



Board of Appeals

Regular Meeting

335 South Broadway
De Pere, WI 54115
<http://www.de-pere.org>

Agenda

Monday, March 20, 2017	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 **March 20, 2017** 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 January 23, 2017 Board of Appeals meeting.
3. Request submitted by Green Bay Packaging, 2275 American Boulevard, De Pere, Wisconsin to construct a building addition on the property located at 2275 American Boulevard, De Pere, Wisconsin which would require a 25.3 foot corner side yard setback variance.

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 the day of the meeting so that arrangements can be made.

Agenda Sent To:

Alderspersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Kendra Hanson, GRAEF
Tom Vogel, Green Bay Packaging

City of De Pere, Wisconsin



Request For Board of Appeals Action

MEETING DATE: March 20, 2017

DEPARTMENT: Board of Appeals

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the January 23, 2017 Board of Appeals meeting.

ATTACHMENTS:

- BoA_Jan2017_Minutes_Draft (PDF)



Board of Appeals

Regular Meeting

335 South Broadway
De Pere, WI 54115
<http://www.de-pere.org>

Draft Minutes

Monday, January 23, 2017

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 Bob De Groot

Attendee Name	Title	Status	Arrived
Scott Bonfigt	Board Member	Present	
Bob De Groot	Board Member	Present	
Paul De Leeuw	Board Member	Present	
Roger Galler	Board Member	Present	
Thomas Keidatz	Board Member	Excused	
James Stadler	Board Member	Present	
William Vande Hei	Board Member	Present	

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

- Approval of the minutes of the September 26, 2016 Board of Appeals meeting.

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

- Request submitted by Amerilux Holdings, LLC, 1212 Enterprise Drive, De Pere, Wisconsin to construct a warehouse on the property located at 1212 Enterprise Drive, De Pere, Wisconsin which would require a 14.4' side yard setback variance.

Bob De Groot read the notice of public hearing and Dave Hongisto reviewed the variance request for Amerilux Holdings, LLC. Their new warehouse building is proposed to be built immediately east of their current building. Dave reported that the site plan for the expansion will be going before the Plan Commission later this evening and is contingent upon the approval of the variance request. Joe Nick, Director of Operations for Amerilux, addressed the board. He stated that the business has grown 27% in 2016 and an expansion is necessary to continue to grow the business. To maximize the square footage of the expansion, they are requesting a side yard setback variance since the southeast corner of the building will infringe on the setback by 14.4 feet. Dave noted that if this expansion is approved by the Plan Commission, the parcel that the expansion is on and the parcel that the existing building is on will be combined into one parcel as a combination certified survey map. Paul De Leeuw motioned, seconded by Bill Vande Hei, to approve the variance request. Upon vote, motion carried unanimously. Bob De Groot reminded the applicant that the appropriate building permit(s) must be obtained from the building department prior to the start of construction.

Attachment: BoA_Jan2017_Minutes_Draft (5616 : Minutes)

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

Adjournment

Respectfully submitted,
Kelly Barker

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

MEETING DATE: March 20, 2017

DEPARTMENT: Board of Appeals

FROM: Kelly Barker

SUBJECT: Request submitted by Green Bay Packaging, 2275 American Boulevard, De Pere, Wisconsin to construct a building addition on the property located at 2275 American Boulevard, De Pere, Wisconsin which would require a 25.3 foot corner side yard setback variance.

ATTACHMENTS:

- BoA_Green Bay Packaging_Notice of Public Hearing (DOC)
- BoA_Green Bay Packaging_Attachments (PDF)

Publish: March 10, 2017

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 March 20, 2017 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, Chapter 14-52(5)(d) submitted by Green Bay Packaging, 2275 American Boulevard, De Pere, Wisconsin. Said appeal requests a variance to construct a building addition on the property located at 2275 American Boulevard, De Pere, Wisconsin which would require a 25.3' corner side yard setback variance.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14-52(5)(d) which requires a forty (40) foot corner side yard setback.

Dated this 8th day of March, 2017

BY ORDER OF THE BOARD OF APPEALS

David R. Hongisto, Chief Building Inspector

	CITY OF DE PERE APPLICATION FOR VARIANCE	Fee: \$ 168.00
		Receipt #:
		Date:

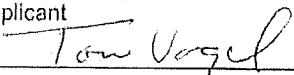
Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information			
Applicant Name (Ind., Org. or Entity) GRAEF		Authorized Representative Kendra Hansen	
Mailing Address 1150 Springhurst Dr, Ste 201		City Green Bay	Title Design Engineer
Email Address kendra.hansen@graef-usa.com		State WI	ZIP Code 54304
Phone Number (incl. area code) (920)405-3826		Fax Number (incl. area code) (920)592-9445	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind. Org. or Entity) Green Bay Packaging		Contact Person Tom Vogel	
Mailing Address P.O. Box 19017		City Green Bay	Title Engineering Manager
Email Address tvogel@gbp.com		State WI	ZIP Code 54307
Phone Number (incl. area code) (920)498-4044		Fax Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address: Legal Description: 2275 American Blvd. Lot 1 of 52 CSM 42 Bng Prt of Williams Grant Lots 106,107,118&119		Parcel Number(s): WD-L492-B-2	
SECTION 4: Variance Information			
Section of De Pere Code which creates need for Variance:	14-52(5)(a)		
Ordinance Provision:	corner Required front yard setback = 40 feet		
Project Description:	See Attached		
Variance Requested:	(25.3' corner side yard setback variance) Reduction to required front yard setback (14.7' provided at nearest point)		
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	See Attached		
Describe the hardship(s) that would result if the variance is not granted:	See Attached		
Describe how the variance would not have adverse effects on surrounding properties:	See Attached		

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) Tom Vogel	Title Engineering Manager	Phone Number (920)498-4044
Signature of Applicant 		Date Signed 3-15-17

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



collaborāte / formulāte / innovāte

1100 S. ... Dr., Suite 201
Green Bay, WI 53001-4000
2022-2023
2022-2023
... ..

MEMORANDUM

TO: Peter Schleinz, City of De Pere

FROM: Kendra Hansen

DATE: March 1, 2017

SUBJECT: Green Bay Packaging Variance Request

Following are responses to Section 4 of the Application for Variance form:

Code Section: 14-52(5)(a) – Front Yard Setback – 40’

Project Description: This project consists of a building expansion to provide delivery storage for carton production materials, as well as an additional gluing machine. The expansion includes roll storage, a loading dock, mezzanine office space, and a fire pump room. The proposed expansion will encroach into the required 40-foot setback at two locations: the loading dock and the fire pump room.

Variance Requested: We are requesting a variance to the required setback in order to accommodate the building layout provided. With the proposed configuration, the building will encroach into the setback, providing a setback of 14.7’ at the narrowest point.

Exceptional Circumstances: Biotech Way ends in an offset cul-de-sac along the north property line of this parcel, with the bulb of the cul-de-sac protruding into this parcel. The right-of-way jogs towards the existing building to accommodate the cul-de-sac, reducing the available frontage width. The cul-de-sac is only impacting this parcel, not equally impacting both this and the parcel north of Biotech Way. If Biotech Way and the associated right-of-way were to extend through to the east, or if the bulb were offset to the other side of the road, the setback requirements for this proposed addition would be met.

Hardship: The proposed expansion will provide necessary storage for materials vital to the production process at this site. It is located adjacent to the pertinent manufacturing areas in the facility to minimize interior transport. Relocating this space would result in inefficiencies and interruptions to operations. Reducing the size of the space to fit outside of the setback would provide inadequate storage to meet production capacity. Additional storage would need to be added in another location, increasing inefficiencies. In addition, the portion of the building that extends into the setback houses a fire pump room for the facility. Relocating this room would impact fire pressures and flows in other areas of the building.



collaborāte / formulāte / innovāte

Effect on Surrounding Properties: The properties directly adjacent to and across the street from this proposed expansion are owned by the City of De Pere and are currently undeveloped. Since the expansion will be located on a side street with no surrounding development, encroachment into the setback will have little to no impact on adjacent properties. In the future, when Biotech Way is extended to the east, the cul-de-sac will be removed and a standard right-of-way width through this area would render this addition in conformance with the setback requirements.

Thank you for your consideration of this variance. Please refer to the attached maps and exhibits for the property location, proposed expansion location and proposed floor plan. If you have any questions, feel free to call me.

KAH:kah

Enclosures

cc: File

Green Bay Packaging Addition

Project Location Map



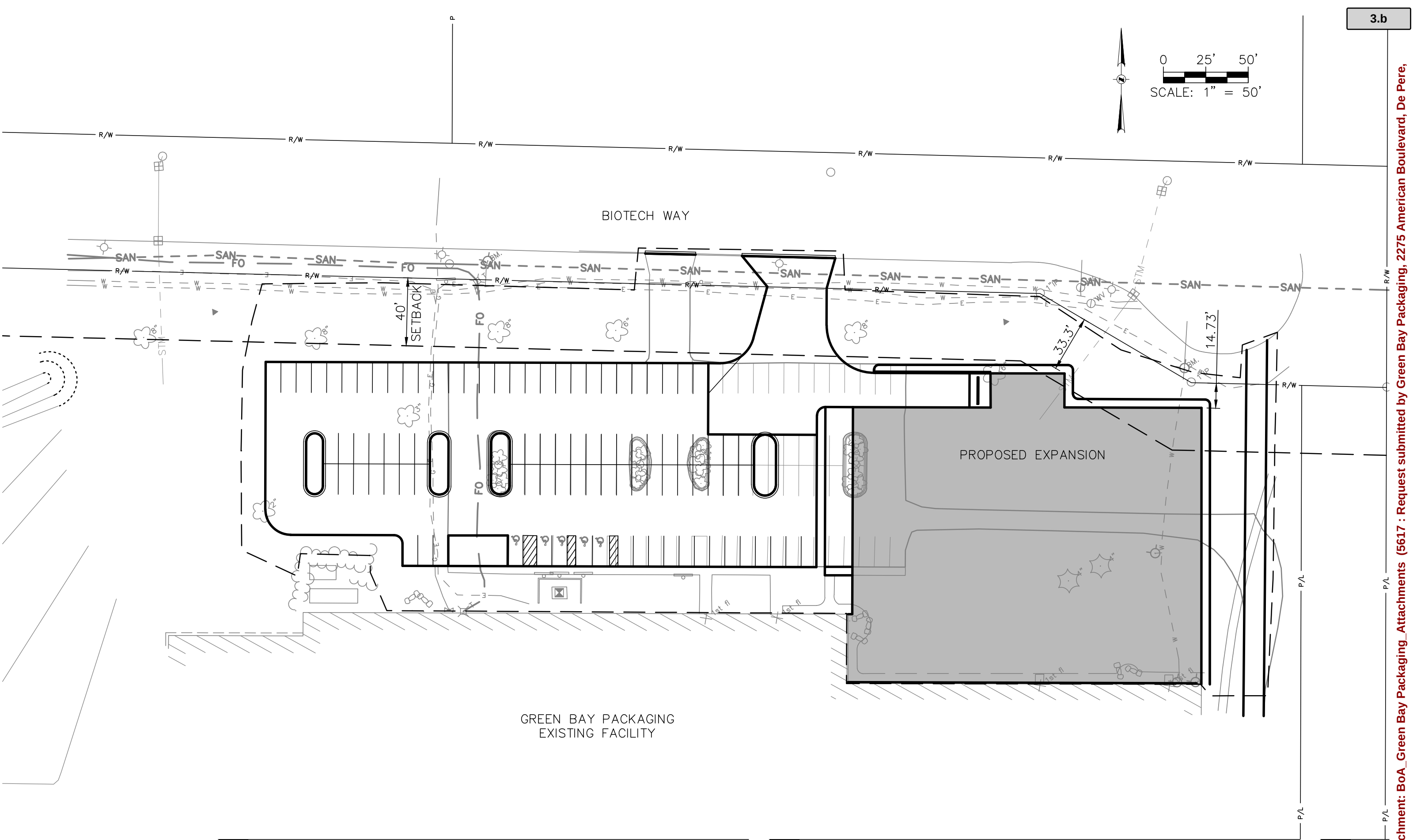
Map provided by the Brown County Planning & Land Services Department - Land Information Office (LIO)

A map key (legend) and other information about this map is available at: maps.gis.co.brown.wi.us

This map is intended for advisory purposes only. It is based on sources believed to be reliable, but Brown County distributes this information on an "As Is" basis. No warranties are implied. Boundaries shown on this map are general representations only and should not be used for legal documentation, boundary survey determinations, or other property boundary issues.

03/01/2017

Packet Pg. 11



PROJECT NUMBER: 2017-2008.00
DATE: 3-1-2017
SCALE: AS NOTED
REFERENCE SHEET:

PROJECT TITLE: GREEN BAY PACKAGING ADDITION
SHEET TITLE: PROPOSED SITE PLAN