



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Agenda - Final Board of Zoning Appeals

Monday, January 16, 2017

7:00 PM

6th Floor Council Chambers

1. Call meeting to order
2. Roll call of membership
3. Approval of minutes from previous meeting
[17-051](#) Minutes from October 10, 2016.

Attachments: [October 10, 2016 minutes.pdf](#)

4. Public Hearings/Apearances

5. Action Items

- [17-052](#) 1840 W. Spencer St. (31-3-1318-00) The applicant proposes to create addition parking spaces along the east wall of the south building located at the property. This project will cause the overall impervious surface to be 92.5% on this parcel. Section 23-132(h)(2) of the Zoning Ordinance limits lot coverage to 90% in the M-2 zoning district.

Attachments: [1840 W. Spencer St.doc](#)
[1840 W. Spencer St. \(plans\).pdf](#)
[1840 W. Spencer St.pdf](#)

6. Information Items

7. Adjournment

Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.

Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
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Meeting Minutes - Final Board of Zoning Appeals

Monday, October 10, 2016

7:00 PM

6th Floor Council Chambers

1. Call meeting to order

2. Roll call of membership

Present: 5 - McCann, Smith, Joosten, Schoenbohm and Engstrom

Excused: 1 - 2nd Alternate Maloney

3. Approval of minutes from previous meeting

[16-1540](#)

Minutes from September 19, 2016.

Attachments: [Minutes from September 19, 2016.pdf](#)

Joosten moved, seconded by Engstrom, that the Minutes be approved. Roll Call. Motion carried by the following vote:

Aye: 5 - McCann, Smith, Joosten, Schoenbohm and Engstrom

Excused: 1 - 2nd Alternate Maloney

4. **Public Hearings/Appealances**

5. **Action Items**

[16-1541](#)

5101 N. French St. (31-1-7301-03) The applicant proposes to erect a sign that is ten (10) feet from the right of way. Section 23-525(c) of the Zoning Ordinance requires signs that are more than three (3) feet tall to be a minimum of fifteen (15) feet from the right of way line.

Attachments: [5101 N. French Road.doc](#)

Appearances of Trevor Hauk, Dean Dequaine & Chip Seidler

Schoenbohm moved, seconded by Engstrom, that the Report Action Item be approved. Reasons are no harm to neighborhood, away from residential, no lights, few other possible locations due to pond and easements. Roll Call. Motion carried by the following vote:

Aye: 5 - McCann, Smith, Joosten, Schoenbohm and Engstrom

Excused: 1 - 2nd Alternate Maloney

[16-1542](#)

1700 E. Harding Ave. (31-9-1480-00) The applicant proposes to build an accessory building that is eight (8) feet from the front property line. Section 23-96(g)(4) of the Zoning Ordinance requires a minimum twenty (20) foot setback for accessory buildings in the front yard.

Attachments: [1700 E. Harding Ave.doc](#)

Appearance of Duane Struebel, Jr.

Smith moved, seconded by Joosten, that the Report Action Item be approved. Reasons are nonconforming lot of record and multiple easements. Roll Call. Motion carried by the following vote:

Aye: 5 - McCann, Smith, Joosten, Schoenbohm and Engstrom

Excused: 1 - 2nd Alternate Maloney

6. Information Items

7. Adjournment

Joosten moved, seconded by Engstrom, that the meeting be adjourned. Roll Call. Motion carried by the following vote:

Aye: 5 - McCann, Smith, Joosten, Schoenbohm and Engstrom

Excused: 1 - 2nd Alternate Maloney

January 9, 2017
January 10, 2017
Acct. 15520

City of Appleton

NOTICE OF HEARING FOR VARIANCE

NOTICE IS HEREBY GIVEN that a meeting of the Board of Appeals, established under the provisions of Chapter 23 of the Ordinance, and known as the Zoning Ordinance, to be held on the 16th day of January, 2017, at 7:00 P.M., in Committee Room "6A/B", 6th Floor, City Hall, 100 North Appleton Street, of the City of Appleton, Wisconsin, will be heard to consider the Appeal of:

from the ruling of the City Building Inspector in granting a permit for the construction, alteration, rebuilding, or occupancy of a nonconforming building on, or for the use of the property known and described as follows:

1840 W. Spencer St.

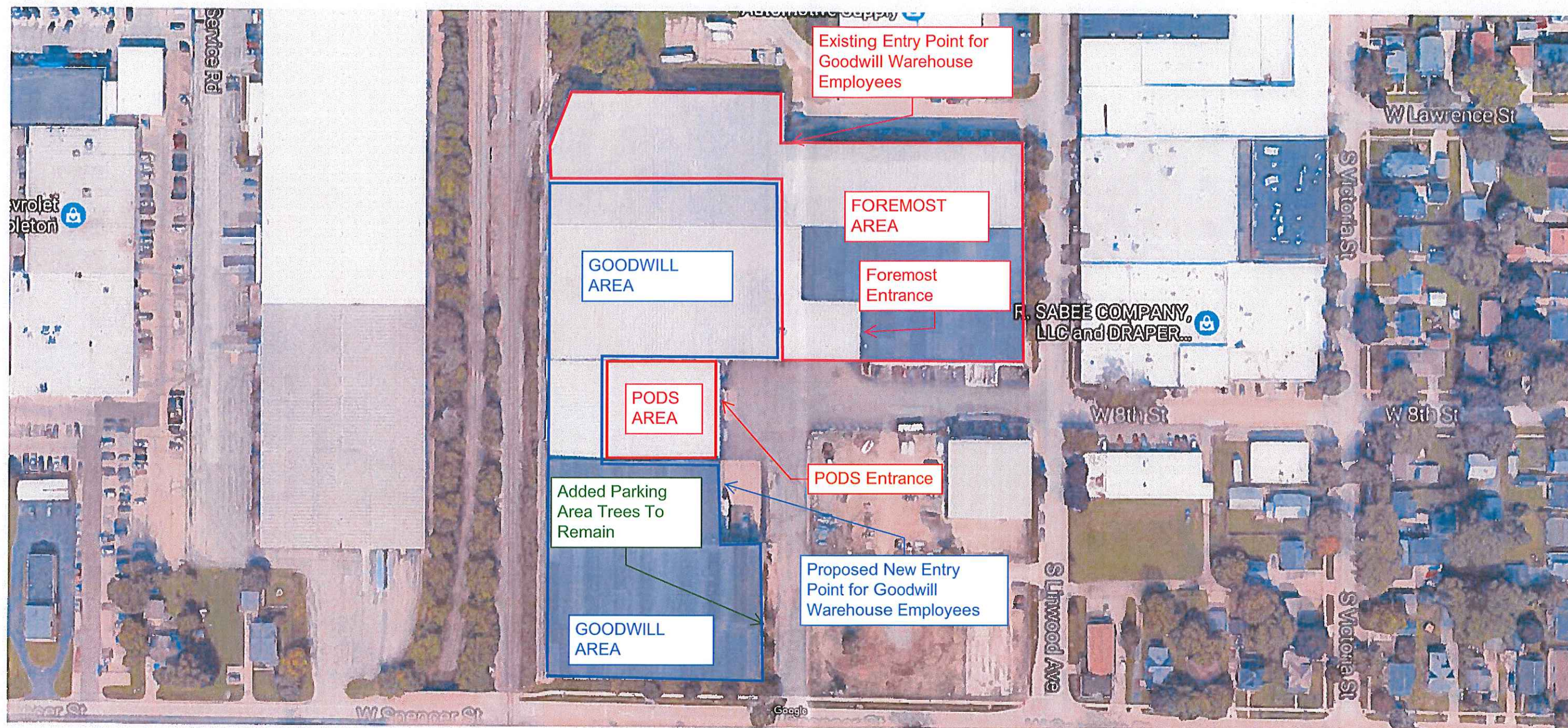
Tax Key Number: 31-3-1318-00

The applicant proposes to create addition parking spaces along the east wall of the south building located at the property. This project will cause the overall impervious surface to be 92.5% on this parcel. Section 23-132(h)(2) of the Zoning Ordinance limits lot coverage to 90% in the M-2 zoning district.

Notice is further given that the said meeting is open to the public and that the appellant and any other person interested may appear and be heard for or against the granting of aforesaid permit by this Board.

CITY OF APPLETON,
Appleton, Wisconsin
The Board of Appeals

**REASONABLE ACCOMMODATIONS FOR PERSONS WITH DISABILITIES
WILL BE MADE UPON REQUEST AND IF FEASIBLE.**



FOREMOST FACILITY

APPLETON COOLER

WISCONSIN

A. GENERAL:

- SITE PLAN

SCALE: 1" = 50'-0"

EXISTING BUILDING
F.F.F. = 811.32

BENCHMARK
ELEV=B11.15
(OPEN ARROW)

WOW LOGISTICS
1840 W. SPENCER STREET, APPLETON, WI 54914
EXISTING BUILDING - 247,214 SQ. FT./ 5.675 ACRES

FOREMOST AREAS
10 EMPLOYEES

PODS AREAS
3 EMPLOYEES

GOODWILL AREAS
12 EMPLOYEES

EXISTING BUILDING
F.F.F. = 809.12

EXISTING TRE
TO REMAIN—

ENLARGED NEW PARKING PLAN

SCALE: 1" = 20'-0"

CODE SUMMARY

| | |
|----------------------|-------------------------------------|
| BUILDING TYPE = | BUILDING ICC |
| OCCUPANCY TYPE = | GROUP 5-1 (STORAGE MODERATE-HAZARD) |
| CONSTRUCTION CLASS = | TYPE IIB (METAL FRAME UNPROTECTED) |
| BUILDING CODE = | COMM 61 @ 62 |
| MECHANICAL CODE = | COMM 64 |
| PLUMBING CODE = | DLHR CHAPTER 01-03 |
| ELECTRICAL CODE = | COMM 63 |
| GROUND SNOW LOAD = | 40 PSF ZONE I |
| ROOF LIVE LOAD = | 20 PSF REDUCIBLE |
| COLLATERAL LOAD = | 3 PSF |
| WIND LOAD = | 90 MPH.I |
| SPRINKLERED BUILDING | NET @ DRY |

| | |
|------|------------------------------------|
| TOOI | TITLE SHEET/ SITE PLAN |
| DIOI | ENLARGED DEMOLITION PLAN & DETAILS |
| AIOI | OVERALL BUILDING PLAN |
| AII0 | ENLARGED COOLER FLOOR PLAN |
| AIII | ENLARGED SECTION #1 OFFICE PLANS |
| A301 | BUILDING CROSS SECTIONS |
| A302 | WALL SECTIONS |
| A301 | ARCHITECTURAL DETAILS |
| A801 | ENLARGED ROOF PLAN |

Phone: 920-757-0999
Fax: 920-757-1015



Your Construction Solution!

N1040 Craftsmen Drive
Greenville, WI 54942

WOW LOGISTICS
1840 W. SPENCER ST., APPLETON, WI

TITLE SHEET/ SITE PLAN

| NUMB. | DATE | REVISIONS: |
|-------|------|------------|
| 1 | - | - |
| 2 | - | - |
| 3 | - | - |
| 4 | - | - |
| 5 | - | - |

DRAWN BY:
MJS

APPROVED BY:
MCR

DATE: SEPTEMBER 12, 2016

PROJECT NUMBER:
16-1827

SCALE:
AS NOTED

3. DRAWINGS, AND SPECIFICATIONS
ISSUED AND CORRECTED BY

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SHEET NUMBER

2001

P.)

Return to: Department of Public Works
Inspection Division
100 North Appleton Street
Appleton, Wisconsin 54911
(920) 832-6411

City of Appleton Application for Variance

Application Deadline 12/26/16 Meeting Date January 16, 2017 @ 7PM

Please write legibly and also submit a complete reproducible site plan (maximum size 11" x 17"). A complete site plan includes, but is not limited to, all structures, lot lines and streets with distances to each. There is a non-refundable \$125.00 fee for each variance application. The non-refundable fee is payable to the City of Appleton and due at the time the application is submitted.

| Property Information | |
|--|--|
| Address of Property (Variance Requested) 1840 W. Spencer St. Appleton, WI | Parcel Number 313131800 |
| Zoning District M-2 General Industrial | Use of Property <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial |

| Applicant Information | |
|--|--|
| Owner Name Northern Wisconsin Warehouses, LLC | Owner Address 3040 W. Wisconsin Ave. Appleton, WI |
| Owner Phone Number 920-687-5417 | Owner E Mail address (optional) N/A |
| Agent Name Utschig Construction | Agent Address N1040 Craftsmen Dr. Greenville, WI |
| Agent Phone Number 920-757-0999 | Agent E Mail address (optional) mrohloff@utschiginc.com |

| Variance Information |
|--|
| Municipal Code Section(s) Project Does not Comply 23-172(m) 23-132(h)(2) lot coverage |
| Brief Description of Proposed Project Parking = one space per employee and 3 for visitors with allowance for over 90% site coverage |

Owner's Signature (Required):  Date: 12/28/2016

Return to: Department of Public Works
Inspection Division
100 North Appleton Street
Appleton, Wisconsin 54911
(920) 832-6411

Questionnaire

In order to be granted a variance each applicant must be able to prove that an unnecessary hardship would be created if the variance were not granted. The burden of proving an unnecessary hardship rests upon the applicant. The attached sheet provides information on what constitutes a hardship. (Attach additional sheets, if necessary, to provide the information requested. Additional information may be requested as needed.

1. Explain your proposed plans and why you are requesting a variance:

The proposed plan is to create additional parking stalls along the east wall of the south building located at this property. Currently, there are three different tenants operating all or a portion of their business out of this facility and there is no longer enough parking stalls on-site to accommodate the amount of employees working out of this building. An entrance for one of the tenants will no longer be available along the north face of the building where they now park on the dead end section of W. Lawrence Street, and this point of entry will now be located at an existing service door next to the proposed new parking stalls. Our idea is to provide each tenant an on site parking area close to their point of entry into the building.

2. Describe how the variance would not have an adverse affect on the surrounding properties:

The property directly to the east is a fenced in, completely graveled yard used for outside storage and to the south is the Foremost parking lot and production facility. The addition of the new stalls will be of like use and should not affect these two adjoining properties. The existing building will block the new stalls from any views to the north or west. Also by allowing on site parking stalls to be created, it will minimize any additional cars being parked on Linwood Avenue, which is now heavily used by the business to the east for employee on street parking.

3. Describe the special conditions that apply to your lot or structure that do not apply to surrounding lots or structures:

The property owned by Northern Wisconsin Warehouses, LLC is land locked by surrounding properties or streets. Attempts have been made to acquire the property to the east and/or permission to park, with no success. The existing parking lot cannot be reconfigured to match the expanded employee count due to the property limitations, so to continue the "warehouse use" which the building was designed for, the additional parking area would need to be created with-in the lot parameters and the small grassed area next to the east wall of the south building is the prime candidate for parking expansion. The existing trees would be saved and remain as is near this area and the overall lot ratio to impervious surface would be at 92.5% (M-2 requires 90%) and we are asking for a minimal relaxation of the zoning code be allowed to do this.

4. Describe the hardship that would result if your variance were not granted:

In the event additional parking stalls cannot be added, a number of employees now working out of this facility, would have to park on Linwood Avenue and requiring these employees to park on the road could greatly increase the risk of potential accidents due to the amount of truck traffic entering and exiting this property and the surrounding businesses.

