

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 May 27th, 2024 Meeting Date June 17th, 2024

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)	Parcel Number
<u>1006 N. Linwood Ave</u>	<u>315-07200</u>
Zoning District	Use of Property
	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial

Applicant Information	
Owner Name	Owner Address
<u>Glenn A Wachowiak</u>	<u>1006 N. Linwood Ave Appleton</u>
Owner Phone Number	Owner E Mail address (optional)
<u>920 851-5905</u>	
Agent Name	Agent Address
Agent Phone Number	Agent E Mail address (optional)

Variance Information
Municipal Code Section(s) Project Does not Comply
<u>23-43 (f)(1)(e), 23-93 (g)(4)</u>
Brief Description of Proposed Project
<u>Variance to build single car garage with curb cutout + Apron to pull into garage off Linwood and variance to put curb cutout within 100 ft of corner.</u>

Owner's Signature (Required): Glenn A Wachowiak Date: 5/20/24

Recd 156837482

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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:

Looking to get variance on Building a single car Garage on my non-conforming lot with Entry off Linwood Ave

VS Badger. Also looking for variance on getting a curb cut-out with Apron for entrance off Linwood to get into new single car Garage. Also need variance for curb cut/Apron as it will be within 100 ft from corner

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

The new Driveway would have No impact on Neighborhood or surrounding properties. There is currently a Driveway on this corner of my lot already with entry onto Badger and so looking to just move entry to Linwood for safety reasons and moving placement of Garage angled towards Linwood Ave.

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

My home is on a corner and my lot is a non-conforming lot so therefore space is limited and not able to meet the cities setbacks due to lot.

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

Its very difficult with Traffic Being on Badger to pull in and especially out onto Badger with holding traffic up and pedestrians walking on Badger so am I not only risking an accident with constant Traffic but also many close calls with Pedestrians.

Side Note!!

Also looking for variance on carport over Linwood Existing Driveway just to shelter snow + rain from car with open sides

- And slanted Fiberglass roof towards Neighbors house so snow + rain drains off over flower Bed Garden on the side of my property. So not sure if this is a variance or not but is least on importance level.

-- Must be filled out by applicant --

PLEASE COMPLETE THE FOLLOWING. MISSING ITEMS MAY CAUSE DELAY

New Addition Remodel Detached Garage Detached Storage Shed Other

Job Site Address 1006 N. Linwood Ave Property ID# _____

Property Owner Glenn Wachowiak

Genl. Contractor _____ State DC# _____ State DCO# _____

Electrical Contractor _____ No Electrical Work Proposed

Applicant Glenn Wachowiak Applicant's Address 1006 N. Linwood Ave

City Appleton State WI Zip 54914 Day Ph (920) 851-5105 Cell _____ Fax _____

CHECK LOT FRONTAGE CONDITION:

S t r e e t	Left Corner (a)	Interior (b)	Right Corner (c)	S t r e e t	Alley, Trail or other Right-of-Way			S t r e e t	Through Lot (g)
					Corner with Alley (d)	Interior with Alley (e)	Corner with Alley (f)		
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Street Kadon

Street Linwood

ENTER THE HEIGHT AND STYLE OF YOUR BUILDING

Half the dimension from top plate to ridge

Height = ft.

Gable Mansard Shed

ANSWER THESE QUESTIONS:

- Yes No Will this building be used for any commercial or home occupation purpose?
- Yes No Will you need a new or additional curb cut?
- Yes No Will this building or addition have more than one story?
- Yes No Will water or sanitary sewer be provided to this building?
- Yes No Will this building be used for dwelling purposes?
- Yes No Will an existing building be removed to make room for the proposed building?
- Yes No Will the proposed building or addition be moved from another site?
- Yes No Will the proposed building be constructed as a pole building?
- Yes No Will the proposed building have a foundation other than a concrete slab?

SIGN IF TRUE:

The information above is complete and accurate to the best of my knowledge. I am the owner of subject property or I am legally authorized to apply for a permit on the owner's behalf.

Glenn Wachowiak 4/27/2024
 Signature of Applicant Date

Date: 4/29/2024 12:21 PM
Design Name: Garage Design
Design ID: 303052775983
Estimate ID: 61957
Estimated Price: \$6,609.23

*Price is estimated price. Final pricing may go up or down. Tax, local and delivery not included.

Design & Buy™ GARAGE

How to retail and purchase your design at home:

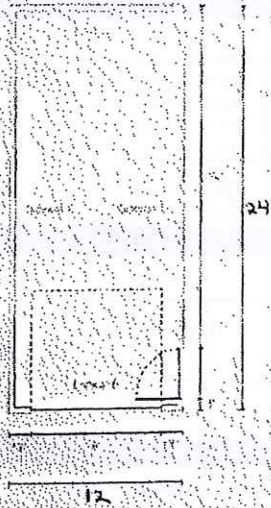


1. On Menards.com, enter 'Design & Buy' in the search bar.
2. Select the Garage Design.
3. Retail your design by entering Design ID: 303052775983.
4. Follow the on-screen purchasing instructions.

How to purchase your design at the store:

1. Enter Design ID: 303052775983 in the Design Center Register.
2. Follow the on-screen purchasing instructions.

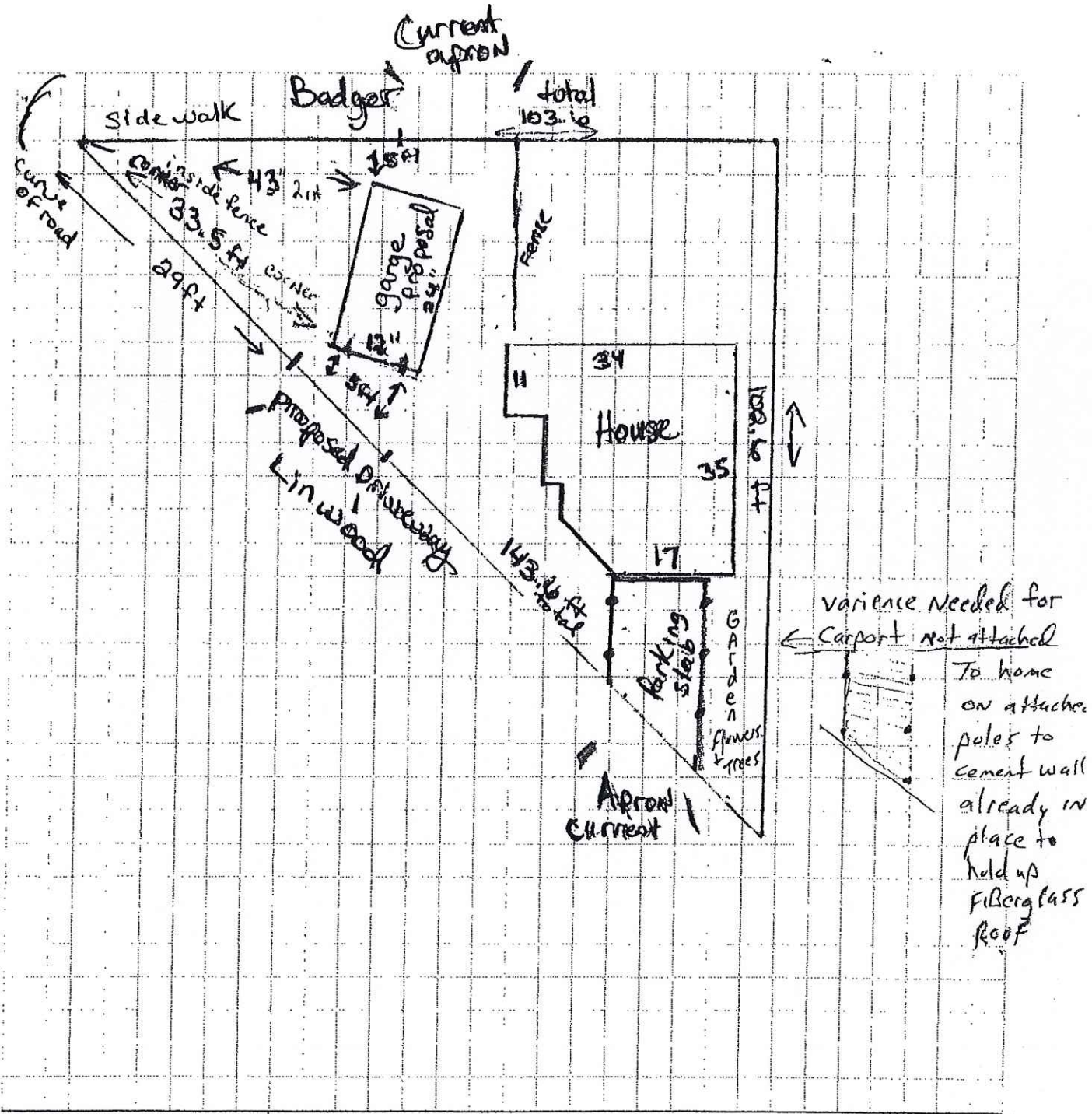
Garage Image



For other design systems search 'Design & Buy' on Menards.com

1. All lines must be drawn with a straightedge. Free hand drawings cannot be accepted
2. All lot lines and all buildings must be shown and dimensioned. Partial plot plans cannot be accepted.
3. Driveway(s) and curb cuts must be shown and labeled "proposed" or "existing".
4. Irregular shaped lots must be drawn to scale.

5 Foot Grid



PLOT PLAN	Project: Single car garage with apron on Linwood
Scale: 1" = 5 Ft.	Address: 1006 N Linwood Ave

Date: 4/29/2024 - 12:21 PM
Design Name: Garage Design
Design ID: 303052775988
Estimate ID: 51957
Estimated Price: \$6,609.23

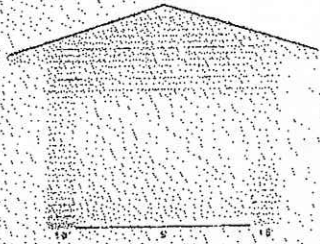
*Today's estimated price. Future pricing may go up or down. Tax, labor and delivery not included.

DESIGNS
Design & Buy™
GARAGE

Dimensions

Wall Configurations

*Some items are unavailable. Some garage accents are not displayed.



ENDWALL B

5x7 White Rivado Panel 1/ Set Torsion Spring



SIDEWALL D

Materials: 4 3/8" x 60" Panels 500' 5" x 10'



SIDEWALL C



ENDWALL A

For other design systems search "Design & Buy" on Menards.com

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DESIGN & BUY
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 GARAGE

Materials

Building Type

Building Location Zip Code: 54914
 Building Type: Gable

Building Info

Building Width: 12
 Building Length: 24'
 Building Height: 9
 Wall Framing Stud: 2 x 4
 Roof Framing: Truss Construction
 Truss Type: Common (24" on center spacing)
 Roof Pitch: 4/12 Pitch
 Eave Overhang: 24
 Gable Overhang: 24
 Curb: Poured Curb
 Curb Height: 4"
 Foundation Type: Poured
 Garage Building Plan: Yes I need a Garage building plan

Wall Info

Siding Material Types: Vinyl
 Vinyl Siding: ABCO Cedar Creek Double 4, Color: White
 Vinyl Corner Trim Color: White
 Accent Material Type: None
 Wainscot Material Type: None
 Wall Sheathing: 7/16 x 4 x 8 OSB(Oriented Strand Board)
 House Wrap: Kimberly-Clark BLOCK-IT® 6'x75' House Wrap
 Gable Vents: Novik® 12' x 12' Square Gable Vent, QTY: 2

Roof Info

Roof Sheathing: 1/2 x 4 x 8 OSB(Oriented Strand Board)
 Roofing Material Type: Architectural Shingle
 Owens Corning® TriDefination® Duration® Limited Lifetime
 Warranty Architectural Shingles (32 sq. ft.) Color: Estate Gra.
 Architectural Roofing: Owens Corning® ProArmor® Synthetic Roofing Underlayment 42' x 286' (1,000 sq. ft.)
 Roof Underlayment: Owens Corning® WeatherLock® GC Granulated Self-Sealing Ice and Water Barrier 3' x 66.7'(200sq ft)
 Ice and Water Barrier: Textured Aluminum Fascia
 Fascia Material Type: 6' x 12' Aluminum Rustic Fascia, Color: White
 Soffit Material Type: Aluminum Soffit
 Soffit: 16' x 12' Aluminum Vented Soffit, Color: White
 Gutter Material Type: None
 Ridge Vent: None
 Roof Vents: None

Openings

Service Door: Mastercraft® 36W x 80H Primed Steel 6-Panel

4/29/2024 - 12:21 PM

Design Name: Garage Design

Design ID: 303052775983

Estimate ID: 51957

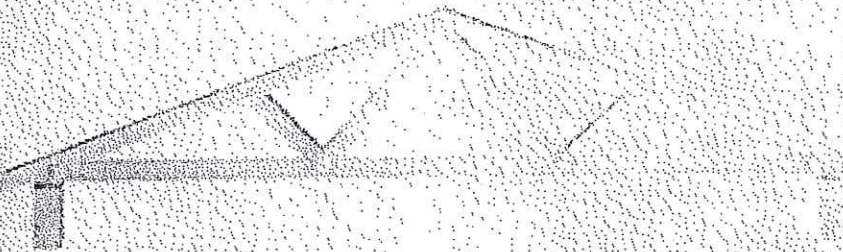
Estimated Price: \$6,609.23

Menards' estimated price. Future pricing may vary. Tax, labor, and delivery not included.

Design & Buy GARAGE

Helpful Hints for Garage Construction

- Studs are estimated 16 inches on center with single treated bottom plate and double top plate
- For 10- and 12-foot-tall buildings studs should be cut for an approximate 10- or 12-foot plate height
- If steel is estimated (Pro-Rib or Pro-Snap), the steel lengths should be verified based off the actual framing. Plate height (stud length), truss heel and other framing should be confirmed. Steel is estimated to the inch, make sure the lengths are accurate based on final overall building design.
- Trusses included are estimated at 2 feet on center spacing. The design is based on the 20 scope plan, steel design and layout should be verified.
- Trusses should not be cut or modified with the exception of framing the truss heels to the correct overhang.
- The bottom chord is designed to support standard ceiling and insulation materials.
- Dropped end trusses are estimated with 18 inch and 24 inch gable overhangs.



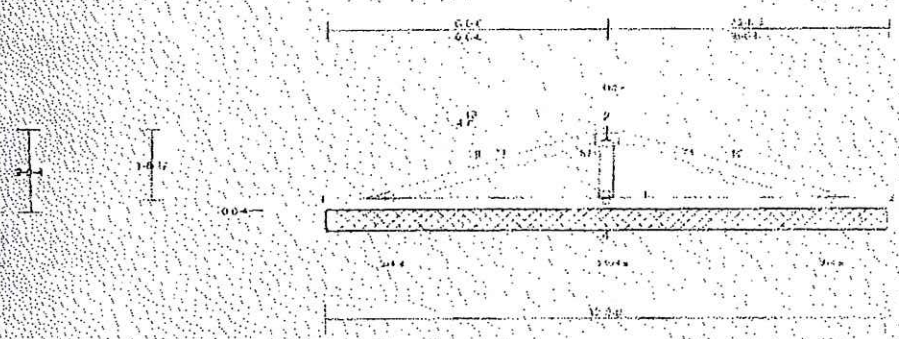
Menards Building Checklist Planning

- Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.
- Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing.
- If necessary, hire a professional to help with planning and construction.
- Consider site conditions including soil type, grade, and runoff before finalizing your design.
- Material estimates provided can be changed to meet your needs.
- Menards offers professional delivery of materials. Delivery is extra based on the distance from your local Menards store to your building site.
- Practice good safety habits, use PPE including eye protection & dust masks during construction.
- Make sure to follow good building practice and all manufacturer's instructions. Use all the hardware and fasteners recommended.

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Design & Buy™
 GARAGE

Qty	Units	Unit Price	Qty	Price	Description
QTRSUB016229	TIDE	COMMON	2	1	



Loading	Spacing	CSI	DEFL	PLATES	GRIP
TCU1 (IMP)	7'-0" S	TC	11.4	1/2"	1/2"
TCU2 (IMP)	7'-0" S	TC	11.4	1/2"	1/2"
TCU3 (IMP)	7'-0" S	TC	11.4	1/2"	1/2"
TCU4 (IMP)	7'-0" S	TC	11.4	1/2"	1/2"
TCU5 (IMP)	7'-0" S	TC	11.4	1/2"	1/2"
TCU6 (IMP)	7'-0" S	TC	11.4	1/2"	1/2"
TCU7 (IMP)	7'-0" S	TC	11.4	1/2"	1/2"
TCU8 (IMP)	7'-0" S	TC	11.4	1/2"	1/2"
TCU9 (IMP)	7'-0" S	TC	11.4	1/2"	1/2"
TCU10 (IMP)	7'-0" S	TC	11.4	1/2"	1/2"

LUMBER
 TOP CHORD 2x4 SPF No.2
 BOY CHORD 2x4 SPF No.2
 OTHERS 2x4 SPF No.2

BRACING
 TOP CHORD
 BOY CHORD

REACTIONS
 1185.16224 (imp. 0.1-12) 3.952714 (imp. 0.1-12)
 4488.17402 (imp. 0.1-12)
 Max UPDR 11.02 (LC 14) 3.7-32 (LC 12) 4.4-55 (C 3)
 Max LDR 3.146 (LC 12) 3.162 (LC 14) 4.4327 (C 3)

FORCES
 1185.16224 (imp. 0.1-12) 3.952714 (imp. 0.1-12)
 4488.17402 (imp. 0.1-12) 3.146 (LC 12) 3.162 (LC 14) 4.4327 (C 3)

JOINT STRESS INDEX
 1.0 0.76 0.8 0.43 0.4 0.75 and 0.43

NOTES
 1) Lumber and steel fasteners shall be installed per the drawings.
 2) Where shown, use CDL-4 Splice & Block for 2x4, 2x6, 2x8, 2x10, 2x12, 2x14, 2x16, 2x18, 2x20, 2x22, 2x24, 2x26, 2x28, 2x30, 2x32, 2x34, 2x36, 2x38, 2x40, 2x42, 2x44, 2x46, 2x48, 2x50, 2x52, 2x54, 2x56, 2x58, 2x60, 2x62, 2x64, 2x66, 2x68, 2x70, 2x72, 2x74, 2x76, 2x78, 2x80, 2x82, 2x84, 2x86, 2x88, 2x90, 2x92, 2x94, 2x96, 2x98, 2x100, 2x102, 2x104, 2x106, 2x108, 2x110, 2x112, 2x114, 2x116, 2x118, 2x120, 2x122, 2x124, 2x126, 2x128, 2x130, 2x132, 2x134, 2x136, 2x138, 2x140, 2x142, 2x144, 2x146, 2x148, 2x150, 2x152, 2x154, 2x156, 2x158, 2x160, 2x162, 2x164, 2x166, 2x168, 2x170, 2x172, 2x174, 2x176, 2x178, 2x180, 2x182, 2x184, 2x186, 2x188, 2x190, 2x192, 2x194, 2x196, 2x198, 2x200, 2x202, 2x204, 2x206, 2x208, 2x210, 2x212, 2x214, 2x216, 2x218, 2x220, 2x222, 2x224, 2x226, 2x228, 2x230, 2x232, 2x234, 2x236, 2x238, 2x240, 2x242, 2x244, 2x246, 2x248, 2x250, 2x252, 2x254, 2x256, 2x258, 2x260, 2x262, 2x264, 2x266, 2x268, 2x270, 2x272, 2x274, 2x276, 2x278, 2x280, 2x282, 2x284, 2x286, 2x288, 2x290, 2x292, 2x294, 2x296, 2x298, 2x300, 2x302, 2x304, 2x306, 2x308, 2x310, 2x312, 2x314, 2x316, 2x318, 2x320, 2x322, 2x324, 2x326, 2x328, 2x330, 2x332, 2x334, 2x336, 2x338, 2x340, 2x342, 2x344, 2x346, 2x348, 2x350, 2x352, 2x354, 2x356, 2x358, 2x360, 2x362, 2x364, 2x366, 2x368, 2x370, 2x372, 2x374, 2x376, 2x378, 2x380, 2x382, 2x384, 2x386, 2x388, 2x390, 2x392, 2x394, 2x396, 2x398, 2x400, 2x402, 2x404, 2x406, 2x408, 2x410, 2x412, 2x414, 2x416, 2x418, 2x420, 2x422, 2x424, 2x426, 2x428, 2x430, 2x432, 2x434, 2x436, 2x438, 2x440, 2x442, 2x444, 2x446, 2x448, 2x450, 2x452, 2x454, 2x456, 2x458, 2x460, 2x462, 2x464, 2x466, 2x468, 2x470, 2x472, 2x474, 2x476, 2x478, 2x480, 2x482, 2x484, 2x486, 2x488, 2x490, 2x492, 2x494, 2x496, 2x498, 2x500, 2x502, 2x504, 2x506, 2x508, 2x510, 2x512, 2x514, 2x516, 2x518, 2x520, 2x522, 2x524, 2x526, 2x528, 2x530, 2x532, 2x534, 2x536, 2x538, 2x540, 2x542, 2x544, 2x546, 2x548, 2x550, 2x552, 2x554, 2x556, 2x558, 2x560, 2x562, 2x564, 2x566, 2x568, 2x570, 2x572, 2x574, 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CITY OF APPLETON MEMO

To: Board of Zoning Appeals

From: Kurt W. Craanen, Inspections Supervisor

Date: June 4, 2024

RE: Variance Application for 1006 N. Linwood Dr. (31-5-0072-00)

Description of Proposal

The applicant proposes to construct a detached garage five (5) feet from the front property line on Badger Ave. and Linwood Dr. and also a carport on the front property line along Linwood Dr. Section 23-43(f)(1)(e) of the Zoning Ordinance prohibits accessory buildings in the front yard. Section 23-93(g)(4) of the Zoning Ordinance requires a twenty (20) foot front yard setback.

Impact on the Neighborhood

In the application, the applicant states that there is currently a driveway on the corner of his lot already with entry onto Badger Ave. The applicant states that he would like to move entry to Linwood Dr. for safety reasons.

Unique Condition

In the application, the applicant states that his home is on a corner and his lot is nonconforming lot, so space is limited, and he is not able to meet the setback requirements.

Hardship

In the application, the applicant states that it is very difficult to pull in and out of his current driveway. The applicant this he is risking an accident with traffic and pedestrians.

Staff Analysis

This parcel is 5,138 sq. ft. The minimum lot area permitted in the R1B zoning district is 6,000 sq. ft. So, this parcel is a nonconforming lot of record.

Staff does not recommend this variance request be granted because the hardship is self-created. The property has functioned with the current configuration for decades. Also, the owner has a code compliant alternative with the existing condition of the property.

