



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/Appealances

*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 Gaepner*

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