



Board of Appeals

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

Regular Meeting

Agenda

Monday, November 25, 2019

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 **November 25, 2019** at **4:45 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115**.

This meeting can be viewed LIVE at www.depere.tv. This meeting is also rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at www.depere.tv.

Call to Order

1. Roll Call
2. Approval of the minutes of the July 22, 2019 Board of Appeals meeting.
3. Consideration and possible action regarding a requested 22 foot variance to exceed the 35 foot maximum building height in the R-2 (Single and Two-Family Residence) District for the West De Pere High School, located at 665 Grant Street (Parcels WD-115-4, WD-115-5, WD-115-6, WD-115-6-2, WD-115-7, WD-115-8, WD-115-8-1, & WD-115-9).
4. Consideration and possible action regarding a requested use of insulated metal panel with translucent polycarbonate panel variance from the permitted building façade materials in the R-2 (Single and Two-Family Residence) District for the West De Pere High School, located at 665 Grant Street (Parcels WD-115-4, WD-115-5, WD-115-6, WD-115-6-2, WD-115-7, WD-115-8, WD-115-8-1, & WD-115-9).

Adjournment

Any person wishing to attend this meeting, who, because of disability, requires special accommodations should contact the City Planner's office at 339-4043 by noon on the day of the meeting so that arrangements can be made.

*Items with an asterisk require City Council approval.

Agenda Sent To:

Alderspersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Clinton Selle, Bray Architects
West De Pere School District



City of De Pere, Wisconsin

Request For Board of Appeals Action

MEETING DATE: November 25, 2019

DEPARTMENT: Board of Appeals

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the July 22, 2019 Board of Appeals meeting.

ATTACHMENTS:

- BoA_Jul2019_Minutes_Draft (PDF)



Board of Appeals

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

Regular Meeting

Draft Minutes

Monday, July 22, 2019

4:45 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 4:45 PM by Chairman Bob De Groot

Attendee Name	Title	Status	Arrived
Scott Bonfigt	Board Member	Present	
Bob De Groot	Chairman	Present	
Paul De Leeuw	Board Member	Excused	
James Stadler	Board Member	Present	
William Vande Hei	Board Member	Present	
Andy Van Remortel	Board Member	Present	
Michelle Manke	Board Member	Present	

Also present: Zoning Administrator Peter Schleinz and City Attorney Judy Schmidt-Lehman.

2. Approval of the minutes of the June 24, 2019 Board of Appeals meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Stadler, Board Member
SECONDER:	Andy Van Remortel, Board Member
AYES:	Bonfigt, De Groot, Manke, Stadler, Vande Hei, Van Remortel
EXCUSED:	Paul De Leeuw

3. Staff recommendation and possible action regarding a variance request for a new building to encroach 14 feet into the Municipal Code 14-40 (8)(2)(c) required 50 foot rear yard setback, thereby allowing for the rear yard setback to be reduced to 36 feet on multi-family property and single family property (proposed to be rezoned with a conditional use for a dental office) located at 221-233 S. Erie Street (Parcels ED-1112, ED-1113, ED-1114). Submitted by Katie Nemitz, Design Unlimited, authorized representative for HNM LLC, property owner.

Bob De Groot asked staff for direction on this agenda item since the rezoning of the property was defeated by the Common Council on July 16, 2019. Zoning Administrator Peter Schleinz stated that because the rezoning did not occur, the site plan and variance could not happen on an R-2 zoned property. He added that the petitioner withdrew the variance request, but that request occurred after the agenda had already been published. Therefore, staff recommended that the board deny the variance request due to the fact that the rezoning was not approved. James Stadler moved, seconded by Michelle Manke, to deny the variance request based on the fact that the property isn't properly zoned and no conditional use exists for a dental office on Parcel ED-1114. Upon vote, motion carried unanimously.

RESULT:	DEFEATED [UNANIMOUS]
MOVER:	James Stadler, Board Member
SECONDER:	Michelle Manke, Board Member
AYES:	Bonfigt, De Groot, Manke, Stadler, Vande Hei, Van Remortel
EXCUSED:	Paul De Leeuw

Adjournment

Attachment: BoA_Jul2019_Minutes_Draft (8921 : Approval of the minutes of the July 22, 2019 Board of Appeals meeting.)

James Stadler moved, seconded by Andy Van Remortel, to adjourn the meeting at 4:48 pm. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Board of Appeals Action

MEETING DATE: November 25, 2019

DEPARTMENT: Planning

FROM: Peter Schlein

SUBJECT: Consideration and possible action regarding a requested 22 foot variance to exceed the 35 foot maximum building height in the R-2 (Single and Two-Family Residence) District for the West De Pere High School, located at 665 Grant Street (Parcels WD-115-4, WD-115-5, WD-115-6, WD-115-6-2, WD-115-7, WD-115-8, WD-115-8-1, & WD-115-9).

ATTACHMENTS:

- Notice of Public Hearing_665 Grant St(DOCX)
- Report to Board of Appeals - Building Height - 665 Grant Street (DOCX)
- Application Form - Supporting Test - Sample Graphics - 655 Grant Street (PDF)

Publish: November 15, 2019

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 November 25, 2019 at 4:45 PM in the Common Council Chambers, Second Floor, City Hall, 335 S. Broadway Street, De Pere, Wisconsin, on the following matters:

1. An appeal for a variance from the City of De Pere Municipal Code, Chapter 14-39(6)(1)(c) submitted by West De Pere School District, 400 Reid Street, De Pere, Wisconsin. Said appeal requests a building permit to construct a multipurpose building addition to the current gymnasium/fieldhouse on the property located at 665 Grant Street, De Pere, Wisconsin which would require a 22 foot height variance for the 57 foot tall building.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14-39(6)(1)(c) which requires a maximum 35 foot building height.

2. An appeal for a variance from the City of De Pere, Municipal Code, Chapter 14-60(6), submitted by West De Pere School District, 400 Reid Street, De Pere, Wisconsin. Said appeal requests a building permit to construct a multipurpose building addition to the current gymnasium/fieldhouse on the property located at 665 Grant Street, De Pere, Wisconsin, which would require that the structure be constructed of brick, natural stone, and/or other materials approved by the Plan Commission. The school district is requesting that the building addition is allowed to use a textured insulated metal panel system with translucent windows.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14-60(6) which requires a building addition to be constructed of brick, stone, or other materials approved by the Plan Commission.

Dated this 15th day of November

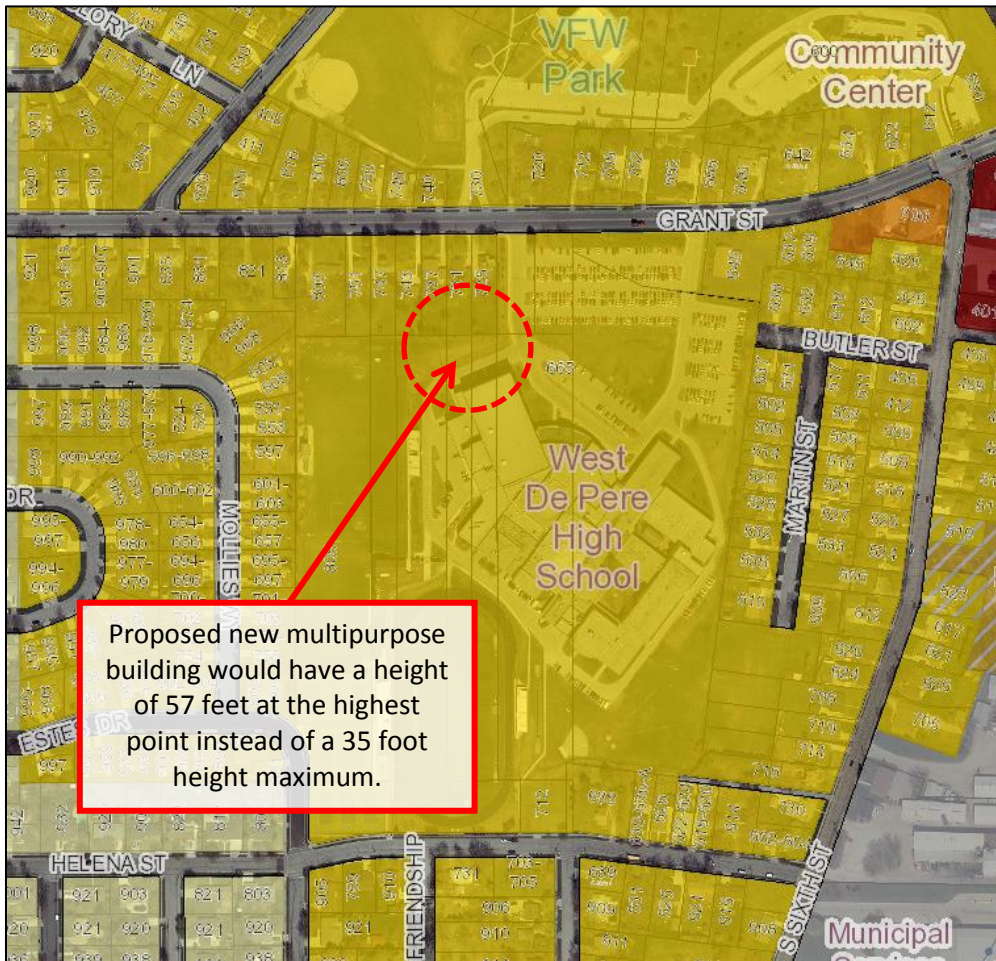
BY ORDER OF THE BOARD OF APPEALS

Peter Schlein, Zoning Administrator

Attachment: Notice of Public Hearing_665 Grant St (8955) : Consideration and possible action regarding a requested 22 foot variance to exceed

Item 3: Consideration and possible action regarding a requested 22 foot variance to exceed the 35 foot maximum building height in the R-2 (Single and Two-Family Residence) District for the West De Pere High School, located at 665 Grant Street (Parcels WD-115-4, WD-115-5, WD-115-6, WD-115-6-2, WD-115-7, WD-115-8, WD-115-8-1, & WD-115-9).

SITE MAP



REQUESTED ACTION: Variance Request.

A proposed increase in permitted building height from 35 feet to 57 feet (22' difference) to allow for the addition of a multipurpose building near Grant Street.

COMMON DESCRIPTION: 665 Grant Street (West De Pere High School), located south from VFW Park, between Sixth Street and Suburban Drive.

PARCEL NUMBERS: WD-115-4, WD-115-5, WD-115-6, WD-115-6-2, WD-115-7, WD-115-8, WD-115-8-1, & WD-115-9

EXISTING ZONING: R-2 (Single and Two-Family Residence District). Junior and senior high schools are permitted uses in the R-2 District.

Attachment: Report to Board of Appeals - Building Height - 665 Grant Street - 665 Grant Street (8955) : Consideration and possible action regarding a requested 22

building is setback 78.6 feet from Grant Street.

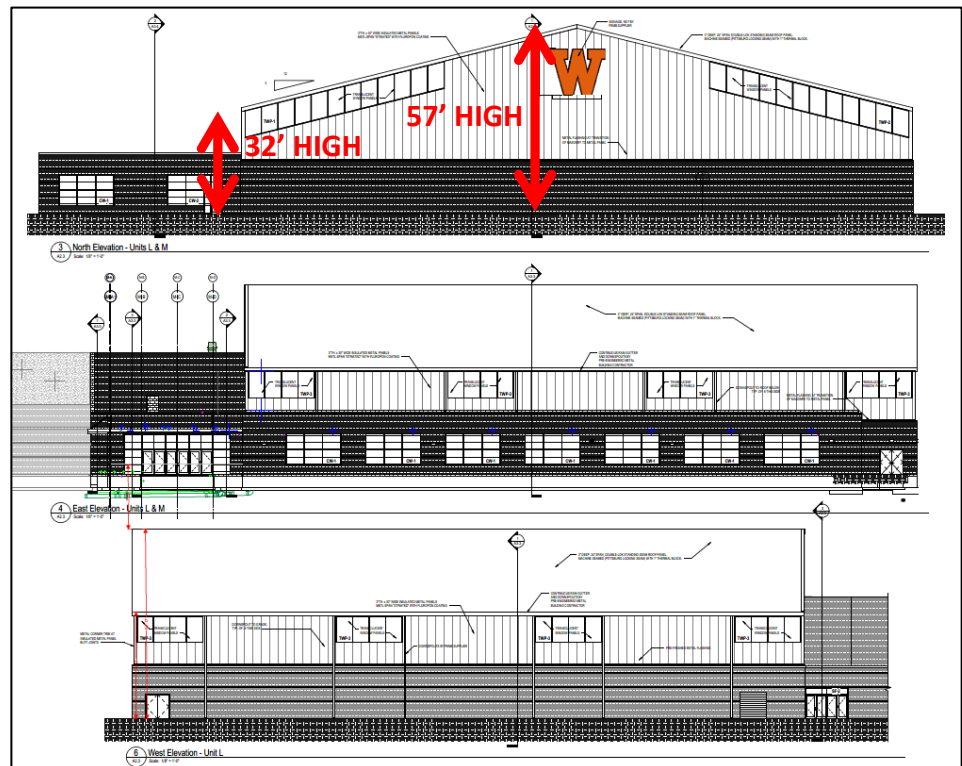
The summarized hardships would include the following (see attached document provided by Bray Architects):

- A multipurpose building is a key function of uses planned for the high school property and the building height is not possible without rezoning to a non-residential zoning, with activities requiring a high ceiling for practice athletic and physical education functions.
- Potentially impacted nearby properties have been acquired by the school district making the nearest residential property 165 feet away. An unidentified number of new trees are proposed along Grant Street as a buffer.

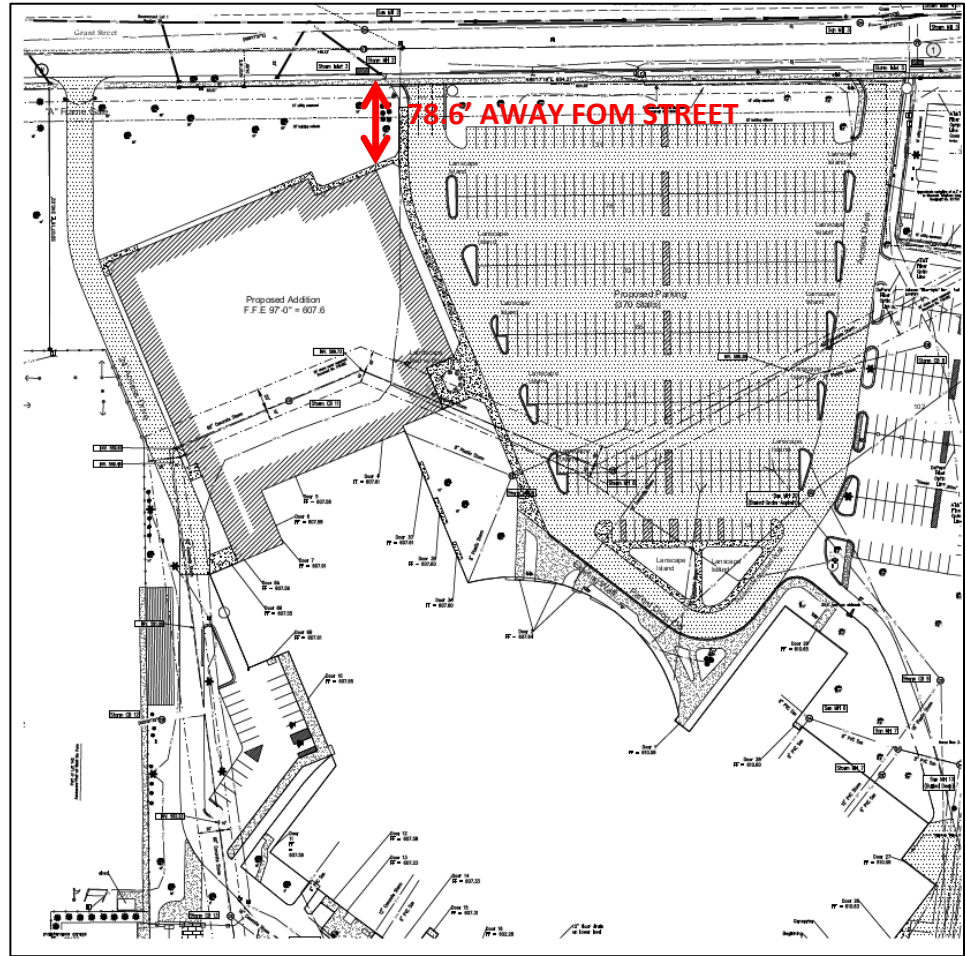
The high school is permitted in the R-2 zoning district with a height limitation of 35 feet. The eaves at the ends of the building are 32 feet high, and the highest point at the center of the roof line is 57 feet high.

Neighborhood Meeting: The School District held a neighborhood meeting on Wednesday November 20, 2019. – Comments related to the variance included a clarification about how far the building was from the street and other houses. Not related to building height, neighbors were concerned about traffic flow near the school.

Permitted height in the R-2 District is 35 feet, per Municipal Code 14-60(i)(3)(B).



Attachment: Report to Board of Appeals - Building Height - 665 Grant Street - 665 Grant Street (8955) : Consideration and possible action regarding a requested 22



View from Grant Street

REVIEW PROCESS:

For variance applications, the Board of Appeals holds a public hearing, reviews the petition, and then makes a final decision of approval or denial within 30 days of the date the petition was filed. If the Board of Appeals decision is approval, the petitioner must obtain proper permits and begin the project within six months of the approval. One variance appeal per year may be petitioned.

Attachment: Report to Board of Appeals - Building Height - 665 Grant Street (8955) : Consideration and possible action regarding a requested 22



CITY OF DE PERE
APPLICATION FOR VARIANCE

CITY OF DE PERE RECEIVED
 NOV 4 2019
Submitted

Fee: \$ 168.00
 Receipt #: 00147379
 Date: 31 OCT 2019
paid

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) Bray Architects	Authorized Representative Clinton Selle	Title Architect	
Mailing Address 829 S. 1st St.	City Milwaukee	State WI	ZIP Code 53204
Email Address cselle@brayarch.com	Phone Number (incl. area code) 414-226-0200	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) SD of West De Pere	Contact Person Dennis Krueger	Title Superintendent	
Mailing Address 400 Reid Street, Suite W	City De Pere	State WI	ZIP Code 54115
Email Address dkrueger@wdpsd.com	Phone Number (incl. area code) 920-337-1393	Fax Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address: Legal Description: 665 Grant Street, De Pere, WI 54115		Parcel Number(s): WD-115-7, WD-1	
SECTION 4: Variance Information			
Section of De Pere Code which creates need for Variance:	See attached supplemental letter <i>height : 14-39(6)(1)(c) material: 14-60(6)</i>		
Ordinance Provision:	See attached supplemental letter <i>height = not to exceed 35' Materials = brick & natural stone</i>		
Project Description:	See attached supplemental letter <i>Actual height = 57' at highest point Actual Materials = Architectural Metal panel w/ translucent w/</i>		
Variance Requested:	See attached supplemental letter		
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	See attached supplemental letter		
Describe the hardship(s) that would result if the variance is not granted:	See attached supplemental letter		
Describe how the variance would not have adverse effects on surrounding properties:	See attached supplemental letter		

Attachment: Application Form - Supporting Test - Sample Graphics - 655 Grant Street (8955 : Consideration and possible action regarding a

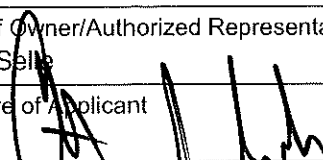
Zoned R-2

November BOA

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) Clinton Selig	Title Architect	Phone Number 414-226-0200
Signature of Applicant 		Date Signed November 4, 2019

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



November 4, 2019

City of De Pere
 Building Inspection Department
 335 South Broadway
 De Pere, Wisconsin 54115

Re: Supplemental Letter in Support of School District of West De Pere Application for Variance

This letter is intended to elaborate on the justification for a need of variance for the West De Pere High School project.

The School District of West De Pere is planning for improvements at the West De Pere High School – 665 Grant Street. The improvements include:

- A Multipurpose Indoor Building Addition to be constructed off the north side of the current Gymnasium/Fieldhouse and parking lot modifications
- An academic classroom addition at the southeast side of the High School
- Modifications to the track and football field bleacher and bathroom facilities at the southwest end (along Helena Street).

Section & Ordinance of the De Pere Code which creates need for Variance:

Article VI. – Residence Districts - -

14-39. – R-2 Single and Two Family Residence District

1. Permitted Uses

c. Educational and cultural

Maximum Building Height Not to Exceed 35'

The Multipurpose Indoor building addition is currently planned to be 57'-0" at the ridge and 32'-0" at the eave.

Article XII. – Development and Design Standards

14-60. – Development and design standards in certain districts.

(6) General building and performance standards.

- (e) Building design and construction requirements: R-3. Multiple Family District and R-4. General Residential Office District. All buildings hereinafter constructed, expanded, remodeled, or otherwise improved within this district shall be designed in such a manner so they provide basic harmony with and do not detract from the overall attractiveness of surrounding development and shall be constructed of the following materials:

- 1) **Brick.**
- 2) **Natural Stone.**
- 3) **Other materials approved by the Plan Commission.**

The Multipurpose Indoor building addition is currently planned to use brick as the cladding to 13'-0" to match the existing High School and then transition to a textured insulated metal panel system above the brick. The textured metal panel system is proposed to have a finished material similar to precast concrete. Note: since R-2 is not specifically listed in this code section, we are using the R-3/R-4 code sections since they are most similar.

www.brayarch.com

Davenport, IA	220 Emerson Place, Suite 301, Davenport, IA 52081	563.370.4879
Milwaukee, WI	829 S. 1st Street, Milwaukee, WI 53204	414.226.0200
Sheboygan, WI	1227A N. 8th Street, PO Box 955, Sheboygan, WI 53082-0955	920.459.4200

Attachment: Application Form - Supporting Test - Sample Graphics - 655 Grant Street (8955 : Consideration and possible action regarding a

Project Description:

See above for the full project scope. Regarding the variance, the two code items above are specific to the Multipurpose Indoor Building Addition portion of the project. This addition includes:

- Large indoor space that will be used for various physical activities and for High School academic testing
- Fitness/Weight room
- Multipurpose space that will be used for dance and other physical activities
- Women's Team Locker Room
- Associated toilets, mechanical rooms, hallways, etc.

See the plans, elevations, and renderings included with this submittal for more detailed information regarding the project.

Variance Requested:

1. The School District of West De Pere is requesting that the Multipurpose Indoor Building Addition is allowed to exceed 35'-0" in height.
2. The School District of West De Pere is requesting that the Multipurpose Indoor Building Addition is allowed to use a textured insulated metal panel system as the building cladding for the upper portion of the addition.

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

The R-2 Zoning District allows for schools and other buildings that are commonly found to be within residential neighborhoods. Schools by nature are very different buildings than single and two-family buildings in use, shape, and requirements to function for their users. The School District of West De Pere is proposing this project to meet the current and future needs of a growing school district. The proposed Multipurpose Indoor Building Addition is similar to other facilities recently completed in Kimberly, Elkhorn, Plymouth, & Sussex with other school districts currently exploring a similar project.

Given the difference in building type from a school to a single and two-family residential building, we request that this project be allowed to follow zoning standards for more similar building types within De Pere, specifically Business and Industrial. This includes allowing the building height to extend above 35' and allowing for a building material that is permitted for Business and Industrial uses.

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

If the variance for height is not granted, the project as conceived of and approved in the November 2018 referendum is not possible. The available height of the Multipurpose Indoor Building Addition is a key function of many of the uses planned.

If the variance for the textured metal panel system with finish similar to precast concrete is not granted, the project team will need to consider other siding options available. The textured metal panel system is proposed because it is an integrated and complete wall system finished on both the interior and exterior of the building and precast concrete is an acceptable material for other zoning types. It is an ideal building material solution for this type of construction as seen on similar facilities recently completed in Kimberly, Elkhorn, Plymouth, & Sussex

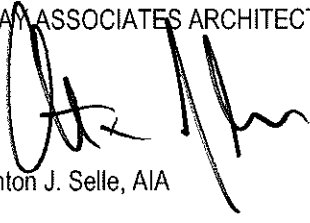
Describe how the variance would not have adverse effects on surrounding properties:

In preparation of future growth, the School District of West De Pere has purchased residential properties along Grant Street where this addition would have had the greatest impact. For residential properties across Grant Street and along the west property line, the proposed addition is set back onto the property as far as will allow based on the existing conditions. The distance of the addition to the nearest residential property located on the north side of Grant Street is approximately 165'-0", and the distance of the addition to the nearest residential property located on the west side of the High School property is approximately 250'-0". Additionally, the project team intends to maintain as many of the existing mature trees along Grant Street as possible, as well as, supplement with new trees where needed to provide a "green" buffer along Grant Street. The renderings included in this submittal attempt to show views of the proposed facility from both the east and west sides of Grant Street.

Thank you to the Zoning Board of Appeals for taking the time to learn about the School District of West De Pere's project and considering our variance requests. The project team will have representation from the School District of West De Pere, Bray Architects, and Miron Construction at the November 25 Zoning Board of Appeals meeting to answer questions.

Sincerely,

BRAY ASSOCIATES ARCHITECTS, INC.



Clinton J. Selle, AIA

P:\3273 - West DePere Schools\4 Schematic Design\Client Meetings\2019-11-04-Variance\3273_2019-11-04_Variance.docx

Attachment: Application Form - Supporting Test - Sample Graphics - 655 Grant Street (8955 : Consideration and possible action regarding a

November 4, 2019

City of De Pere
Building Inspection Department
335 South Broadway
De Pere, Wisconsin 54115

Re: Supplemental Materials in Support of School District of West De Pere Application for Variance

Please allow the following to further supplement our application and submittal:

- Concept renderings of the proposed Multipurpose Indoor Building Addition
- Images of proposed textured metal panel system versus precast concrete
- Pictures of other recently completed facilities in Kimberly, Elkhorn, and Plymouth.

Concept Rendering – View From Grant Street Looking Southwest at Proposed Multipurpose Indoor Building Addition



Concept Rendering – View From Grant Street Looking West/southwest at New Multipurpose Indoor Building Addition



Concept Rendering – View From Grant Street Looking Southeast at New Multipurpose Indoor Building Addition

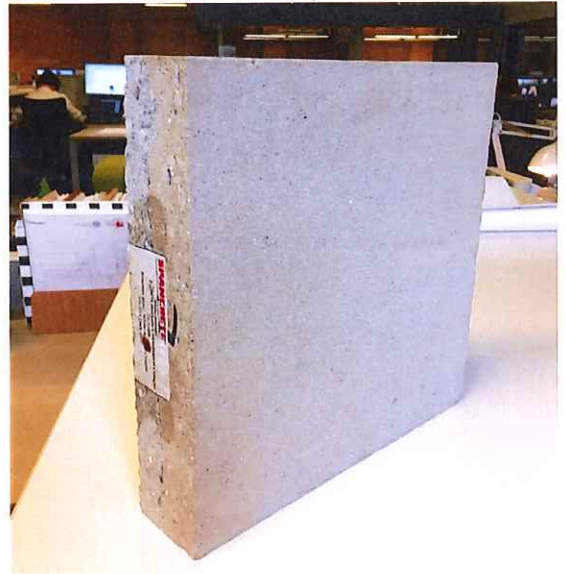


Attachment: Application Form - Supporting Test - Sample Graphics - 655 Grant Street (8955 : Consideration and possible action regarding a

Proposed Insulated Metal Panel System Sample



Precast Concrete Finish Sample



Proposed Insulated Metal Panel System Sample



Precast Concrete Finish Sample



Attachment: Application Form - Supporting Test - Sample Graphics - 655 Grant Street (8955) : Consideration and possible action regarding a

Project Example – Kimberly High School



Project Example – Kimberly High School



Attachment: Application Form - Supporting Test - Sample Graphics - 655 Grant Street (8955 : Consideration and possible action regarding a

Project Example – Plymouth High School



Project Example – Elkhorn High School



Attachment: Application Form - Supporting Test - Sample Graphics - 655 Grant Street (8955 : Consideration and possible action regarding a



City of De Pere, Wisconsin

Request For Board of Appeals Action

MEETING DATE: November 25, 2019

DEPARTMENT: Planning

FROM: Peter Schlein

SUBJECT: Consideration and possible action regarding a requested use of insulated metal panel with translucent polycarbonate panel variance from the permitted building façade materials in the R-2 (Single and Two-Family Residence) District for the West De Pere High School, located at 665 Grant Street (Parcels WD-115-4, WD-115-5, WD-115-6, WD-115-6-2, WD-115-7, WD-115-8, WD-115-8-1, & WD-115-9).

ATTACHMENTS:

- Notice of Public Hearing_665 Grant St(DOCX)
- Report to Board of Appeals - Building Material - 665 Grant Street (DOCX)
- Application Form - Supporting Test - Sample Graphics - 655 Grant Street (PDF)

Publish: November 15, 2019

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 November 25, 2019 at 4:45 PM in the Common Council Chambers, Second Floor, City Hall, 335 S. Broadway Street, De Pere, Wisconsin, on the following matters:

1. An appeal for a variance from the City of De Pere Municipal Code, Chapter 14-39(6)(1)(c) submitted by West De Pere School District, 400 Reid Street, De Pere, Wisconsin. Said appeal requests a building permit to construct a multipurpose building addition to the current gymnasium/fieldhouse on the property located at 665 Grant Street, De Pere, Wisconsin which would require a 22 foot height variance for the 57 foot tall building.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14-39(6)(1)(c) which requires a maximum 35 foot building height.

2. An appeal for a variance from the City of De Pere, Municipal Code, Chapter 14-60(6), submitted by West De Pere School District, 400 Reid Street, De Pere, Wisconsin. Said appeal requests a building permit to construct a multipurpose building addition to the current gymnasium/fieldhouse on the property located at 665 Grant Street, De Pere, Wisconsin, which would require that the structure be constructed of brick, natural stone, and/or other materials approved by the Plan Commission. The school district is requesting that the building addition is allowed to use a textured insulated metal panel system with translucent windows.

Application for a building permit was denied pursuant to the De Pere Municipal Code, Chapter 14-60(6) which requires a building addition to be constructed of brick, stone, or other materials approved by the Plan Commission.

Dated this 15th day of November

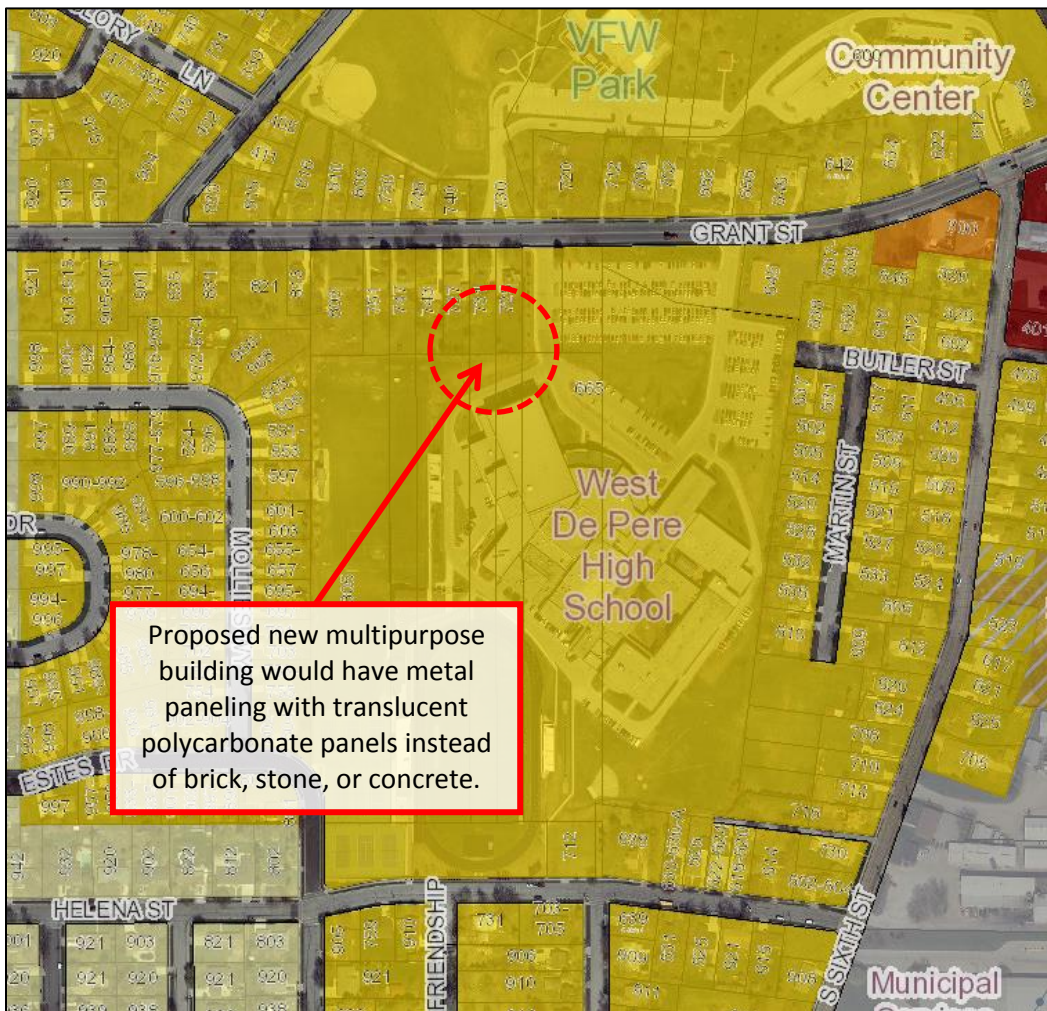
BY ORDER OF THE BOARD OF APPEALS

Peter Schlein, Zoning Administrator

Attachment: Notice of Public Hearing_665 Grant St (8956 : Consideration and possible action regarding a requested use of insulated metal

Item 4: Consideration and possible action regarding a requested use of insulated metal panel with translucent polycarbonate panel variance from the permitted building façade materials in the R-2 (First and Single and Two-Family Residence) District for the West De Pere High School, located at 665 Grant Street (Parcels WD-115-4, WD-115-5, WD-115-6, WD-115-6-2, WD-115-7, WD-115-8, WD-115-8-1, & WD-115-9).

SITE MAP



REQUESTED ACTION: Variance Request.

A proposed use of metal panel with translucent polycarbonate panels on the upper portion of a proposed multipurpose building near Grant Street. The lower portion is brick to match the existing school.

COMMON DESCRIPTION: 665 Grant Street (West De Pere High School), located south from VFW Park, between Sixth Street and Suburban Drive.

PARCEL NUMBERS: WD-115-4, WD-115-5, WD-115-6, WD-115-6-2, WD-115-7, WD-115-8, WD-115-8-1, & WD-115-9

EXISTING ZONING: R-2 (Single and Two-Family District). Junior and senior high schools are

Attachment: Report to Board of Appeals - Building Material - 665 Grant Street - 665 Grant Street (8956 : Consideration and possible action regarding a requested

permitted uses in the R-2 District.

SURROUNDING LAND USES: VFW Park and single family residential to the north (R-2).
Single and two family residential to the south (R-2).
Single family residential to the east (R-2).
Two family residential to the west (R-2).

COMPREHENSIVE PLAN: Institutional/Governmental Facilities & Parks and Recreation

APPLICANT / OWNER:	Clinton Selle, Architect	School District of West De Pere
	Bray Architects	Property Owner
	Authorized Representative	400 Reid Street, Suite W
	829 S. 1 st Street	De Pere, WI 54115
	Milwaukee, WI 53204	

PROJECT REVIEWS: This petition is one of two variances and a site plan requested in order to facilitate the proposed expansion of West De Pere High School as noted below:

Building Height Variance Review – On November 25 2019, the Board of Appeals will review a variance related to allow a proposed multipurpose building, at the north end of the property, to be 57 feet tall instead of the Code allowed 35 feet tall.

Building Material Variance Review – On November 25 2019, the Board of Appeals will review a variance related to allow a proposed multipurpose building, at the north end of the property, to utilize a textured metal panel system with translucent polycarbonate panels above, starting at a point higher than 15 feet from the ground, instead of the Code allowed brick, natural stone, etc. *(This report addresses the building material variance only).*

Site Plan Review – On January 27, 2020, (assuming variances are approved) the Plan Commission is proposed to review a related site plan that includes the addition of a proposed multipurpose building and parking lot expansion at the north end of the property (near Grant Street), the addition of academic classrooms at the southeast end (near Helena Street/Martin Street), and modifications to the outdoor track and football bleachers at the southwest end (near Helena Street).

SITE HISTORY: The subject site has been used as a school property since the 1950's and was used for agricultural purposes prior to that time. The most recent significant building addition and remodel occurred in 2001, which included the addition of a fieldhouse, auditorium, and classrooms.

In 2018, De Pere voters approved a referendum in support of multiple West De Pere School District Projects, including an addition to the high school.

STAFF REVIEW: In 2019, a site plan was submitted to the City for a multipurpose building, academic classrooms, and modifications to the outdoor track and football area. The site plan proposed to be reviewed by Plan Commission on January 27, 2020, cannot be reviewed unless a variance is granted because the proposed multipurpose building is taller than 35 feet and the upper portion of the building utilizes unapproved metal and translucent polycarbonate panel

materials.

The red circle on the “site map” identifies the location for the proposed multipurpose building addition that is 65,200 square feet in size with the proposed building metal panel and translucent polycarbonate panel materials. The building is setback 78.6 feet from Grant Street.

Even though it is also below in italics - please include the Code section and language from the Code regarding building materials so the BOA knows exactly what would be permitted and what is not.

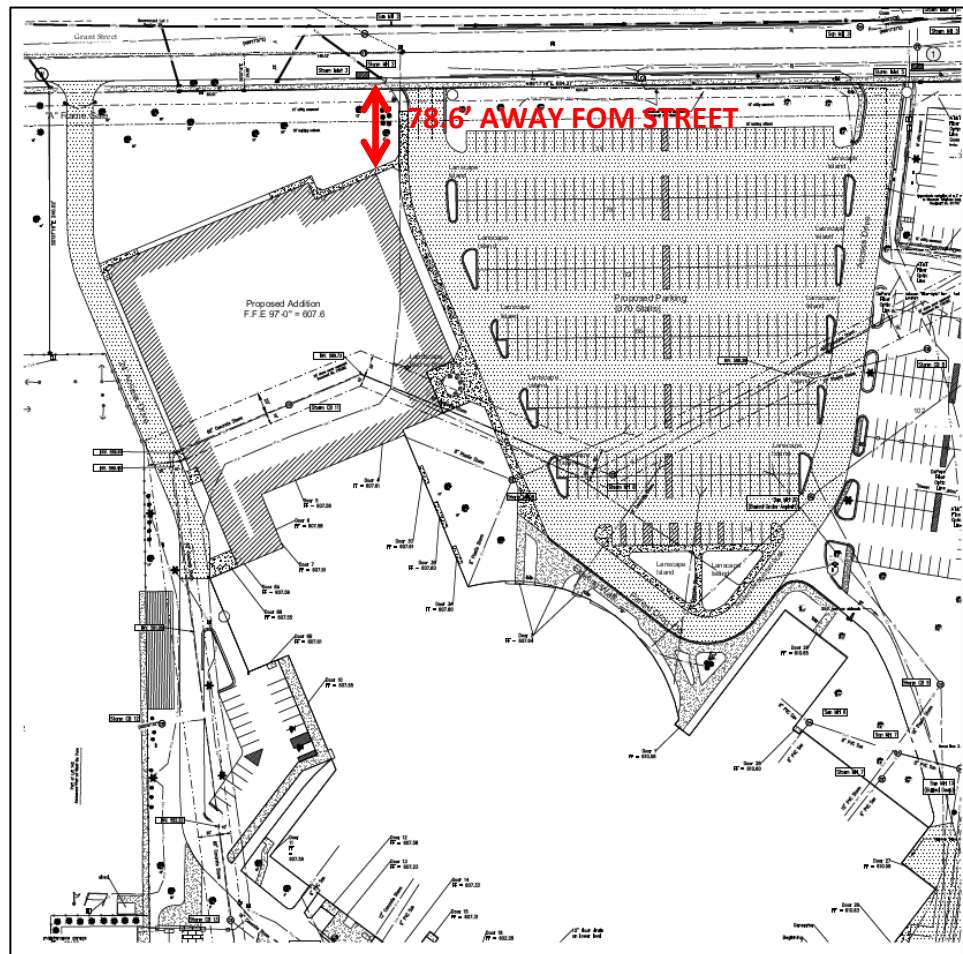
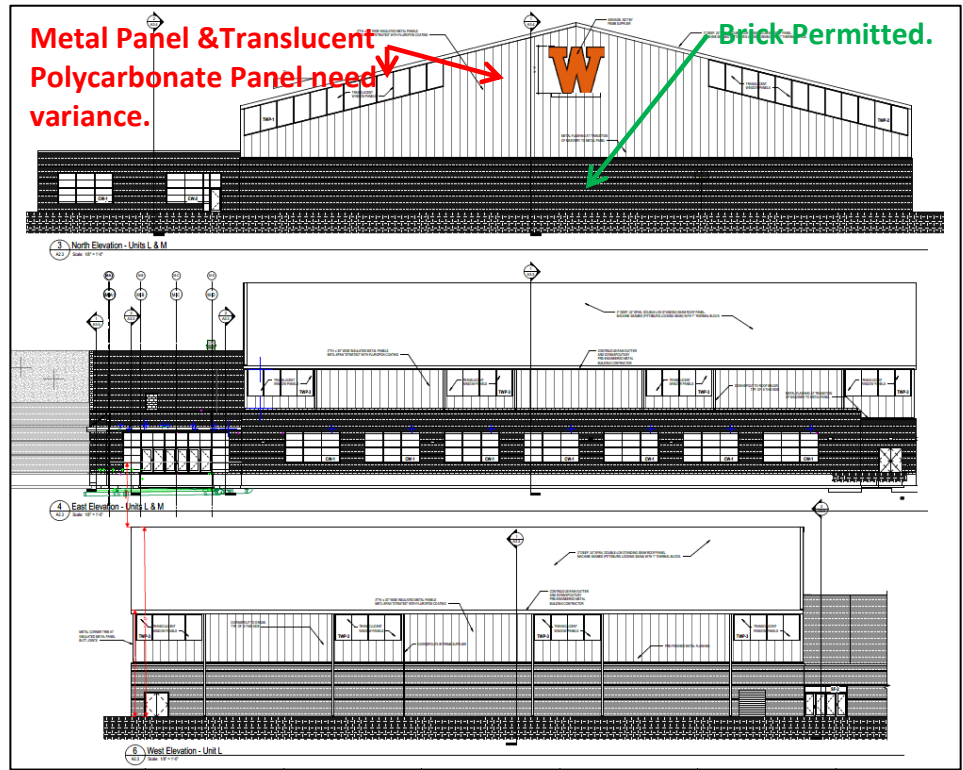
The summarized hardships would include the following (see attached document provided by Bray Architects):

- A multipurpose building is a key function of uses planned for the high school property and the building is not cost effective with the materials shown.
- The proposed metal panels are textured in a grid pattern, and resemble masonry materials that are permitted without a variance.
- The proposed translucent polycarbonate panels break up the mass of the large structure, in addition to allowing natural light into the building
- For the operations of the school, a building of this nature, with the high ceiling for the proposed sports activities is required.
- The development is not possible without rezoning to a non-residential zoning category.
- Potentially impacted nearby properties have been acquired by the school district making the nearest residential property 165 feet away.
- An unidentified number of new trees are proposed along Grant Street as a buffer.

The high school is permitted in the R-2 zoning district. For the purpose of site plan review, required building materials for a school must comply with the requirements of a business district. In a business district, metal panel may only be used as an accent or finish material and polycarbonate panels are not identified. Thus, a variance for building materials is required if the site plan remains unchanged.

Neighborhood Meeting: The School District held a neighborhood meeting on Wednesday November 20, 2019. – Comments related to the variance included a clarification about how far the building was from the street and other houses. Not related to building height, neighbors were concerned about traffic flow near the school.

Permitted building façade materials in the Business Districts (used for schools in the R-2 District) is brick, masonry, concrete, natural stone, and metal accent materials, per Municipal Code 14-60(6)(d).



Attachment: Report to Board of Appeals - Building Material - 665 Grant Street (8956 : Consideration and possible action regarding a requested



View from Grant Street

REVIEW PROCESS:

For variance applications, the Board of Appeals holds a public hearing, reviews the petition, and then makes a final decision of approval or denial within 30 days of the date the petition was filed. If the Board of Appeals decision is approval, the petitioner must obtain proper permits and begin the project within six months of the approval. One variance appeal per year may be petitioned.



CITY OF DE PERE
APPLICATION FOR VARIANCE

CITY OF DE PERE RECEIVED
 NOV 4 2019
Submitted

Fee: \$ 168.00
 Receipt #: 00147379
 Date: 31 OCT 2019
paid

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) Bray Architects	Authorized Representative Clinton Selle	Title Architect	
Mailing Address 829 S. 1st St.	City Milwaukee	State WI	ZIP Code 53204
Email Address cselle@brayarch.com	Phone Number (incl. area code) 414-226-0200	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) SD of West De Pere	Contact Person Dennis Krueger	Title Superintendent	
Mailing Address 400 Reid Street, Suite W	City De Pere	State WI	ZIP Code 54115
Email Address dkrueger@wdpsd.com	Phone Number (incl. area code) 920-337-1393	Fax Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address: Legal Description: 665 Grant Street, De Pere, WI 54115		Parcel Number(s): WD-115-7, WD-1	
SECTION 4: Variance Information			
Section of De Pere Code which creates need for Variance:	See attached supplemental letter <i>height : 14-39(6)(1)(c) material: 14-60(6)</i>		
Ordinance Provision:	See attached supplemental letter <i>height = not to exceed 35' Materials = brick & natural stone</i>		
Project Description:	See attached supplemental letter <i>Actual height = 57' at highest point Actual Materials = Architectural Metal panel w/ translucent w/</i>		
Variance Requested:	See attached supplemental letter		
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	See attached supplemental letter		
Describe the hardship(s) that would result if the variance is not granted:	See attached supplemental letter		
Describe how the variance would not have adverse effects on surrounding properties:	See attached supplemental letter		

Attachment: Application Form - Supporting Test - Sample Graphics - 655 Grant Street (8956) - Consideration and possible action regarding a

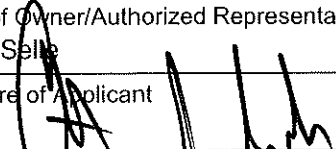
Zoned R-2

November BOA

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) Clinton Selig	Title Architect	Phone Number 414-226-0200
Signature of Applicant 		Date Signed November 4, 2019

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



November 4, 2019

City of De Pere
 Building Inspection Department
 335 South Broadway
 De Pere, Wisconsin 54115

Re: Supplemental Letter in Support of School District of West De Pere Application for Variance

This letter is intended to elaborate on the justification for a need of variance for the West De Pere High School project.

The School District of West De Pere is planning for improvements at the West De Pere High School – 665 Grant Street. The improvements include:

- A Multipurpose Indoor Building Addition to be constructed off the north side of the current Gymnasium/Fieldhouse and parking lot modifications
- An academic classroom addition at the southeast side of the High School
- Modifications to the track and football field bleacher and bathroom facilities at the southwest end (along Helena Street).

Section & Ordinance of the De Pere Code which creates need for Variance:

Article VI. – Residence Districts - -

14-39. – R-2 Single and Two Family Residence District

1. Permitted Uses

c. Educational and cultural

Maximum Building Height Not to Exceed 35'

The Multipurpose Indoor building addition is currently planned to be 57'-0" at the ridge and 32'-0" at the eave.

Article XII. – Development and Design Standards

14-60. – Development and design standards in certain districts.

(6) General building and performance standards.

- (e) Building design and construction requirements: R-3. Multiple Family District and R-4. General Residential Office District. All buildings hereinafter constructed, expanded, remodeled, or otherwise improved within this district shall be designed in such a manner so they provide basic harmony with and do not detract from the overall attractiveness of surrounding development and shall be constructed of the following materials:

- 1) **Brick.**
- 2) **Natural Stone.**
- 3) **Other materials approved by the Plan Commission.**

The Multipurpose Indoor building addition is currently planned to use brick as the cladding to 13'-0" to match the existing High School and then transition to a textured insulated metal panel system above the brick. The textured metal panel system is proposed to have a finished material similar to precast concrete. Note: since R-2 is not specifically listed in this code section, we are using the R-3/R-4 code sections since they are most similar.

www.brayarch.com

Davenport, IA	220 Emerson Place, Suite 301, Davenport, IA 52081	563.370.4879
Milwaukee, WI	829 S. 1st Street, Milwaukee, WI 53204	414.226.0200
Sheboygan, WI	1227A N. 8th Street, PO Box 955, Sheboygan, WI 53082-0955	920.459.4200

Project Description:

See above for the full project scope. Regarding the variance, the two code items above are specific to the Multipurpose Indoor Building Addition portion of the project. This addition includes:

- Large indoor space that will be used for various physical activities and for High School academic testing
- Fitness/Weight room
- Multipurpose space that will be used for dance and other physical activities
- Women's Team Locker Room
- Associated toilets, mechanical rooms, hallways, etc.

See the plans, elevations, and renderings included with this submittal for more detailed information regarding the project.

Variance Requested:

1. The School District of West De Pere is requesting that the Multipurpose Indoor Building Addition is allowed to exceed 35'-0" in height.
2. The School District of West De Pere is requesting that the Multipurpose Indoor Building Addition is allowed to use a textured insulated metal panel system as the building cladding for the upper portion of the addition.

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

The R-2 Zoning District allows for schools and other buildings that are commonly found to be within residential neighborhoods. Schools by nature are very different buildings than single and two-family buildings in use, shape, and requirements to function for their users. The School District of West De Pere is proposing this project to meet the current and future needs of a growing school district. The proposed Multipurpose Indoor Building Addition is similar to other facilities recently completed in Kimberly, Elkhorn, Plymouth, & Sussex with other school districts currently exploring a similar project.

Given the difference in building type from a school to a single and two-family residential building, we request that this project be allowed to follow zoning standards for more similar building types within De Pere, specifically Business and Industrial. This includes allowing the building height to extend above 35' and allowing for a building material that is permitted for Business and Industrial uses.

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

If the variance for height is not granted, the project as conceived of and approved in the November 2018 referendum is not possible. The available height of the Multipurpose Indoor Building Addition is a key function of many of the uses planned.

If the variance for the textured metal panel system with finish similar to precast concrete is not granted, the project team will need to consider other siding options available. The textured metal panel system is proposed because it is an integrated and complete wall system finished on both the interior and exterior of the building and precast concrete is an acceptable material for other zoning types. It is an ideal building material solution for this type of construction as seen on similar facilities recently completed in Kimberly, Elkhorn, Plymouth, & Sussex

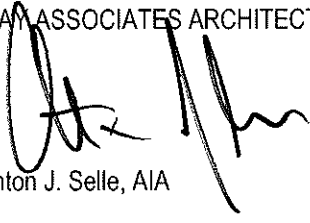
Describe how the variance would not have adverse effects on surrounding properties:

In preparation of future growth, the School District of West De Pere has purchased residential properties along Grant Street where this addition would have had the greatest impact. For residential properties across Grant Street and along the west property line, the proposed addition is set back onto the property as far as will allow based on the existing conditions. The distance of the addition to the nearest residential property located on the north side of Grant Street is approximately 165'-0", and the distance of the addition to the nearest residential property located on the west side of the High School property is approximately 250'-0". Additionally, the project team intends to maintain as many of the existing mature trees along Grant Street as possible, as well as, supplement with new trees where needed to provide a "green" buffer along Grant Street. The renderings included in this submittal attempt to show views of the proposed facility from both the east and west sides of Grant Street.

Thank you to the Zoning Board of Appeals for taking the time to learn about the School District of West De Pere's project and considering our variance requests. The project team will have representation from the School District of West De Pere, Bray Architects, and Miron Construction at the November 25 Zoning Board of Appeals meeting to answer questions.

Sincerely,

BRAY ASSOCIATES ARCHITECTS, INC.



Clinton J. Selle, AIA

P:\3273 - West DePere Schools\4 Schematic Design\Client Meetings\2019-11-04-Variance\3273_2019-11-04_Variance.docx

Attachment: Application Form - Supporting Test - Sample Graphics - 655 Grant Street (8956 : Consideration and possible action regarding a

November 4, 2019

City of De Pere
Building Inspection Department
335 South Broadway
De Pere, Wisconsin 54115

Re: Supplemental Materials in Support of School District of West De Pere Application for Variance

Please allow the following to further supplement our application and submittal:

- Concept renderings of the proposed Multipurpose Indoor Building Addition
- Images of proposed textured metal panel system versus precast concrete
- Pictures of other recently completed facilities in Kimberly, Elkhorn, and Plymouth.

Concept Rendering – View From Grant Street Looking Southwest at Proposed Multipurpose Indoor Building Addition



Concept Rendering – View From Grant Street Looking West/southwest at New Multipurpose Indoor Building Addition

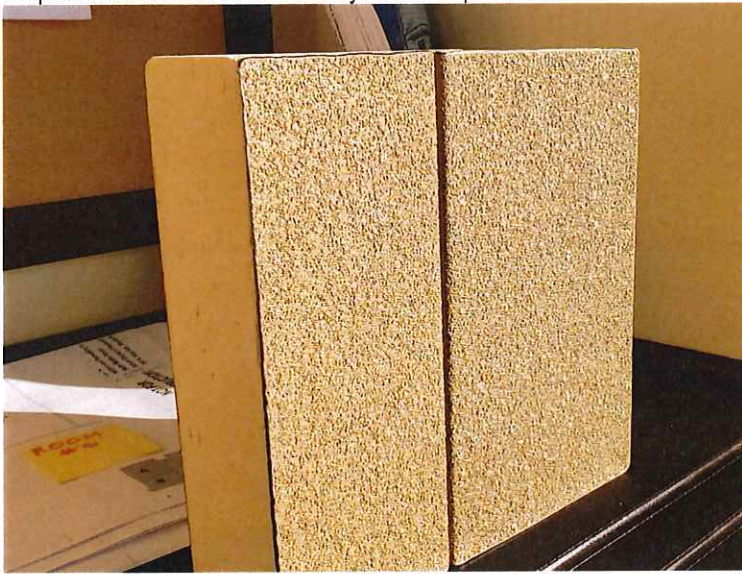


Concept Rendering – View From Grant Street Looking Southeast at New Multipurpose Indoor Building Addition

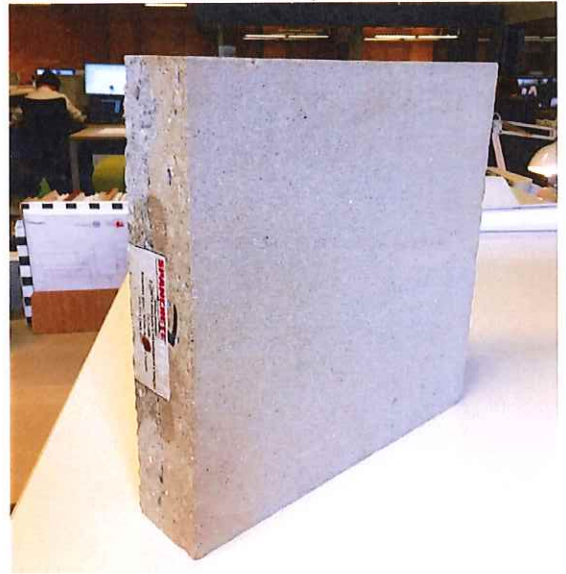


Attachment: Application Form - Supporting Test - Sample Graphics - 655 Grant Street (8956 : Consideration and possible action regarding a

Proposed Insulated Metal Panel System Sample



Precast Concrete Finish Sample



Proposed Insulated Metal Panel System Sample



Precast Concrete Finish Sample



Attachment: Application Form - Supporting Test - Sample Graphics - 655 Grant Street (8956 : Consideration and possible action regarding a

Project Example – Kimberly High School



Project Example – Kimberly High School



Attachment: Application Form - Supporting Test - Sample Graphics - 655 Grant Street (8956 : Consideration and possible action regarding a

Project Example – Plymouth High School



Project Example – Elkhorn High School



Attachment: Application Form - Supporting Test - Sample Graphics - 655 Grant Street (8956 : Consideration and possible action regarding a