



# City of Appleton

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

## Meeting Minutes - Final Board of Zoning Appeals

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Monday, October 3, 2022

7:00 PM

6th Floor Council Chambers

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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

[22-1021](#)

**Minutes from July 18, 2022**

**Attachments:** [Minutes 7-18-22.pdf](#)

**Engstrom moved, seconded by Cain, 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**

*Angela Forry  
Karen Andersen  
Kelly and Brian Lamensky*

5. **Action Items**

[22-1009](#)

**311 W. Evergreen Dr. (31-6-4500-00)** The applicant proposes to install lighting that is not full cutoff design. Section 23-53(c)(1) of the Zoning Ordinance requires full cutoff design for exterior lighting.

**Attachments:** [311 W. Evergreen Dr.pdf](#)

**Engstrom moved, seconded by Cain, 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

[22-1189](#)

**1005 W. Fourth St (31-3-0753-01)** The applicant proposes to construct an accessory building that is in the front yard. Section 23-43(f)(1)(e) of the Zoning Ordinance prohibits accessory buildings in the front yard.

**Attachments:** [1005 W. Fourth St.docx](#)

Sperl moved, seconded by Engstrom, that the Report Action Item be approved to allow a 7'x7' shed to be 9' from the front property line along Fourth St. and 13' from the front property line along Story St. Roll Call. Motion carried by the following vote:

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

**Excused:** 1 - Babbitts

**Abstained:** 1 - McCann

[22-1186](#)

**1000 W. Northland Ave. (31-5-9494-00)** 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:** [1000 W. Northland Ave.docx](#)

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

[22-1231](#)

**1000 W. Northland Ave (31-5-9494-06)** The applicant proposes to maneuver vehicles in the front yard. Section 23-49(b)(2) of the Zoning Ordinance prohibits maneuvering in the front yard.

**Attachments:** [1000 W. Northland Ave.pdf](#)

Sperl 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

[22-1187](#)

**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](#)

*Due to a scheduling conflict with the applicant, this item was not acted upon and will appear on the next agenda.*

[22-1185](#)

**3223 E. Heidemann Dr. (31-4-6203-00)** The applicant proposes to erect a fence that is eight (8) feet tall in the rear yard. Section 23-44(a)(1)(a) of the Zoning Ordinance requires fence height not to exceed six (6) feet in rear yard.

**Attachments:** [3223 E. Heidemann Dr.docx](#)

**Engstrom moved, seconded by Loosen, that the Report Action Item be approved as amended allowing an eight (8) foot high fence along the rear property line and also sixteen (16) linear feet along the west property line. Roll Call. Motion carried by the following vote:**

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

**Excused:** 1 - Babbitts

**Abstained:** 1 - McCann

[22-1188](#)

**1040 E. Florida Ave (31-1-5011-00)** The applicant proposes to erect a six (6) foot fence on the front property line. Section 23-44(a)(1)(a) of the Zoning Ordinance limits fence height to three (3) feet in the front yard.

**Attachments:** [1040 E. Florida St.docx](#)

**Sperl moved, seconded by Engstrom, 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

[22-1236](#)

**1040 E. Florida Ave (31-1-5011-00)** The applicant proposes to erect a fence in the vision corner. Section 23-50(g)(2) of the Zoning Ordinance limits fence height to three (3) feet in the vision corner.

**Attachments:** [1040 E. Florida Ave.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

**6. Information Items**

**7. Adjournment**

**A motion was made by Loosen, seconded by Sperl, that the meeting be adjourned at 9:11pm. The motion carried by the following vote:**

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

**Excused:** 1 - Babbitts

**Abstained:** 1 - McCann