



Board of Appeals

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Agenda

Monday, February 23, 2015	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 meeting of the **Board of Appeals** of the City of De Pere will be held on **February 23, 2015** 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 November 17, 2014 Board of Appeals meeting.
3. Request submitted by the Kini Revocable Trust, 1000 Fox River Drive, De Pere, Wisconsin to construct an attached garage on the property located at 1000 Fox River Drive, De Pere, Wisconsin which would require a 4.2' interior side yard setback variance and a 4' front yard setback variance.
4. Request submitted by Tom & Julie Flis, 833 Urbandale Avenue, De Pere, Wisconsin to construct an addition to an attached garage on property located at 833 Urbandale Avenue, De Pere, Wisconsin which would require a three (3) foot interior side yard setback variance.

Adjournment

Any person wishing to attend who, because of disability, requires special accommodations should contact the office of the Building Inspector at 339-4053 by Noon on Monday, February 23, 2015 so that arrangements can be made.

AGENDA SENT TO:

Board Members
Kini Revocable Trust
Tom & Julie Flis
Kim & Cynthia Lasecki
Natalie Stankevych
Patrick DeLorey
Edda Quigley

City of De Pere, Wisconsin



Request For Board of Appeals Action

MEETING DATE: February 23, 2015

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Approval of the minutes of the November 17, 2014 Board of Appeals meeting.

ATTACHMENTS:

- BoA_Nov2014_Minutes_Draft (PDF)



Board of Appeals

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Draft Minutes

Monday, November 17, 2014

4:45 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 4:45 PM by Board Member Thomas Keidatz

Attendee Name	Title	Status	Arrived
James Stadler	Board Member	Present	
Roger Galler	Board Member	Present	
Bob De Groot	Board Member	Present	
Thomas Keidatz	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 September 22, 2014 Board of Appeals meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bob De Groot, Board Member
SECONDER:	William Vande Hei, Board Member
AYES:	Stadler, Galler, De Groot, Keidatz, Schipper, Vande Hei

3. Request submitted by Brett Anderson, 109 N. Ontario Street, De Pere, Wisconsin to construct an addition to a detached garage on the property located at 109 N. Ontario Street, De Pere, Wisconsin which would require a three (3) foot interior side yard setback variance.

Keidatz read the notice of public hearing, and Hongisto reviewed the variance request. Mr. Anderson then addressed the board, explaining his plans for the proposed addition. Keidatz polled the board members, who voted unanimously in favor of approving the request. He noted that with the stipulation that water runoff be directed away from the abutting property, the request is reasonable and it would create a hardship to deny it. The granting of the variance will not be detrimental to the surrounding area. A building permit must be obtained prior to commencing work.

4. Request submitted by Catherine Henderson, 614 N. Superior Street, De Pere, Wisconsin to construct a replacement detached garage on the property located at 614 N. Superior Street, De Pere, Wisconsin which would require a six (6) foot interior side yard setback variance.

Keidatz read the notice of public hearing, and Hongisto reviewed the variance request. The original garage has been removed due to storm damage; the property owner wants to rebuild on the same footprint. Keidatz polled the board members, who voted unanimously in favor of approving the request. He noted that with the stipulation that water runoff be directed away from the abutting property, the request is reasonable and it would create a hardship to deny it. The granting of the variance will not be detrimental to the surrounding area. A building permit must be obtained prior to commencing work.

Attachment: BoA_Nov2014_Minutes_Draft (3124 : Approval of the minutes of the November 17, 2014 Board of Appeals)

Adjournment

Schipper motioned, seconded by Galler, to adjourn the meeting at 5:05 PM. Upon voted, motion carried unanimously.

Respectfully submitted,
Carey Danen

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

MEETING DATE: February 23, 2015

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Request submitted by the Kini Revocable Trust, 1000 Fox River Drive, De Pere, Wisconsin to construct an attached garage on the property located at 1000 Fox River Drive, De Pere, Wisconsin which would require a 4.2' interior side yard setback variance and a 4' front yard setback variance.

ATTACHMENTS:

- BoA_1000 Fox River Dr_Notice of Public Hearing (PDF)
- BoA_1000 Fox River Dr_Attachments (PDF)

Publish: February 13, 2015

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, February 23, 2015 at 4:45 p.m. in the Common Council Chambers, Second Floor, City Hall, 335 S. Broadway Street, De Pere, Wisconsin, on the following matter:

An appeal for a variance of the City of De Pere Municipal Code, Chapter 14.38 (6)(1)(b) and Chapter 14.37 (2)(c) submitted by the Kini Revocable Trust, 1000 Fox River Drive, De Pere, Wisconsin. Said appeal requests a building permit to construct a replacement attached garage on the property located at 1000 Fox River Drive, De Pere, Wisconsin which would require a 4.2 interior side yard setback variance and a 4' front 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 ten (10) foot interior side yard building setback and Chapter 14.37(2)(c) which requires an average front yard setback of 22'.

Dated this 11th day of February, 2015.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

Attachment: BoA_1000 Fox River Dr_Notice of Public Hearing (3125 : 1000 Fox River Dr)

CITY OF DE PERE APPLICATION FOR VARIANCE		FEE: ¹⁵⁰ \$120.00 RECEIPT # <u>100012</u> DATE: <u>2-19-15</u>
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Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: Kini Revocable Trust
Mailing Address: 1000 Fox River Drive DePere, WI
Phone: 819-2297
Signature: Mike Kim Date: FEB 9/15

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

Agent: Name: Pat Drury
Mailing Address: 3706 Creamery Rd DePere, WI
Phone: 619-2244
Signature: [Signature] Date: FEB 9/15

B. Property Information:

Tax Key/Parcel: ED 1459
Address/Location of Property: 1000 Fox River Drive
Legal Description: Assessor's Subd. of 1925 of Lot 2 of Whitney's Subd. of PC 36 E N 90' of Parcel J
Parcel Dimension: Approx 90' x 185'
Parcel Area: • 377 AC M/L
Zoning: R-1, Single Family Residence District

C: Variance Application:

De Pere Municipal Code, Section(s): 14.38(6)(1) b 14.37(2)(c)

Ordinance Provision(s): Requires a 10' interior side yard setback and a front yard (average of the block)

Proposed Use: Addition to residence (attached garage)

Variance(s) Requested: 4.2 interior side yard setback variance and a 4' front yard setback variance.

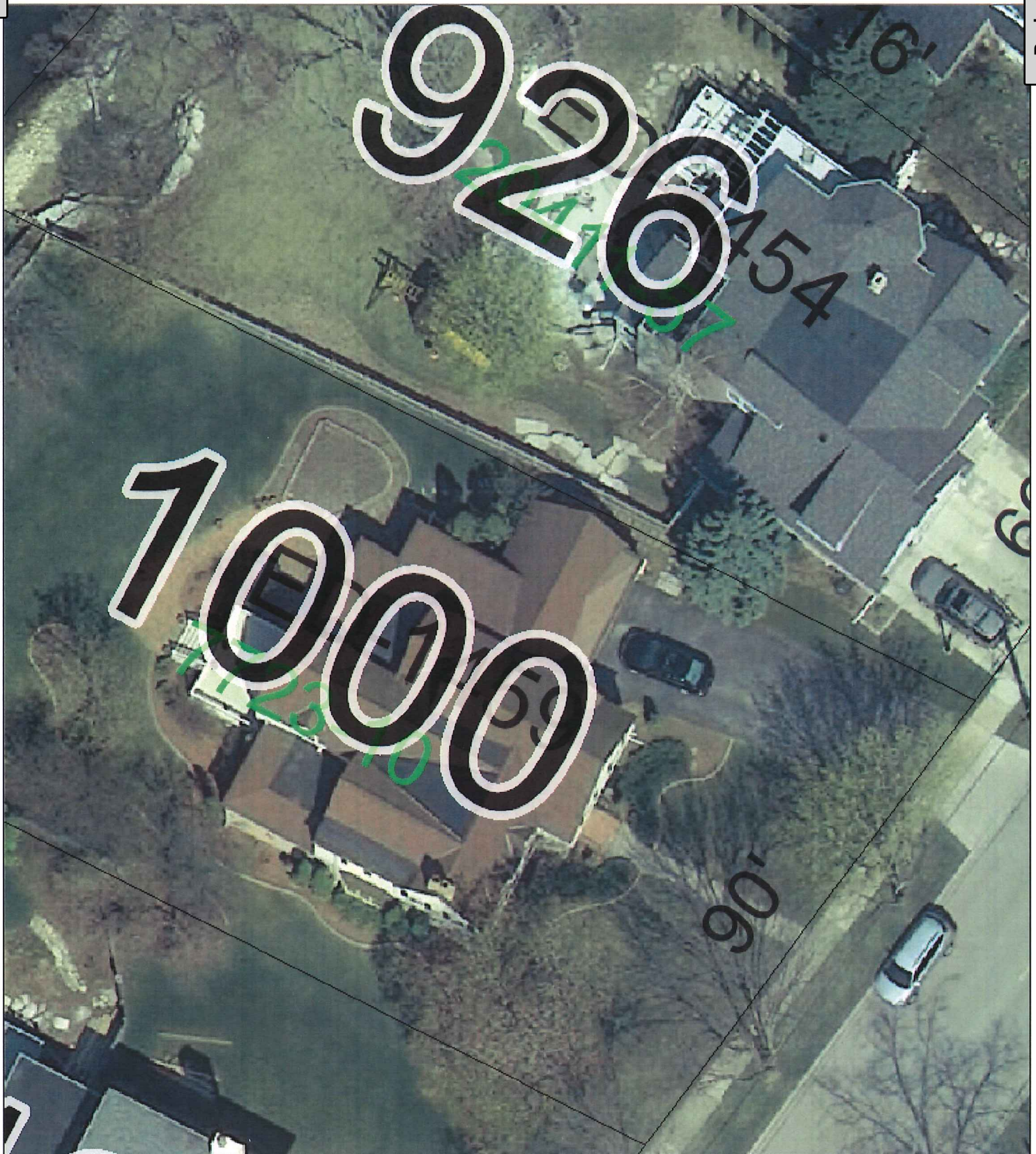
Describe the exceptional or extraordinary circumstances or conditions that apply to your property and not to surrounding properties:

Describe the hardship(s) that would result if the variance is not granted:

Describe how the variance would **not** have adverse affects on surrounding properties:

The variances will not impair an adequate supply of light and air to the neighboring property to the north.

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



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



02/19/2015
Scale 1:240

Sheet One of One
Project No.: C-1382
Drawing No.: L-8226-C

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

MEETING DATE: February 23, 2015

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Request submitted by Tom & Julie Flis, 833 Urbandale Avenue, De Pere, Wisconsin to construct an addition to an attached garage on property located at 833 Urbandale Avenue, De Pere, Wisconsin which would require a three (3) foot interior side yard setback variance.

ATTACHMENTS:

- BoA_833 Urbandale_Notice of Public Hearing (PDF)
- BoA__833 Urbandale_Attachments (PDF)

Publish: February 13, 2015

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, February 23, 2015 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 14.38 (6)(1)(b) submitted by Tom & Julie Flis, 833 Urbandale Avenue, De Pere, Wisconsin.

Said appeal requests a building permit to construct an attached garage addition on the property located at 1000 Fox River Drive, De Pere, Wisconsin which would require a three (3) foot interior side yard setback variance.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14.38(6)(1)(b) which requires a ten (10) foot interior side yard building setback.

Dated this 11th day of February, 2015.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

Attachment: BoA_833 Urbandale_Notice of Public Hearing (3126 : 833 Urbandale Av)



CITY OF DE PERE
APPLICATION FOR
VARIANCE

Fee: \$ 150.00

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) Tom & Julie Flis	Authorized Representative Paul De Leeuw, Architect	Title	
Mailing Address 833 Urbandale Avenue	City De Pere	State WI	ZIP Code 54115
Email Address tflis@itape.com	Phone Number (incl. area code) 920.819.6700	Fax Number (incl. area code)	

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

Name (Ind. Org. or Entity) same as above	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address: 833 Urbandale Avenue Legal Description: Urbandale Park 2dn ADD. to the City of De Pere	Parcel Number(s): ED-1387
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SECTION 4: Variance Information

Section of De Pere Code which creates need for Variance:	Setbacks <i>Chapter 14.38(6)(1)(b)</i>
Ordinance Provision:	10' Sideyard Setback
Project Description:	Garage addition to rear of residence
Variance Requested:	3' Sideyard Variance
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	The existing residence has a very small 1-car garage.
Describe the hardship(s) that would result if the variance is not granted:	There would be a car and trailer left in the driveway year round
Describe how the variance would not have adverse effects on surrounding properties:	The garage addition would be to the back of the home and fit the home aesthetically.

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.

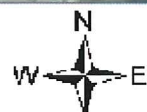
Name of Owner/Authorized Representative (please print) Paul De Leeuw, Architect	Title	Phone Number 920.819.6700
Signature of Applicant 		Date Signed 2-9-15

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

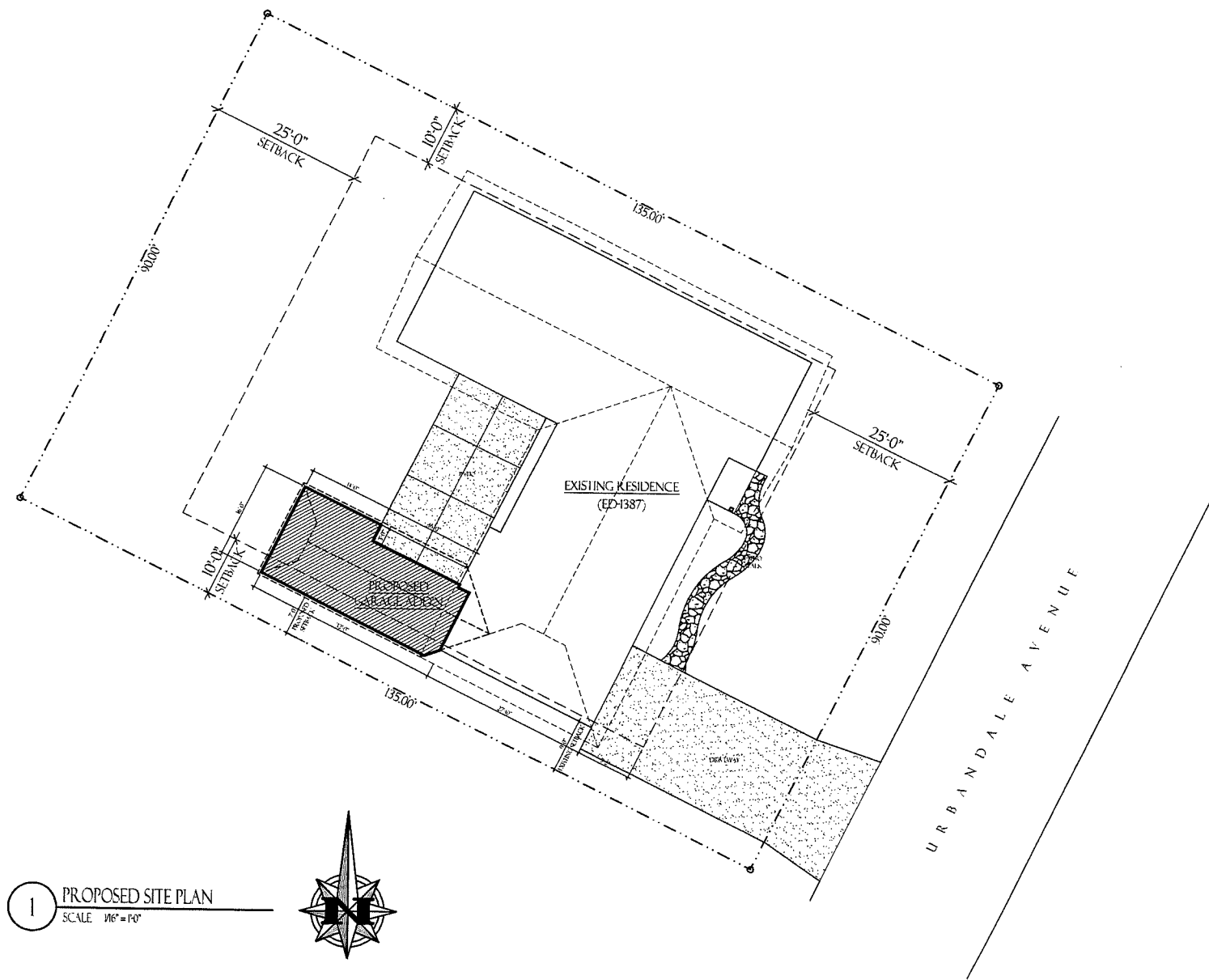


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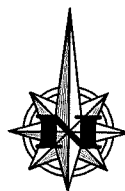
Map of De Pere, WI Provided By The De Pere Planning/GIS Department 2010

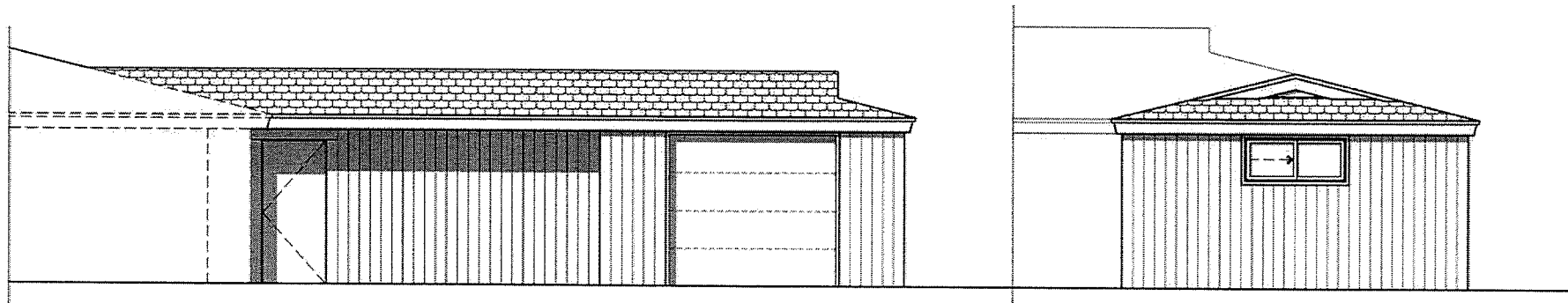
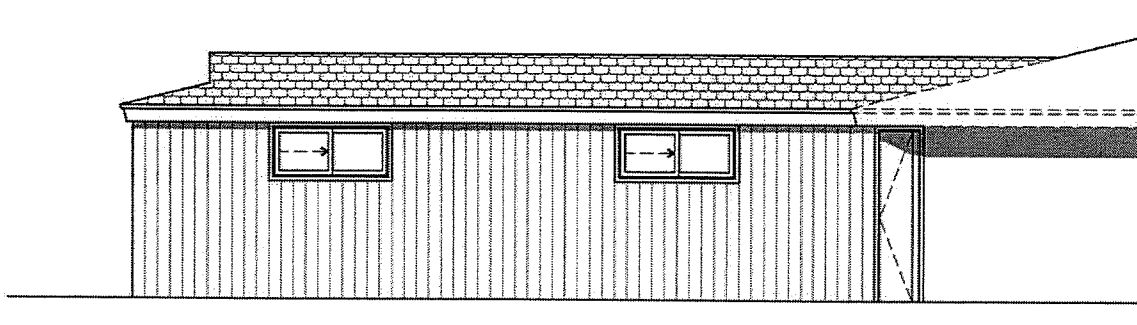


02/19/2015
Scale 1:240



1 PROPOSED SITE PLAN
SCALE 1/16" = 1'-0"



NORTH ELEVATIONWEST ELEVATIONSOUTH ELEVATION