

Publish: March 11, 2010

## **PUBLIC NOTICE OF MEETING**

Pursuant to Section 19.84, Wisconsin Statutes, notice is hereby given to the public that a meeting of the Zoning Board of Appeals of the City of De Pere will be held on Monday, March 22, 2010 at 4:45 P.M. in the Common Council Chambers, Second Floor, City Hall, 335 S. Broadway Street, De Pere, Wisconsin.

### **AGENDA FOR SAID MEETING**

- 1) Request submitted by David Cornelissen, 1224 S. Seventh Street, De Pere, Wisconsin for a building permit to construct an addition to a residence on the property located at 1224 S. Seventh Street, De Pere, Wisconsin which would require a eight (8) foot rear yard setback variance.
- 2) Request submitted by James Karman, Karman Development, LLP, 860 O'Keefe Road, De Pere, Wisconsin for a building permit to construct an addition to Wild Blue Technologies, on the property located at 860 O'Keefe Road, De Pere, Wisconsin which would require a fifteen (15) foot interior side yard setback variance.

David R. Hongisto  
Building Inspector

Any person wishing to attend whom, because of disability, requires special accommodations should contact the office of the Building Inspector at 339-4053 by noon Friday, March 19, 2010 so that arrangements can be made.

Publish: March 11, 2010

### 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, March 22, 2010 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 David Cornelissen, 1224 S. Seventh Street, De Pere, Wisconsin.

Said appeal requests a building permit to construct a 16' x 20' sunroom addition on the property located at 1224 S. Seventh Street, De Pere, Wisconsin which would require an eight (8) foot rear 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 thirty (30) foot rear yard building setback.

Dated this 3rd day of September 2010.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

<b>CITY OF DE PERE</b>  <b>APPLICATION FOR VARIANCE</b>		<b>FEE: \$100.00</b>  <b>RECEIPT #</b> <u>52964</u>  <b>DATE:</b> <u>3-5-10</u>
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Please print or type using black ink for duplicating purposes.

**A. Property Owner:** Name: DAVID CORNELISSEN  
Mailing Address: 1224 50 7<sup>TH</sup>  
Phone: 920 3369207  
Signature: David Cornelissen Date: 3-1-10

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-792-G-97  
Address/Location of Property: 1224 50 7<sup>TH</sup>  
Legal Description: Scheuring Woods Park sites  
Lot 21 BLK 6  
Parcel Dimension: SEE ATTACHED MAP  
Parcel Area: Approx. 10,500 sq ft  
Zoning: R-1 SINGLE Family RESIDENCE

**C: Variance Application:**

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

Ordinance Provision(s): Requires thirty (30) foot rear yard building setback

Proposed Use: 16 X 20' sunroom addition

Variance(s) Requested: Eight (8) foot rear 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:

LI

LI

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

LI

LI

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

March 5, 2010

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

Dear Chairman Keidatz and Members of the Zoning Board of Appeals,

My wife, Dianna, and I would like to add a sunroom or three-seasons room on to the back of our residence. The construction of this addition will require an 8 foot variance.

The shape of our lot is triangular, with a depth of 104' on the south lot line and only 80' on the north lot line. The lot is an existing substandard lot of record.

The sunroom/three-seasons room was designed with the assistance of Dick Collar, our rear yard neighbor. We took into consideration the location of the Collar's windows in an effort to provide privacy for them.

The sunroom/three-seasons room addition will also have a half bath and laundry room. This addition is being done mainly to provide a first floor laundry room to our home.

The addition will maintain and enhance the property values in the surrounding neighborhood.

All neighbors abutting our property are supportive of the proposed variance request and have indicated their support by signing the petition regarding this project.

Please contact me at 336-9207 if you have any questions regarding our addition. Our home is located at 1224 S Seventh Street. It is adjacent to Willems Park, on the corner of Westwood Street and S. Seventh Street.

Thank you for your time and consideration of our request.

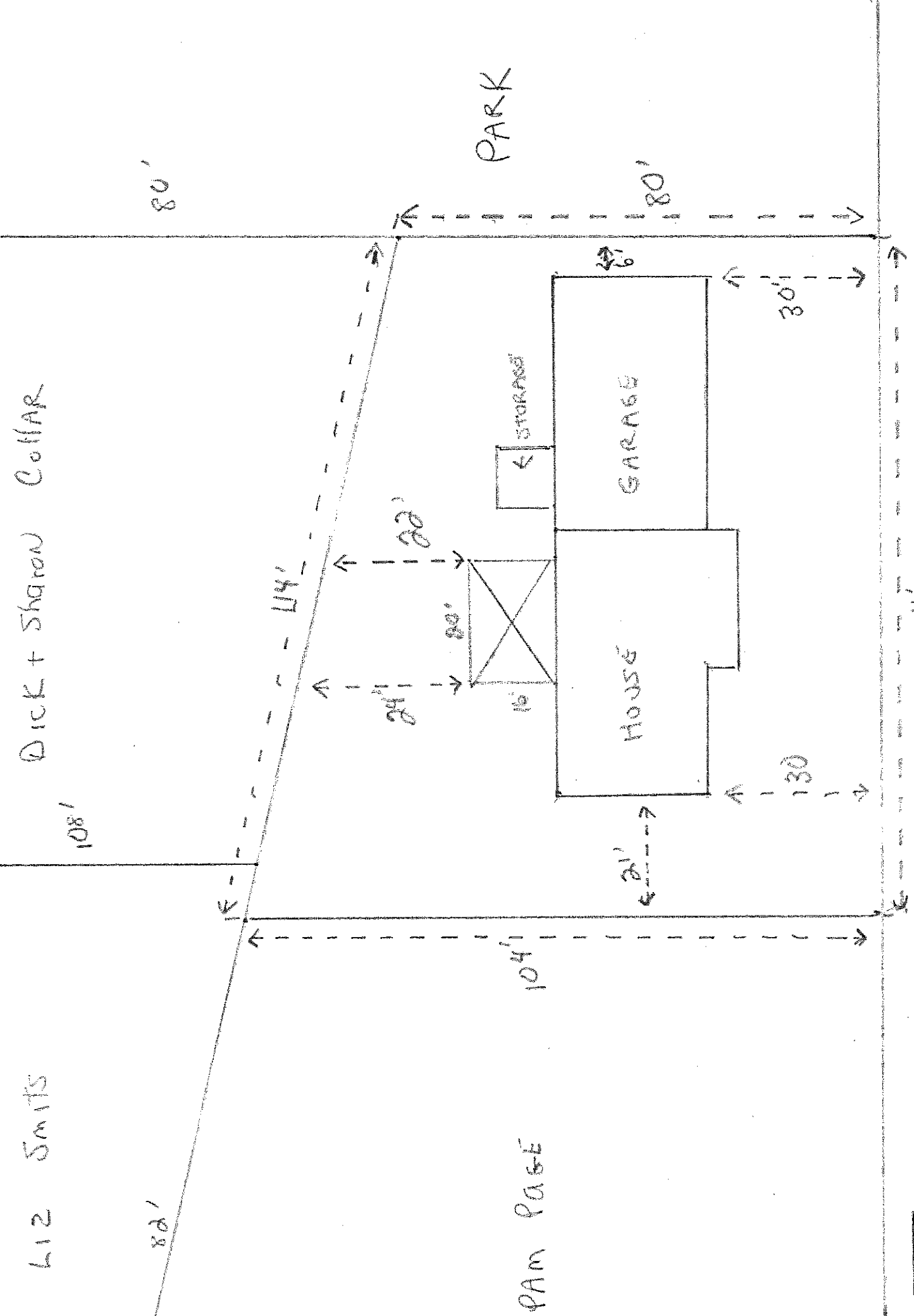
Sincerely,

A handwritten signature in black ink, appearing to read "David Cornelissen", written in a cursive style.

David Cornelissen  
1224 S. Seventh Street  
De Pere, WI 54115

L12 Smits

Dick + Sharon COLLAR



David Cornelissen  
1224 S 7th St  
De Pere WI 54115-1805

I do not object to the 8 foot variance for the proposed sun room of Dave and Dianna Cornelissen at 1224 S Seventh Street, De Pere WI.

Dick and Sharon Collar  
1217 Driftwood Street  
De Pere, WI 54115

*Dick Collar*

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*Sharon Collar*

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Liz Smits  
1225 Driftwood Street  
De Pere, WI 54115

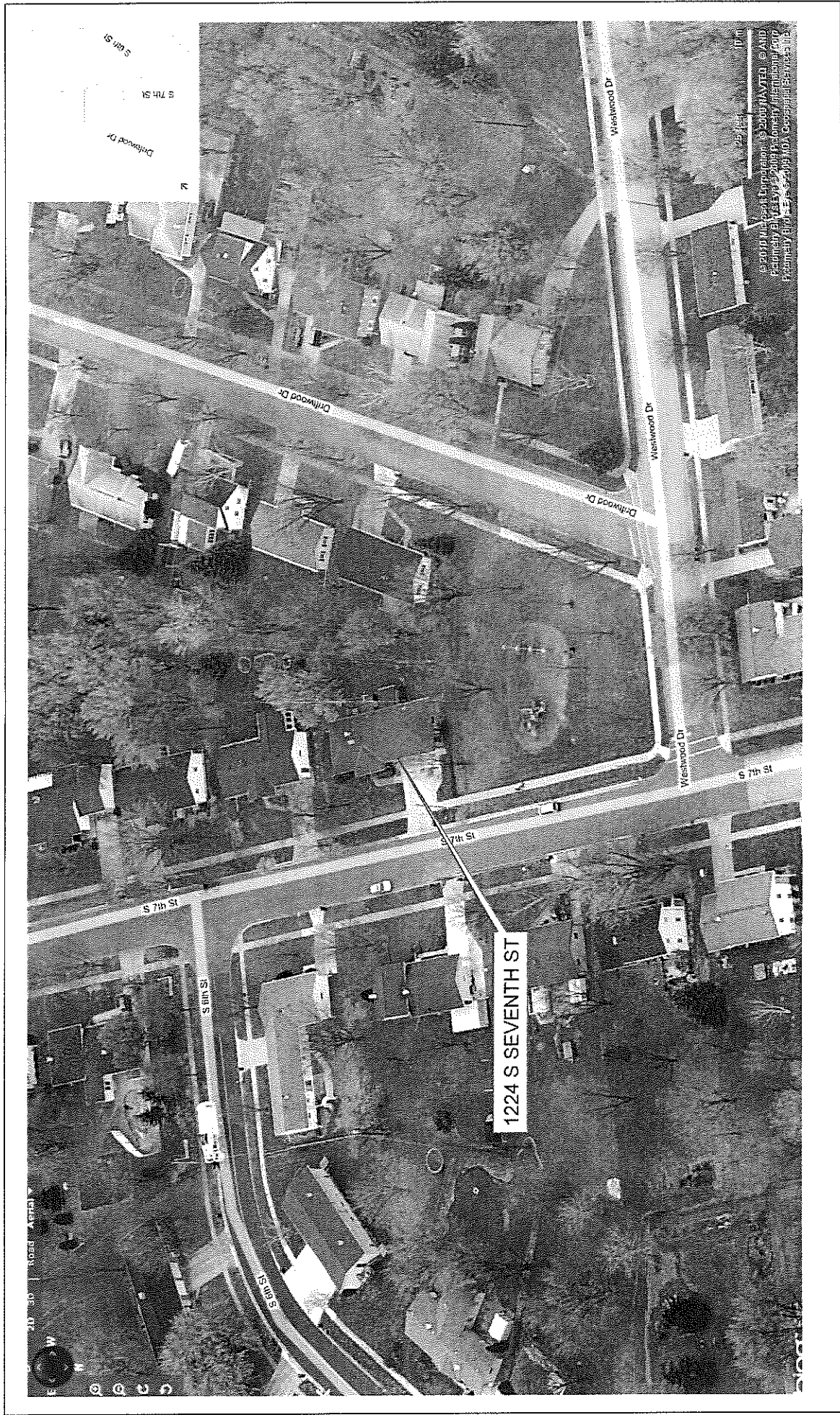
*Liz Smits*

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Pam Page  
1230 S. Seventh Street  
De Pere, WI 54115

*Pam Page*

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South View- 1224 S. SEVENTH ST

The map was produced using a variety of sources including GPS data, aerial imagery, and other data. The map is not intended to be used for navigation or other purposes. The map is not intended to be used for navigation or other purposes. The map is not intended to be used for navigation or other purposes.

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### 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, March 22, 2010 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 14.47 (8) submitted by Karman Development LLP, 860 O'Keefe Road, De Pere, Wisconsin.

Said appeal requests a building permit to construct a manufacturing/warehouse addition on the property located at 860 O'Keefe Road, De Pere, Wisconsin which would require a fifteen (15) foot interior side yard setback variance.

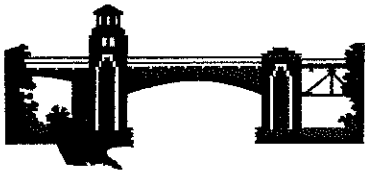
Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14.47 (8) which requires a twenty five (25) foot interior side yard building setback.

Dated this 3rd day of September 2010.

BY ORDER OF THE BOARD OF APPEALS

Thomas Keidatz, Chairman

David R. Hongisto, Building Inspector

<b>CITY OF DE PERE</b>  <b>APPLICATION FOR VARIANCE</b>		<b>FEE: \$100.00</b>  <b>RECEIPT #</b> <u>52949</u>  <b>DATE:</b> <u>Mar 3, 2020</u>
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Please print or type using black ink for duplicating purposes.

**A. Property Owner:** Name: Karman Development LLP \_\_\_\_\_  
Mailing Address: 860 O'Keefe Road, De Pere, WI 54115 \_\_\_\_\_  
Phone: 312-933-0282 \_\_\_\_\_  
Signature: James Karman Date: 3/2/10

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

**Agent:** Name: James Karman \_\_\_\_\_  
Mailing Address: 860 O'Keefe Road \_\_\_\_\_  
Phone: 312-933-0282 \_\_\_\_\_  
Signature: James Karman Date: 3/2/10

**B. Property Information:**  
Tax Key/Parcel: ED-2078 \_\_\_\_\_  
Address/Location of Property: 860 O'Keefe Road \_\_\_\_\_  
Legal Description: Lot 1 of 40 CSM 67 BNG part of lots 13 & 14 East Side Industrial Park \_\_\_\_\_  
\_\_\_\_\_  
Parcel Dimension: 270 feet x 540 feet (approximate) \_\_\_\_\_  
\_\_\_\_\_  
Parcel Area: 145,800 square feet (approximate) \_\_\_\_\_  
Zoning: I-1 \_\_\_\_\_

**C: Variance Application:**

De Pere Municipal Code, Section(s): 14.47 (8) Lot Requirements \_\_\_\_\_

Ordinance Provision(s): ~~14.47~~ REQUIRES A 25' INTERIOR  
SIDE YARD SETBACK.

Proposed Use: Manufacturing/Warehouse \_\_\_\_\_

Variance(s) Requested: Reduce 25' setback to 10' in the northwest corner of the lot

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

This is an addition to an existing building. \_\_\_\_\_

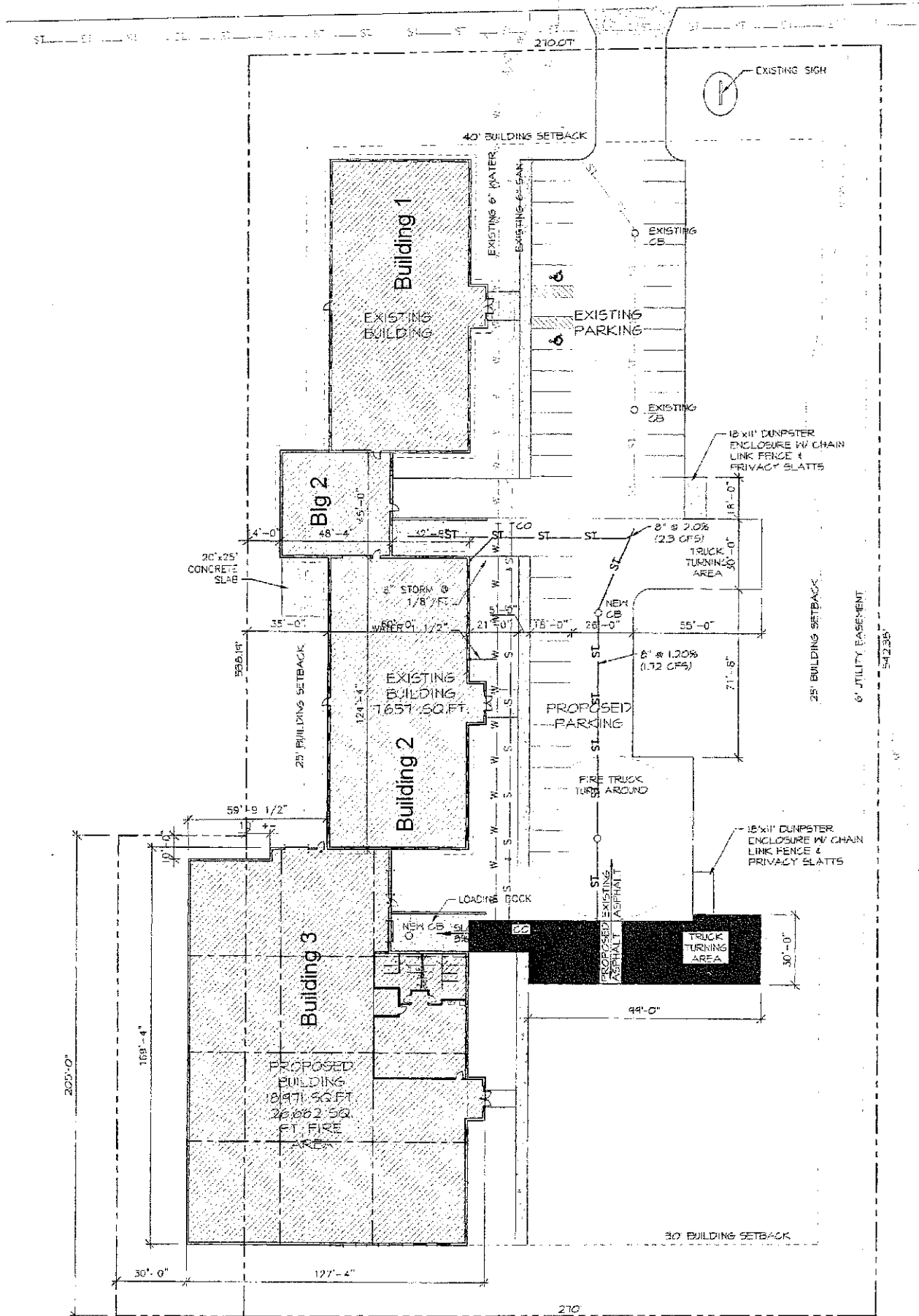
Describe the hardship(s) that would result if the variance is not granted:

The exterior walls would have to be moved which will make the interior space more  
constrained. \_\_\_\_\_

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

The north wall of the building is located at the back of the neighboring lot line which is 350  
feet from O'Keefe Road. \_\_\_\_\_

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



# Karman Development, LLP

March 11, 2010

City of De Pere  
Zoning Board of Appeals  
333 S. Broadway  
De Pere, WI 54115

Dear Board Members:

Wild Blue Technologies provides large-scale, photo-quality printing used in retail stores, exhibits and presentations along with graphic design and 3D rendering services. The company has 32 full-time employees and annual sales in excess of \$5,000,000.

The company relocated from Green Bay to the Eastside Industrial Park in September of 2000. Due to the growth in business, Wild Blue requires an addition to their building at 860 O'Keefe Road. The new building will consolidate manufacturing, shipping, receiving and warehouse functions in a dedicated area. The existing building will be used primarily for office space and employee recreation activities.

The intent of the design as shown on the site plan is to maintain the office park look of the development. The shipping and receiving portion of the addition is set back from the main building façade. This will make it less visible, but at the same time, the amount of space available for these activities will be reduced. Granting a variance from the 25 foot setback requirement will enable us to design an interior space that is more conducive to the efficient flow of materials. Only a small portion of the new building will be located 10 feet from the lot line.

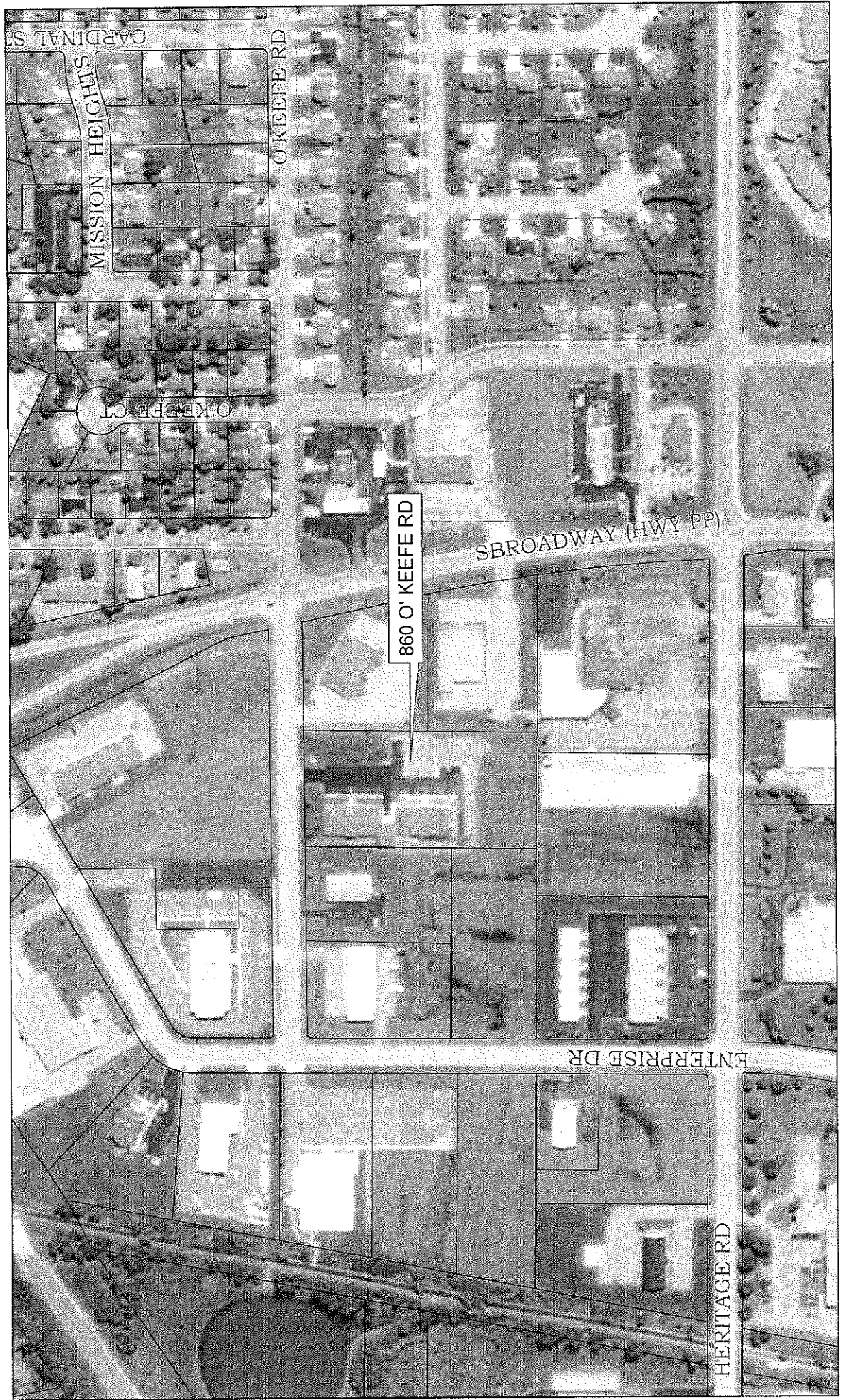
The adjacent property is owned by Spirit Development. I talked to Tom Schumacher and John Weiss (the owners), and they are not opposed to granting the variance.

I respectfully request that you take this information into consideration when reviewing this application.

Sincerely,



James Karman  
Managing Partner



This map was produced utilizing a variety of sources. The City of De Pere maintains address information and parcel boundaries. The City of De Pere is not responsible for any errors or omissions that may appear on this map. The City of De Pere makes no warranty, express or implied, regarding the accuracy or completeness of the information contained in or derived from this map.

## 860 O' KEEFE RD

1 inch = 200 feet