



Board of Appeals

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Agenda

Monday, September 22, 2014

4:45 PM

De Pere City Hall Council Chambers

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 **September 22, 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. Roll Call.
2. Approval of the minutes of the August 11, 2014 Board of Appeals meeting.
3. Request submitted by Steven L. Ramsey, 1212 S. Erie Street, De Pere, Wisconsin to construct an eight (8) foot high fence in a rear yard (also known as a front yard in a through lot) on the property located at 1212 S. Erie Street, De Pere, Wisconsin which would require a five (5) foot height variance.
4. Request submitted by William Smith, 1219 Meadow View Lane, De Pere, Wisconsin to construct a four (4) foot high fence in a corner side yard setback on property located at 1219 Meadow View Lane, De Pere, Wisconsin which would require a one (1) foot height 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, September 22nd, 2014 so that arrangements can be made.

AGENDA SENT TO:

Board Members
William Smith
Steven Ramsey

City of De Pere, Wisconsin



Request For Board of Appeals Action

MEETING DATE: September 22, 2014

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Approval of the minutes of the August 11, 2014 Board of Appeals meeting.

ATTACHMENTS:

- BoA_Aug2014_Minutes_Draft (PDF)



Board of Appeals

335 South Broadway

De Pere, WI 54115

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

Special Meeting

Draft Minutes

Monday, August 11, 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	Excused	
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 June 23rd, 2014 Board of Appeals meeting.

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

3. Request submitted by Russ Vanden Elzen, 816 Cedar Street, De Pere, Wisconsin to construct an addition to a residence and a driveway on the property located at 816 Cedar Street, De Pere, Wisconsin which would require a 7.9 foot interior side yard building setback variance and a two (2) foot setback variance to allow a driveway on the property line.

Chairman Keidatz read the notice of public hearing, and Building Inspector Hongisto summarized the variance requests. The property is in an older section of the city with a substandard size lot. The property was in disrepair when the current owner purchased it, and he is looking for ways to improve the property. The existing house is 2.1 feet from the west property line, and the addition would follow this boundary. The property owner has obtained a statement from the abutting neighbor that he does not object to the proposed addition. The second variance request is to place the driveway at the property line. Hongisto reported that the two foot driveway setback is intended to prevent water runoff onto the neighbor's property; he outlined the owner's plans to prevent that. The owner also intends to raise the detached garage to improve the pitch of the driveway.

Property owner Vanden Elzen described the proposed addition and plans for the driveway/garage modifications.

Neighbor David Schumerth shared his criteria for addressing drainage concerns with the driveway placement.

The board members unanimously approved the variance requests, with the condition that steps must be taken to divert water runoff, and to add curbing if

necessary. Keidatz noted that it would create a hardship not to grant the requests, and that the proposed improvements will benefit the neighbors and neighborhood. Proper permits must be obtained prior to the start of construction.

4. Request submitted by Dutch Boyz De Pere LLC, 100 Wolf River Drive, Fremont, Wisconsin to construct a driveway on the property located at 500 Main Avenue, De Pere, Wisconsin which would require a nineteen (19) foot driveway width variance.

Keidatz read the notice of public hearing. Hongisto reported that the pie-shaped property tapers to a point at the north end, and the property owner wants to place the dumpsters at the bottom of the hill to shield them from Main Av. City Engineer Eric Rakers has no issues with the request. Keidatz polled the board members, who voted unanimously in favor of the request. He noted that granting the variance will not impact street traffic.

5. Request submitted by Gerald and Lisa Norz, 615 Teal Court, De Pere, Wisconsin to construct an addition to a residence on the property located at 615 Teal Court, De Pere, Wisconsin which would require a sixteen (16) foot rear yard setback variance.

Keidatz read the notice of public hearing, and Hongisto reviewed the variance request. He noted that the property to the west had a very similar request granted several years ago. Homeowner Norz reported that the lot is pie shaped which made the project challenging. When they originally built the home, the plan included several small rooms, but they would like to create one large gathering room. The lot behind them is very deep, so there will still be a good distance to the neighbor's home. Keidatz polled the board members, who voted unanimously in favor of the variance request. He noted that the request is reasonable based upon the evidence submitted. The homeowner must obtain the necessary permits prior to the start of construction.

6. Request submitted by Nathan Wachtendonk, 1967 S. Cross Creek Circle, De Pere, Wisconsin to construct a deck on a residence located at 1967 S. Cross Creek Circle, De Pere, Wisconsin which would require a twelve (12) foot rear yard setback variance.

Keidatz read the notice of public hearing, and Hongisto reviewed the request for variance. Homeowner Wachtendonk reported that the lot is not uniform which required placing the home further back. He noted that there is a 20 foot wide tree line behind his lot, and another 30-40 feet to the neighbor's home. Keidatz polled the members who voted unanimously in favor of the request. Due to the unique circumstances of the lot, and the fact that there will be no detriment to neighboring property, the board finds that the request should be granted. The homeowner must obtain permits before proceeding.

Adjournment

Vande Hei motioned, seconded by Schipper, to adjourn the meeting at 5:30 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen

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

MEETING DATE: September 22, 2014

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Request submitted by Steven L. Ramsey, 1212 S. Erie Street, De Pere, Wisconsin to construct an eight (8) foot high fence in a rear yard (also known as a front yard in a through lot) on the property located at 1212 S. Erie Street, De Pere, Wisconsin which would require a five (5) foot height variance.

ATTACHMENTS:

- BoA_1212 S. Erie_Notice of Public Hearing (PDF)
- BoA_1212 S. Erie_Attachments (PDF)

Publish: September 13, 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, September 22, 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 8-22 submitted by Steven L. Ramsey, 1212 S. Erie Street, De Pere, Wisconsin. Said appeal requests a building permit to construct an eight (8) foot high fence in a rear yard setback (also known as a front yard on a through lot) on the property located at 1212 S. Erie Street, De Pere, Wisconsin which would require a five (5) foot height variance.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 8-22 which requires a maximum fence height of three (3) feet.

Dated this 11th day of September, 2014.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

CITY OF DE PERE APPLICATION FOR VARIANCE		FEE: \$120.00 RECEIPT # _____ DATE: _____
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Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: Steven L. Ramsey
 Mailing Address: 1212 S. Erie Street De Pere
 Phone: (920) 257-3433
 Signature: _____ Date: _____

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

Agent: Name: _____
 Mailing Address: _____
 Phone: _____
 Signature: _____ Date: _____

B. Property Information:

Tax Key/Parcel: ED-F 0003
 Address/Location of Property: 1212 S. Erie Street
 Legal Description: Parcel A of 2 csm 289

Parcel Dimension: Irregular (See attached map)

Parcel Area: 22,096 square feet
 Zoning: R-2 Single and Two Family Residence District

C: Variance Application:De Pere Municipal Code, Section(s): 8-22Ordinance Provision(s): Allows a maximum 3' high wood fence in a rear yard (also known as a front yard on through lotProposed Use: 8' high wood fenceVariance(s) Requested: 5' height varianceDescribe the exceptional or extraordinary circumstances or conditions that apply to your property and not to surrounding properties:

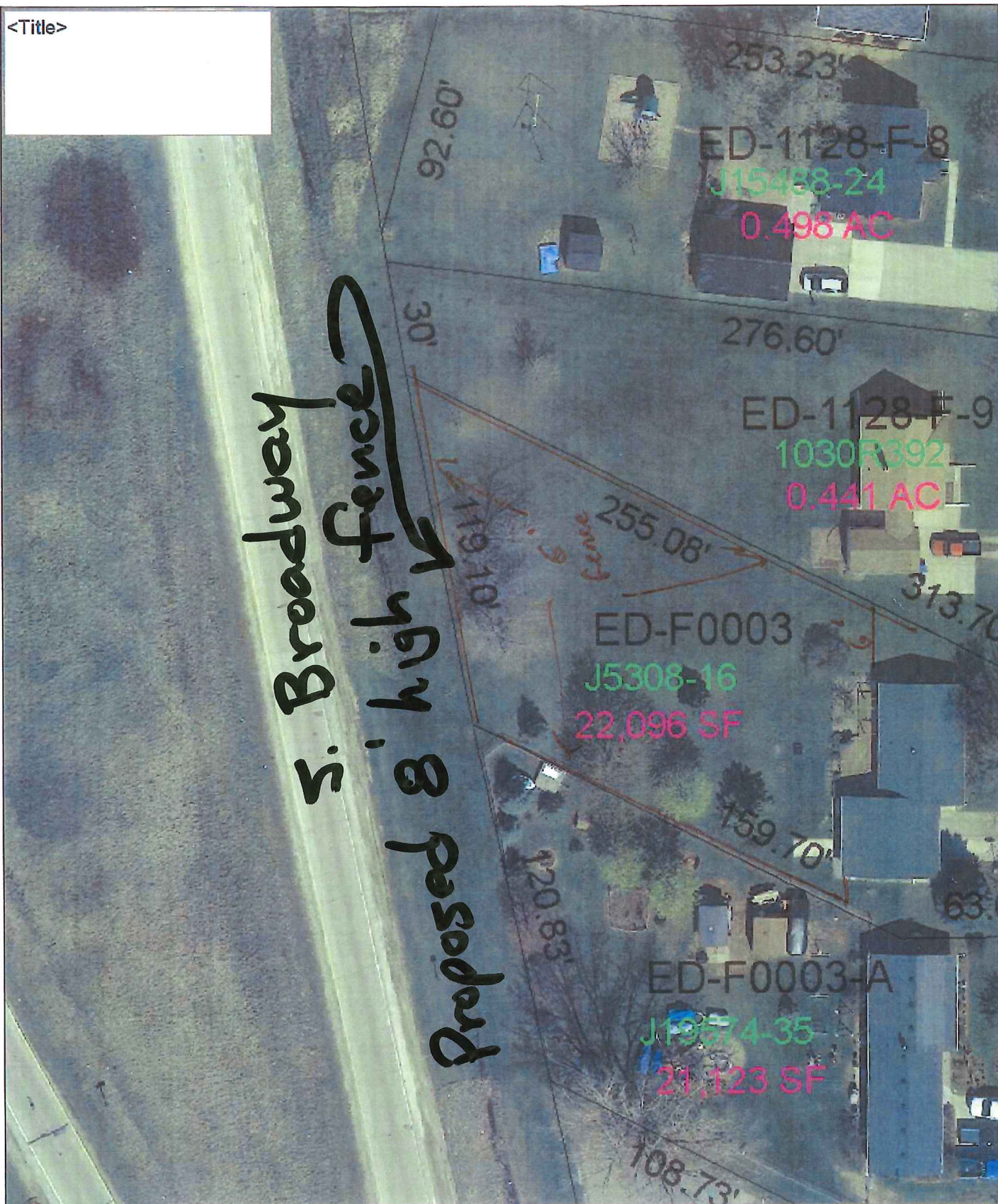
_____Describe the hardship(s) that would result if the variance is not granted:

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

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

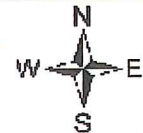
<Title>

*Proposed 8' high
S. Broadway*



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: September 22, 2014

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Request submitted by William Smith, 1219 Meadow View Lane, De Pere, Wisconsin to construct a four (4) foot high fence in a corner side yard setback on property located at 1219 Meadow View Lane, De Pere, Wisconsin which would require a one (1) foot height variance.

ATTACHMENTS:

- BoA_1219 Meadow View_Notice of Public Hearing (PDF)
- BoA_1219 Meadow View_Attachments (PDF)

Publish: September 13, 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, September 22, 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 8-22 submitted by William E. Smith, 1219 Meadow View Lane, De Pere, Wisconsin. Said appeal requests a building permit to construct a four (4) foot high fence in a corner yard setback on the property located at 1219 Meadow View Lane, De Pere, Wisconsin which would require an one (1) height variance.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 8-22 which requires a maximum fence height of three (3) feet.

Dated this 11th day of September, 2014.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

CITY OF DE PERE APPLICATION FOR VARIANCE		FEE: \$120.00 RECEIPT # <u>96499</u> DATE: <u>9-17-14</u>
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Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: William E. Smith
Mailing Address: 1219 Meadow View Lane
Phone: (920) 217-3213
Signature: William E. Smith Date: 9-16-14

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

Agent: Name: _____
Mailing Address: _____
Phone: _____
Signature: _____ Date: _____

B. Property Information:

Tax Key/Parcel: WD 746-D-2
Address/Location of Property: 1219 Meadow View Lane
Legal Description: Parc De Francile Subd #2

Parcel Dimension: Approx 113' X 134'

Parcel Area: 14,969 sq ft
Zoning: R-1, Single Family Residence

C: Variance Application:

De Pere Municipal Code, Section(s):

Chapter 8-22

Ordinance Provision(s):

Requires a maximum height of three (3) feet for a fence in a corner side yard.

Proposed Use:

4' high fence in a corner side yard setback

Variance(s) Requested:

1' ~~high~~ height 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 letterDescribe how the variance would **not** have adverse affects on surrounding properties:See attached letter

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

William E. Smith

1219 Meadow View Lane

De Pere WI 54115

9-16-14

Chairman Tom Keidatz

Member of the Zoning Board of Appeals

335 S. Broadway

De Pere, WI 54115

Dear Tom:

I am requesting a variance to ordinance provision that requires a three feet high fence in a corner side yard. Our reason for requesting the variance is for pre-planning purposes. We will be putting up a small swimming pool in our back yard (over 18" deep) and want to make sure we meet the city, fence ordinance for swimming pools. The increase in fence height will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The added height will also not impair an adequate supply of light and air to the adjacent property.

The fence will be placed approximately 8-10 feet away from the sidewalk to allow for storage of snow in the winter. The added fence height will also not create a visual hazard for motorists or pedestrians.

Thank you for taking the time to review and consider this case. Feel free to contact me if you need additional information at (920) 217-3213.

Thank you,

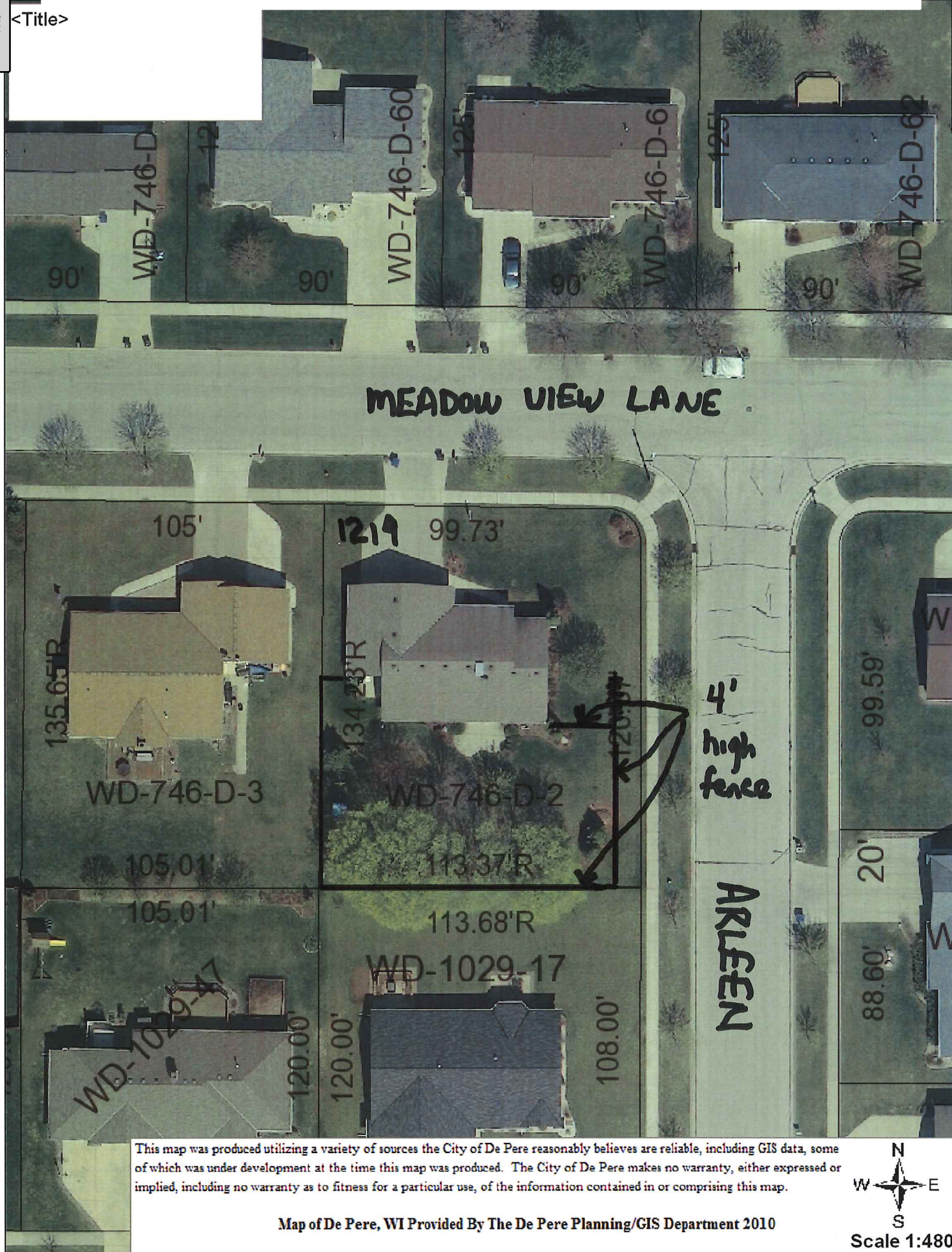


William E. Smith

4.b

<Title>

Packet Pg. 15



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



Scale 1:480



