



# Board of Appeals

## Regular Meeting

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

### Final Minutes

Monday, November 25, 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	Excused	
Bob De Groot	Chairman	Present	
Paul De Leeuw	Board Member	Present	
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 members of the public.

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

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	James Stadler, Board Member
<b>SECONDER:</b>	William Vande Hei, Board Member
<b>AYES:</b>	De Groot, De Leeuw, Stadler, Vande Hei, Van Remortel
<b>EXCUSED:</b>	Scott Bonfigt

- 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).

Bob De Groot read the notice of public hearing and Zoning Administrator Peter Schleinz reviewed the variance request for a 22 foot height variance for a building expansion for the West De Pere School District. Peter explained that the site plan for this project will be reviewed by the Plan Commission in January of 2020. Before the site plan can be reviewed, there are two variances that must be approved by the Board of Appeals. The first one is for the addition of a multipurpose building which would exceed the 35 foot maximum building height by 22 feet, for a building height of 57 feet at the highest peak. The building will be setback approximately 78 feet from Grant Street. The petitioners were present to answer questions. Dennis Krueger, the school superintendent and Clinton Selle of Bray Architects addressed the board. The primary use of the building is an indoor practice facility, which will require higher ceilings. It is the sixth or seventh such facility to be built in the state of Wisconsin. Bill Vande Hei commented that he has attended an event at a similar building in Kimberly and he was impressed with it. The school district held a neighborhood meeting on November 20, 2019. Comments related to the variance included a clarification about how far the building was from the street and other homes. The petitioner added that they plan on maintaining several large trees in front of the school property which will help to screen the building. Bill Vande Hei moved, seconded by Andy Van Remortel, to approve the height variance. Upon vote, motion carried unanimously. Bob De Groot reminded the petitioner that work needs to start within 6 months of the approval.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	William Vande Hei, Board Member
<b>SECONDER:</b>	Andy Van Remortel, Board Member
<b>AYES:</b>	De Groot, De Leeuw, Stadler, Vande Hei, Van Remortel
<b>EXCUSED:</b>	Scott Bonfigt

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).

Bob De Groot read the public hearing notice and Zoning Administrator Peter Schlein reviewed the variance request. He noted that this variance is related to the same project as the first agenda item. This variance is for the use of textured insulated metal panel with translucent polycarbonate panels on the upper portion of a proposed multipurpose building at the West De Pere High School. Peter explained that the high school is permitted in the R-2 zoning district, but 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. The metal panel material is very similar in appearance to concrete, which is an approvable material. Bill Vande Hei stated that he thinks the proposed material is more durable than some other types of approvable materials. James Stadler moved, seconded by Bill Vande Hei, to approve the use of the metal panel and translucent polycarbonate panel. Upon vote, motion carried unanimously.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	James Stadler, Board Member
<b>SECONDER:</b>	William Vande Hei, Board Member
<b>AYES:</b>	De Groot, De Leeuw, Stadler, Vande Hei, Van Remortel
<b>EXCUSED:</b>	Scott Bonfigt

#### Adjournment

Bob De Groot motioned to adjourn the meeting at 5:14 PM. Upon vote, motion carried unanimously.

Respectfully submitted,  
Kelly Barker