



Board of Appeals

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Agenda

Monday, September 21, 2015

4:45 PM

De Pere City Hall Council Chambers

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 **September 21, 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 August 24, 2015 Board of Appeals meeting.
3. Discussion and notification of video recording of Board of Appeals meetings.
4. Request submitted by Jocko Zifferblatt, 2097 Lost Dauphin Road, De Pere, Wisconsin to construct an addition to an attached garage on the property located at 2097 Lost Dauphin Road, De Pere, Wisconsin which would require a four (4) foot interior side yard setback variance.
5. Request submitted by Marvel Dittrich, 1766 Briarwood Court, De Pere, Wisconsin to construct a 15' high fence on the property located at 1766 Briarwood Court, De Pere, Wisconsin which would require a 12' 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 Friday, September 18, 2015 so that arrangements can be made.

AGENDA SENT TO:

Board Members
Jocko Zifferblatt
Carolyn Blaser Fishbaugh & Kirk Fishbaugh
Marvel Dittrich
Randy & Mary Wisniewski
Janice Cress
Brenda Klein
Pelishek Revocable Living Trust
Joan Mathews
Dolan Homes Inc
Pat Prevost
Bay Area Property Management LLC

City of De Pere, Wisconsin



Request For Board of Appeals Action

MEETING DATE: September 21, 2015

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Approval of the minutes of the August 24, 2015 Board of Appeals meeting.

ATTACHMENTS:

- BoA_Aug2015_Minutes_Draft (PDF)



Board of Appeals

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Draft Minutes

Monday, August 24, 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
Roger Galler	Board Member	Present	
Bob De Groot	Board Member	Present	
Thomas Keidatz	Board Member	Present	
James Stadler	Board Member	Present	
William Vande Hei	Board Member	Present	

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

2. Approval of the minutes of the July 27, 2015 Board of Appeals meeting.

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

3. Request submitted by Jeff & Jennifer Koss, 1348 N. Summer Range Road, De Pere, Wisconsin to construct a six (6) foot high fence on the property located at 1348 N. Summer Range Road, De Pere, Wisconsin which would require a variance to allow a fence higher than three (3) feet in a corner side yard setback.

Keidatz read the notice of public hearing and Hongisto reviewed the variance request. Homeowner Jennifer Koss stated that Webster Av, which borders their side yard, is a very busy street. They would like to be able to utilize the size yard as part of their family space. Although the yard is heavily landscaped, they would like a 6 ft high fence for privacy reasons. Vande Hei stated that there are similar fences in other corner yards in the area. Keidatz polled the board members, who voted unanimously in favor of granting the variance. Based upon the evidence, the proposed fence will not create any vision obstructions. The homeowner must obtain the required permit prior to construction.

4. Request submitted by Jocko Zifferblatt, 2097 Lost Dauphin Road, De Pere, Wisconsin to construct an addition to an attached garage on the property located at 2097 Lost Dauphin Road, De Pere, Wisconsin which would require a four (4) foot interior side yard setback variance.

Keidatz read the notice of public hearing and Hongisto reviewed the variance request. The petitioner was not in attendance. Neighboring property owner Carolyn Fishbaugh requested clarification on setback measurements. Building Inspector Hongisto explained that measurements are taken from the wall of the structure, not the overhang. Discussion followed regarding the design of the addition and placement of exterior doors. Hongisto will request exterior elevations from the homeowner. The board agreed to table the agenda item until the next regularly scheduled meeting.

Attachment: BoA_Aug2015_Minutes_Draft (3955 : minutes)

5. Request submitted by Todd & Amber Noggle, 2452 Ballyvaughan Road, De Pere, Wisconsin to construct a six (6) foot high fence on the property located at 2452 Ballyvaughan Road, De Pere, Wisconsin which would require a variance to allow a fence higher than three (3) feet in a corner side yard setback.

Keidatz read the notice of public hearing and Hongisto reviewed the variance request, pointing out that the adjoining property to the west was granted a variance for an identical project. The homeowner plans to align their fence with the existing neighbor's along the side yard. The fence would be placed eight feet in from the property line. Homeowner Todd Noggle explained that they own a very large dog, and a three foot fence would be inadequate to contain him. Keidatz polled the board members, who voted unanimously in favor of granting the variance request. Based upon the evidence submitted, the project would not be a detriment to neighboring properties, and would not cause a vision obstruction. The homeowner must obtain the necessary permit(s) prior to construction.

Adjournment

Keidatz motioned, seconded by Vande Hei, to adjourn the meeting at 5:20 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen

Attachment: BoA_Aug2015_Minutes_Draft (3955 : minutes)

City of De Pere, Wisconsin

**Request For Board of Appeals Action**

MEETING DATE: September 21, 2015

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Discussion and notification of video recording of Board of Appeals meetings.

It has been requested that all meetings of the Board of Appeals be video recorded. This allows the meetings to be streamed live online and available for on-demand viewing online. The meetings will also be rebroadcast on De PereTV, the City's government access television channel.

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

MEETING DATE: September 21, 2015

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Request submitted by Jocko Zifferblatt, 2097 Lost Dauphin Road, De Pere, Wisconsin to construct an addition to an attached garage on the property located at 2097 Lost Dauphin Road, De Pere, Wisconsin which would require a four (4) foot interior side yard setback variance.

ATTACHMENTS:

- BoA_2097 Lost Dauphin_Notice of Public Hearing (PDF)
- BoA_2097 Lost Dauphin_Attachments(PDF)

Publish: September 11, 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, September 21, 2015 at 4:45 PM 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 14.38(6)(1)(b) submitted by Jocko Zifferblatt, 2097 Lost Dauphin Road, De Pere, Wisconsin. Said appeal requests a building permit to construct an addition to an attached garage on the property located at 2097 Lost Dauphin Road, 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 setback.

Dated this 9th day of September, 2015.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

	CITY OF DE PERE APPLICATION FOR VARIANCE	Fee: \$ 150.00
		Receipt #: 105153
		Date: 7-23-15

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) Jocko Zifferblatt	Authorized Representative Jocko Zifferblatt	Title Owner..	
Mailing Address 2097 Lost Dauphin RD	City DePere	State WI	ZIP Code 54115
Email Address jzifferblatt@new.rr.com	Phone Number (incl. area code) 920-655-1470	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: 2097 Lost Dauphin RD DePere WI 54115	Parcel Number(s):
Legal Description: Home.	

SECTION 4: Variance Information

Section of De Pere Code which creates need for Variance:	14-38(6)(1)(b)
Ordinance Provision:	Requires a 10' interior side yard setback
Project Description:	A Hatched shed on side of house garage addition DRH
Variance Requested:	4' interior side yard setback variance
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	We live on the River and are landlocked. There is no other place to place a shed. We are tight on room I could really use the space
Describe the hardship(s) that would result if the variance is not granted:	Continued Difficulty @ Garage parking.
Describe how the variance would not have adverse effects on surrounding properties:	It is going to be very Attractive @ windows and shutters and window boxes. It will not impinge on anyone in the area.

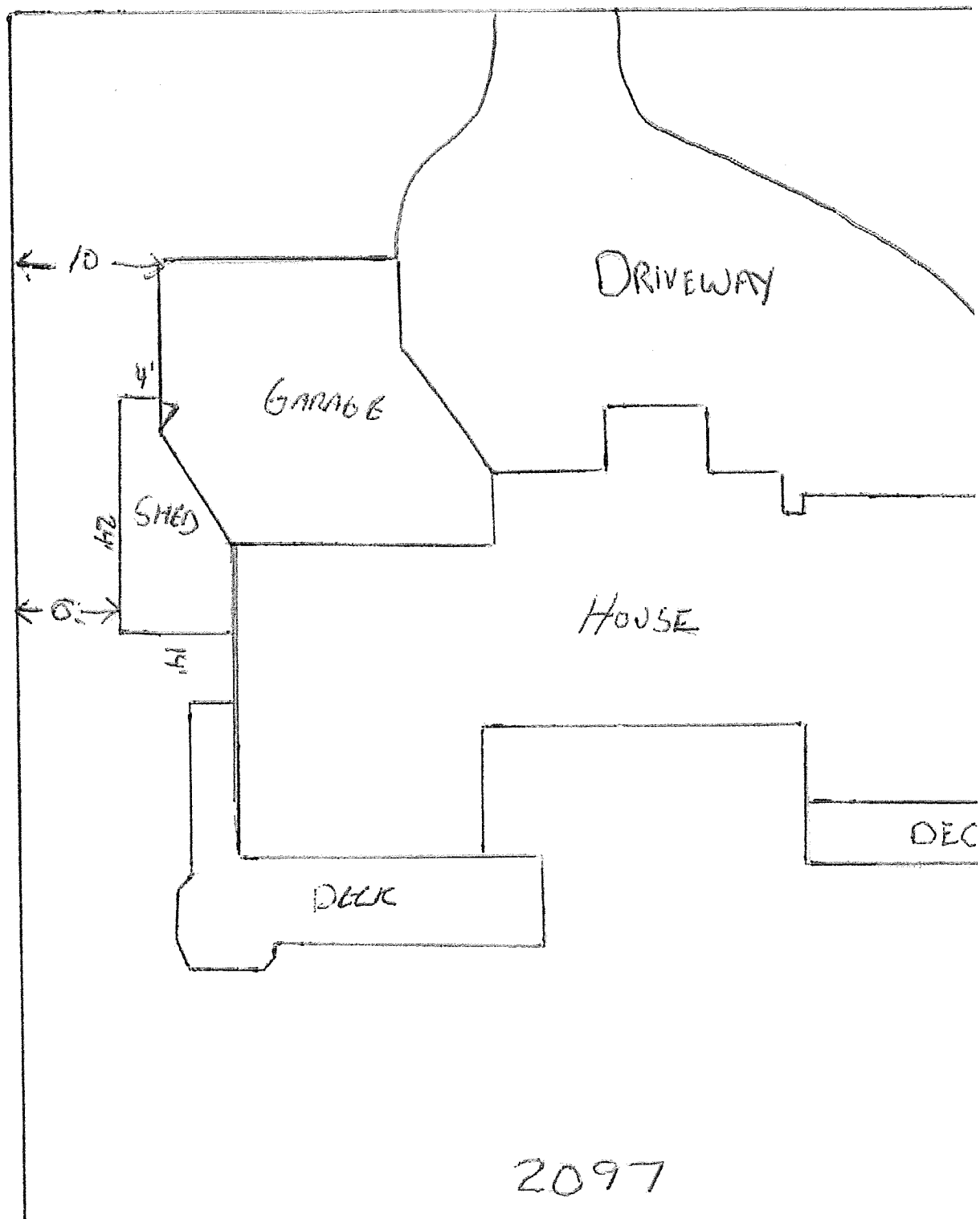
SECTION 5: Certification and Permission

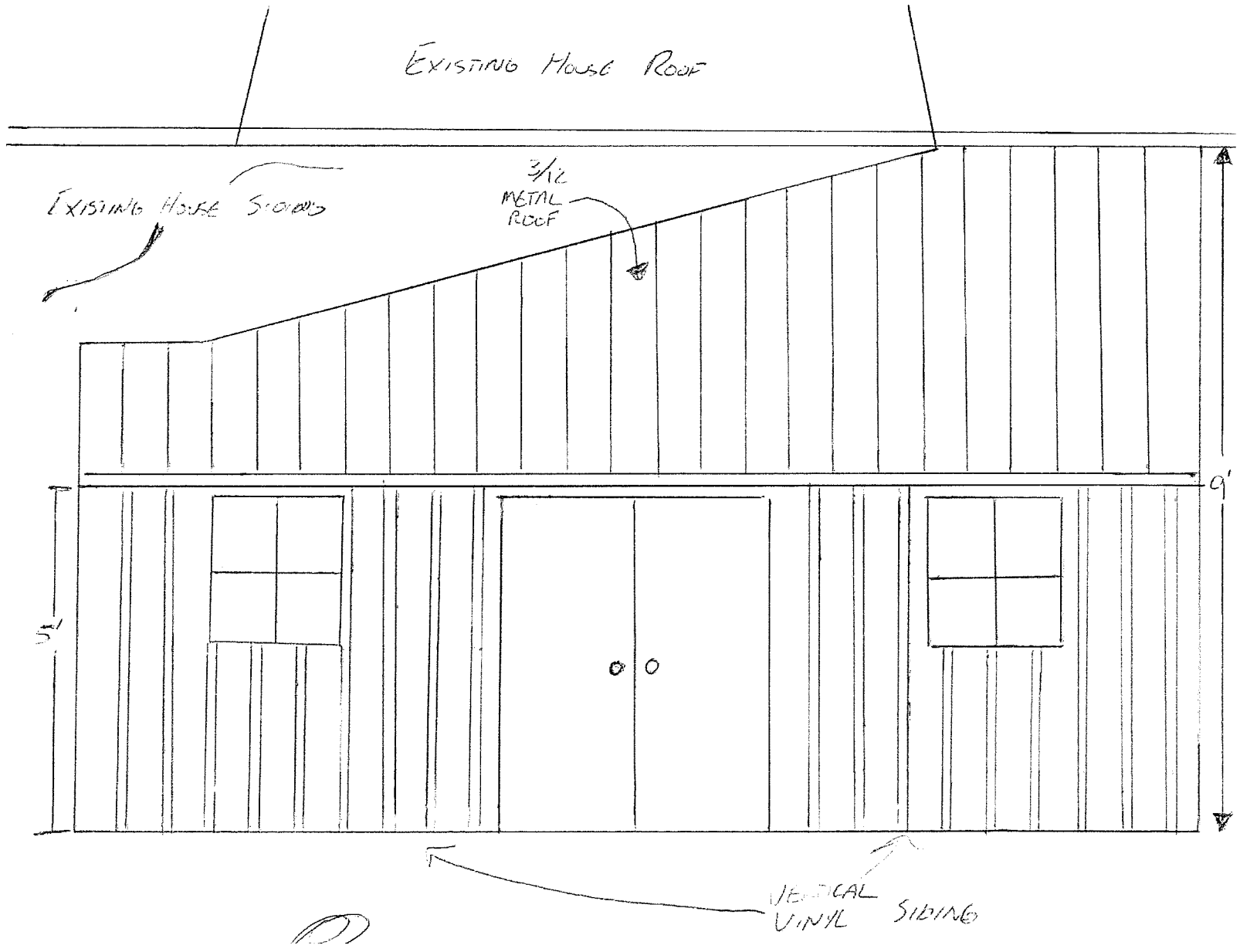
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Variance Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance 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) D- Jocko R Zifferblatt	Title DR. (Owner)	Phone Number 920-655-1470
Signature of Applicant D- Jocko R Zifferblatt		Date Signed June 26, 15

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





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

MEETING DATE: September 21, 2015

DEPARTMENT: Board of Appeals

FROM: David Hongisto

SUBJECT: Request submitted by Marvel Dittrich, 1766 Briarwood Court, De Pere, Wisconsin to construct a 15' high fence on the property located at 1766 Briarwood Court, De Pere, Wisconsin which would require a 12' height variance.

ATTACHMENTS:

- BoA_1766 Briarwood_Notice of Public Hearing (PDF)
- BoA_1766 Briarwood_Attachments (PDF)

Publish: September 11, 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, September 21, 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 from the City of De Pere Municipal Code, Chapter 8.22 submitted by Marvel Dittrich, 1766 Briarwood Court, De Pere, Wisconsin. Said appeal requests a building permit to construct a 15' high fence on the property located at 1766 Briarwood Court, De Pere, Wisconsin which would require a twelve (12) foot height variance.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 8.22 which allows a maximum 3' high fence in the rear of a through lot.

Dated this 9th day of September, 2015.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

Attachment: BoA_1766 Briarwood_Notice of Public Hearing (3958 : 1766 Briarwood)

	CITY OF DE PERE APPLICATION FOR VARIANCE	Fee: \$ 150.00
		Receipt #: 106400
		Date: 9-14-15

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>Marvel Dittrich</i>	Authorized Representative	Title <i>owner</i>	
Mailing Address <i>1766 Briarwood Ct.</i>	City <i>De Pere</i>	State <i>Wi.</i>	ZIP Code <i>54115</i>
Email Address <i>marvel.dittrich@yahoo.com</i>	Phone Number (incl. area code) <i>920-983-2341</i>	Fax Number (incl. area code) <i>—</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>1764-1766 Briarwood Ct.</i>	Parcel Number(s):
Legal Description: <i>Briarwood Estates Lot 6 Ex P 15 of TPP</i>	<i>ED 2053</i>

SECTION 4: Variance Information

Section of De Pere Code which creates need for Variance:	<i>Chapter 8-22</i>
Ordinance Provision:	<i>Allows maximum fence height of 3 feet in the rear of a through lot.</i>
Project Description:	<i>15' high fence in the rear yard of 1766 Briarwood Ct.</i>
Variance Requested:	<i>12' fence height variance</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>See attached Letter</i>
Describe how the variance would not have adverse effects on surrounding properties:	<i>See attached Letter</i>

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>Marvel Dittrich</i>	Title <i>Owner</i>	Phone Number <i>920-983-2341</i>
Signature of Applicant <i>Marvel Dittrich</i>		Date Signed <i>9-11-15</i>

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

Marvel Dittrich
1766 Briarwood Court
De Pere, WI 54115

September 10, 2015

Chairman Thomas Keidatz
Members of the Zoning Board of Appeals
335 S. Broadway
De Pere, WI 54115

RE: Fence variance

Dear Zoning Board of Appeals Members,

I live at 1766 Briarwood Court in East De Pere south of Heritage Road. I have owned my duplex since I had it constructed back in 2000. My rear yard abuts Highway 57 and has had a natural barrier of trees that buffer my residence from the highway. The State of Wisconsin, Department of Transportation (DOT) is currently constructing a roundabout at the intersection of Heritage Road and Highway 57. I was forced to sell this natural area to the DOT for part of their road widening leading up to the roundabout. The DOT then proceeded to cut these trees down. My back yard is now exposed to the highway and the heavy traffic that will travel on it once the work is completed. I have a walk out basement on the west wall and the lawn has an elevation approximately 4-5 feet below the grade of highway 57 making it difficult to provide screening.

I am trying to provide some replacement privacy and would like to construct a 15' high fence in the location shown on the enclosed aerial map. This fence will not create any safety issues, will not be detrimental to the public welfare and it will not impair property values within my neighborhood. This is a very unique situation that has not been created by my doing and I hereby respectfully request that my variance request be granted. Feel free to contact me at (920) 983-2341 if

you have any questions. You are more than welcome to come to my property to visually inspect the situation. Thank you in advance for your cooperation.

Respectfully,

Marvel Dittrich

Date 9-11-15

I have no objections to the proposed height variance submitted by Marvel Dittrich located at 1766 Briarwood Court.

Janice Cross
1772 Briarwood Ct.

Randy Wisniewski
MaryAnn Wisniewski
1774 Briarwood Ct

Name + Date

Name + Date

Janice Cross 9-11-15

1. MaryAnn Wisniewski
2. Randy Wisniewski
9-11-15

1766 Briarwood Court



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



09/16/2015
Scale 1:480



