

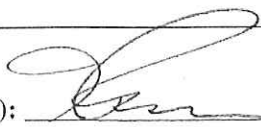
Return to: Department of Public Works
Inspection Division
100 North Appleton Street
Appleton, Wisconsin 54911
(920) 832-6411

City of Appleton Application for Variance

Application Deadline June 25, 2018 Meeting Date July 16, 2018 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) 2511 E. Capitol Dr.	Parcel Number 31-1-5296-00
Zoning District M1	Use of Property Manufacturing
Applicant Information	
Owner Name Kevin Parsons	Owner Address P.O. Box 1794 Appleton, WI 54912
Owner Phone Number 920-735-6242	Owner E Mail address (optional) kevin@asp-usa.com
Agent Name Mike Kohlbeck	Agent Address 1445 McMahon Dr, Neenah, WI 54956
Agent Phone Number 920-751-4200	Agent E Mail address (optional) mkohlbeck@mcmgrp.com
Variance Information	
Municipal Code Section(s) Project Does not Comply 23-131(h)(5) - Rear yard setback is twenty five (25) feet. Proposed addition would be ten (10) feet from rear property line.	
Brief Description of Proposed Project An addition is being proposed that would be ten (10) feet from the rear property line. Section 23-131(h)(5) of the Zoning Ordinance requires a twenty five (25) foot rear yard setback.	

Owner's Signature (Required):  Date: 2 JUL 18

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 owner of Armament Systems & Procedures (AS&P), Dr. Kevin Parsons, has identified the need to increase the size of his facility by approximately 34,800 square feet. The current parcel that AS&P occupies (PID 1-5296-00) is not large enough for such an expansion. The options that were available to Dr. Parsons were to acquire a portion of the property to the south and expand the current facility to the south; acquire additional property to the east; or to look elsewhere to construct a new facility. Dr. Parsons has recently acquired the parcel to the south (PID 1-5298-00) to provide the necessary land for a planned expansion to his existing facility. The portion of PID 1-5298-00 that would be redeveloped is currently an asphalt parking lot. Please refer to the attached preliminary site plan.

The existing AS&P building is located approximately 10 feet from the east property line. A Zoning variance for this building setback was granted by the Board of Appeals in 1996 and City Council approved a Deed Restriction variance in 2000. A Deed Restriction variance was also granted on PID 1-5298-00 by City Council in 2000. Please refer to the attached preliminary site plan for dimensions.

A variance to the 25-foot rear yard setback is being requested for the proposed building expansion for the following reasons, in no particular order of importance:

1. The proposed building expansion will tie into the southern wall of the existing building. As mentioned above, the existing building is located 10-feet from the east property line. The internal flow between the existing building and the proposed expansion is extremely important to AS&P's internal processes and the movement of product between the areas. A reduced rear yard setback allows for building uniformity and smooth internal flow between the buildings. A preliminary floorplan for the proposed expansion is included for your reference.
2. Although the proposed project is classified as a "redevelopment" project the City of Appleton Engineering Department is requiring that peak flow control for stormwater runoff is managed on site due to local street flooding. Peak flow control is typically not required for redevelopment projects per City of Appleton Code. To manage peak flow control for the proposed project a stormwater detention facility will need to be constructed on the parcel. The area to the south of the proposed expansion is reserved for a planned

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

stormwater detention area. A reduced rear yard setback provides the room necessary for a stormwater peak flow control device. If the proposed building expansion is positioned further to the south a stormwater detention device could not be constructed in this area and stormwater management would become complicated.

3. If the proposed building expansion is positioned further to the west AS&P would not be able to construct the 17 parking stalls located immediately west of the building. The resultant number of parking stalls would be 37. The number stalls that AS&P currently needs to accommodate staff and visitors is roughly 35 stalls. The number stalls that would be provided would not accommodate any future growth at AS&P beyond the two parking stalls.
 4. Per City of Appleton Municipal Code semi-truck traffic cannot utilize the public street to maneuver into a site. The proposed southern access point and drive aisle located to the west of the proposed building will be utilized by trucks entering the site so that trucks can maneuver within the parcel to access the proposed loading docks. If the proposed building were positioned further to the west while maintaining the proposed parking stalls along the west side of the building, the drive aisle would be reduced to a width that could not accommodate semi-trucks.
 5. Additional land to the east cannot be purchased.
2. Describe how the variance would not have an adverse impact on the surrounding properties:

West and North – The areas to the west and north are public street right-of-ways. The variance would not have an adverse impact on these areas. Parcels that are across the street from AS&P would not be impacted by a reduced rear yard setback.

East- PID 1-5303-00

The parcel located to the east of AS&P building expansion is Coenen Mechanical LLC. The back of the existing Coenen Mechanical LLC building faces AS&P. The existing AS&P building was granted a variance previously and the building is located 10-feet off of the common property line with Coenen Mechanical LLC.

Located south of the Coenen Mechanical building is a fenced in outdoor storage area that Coenen Mechanical uses to store various pieces of equipment and miscellaneous supplies/material. If a variance were to be granted for the AS&P property the variance would not have an adverse impact on the PID 1-5303-00 per current code and standards.

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

South – PID 1-5298-00

The variance would not have an adverse impact on the parcel to the south. The variance request is for a rear property line building setback. The south wall of the proposed AS&P building expansion would be located approximately 57 feet from the south property line.

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

The existing AS&P building that will be expanded upon is located 10-feet from the east property as a result of a previously approved zoning variance and a Deed Restriction variance approved by City Council.

The proposed building expansion project will required onsite stormwater detention. Surrounding lots were not required to have onsite stormwater detention.

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

If a variance is not granted AS&P would experience the following hardships:

- Building
 - The internal flow of AS&P's process and the uniformity between the existing building and the building expansion would be compromised. AS&P would need to revisit and likely revise their internal processes and flow of product. If AS&P cannot revise their internal processes to their satisfaction AS&P may need to consider constructing a new facility elsewhere.
- One of the following site related hardships would occur:
 - The number of parking stalls provided would be reduced to a point where future growth of AS&P would be problematic from a parking perspective.
 - The stormwater detention facility would not be able to be constructed along the south side of the proposed building.
 - Truck access into the site and maneuverability to the loading docks would be problematic.

If a variance is not granted and an expansion of 34,800 sf is not feasible due to the above listed site related hardships AS&P may need to consider constructing a new facility elsewhere.

\\P\PROJECTS\0461800140\CADD\Civil3D\Plan Sheets\103 PROPOSED SITE PLAN.dwg, Model, 7/2/2018 11:52:42 AM, MKohlbeck, 1:50

