



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 February 27, 2017

Meeting Date March 20, 2017 at 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) <b>355 W. Lawrence St</b>	Parcel Number <b>31-2-0116-00</b>
Zoning District <b>CBD</b>	Use of Property <b>Assembly</b>
Applicant Information	
Owner Name <b>City of Appleton</b>	Owner Address <b>100 N. Appleton St. Appleton, WI 54911</b>
Owner Phone Number	Owner E Mail address (optional)
Agent Name <b>Dean Gazza Dir. of Parks Rec. Facilities and Grounds</b>	Agent Address <b>100 N. Appleton St. Appleton, WI 54911</b>
Agent Phone Number <b>920-832-5572</b>	Agent E Mail address (optional) <b><u>Dean.gazza@appleton.org</u></b>
Variance Information	
Municipal Code Section(s) Project Does not Comply <b>Section 23-172(e)(3)- Maneuvering to occur on site.</b>	
Brief Description of Proposed Project <b>The proposed site plan shows vehicles using the right of way on Elm St. to back up into property to utilize the loading docks for the Exhibition Center.</b>	

Owner's Signature (Required):

*Dean Gazza*

Date:

*3/9/17*

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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:

To maximize use of the site and to leverage the overall investment being made in the Exhibition Center it is necessary to utilize Elm Street for access to the loading docks. The overall building program to accomplish the goals of Exhibition Center requires the majority of the site to be utilized for the facility. Because Elm Street is being reconstructed in conjunction with the Exhibition Center it provided a feasible solution which accommodate this need.

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

Because the loading docks are located on the west side of the building which faces the parking deck of the PD, there is no issues for occupants or users of the facility. Access to the loading docks will be occasional and not disrupt traffic flow or use of other properties.

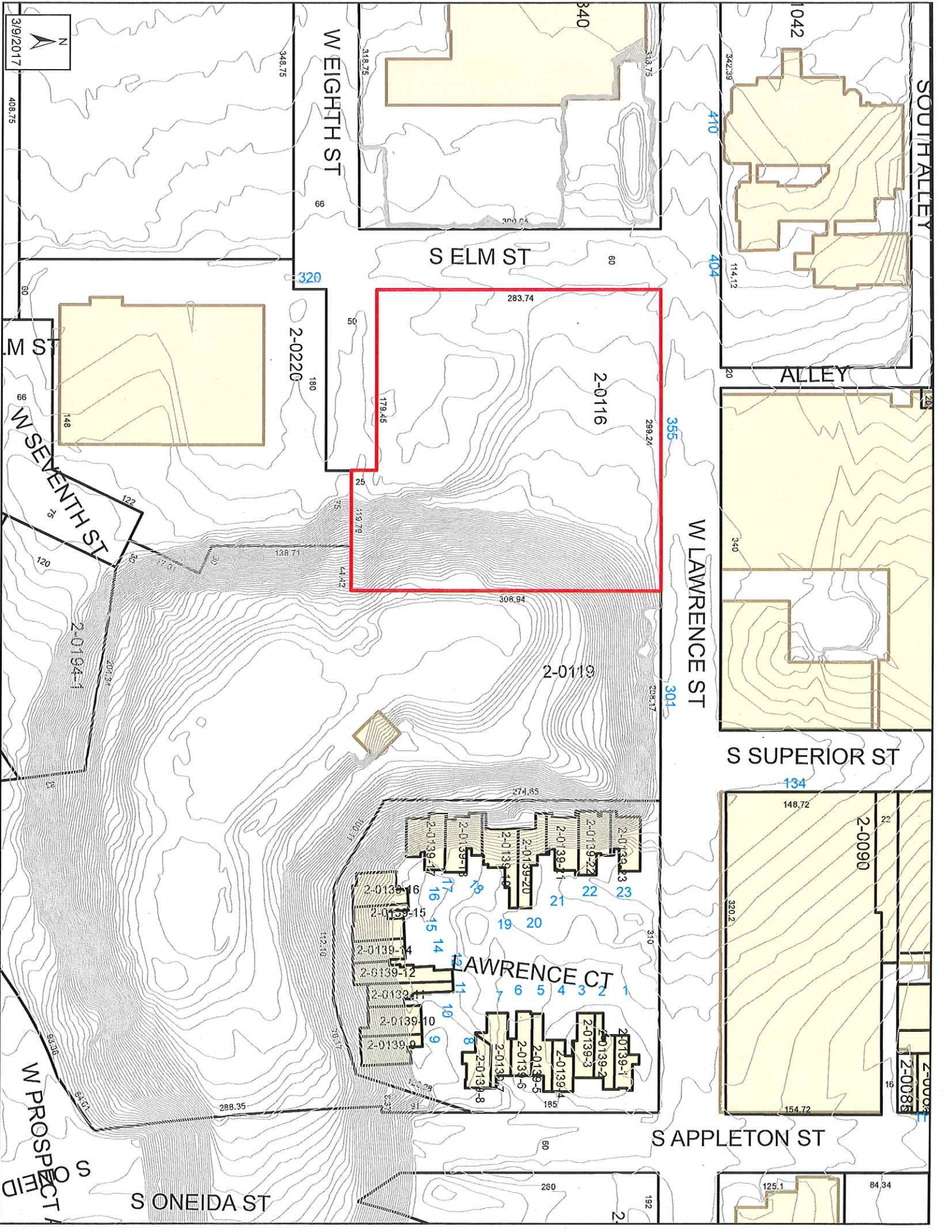
3. Describe the special conditions that apply to your lot or structure that do not apply to surrounding lots or structures:

The lot is very limited in size and the facility use will require the loading and unloading of equipment from trucks as large as a semi.

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

Due to the topography and limited size of this lot for this use, a variance for maneuvering trucks in the street is required in order to use this parcel for its intended purpose. The topography of the east side of property presented a unique challenge to the designers. The elevation slopes down thirty five (35) ft. This limited the area of the site that may have been used for loading. The building needed to be the size as proposed to accommodate the events and activities required to make the project feasible. Lots that are zoned central business district are typically smaller than in other zoning districts and the building density in the downtown area is not accommodating to the loading and turning of semitrailers on site.





3/9/2017



*"...meeting community needs...enhancing quality of life."*

## MEMO

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**TO:** Board of Zoning Appeals

**FROM:** Paula Vandehey, Director of Public Works *PAV*

**DATE:** March 8, 2017

**SUBJECT:** Application for Variance for vehicles using the Elm Street right-of-way for maneuvering purposes.

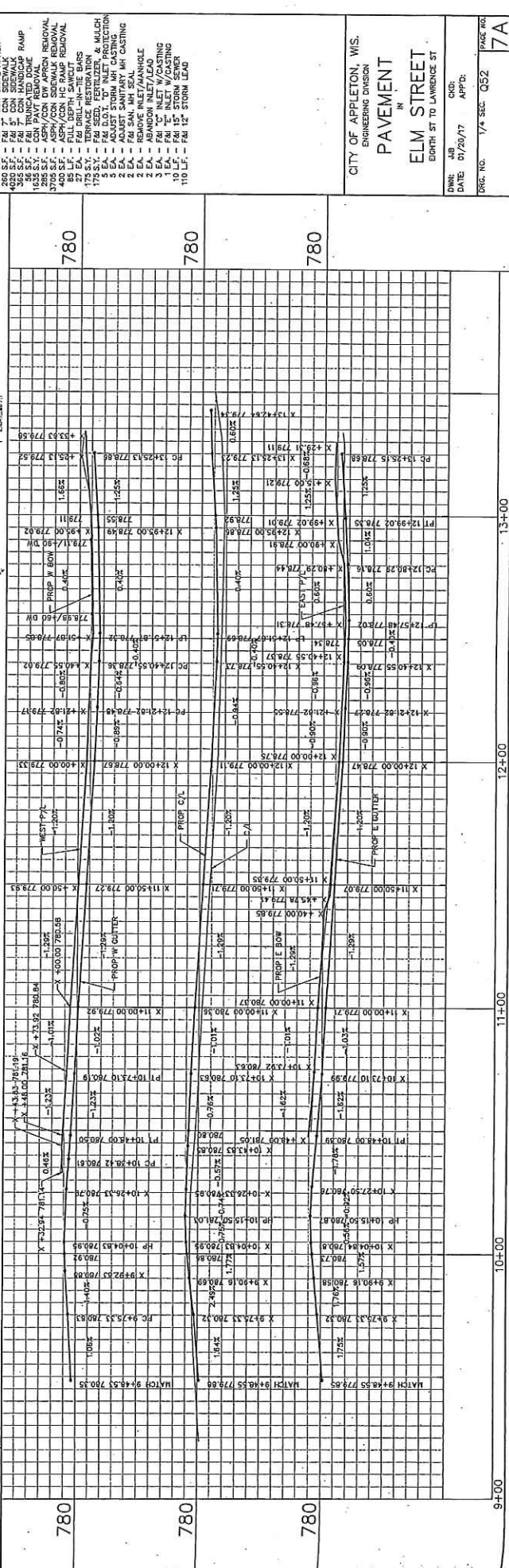
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As part of the design process for the Fox Cities Exhibition Center, it became apparent early on that the site constraints were going to make vehicle maneuvering on-site impracticable. Due to terrain constraints and the required size of the exhibition space, the loading docks could feasibly only be located on the Elm Street side of the facility. Knowing this site constraint, the Department of Public Works designed the reconstruction of Elm Street to accommodate the truck maneuvering by widening the street based on turning movements, paving the terrace areas and installing thicker sidewalk (see attached plan sheet 7A).

Therefore, the Department of Public Works supports the variance request and believes that Elm Street was designed to accommodate the necessary vehicle maneuvering within the Elm Street right-of-way.

Attachment





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An aftereffect was noticeable: future liability, ranging from increased product development time, to being expected to provide advice during to be conducted the full 100% test, to less than partial normal data. These to management or air officials required to be provided were obtained by DOE, research, and various officials, and they were all on the same page. The staff was reluctant to discuss the work.