

1026 W. Calumet St was built in 1942 and requires upgrades and maintenance to the house, and beautification and modernization of the landscaping.

Summary of upgrades already completed:

1. Remodeled kitchen and dining room. Included upgrades of electrical, plumbing, new sewer line, and insulation.
2. Re-wired the remodeled areas of the house up to code (from fabric insulated 2 prong wire.)
  - 2.1. Washer and dryer in front of electrical panel
  - 2.2. Electrical panel overloaded – added new panel
3. Re-plumbed bathroom, kitchen, and basement from cast iron to copper and PVC.
  - 3.1. No P traps on sinks
4. Brought natural gas line into the house and changed out the oil boiler for a gas furnace.
5. Had professionals install drain tile and sump pump in basement.
6. Remodeled basement including: New windows, new plumbing, new electrical, new framing and sheetrock.
7. Built shed on concrete pad
8. Landscaping

**Permits are always taken out for work done. Things are done right and by the book, all permits are on file.**

- ~~I do this for a living at mercury, electrical, fire, building, water/waste water, fuel comp air, snow, I know building codes better than most~~
- Did a quick search and no requirements around landscaping came up on the city of Appleton
- Passes the common sense test that you would not need a permit for landscaping a yard
- ~~Plans for paver patio play right into this~~

Reasons why the berm is not an egregious violation:

1. No safety hazards of any kind.
  - 1.1. No electrical associated with this project so no hazards of fire.
  - 1.2. No plumbing associated with this project so no hazard of backflow into city water
  - 1.3. No structural so no risk of structural deficiencies
  - 1.4. No traffic safety concerns, closed loop neighborhood with 20-30 cars per day, long sweep, no blind spot
2. No utilities underneath the berm.
3. No residents want a sidewalk in the neighborhood
4. Neighbors approve and are excited to see how it turns out, some even expressed concern and distrust that the city might make me remove it

If the variance for the berm is approved:

1. Small flowering shrubs and bushes, it will not be a hedge.
2. It will be a tasteful, classy and visually appealing alternative to a fence.

3. Our neighborhood is full of retirees with immaculate gardens; we are trying to match the status quo.
4. I am not a contractor and do not have access to an excavator or dump truck, will cost \$1,000's to remove
5. **No expectation of payback if it needs to get dug into**

Pictures included to show details and explain justification for variance.

**A. 1026 W. Calumet Street from the front**



**B. Location of berm.**



**C. Aerial view of berm.**



**D. Examples of finished berm look.**



**E. We think a fence would look horrible and would like to avoid this.**



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