

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 **December 30, 2019** Meeting Date **January 20, 2020 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 nonrefundable fee is payable to the City of Appleton and due at the time the application is submitted.

Property Information	
Address of Property (Variance Requested) 975 East John Street	Parcel Number 31-1-0772-1
Zoning District R3	Use of Property Residential <input checked="" type="checkbox"/> Commercial

Applicant Information	
Owner Name Pelican's Nest, LLC	Owner Address 2450 Rimrock Road Madison, WI 53713
Owner Phone Number 608-268-8126	Owner E Mail address (optional) ckc@alexandercompany.com
Agent Name Alan Theobald c/o Iconica	Agent Address 901 Deming Way Madison, WI 53717
Agent Phone Number 920-428-9164	Agent E Mail address (optional) atheobald@iconicacreates.com

Variance Information
Municipal Code Section(s) Project Does not Comply Section 23-47(a)- Dumpsters are required
Brief Description of Proposed Project The development being proposed at this site does not allocate space for a dumpster. Rather, the dumpster would be located on an adjacent parcel. Section 23-47(a) of the Zoning Ordinance requires all multifamily properties to have an onsite dumpster.

Owner's Signature (Required):  Date: 2/26/19

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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:

We are requesting a variance to locate our dumpster enclosure on an adjacent Lot (Parcel #31-1-0772-0) in our Elder Care Campus. The subject lot has no access to either side yard or the rear yard for dumpster pickup.

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

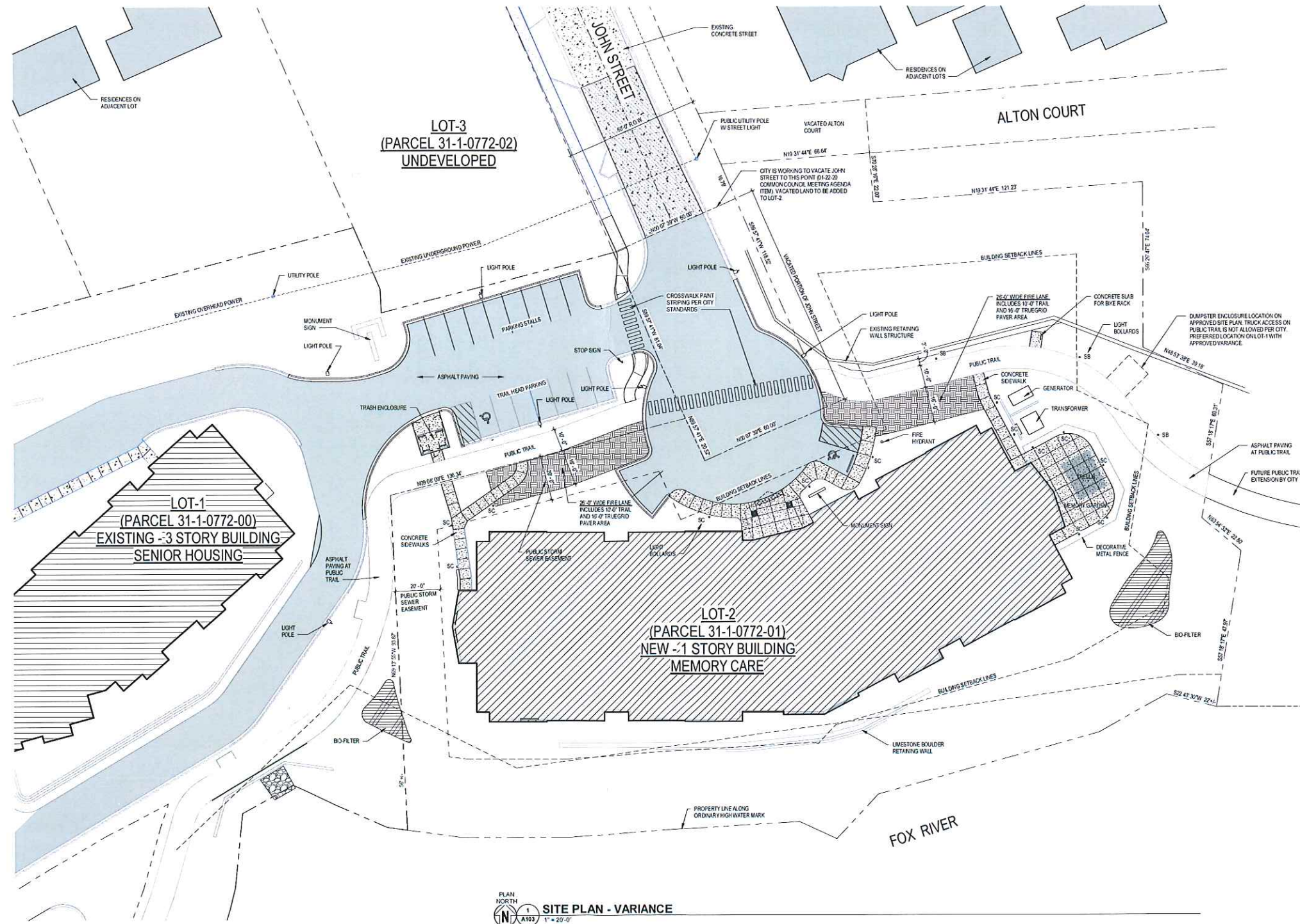
Our Elder Care Campus is located at the end of a dead-end street, East John Street. We own all 3 lots that front onto East John Street, to the East of South Court. The adjacent residential lots to the North are located on a raised, wooded hill with access from Alton Court. The adjacent residential lots to the West are also located on a raised wooded hill, with access from South Court. With the East end of East John Street being vacated and added to our Elder Care Campus, there are no other lots impacted by our dumpster access.

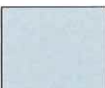




3. Describe the special conditions that apply to your lot or structure that do not apply to surrounding lots or structures:

Our irregular shaped site is located at the end of East John Street. Our entire rear yard is fronted by the Fox River. Our side yard to the North is mostly comprised of a 50' wide public sanitary easement, with no access from the paved cul-de-sac. Our side yard to the South shares a property line with the adjacent property, while also consisting of a 20' wide public storm sewer easement, which precludes a built structure. Another feature of our site is that a 10' wide asphalt paved Public Trail wraps around the property; encompassing both side yards and the front yard. The above elements limit access to a dumpster enclosure located in an allowable yard on our site.

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

With no access to the side yard to the South or the rear yard to the East, the only location allowed by City ordinance is in the side yard to the North. However, access would be limited to the Public Trail. For public safety reasons, the City Parks Department does not want dumpster access from the public trail; mixing dumpster pickup with public recreational use of the trail is an accident waiting to happen. The only dumpster access point that is feasible is on the adjacent property as shown (same ownership group and part of our Elder Care Campus).



SITE MATERIAL KEY			
	PAVEMENT - LIGHT DUTY: • 3" ASPHALT PAVING • 8" COMPACTED GRAVEL BASE HEAVY DUTY (SEE CIVIL) • 3" ASPHALT PAVING • 12" COMPACTED GRAVEL BASE	 	PAVEMENT: • NEW CONCRETE PAVEMENT PER CITY STANDARDS TRUE-GRID GRASS PAVERS - SEE CIVIL DRAWINGS FOR INFORMATION
	BIO-FILTER POND (SEE CIVIL DRAWINGS)		
	SIDEWALKS: • 4" CONCRETE • 4" COMPACTED BASE		
<u>GENERAL NOTES.</u>			
<ul style="list-style-type: none">• ALL PARKING STRIPING AND SYMBOLS TO BE PAVED WITH WHITE PAINT• SEE ELECTRICAL SITE PLAN FOR CONDUIT LOCATIONS FOR LIGHTING AND IRRIGATION• SEE CIVIL SITE PLANS FOR SITE DEMOITION, SITE UTILITIES, AND MORE INFORMATION• SEE CIVIL PLANS FOR PAVEMENT DESIGN DETAILS			
<u>SYMBOLS.</u>			
<ul style="list-style-type: none">○ SB STANDARD LIGHT BOLLARD ALONG TRAIL (MATCH PHASE 1)○ SC LOW VOLTAGE LIGHT BOLLARD AT SIDEWALKS AND MEMORY GARDEN○ MH MANHOLE COVER- SEE CIVIL PLANS			

GENERAL NOTES:

- ALL PARKING STRIPING AND SYMBOLS TO BE PAINTED WITH WHITE PAINT
- SEE ELECTRICAL SITE PLAN FOR CONDUIT LOCATIONS FOR LIGHTING AND IRRIGATION
- SEE CIVIL SITE PLANS FOR SITE DEMOLITION, SITE UTILITIES, AND MORE INFORMATION
- SEE CIVIL PLANS FOR PAVEMENT DESIGN DETAILS

SYMBOLS:

- SB STANDARD LIGHT BOLLARD ALONG TRAIL (MATCH PHASE-1)
- SC LOW VOLTAGE LIGHT BOLLARD AT SIDEWALKS AND MEMORY GARDEN
- MH MANHOLE COVER - SEE CIVIL PLANS



EAGLE COURT

975 EAST JOHN STREET
APPLETON, WI

TUKKA PROPERTIES, INC.

901 DEMING WAY, SUITE 102
MADISON, WI 53717

ISSUE DATES:		
Issue	Description	Date
	DUMPSTER VARIANCE	12-25-19

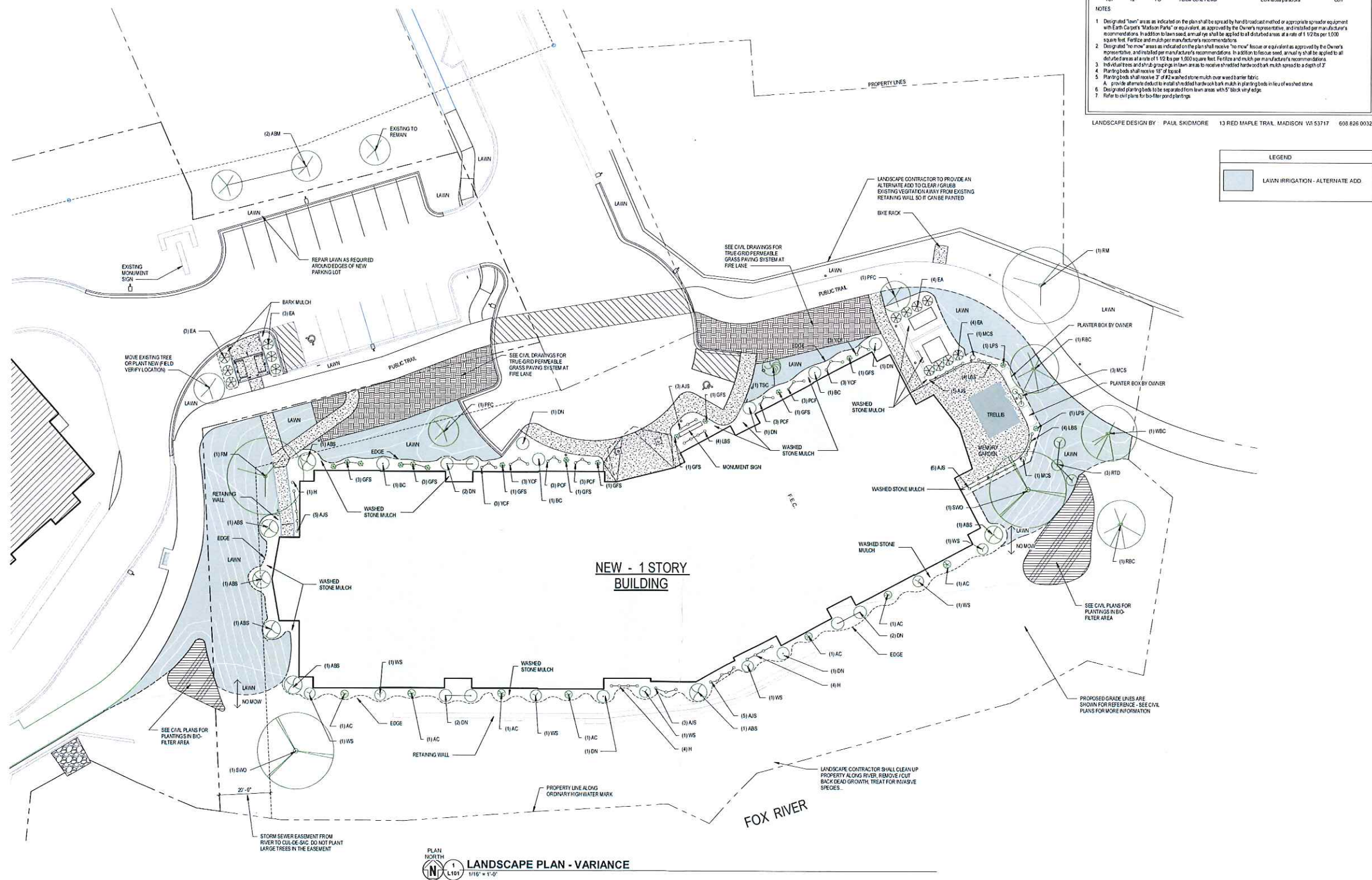
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Sheet Title
SITE PLAN

Project Number: 20190200
Sheet Number

A103

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PLANT LIST					
KEY	QUAN	SIZE	COMMON NAME	BOTANICAL NAME	ROOT
RM	(6)	2 1/2"	Red Maple	Acer Rubrum	EB
SWO	2	2 1/2"	Swamp White Oak	Quercus bicolor	EB
ABM	2	2 1/2"	Autumn Blaze Maple	Acer Freemanii	EB
RBC	(3)	12"	Medium Deciduous Tree (20' - 40')	Betula nigra	EB
WBC	1	12"	White Spruce	Betula p. White Spruce	EB
PFC	(2)	2"	Low Deciduous Tree (10' - 20')	Prunella Fire Crab	EB
TSC	1	2"	Tree Sargent Crab	Malus Sargentii	EB
ABS	(7)	6"	Tall Deciduous Shrub (10' - 20')	Abutilon	EB
BC	(24)	24"	Medium Deciduous Shrub (5' - 10')	Baccharis	Pot
DN	11	18"	Double Ninebark	Physocarpus Opulifolius	Pot
RTD	3	24"	Batley's Red Twig Dogwood	Cornus S. Batleyi	Pot
WS	7	24"	White Sycamore	Symptlocarpus albus	Pot
AC	(27)	18"	Low Deciduous Shrub (2' - 5')	Acer	Pot
GFS	13	18"	Gold Flame Spirea	Spiraea Gold Flame	Pot
LPS	2	18"	Little Princess Spirea	Spiraea Little Princess	Pot
MCS	5	18"	Magic Carpet Spirea	Spiraea Magic Carpet	Pot
EA	(14)	5"	Tall Evergreen Shrub (12' - 20')	Thuja	EB
AJS	(71)	10"	Autumn Joy Sedum	Sedum Autumn Joy	Con
LES	12	10"	Little Bluestem Grass	Schizanthus scoparium	Con
H	8	10"	Hills	Funkia	Con
PCF	12	10"	Purple Cone Flower	Echinacea purpurea	Con
YCF	12	10"	Yellow Cone Flower	Echinacea paradoxa	Con

NOTES

1. Designated "lawn" areas as indicated on the plan shall be spread by hand broadcast method or appropriate spreader equipment with Earth Care's "Mudstone Fertilizer" or equivalent, as approved by the Owner's representative, and installed per manufacturer's recommendations. In addition to lawn seed, annual ryegrass shall be applied to all disturbed areas at a rate of 1 1/2 lbs per 1,000 square feet. Fertilizer and mulch per manufacturer's recommendations.
2. Designated "no mow" areas as indicated on the plan shall receive "no mow" fertilizer or equivalent as approved by the Owner's representative, and installed per manufacturer's recommendations. In addition to fertilizer, annual ryegrass shall be applied to all disturbed areas at a rate of 1 1/2 lbs per 1,000 square feet. Fertilizer and mulch per manufacturer's recommendations.
3. Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch spread to a depth of 3".
4. Planting beds shall receive 18" of topsoil.
5. Planting beds shall receive 3" of 42 washed stone mulch over weed barrier fabric.
6. Provide alternate add to install shredded hardwood bark mulch in planting beds in lieu of washed stone.
7. Refer to civil plans for bio-filter pond plantings.

LANDSCAPE DESIGN BY: PAUL SKIDMORE 13 RED MAPLE TRAIL, MADISON, WI 53717 608.626.0032

901 DEMING WAY # MADISON, WI 53717
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EAGLE COURT
975 EAST JOHN STREET
APPLETON, WI

TUKKA PROPERTIES, INC.
901 DEMING WAY, SUITE 102
MADISON, WI 53717

ISSUE DATES:
Issue Description Date
DUMSTER VARIANCE 12-26-19

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Sheet Title
LANDSCAPE PLAN

Project Number: 20190200
Sheet Number
L101

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