

Andrew Beyer

From: Dan Rahfaldt <drahfaldt@xsellprod.com>
Sent: Tuesday, August 8, 2023 3:59 PM
To: Dana Davis
Cc: Jaynellen Holloway; Andrew Beyer; Nikki Zimmerman
Subject: FW: 118 N Water Street - Gas Meter Location
Attachments: 4856663 Sketch.pdf; 118-1.jpg; 118-2.jpg; 118-3.jpg

Dana (Acting Chairperson of Public Safety), please accept this as my formal application for a variance for the placement of low-pressure regulators on the exterior of my commercial property located at 118 N Water St. Attached is the technical and dimensional data required from WE Energies to review the project for variance as they would be place in the Sidewalk/ROW. I have also attached some actual photos of the proposed location. WE Energies has made a site visit and have approved this location as the best and easiest location to put the regulator assembly.

Just a few of points about this location, as I know it is City preference to not place on a public ROW (Sidewalk), but this should present itself as the best location for the equipment.

1. This is the original entry point of gas in the property. There is no current gas service in the property as WE Energies had removed any existing equipment due to 10 years of gas service account and dormancy.
2. There is only an 1800 sf foot basement in this NE corner of the property. The only entry point to the basement is through either the O'Connell St ROW (as proposed) or the Water St ROW. The basement is the most logical and efficient placement of meters and to distribute the gas.
3. All 4 sides of this structure is either on a driving lane or parking lane (current or proposed), the proposed location is least likely to be hit by a motor vehicle due to distance from driving lanes and an existing utility pole blocking it from the intersection.
4. Since this is a 13,000 sf facility, it is extremely likely the building will be developed into multiple spaces requiring dedicated gas service and meters. The basement is the best and most logical location to distribute the gas. The South side is a high traffic alley way and would encumber service and waste service vehicles. The west side, aside from being 70-100 ft from the basement, would put high-pressure meters on a shared wall with two residential units, and less than 30 ft from a single family home. The West side location would require a dedicated gas line for each service developed in the building, to pass through the residential units. And would require much more road and ROW tear out and repair to connect to a main.
5. If clearance in the ROW of the proposed location is of concern, it is my intention to remove the grassy area in the pictures with concrete, not only looking better, but creating plenty of clearance around the regulators and protective bollards.

Please confirm you have received this application and will try to place it on the next Public and Safety meeting agenda for review and approval process.

Dan Rahfaldt
Deerfield Properties
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