



Board of Appeals

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Agenda

Monday, October 28, 2013	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 **October 28, 2013** 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. Review of minutes of the regular meeting on August 26, 2013 meeting.
3. Request submitted by Paul & Bonnie Hoeft, 711 Waubaunuqua Trail, De Pere, Wisconsin to construct a 9' x 18' addition to an attached garage on the property located at 711 Waubaunuqua Trail, De Pere, Wisconsin which would require a four (4) foot interior side yard setback variance.
4. Request submitted by Rich & Courtney Starry, 863 E. St. Francis Road, De Pere, Wisconsin to construct a garage addition on the property located at 863 St. Francis Road, De Pere, Wisconsin which would require a five (5) 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 Friday, October 25, 2013 so that arrangements can be made.

City of De Pere, Wisconsin



Request For Board of Appeals Action

MEETING DATE: October 28, 2013

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Review of minutes of the regular meeting on August 26, 2013 meeting.

ATTACHMENTS:

- Board of Appeals_Minutes_8-26-13 (PDF)

DRAFT

ZONING BOARD OF APPEALS
De Pere, Wisconsin – August 26, 2013

A meeting of the De Pere Zoning Board of Appeals was held today at 4:45 p.m. in the De Pere City Hall Council Chambers.

Chairman Tom Keidatz called the meeting to order at 4:45 p.m. Roll call was taken, and the following members were present: Jason Peebles, Alice Schipper, Bob De Groot, and Tom Keidatz. Members excused: John Fairchild and Bill Vande Hei. Also present: Building Inspector Dave Hongisto.

1. Review of minutes of the regular meeting on July 22, 2013.

Motion was made by Schipper and seconded by De Groot to approve the minutes as presented. Upon vote, motion carried unanimously.

2. Request submitted by Derick Dacunha, 2255 Red Tail Glen, De Pere, Wisconsin to construct a six (6) foot high wood fence on the property located at 2255 Red Tail Glen, De Pere, Wisconsin which would require a variance to allow a fence greater than three (3) feet in height in a corner side yard setback.

This agenda item was withdrawn due to lack of response from applicant.

3. Request submitted by Steven J. Schmidt, 1282 Carmen Court, De Pere, Wisconsin to construct an addition to an attached garage on the property located at 1282 Carmen Court, De Pere, Wisconsin which would require a 1'6" side yard setback variance.

Keidatz read the notice of public hearing.

Building Inspector Hongisto reported that the residence recently had a fire; the area of the proposed addition had been occupied by a shed on a concrete slab. The neighbors have submitted a letter stating that they have no objections to the variance.

The board unanimously approved the variance request contingent upon issuance of appropriate permits. Keidatz noted that the variance approval would not be detrimental to the neighborhood in which the property is located.

Attachment: Board of Appeals_Minutes_8-26-13 (1515 : Review of minutes)

DRAFT

4. Request submitted by Tim Grocholski, 1020 Estes Drive, De Pere, Wisconsin to construct a new attached garage on the property located at 1020 Estes Drive, De Pere, Wisconsin which would require a six (6) foot interior side yard setback variance.

Keidatz read the notice of public hearing.

Hongisto reported that the parcel in question is a narrow lot (76' x 115') and currently has a detached garage. The homeowner has spoken to neighbors and obtained verbal approval for the proposed project.

The board unanimously approved the variance request contingent upon issuance of appropriate permits. Keidatz noted that the variance approval would not be detrimental to the neighborhood and was warranted because of the property being a unique existing substandard lot of record.

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

Respectfully submitted,
Carey Danen, Recording Secretary

Attachment: Board of Appeals_Minutes_8-26-13 (1515 : Review of minutes)

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

MEETING DATE: October 28, 2013

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Request submitted by Paul & Bonnie Hoeft, 711 Waubaunuqua Trail, De Pere, Wisconsin to construct a 9' x 18' addition to an attached garage on the property located at 711 Waubaunuqua Trail, De Pere, Wisconsin which would require a four (4) foot interior side yard setback variance.

ATTACHMENTS:

- 711_Waubanuqua_Attachments (PDF)

Publish: October 17, 2013

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, October 28, 2013 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) submitted by Paul & Bonnie Hoeft, 711 Waubaunuqua Trail, De Pere, Wisconsin. Said appeal requests a building permit to construct an addition to an attached garage on the property located at 711 Waubaunuqua Trail, De Pere, Wisconsin which would require a four (4) foot interior side yard setback variance.

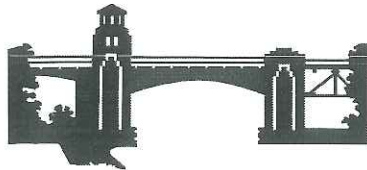
Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14.38 (6)(1)(b) which requires a ten (10) foot interior side yard building setback.

Dated this 7th day of October, 2013.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

CITY OF DE PERE APPLICATION FOR VARIANCE		FEE: \$100.00 RECEIPT # <u>86894</u> DATE: <u>10/4/13</u>
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Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: Paul & Bonnie Hoeft

Mailing Address: 711 Waubauniqua Trail
De Pere, WI. 54115

E-mail Address: _____

Phone: (920) 336-1110

Signature: Bonnie Hoeft Date: 10-1-13

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 582-N-21

Address/Location of Property: 711 Waubauniqua Trail - DePere WI. 54115

Legal Description: Lenfesty 2nd Subd. Lot 6 & N 32 FT
of Lot 8 BIK 1

Parcel Dimensions: 96' x 145'

Parcel Area: 13,920 sq. ft

Zoning: R-1, Single Family Residence District

C. Variance Application:

De Pere Municipal Code, Section(s): 14-38 (6)(1)(b)

Ordinance Provision(s): Requires a ten (10) foot interior side yard building setback

Proposed Use: 9' x 18' addition to attached garage.

Variance(s) Requested: Four (4) interior side yard setback variance.

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

See attached letter

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

See attached letter

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

See attached letter

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

October 1, 2013

Paul & Bonnie Hoeft

711 Waubaunuqua Trail

DePere, WI. 54115

Chairman Thomas Keidatz

Members of the Zoning Board of Appeals

335 S. Broadway

DePere, WI. 54115

Dear Sir,

As owners of the property at 711 Waubaunuqua Trail we, (Paul & Bonnie Hoeft) are requesting a variance from the Zoning Board of Appeals. We are looking to build storage adjacent to our garage on the existing cement slab. The storage unit will be a matching extension of our home and garage with gabled roof to match. The building will be 9' X 18' with a 3' cement walkway around the building.

The variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The proposed variance will not impair an adequate supply of light and air to adjacent property, nor increase the congestion of the public street or increase the danger of fire, or endanger the public safety. This addition will enhance the property value.

Thank you for your time and consideration.

Sincerely,

Paul & Bonnie Hoeft

<Title>



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 1:240

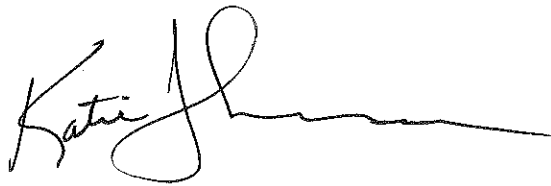
Chairman Thomas Keidatz

Members of the Zoning Board of Appeals

335 Broadway

DePere, WI. 54115

We, Bob & Katie Johnson, owners of property 1320 Ridgeway Blvd, DePere WI. , have no objections to the proposed 9' X 18' garage addition by Paul & Bonnie Hoeft.

A handwritten signature in black ink, appearing to read "Katie Johnson", with a long horizontal flourish extending to the right.

Date 10/4/13



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

MEETING DATE: October 28, 2013

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Request submitted by Rich & Courtney Starry, 863 E. St. Francis Road, De Pere, Wisconsin to construct a garage addition on the property located at 863 St. Francis Road, De Pere, Wisconsin which would require a five (5) foot interior side yard setback variance.

ATTACHMENTS:

- 863_StFrancis_Attachments (PDF)

Publish: October 17, 2013

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, October 28, 2013 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)(c) submitted by Rich & Courtney Starry, 863 E. St. Francis Road, De Pere, Wisconsin. Said appeal requests a building permit to construct an addition to an attached garage on the property located at 863 E. St. Francis Road, De Pere, Wisconsin which would require a five (5) foot interior side yard setback variance.

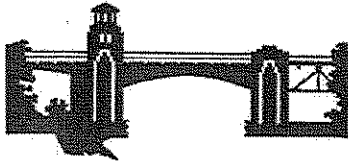
Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14.38 (6)(1)(c) which requires a ten (10) foot interior side yard building setback.

Dated this 7th day of October, 2013.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

CITY OF DE PERE APPLICATION FOR VARIANCE		FEE: \$100.00 RECEIPT # _____ DATE: _____
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Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: RICH & COURTNEY STARR
 Mailing Address: 863 E. ST. FRANCIS RD.
 E-mail Address: rich@thestarrs.com
 Phone: 920.983.1651
 Signature: _____ Date: _____

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

Agent: Name: PAUL DELBEW ARCHITECT, LLC
 Mailing Address: 1897 Old Valley Rd., DePere
 E-mail Address: paul@pjdarch.com
 Phone: 920.819.6700
 Signature: Paul Date: 10/2/13

B. Property Information:

Tax Key/Parcel: ED-124-N-29
 Address/Location of Property: 863 E. ST. FRANCIS RD.
 Legal Description: DAVISWOOD LOT 9 BUK 2
 Parcel Dimensions: 100' x 136.61'
 Parcel Area: 13,123 SF.
 Zoning: ~~100' x 136.61'~~ RESIDENTIAL R-1

C. Variance Application:De Pere Municipal Code, Section(s): 14-38 (6) (1) (C)Ordinance Provision(s): Requires a ten (10) foot interior side yard setback. ~~wa~~Proposed Use: GARAGE ADDITIONVariance(s) Requested: 5' SIDEYARD SETBACK FOR GARAGE ADDITION ON NW PROPERTY CORNER

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

THE OWNERS ARE PLANNING TO RENOVATE THE RESIDENCE TO STAY IN THE AREA FOR YEARS TO COME AND THIS WOULD FACILITATE THIS.

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

CLIENT WOULD POTENTIALLY RELOCATE.Describe how the variance would not have adverse effects on surrounding properties:NO IMPACT TO SURROUNDING PROPERTIES. ALL STORMWATER WOULD BE MAINTAINED WITHIN THE PROPERTY.

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



