

CM Real Property, LLC

June 14, 2016

To: Matt Rehbein
City of Appleton
#1273

RE: Fencing variance

Matt,

The current tenant at 2619 E. Capitol Dr, Appleton, WI has requested that a security fence be installed around the property. The tenant is the Army Corps of Engineers. They will be a long term tenant of the property and of the city of Appleton if we can help address their security needs. They would like to install a very attractive, 7 foot tall, ornamental steel fence. The fence will satisfy their security needs, and add to the value of the property.

I am requesting a variance on the distance to the lot lines. I was initially informed by the City that the fence could be installed at the lot lines, which works well for their needs. We have now found that covenants for that are require a 15 foot setback. Some portions of the building are only 20 feet from the property line, so a 15 foot setback would not work along the back of the building.

I would like to request that they be allowed to place the fence at the lot lines. A diagram of the intended plan is attached.

Please let me know if there is anything else needed from me.

Sincerely,

Jeff T. Johnson

US ARMY CORPS OF ENGINEERS
Security Steel Fence System Requirements
Fox River and Wisconsin Operations Office

GENERAL

1.1 WORK INCLUDED

The contractor shall provide all labor, materials and appurtenances necessary for installation of the steel security fence system defined herein at 2619 East Capitol Dr. Appleton, WI.

1.2 SYSTEM DESCRIPTION

The contractor shall remove the approximately 400' existing chainlink fence. The contractor shall supply and install approximately 910' total length of 7' height steel ornamental security fence system similar or equal to the Ameristar® Montage II invincible industrial fence design. The system shall include all components (i.e., pales, rails, posts, gates and hardware) required. Gate requirements (1) 4' walk gate, (1) 32' manual double side cantilever gate, (1) 20' cantilever gate with operator (similar to SL 595 LiftMaster or 9150AGS Ameristar). Gate posts shall be spaced according to the manufacturers' gate drawings, dependent on standard out-to-out gate leaf dimensions and gate hardware selected. Type and quantity of gate hinges shall be based on the application; weight, height, and number of gate cycles. The manufacturers' gate drawings shall identify the necessary gate hardware required for the application. Gate hardware shall be provided by the manufacture of the gate and shall be installed per manufacturer's recommendations.

1.3 QUALITY ASSURANCE

The contractor shall provide laborers and supervisors who are thoroughly familiar with the type of construction involved and materials and techniques specified.

1.4 EXCLUDED

All electrical work and security access control for walk and cantilever gates (electrical work furnished by others-coordinated thru the property owner; this shall include the power for the gate operator and key fob access for the walk entry gate and the 20' gate, as well as a vehicle magnet sensor for the 20' gate). Local municipal permit requirements will be coordinated thru the property owner and City of Appleton. USACE survey staff will locate and mark out fence corners for the fence contractor.

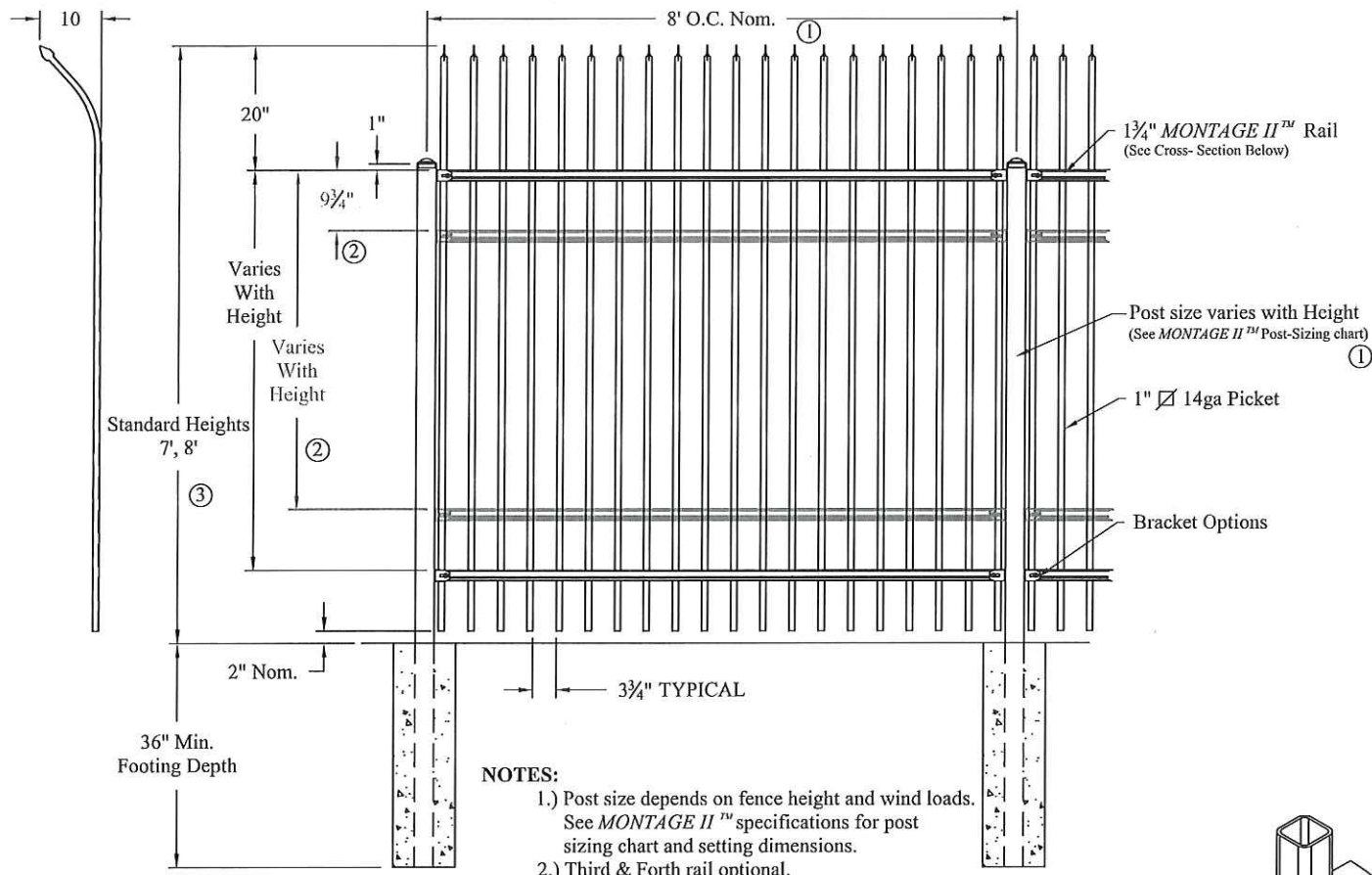
PART 2 - MATERIALS

2.1 MANUFACTURER

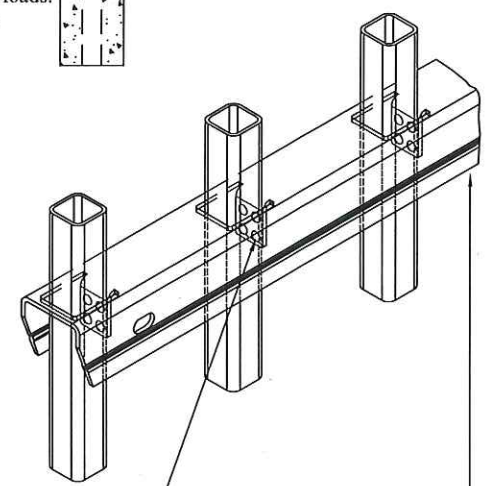
A. The steel security fence system shall conform to the manufacturer specifications of the style ornamental fence. Component sizes of the fence system shall be adequate for the height of 7'.

PART 3 INSTALLATION

- A. The 910' of steel security fencing shall be in accordance with the layout drawing provided by USCOE.
- B. All posts for the steel security fence shall be installed at 36" below grade and the post holes shall be filled with concrete (concrete furnished by fence installer).
- C. For all cutting/drilling of rails and posts, a zinc-rich primer paint shall be applied to cover the cut area and a second coat of matching paint shall be applied.

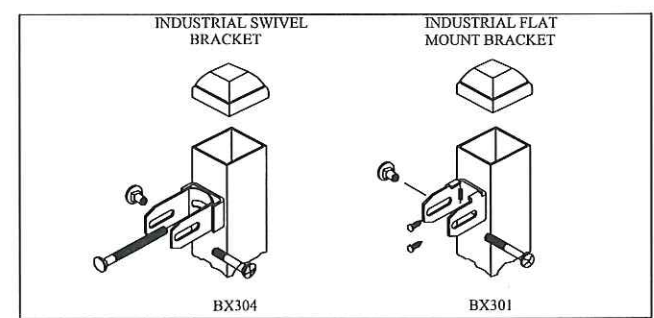
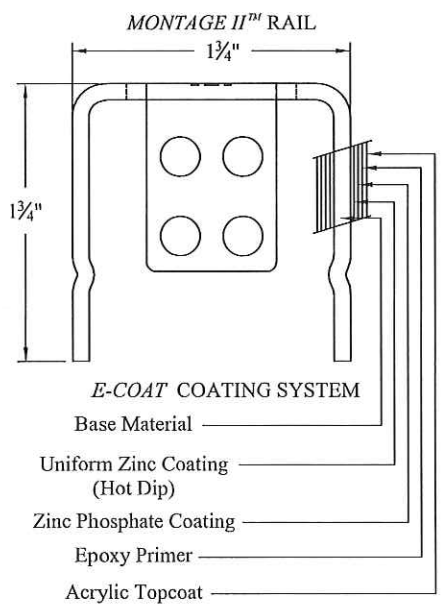


- NOTES:**
- 1.) Post size depends on fence height and wind loads. See *MONTAGE II™* specifications for post sizing chart and setting dimensions.
 - 2.) Third & Forth rail optional.
 - 3.) Available in Flush Bottom.



PROFUSION™ WELDING PROCESS
 No exposed welds,
 Good Neighbor profile - Same
 appearance on both sides

MONTAGE II™ RAIL
 Specially formed high strength
 architectural shape.



Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

2HISO

HEAVY INDUSTRIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED

Title: MONTAGE II INVINCIBLE 2/3/4-RAIL			
DR: CI	SH . 1 of 1	SCALE: DO NOT SCALE	
CK: PB	Date 6/28/10	REV: c	



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FENCE ON 3 SIDES
TO BE 5' OFF LOT
LINE.

X=4806.1783
Y=5360.4158
Z=0.0000

E. CAPITOL DR

X=4701.7506
Y=5210.4899
Z=0.0000

X=4701.5618
Y=5041.2200
Z=0.0000

