

Walden Square Townhouses

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February 7, 2014

Paula VandeHey
City of Appleton
Department of Public Works
100 North Appleton St
Appleton, WI 54911

SUBJECT: REQUEST TO INDIVIDUALLY PICK UP GARBAGE AND RECYCLEABLES AT THE WALDEN SQUARE TOWNHOUSES BY THE CITY OF APPLETON

FORWARD: The Walden Square Townhouses include 6 buildings for a total of 56 townhouses. The complex occupies a city block and it is surrounded by Harding Dr, Coolidge Ave, Fountain Ave, and Walden Avenue.

Each townhouse is composed of three bedrooms and 1 ½ bath and does have an individual address and city number with front and back doors as well as individual furnaces and water and electric meters.

The complex provides two dumpsters for recyclables and two for trash. The City of Appleton picked up the garbage until approximately 5 years ago.

1. In the last few years our present arrangement has become unsustainable for the following reasons:

- **Tenants put inside and outside the dumpsters items that should not be put there; tires, batteries, old TV sets, humidifiers, refrigerators etc.**
- **Some neighbors outside of the complex do the very same thing at night.**
- **Some tenants (especially when they send their children to take garbage to the dumpsters) and some neighbors put trash in the recyclables and vice versa.**
- **Two years ago we found a bicycle in the recyclables. Every summer the dumpsters smell heavily and they work like a magnet for bees, flies and rodents.**

To minimize these major problems we installed cameras which were destroyed twice. We also built a fence around the dumpsters. The fence became useless because tenants and neighbors would drop the garbage outside of the fence. In addition we could not lock the gate because each tenant would have needed a key and because most tenants send the children to dump the garbage; it would have become unmanageable.

2. The City of Appleton adopts the policy whereby the garbage is picked up from apartment buildings up to four units.

This policy in my opinion is not functional because there is not a rational and reasonable connection between the number of units of a building and the individual garbage pick up.

Moreover, the City of Appleton would have picked up the garbage individually if, everything being exactly the same, my townhouses were individually owned by the tenants.

I think the criteria that should be used to pick the garbage up on an individual basis is whether or not the tenant has an individual address with an individual door and ultimately if the garbage cans can be easily wheeled to the curb every week.

An informal survey conducted with my tenants (about 20 of them) has shown overwhelming support for this change because they do not have to walk to the dumpsters on a daily basis. Some tenants now leave their small garbage bags (grocery bag) outside their front or back doors because they do not want to walk to the dumpsters every time the little bag is full.

3. On the south end of Lynndale St., there is a competitor of mine (Cedar Heath) with almost identical townhouses, but their garbage is picked up by the city of Appleton on an individual basis only because the land where the townhouses were built was long and narrow and did not allow more than four units per building.

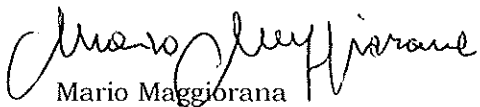
4. Ten years ago I built 11 townhouses on Olson Avenue all in one building. The south and east lot lines border the City of Appleton, but the building is actually in Grand Chute which picks up the garbage individually. Had the lot line been moved 100 ft. in the City of Appleton, the garbage would not have been picked up individually.

5. The City would collect approximately \$ 946.00 per quarter and it could be added to the existing water bills.

The 2013 tax bill for the Walden Square Townhouses was \$ 55,421.41

In conclusion, for the above reasons I ask the City of Appleton to pick up the garbage and recyclables on an individual basis. I would be glad to come to a meeting at City Hall to answer questions you may have.

Best Regards,


Mario Maggiorana
(Owner)

Enclosed attachments: 1,2,3,4

Attachment 1
←

Front door view
of the Townhouse
intersection of
Fountain Ave. and
Harding Dr.



Attachment 2

→
The City of Appleton
picks up at the
Cedar Heath Town-
houses because
all their buildings
have four units



Attachment 3
←

This building on
Olson Ave. is com-
posed of 11 Town-
houses and borders
The City of Appleton
on 2 sides. Because
it is on Grand Chute
land, the garbage
and recyclables are
pick up individually



City of Appleton

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WALDEN
SQUARE
TOWNHOUSES

Attachment 4

E. COOLIDGE AVENUE

1501 E. Collidge

1511 E. Collidge

1501 1503 1505 1507

1511 1513 1515 1517

2114

2115

2118

2119

2122

2123

2126

2127

2142 2138 2134 2130

2131 2135 2139 2143

2146

2147

2150

2151

2154

2155

2158

2159

2160 2162 2164 2166

2167 2165 2163 2161

2200

2201

2204

2205

2208

2209

2212

2213

1500 1502 1504 1506

1512 1514 1516 1518

8-unit

8-unit

12-unit

12-unit

8-unit

8-unit

S. WALDEN AVENUE

2130 S.W.

2200 S. Walden

2131 S. Fountain

S. FOUNTAIN AVENUE

2201 S. Fountain

E. HARDING DRIVE

Addresses of Walden Square
Townhouses



MEMO

TO: Municipal Services Committee

FROM: Paula Vandehey, Director of Public Works

DATE: February 20, 2014

SUBJECT: Request from Mario Maggiorana to have the City of Appleton collect refuse and recycling at the Walden Square Townhouses.

REFUSE COLLECTION: In 2009 the City of Appleton eliminated commercial refuse service as part of the 2009 Budget Process. Only existing businesses using 3-90 gallon refuse carts or less were grandfathered in. All other properties (including the Walden Square Townhouses) were required to hire a private refuse collection service. Other complexes have submitted similar requests that have been denied by the Common Council.

RECYCLING COLLECTION: Outagamie County does not provide recycling collection for any apartment complexes greater than four units. The contract between the City and Outagamie County clearly states that the City will be responsible for all additional costs for services not provided to the rest of the County. In 2009, the estimated cost of providing recycling services for apartment complexes five units and larger was \$139,000 annually. However, the owner of this complex could hire the City to provide commercial recycling collection. The current rates for this service are attached.

Therefore, staff recommends that the request for the City to provide residential recycling and refuse services be denied.