

CITY OF APPLETON MEMO

To: Board of Zoning Appeals

From: Kurt W. Craanen, Inspections Supervisor



Date: October 10, 2022

RE: Variance Application for 1920 Longview Ave. (31-1-6550-08)

**Description of Proposal**

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 in the front yard.

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.

The applicant proposes to place a trash dumpster in the front yard. Section 23-47(a) of the Zoning Ordinance prohibits dumpsters from the front yard.

**Impact on the Neighborhood**

In the application, the applicant states the canopies are small and inconspicuous, do not look out of place and will not cause any additional detriment to adjacent property.

**Unique Condition**

In the application, the applicant states that this lot has three front yards and is relatively narrow, constraining the site to only sit one direction and it is unavoidable to have the pay booth canopies in the front yard.

**Hardship**

In the application, the applicant states that if the variance is not granted, this would cause significant hardship for the development as these pay booths are necessary on the site to facilitate the flow of traffic into the wash as well as collect the fees paid by customers.

**Staff Analysis**

The parcel is 44,900 sq. ft. The minimum size lot in the C2 zoning district is 14,000 sq. ft.

There are three (3) variances needed for this project. The applicant only answered questions pertaining to the canopy being in the front yard.

The lot does have three (3) front yards, which is unique and creates challenges for this particular project, but this does not make the parcel unusable for other uses that do not have front yards restrictions.

The hardship appears to be self-created because the applicant is choosing this project over other potential uses for this parcel that are code compliant.

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 9/26/22 Meeting Date 10/17/2022

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) 1920 Longview Ave	Parcel Number 311655008
Zoning District C-2	Use of Property <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial

Applicant Information	
Owner Name Club Car Wash (Justin Barnes)	Owner Address 1591 E. Prathersville Road Columbia, MO 65202
Owner Phone Number (573) 999-5178	Owner E Mail address (optional) jbarnes@clubarwash.com
Agent Name Michael Leidig	Agent Address 1250 Centennial Centre Blvd Hobart, WI 54155
Agent Phone Number (920) 662-9641	Agent E Mail address (optional) mleidig@releeinc.com

Variance Information
Municipal Code Section(s) Project Does not Comply Section 23-43 of Zoning Ordinance (Auxiliary Structure Setbacks)
Brief Description of Proposed Project Demolition of existing car wash and the construction of a new car wash and associated vacuum stalls and driveways

Owner's Signature (Required):  Date: 9/12/2022

Recp 4076-0003

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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:

The Canopies that are used at the pay stations are classified as auxiliary structures in the City of Appleton's Code. These structures must sit on one side of the building, meaning it must be located in a front yard.

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

The Canopies are small and inconspicuous, do not look out of place and will not cause any additional detriment to any adjacent property.










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




This lot has three front yards and is relatively narrow, constraining the site to only sit one direction. It is unavoidable to have the pay booth canopies in a front yard.

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

This would cause significant hardship for development as these pay booths are a necessity on the site to facilitate the flow of traffic into the wash as well as collect the fees paid by customers.

**LEGEND**

-  CONCRETE SIDEWALK
-  CONCRETE PAVEMENT (LIGHT) (20,492 S.F.)
-  CONCRETE PAVEMENT (HEAVY) (2,038 S.F.)
-  ASPHALT (1,710 S.F.)
-  GREEN SPACE
-  PROPOSED 18" MOUNTABLE CURB AND GUTTER
-  PROPOSED 18" MOUNTABLE SHEDDING CURB AND GUTTER
-  PROPOSED 18" STANDARD CURB AND GUTTER
-  PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER

-  TRAFFIC FLOW ARROW
-  HANDICAPPED PARKING
-  INDICATES NUMBER OF PARKING STALLS

\*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

1



**NOTE**  
ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

ALL GREEN SPACE AREAS SHALL MEET THE REQUIREMENTS SET OUT IN THE LANDSCAPE PLAN. SEE ARCHITECTURAL PLANS FOR DETAILS.

**PARKING DATA**  
TOTAL PARKING STALLS PROVIDED = 4  
HANDICAP ACCESSIBLE PARKING STALLS = 1  
TOTAL PARKING STALLS REQUIRED = 4  
NOTE: ONE BICYCLE PARKING SPACE TO BE PROVIDED INDOORS

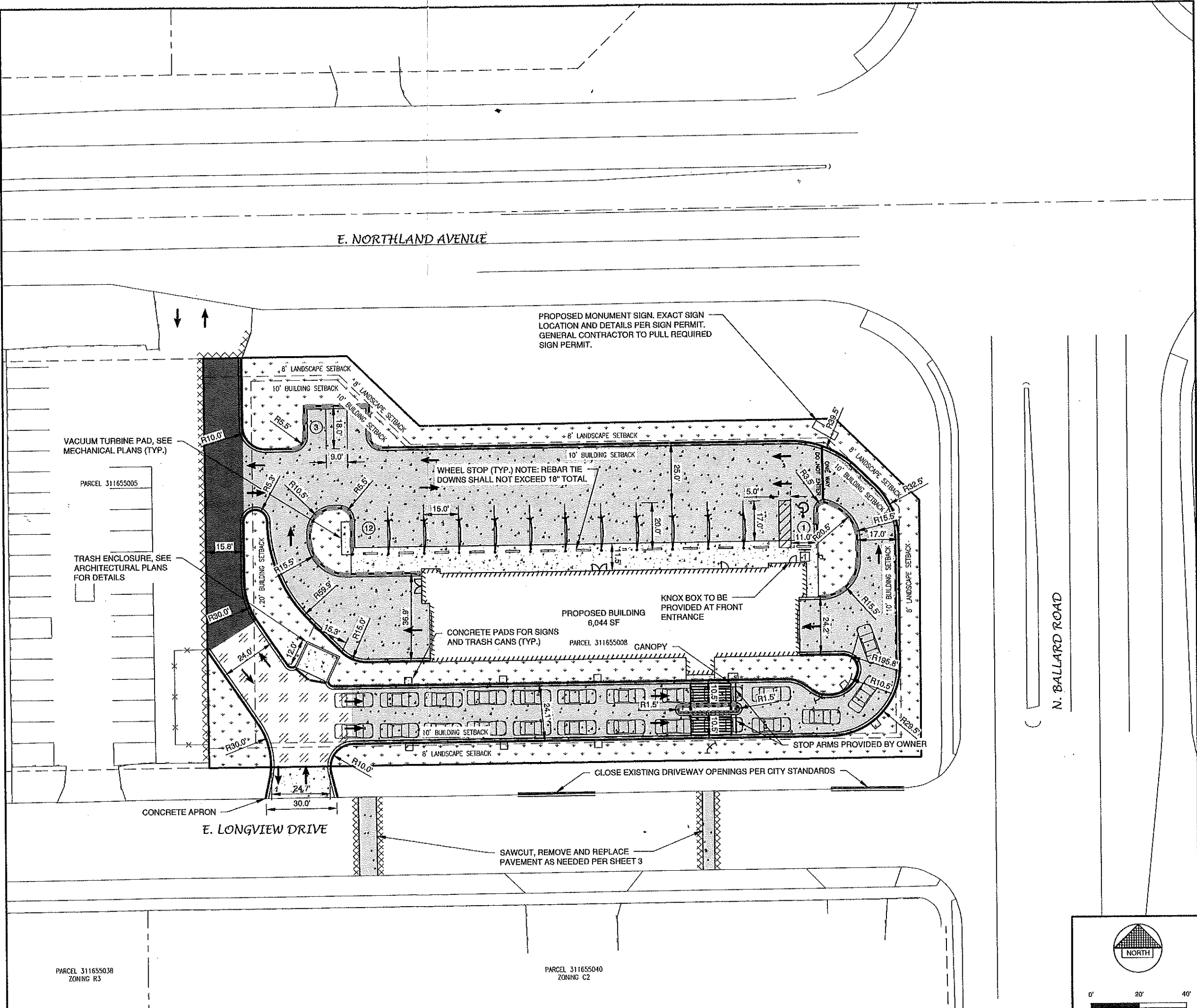
**SITE DATA**  
TOTAL AREA = 1.03 ACRES, 44,818 S.F.  
BUILDING AREA = 0.14 ACRES, 6,044 S.F. (13.5%)  
SIDEWALK/PARKING LOT AREA = 0.63 ACRES, 27,496 S.F. (61.4%)  
GREEN SPACE = 0.26 ACRES, 11,278 S.F. (25.1%)

**ZONING**  
COMMERCIAL - C2

**PARCEL NO.**  
31-1-6550-08

**SOILS ON SITE**  
MANAWA SILTY CLAY LOAM: 0.1%  
UDORTHENTS: 99.9%

**SNOW STORAGE**  
SNOW TO BE HAULED OFF SITE. TEMPORARY SNOW STORAGE IN DESIGNATED LOCATIONS SHALL NOT BLOCK DRAIN PATHS, VISION CORNERS, OR ALLOW SNOW TO MELT IN THE RIGHT OF WAY.



PARCEL 311655038  
ZONING R3

PARCEL 311655040  
ZONING C2

