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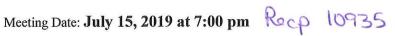
Department of Public Works

Inspection Division 100 North Appleton Street Appleton, Wisconsin 54911

(920) 832-6411

City of Appleton Application for Variance

Application Deadline: June 24, 2019



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 nonrefundable fee is payable to the City of Appleton and due at the time the application is submitted.

Property I	nformation
Address of Property (Variance Requested)	Parcel Number
2412 N. Ballard Road	31-1-6651-09
Zoning District	Use of Property
M1	Manufacturing

Applicant Information	
Owner Name	Owner Address
Voith Fabrics	2100 N. Ballard Road
	Appleton, WI 54911
Owner Phone Number	Owner E Mail address (optional)
920-968-4912	
Agent Name	Agent Address
Jeff Rice	Mi-Tech
	Attn: Jeff Rice
	P.O. Box 107
	Weston, WI 54476
Agent Phone Number	Agent E Mail address (optional)
715-218-2002	jrice@mi-tech.us

Variance Information Municipal Code Section(s) Project Does not Comply

Section 23-131(h)(5)- Rear yard setback is twenty five (25) feet.

Brief Description of Proposed Project

The proposed plan is build a 200 sq ft building (10'x20') 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.

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Owner's Signature (Required): Sont Sulland Date: 6-21-19

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 purpose of this variance is to gain the approval to place a steel building over a relocated natural gas regulation site that supplies natural gas to the city of Appleton's distribution system. Specifically the building will protect the gas pressure regulating equipment from the surrounding elements and eliminate operational maintenance issues resulting in reliable service to our customers.

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

The proposed site of this variance is already natural gas regulation site. The site is enclosed by fencing and already has a similar building to protect the existing gas pressure regulating equipment. By protecting the relocated equipment, We Energies improves the ability supply reliable gas service to the surrounding distribution system's customers.

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

The Substation is located on an existing easement.

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

If the relocated gas regulation equipment is not protected by a building the regulation site would require more maintenance and more frequent site visits/inspections. Furthermore due to low temperatures in the winter months there is a risk that the equipment may malfunction and disrupt distribution gas supply to the surrounding area.

CITY OF APPLETON MEMO

To: Board of Zoning Appeals

From: Kurt W. Craanen, Inspections Supervisor

Date: June 28, 2019

RE: Variance Application for 2100 N. Ballard Road (31-1-6651-09)

Description of Proposal

The applicant is proposing to build a 200 sq. ft. building, 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.

Impact on the Neighborhood

In the application, the applicant states that by protecting the equipment with a building We Energies improves the ability to supply reliable gas service to the surrounding distribution system's customers.

Unique Condition

In the application, the applicant states that the substation is located on an existing easement.

Hardship

In the application, the applicant states if the variance is not granted the equipment would need more maintenance and low temperatures in winter may cause equipment malfunction.

Staff Analysis

This property is 31.19 acres.

We Energies has an easement on this property that is owned by Voith Fabrics. The existing building was assigned an address of 2411 N. Ballard Road, however, there is no property line around this building. The location of the proposed building, which is considered a principal building, is in a rear yard.

The building is essential for the use of the property because it is required to protect equipment.

The proposed building would not impact the neighborhood.

It appears that the applicant has met the review criteria for a variance.