



Board of Appeals

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Agenda

Monday, March 24, 2014	4:45 PM	De Pere City Hall Council Chambers
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Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a Regular Meeting of the **Board of Appeals** of the City of De Pere will be held on **March 24, 2014** at **4:45 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

Call to Order

1. Approval of the minutes of the February 24, 2014 Board of Appeals meeting.
2. Request submitted by Chad Weiss, 707 N. Superior Street, De Pere, Wisconsin to construct a detached garage on the property located at 707 N. Superior Street, De Pere, Wisconsin which would require a twenty (20) square foot size variance.
3. Request submitted by PEDS LLC, P.O. Box 5512, De Pere, Wisconsin to construct an office building on the property located at 785 Scheuring Road, De Pere, Wisconsin which would require an additional two (2) foot rear yard setback variance. Note: A 15' rear yard setback variance was previously approved on July 22, 2013.

Adjournment

Any person wishing to attend who, because of disability, requires special accommodations should contact the office of the Building Inspector at 339-4053 by noon on Monday, March 24, 2014 so that arrangements can be made.

AGENDA SENT TO:

Board Members
Chad Weiss
PEDS LLC
Arms of Angels Inc.
Christopher & Tami Olsen
Michael & Sarah Bressers
Mary & Betty Baeten
Mary Schall
Steven Antolec

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

MEETING DATE: March 24, 2014

DEPARTMENT: Board of Appeals

FROM: David Hongisto

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

ATTACHMENTS:

- BOA_Minutes_Feb2014_draft (PDF)



Board of Appeals

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Draft Minutes

Monday, February 24, 2014

4:45 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 4:50 PM by Board Member Thomas Keidatz

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

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

2. Approval of the minutes of the November 11, 2013 Board of Appeals meeting.

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

3. Request submitted by Donald Jr. & Julie Long, 225 Nicolet Place, De Pere, Wisconsin to construct an addition to the residence on the property located at 225 Nicolet Place, De Pere, Wisconsin which would require a ten (10) foot rear yard setback variance. Keidatz read the notice of public hearing. Building Inspector Hongisto reviewed the variance request, and reported that the neighbors have provided written documentation indicating that they have no objections to the variance. Owner Donald Long Jr. then addressed the board via telephone conference call and explained the project. The board unanimously approved the variance request. Keidatz noted that based upon the evidence, granting the request will not be detrimental to the neighborhood and will not impede any sight lines. The property owner must obtain the necessary permits and construction must commence within six months.

RESULT: ADOPTED [UNANIMOUS]
AYES: De Groot, Keidatz, Peebles, Schipper, Vande Hei
EXCUSED: John Fairchild

4. Request submitted by Michael Hartmann, 923 Georgia Drive, De Pere, Wisconsin to construct an underground storage cave and lounge on the property located at 1106 Fox River Drive, De Pere, Wisconsin which would require a thirty (30) foot corner side yard setback variance and a 260 square foot size variance. Keidatz read the notice of public hearing and reported that the neighbors have provided written documentation indicating they have no objections to the variances. Building Inspector Hongisto reviewed the variance requests. The original proposal was tabled in November; the petitioner is now back before the board with a revised site plan. The boathouse has been eliminated, and the plan for the storage cave with a south side lounge area has been redesigned. The homeowners are proposing to cut the north wall down two feet to accommodate neighbors' sight lines. Owner Michael Hartmann addressed the board. He stated that he met with neighbors on both sides of the property and they had a

dialogue about their concerns with the original proposal. The Hartmanns then met with their architect to revise the plan. They moved everything away from the shore to minimize visual impact. They feel they have come up with a solution that benefits everyone, and they are happier with this option than with the original plan. Discussion followed regarding fence height and style, as well as preservation of trees that had been a concern. The board voted unanimously to approve the variance requests, with the stipulation that the fence type must remain see-through. Keidatz noted that based upon the evidence, the variance requests as outlined meet statutory requirements, do not detract from the neighborhood, and do not unnecessarily impinge on the neighbors' views. The property owners must obtain the necessary permits and construction must commence within six months.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	De Groot, Keidatz, Peebles, Schipper, Vande Hei
EXCUSED:	John Fairchild

Adjournment

Motion was made by Keidatz, seconded by Vande Hei, to adjourn the meeting at 5:15 p.m. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen

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

MEETING DATE: March 24, 2014

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Request submitted by Chad Weiss, 707 N. Superior Street, De Pere, Wisconsin to construct a detached garage on the property located at 707 N. Superior Street, De Pere, Wisconsin which would require a twenty (20) square foot size variance.

ATTACHMENTS:

- 707 N Superior (PDF)

Publish: March 14, 2014

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that a public hearing will be held before the Zoning Board of Appeals of the City of De Pere, Brown County, Wisconsin, on Monday, March 24, 2014 at 4:45 p.m. in the Common Council Chambers, Second Floor, City Hall, 335 S. Broadway Street, De Pere, Wisconsin, on the following matter:

An appeal for a variance of the City of De Pere Municipal Code, Chapter 14-12(2) submitted by Chad Weiss, 707 N. Superior Street, De Pere, Wisconsin. Said appeal requests a building permit to construct a detached garage on the property located at 707 N. Superior Street, De Pere, Wisconsin which would require a twenty eight (28) square foot size variance.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14-12(2) which allows a maximum 700 square foot detached accessory building.

Dated this 12th day of March, 2014.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

Attachment: 707 N Superior (2003 : Chad Weiss 707 N. Superior Street)

CITY OF DE PERE APPLICATION FOR VARIANCE		FEE: \$100.00 \$120.00 RECEIPT # <u>CK #2820</u> DATE: <u>3-20-14</u>
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Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: Chad Weiss

Mailing Address: 707 N. Superior St De Pere

E-mail Address: chadew1276@yahoo.com

Phone: 920-562-6003

Signature: [Signature] Date: 3/6/14

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

Agent: Name: _____

Mailing Address: _____

E-mail Address: _____

Phone: _____

Signature: _____ Date: _____

B. Property Information:

Tax Key/Parcel: ED-123

Address/Location of Property: 707 N. Superior St De Pere WI 54115

Legal Description: J.B. Broekman's Plat
Lot 9

Parcel Dimensions: 60' x 137'

Parcel Area: 8225 SF

Zoning: residential

SCANNED

Attachment: 707 N Superior (2003 : Chad Weiss 707 N. Superior Street)

C. Variance Application:

De Pere Municipal Code, Section(s): Chapter 14.12 (2)

Ordinance Provision(s): Allows a maximum 700 square foot detached accessory building

Proposed Use: 26' x 28' detached garage

Variance(s) Requested: 728^{sqt} garage ~~space~~ but ordinance starts none over 700^{sqt}. (28 square foot size variance).

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

no street access to driveway - only dead end access by use of alley.

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:

we only have alley access to our driveway so no one else would be effected because of the dead end access.

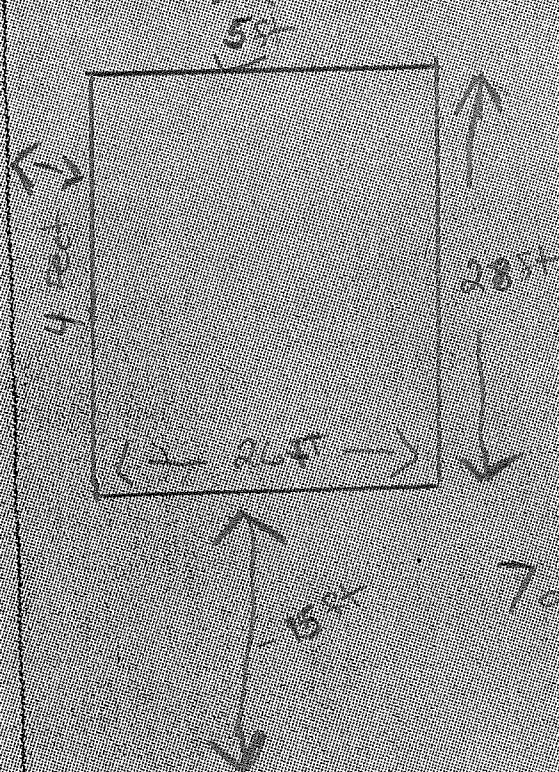
Additional comments may be included in the form of a letter to the Zoning Board of Appeals and attached to this application.

.09

ED-123

807 N Superior

89225 St



ALLEY





This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising this map.

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



Scale 1:480

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

MEETING DATE: March 24, 2014

DEPARTMENT: Board of Appeals

FROM: David Hongisto

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

ATTACHMENTS:

- 785 Scheuring Rd (PDF)

Publish: March 14, 2014

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that a public hearing will be held before the Zoning Board of Appeals of the City of De Pere, Brown County, Wisconsin, on Monday, March 24, 2014 at 4:50 p.m. in the Common Council Chambers, Second Floor, City Hall, 335 S. Broadway Street, De Pere, Wisconsin, on the following matter:

An appeal for a variance of the City of De Pere Municipal Code, Chapter 14.50 (a) (E)(b) submitted by PEDS LLC, P.O. Box 5512, De Pere, Wisconsin. Said appeal requests a building permit to construct a new building on the property located at 785 Scheuring Road, De Pere, Wisconsin which would require an additional two (2) foot rear yard setback variance. Note: A 15' rear yard setback variance was previously approved on July 22, 2013.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14.50 (a) (E) (b) which requires a 25' rear yard setback.

Dated this 12th day of March, 2014.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

Attachment: 785 Scheuring Rd (2004 : PEDS LLC 785 Scheuring Rd)

	CITY OF DE PERE APPLICATION FOR VARIANCE	Fee: \$ 120.00
		Receipt #: 90682
		Date: 3-20-14

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information			
Applicant Name (Ind., Org. or Entity) <i>PEDS L.L.C.</i>	Authorized Representative <i>MARK E SODERLUND</i>	Title <i>OWNER</i>	
Mailing Address <i>PO 5512</i>	City <i>DE PERE</i>	State <i>WI</i>	ZIP Code <i>54115</i>
Email Address <i>sodie5141@gmail.com</i>	Phone Number (incl. area code) <i>920-655-8457</i>	Fax Number (incl. area code) <i>920-336-1475</i>	
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>785 Scheuring Rd</i>		Parcel Number(s):	
Legal Description: <i>ASSESSOR'S PLAT OF W DE PERE NLY 181 FT OF WEST 98 FT OF LOT 188 LYING EAST OF WPS HWY & SOUTH OF C/L SCHEURING ST EX ST & EX PATRIOT WAY</i>		<i>WD-207-1</i>	
SECTION 4: Variance Information			
Section of De Pere Code which creates need for Variance:	<i>14.50 (a) (E) (b)</i>		
Ordinance Provision:	<i>REQUIRES a 25' YEAR YARD SETBACK</i>		
Project Description:	<i>OFFICE BUILDING</i>		
Variance Requested:	<i>2' rear yard setback VARIANCE</i> <i>NOTE: A 15' rear yard setback VARIANCE WAS PREVIOUSLY APPROVED ON JULY 22, 2013.</i>		
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	<i>SEE ATTACHED LETTER</i>		
Describe the hardship(s) that would result if the variance is not granted:	<i>" "</i>		
Describe how the variance would not have adverse effects on surrounding properties:	<i>" "</i>		

SCANNED

Attachment: 785 Scheuring Rd (2004 : PEDS LLC 785 Scheuring Rd)

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>MARK E SODERLUND</i>	Title <i>OWNER</i>	Phone Number <i>920-655-8457</i>
Signature of Applicant <i>Mark E Soderlund</i>		Date Signed <i>3-3-14</i>

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

PEDS LLC
P.O. Box 5512
De Pere, WI 54115

March 3, 2014

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

RE: 785 Scheuring Road

Dear Board Members,

I am applying for a 2' rear yard setback variance for an office building that I am constructing at 785 Scheuring Road. Last July 22nd I was granted a 15' rear yard setback variance by the Board of Appeals allowing my structure to be 10' feet from the south lot line. The Plan Commission also approved my site plan and I have had the foundation poured. Because of the irregular shaped lot and a large tree on the south lot line the foundation wall was inadvertently staked out and poured 8' from the lot line thus being 2' too close to the lot line. I was preparing to rip out the foundation when I spoke to Jerry Robarge, owner of 1700 Patriot Way (a rental property next door). He told me that he felt it was unnecessary to remove the foundation and would support me in requesting an additional 2' variance. Attached is a letter that he prepared and signed.

Please accept my apologies in taking up your time for this request. Allowing the foundation to remain will still allow for a 10' separation between buildings and help avoid incurring a substantial cost. I am only requesting this variance because Mr. Robarge supports it. I thank you in advance for your approval of this small request. I can be contacted at 655-8457 if you have any questions.

Respectfully,



Mark E. Soderlund

Attachment: 785 Scheuring Rd (2004 : PEDS LLC 785 Scheuring Rd)

Arms of Angels Inc.
P.O. Box 2907
Kingsford, MI 49802

March 19, 2014

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

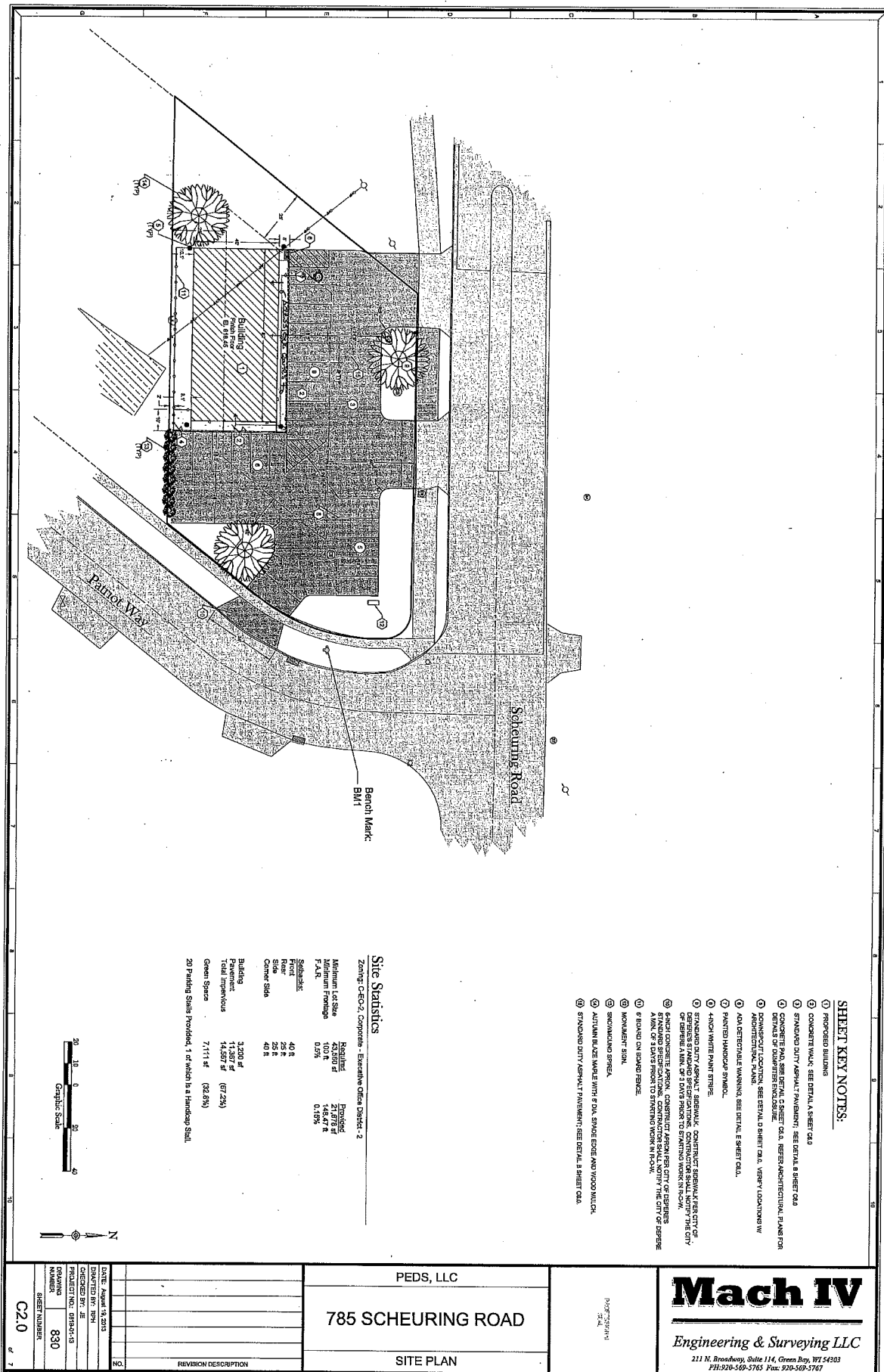
Dear Board Members,

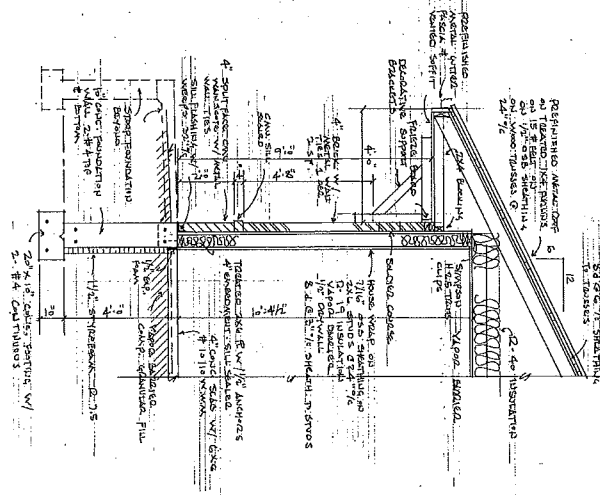
I am the owner of a rental property located at 1700 Patriot Way that is located next to 785 Scheuring Road, De Pere, Wisconsin. It is my understanding that Mark Soderlund from PEDS LLC is requesting an additional 2' rear yard setback variance for a new office building at this site. I have no objection to this small request and recommend that the Zoning Board of Appeals approve the variance.

Respectfully,

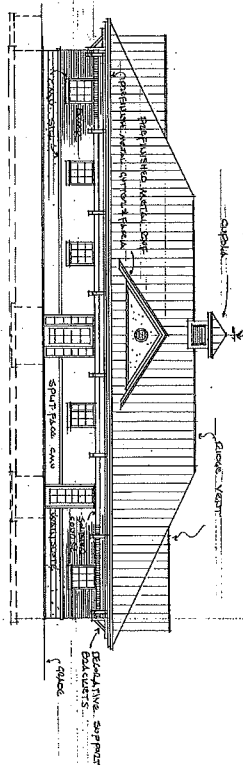

Jerry Robarge

Attachment: 785 Scheuring Rd (2004 : PEDS LLC 785 Scheuring Rd)

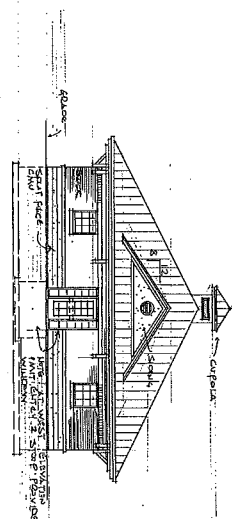


$$\text{Solve } \frac{1}{2} = \frac{1}{10}$$


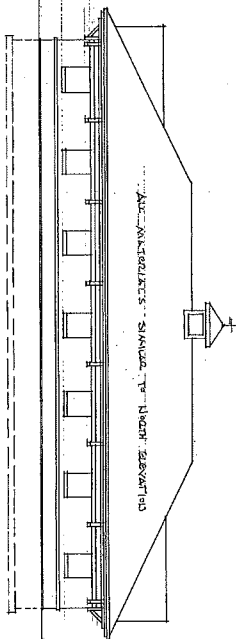
NORTH - ELEVATION SCALE: 1/8" = 1'-0"



EAST-ELEVATION SCALE: 1/8"=1'-0"



SOUTH ELEVATION Scale: 1/8" = 1'0"



NOTE:
ALTHOUGH EVERY EFFORT
HAS BEEN MADE IN PREPARING
THIS ADVERTISING GUIDE,
THESE ARE NOT A GUARANTEE
OF CONTRACTOR LIST CHECK ALL
DETAILS, DIMENSIONS AND
CONDITIONS AND REPORT ANY
DISCREPANCIES TO THE
ADVERTISING BOARD.
CONSTRUCTION

2665 Maple Hills Dr., Green Bay WI 54613
Office: (920) 844-0753 Cell: (920) 655-8429
Carpenter@gmail.com

NEW OFFICE BUILDING
P&O'S, LLC
785 SCHAUBMAN RD.
DE PERE, WI.

LLOYD CARPENTER ARCHITECT LLC
2663 Maple Hill Dr., Green Bay, WI 54613
Tel: (920) 434-0753 Cell: (920) 654-1829
Carp.arch@gmail.com
New office building
P.O.'s, LLC
785 Scheuading Rd.
De Pere, WI.

DATE: 04/14/13
FILE: 2
JOB NO. 091913
2