

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

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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.



