

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

## City of Appleton Application for Variance

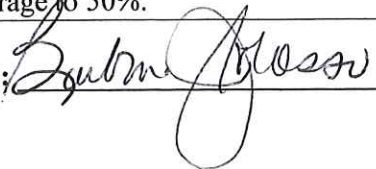
Application Deadline May 29, 2023 Meeting Date June 19, 2023 7PM

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) <b>709 S. Memorial Dr.</b>	Parcel Number <b>31-3-0384-00</b>
Zoning District <b>R1B</b>	Use of Property <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial

Applicant Information	
Owner Name <b>KOLOSSO REV LIV TRUST</b>	Owner Address <b>W9801 ELM RD BEAR CREEK WI 54922</b>
Owner Phone Number <b>920-738-3669</b>	Owner E Mail address (optional) <b>barb@kolossotoyoto.com</b>
Agent Name <b>Steven De Jong- Meridan Surveying</b>	<b>N9637 Friendship Dr Kaukauna, WI 54130</b>
Agent Phone Number <b>920-993-0881</b>	<b>sdejon@meridan-wi.com</b>

Variance Information
Municipal Code Section(s) Project Does not Comply Section 23-95(g)(2)- Lot coverage exceeding 50%
Brief Description of Proposed Project The owner proposes to alter to lot lines between this property and 703 S. Memorial Dr. (31-3-3085-00) . The lot coverage of the proposed new parcel will 55%. Section 23-95(g)(2) of the zoning ordinance limits lot coverage to 50%.

Owner's Signature (Required):  Date: 5/15/23  
Recp 5/12.0008

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOTS 7 & 8, AND ALSO PART OF LOTS 5 & 6, BLOCK 8, GRAND CHUTE PLAT, LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 34, AND THE NW1/4 OF THE NW1/4 OF SECTION 35, ALL IN T.21N., R.17E., CITY OF APPLETON, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF SAID CITY, OUTAGAMIE COUNTY, WISCONSIN

**SURVEY NOTES:**

-OWNER OF RECORD: JOAN L. KOLOSSO  
REVOCABLE LIVING TRUST DATED JANUARY 10, 2022

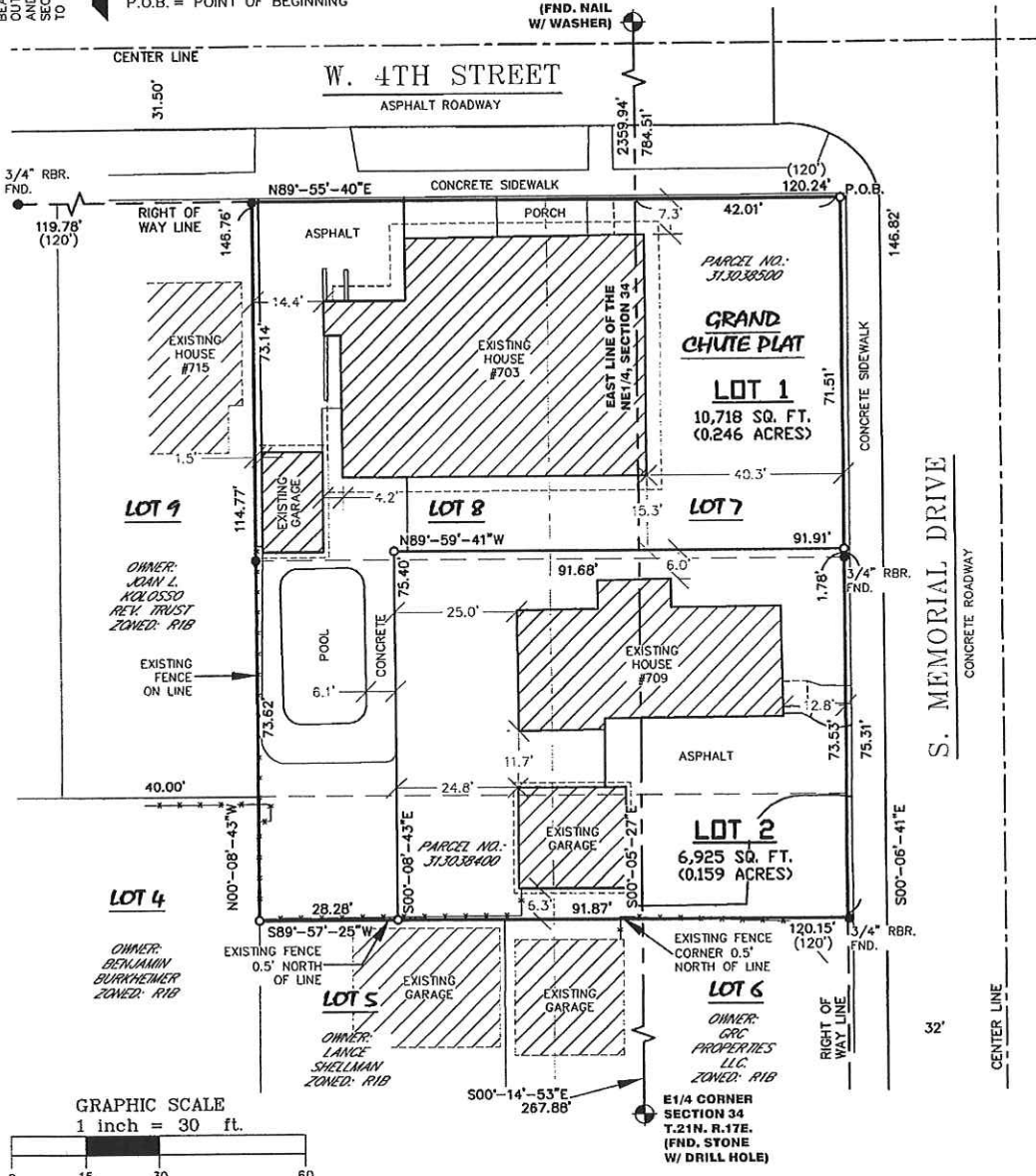
-DEED: DOCUMENT NO. 1488371

**-LEGEND-**

- = 1-1/4" O.D. X 24" IRON PIPE SET (1.130 LB./FT.)
- = 1" O.D. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- ⊕ = COUNTY MONUMENT FOUND
- ( ) = RECORDED INFORMATION
- P.O.B. = POINT OF BEGINNING

NE CORNER SECTION 34  
T.21N. R.17E.  
(FND. NAIL W/ WASHER)

BEARINGS REFERENCED TO THE OUTAGAMIE COUNTY COORDINATE SYSTEM AND THE EAST LINE OF THE NE1/4 OF SECTION 34, T.21N., R.17E., ASSUMED TO BEAR S00°-05'-27"E



<b>MERIDIAN</b> <b>SURVEYING, LLC</b> N9637 Friendship Drive Kaukauna, WI 54130 Office: 920-993-0881 Fax: 920-273-6037	DRAWN BY: J.B.	FIELD WORK DATE: 11-23-22	SURVEYED FOR: BARB KOLOSSO 703 S. MEMORIAL DR. APPLETON, WI 54914
	CHECKED BY: S.C.D.	FIELD BOOK: X	
	JOB NO.: 14224	SHEET 1 of 4	

CITY OF APPLETON MEMO

To: Board of Zoning Appeals

From: Kurt W. Craanen, Inspections Supervisor

Date: June 13, 2023

RE: Variance Application for 709 S. Memorial Dr. (31-3-0384-00)



**Description of Proposal**

The owner proposes to alter the lot lines between this property and 703 S. Memorial Dr. (31-3-3085-00). The lot coverage of the proposed new parcel will 55%. Section 23-95(g)(2) of the zoning ordinance limits lot coverage to 50%.

**Impact on the Neighborhood**

In the application, the applicant states that both properties are owned by the same owner.

**Unique Condition**

In the application, the applicant states that there is an inground pool located on the 709 S. Memorial Dr. property while all of the equipment, plumbing and electrical are located on 703 S. Memorial Dr. The applicant states that they would like to divide the parcel to add the pool to the 703 S. Memorial Dr. property.

**Hardship**

In the application, the applicant states that without a variance, they would not be able to sell either property now or anytime in the future.

**Staff Analysis**

The parcel at 709 S. Memorial Dr. is 8,850 sq. ft. The parcel at 703 S. Memorial Dr. is 8,640 sq. ft. The minimum size parcel in the R1B zoning district is 6,000 sq. ft. The proposed new lot at 709 S. Memorial Dr. would be 6,919 sq. ft.

A pool was built at 709 S. Memorial Dr. without a permit. The accessory equipment and shed associated with the pool was built on 703 S. Memorial Dr. The owner has hired a surveyor to create a proposed Certified Survey Map (CSM) that would move the lot line so that the pool becomes part of 703 S. Memorial Dr. The new parcel created in the CSM for 709 S. Memorial Dr. has 55% lot coverage.

The hardship in this case was created by the actions of the owner. Neither lot has a unique shape or dimensions.

Regardless, the proposed CSM does allow the setbacks for the pool to meet code standards and places the pool and the pool accessories on the same lot. The lot coverage cannot be met while still meeting other code standards.