



# City of Appleton

100 North Appleton Street  
Appleton, WI 54911-4799  
www.appleton.org

## Meeting Minutes - Final Board of Zoning Appeals

---

Monday, October 17, 2022

7:00 PM

6th Floor Council Chambers

---

1. Call meeting to order

*Meeting called to order by McCann at 7:00pm.*

2. Roll call of membership

**Present:** 5 - McCann, Engstrom, Sperl, Cain and Loosen

**Excused:** 1 - Babbitts

3. Approval of minutes from previous meeting

[22-1300](#)

Minutes from October 3, 2022

**Attachments:** [Meeting Minutes.pdf](#)

**Cain moved, seconded by Loosen, that the Minutes be approved. Roll Call.  
Motion carried by the following vote:**

**Aye:** 4 - Engstrom, Sperl, Cain and Loosen

**Excused:** 1 - Babbitts

**Abstained:** 1 - McCann

4. **Public Hearings/Appearances**

*Kathryn Hajdowski  
Norma Rhode*

5. **Action Items**

[22-1187](#)

**416 E. Haddonstone Dr. (31-6-5105-00)** The applicant proposes to install a pool that would increase the lot coverage to 55%. Section 23-92(g)(2) of the Zoning Ordinance limits lot coverage to a maximum of 40% in the R1A Zoning District.

**Attachments:** [416 E. Haddonstone Dr.docx](#)

**McCann moved, seconded by Engstrom, that the Report Action Item be held.**

**Roll Call. Motion carried by the following vote:**

**Aye:** 4 - Engstrom, Sperl, Cain and Loosen

**Excused:** 1 - Babbitts

**Abstained:** 1 - McCann

[22-1291](#)

**1338 W. Eighth St. (31-3-1246-00)** The applicant proposes to erect a fence in the rear and side yard that is six (6) feet ten (10) inches tall. Section 23-44(a)(1)(a) of the Zoning Ordinance limits fence height to six (6) feet.

**Attachments:** [1338 W. Eighth St.pdf](#)

Engstrom moved, seconded by Sperl, that the Report Action Item be approved.

**Roll Call. Motion failed by the following vote:**

**Nay:** 4 - Engstrom, Sperl, Cain and Loosen

**Excused:** 1 - Babbitts

**Abstained:** 1 - McCann

[22-1293](#)

**1920 E. Longview Dr. (31-1-6550-0)** The applicant proposes to construct a drive through facility in the front yard. Section 23-49(a) of the Zoning Ordinance prohibits drive through facilities from the front yard.

**Attachments:** [1920 Longview Ave.pdf](#)

Cain moved, seconded by Engstrom, that the Report Action Item be approved.

**Roll Call. Motion carried by the following vote:**

**Aye:** 4 - Engstrom, Sperl, Cain and Loosen

**Excused:** 1 - Babbitts

**Abstained:** 1 - McCann

[22-1294](#)

**1920 E. Longview Dr. (31-1-6550-0)** The applicant proposes to build a canopy off of the principal building into the required front yard, eight (8) feet from the front property line. Section 23-113(h)(4) of the Zoning Ordinance requires a ten (10) foot front yard setback.

**Attachments:** [1920 Longview Ave.pdf](#)

Sperl moved, seconded by Cain, that the variance request, that is changed to Section 23-43(f)(2)(e) to allow an accessory structure in the front yard, be approved. Roll Call. Motion carried by the following vote:

**Aye:** 4 - Engstrom, Sperl, Cain and Loosen

**Excused:** 1 - Babbitts

**Abstained:** 1 - McCann

[22-1295](#)

**1920 E. Longview Dr. 31-1-6550-0** The applicant proposes to build place a trash dumpster in the front yard. Section 23-47(a) of the Zoning Ordinance prohibits dumpsters from the front yard.

**Attachments:** [1920 Longview Ave.pdf](#)

**Sperl moved, seconded by Engstrom, that the Report Action Item be approved. Roll Call. Motion carried by the following vote:**

**Aye:** 4 - Engstrom, Sperl, Cain and Loosen

**Excused:** 1 - Babbitts

**Abstained:** 1 - McCann

[22-1296](#)

**103 W. College Ave (31-2-0070-00)** The applicant proposes to construct a projecting sign that is forty-eight (48) feet above grade. Section 23-525(c) of the Zoning Ordinance limits the height of projecting signs to sixteen (16) feet.

**Attachments:** [103 W. College Ave.pdf](#)

**Engstrom moved, seconded by Sperl, that the Report Action Item be approved. Roll Call. Motion carried by the following vote:**

**Aye:** 4 - Engstrom, Sperl, Cain and Loosen

**Excused:** 1 - Babbitts

**Abstained:** 1 - McCann

[22-1297](#)

**1208 N. Oneida St. (31-6-0329-00)** The applicant proposes to rezone this parcel from C2 to R2. The existing building on this parcel is eighteen (18) feet and seven (7) inches from the front lot line. Section 23-95(g)(1) (g) of the Zoning Ordinance requires a twenty (20) foot front yard setback.

**Attachments:** [1208 N. Oneida St.pdf](#)

**Engstrom moved, seconded by Cain, that the Report Action Item be approved. Roll Call. Motion carried by the following vote:**

**Aye:** 4 - Engstrom, Sperl, Cain and Loosen

**Excused:** 1 - Babbitts

**Abstained:** 1 - McCann

[22-1298](#)

**1208 N. Oneida St. (31-6-0329-00)** The applicant proposes to rezone this parcel from C2 to R2. This parcel is fifty-six (56) feet and six (6) inches in width. Section 23-95(g)(1)(f) of the Zoning Ordinance requires a minimum lot width of seventy (70) feet.

**Attachments:** [1208 N. Oneida St.pdf](#)

**Engstrom moved, seconded by Loosen, that the Report Action Item be approved. Roll Call. Motion carried by the following vote:**

**Aye:** 4 - Engstrom, Sperl, Cain and Loosen

**Excused:** 1 - Babbitts

**Abstained:** 1 - McCann

[22-1299](#)

**839 E. Minor St. (31-1-0787-00)** The applicant proposes to build an attached garage that is on the lot line. Section 23-94(g)(6) of the Zoning Ordinance requires a five (5) foot side yard setback.

**Attachments:** [839 E. Minor St.pdf](#)

**Sperl moved, seconded by Engstrom, that the Report Action Item, to build an attached garage that is 3' from the side lot line, be approved. Roll Call. Motion carried by the following vote:**

**Aye:** 4 - Engstrom, Sperl, Cain and Loosen

**Excused:** 1 - Babbitts

**Abstained:** 1 - McCann

**6. Information Items**

**7. Adjournment**

**A motion was made by Sperl, seconded by Loosen, that the meeting be adjourned at 8:23pm. The motion carried by the following vote:**

**Aye:** 4 - Engstrom, Sperl, Cain and Loosen

**Excused:** 1 - Babbitts

**Abstained:** 1 - McCann