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**DEPARTMENT OF PUBLIC WORKS**

100 North Appleton Street  
Appleton, WI 54911  
Phone (920) 832-6474  
Fax (920) 832-6489

TO: Municipal Services Committee

FROM: Kurt W. Craanen, Inspections Supervisor  
Paula Vandehey, Director of Public Works

SUBJECT: Moving Building from 122 N. Union St. to 229 N. Union St.

DATE: June 7, 2017

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On May 17, 2017, our office received an application for a Building Moving Permit. Lawrence University proposes moving the existing structure located at 122 N. Union St. to 229 N. Union St.

Section 4-408 of the Appleton City Code outlines requirements for relocating buildings within the City. The following are some of the specific requirements of that section:

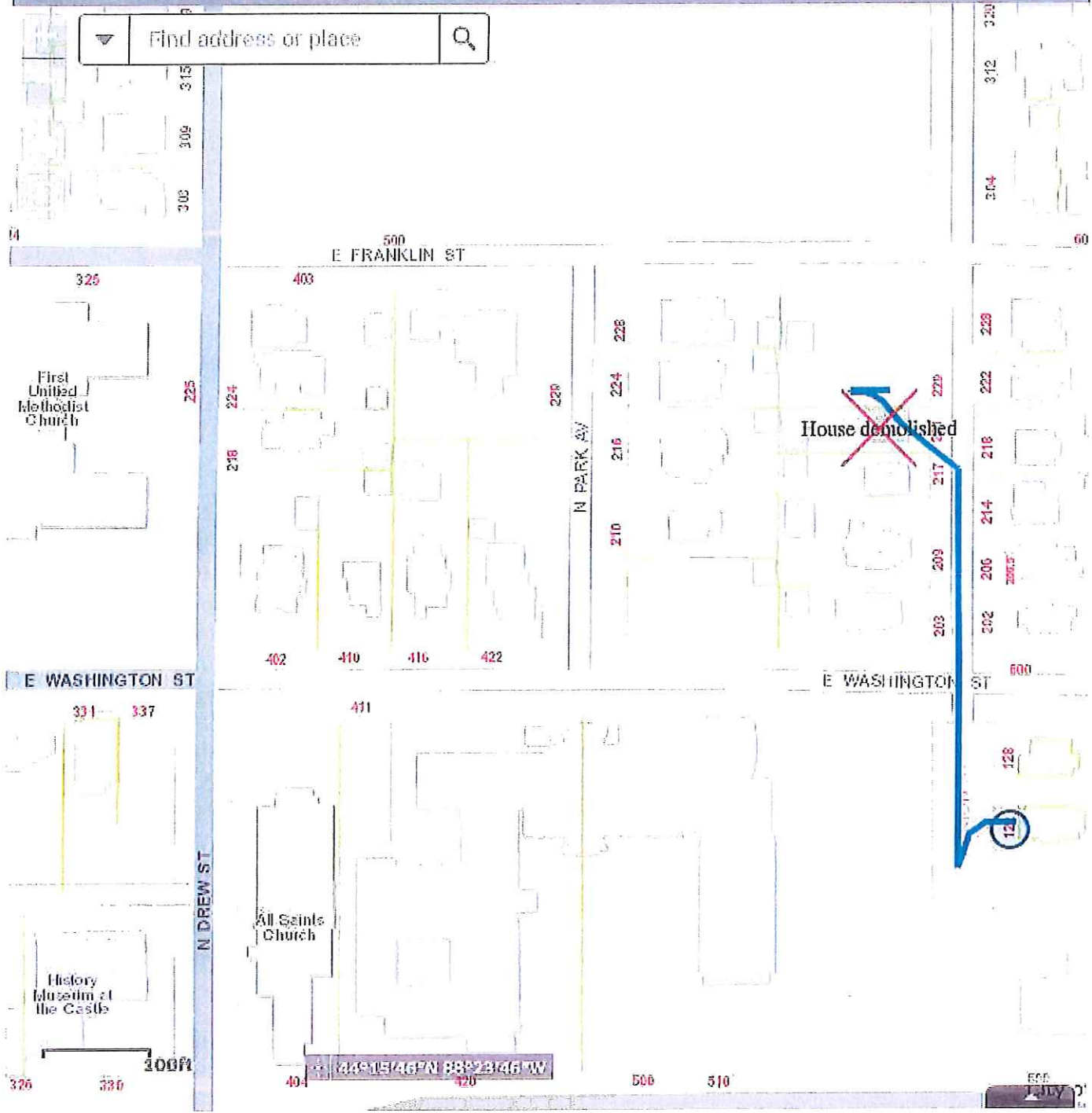
- Section 4-408(b) requires that the Inspection Supervisor shall issue a permit only after it has been approved by the Municipal Services Committee and the Common Council.
- Section 4-408(c) specifies that the alderperson of the ward of the proposed relocation be notified. Alderperson Martin of the 4<sup>th</sup> district has been notified.
- Section 4-408(d) states that if 20% of the owners of property within one hundred (100) feet of the adjacent property protest the relocation, the permit may only be issued with a three-fourths ( $\frac{3}{4}$ ) vote of the Common Council. The owners of the properties in this category have been sent a letter and a copy of this meeting's agenda.

Lawrence University has been notified that once the house is moved to 229 N. Union St it must pass a full housing inspection as if it was a new house.

**The Department of Public Works recommends approval of the Moving Permit Application.**

cc: Amanda Abshire

Find address or place



## **DRAFT**

### **Travel Plan – Relocation of House at 122 N. Union Street to 229 N. Union Street Lawrence University June 2017**

A narrative of the travel plan follows these high-level details:

- Moving the house at 122 N. Union Street (parcel ID #0-0415-3) to the address at 229 N. Union Street (parcel ID #1-0322)
- Proposed Move Date: July 25, 2017
- Contractor: DeVooght House Lifters
- House Dimensions: 39' tall (approx. 44' tall when lifted), 35' wide (approx. 40' on cradle), 75' long
- Weight: Legal weight will be maintained on all wheels
- Move Route: North on Union Street (see attached map)

Lawrence University plans to relocate the historic house, known by a number of names (including the Zoe Cloak House, L.H. Moore House, McCarthy Co-Op), at 122 N. Union Street to the lot at 229 N. Union Street. The house was built in 1901 in the Queen Anne style, and was purchased by the university in 1928. It has served many purposes through the decades, and Attic Theatre was founded in the house. The house is currently used as a student residence. Lawrence plans to complete a top-to-bottom renovation of the house after it is relocated and intends to utilize the structure as a residence for its provost and dean of the faculty.

Early in the process, the university contacted City Forester Mike Michlig to consult on the move route given concern over the impact to trees of any path taken. Forester Michlig assessed the potential options and recommended a direct route north on Union Street. He suggested that many of the trees on the west side of Union Street are in marginal condition and should be removed in any case. Other route options would impact similar numbers of trees, and in every scenario, trees that are in better condition and more desirable. The university has opted to take Forester Michlig's advice and is planning to use this route for the move. Forester Michlig plans to remove the trees in the move route on the west side of North Union Street upon Common Council's approval of the move permit.

Upon lifting the house onto a steel cradle, DeVooght will wheel the house over its existing foundation, turning south on North Union Street to execute the first step in rotating the house the required 180 degrees. The house will be wheeled north on Union Street with the front of the house to the rear. To minimize impact to trees on the east side of the street, DeVooght will run the west-side wheels along the terrace on the west side of the street. The objective is to avoid as much pruning of trees that will remain as possible. The house is wider than Union Street, so running down the middle of the street would also be impractical.

As site work begins for the new foundation at 229 N. Union Street, the university also plans to demolish the house at 221 N. Union Street (parcel ID #1-0319). This house is in poor condition and is not listed as contributing to the historic nature of the City Park Historic District. As it turns out, demolishing this house and cutting down an Ash tree and the large Silver Maple tree at 229 N. Union Street will provide a path for the new house to move northwest over the terrace, leaving two mature Norway Maple trees in the terrace in front of 229 N. Union Street intact. In this final maneuver, the house will be positioned next to its new foundation and will be facing the correct direction.

There are several obstacles in the move path that need to be addressed prior to the move:

- Aforementioned trees, including trees directly in front of the house and in the scope of another project across the 100 block of North Union Street.
- Street light post to the northwest of the house at its current location, which will likely be in the way as DeVoght executes the first turn.
- No Parking sign on the west terrace of the 100 block of North Union Street.
- Overhead utilities running east-west along Washington Street (Note: Lawrence University is consulting with overhead utility owners to develop a plan for the move).
- Overhead power line feeding street light on NE corner of Union and Washington Streets.
- Street light at NE Corner of Union and Washington Streets (fixture only, not pole).
- Street & Stop Sign at the NW corner of Union and Washington Streets.
- Two No Parking Signs on the west side of the 200 block of North Union Street.