



# 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 21, 2019

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

3. Approval of minutes from previous meeting

[19-1534](#)

Minutes from September 16, 2019

**Attachments:** [Minutes 9-16-19.pdf](#)

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

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

**Abstained:** 1 - Cain

4. **Public Hearings/Appearances**

*Sara Pierri, owner of 819 W. College Ave. wanted to know the plan for 823 W. College Ave., no concerns expressed.*

5. **Action Items**

[19-1527](#)

4100 N. Wedgewood Dr. (31-6-5059-00) The applicant is proposing to erect a fence that is six (6) feet tall in the front yard. Section 23-44(a)(1) (a) requires that fences in the required front yard may not exceed three (3) feet.

**Attachments:** [4100 N. Wedgewood Dr.pdf](#)

**Sperl moved, seconded by Engstrom, that the Report Action Item be approved because hardship is landscaping and safety. Roll Call. Motion carried by the following vote:**

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

**Abstained:** 1 - McCann

[19-1528](#)

1000 W. Browning St. (31-5-4165-00) The applicant is proposing to build a deck that would be six (6) feet from the rear property line. Section 23-50(f) of the Zoning Ordinance requires a minimum rear yard setback of twelve (12) feet six (6) inches.

**Attachments:** [1000 W. Browning St.pdf](#)

**Engstrom moved, seconded by Sperl, that the Report Action Item be approved because hardship is irregular shaped lot. Roll Call. Motion carried by the following vote:**

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

**Abstained:** 1 - McCann

[19-1529](#)

1405 E. Wisconsin Ave. (31-1-1043-00) The applicant is proposing to expand an existing parking lot. The proposed lot coverage is 83.37%. ~~Section 23-172(h)(2)~~ Section 23-113(h)(2) of the Zoning Ordinance requires a maximum lot coverage of 75%.

**Attachments:** [1405 E. Wisconsin Ave-1.pdf](#)

*Correction, section of code is 23-113(h)(2)*

**Cain moved, seconded by Sperl, that the Report Action Item be approved because hardship is safety of employees. Roll Call. Motion carried by the following vote:**

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

**Abstained:** 1 - McCann

[19-1535](#)

1405 E. Wisconsin Ave. (31-1-1043-00) The applicant is proposing to expand an existing parking lot. The proposed percentage of landscape islands is 2.6%. Section 23-172(f)(1)(a) of the Zoning Ordinance requires 5% of the lot to be landscape islands.

**Attachments:** [1405 E. Wisconsin Ave-2.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

**Abstained:** 1 - McCann

[19-1530](#)

306 W. Washington St. (31-2-0428-00) The applicant is proposing to locate a dumpster enclosure one (1) foot from the side lot line. Section 23-43(f)(2)(a) of the Zoning Ordinance requires dumpsters to be at least five (5) feet from the side lot line.

**Attachments:** [306 W. Washington St.pdf](#)

*Jon Brinkley, Architect, appeared*

**Engstrom moved, seconded by Loosen, that the Report Action Item be approved because hardship is unique shape and historic building limitations. Roll Call. Motion carried by the following vote:**

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

**Abstained:** 1 - McCann

[19-1532](#)

823-825-827 W. College Ave. (31-3-0943-00 & 31-3-0943-02) The applicant is proposing to create new parking spaces associated with a new apartment development. The proposed parking spaces will require maneuvering in the right of way. Section 23-172(e)(3) of the Zoning Ordinance states that vehicles shall not back into the public right-of-way from an off-street parking lot or parking space.

**Attachments:** [823-827 E. College Ave.pdf](#)

*Joel Ehrfurth, Kip Golden, and Adam Heindel appeared*

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

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

**Abstained:** 1 - Sperl

[19-1533](#)

131 N. Richmond St. (31-5-1188-00 & 31-5-1187-00) The applicant is proposing to locate the drive through lane in the front yard along Fisk Alley. Section 23-49(a) of the Zoning Ordinance prohibits drive through facilities in the front yard.

**Attachments:** [131 N. Richmond St.pdf](#)

*Chris Lux, Abby Sivwright, Dennis Jachman, and Kathy Jankowski appeared.*

Sperl moved, seconded by Loosen, that the Report Action Item be approved hardship is due to three front yards. Roll Call. Motion carried by the following vote:

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

**Abstained:** 1 - McCann

**6. Information Items**

**7. Adjournment**

Engstrom moved, seconded by Sperl, that the be adjourned. Roll Call. Motion carried by the following vote:

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

**Abstained:** 1 - McCann