



Board of Appeals

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Agenda

Monday, February 22, 2016	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 22, 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 November 23rd, 2015 Board of Appeals meeting.
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.
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.

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 Friday, February 19, 2016 so that arrangements can be made.

AGENDA SENT TO:

Board Members
Eric Vertz
Charles & Mary Anne Olsen
Robert E. Lee & Associates
Belmark, Inc.
Allied Tube & Conduit Corporation
Mask LLC
Allied Tube & Conduit Corp
WEL Real Estate II LLC
Flex LLC
Karen Classon
Jill Kieslich
Longhorn Investments LLC
Mary Van Dommelen
Todd & Nicole Gerbers

City of De Pere, Wisconsin



Request For Board of Appeals Action

MEETING DATE: February 22, 2016

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Approval of the minutes of the November 23rd, 2015 Board of Appeals meeting.

ATTACHMENTS:

- BoA_Nov2015_Minutes_Draft (PDF)



Board of Appeals

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Draft Minutes

Monday, November 23, 2015

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

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

2. Approval of the minutes of the September 21, 2015 Board of Appeals meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bob De Groot, Board Member
SECONDER:	James Stadler, Board Member
AYES:	Bob De Groot, Thomas Keidatz, James Stadler, Paul De Leeuw
EXCUSED:	Roger Galler, William Vande Hei

3. Request submitted by Ben Hermans, 1180 S. Erie Street, De Pere, Wisconsin to construct a detached garage on the property located at 1180 S. Erie Street, De Pere, Wisconsin which would require a variance to allow a detached garage in an interior side yard setback.

Keidatz read the notice of public hearing and Hongisto reviewed the variance request. The homeowner is proposing to construct a 16' x 20' shed within the side yard setback on the north side of his property. Hongisto noted that the lot is pie-shaped, which impacts the amount of room available in the rear yard. Property owner Ben Hermans explained that he obtained information from the building inspector prior to starting the project, but missed the requirement about staying within the rear yard setback. The concrete slab has been poured, but the garage has not been built yet. Mr. Hermans submitted a written statement at the meeting which he obtained from the abutting neighbors, stating that they have no objection to the proposed location of the garage. Discussion followed regarding the location of the concrete slab and the City's code requirements regarding size restrictions and the number of accessory buildings allowed. Keidatz polled the board members, who voted unanimously in favor of granting the variance. He noted that based upon the evidence and the unique characteristics of the lot, it would be a hardship not to grant the variance. The proposed structure is within size limitations, and does not create a vision obstruction. The homeowner must obtain the required permit(s) prior to commencing construction.

Adjournment

Bob De Groot motioned, seconded by Paul De Leeuw, to adjourn the meeting at 5:00 PM. Upon vote, motion carried unanimously.

Attachment: BoA_Nov2015_Minutes_Draft (4423 : minutes)

Respectfully submitted,
Carey Danen

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

MEETING DATE: February 22, 2016

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: 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.

ATTACHMENTS:

- BoA_953 Oakdale_Notice of Public Hearing (PDF)
- BoA_953 Oakdale_Attachments (PDF)

Publish: February 12, 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, February 22, 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, Chapters 14.38(6)(b), 14.12(2), and 14.55(8)(a)(2)(iii) submitted by Eric Vertz, 953 Oakdale Avenue, De Pere, Wisconsin. Said appeal requests a building permit to construct a detached garage on the property located at 953 Oakdale Avenue, De Pere, Wisconsin which would require a six (6) foot side yard setback variance, a 180 foot size variance, and a variance to allow a concrete drive to the lot line.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14.38(6)(b), which requires a ten (10) foot interior side yard setback; Chapter 14.12(2), which allows a maximum size of 700 square feet for an accessory building; and Chapter 14.55(8)(a)(2)(iii), which requires that the paved driveway be no closer than two (2) feet from the adjoining lot line.

Dated this 10th day of February, 2016.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

Attachment: BoA_953 Oakdale_Notice of Public Hearing (4424 : 953 Oakdale)

	CITY OF DE PERE APPLICATION FOR VARIANCE <i>c/c</i>	Fee: \$ 150.00
		Receipt #: <u>108451</u> Not in encode yet Date: <u>12-8-15</u>

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) <u>Eric Vertz</u>	Authorized Representative	Title	
Mailing Address <u>953 OAKDALE AVE</u>	City <u>DePere</u>	State <u>WI</u>	ZIP Code <u>54115</u>
Email Address	Phone Number (incl. area code) <u>(920) 212-9388</u>	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)	

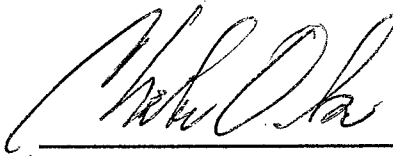
SECTION 3: Project or Site Location

Project Address: <u>953 OAKDALE AVE</u>	Lot <u>88' x 150'</u>	Parcel Number(s): <u>ED-135</u>
Legal Description: <u>NEW GARAGE</u>		

SECTION 4: Variance Information

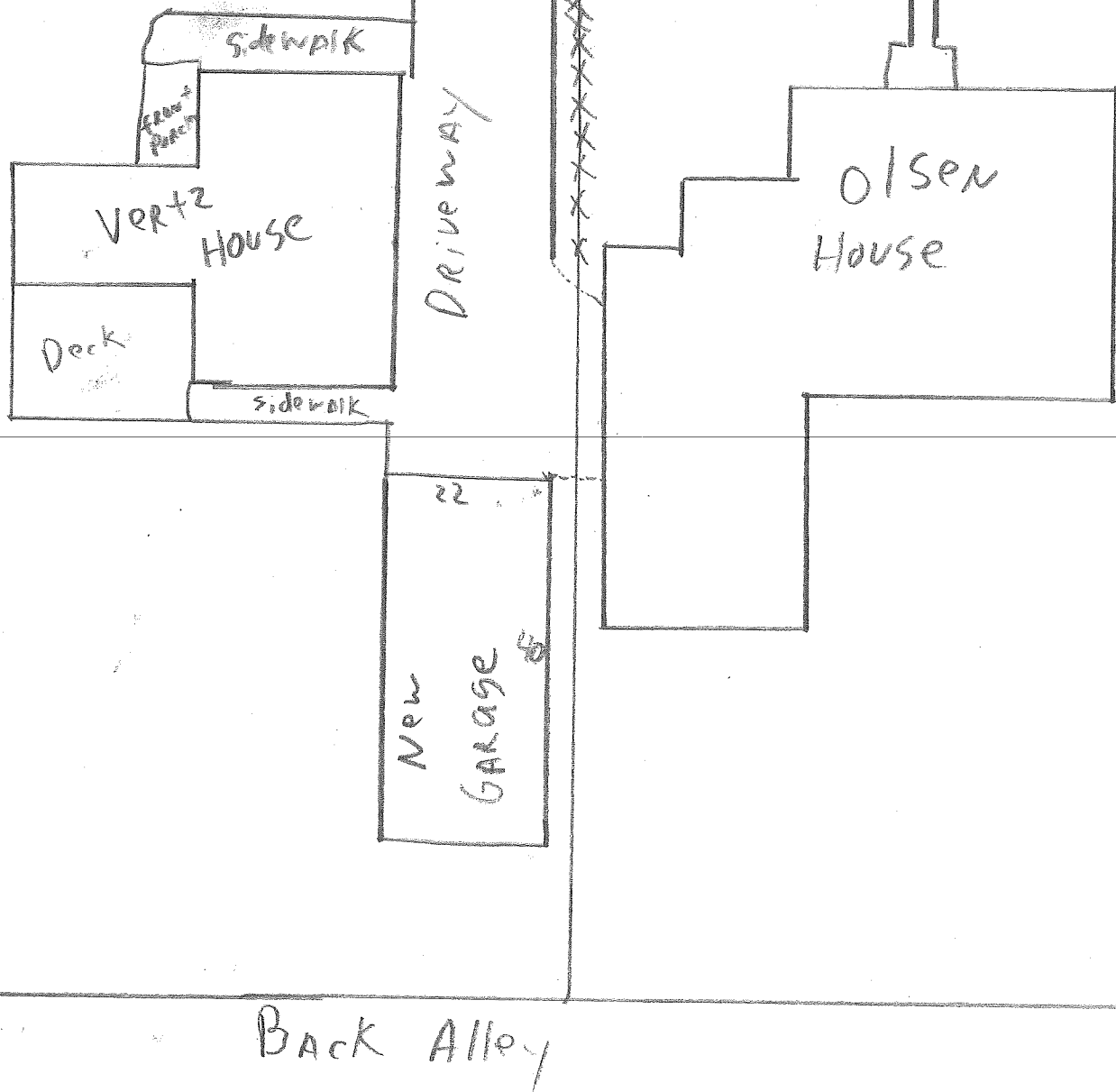
Section of De Pere Code which creates need for Variance:	<u>Mun 14.38 (6)(b), 14.12 (2)(1) & 14-55 (8)(a)(2)(iii)</u>
Ordinance Provision:	<u>14.38 (6)(b) Accessory side yard setback requires 6'</u> <u>14-12 (2) Accessory building shall not exceed 700 sq ft</u> <u>14-55 (8)(a)(2)(iii) - 2-foot concrete drive separation to side lot line</u>
Project Description:	<u>NEW 880 sq ft 22x40' accessory building</u> <u>constructed in same location as existing</u> <u>detached which shall be razed</u>
Variance Requested:	<u>5-foot interior side yard setback</u> <u>180 sq ft overage of required</u> <u>hard surface to interior lot line</u>
Describe the exceptional 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 effects on surrounding properties:	

This is a document for the new garage being built on 953 Oakdale ave in which a variance will be needed. All variances that will be needed for the project are listed on the application for variance from the city of De Pere. I as owner of the property on 953 Oakdale Ave have contacted all parties that would be affected and talked to them about the project and got the ok for the building, and all items in the variance. By signing this document, they agree I went through the project with them and what will be done, and agree it is ok to go through and build my garage to not only improve my property value but everyone else's in the neighborhood as well.

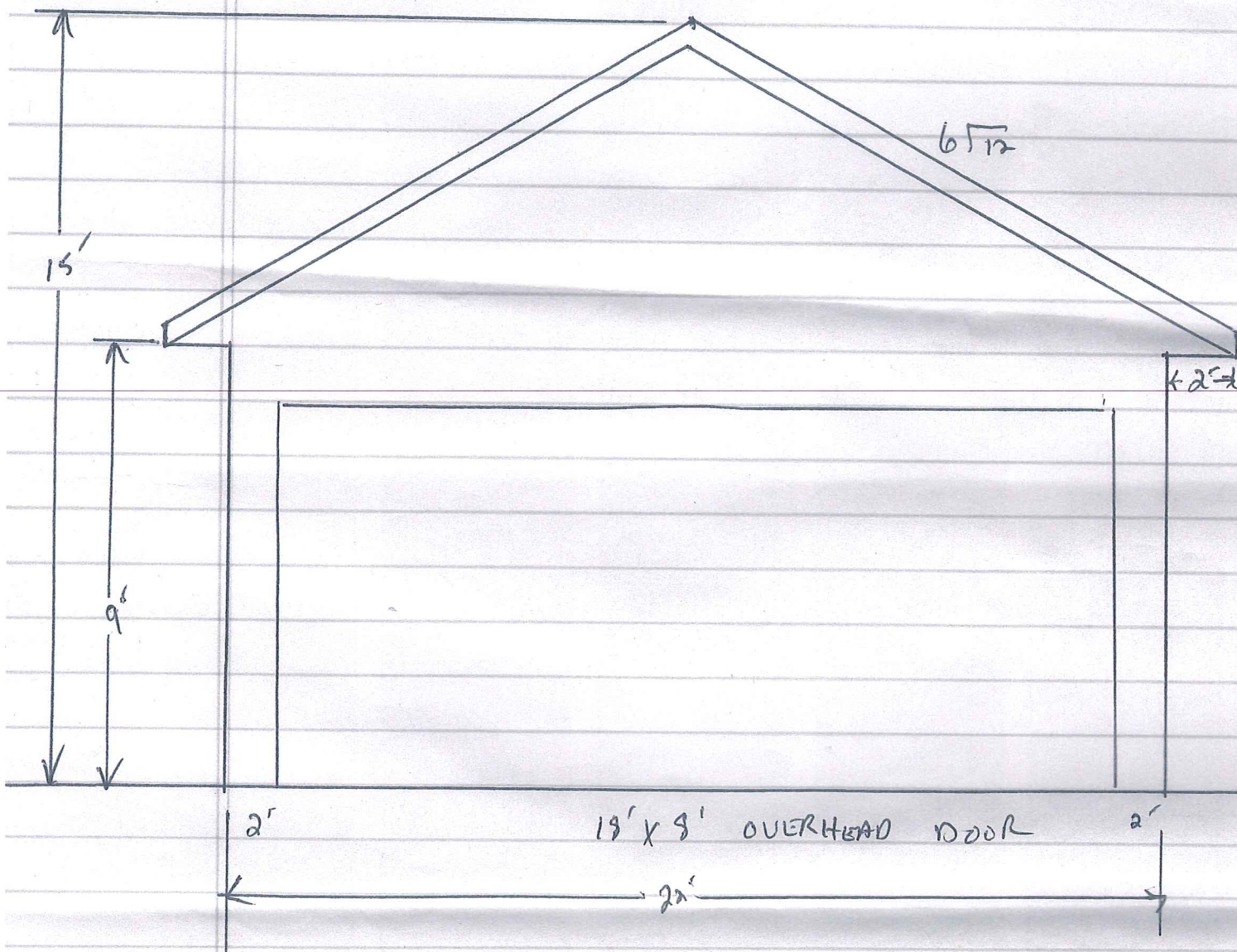
 12/8/15

The following signatures are from the people that would be affected by my garage being built and agree to it being built.

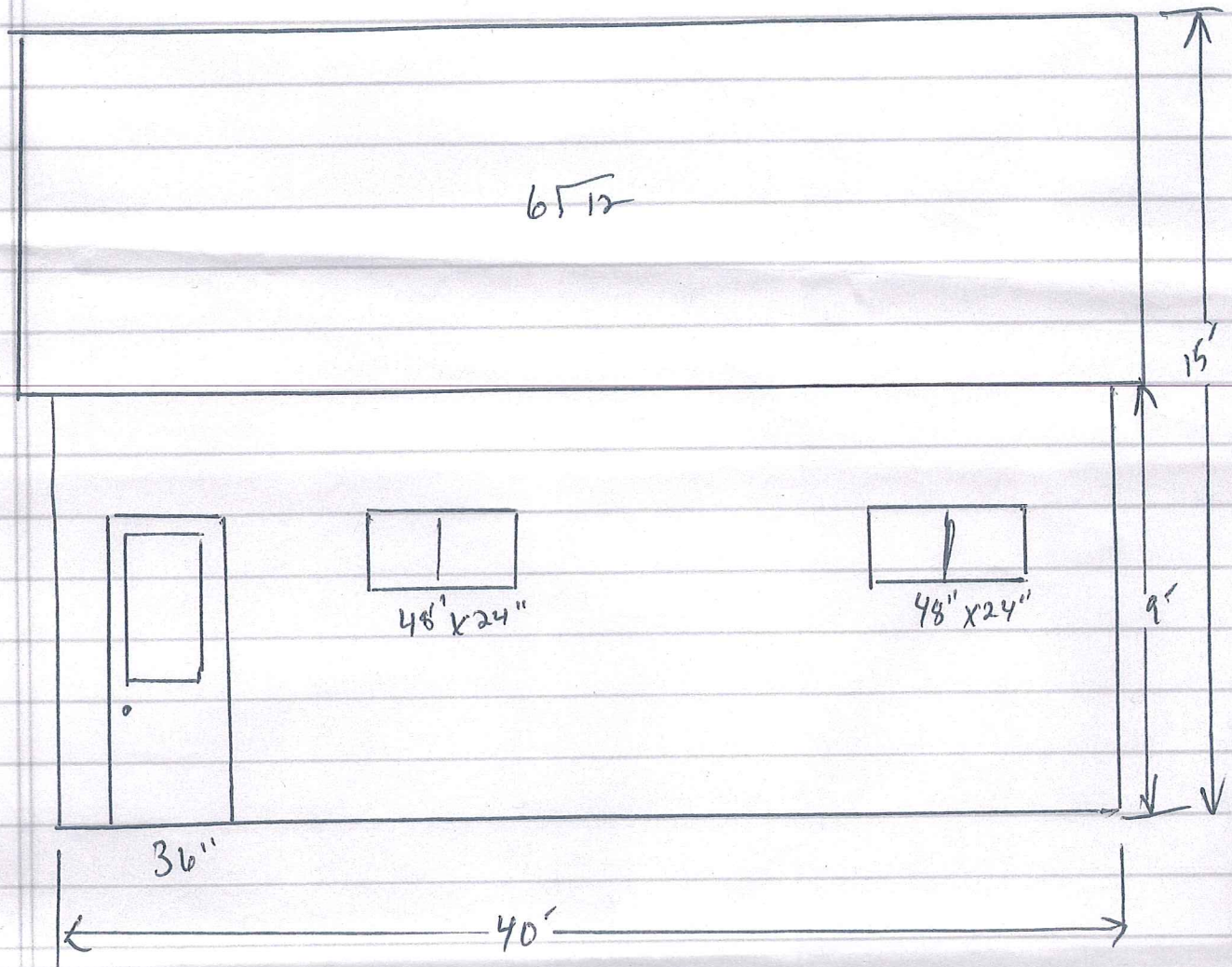
Eric A Vertz



"EAST ELEVATION" 953 OAKDALE



"NORTH ELEVATION" 953 OAKDALE



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

MEETING DATE: February 22, 2016

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: 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.

ATTACHMENTS:

- BoA_600 Heritage_Notice of Public Hearing (PDF)
- BoA_600 Heritage_Attachments (PDF)

Publish: February 12, 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, February 22, 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 14-49(8) submitted by Robert E. Lee & Associates. Said appeal requests a building permit 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 building setback.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14-49(8) which requires a forty (40) foot building setback.

Dated this 10th day of February, 2016.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector



RECEIVED
FEB - 8 2016
PLANNING DEPT.

CITY OF DE PERE
APPLICATION FOR
VARIANCE

Fee: \$ 160.00

Receipt #: 109615

Date: 2-8-16

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Robert E Lee and Associates	Authorized Representative Patrick H. Kuehl, P.E.	Title Project Manager
Mailing Address 1250 Centennial Centre Boulevard	City Hobart	State Wi ZIP Code 54155
Email Address pkuehl@releeinc.com	Phone Number (incl. area code) 920-544-4453	Fax Number (incl. area code) 920-662-9141

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

Name (Ind. Org. or Entity) Belmark, Inc.	Contact Person Karl Schmidt	Title President
Mailing Address 600 Heritage Road	City De Pere	State WI ZIP Code 54115
Email Address	Phone Number (incl. area code) 920-336-2848	Fax Number (incl. area code) 920-336-4577

SECTION 3: Project or Site Location

Project Address: 600 Heritage Legal Description: Lot 1, 41 CSM 274 & Lot 1, 12 CSM 125	Parcel Number(s): ED-F0094 & F0096
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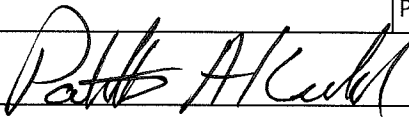
SECTION 4: Variance Information

Section of De Pere Code which creates need for Variance:	Chapter 14, Zoning Ordinance, Atrtical VIII, Part (8) Lot Requirements
Ordinance Provision:	40' Building Setback
Project Description:	Construction of Office Addition and Skywalk
Variance Requested:	Construct Columns/Piers for Skywalk within the 40' Setback
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	Belmark is a Campus of Manufacturing Facilities with hundreds of employees and like processes that are best utilized when they are connected safely & efficiently.
Describe the hardship(s) that would result if the variance is not granted:	Employees will need to cross Heritage Road to move between the two buildings. Employees utilize carts for moving materials and traffic is a safety concern.
Describe how the variance would not have adverse effects on surrounding properties:	The portion of the building that is in the set back is just the two columns supporting the skywalk as it crosses over the roadway. The columns are were set as far as structurally feasible to allow sufficient view when driving under. The columns are approximately 117 feet apart.

SECTION 5: Certification and Permission

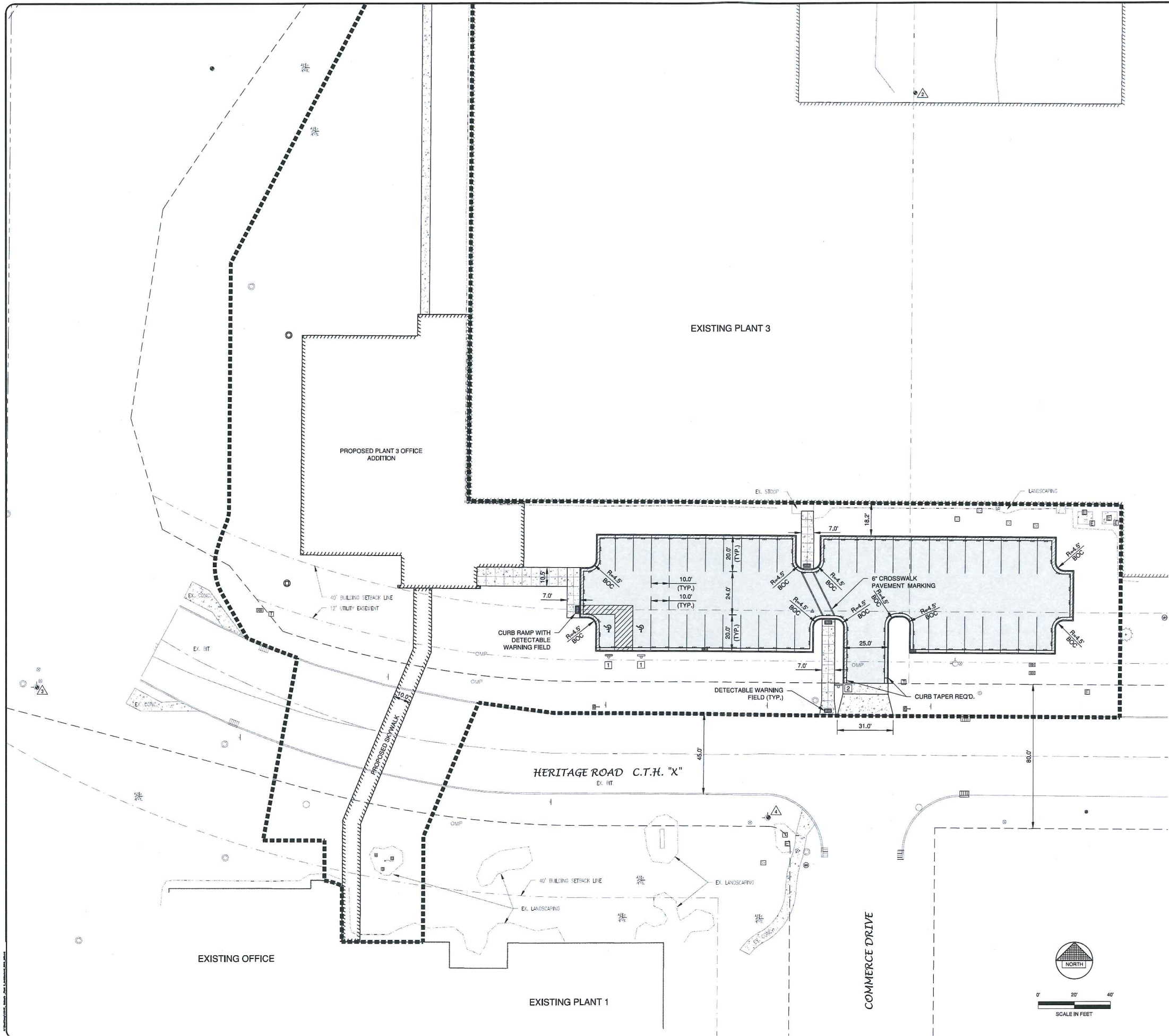
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Variance Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance 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) Patrick H. Kuehl	Title Project Manager	Phone Number 920-544-4453
Signature of Applicant 	Date Signed 2/6/16	

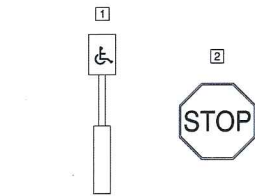
Maps and scaled drawings which help explain the request are strongly encouraged. Attach additional sheets if necessary.





BENCHMARK		
FIELD VERIFY BENCHMARKS FOR ACCURACY.		
NO.	DESCRIPTION	EL.
1	NORTHEAST CORNER OF RETAINING WALL	629.25
2	NORTHEAST CORNER OF STOOP	630.35
3	TAG BOLT ON HYDRANT	627.58
4	"T" IN TERN ON HYDRANT	630.53

- LEGEND**
- CONCRETE PAVEMENT
 - ASPHALT PAVEMENT
 - PROPOSED 18" CURB & GUTTER (UNLESS OTHERWISE NOTED)
 - PROPOSED SHEDDING CURB & GUTTER
 - HANDICAPPED PARKING
 - INDICATES NUMBER OF PARKING STALLS



*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

NOTE
ALL AREAS DESIGNATED AS "GREEN SPACE" OR "LAWN" SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PRELIMINARY - NOT FOR CONSTRUCTION

Robert F. Lee & Associates, Inc.
ENGINEERING ARCHITECTS & PLANNERS
1250 CENTRAL AVENUE, SUITE 200
DE PERE, WISCONSIN 54115
TEL: 920.241.1111 FAX: 920.241.1112
WWW.RFLA.COM

DRAWN: LLP		CHECKED: PHK
DATE: 02/08/2016		SCALE: C1.3
PROJECT NO: 15147		REV: 01

DETAILED SITE PLAN

PLANT 3 - OFFICE ADDITION AND SKYWALK
BELMARK, INC.
633 Heritage Road
De Pere, WI 54115

belmark
Label Solutions to Business Problems

Performa
ARCHITECTS & ENGINEERS
1201 WISCONSIN ST., SUITE 100
DE PERE, WI 54115
TEL: 920.241.1111 FAX: 920.241.1112
WWW.PERFORMA-INC.COM