



# City of Appleton

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

## Meeting Minutes - Final Board of Zoning Appeals

---

Monday, July 18, 2022

7:00 PM

6th Floor Council Chambers

---

1. Call meeting to order

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

2. Roll call of membership

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

3. Approval of minutes from previous meeting

[22-0822](#)

Minutes from June 20, 2022

**Attachments:** [Meeting Minutes June 20, 2022.pdf](#)

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

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

**Abstained:** 1 - McCann

4. **Public Hearings/Appearances**

*Diana Mann- 844 E. South St  
Bryan Kierszh- 1433 N. Leona St.  
Michael Mevis- 214 S. Rankin St.*

5. **Action Items**

[22-0829](#)

**1935 E. Calumet St. (31-9-1115-00)** The applicant proposes to alter the site that would create 85% lot coverage. Section 23-113(h)(2) of the zoning ordinance limits lot coverage to 75%.

**Attachments:** [1935 E. Calumet St .pdf](#)

*Appearing:  
Glen harvey  
Christian Cabera  
Randy Walter  
Jim Gaeppner*

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

Abstained: 1 - McCann

[22-0903](#)

**933 E. John St. (31-1-0772-02)** The applicant proposes to build a building that is five (5) feet from the front property line along John St. and twelve (12) feet from the property line along E. South Ct. Section 23-96(g)(3)(d) of the Zoning Ordinance requires a twenty (20) foot front yard setback.

**Attachments:** [933 E. John St.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

Abstained: 1 - McCann

[22-0823](#)

**1430 N. Ballard Road (31-1-5207-00)** Rezoning this parcel would create a lot that is 11,551 sq. ft. Section 23-113(h)(1) of the Zoning Ordinance requires a minimum size of 14,000 sq ft. in the C2 zoning district.

**Attachments:** [1430 Ballard Rd.pdf](#)

*To take effect only if rezoning is approved by the City Council.*

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

Abstained: 1 - McCann

[22-0824](#)

**1430 N. Ballard Road (31-1-5207-00)** Rezoning this parcel would create a parcel with 99 percent lot coverage. Section 23-113(h)(2) of the Zoning Ordinance limits the maximum lot coverage to seventy five (75) percent.

**Attachments:** [1430 Ballard Rd.pdf](#)

*To take effect only if rezoning is approved by the City Council.*

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

**Abstained:** 1 - McCann

[22-0825](#)

**1430 N. Ballard Road (31-1-5207-00)** Rezoning would create a parcel with a building that is eleven (11) feet from the rear property line. Section 23-113(h)(5) of the Zoning Code requires a twenty (20) foot rear yard setback.

**Attachments:** [1430 Ballard Rd.pdf](#)

*To take effect only if rezoning is approved by the City Council.  
No future buildings or additions may be built in setback.*

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

**Abstained:** 1 - McCann

**6. Information Items**

**7. Adjournment**

A motion was made by Engstrom, seconded by Cain, that this meeting be adjourned at 8:454 pm. The motion carried by the following vote:

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

**Abstained:** 1 - McCann