\_\_ ft. - \_\_\_\_\_ in.  
spacing: ☐ 4' ☐ 5' ☐ 6' ☐ 7' ☐ 8' ☐ 9' ☐ 10' ☐ \_\_\_\_\_

**Posts:** size: ☒ 4x4 ☐ 4x6 ☐ 6x6 height: 4 ft. - \_\_\_\_\_ in.

**Footings:** size: 6 in. ☐ square ☒ round thickness: 4 in.

**Ledger:** ledger board size: ☐ 2x8 ☒ 2x10 ☐ 2x12 ☐ Not applicable (free-standing deck)  
fastener: ☐ Through bolt ☒ Lag screw ☐ Wood screw  
☐ Expansion anchor ☐ Adhesive anchor

**Lateral support:** ☐ Tension-tie ☒ Diagonal bracing, size: ☒ 2x  
(not permitted for free-standing deck)

**Deck size:** L= 20 ft. - 2 in. W= 19 ft. - 2 in.

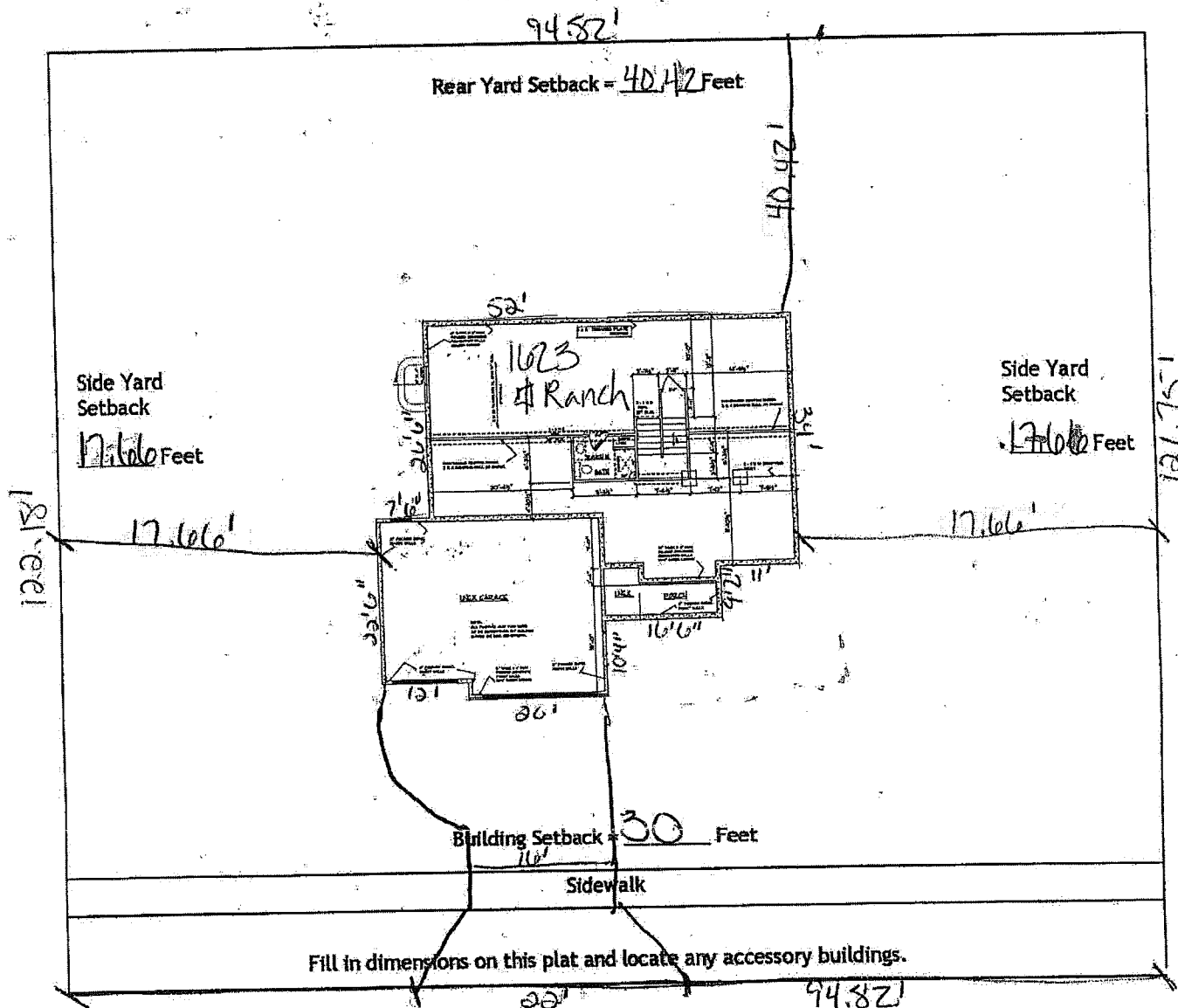
W/ Steps

W/ Bump out



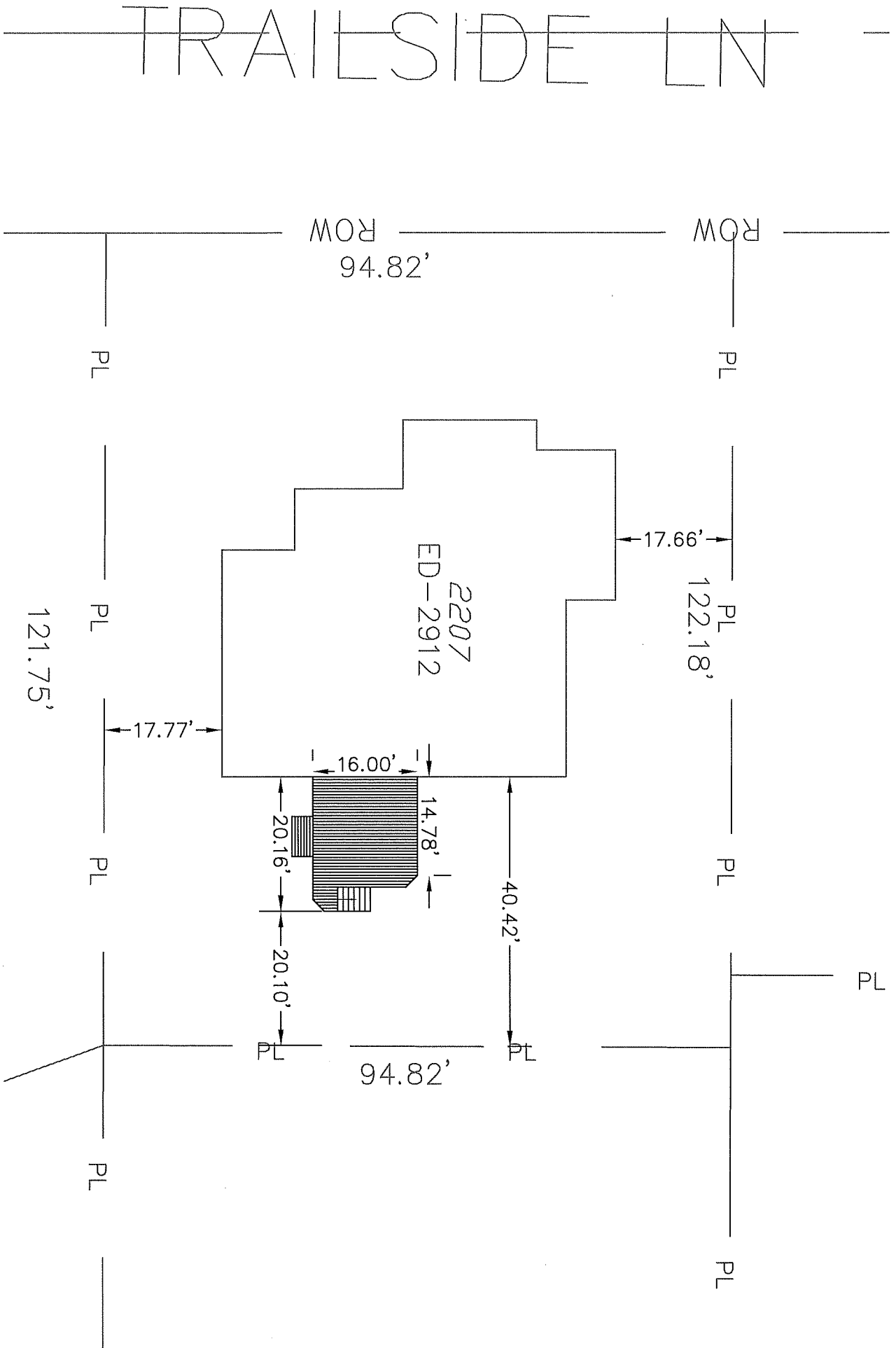
**335 S. Broadway, De Pere, WI 54115**  
**Phone: (920) 339-4053 FAX: (920) 330-9491**

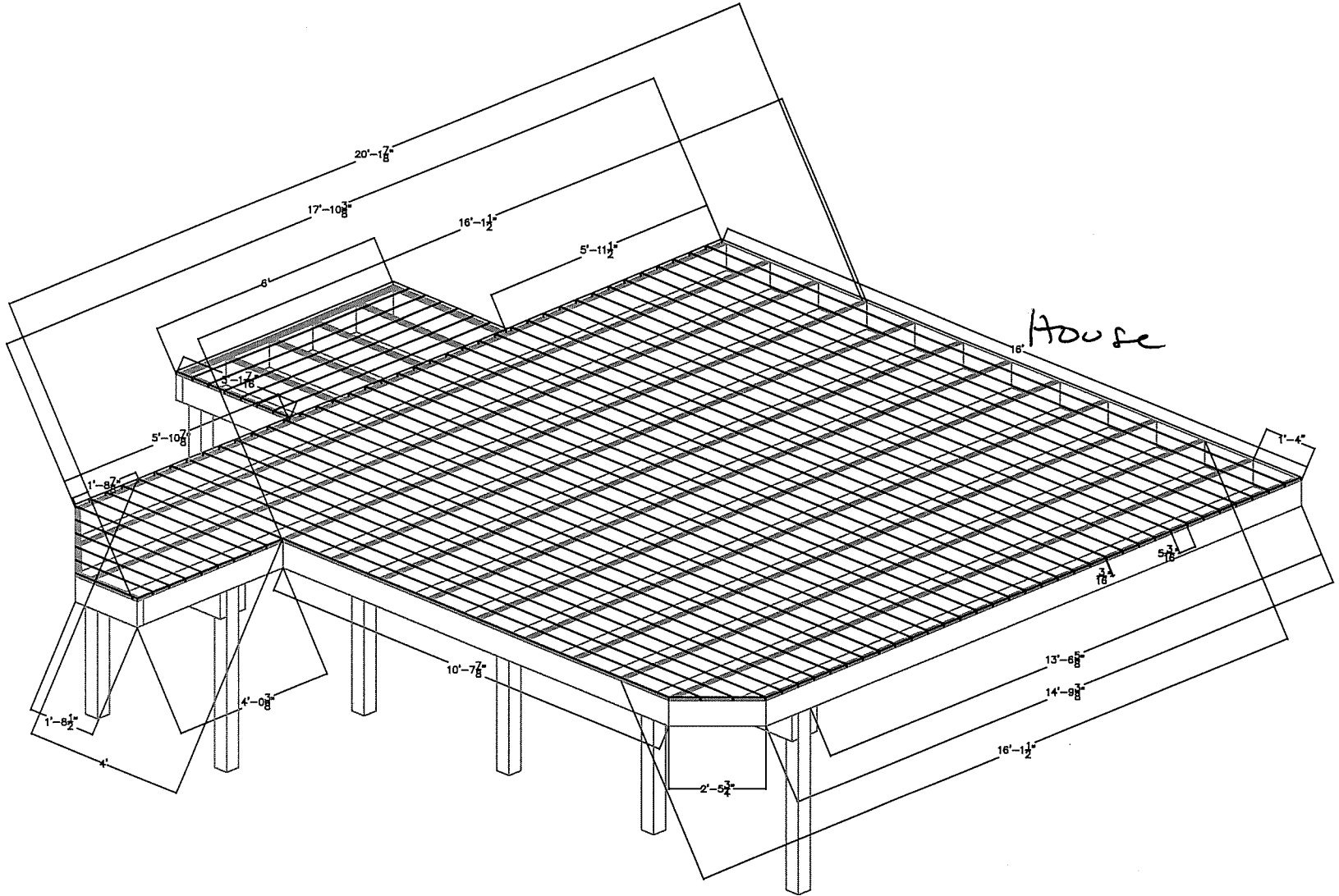
## PLOT PLAN



Address: 2207 Trailside Lane  
Builder: Tim Hallbrook Builders  
Lot #: 29 Subdivision: Trailside South  
Parcel: ED-2912

q.b





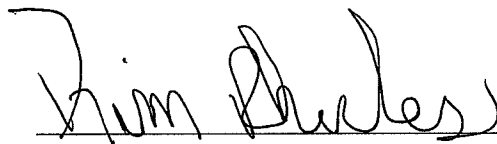
Adjacent Property Owners,

By signing below, you approved of the deck variant project Katie Zimmerman has applied for to put on a larger deck than what is allowed under the City of De Pere Code.

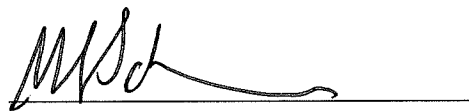
Thank you for your time and consideration in this process.

Katie Zimmerman

Property Owner 1 Approval:

A handwritten signature in black ink, appearing to read "Jim Buckles", written over a horizontal line.

Property Owner 2 Approval:

A handwritten signature in black ink, appearing to be initials "MS" followed by a long horizontal stroke, written over a horizontal line.

Zoning Board of Appeals,

I am writing to you today in regards to my variance I'm applying for to put a deck on my home. I have a small lot in my neighborhood and would have only been allowed a 10 ft. deck. With such limitations, it would be hard to put a patio set or enjoy to its full potential.

In addition to the small lot size, I also have a family that continues to grow and I would like to be able to accommodate them for family gatherings and special occasions. With the larger deck, I believe this is possible and more enjoyable.

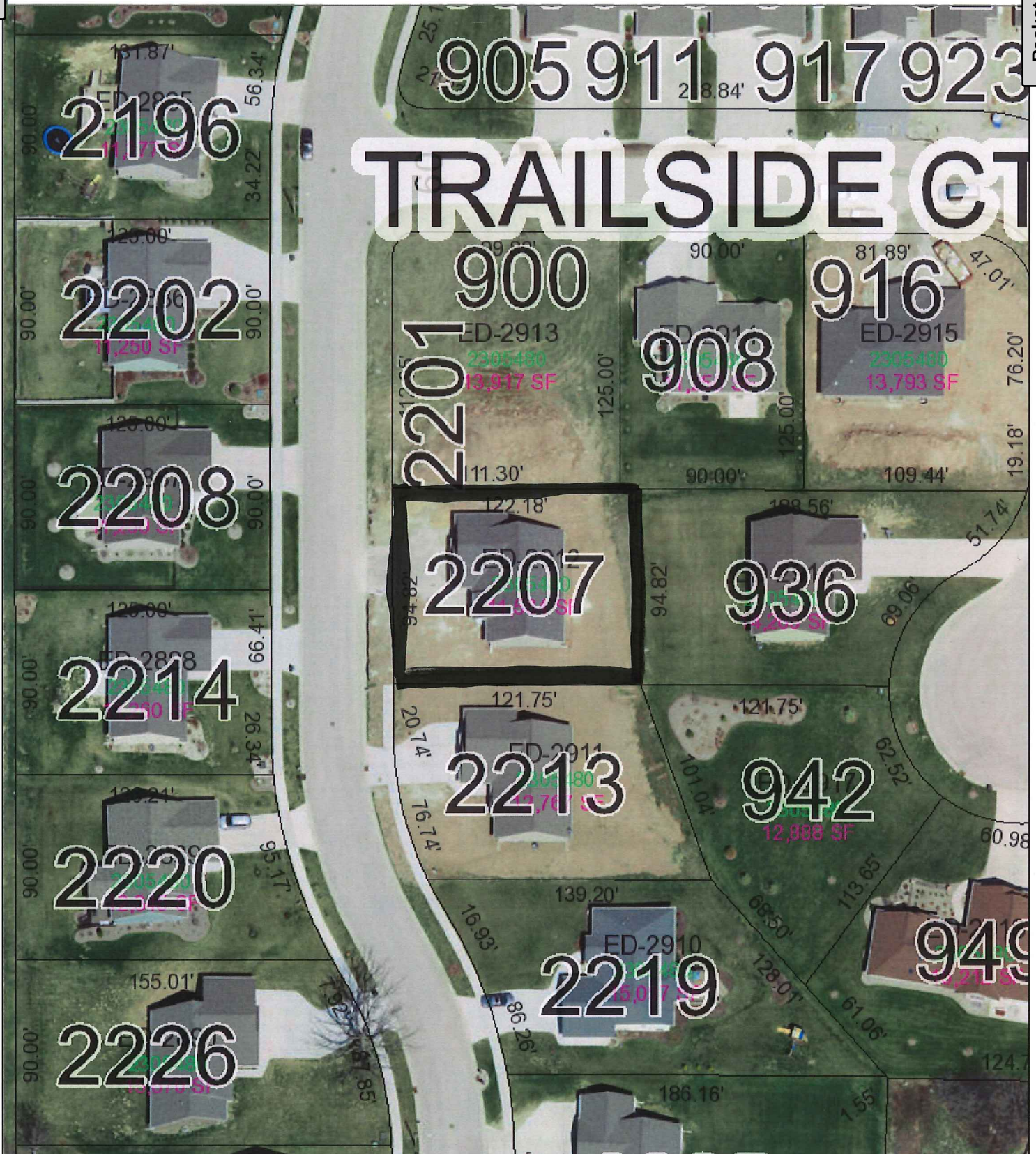
Finally, the larger deck would increase the value of my property and resale value of the home, making our neighborhood more appealing to my neighbors and potential buyers.

Thank you for your time and consideration in this process.

Katie Zimmerman

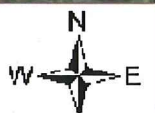
Homeowner

## 2207 Trailside Lane



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



03/23/2016  
Scale 1:720

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

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**MEETING DATE:** March 28, 2016

**DEPARTMENT:** Board of Appeals

**FROM:** David Hongisto

**SUBJECT:** 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.

---

**ATTACHMENTS:**

- BoA\_225 S Michigan\_Notice of Public Hearing (PDF)
- BoA\_225 S Michigan\_Attachments (PDF)

Publish: March 18, 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, March 28, 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 14.39(6)(1)(a) submitted by Richard A. Huxford, 2589 Oak Ridge Circle, De Pere, Wisconsin. Said appeal requests a building permit to construct a lean to on the property located at 225 S. Michigan Street, De Pere, Wisconsin which would require a 9.48' foot interior side yard setback variance.

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 setback.

Dated this 16<sup>th</sup> day of March, 2016.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

Attachment: BoA\_225 S Michigan\_Notice of Public Hearing (4552 : 225 S Michigan)

|                                                                                   |                                                                                                                              |                   |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------|
|  | <p style="text-align: center;"><b>CITY OF DE PERE</b></p> <p style="text-align: center;"><b>APPLICATION FOR VARIANCE</b></p> | Fee: \$ 160.00    |
|                                                                                   |                                                                                                                              | Receipt #: 110842 |
|                                                                                   |                                                                                                                              | Date: 3-17-16     |

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)<br><b>RICHARD A. HUXFORD &amp; BEVERLY HUXFORD, REV. TRUST</b> | Authorized Representative<br><b>JOINT</b>             | Title<br><b>OWNER-TRUSTEE</b>           |                          |
| Mailing Address<br><b>2589 OAK RIDGE CIRCLE</b>                                                      | City<br><b>DE PERE</b>                                | State<br><b>WI</b>                      | ZIP Code<br><b>54115</b> |
| Email Address<br><b>wasesdas937@gmail.com</b>                                                        | Phone Number (incl. area code)<br><b>920 336 4011</b> | Fax Number (incl. area code)<br><b></b> |                          |

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

|                                          |                                           |                                         |                     |
|------------------------------------------|-------------------------------------------|-----------------------------------------|---------------------|
| Name (Ind. Org. or Entity)<br><b>N A</b> | Contact Person<br><b>A</b>                | Title<br><b></b>                        |                     |
| Mailing Address<br><b></b>               | City<br><b></b>                           | State<br><b></b>                        | ZIP Code<br><b></b> |
| Email Address<br><b></b>                 | Phone Number (incl. area code)<br><b></b> | Fax Number (incl. area code)<br><b></b> |                     |

#### SECTION 3: Project or Site Location

|                                                                 |                                  |
|-----------------------------------------------------------------|----------------------------------|
| Project Address: <b>225 S. MICHIGAN ST. DE PERE</b>             | Parcel Number(s): <b>E-D-944</b> |
| Legal Description: <b>LOT 8 BLK 30 ORIGINAL PLAT OF DE PERE</b> |                                  |

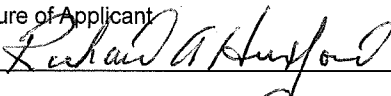
#### SECTION 4: Variance Information

|                                                                                                                     |                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Section of De Pere Code which creates need for Variance:                                                            | <b>14-39(6)1a</b>                                                                                                                                                         |
| Ordinance Provision:                                                                                                | <b>Require 10' interior sideyard setback</b>                                                                                                                              |
| Project Description:                                                                                                | <b>Construct 10 units (20'x40') adjacent to S 1/4 side of existing attached garage @ 225 S. Michigan</b>                                                                  |
| Variance Requested:                                                                                                 | <b>9.48' interior sideyard setback variance.</b>                                                                                                                          |
| Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties: | <b>EXISTING SUBSTANDARD LOT OF RECORD</b>                                                                                                                                 |
| Describe the hardship(s) that would result if the variance is not granted:                                          | <b>House constructed on narrow lot with one stall garage. Time has changed to families having 2 or more vehicles. No Var. would require 2nd veh. to be parked in open</b> |
| Describe how the variance would not have adverse effects on surrounding properties:                                 | <b>See attached letter from abutting owners.</b>                                                                                                                          |

**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)<br>RICHARD A. HUXFORD, TRUSTEE                       | Title TRUSTEE OF<br>RICHARD A. & BEVERLY<br>HUXFORD JOINT REV. TRUST | Phone Number<br>920-336-4011 |
| Signature of Applicant<br> |                                                                      | Date Signed<br>17 MARCH 2016 |

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

225 So. Michigan

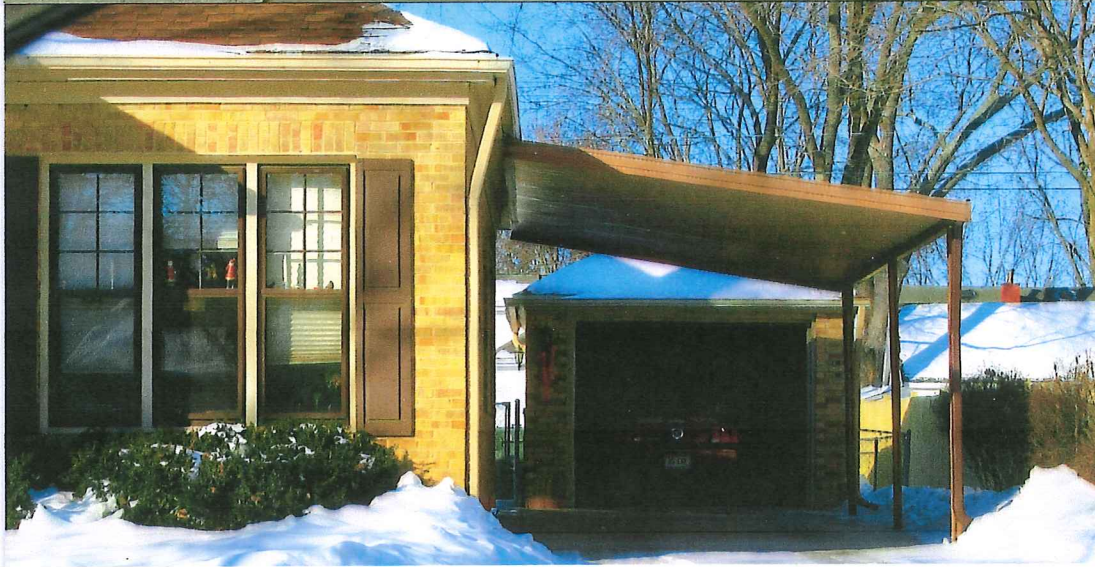


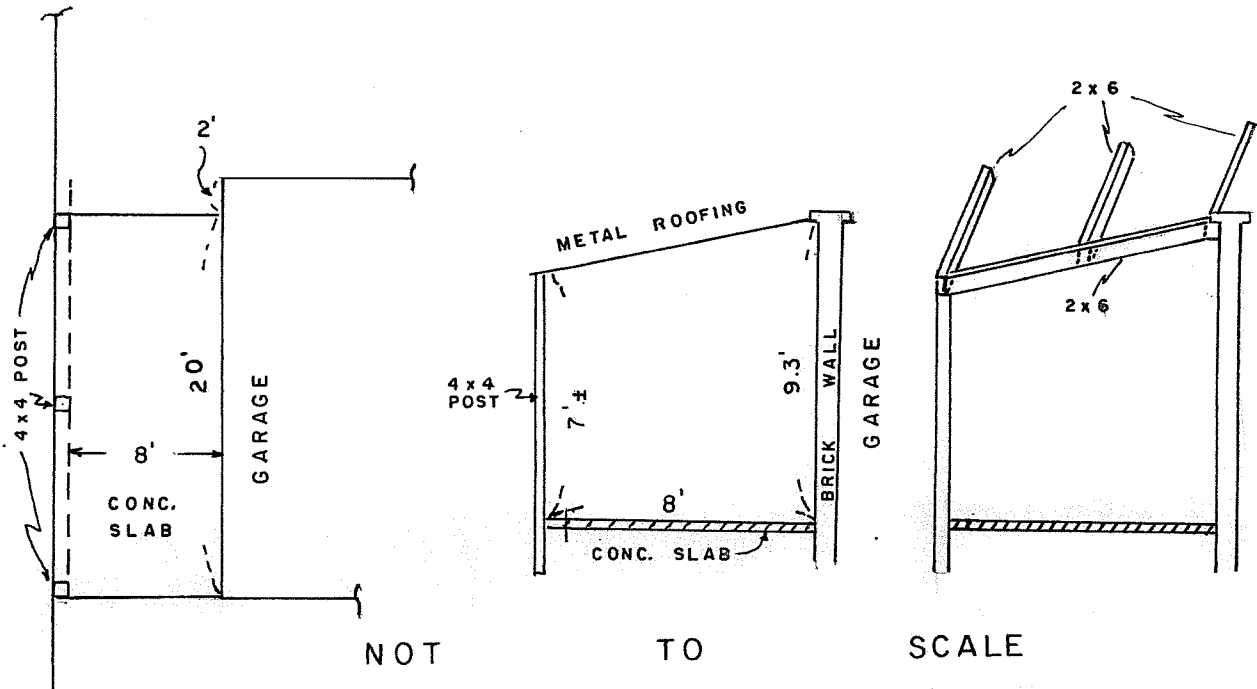
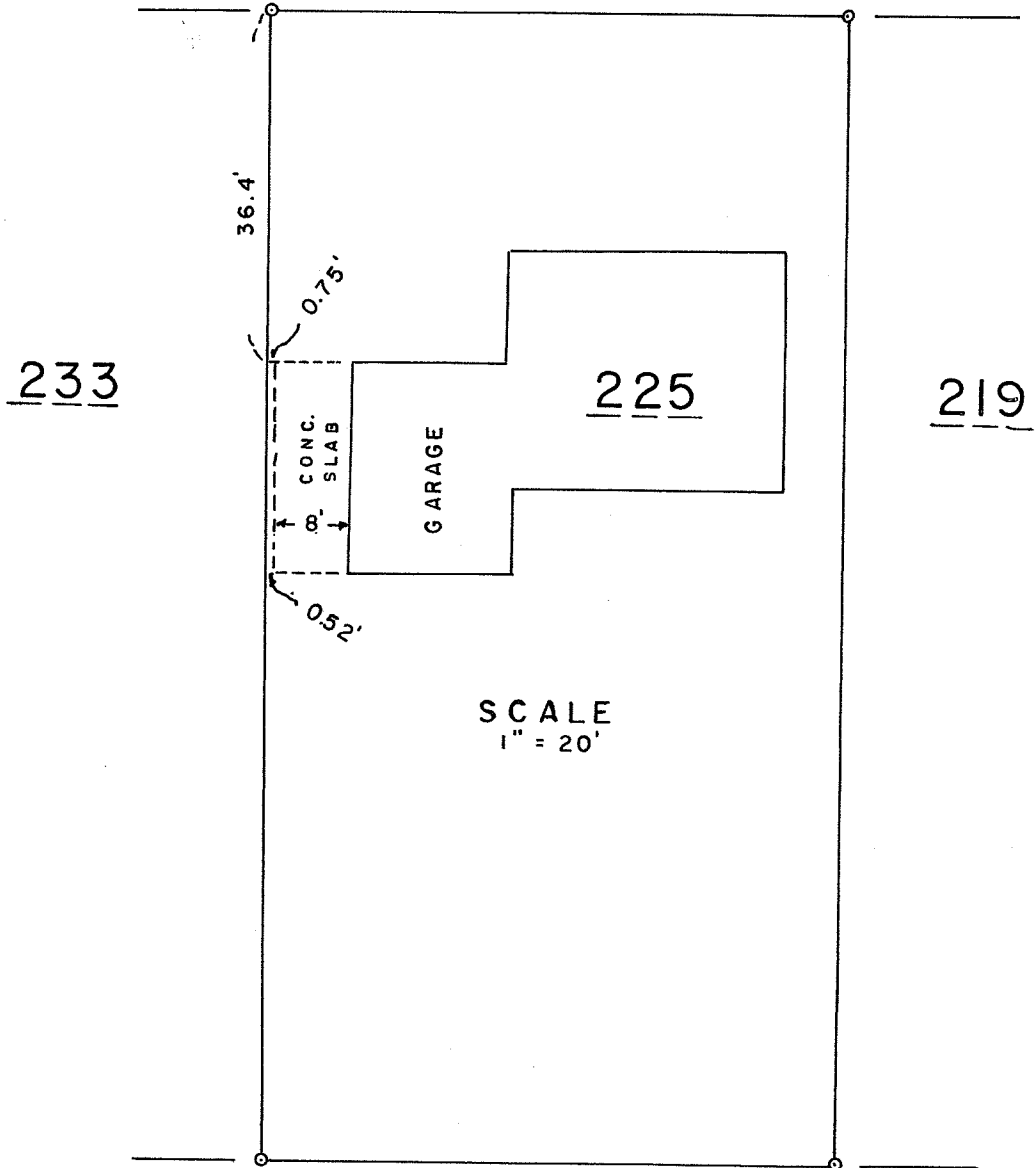
225 So. Michigan



*Example  
of a similar  
lean to*

408 So. Erie





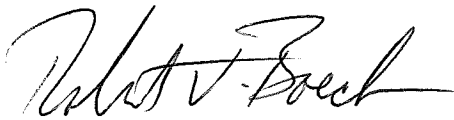
16 March, 2016

Zoning Board of Appeals  
City of De Pere

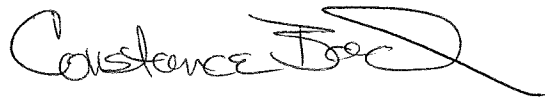
Re: Richard Huxford request for variance to permit the  
construction of a car port adjacent to our northerly  
property line.

Mr. Huxford did show us a picture of a car port presently in place  
at 408 So. Erie in the City of De Pere. He stated he wants to  
build a similar car port adjacent to the southerly side of his  
garage at 225 So. Michigan. He said the support posts would be  
a few inches from our common lot line.

WE, the undersigned, owners and occupants of the residence  
located at 233 So. Michigan do not object.



Robert Boeck



Constance Boeck

**Property Tax Record**  
**CTY OF DEPERE EAST**  
**Brown County, Wisconsin**  
**Parcel Number: ED-943**

Information is as current as the postings of Tuesday, March 15, 2016 at 1:14:02 AM. Note: Documents received prior to this date may be on hold or pending entry into the land records system.

[Return to Search Results](#)
[Print Tips](#)

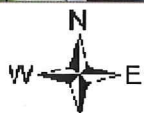
| <b>Property Information</b><br>Parcel Number ED-943<br>Owner Name ROBERT V & CONSTANCE J BOECK<br>Property Address 233 S MICHIGAN ST<br>Municipality ED - CTY OF DEPERE EAST<br>School District 1414 - UNIF DIST DEPERE<br>Sanitary District None<br>Special District(s) None |       | <b>Current Unofficial Valuation</b><br><table border="1"> <thead> <tr> <th>Class</th> <th>Acres</th> <th>Land</th> <th>Improvements</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>A - RESIDENTIAL</td> <td>0.165</td> <td>20,200.00</td> <td>103,700.00</td> <td>123,900.00</td> </tr> <tr> <td>All Classes</td> <td>0.165</td> <td>20,200.00</td> <td>103,700.00</td> <td>123,900.00</td> </tr> <tr> <td>Legal Acres</td> <td>0.165</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p><b>Values are not official until new tax bills are issued in December.</b></p> <p>Note: For a specific tax year valuation, select tax year from tax records available below.</p> <p>Note: Legal Acres, as listed in the Property's Legal Description, may differ slightly from the Total Acres, or the sum of the acreage for all land classifications.</p> |                                                                                     | Class      | Acres | Land | Improvements | Total | A - RESIDENTIAL | 0.165 | 20,200.00 | 103,700.00 | 123,900.00 | All Classes | 0.165 | 20,200.00 | 103,700.00 | 123,900.00 | Legal Acres | 0.165 |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------|-------|------|--------------|-------|-----------------|-------|-----------|------------|------------|-------------|-------|-----------|------------|------------|-------------|-------|--|--|--|
| Class                                                                                                                                                                                                                                                                         | Acres | Land                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Improvements                                                                        | Total      |       |      |              |       |                 |       |           |            |            |             |       |           |            |            |             |       |  |  |  |
| A - RESIDENTIAL                                                                                                                                                                                                                                                               | 0.165 | 20,200.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 103,700.00                                                                          | 123,900.00 |       |      |              |       |                 |       |           |            |            |             |       |           |            |            |             |       |  |  |  |
| All Classes                                                                                                                                                                                                                                                                   | 0.165 | 20,200.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 103,700.00                                                                          | 123,900.00 |       |      |              |       |                 |       |           |            |            |             |       |           |            |            |             |       |  |  |  |
| Legal Acres                                                                                                                                                                                                                                                                   | 0.165 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                     |            |       |      |              |       |                 |       |           |            |            |             |       |           |            |            |             |       |  |  |  |
| <b>Mailing Address Information</b><br>ROBERT V & CONSTANCE J BOECK<br>233 S MICHIGAN ST<br>DE PERE WI 54115-2729                                                                                                                                                              |       | <b>Reference Document</b><br>Document #: 2677033                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Available Maps</b><br><a href="#">View GIS Map</a><br><a href="#">Other Maps</a> |            |       |      |              |       |                 |       |           |            |            |             |       |           |            |            |             |       |  |  |  |
| <b>Tax Records Available</b><br>Tax Year<br><input type="radio"/> 2014 (Tax Bill Number 1737172)<br><input checked="" type="radio"/> 2015 (Tax Bill Number 1864699)<br><a href="#">View Tax Detail</a><br><i>Tax Detail may take a few moments to appear</i>                  |       | <b>Tax Legal Description</b><br>7,218 SQ FT<br>ORIGINAL PLAT OF DEPERE LOT 7 BLK. 30<br>Note: May not be a full legal description<br><a href="#">View Comments/History</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                     |            |       |      |              |       |                 |       |           |            |            |             |       |           |            |            |             |       |  |  |  |

225 S. Michigan Street



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



03/23/2016  
Scale 1:480

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

---

**MEETING DATE:** March 28, 2016

**DEPARTMENT:** Board of Appeals

**FROM:** David Hongisto

**SUBJECT:** 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.

---

**ATTACHMENTS:**

- BoA\_1802 Charles\_Notice of Public Hearing (PDF)
- BoA\_1802 Charles\_Attachments (PDF)

Publish: March 18, 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, March 28, 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 James A. Tadajewski, 1802 Charles Street, De Pere, Wisconsin. Said appeal requests a building permit 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.

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

Dated this 16<sup>th</sup> day of March, 2016.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

Attachment: BoA\_1802 Charles\_Notice of Public Hearing (4553 : 1802 Charles)



## CITY OF DE PERE

APPLICATION FOR  
VARIANCE

Fee: \$ 160.00

Receipt #: 110828

Date: 3-17-16

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)<br>James Tadajewski | Authorized Representative                      | Title                        |                   |
| Mailing Address<br>1802 Charles St                        | City<br>De Pere                                | State<br>WI                  | ZIP Code<br>54115 |
| Email Address<br>jtadajewski78@gmail.com                  | Phone Number (incl. area code)<br>920-265-7744 | 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: 1802 Charles St. De Pere, WI 54115                | Parcel Number(s): |
| Legal Description:<br><del>Resident</del> Morningside Acres lot 92 | ED 714-G-92       |

## SECTION 4: Variance Information

|                                                                                                                     |                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Section of De Pere Code which creates need for Variance:                                                            | 8-22                                                                                                                                              |
| Ordinance Provision:                                                                                                | Allows a maximum height fence of 3 feet in a corner side yard setback                                                                             |
| Project Description:                                                                                                | 6 foot Cedar fence around back yard, extended into the corner lot side yard setback area. see attached picture                                    |
| Variance Requested:                                                                                                 | 6 foot Cedar fence. up to 18 feet into the corner lot side yard setback area                                                                      |
| Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties: | Corner lot. would have to take trees down to make room for the fence without the variance. our home energy efficient partly due to the tree shape |
| Describe the hardship(s) that would result if the variance is not granted:                                          | Two trees would need to be removed if the fence is built in line with the side of the home.                                                       |
| Describe how the variance would not have adverse effects on surrounding properties:                                 | Fence would not block any sight lines to any right of ways for any surrounding properties. Fence would not encroach 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)<br><i>JAMES D. TADAJEWSKI</i>                        | Title<br><i>Owner</i> | Phone Number<br><i>920-265-7744</i> |
| Signature of Applicant<br> |                       | Date Signed<br><i>3-17-16</i>       |

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

My Name is Mary Noskowiak own the home at 207 Libal Street.

I do not have any objections to the proposed 6 foot privacy fence, in the corner lot side yard setback, at 1802 Charles St. It is understood that the fence will not come within 12 feet of the sidewalk, and will not encroach on my property.

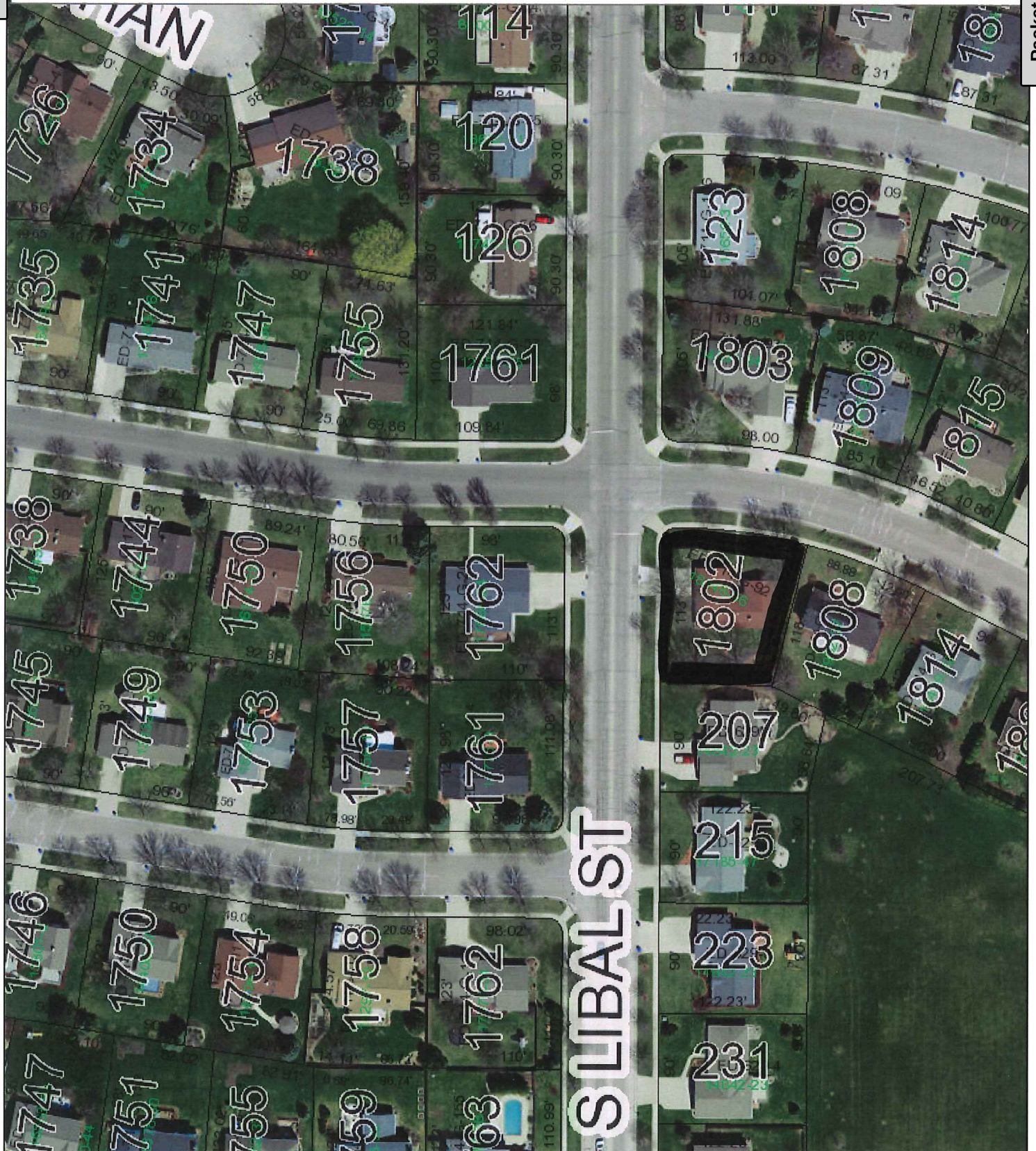
Mary Noskowiak  
Print

Mary Noskowiak  
Sign

2-24-2016  
Date



## 1802 Charles Street



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



03/23/2016  
Scale 1:1200

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

---

**MEETING DATE:** March 28, 2016

**DEPARTMENT:** Board of Appeals

**FROM:** David Hongisto

**SUBJECT:** 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.

---

**ATTACHMENTS:**

- BoA\_922 Silver\_Notice of Public Hearing (PDF)
- BoA\_922 Silver\_Attachments (PDF)

Publish: March 18, 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, March 28, 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 14.38(6)(1)(c) submitted by Greater Green Bay Habitat for Humanity, Inc., P.O. Box 10263, Green Bay, Wisconsin. Said appeal requests a building permit 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.

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

Dated this 16<sup>th</sup> day of March, 2016.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

Attachment: BoA\_922 Silver\_Notice of Public Hearing (4554 : 922 Silver)

|                                                                                   |                                                                                                    |                |  |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|----------------|--|
|  | <p align="center"><b>CITY OF DE PERE</b></p> <p align="center"><b>APPLICATION FOR VARIANCE</b></p> | Fee: \$ 160.00 |  |
|                                                                                   |                                                                                                    | 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)<br><i>Matthew Sahs</i> | Authorized Representative                               | Title<br><i>Const. Coordinator</i> |                          |
| Mailing Address<br><i>P.O. Box 10263</i>                     | City<br><i>Green Bay</i>                                | State<br><i>WI</i>                 | ZIP Code<br><i>54307</i> |
| Email Address<br><i>msahs@greenbayhabitat.org</i>            | Phone Number (incl. area code)<br><i>(920) 471-3323</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)<br><i>Greater Green Bay Habitat for Humanity, Inc.</i> | Contact Person<br><i>Cora Haltautderheid</i>            | Title<br><i>Executive Director</i> |                          |
| Mailing Address<br><i>P.O. Box 10263 GB WI 54307</i>                              | City<br><i>Green Bay</i>                                | State<br><i>WI</i>                 | ZIP Code<br><i>54307</i> |
| Email Address<br><i>corah@greenbayhabitat.org</i>                                 | Phone Number (incl. area code)<br><i>(920) 593-5787</i> | Fax Number (incl. area code)       |                          |

**SECTION 3: Project or Site Location**

|                                                                      |                    |
|----------------------------------------------------------------------|--------------------|
| Project Address: <i>922 Silver Street</i>                            | Parcel Number(s):  |
| Legal Description:<br><i>Art 3 Urban Hackers Subd. Lot 7 Block 2</i> | <i>ED 371-M-15</i> |

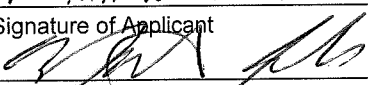
**SECTION 4: Variance Information**

|                                                                                                                     |                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Section of De Pere Code which creates need for Variance:                                                            | <i>14.38(6)(1)(c)</i>                                                                                                           |
| Ordinance Provision:                                                                                                | <i>Requires a 30' rear yard building setback</i>                                                                                |
| Project Description:                                                                                                | <i>Single Family Residence</i>                                                                                                  |
| Variance Requested:                                                                                                 | <i>11.5' rear yard setback variance</i>                                                                                         |
| Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties: | <i>The lot is an existing substandard lot of record.</i>                                                                        |
| Describe the hardship(s) that would result if the variance is not granted:                                          | <i>Habitat For Humanity home could not be constructed</i>                                                                       |
| Describe how the variance would not have adverse effects on surrounding properties:                                 | <i>The single story home will not obstruct light to surrounding homes. The new structure will help 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.

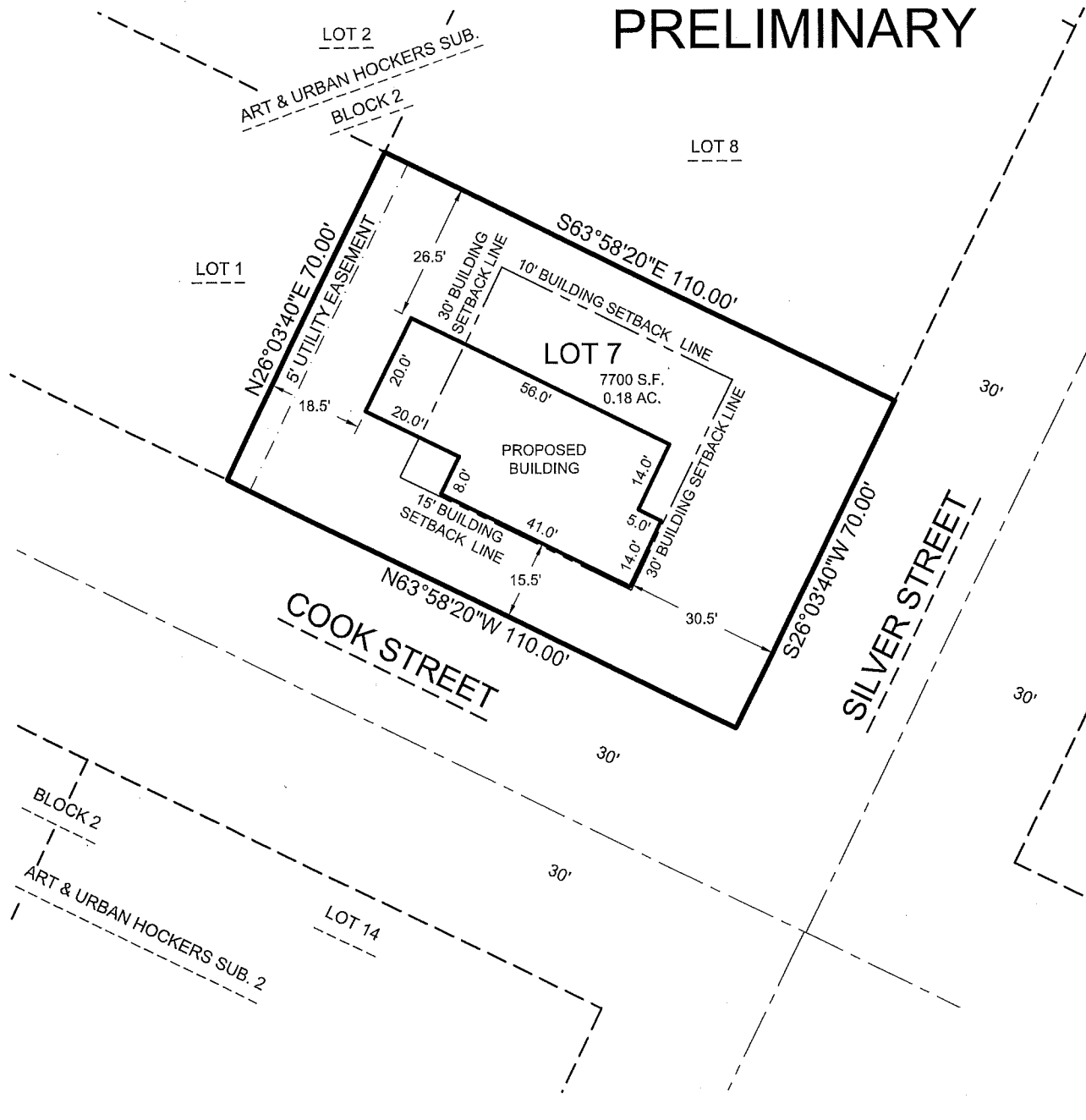
|                                                                                                             |                                          |                                     |
|-------------------------------------------------------------------------------------------------------------|------------------------------------------|-------------------------------------|
| Name of Owner/Authorized Representative (please print)<br><i>MATTHEW SAHS</i>                               | Title<br><i>CONSTRUCTION COORDINATOR</i> | Phone Number<br><i>920-471-3323</i> |
| Signature of Applicant<br> |                                          | Date Signed<br><i>3-8-16</i>        |

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

### Graphic Scale

THIS MAP IS BASED ON THE  
CURRENT BROWN COUNTY  
COORDINATE SYSTEM OF RECORD.

# PRELIMINARY

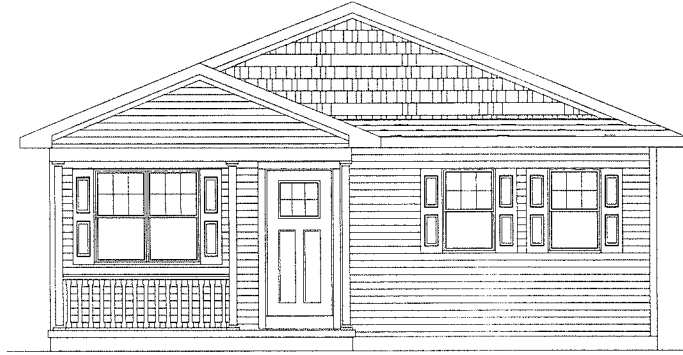


**Engineering & Surveying LLC**  
211 N. Broadway, Suite 114, Green Bay, WI 54303  
PH: 920-569-5765 Fax: 920-569-5767

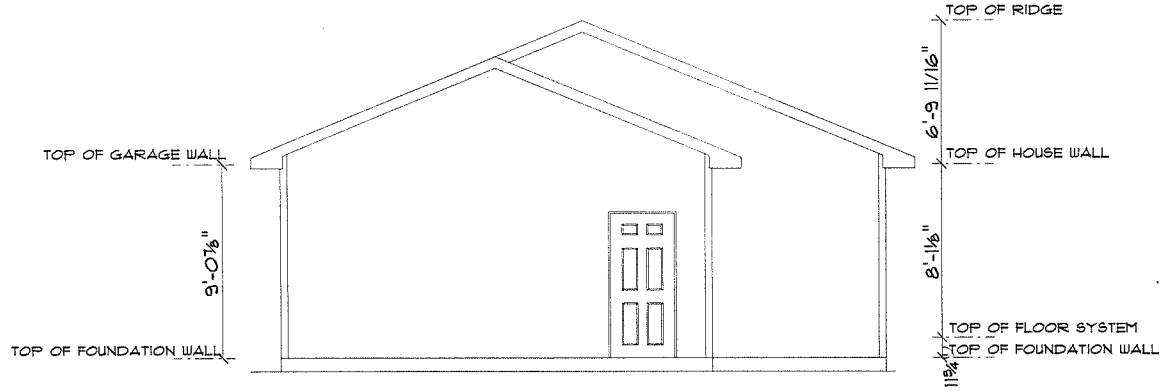
Drafted By: RJO  
Tax Parcel No.: ED-371-M-15

Scale:  
1"=30'

Sheet 1 of 1  
Project No. 0935-02-16  
Drawing No. 1161



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

OFFICE: (920) 494-5090  
FAX: (920) 494-5090  
1930 LARSEN ROAD  
P.O. BOX 10001  
GREEN BAY, WI 54301  
COMPONENTS:  
PHONE: (920) 494-5094  
FAX: (920) 494-5093  
1745 MORRIS TERRACE  
GREEN BAY, WI 54303

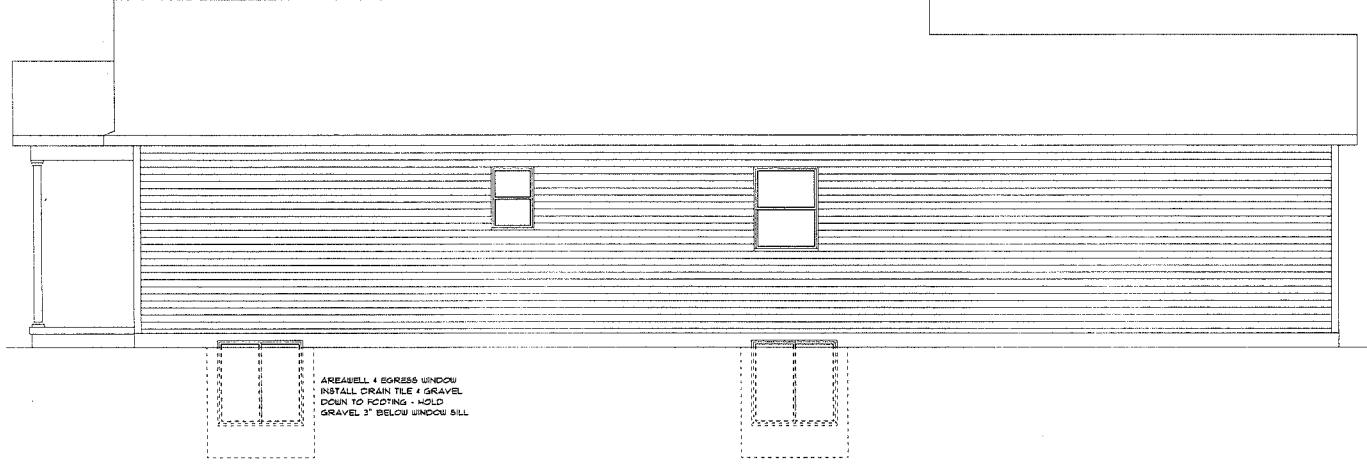
CUSTOMER DESIGNED FOR:  
GREATER GREEN BAY  
HABITAT FOR HUMANITY

|                                        |                     |
|----------------------------------------|---------------------|
| JOB NAME: 922 Silver St. - Garage Back | SQ. FT.: 1014       |
| DRAWN BY: AUC SCHLUX                   | SCALE: 1/4" = 1'-0" |
| DATE: 25 Jan 2016                      | PLAN NO.: 16-012-R  |
| REVISIONS:                             |                     |
| (14-203-R)                             |                     |

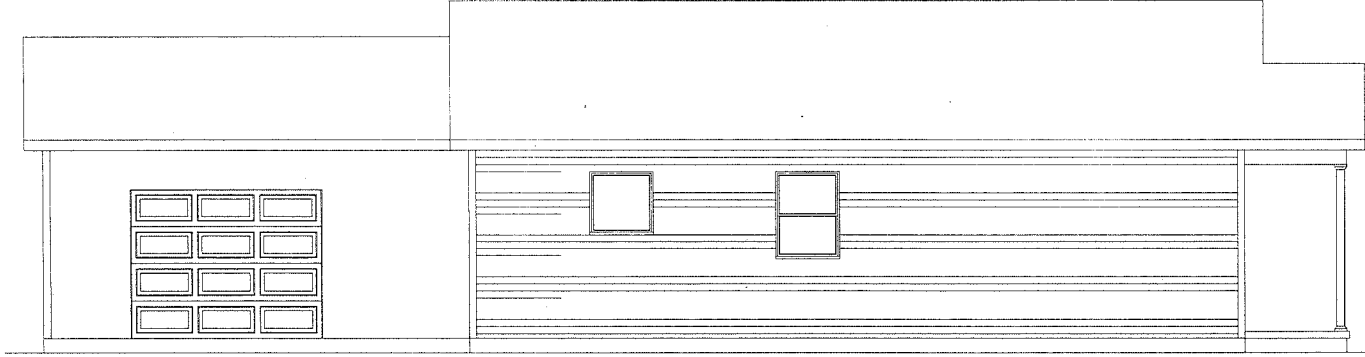
IMPORTANT NOTE:

- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS, THE ARCHITECT ASSUMES NO LIABILITY FOR ANY OMISSIONS, ERRORS, OR INADEQUACIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OMISSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DWELLING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

**Wisconsin**  
BUILDING SUPPLY



RIGHT ELEVATION  
SCALE: 1/4"=1'-0"



LEFT ELEVATION  
SCALE: 1/4"=1'-0"

**Wisconsin**  
BUILDING SUPPLY

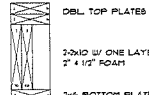
OFFICE: (800) 454-5090  
FAX: (800) 454-5070  
1930 LARSEN ROAD  
P.O. BOX 10001  
GREEN BAY, WI 54301

COMPONENTS:  
PHONE: (800) 454-5094  
FAX: (800) 454-5070  
1745 MORRIS TERRACE  
GREEN BAY, WI 54303

|                                                               |                     |           |          |
|---------------------------------------------------------------|---------------------|-----------|----------|
| CUSTOMER DESIGNED FOR: GREATER GREEN BAY HABITAT FOR HUMANITY |                     |           |          |
| JOB NAME: 922 Silver St. - Garage Back                        | SQ. FT.: 1014       |           |          |
| DRAWN BY: ALM, 5/14/16                                        | SCALE: 1/4" = 1'-0" |           |          |
| DATE: 75 JAN 2016                                             |                     |           |          |
| REVISIONS:                                                    |                     |           |          |
| (14-203-R)                                                    |                     |           |          |
|                                                               |                     | PLAN NO.: | 16-012-R |

IMPORTANT NOTE:

- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES, OMISSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DOWLING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.



EXTERIOR WALL HEADERS

INTERIOR DOOR HEADERS - MADE OF 2-2x4 ONLY

| Plan Code | Count | Library Name  | R.O. Width | R.O. HT. | Header Width | Shoulder Stud & No. Each Side | Cripple Stud |
|-----------|-------|---------------|------------|----------|--------------|-------------------------------|--------------|
| 5-0       | 1     | Bypass Door   | 60"        | 82 1/2"  | 83"          | (1) 81" 2x4                   |              |
| 6-0       | 1     | Bypass Door   | 72"        | 82 1/2"  | 75"          | (1) 81" 2x4                   |              |
| 2-8       | 2     | Interior Door | 34"        | 82 1/2"  | 37"          | (1) 81" 2x4                   |              |
| 3-0       | 3     | Interior Door | 38"        | 82 1/2"  | 41"          | (1) 81" 2x4                   |              |

Headers Made of 2-2x4 To Lay Flat On Shoulder Stud

EXTERIOR WINDOW & DOOR HEADERS - MADE OF 2-2x10 ONLY WITH 2x6 BOTTOM PLATE - SEE DETAIL ABOVE

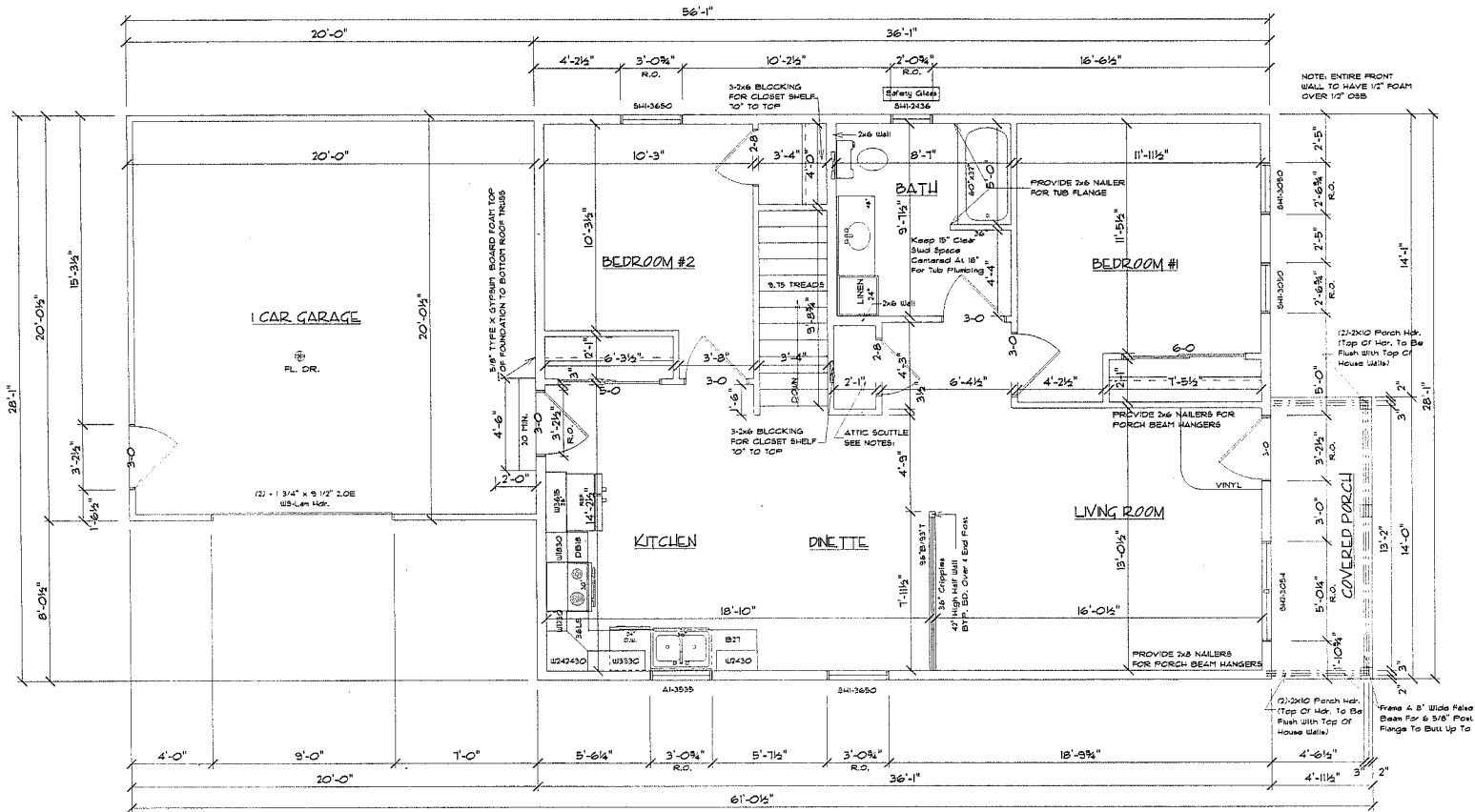
| Plan Code | Count | Library Name                | R.O. Width | R.O. HT.  | Header Width | Shoulder Stud & No. Each Side | Cripple Stud |
|-----------|-------|-----------------------------|------------|-----------|--------------|-------------------------------|--------------|
| 3-0       | 3     | Exterior Door               | 38 1/2"    | 83 3/8"   | 41 1/2"      | (1) 81 7/8" 2x6               |              |
| 9-0       | 1     | Overhead Door               | 9'-0"      | 7'-0 7/8" | 27 3/4"      | (1) 81 7/8" 2x6               |              |
| SH1-2436  | 1     | Single Hung w/ Safety Glass | 24 3/4"    | 36 3/4"   | 27 3/4"      | (1) 81 7/8" 2x6               | 43 5/8"      |
| SH1-3050  | 2     | Single Hung                 | 30 3/4"    | 50 3/4"   | 33 3/4"      | (1) 81 7/8" 2x6               | 29 5/8"      |
| SH1-3650  | 2     | Single Hung                 | 36 3/4"    | 50 3/4"   | 39 3/4"      | (1) 81 7/8" 2x6               | 29 5/8"      |
| SH2-3054  | 1     | Single Hung                 | 30 1/4"    | 54 3/4"   | 36 1/4"      | (1) 81 7/8" 2x6               | 25 5/8"      |
| A1-3535   | 1     | Awning                      | 36 3/4"    | 36 3/4"   | 39 3/4"      | (1) 81 7/8" 2x6               | 43 5/8"      |

Headers Made of 2-2x10 W/ 2x6 Bottom Plate Per Detail Shown Above

NOTE: BEFORE CUTTING SHOULDER STUDS AND CRIPPLE STUDS VERIFY THAT 2x10 ARE ACTUALLY 5 1/4". IF NOT ADJUST LENGTH TO MATCH HEADER WIDTH.  
 \* NAIL PIECE OF 1/2" OSB BETWEEN HEADER MEMBERS  
 \* INSTALL 1/2" OSB GUSSET AND NAIL TO 2x4 CBB DECK AT THRESHOLD TO RAISE DOOR 1/2" ABOVE FLOOR  
 \* 43 3/4" ROUGH OPENING IS FROM 3/4" SILLING

**NOTE:**  
 EXTERIOR DIMENSIONS ARE SHOWN TO REFLECT HOUSE FRAMING WALLS HELD OUT 1/2" FOR EXTERIOR WALL SHEATHING TO FLUSH OUT WITH 1" FOUNDATION FOAM.

**NOTE:**  
 BUILDER RESPONSIBLE TO TRANSFER POINT LOADS FROM ABOVE THROUGH THE FLOOR SYSTEM, AND OTHER WALLS WITH SOLID BLOCKING DOWN TO FOUNDATION WALLS BELOW



FLOOR PLAN

SCALE: 1/4"=1'-0"

8'-1 1/8" CLG. HT.  
 1014 SQ. FT.  
 400 SQ. FT. (GARAGE)  
 TO SQ. FT. (COVERED PORCH)

NOTES:

- FLOOR SYSTEM: 1ST FLR: 8 1/2" JOISTS @ 19.2" O.C. LOADING: TOTAL LOAD = 30' LL = 40' (ADDITIONAL 10' DL = TILE AREAS) (ADDITIONAL 20' DL = GRANITE AREAS) FLOOR DEFLECTION: LL = 1/160 TL = 1/240 DURATION OF LOAD: 1.00N
- ROOF SYSTEM: WOOD TRUSSES @ 24" O.C. LOADING: TOTAL LOAD = 50' TOLL = 30' TCOL = 10' BCCL = 10' ROOF DEFLECTION: LL = 1/400 TL = 1/80 DURATION OF LOAD: 1.18N
- STD. HEADERS: (2x10)
- EXT. WALL STUDS: 1ST FLR: 2x6-92 5/8"
- INT. WALL STUDS: 1ST FLR: 2x4-92 5/8"
- WINDOW SIZES SHOWN ARE FOR SILVERLINE WINDOWS SEE CATALOG FOR DETAILS
- ALL DIMENSIONS SHOWN ARE TO FACE OF STUD.
- STAIRS: BENT, TO 1ST FLR, 3 RISERS @ 11 3/4" 12 TREADS @ 5 1/2"
- PROVIDE ATTIC ACCESS PANEL W/ 2" FLOOR ON BACK OF 5x8" GYPSUM BOARD, SET ON ROOF WEATHERSTRIP ROUGH OPENING TO BE 16 1/2"x27". PROVIDE 1/2" OSB INSULATION BATTLES 1/2" TO TOP MEASURED FROM BOTTOM OF TRUSSES. MIN. CODE CLEAR FINISH OPEN OF ACCESS IS 14"x24"
- AT BEDROOM 2, BATHS, BEDROOMS, AND HALL CLOSETS INSTALL MINIMUM OF 3-2x6 BACKING FOR CLOSET POLE BRACKET CENTERED IN CLOSET AT 10" TO TOP
- FOR STAIR RAILING INSTALL MINIMUM OF 2-2x6 BLOCKING AT TOP AND BOTTOM OF STAIRS AND 2 AT MIDDLE SPACED 3'-0" APART AT 36" TO TOP OF BLOCKING FOR A TOTAL OF FIVE BRACKETS SPACED
- THE ABOVE CONDITIONS LISTED ARE STANDARD FOR THIS PLAN (EXCEPTIONS ARE NOTED ON THE PLAN)

IMPORTANT NOTE

- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE DRAWINGS FOR ACCURACY, THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES, OMISSIONS, OR ERRORS THAT MAY OCCUR DURING CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE USBCON UNIFORM DRAINING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

GREATER GREEN BAY HABITAT FOR HUMANITY

CUSTOM DESIGNED FOR:

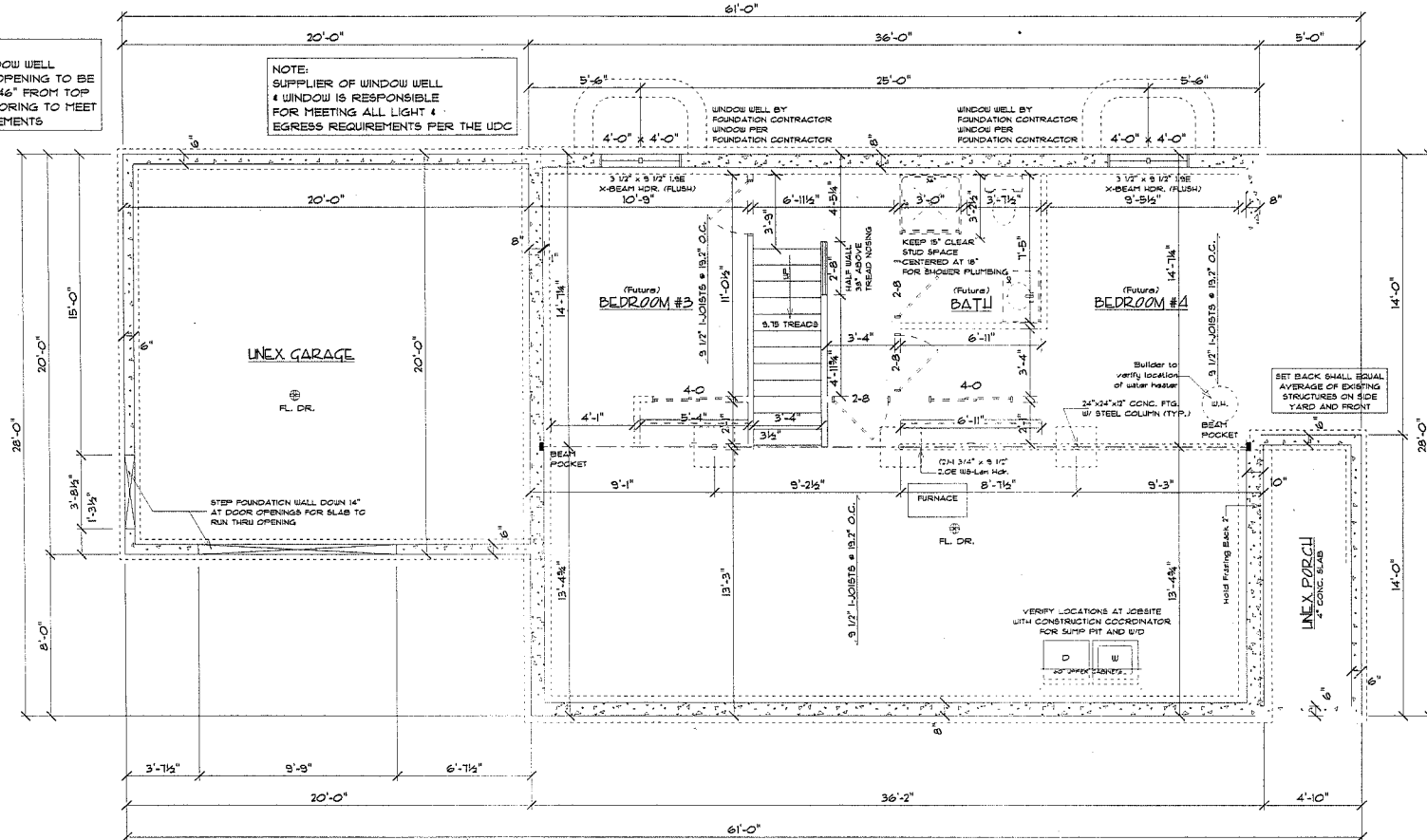
|                                        |                     |
|----------------------------------------|---------------------|
| JOB NAME: 922 Silver St. - Garage Back | SQ. FT. 1014        |
| DRAWN BY: Alex Schell                  | SCALE: 1/4" = 1'-0" |
| DATE: 25 Jan 2016                      | PLAN NO. 16-012-R   |
| REVISIONS:                             |                     |

OFFICE: (800) 486-6090  
 (920) 484-3570  
 1930 LARSEN ROAD  
 P.O. BOX 10001  
 GREEN BAY, WI 54307  
 COMPONENTS:  
 (800) 486-6094  
 (920) 484-3570  
 1745 MORRIS TERRACE  
 GREEN BAY, WI 54303

**Wisconsin**  
 BUILDING SUPPLY

NOTE:  
BOTTOM OF WINDOW WELL  
WINDOW CLEAR OPENING TO BE  
NO MORE THAN 48" FROM TOP  
OF FINISHED FLOORING TO MEET  
EGRESS REQUIREMENTS

NOTE:  
SUPPLIER OF WINDOW WELL  
& WINDOW IS RESPONSIBLE  
FOR MEETING ALL LIGHT &  
EGRESS REQUIREMENTS PER THE UDC



## FOUNDATION PLAN

SCALE: 1/4"=1'-0"

8'-0" FOUNDATION WALL HGT.  
446 SQ. FT. (FUTURE AREA)

### NOTE:

EXTERIOR DIMENSIONS ARE SHOWN TO  
REFLECT HOUSE FRAMING WALLS HELD OUT  
1/2" FOR EXTERIOR WALL SHEATHING TO  
FLUSH OUT WITH 1" FOUNDATION FOAM.

### NOTE:

BUILDER RESPONSIBLE TO TRANSFER POINT LOADS FROM  
ABOVE THROUGH THE FLOOR SYSTEM, AND OTHER WALLS  
WITH SOLID BLOCKING DOWN TO FOUNDATION WALLS BELOW

### NOTES:

- FOUNDATION WALLS:  
HOUSE: 8" POURED CONCRETE WALLS 8'-0" HIGH
- THE FOLLOWING ITEMS ARE TO BE LOCATED IN THE  
FOUNDATION BY THE CONTRACTOR:  
BASEMENT WINDOWS FLOOR DRAINS  
ELECTRIC SERVICES WATER HEATER  
SUMP PIT & PUMP FURNACE
- BUILDER TO PROVIDE HEADERS AT BASEMENT WINDOWS
- POURED CONCRETE FOOTINGS TO BEAR ON  
UNDISTURBED SOIL BELOW THE FROST LINE.
- STEEL COLUMNS TO SUPPORT 12000 LBS  
UNLESS NOTED OTHERWISE.
- ASSUMED SOIL BEARING CAPACITY IS 2000 PSF. FOOTING  
SIZES MUST BE ADJUSTED FOR VARYING SOIL CONDITIONS.
- FOUNDATION WALLS ARE ASSUMED TO BE UNREINFORCED 3000 PSI  
CONCRETE. WALLS ARE DESIGNED PER UDC TABLE 2.15-B BASED  
ON HEIGHT OF UNBALANCED FILL.

### NOTE:

BUILDER RESPONSIBLE TO TRANSFER  
POINT LOADS FROM ABOVE, THROUGH  
FLOOR SYSTEM, AND OTHER WALLS  
WITH SOLID BLOCKING DOWN TO  
FOUNDATION WALLS

### IMPORTANT NOTE:

- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN  
THE PREPARATION OF THESE ARCHITECTURAL PLANS, THE ARCHITECT  
GENERAL CONTRACTOR MUST REVIEW ALL DIMENSIONS, DETAILS  
AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY  
HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DWELLING CODE AND  
LAYOUT DRAINAGE FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL  
PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

CUSTOM DESIGNED FOR:  
**GREATER GREEN BAY  
HABITAT FOR HUMANITY**

JOE NAME: 922 Silver St. - Garage Back

DRAWN BY: A.M. DALLAU

DATE: 25 Jun 2016

REVISIONS:

SG. FT.

SCALE: 1/4" = 1'-0"

PLAN NO.: 16-012-R

OFFICE: (920) 486-5080  
FAX: (920) 484-3570  
1950 LARGEN ROAD  
P.O. BOX 10007  
GREEN BAY, WI 54307

COMPONENTS:  
PHONE: (920) 486-5084  
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1745 MORRIS TERRACE  
GREEN BAY, WI 54303

**Wisconsin**  
**BUILDING SUPPLY**

USE THE FOLLOWING SCHEDULE IF DRICORE PANELS ARE NOT INSTALLED

| Plan Code | Count | Library Name  | R.O. Width | R.O. HT. | Header Width | Shoulder Stud & No. Each Side |
|-----------|-------|---------------|------------|----------|--------------|-------------------------------|
| 4-0       | 2     | Bypass Door   | 48"        | 83 1/2"  | 51"          | (1) 82"                       |
| 2-8       | 4     | Interior Door | 34"        | 83 1/2"  | 37"          | (1) 82"                       |

USE THE FOLLOWING SCHEDULE IF DRICORE PANELS ARE INSTALLED

| Plan Code | Count | Library Name  | R.O. Width | R.O. HT. | Header Width | Shoulder Stud & No. Each Side |
|-----------|-------|---------------|------------|----------|--------------|-------------------------------|
| 4-0       | 2     | Bypass Door   | 48"        | 82 1/2"  | 51"          | (1) 81"                       |
| 2-8       | 4     | Interior Door | 34"        | 82 1/2"  | 37"          | (1) 81"                       |

## An aerial photograph of a residential street named Silver St, which runs diagonally from the bottom left to the top right. The street is flanked by property lots, each labeled with a large white address number and a smaller green parcel number. The addresses on the left side of the street, from top to bottom, are 922, 926, 930, 1422, 1007, 1011, 1015, and 1014. The addresses on the right side, from top to bottom, are 914, 918, 922, 1438, 1450, 1007, and 1011. The parcel numbers are visible in green text on many of the lots. The street name 'SILVER ST' is written in large, bold, white capital letters across the middle of the image. The background shows a mix of green grass, trees, and some buildings.



03/23/2016  
Scale 1:720