

DEPARTMENT OF COMMUNITY DEVELOPMENT

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
Danielle Block, Director of Public Works
Kara Homan, Director of Community Development

SUBJECT: 519 W. Sixth St. (31-3-0660-00) Driveway Extension Appeal

DATE: October 23, 2023

The owner of 519 W. Sixth St. submitted a plan to the Inspections Division to widen the front driveway twelve (12) feet, four (4) inches into the front yard. Section 19-91(f)(3) of the Municipal Code limits driveway extensions to four (4) feet into the front yard.

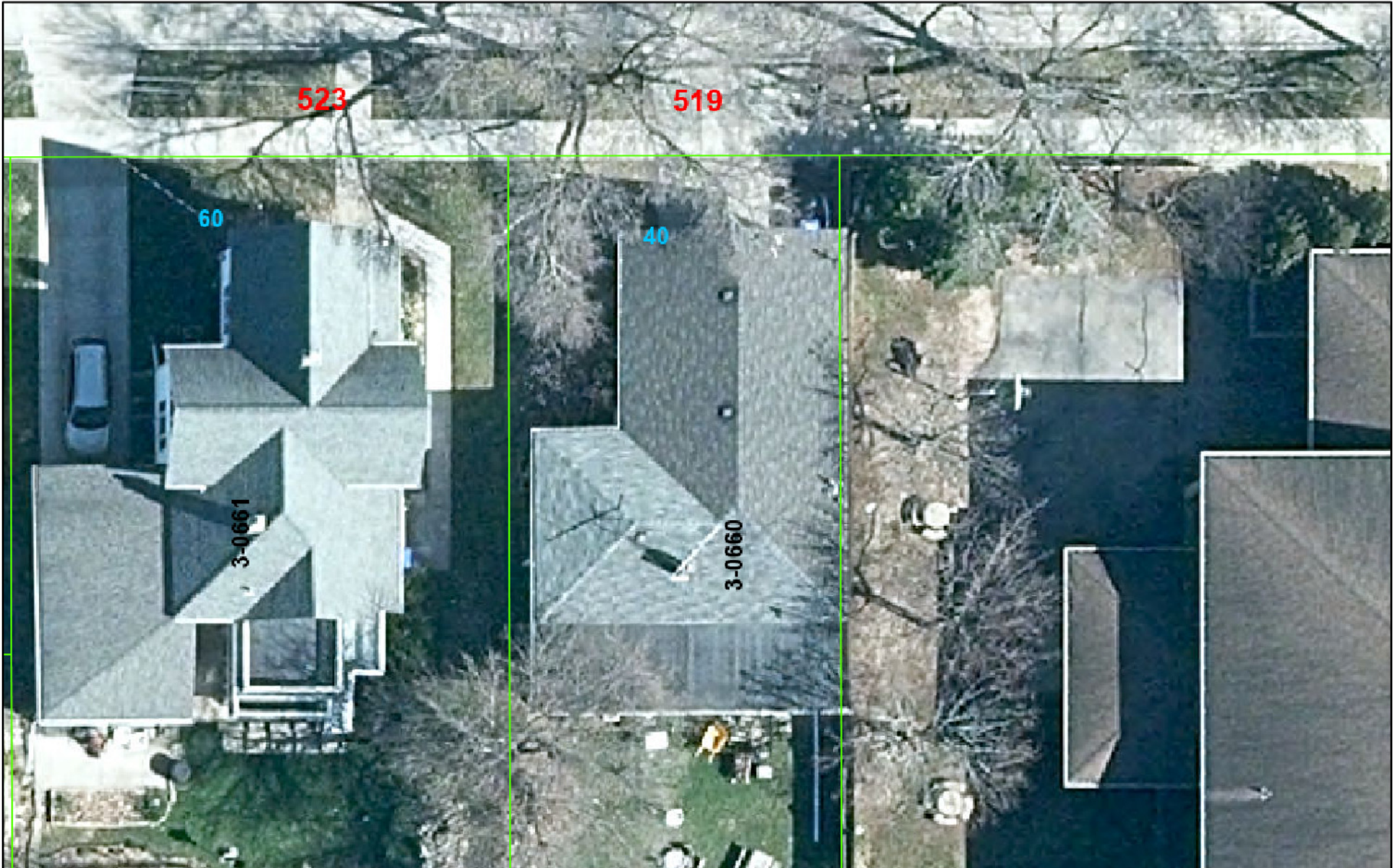
Section 19-91(g) of the Municipal Code states that appeals shall be heard by the Municipal Services Committee.

The owner claims the eleven (11) feet three (3) inches of driveway between the sidewalk and garage is not enough space to park a car and would like to park vehicles between the garage and house.

Staff does not support this plan because paving the front yard of a residential property is not consistent with Appleton's community standards for front yards.

The Department of Community Development recommends denial of the appeal to extend the driveway twelve (12) feet, four (4) inches into the front yard at 519 W. Sixth St.

ArcGIS Web Map

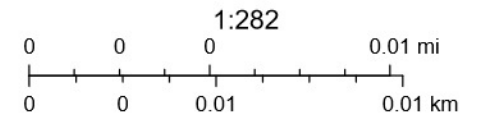


10/12/2023, 7:28:59 AM

-  City Limits
-  City Parcels

Address Text
Taxkey Text

Lot Dim Text



October 10, 2023

Kurt W. Craanen
Department of Public Works
Inspection Supervisor
100 North Appleton Street
Appleton, WI 54911

RE: 519 W. 6th Street
Anthony J. Utschig

Dear Mr. Craanen:

Attached is a drawing of 519 W. 6th Street. This drawing shows the proposed driveway, concrete parking area and apron for this residence. I am requesting that the City of Appleton approve this plan at its October 23, 2023, Council meeting.

The curbside of the apron remains at 20'6". The sidewalk portion of the apron remains the same on the east side. The apron is gradually expanded to 7' wider on the west side where it meets the north side of the sidewalk.

The existing driveway is only 11'3" long. As a result, it is not able to be used as a parking area. Sixth Street has no parking along either side of the street. Thus, visitors need to park on the adjacent side streets. When it is raining, visitors park on the grass to the west of the house, creating ruts where water collects. This plan expands the driveway parking area by 10' at the southside of the sidewalk, gradually widening to the west to a new parking area that is 12'4" wide, and deep enough for one vehicle to park. There is adequate room to the south of the parking area and to the east of the driveway for snow removal. The new parking area will have a slope that will be the same as the driveway on the east side and will have a gradual small downward slope from the south to north for the parking area all the way across the entire new section of concrete parking area, resulting in most of rainwater flowing to the curb.

I will bring this plan in to you personally on Tuesday, October 10, after three pictures of the area are developed. I want to provide a copy of this plan and the 3 pictures to three alderpersons. They are: the representative for the district that this

home is located in; the chairperson of the appropriate committee that reviews these plans; and to Alderman William Siebers, who I personally served with as an alderman in the late 1970's and early 1980's.

If you need any additional information, please let me know and I will provide it to you. Thank you for your assistance in this matter.

I also provided a copy of this plan to the neighbor who owns and lives next door at 523 W. 6th St., James and Ann Krueger. They have lived at this location for over 30 years and plan on continuing living there for quite some time. Attached is a letter prepared and signed by them, fully approving this plan. Their phone number is: 920-738-7372, which is a landline.


I am 73 years old. I let my brother, Allen, age 63, who is slightly developmentally disabled, and his 58-year-old friend live in this home rent free. My estate plan gives Allen the right to continue to live there rent free, until he either dies or becomes too disabled to live there. He is currently in fantastic health, partly due to living a stress-free life, because I take care of his unmet needs.

Unfortunately, I made previous plans to go to Arizona with other people on October 20, staying until December 20, 2023. I will thus not be able to attend the 10/23 City Council meeting. Time is of the essence regarding this request, because the existing torn out apron will be replaced sometime around mid-November. I will be available by cell phone. My cell number is 920-284-9685. If you need someone to be present, I will find a friend to appear.

Your timely approval of this request will be greatly appreciated.

Thank you.

Sincerely,

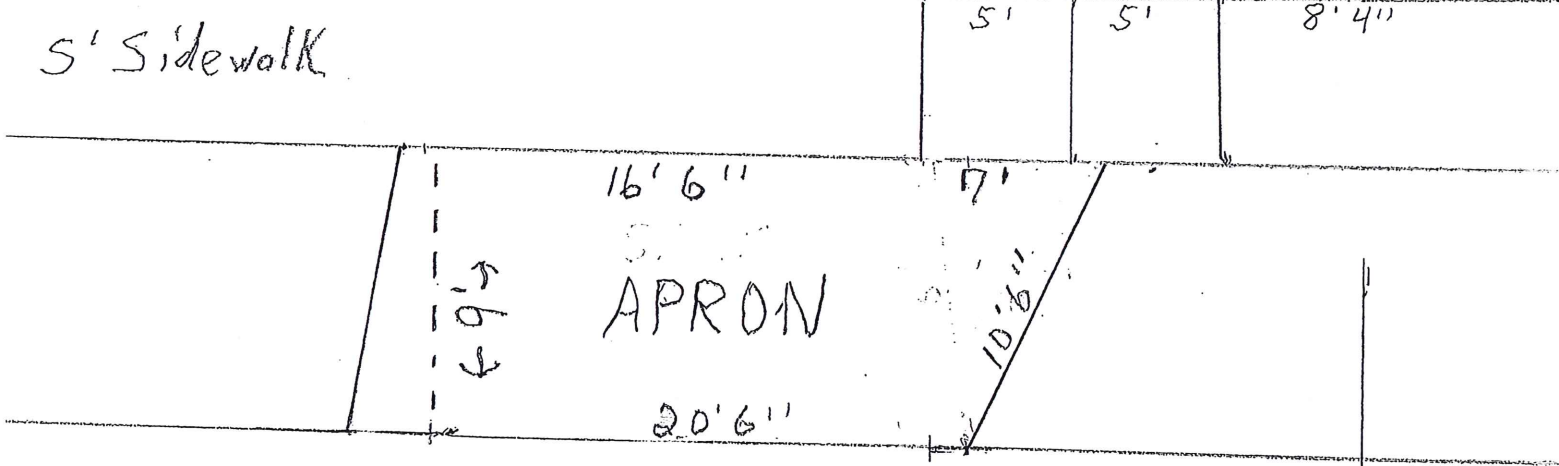
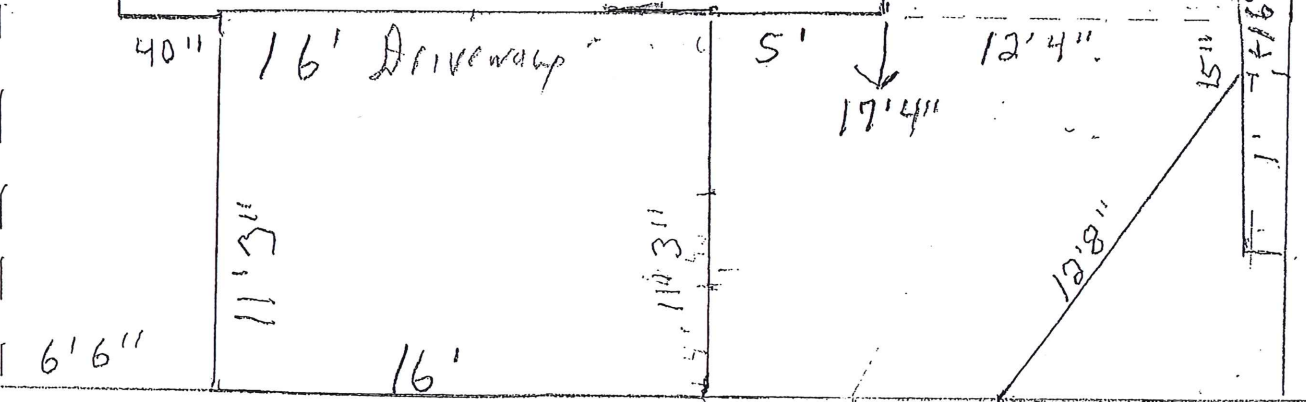
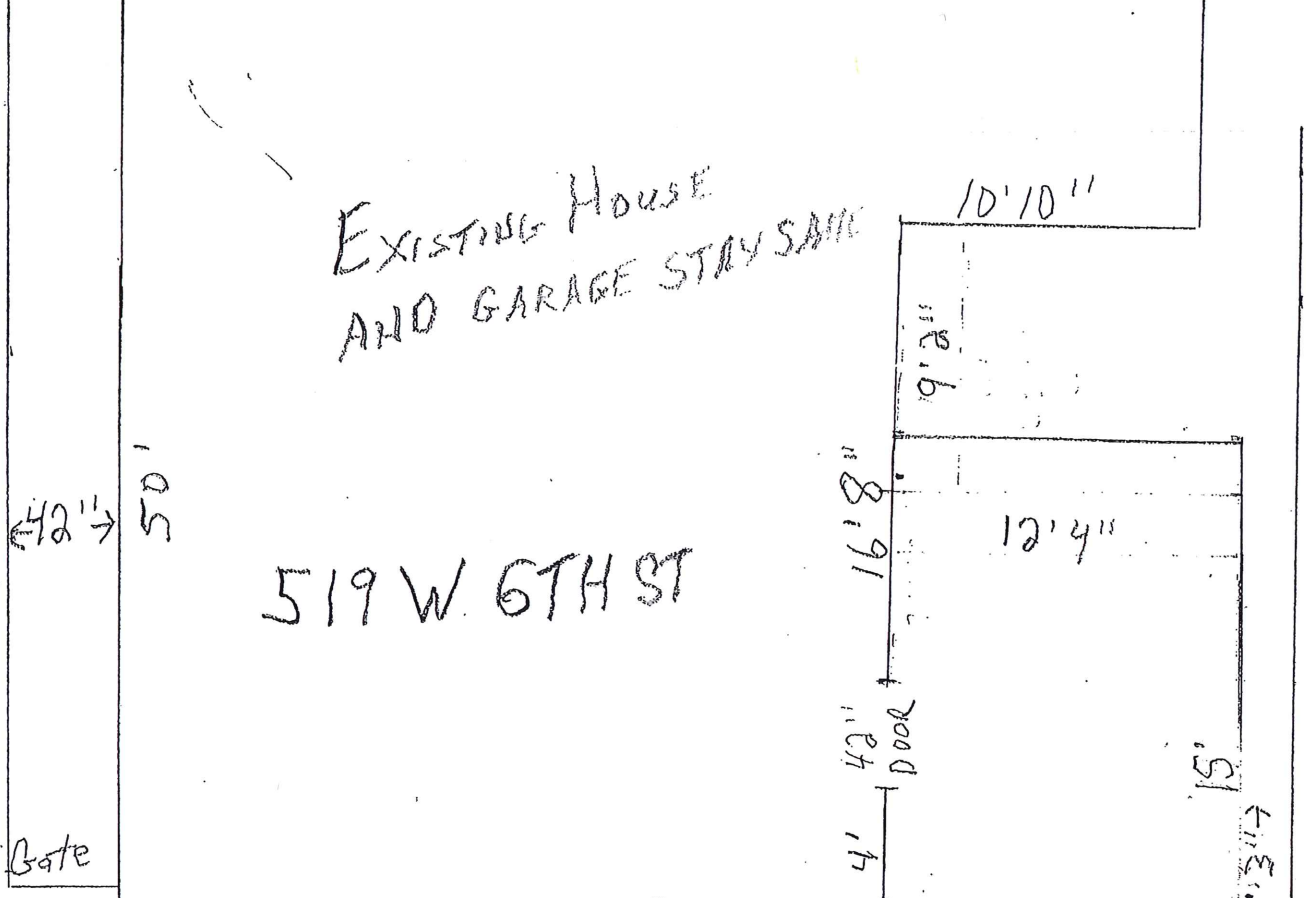

Anthony J. Utschig

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LOT LINE FENCE

EXISTING HOUSE
AND GARAGE STAY SAME

519 W. 6TH ST



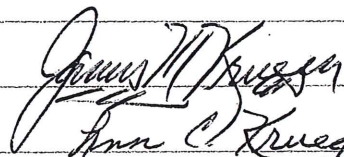

6th St

LOT LINE

OCT 9 2023

To whom it may concern;

We have no objection to Tony Utschig pouring a concrete parking slab next to the garage on his property, providing it does not cross the property line, which is clearly marked.

 JAMES M. KRUEGER
 ANN C. KRUEGER

Property Owners

523 W. Sixth St.

Appleton, WI 54911

RE: 519 W. Sixth St.

Appleton, WI 54911



