

Return to: Department of Public Works
Inspection Division
100 North Appleton Street
Appleton, Wisconsin 54911
(920) 832-6411

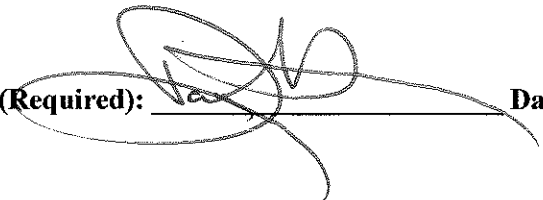
City of Appleton Application for Variance

Application Deadline June 25, 2018 Meeting Date July 16, 2018 at 7pm

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) 420 W. Fifth St.	Parcel Number 31-3-0666-00
Zoning District R1C	Use of Property Residential
Applicant Information	
Owner Name Brian Bessett ET AL	Owner Address 420 W. Fifth St. Appleton, WI 54911
Owner Phone Number	Owner E Mail address (optional)
Agent Name Mitch Nordahl	Agent Address 412 Congress. St. Neenah, WI 54956
Agent Phone Number (763)-360-2907	Agent E Mail address (optional) <i>Mitch.N.93@gmail.com</i>
Variance Information	
Municipal Code Section(s) Project Does not Comply Section 23-43(b)- Three (5) foot side yard setback. Section 23-43(c) – Three (3) foot rear yard setback. 23-51(b)(3) – Accessory building without 4/12 roof pitch.	
Brief Description of Proposed Project The proposal is to demolish the existing attached garage and build a new detached garage (accessory building) that is 1.4 feet from the side lot line and 1.1 ft from the rear property line. Section 23-43(b) of the Zoning Ordinance requires a five (5) foot side yard setback and a three (3) foot rear yard setback for accessory buildings. Also, the new garage will have a flat roof (1.3:12 Pitch). Section 23-51(b)(3) of the Zoning Ordinance requires all residential structures to have a minimum roof pitch of 4/12.	

Owner's Signature (Required):



Date:

6/28/18

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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:

Proposed plan is to demolish existing attached garage and replace it with a new modern detached garage. The detached garage would sit on the existing garage frost wall except for the space between the house and now detached structure. Proposed 6ft. The current attached garage violates the current codes and has a few issues. The current garage has windows into the house. Current garage has no means of fire protection. The existing garage sits 1.1 ft from the N property line and 1.4 ft. from the west property line. The existing garage does not have a 4/12 pitch. The proposed plan allows the garage to be rebuilt on the property vs demolishing the garage and having no possible way to rebuild the garage on the property due to current regulations on a substandard lot size.

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

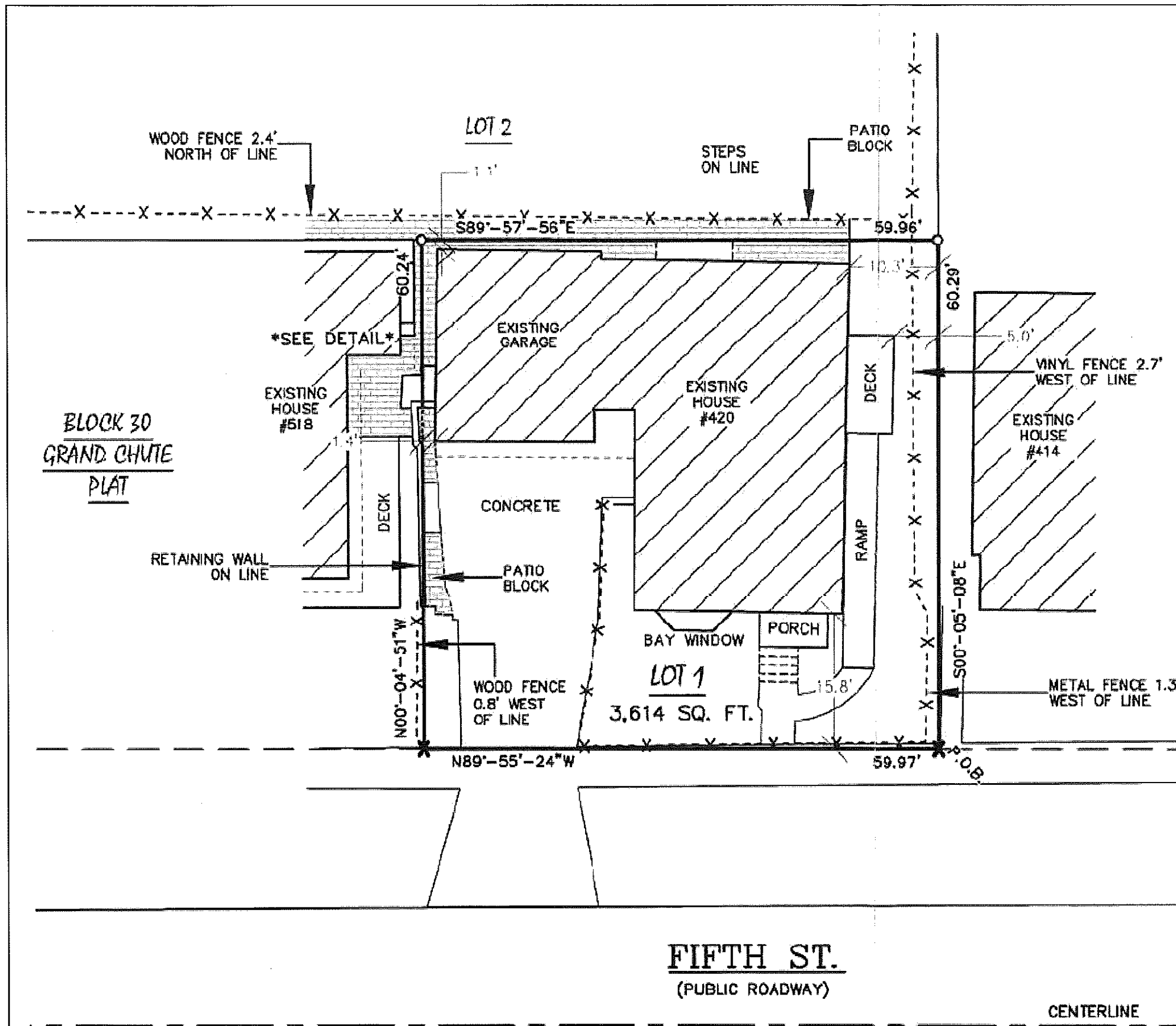
Proposed planned building would have a steel exterior and 5/8 rock to provide a fire rated structure. The proposed building would be smaller in size to the existing structure. The minimally sloped roof would allow for the single stall garage to help shed water away from neighboring houses. The smaller size by having a minimally sloped roof would reduce amount of burnable material if a fire were to ever break out in the garage.

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

The lot described in this proposal is a substandard lot size. The lot is 3614 sqft where the minimum required lot size for the current R1C zoning is 4000sqft. This limits the usability of the lot.

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

The property would not be able to have a new garage built/rebuilt on the current lot under the current regulations if the variance is not granted.



Existing structures:

420 W 5th St.

Appleton, WI

Prepared by/for:

Wildflower Landscapers, LLC

412 Congress, St.

Neenah, WI 54956

Contact: Mitch Nordahl

763-360-2907

Site Plan for Proposed accessory building

420 W 5th St.

Appleton, WI

Prepared by/for:

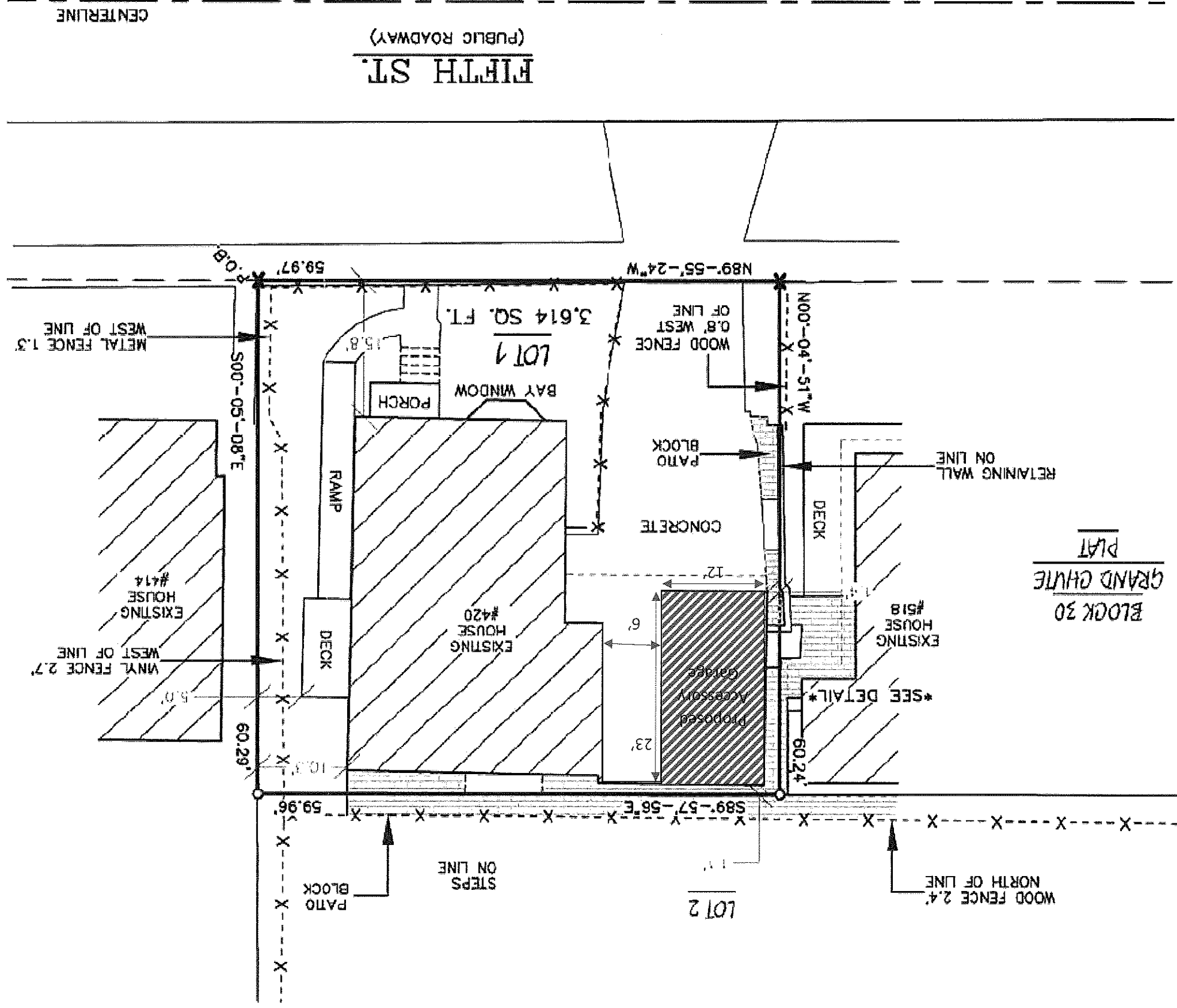
Wildflower Landscapers, LLC

412 Congress, St.

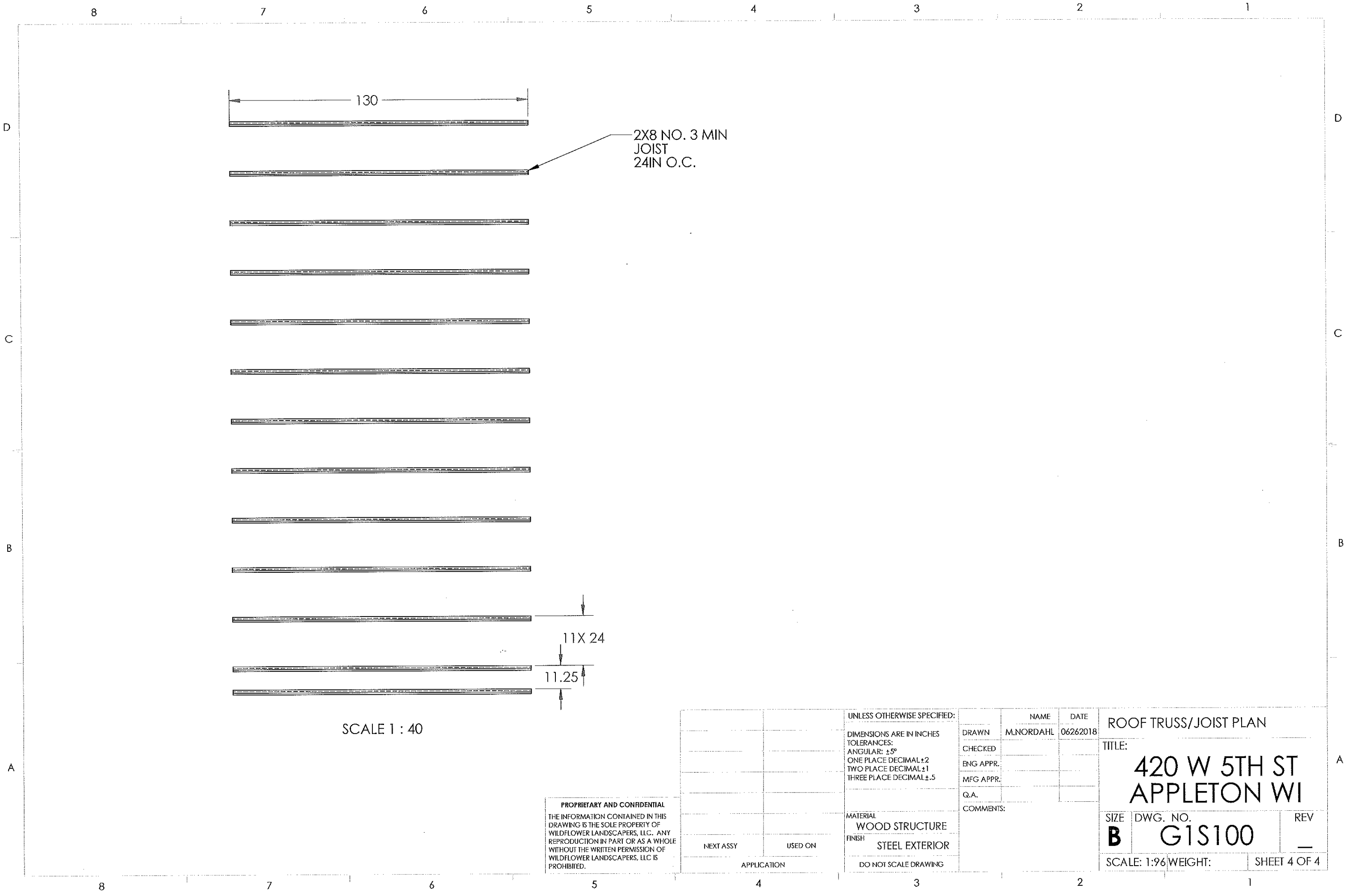
Neenah, WI 54956

Contact: Mitch Nordahl

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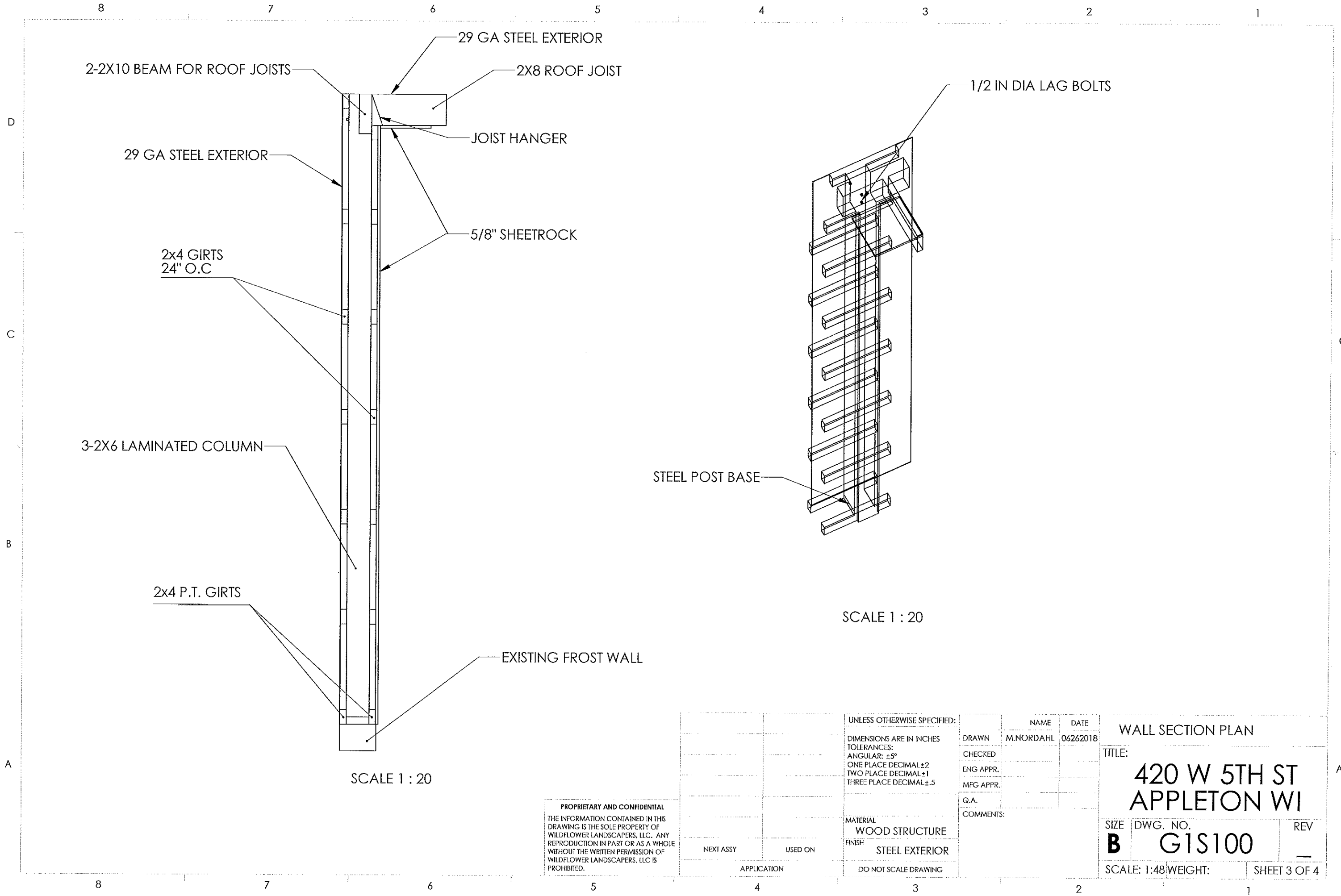


FIFTH ST.
(PUBLIC ROADWAY)
CENTERLINE



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		UNLESS OTHERWISE SPECIFIED:		NAME		DATE		ROOF TRUSS/JOIST PLAN					
		DIMENSIONS ARE IN INCHES TOLERANCES: ANGULAR: ±5° ONE PLACE DECIMAL ±2 TWO PLACE DECIMAL ±1 THREE PLACE DECIMAL ±.5		DRAWN		M.NORDAHL		06262018					
				CHECKED				TITLE:					
				ENG APPR.				420 W 5TH ST APPLETON WI					
				MFG APPR.									
				Q.A.									
				COMMENTS:									
		MATERIAL WOOD STRUCTURE				SIZE		DWG. NO.		REV			
		FINISH STEEL EXTERIOR				B		G1S100		—			
NEXT ASSY		USED ON											
APPLICATION				DO NOT SCALE DRAWING				SCALE: 1/96		WEIGHT:		SHEET 4 OF 4	

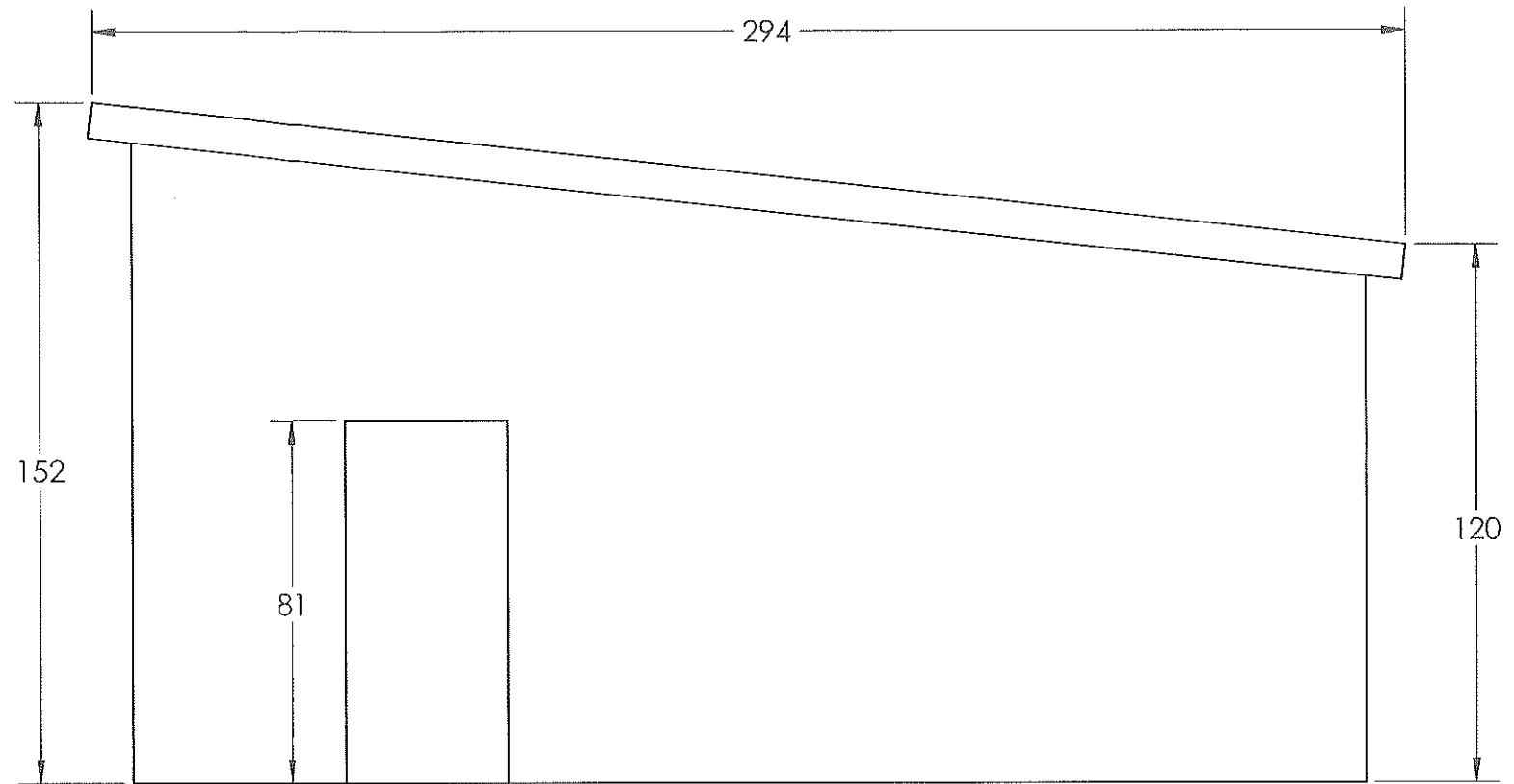
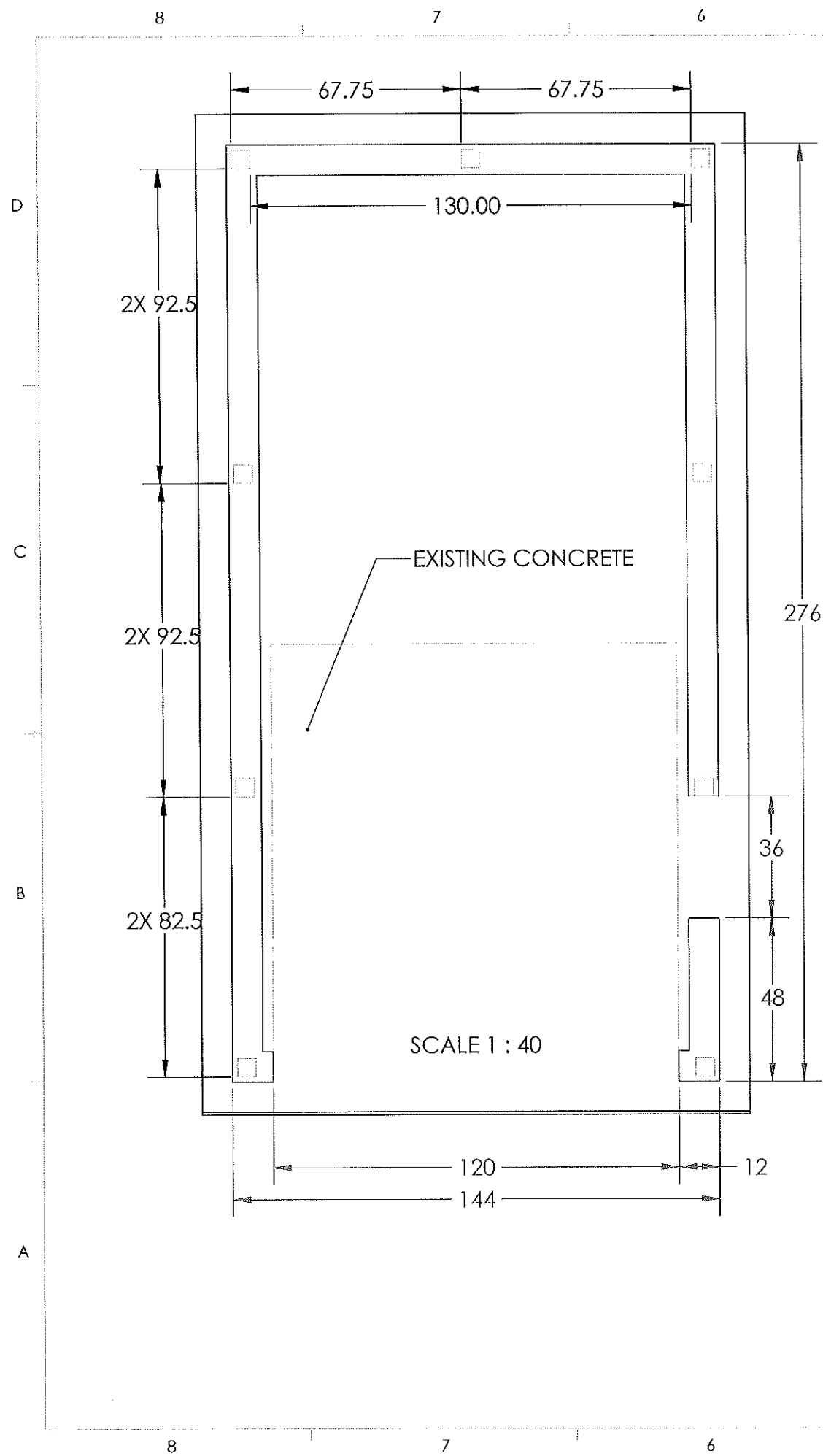


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MATERIAL	WOOD STRUCTURE
FINISH	STEEL EXTERIOR
DO NOT SCALE DRAWING	
NEXT ASSY	USED ON
APPLICATION	

NAME	DATE
M.NORDAHL	06262018
DRAWN	
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ENG APPR.	
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Q.A.	
COMMENTS:	

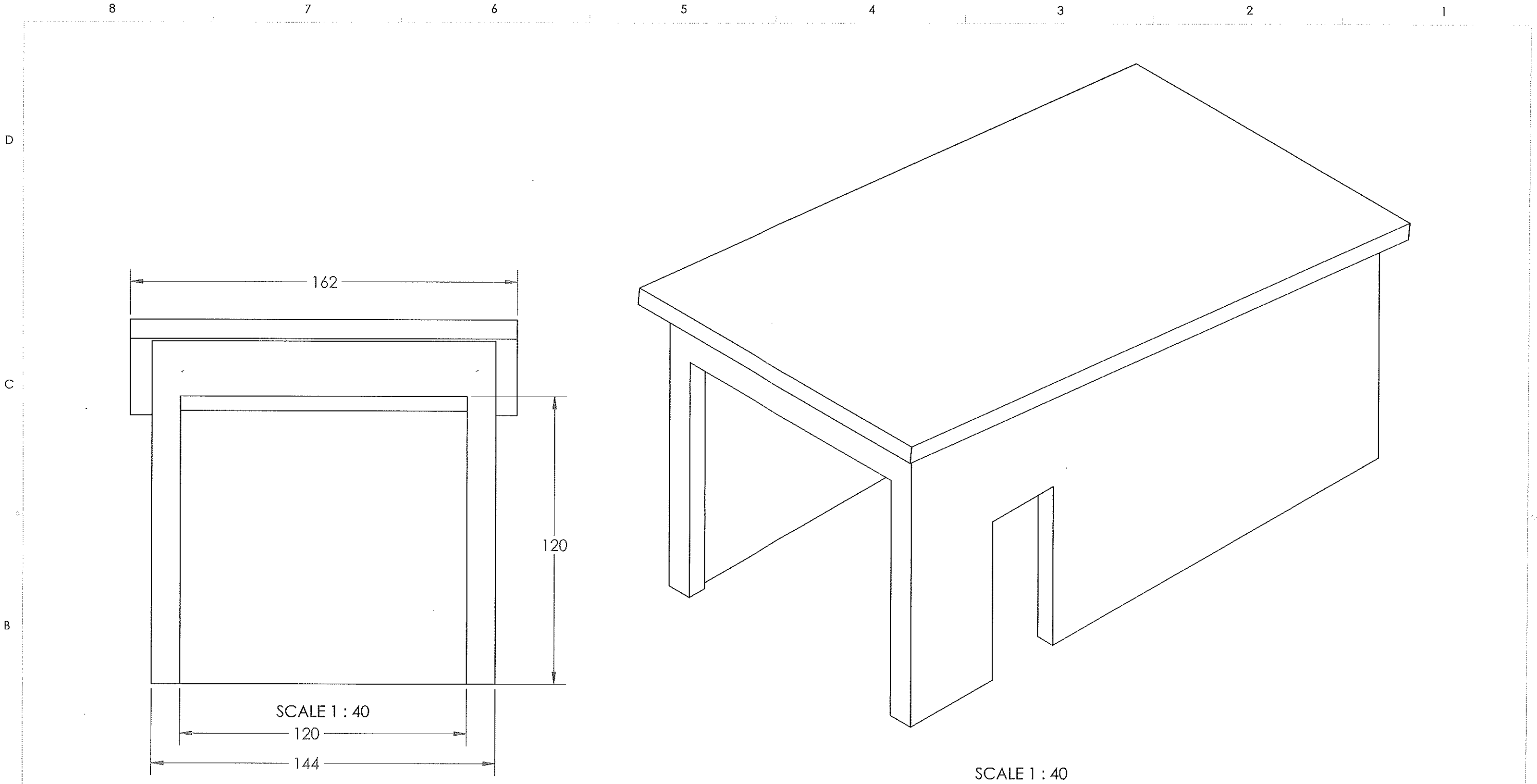
WALL SECTION PLAN		
TITLE:		
420 W 5TH ST APPLETON WI		
SIZE	DWG. NO.	REV
B	G1S100	—
SCALE: 1:48		WEIGHT:
		SHEET 3 OF 4



SCALE 1 : 40

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			CHECKED			TITLE:		
			ENG APPR.			420 W 5TH ST APPLETON WI		
			MFG APPR.					
			Q.A.					
		MATERIAL WOOD STRUCTURE FINISH STEEL EXTERIOR	COMMENTS:			SIZE	DWG. NO.	REV
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NEXT ASSY	USED ON							
APPLICATION		DO NOT SCALE DRAWING			SCALE: 1:96		WEIGHT:	SHEET 2 OF 4



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		DIMENSIONS ARE IN INCHES		DRAWN	M.NORDAHL	06262018	TITLE: 420 W 5TH ST APPLETON WI
		TOLERANCES:		CHECKED			
		ANGULAR: ±5°		ENG APPR.			
		ONE PLACE DECIMAL ±2		MFG APPR.			
		TWO PLACE DECIMAL ±1		Q.A.			SIZE B
		THREE PLACE DECIMAL ±.5		COMMENTS:			
		MATERIAL					DWG. NO. G1S100
		WOOD STRUCTURE					REV —
		FINISH					SCALE: 1:96
		STEEL EXTERIOR					WEIGHT:
		DO NOT SCALE DRAWING					SHEET 1 OF 4
NEXT ASSY		USED ON					
APPLICATION							