



# City of Appleton

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

## Meeting Agenda - Final Board of Zoning Appeals

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Monday, October 17, 2022

7:00 PM

6th Floor Council Chambers

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1. Call meeting to order
2. Roll call of membership
3. Approval of minutes from previous meeting  
[22-1300](#) Minutes from October 3, 2022

**Attachments:** [Meeting Minutes.pdf](#)

#### 4. Public Hearings/Apearances

#### 5. Action Items

- [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](#)

- [22-1291](#) **1338 W. Eighth St. (31-3-1246-00)** The applicant proposes to erect a fence in the rear and side yard that is six (6) feet ten (10) inches tall. Section 23-44(a)(1)(a) of the Zoning Ordinance limits fence height to six (6) feet.

**Attachments:** [1338 W. Eighth St.pdf](#)

- [22-1293](#) **1920 E. Longview Dr. (31-1-6550-0)** 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:** [1920 Longview Ave.pdf](#)

[22-1294](#)      **1920 E. Longview Dr. (31-1-6550-0)** 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.

*Attachments:* [1920 Longview Ave.pdf](#)

[22-1295](#)      **1920 E. Longview Dr. 31-1-6550-0** The applicant proposes to build place a trash dumpster in the front yard. Section 23-47(a) of the Zoning Ordinance prohibits dumpsters from the front yard.

*Attachments:* [1920 Longview Ave.pdf](#)

[22-1296](#)      **103 W. College Ave (31-2-0070-00)** The applicant proposes to construct a projecting sign that is forty-eight (48) feet above grade. Section 23-525(c) of the Zoning Ordinance limits the height of projecting signs to sixteen (16) feet.

*Attachments:* [103 W. College Ave.pdf](#)

[22-1297](#)      **1208 N. Oneida St. (31-6-0329-00)** The applicant proposes to rezone this parcel from C2 to R2. The existing building on this parcel is eighteen (18) feet and seven (7) inches from the front lot line. Section 23-95(g)(1)(g) of the Zoning Ordinance requires a twenty (20) foot front yard setback.

*Attachments:* [1208 N. Oneida St.pdf](#)

[22-1298](#)      **1208 N. Oneida St. (31-6-0329-00)** The applicant proposes to rezone this parcel from C2 to R2. This parcel is fifty-six (56) feet and six (6) inches in width. Section 23-95(g)(1)(f) of the Zoning Ordinance requires a minimum lot width of seventy (70) feet.

*Attachments:* [1208 N. Oneida St.pdf](#)

[22-1299](#)

**839 E. Minor St. (31-1-0787-00)** The applicant proposes to build an attached garage that is on the lot line. Section 23-94(g)(6) of the Zoning Ordinance requires a five (5) foot side yard setback.

**Attachments:** [839 E. Minor St.pdf](#)

**6. Information Items**

**7. Adjournment**

*Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.*

*Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.*



# City of Appleton

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

## Meeting Minutes - Final Board of Zoning Appeals

---

Monday, October 3, 2022

7:00 PM

6th Floor Council Chambers

---

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

September 19, 2022  
September 26, 2022  
Acct. 17035

City of Appleton

### **NOTICE OF HEARING FOR VARIANCE**

NOTICE IS HEREBY GIVEN that a meeting of the Board of Appeals, established under the provisions of Chapter 23 of the Ordinance, and known as the Zoning Ordinance, to be held on the 3rd day of October 2022, at 7:00 P.M., in Committee Room “6A/B”, 6th Floor, City Hall, 100 North Appleton Street, of the City of Appleton, Wisconsin, will be heard to consider the Appeal of:

from the ruling of the City Building Inspector in granting a permit for the construction, alteration, rebuilding, or occupancy of a nonconforming building on, or for the use of the property known and described as follows:

**416 E. Haddonstone Dr.**

**Tax Key Number: 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.**

Notice is further given that the said meeting is open to the public and that the appellant and any other person interested may appear and be heard for or against the granting of aforesaid permit by this Board.

CITY OF APPLETON,  
Appleton, Wisconsin  
The Board of Appeals

**REASONABLE ACCOMMODATIONS FOR PERSONS WITH DISABILITIES  
WILL BE MADE UPON REQUEST AND IF FEASIBLE.**



CITY OF APPLETON MEMO

To: Board of Zoning Appeals

From: Kurt W. Craanen, Inspections Supervisor



Date: October 10, 2022

RE: Variance Application for 1338 W. Eighth St. (31-3-1246-00)

**Description of Proposal**

The applicant proposes to erect a fence in the rear and side yard that is six (6) feet ten (10) inches tall. Section 23-44(a)(1)(a) of the Zoning Ordinance limits fence height to six (6) feet.

**Impact on the Neighborhood**

In the application, the application states that the additional two cross boards on the top of the fence were added to ensure privacy for the neighbors, since the houses are very close and near the neighbor's windows.

**Unique Condition**

The applicant did not answer this question.

**Hardship**

In the application, the applicant states if they removed the added visual barriers it would result in the neighbors and occupants of the house no longer having a visual barrier between them.

**Staff Analysis**

This parcel is 9,150 sq. ft. The minimum size parcel allowed in the R1B zoning district is 6,000 sq. ft.

The applicant has not identified any unique conditions or characteristics of the parcel that could be deemed a hardship. The preference of the tenants to want privacy is not a hardship.

Also, the applicant has an alternative to meet code standards and still have a privacy fence.

The review criteria for a variance have not been met.

Return to: Department of Public Works  
 Inspection Division  
 100 North Appleton Street  
 Appleton, Wisconsin 54911  
 (920) 832-6411

## City of Appleton Application for Variance

September 26, 2022	Meeting Date	October 17, 2022 7pm
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Application Deadline

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 nonrefundable fee is payable to the City of Appleton and due at the time the application is submitted.

Property Information	
Address of Property (Variance Requested) <b>1338 W. Eighth St.</b>	Parcel Number <b>31-3-1246-00</b>
Zoning District <b>R1B</b>	Use of Property <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial

Applicant Information	
Owner Name <b>SUGAR MAPLE RESIDENCES LLC</b>	Owner Address <b>6547 SW 116 PLACE #3 MIAMI FL 33173</b>
Owner Phone Number	Owner E Mail address (optional)
Agent Name <b>MARK BIESACK</b>	Agent Address
Agent Phone Number <b>920-572-5945</b>	Agent E Mail address (optional) <u><a href="mailto:mark@php920.com">mark@php920.com</a></u>

Variance Information
Municipal Code Section(s) Project Does not Comply <b>Section 23-44(a)(1)(a)- Maximum fence height is six (6) feet.</b>
Brief Description of Proposed Project <b>Erect a fence in the rear and side yard that is six (6) feet ten (10) inches tall. Section 23-44(a)(1)(a) limits fence height to six (6) feet.</b>

Recp 121337853

Owner's Signature (Required): \_\_\_\_\_ Date: \_\_\_\_\_

Return to: Department of Public Works  
Inspection Division  
100 North Appleton Street  
Appleton, Wisconsin 54911  
(920) 832-6411

## 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 couple sections of fence in question are directly adjacent to the neighbors screen porch and house windows. Because the deck is raised a foot off the ground, we added an additional two cross boards on the top to ensure privacy for our neighbors since the houses are in very close proximity.
  
2. Describe how the variance would not have an adverse impact on the surrounding properties:  
-As mentioned above, it's done to ensure privacy for our neighbors to the West both inside and outside their home. It is only a few sections of fencing, and does not extend to the back of the property or to the front of the house.
  
3. Describe the special conditions that apply to your lot or structure that do not apply to surrounding lots or structures:
  
  
4. Describe the hardship that would result if your variance were not granted:  
-We could modify the fence and remove the boards/cut down posts to be fully compliant (removing 10" to achieve this), but it would result in the neighbors and occupants of the house no longer having a visual barrier between them. We added these boards in consideration of our neighbors and wanting to do what's best.

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

Return to: Department of Public Works  
Inspection Division  
100 North Appleton Street  
Appleton, Wisconsin 54911  
(920) 832-6411

## 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.**

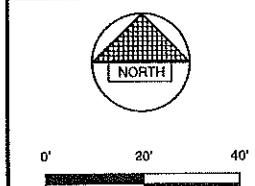
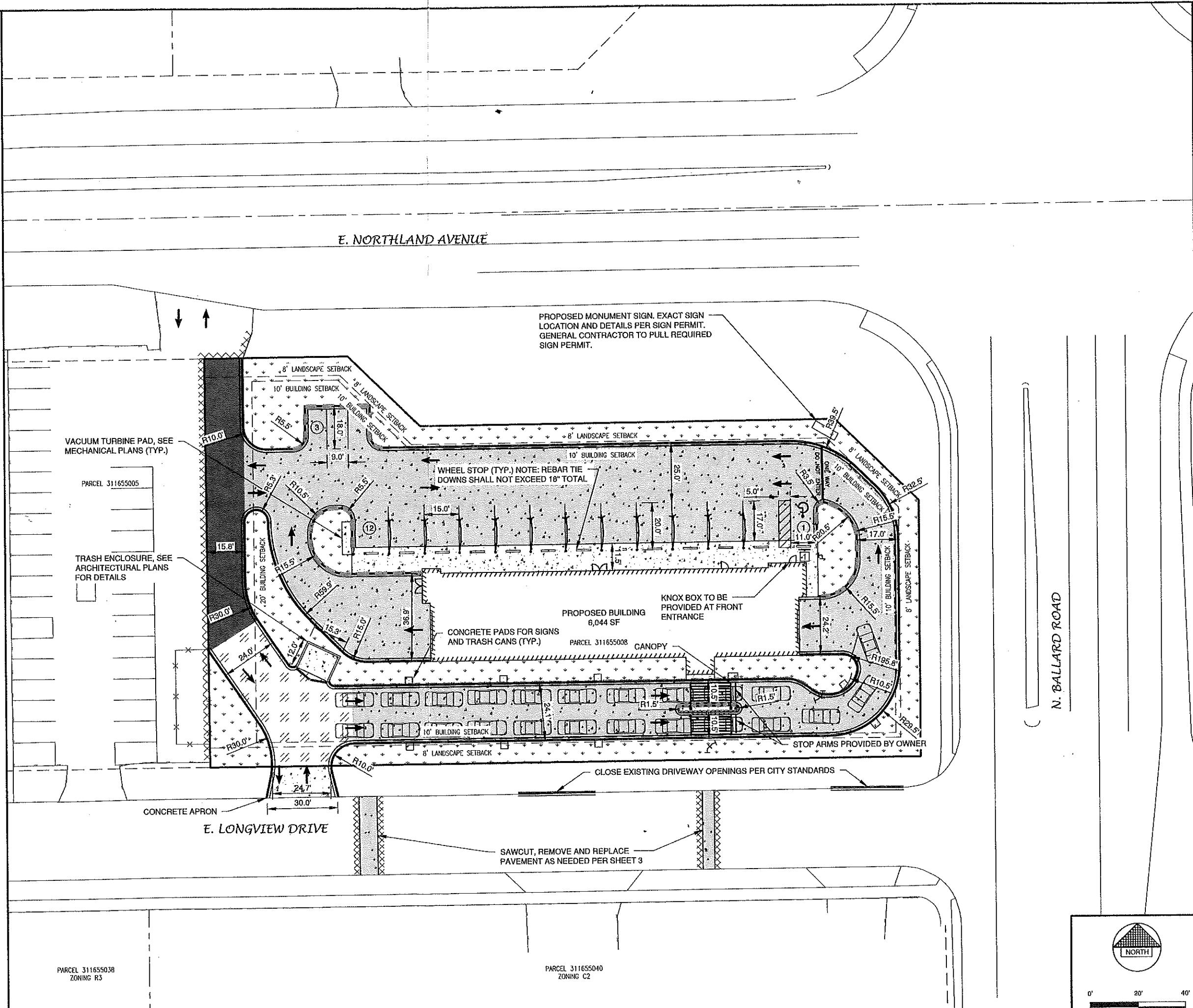
31-1-6550-08

**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.



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	
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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

Return to: Department of Public Works  
Inspection Division  
100 North Appleton Street  
Appleton, Wisconsin 54911  
(920) 832-6411

## 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.**

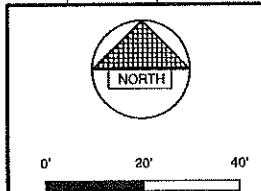
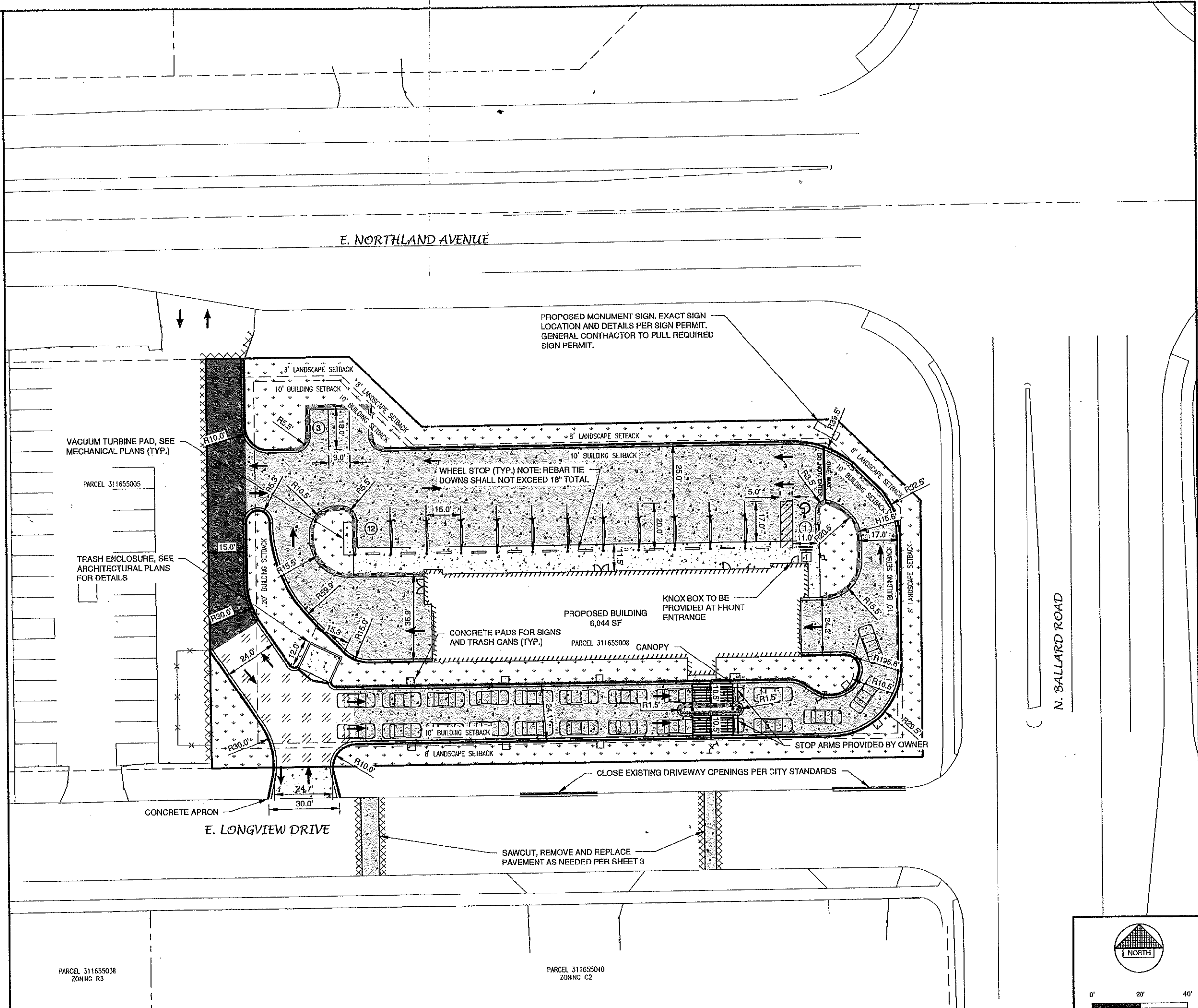
31-1-6550-08

**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.



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

Return to: Department of Public Works  
Inspection Division  
100 North Appleton Street  
Appleton, Wisconsin 54911  
(920) 832-6411

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

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

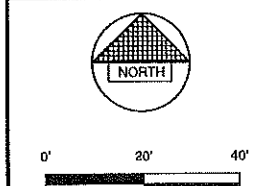
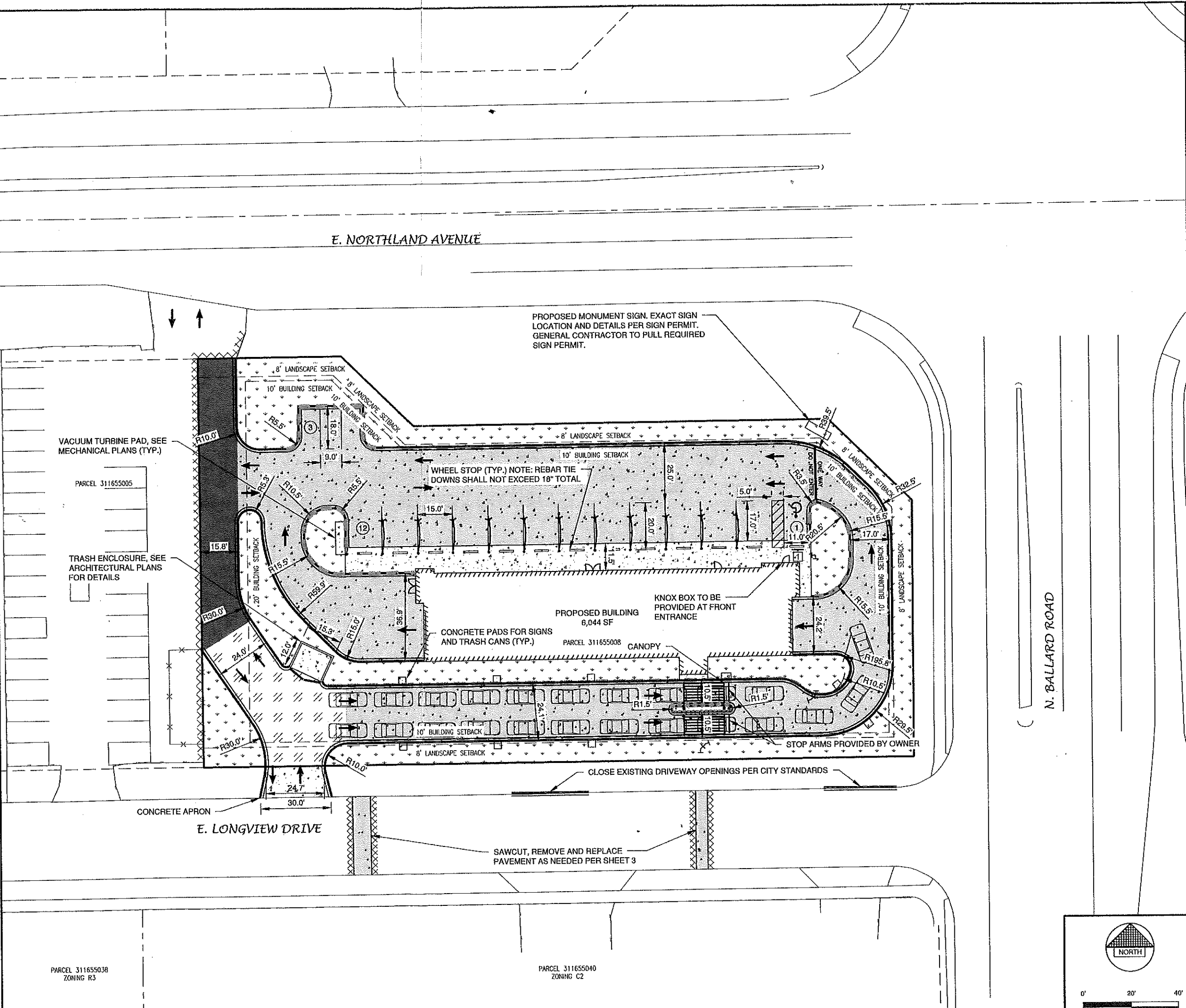
**SITE DATA**  
TOTAL AREA = 1.03 ACRES, 44,818 S.F.  
BUILDING AREA = 0.14 ACRES, 6,044 S.F. (13.5%)  
SIDEWALK/PARKING LOT AREA = 0.63 ACRES, 27,496 S.F. (61.4%)  
GREEN SPACE = 0.26 ACRES, 11,278 S.F. (25.1%)

**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.



CITY OF APPLETON MEMO

To: Board of Zoning Appeals

From: Kurt W. Craanen, Inspections Supervisor



Date: October 10, 2022

RE: Variance Application for 103 W. College Ave. (31-2-0070-00)

**Description of Proposal**

The applicant proposes to construct a projecting sign that is forty-eight (48) feet above grade. Section 23-525(c) of the Zoning Ordinance limits the height of projecting signs to sixteen (16) feet.

**Impact on the Neighborhood**

In the application, the applicant states that the lighting will be subtle and not interfere with surrounding businesses or traffic. The applicant also points out that there are other similar projecting signs in the area.

**Unique Condition**

In the application, the applicant states that this property is a registered historic property.

**Hardship**

In the application, the applicant states that if this variance is not granted, they would not have the ability to showcase the unique façade as a cohesive architecture landmark of the city. The applicant also states that complying with the Zoning Ordinance would be in violation of the NPS guidelines for preservation of historic structure.

**Staff Analysis**

This parcel is 6,654 sq. ft. The minimum size lot in the CBD zoning district is 2,400 sq. ft.

The applicant could install a code compliant sign at this location.



Return to: Department of Public Works  
 Inspection Division  
 100 North Appleton Street  
 Appleton, Wisconsin 54911  
 (920) 832-6411

## City of Appleton Application for Variance

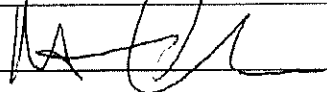
Application Deadline September 26, 2022 Meeting Date October 17, 2022 7pm

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 nonrefundable fee is payable to the City of Appleton and due at the time the application is submitted.

Property Information	
Address of Property (Variance Requested) <b>103 W COLLEGE AVE</b>	Parcel Number <b>31-2-0070-00</b>
Zoning District <b>CBD</b>	Use of Property Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/>

Applicant Information	
Owner Name <b>ZUELKE FLATS LLC</b>	Owner Address <b>PO BOX 6331 FISHERS IN 46038</b>
Owner Phone Number 317-525-1467	Owner E Mail address (optional) matt@tegethoffdevelopment.com
Agent Name Sign Art Studio - Ron Erickson	Agent Address 325 W Front St. Mount Horeb, WI 53572
Agent Phone Number 920-372-8131	Agent E Mail address (optional) ron@makesignsnotwar.com

Variance Information
Municipal Code Section(s) Project Does not Comply <b>Section 23-525(e) The maximum height between the top of the sign and the normal grade shall not exceed sixteen (16) feet.</b>
Brief Description of Proposed Project <b>Install a projecting sign that is forty eight (48) feet above from grade. Section 23-525 (e) of the Zoning Ordinance limits the height of projecting signs to sixteen (16) feet.</b>

Owner's Signature (Required):  Date: 9-19-22

Recp 121559910

Return to: Department of Public Works  
Inspection Division  
100 North Appleton Street  
Appleton, Wisconsin 54911  
(920) 832-6411

## Questionnaire

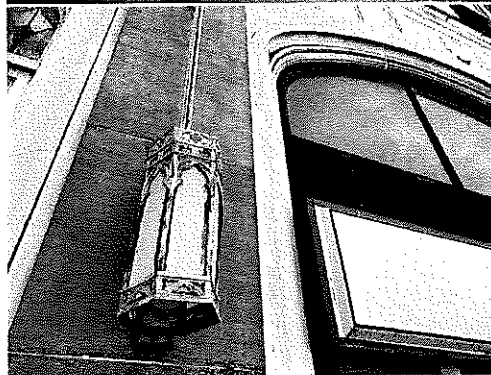
In order to be granted a variance each applicant must be able to prove that an unnecessary hardship would be created if the variance were not granted. The burden of proving an unnecessary hardship rests upon the applicant. The attached sheet provides information on what constitutes a hardship. (Attach 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:  
Proposed plan is for one double-sided main projecting sign that properly identifies and pays tribute to the historical building and founder. Design intent features new brand colors with Irving Zuelke crest logo as featured throughout the building. Gold leaf and carved elements on the sign also integrate with building architecture. Please see current design concept attached with this application.  
Requesting a variance to place the sign above the 2<sup>nd</sup> story and installed at 48' from grade to top of sign. This will allow historical preservation of the national landmark.
2. Describe how the variance would not have an adverse impact on the surrounding properties:  
Internal sign lighting designed to be edge-lit and subtle so as not to interfere with surrounding business or vehicular traffic.  
Other properties in the surrounding area have similar allowances for sign heights.  
Please see Exhibit A photos of existing property signage for Johnson Bank, Spa Ben Mar Nicos, Copperleaf Hotel.
3. Describe the special conditions that apply to your lot or structure that do not apply to surrounding lots or structures:  
Preservation of historic architecture on the first 2 floors.  
Included in the National Registry of Historic Places, the building speaks of the cultural impact to the city and legacy of Irving Zuelke.  
Please see Exhibit B building photos of neo-gothic architectural features.
4. Describe the hardship that would result if your variance were not granted:  
Without a variance granted we would not have the ability to showcase the unique façade as a cohesive architectural landmark for the city, which would undermine the historical significance of the property.  
Existing signage is not historically significant or effective. Replacing with like kind within the code standards would be in violation of NPS guidelines for preservation of historic structures.

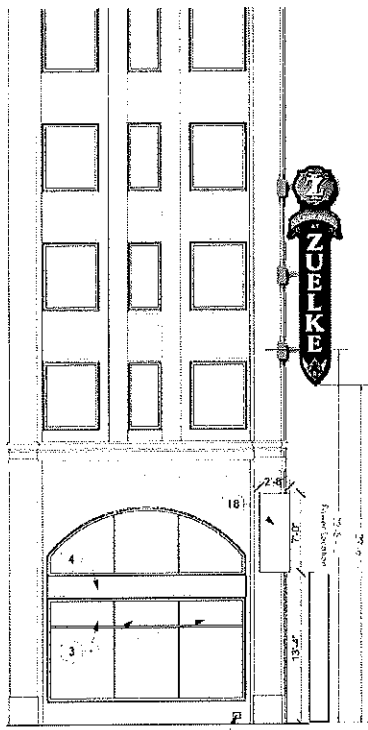
Exhibit A:



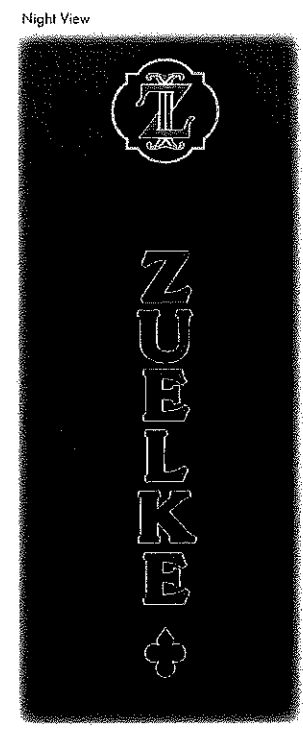
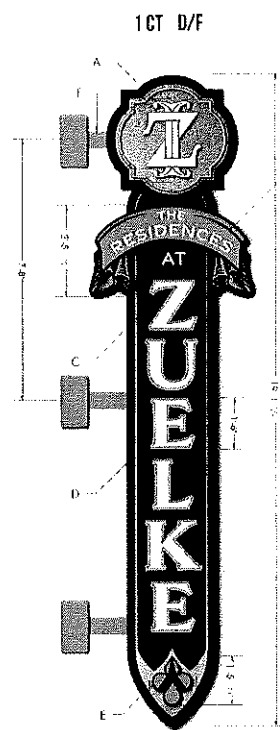
Exhibit B:



DATE: 08/30/2022 CUSTOMER: GREENFIRE - IRVING ZUELKE BUILDING ADDRESS: 103 WEST COLLEGE AVENUE, APPLETON, WI 54911



Mounting location / East Elevation



Night View

- REMARKS
- A. Sign is 27" tall x 12" wide. Sign is 27" tall x 12" wide. Sign is 27" tall x 12" wide.
  - B. Sign is 27" tall x 12" wide. Sign is 27" tall x 12" wide. Sign is 27" tall x 12" wide.
  - C. Sign is 27" tall x 12" wide. Sign is 27" tall x 12" wide. Sign is 27" tall x 12" wide.
  - D. Sign is 27" tall x 12" wide. Sign is 27" tall x 12" wide. Sign is 27" tall x 12" wide.
  - E. Sign is 27" tall x 12" wide. Sign is 27" tall x 12" wide. Sign is 27" tall x 12" wide.
  - F. Sign is 27" tall x 12" wide. Sign is 27" tall x 12" wide. Sign is 27" tall x 12" wide.

- FINISHES
- AP Glass 304
  - 24" Gullite
  - AP Glass 304 (2)
  - 24" Gullite (2)
  - 24" Gullite (2)
  - 24" Gullite (2)

GREENFIRE

GREENFIRE - IRVING ZUELKE BUILDING

**SIGNART**  
 STUDIO  
 makesignsnotwar.com  
 225 W Front St Mount Horeb WI 53572

CUSTOMER APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_ LANDLORD APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

I, \_\_\_\_\_, hereby approve the above described sign for my building. I understand that the sign is subject to the applicable laws and regulations of the State of Wisconsin and the City of Appleton, Wisconsin. I understand that the sign is subject to the applicable laws and regulations of the State of Wisconsin and the City of Appleton, Wisconsin. I understand that the sign is subject to the applicable laws and regulations of the State of Wisconsin and the City of Appleton, Wisconsin.

BI



CITY OF APPLETON MEMO

To: Board of Zoning Appeals

From: Kurt W. Craanen, Inspections Supervisor



Date: October 10, 2022

RE: Variance Application for 1208 N. Oneida St. (31-6-0329-00)

**Description of Proposal**

The applicant proposes to rezone this parcel from C2 to R2. The existing building on this parcel is eighteen (18) feet and seven (7) inches from the front lot line. Section 23-95(g)(1)(g) of the Zoning Ordinance requires a twenty (20) foot front yard setback.

This parcel is fifty-six (56) feet and six (6) inches in width. Section 23-95(g)(1)(f) of the Zoning Ordinance requires a minimum lot width of seventy (70) feet.

**Impact on the Neighborhood**

In the application, the applicant states that the properties to the east, west and south are single family homes or other duplexes similar in nature, also, the property to the north is a KFC on Wisconsin Ave. and the change would not affect on them.

**Unique Condition**

In the application, the applicant states that the current structure on the lot does not meet any of the current setback requirements on the two sides under the current zoning uses.

**Hardship**

In the application, the applicant states that the hardship is based on conversations with City staff that restricts the property and if the variance was granted, they feel it would be an asset to the City.

**Staff Analysis**

This parcel is 7,184 sq. ft. The minimum size parcel allowed in the C2 zoning district is 14,000 sq. ft. and 7,000 sq. ft. in the R2 zoning district.

The hardship appears to be self-created. The property could remain a legal nonconforming use as a commercial property.

However, the property resembles a residential property and was built as such. There are other residential properties adjacent to this property.

The applicant did not identify a clear hardship in the application.

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 9/26/2022 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) 1208 N Oneida St.	Parcel Number 31-6-0329-00
Zoning District C-2 General Commercial	Use of Property <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial

Applicant Information	
Owner Name Reed Asset Management LLC	Owner Address 5135 E HART LAKE LOOP, WASILLA AK 99654
Owner Phone Number 940-300-9060	Owner E Mail address (optional) johnreed0809@verizon.net
Agent Name Jim Fletcher	Agent Address 2835 W College Ave. Appleton, WI 54914
Agent Phone Number 920-428-9024	Agent E Mail address (optional) jfletcher@pcfcom.com

Variance Information
Municipal Code Section(s) Project Does not Comply Sec. 23-95 (g)(1)f, (g)(1)g lot width and front lot line setback.
Brief Description of Proposed Project Repair and update the property and rent out as a 2 family duplex.

Owner's Signature (Required): *John S Reed* Date: 09/20/22 3:33 PM AKDT  
XH2K-A1RR-EVWZ-VGZR

Recp 4039-0015

Return to: Department of Public Works  
Inspection Division  
100 North Appleton Street  
Appleton, Wisconsin 54911  
(920) 832-6411

## 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 property was once a 2 family duplex and is still set up as such. We would like to update the old worn out aspects of the property with new amenities and rent it as a modern affordable 2 family.

The home sits on an older 60 foot wide lot and now 70ft. wide is now the standard. The front porch is less than the 20ft setback. It appears the street was widened at one point.

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

The neighboring properties on the east, west and south are single family homes and other duplexes similar in nature. The property to the north is a KFC on Wisconsin Ave. and would have no affect on them.

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

The current structure on the lot does not meet any of the current setback requirements on two sides under the current zoning uses.

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

The hardship for the property is that based on the conversation with city officials the lot restricts the property use.

If we can receive the Variances we have requested to get the Zoning back to R2 we feel this would become an asset to the neighborhood and the city.





WISCONSIN AVENUE - S.T.H. "96"

NORTH 1/4 CORNER  
SECTION 26  
T21N, R17E  
BRASS PLUG FND

RIGHT-OF-WAY PER  
STATE R/W PROJECT  
NO. 4075-17-21

RIGHT-OF-WAY WIDTH VARIES

S89°37'37"E  
356.53'  
2703.77'

ONEIDA STREET

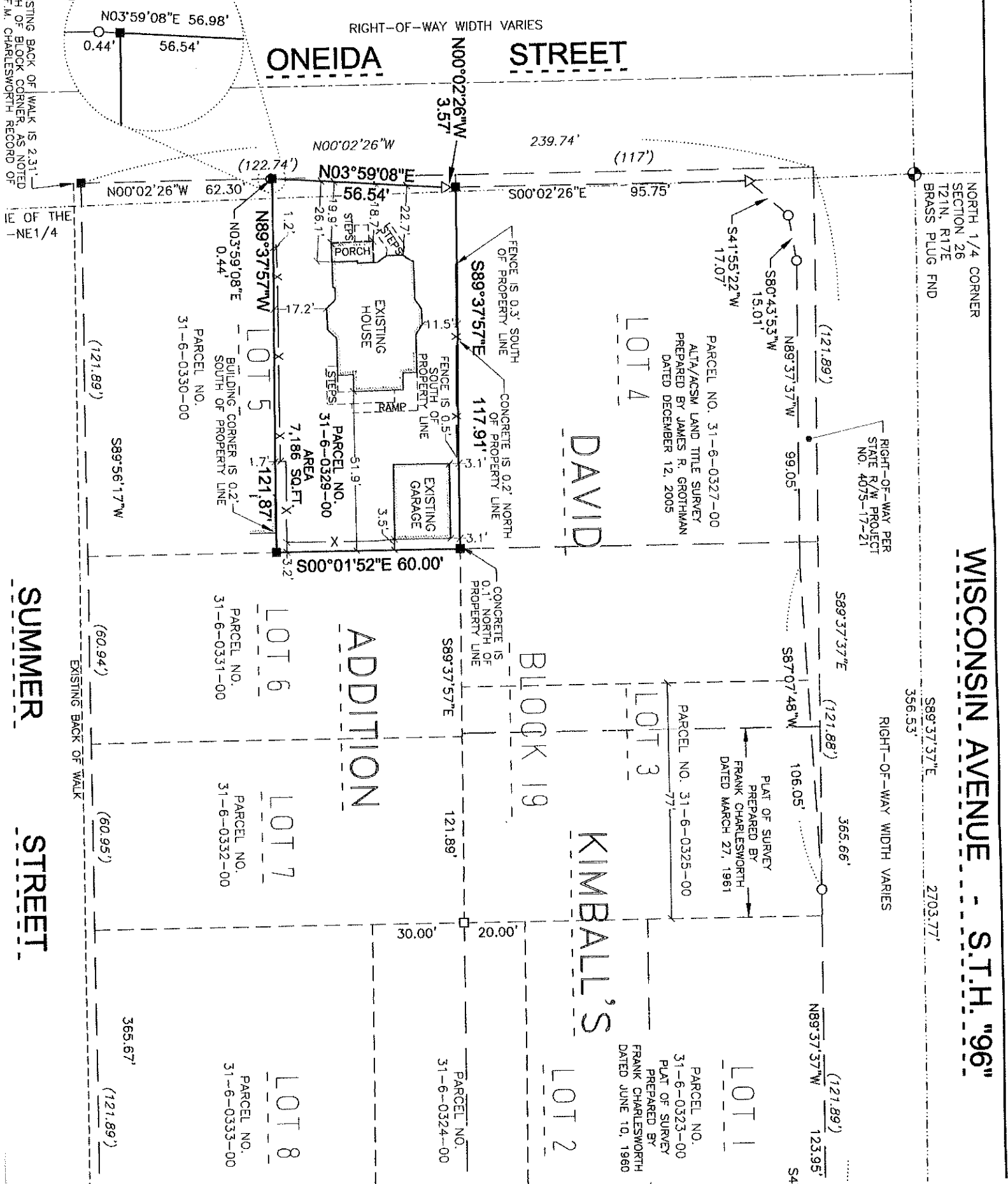
RIGHT-OF-WAY WIDTH VARIES

EXISTING BACK OF WALK IS 2.31'  
SOUTH OF BLOCK CORNER, AS NOTED  
ON F.M. CHARLESWORTH RECORD OF

1/4  
NE 1/4

SUMMER STREET

STREET



PARCEL NO. 31-6-0327-00  
ALTA/ACSM LAND TITLE SURVEY  
PREPARED BY JAMES R. GROTHMAN  
DATED DECEMBER 12, 2005

PLAT OF SURVEY  
PREPARED BY  
FRANK CHARLESWORTH  
DATED MARCH 27, 1961

PARCEL NO. 31-6-0323-00  
PLAT OF SURVEY  
PREPARED BY  
FRANK CHARLESWORTH  
DATED JUNE 10, 1960

LOT 4  
DAVID

BLOCK 19

KIMBALL'S

LOT 2

ADDITION

LOT 6

LOT 7

LOT 8

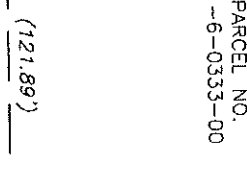
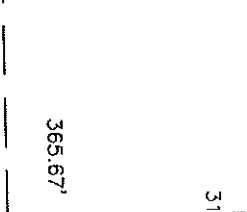
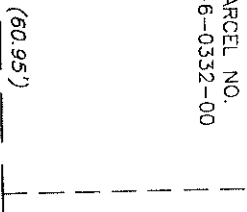
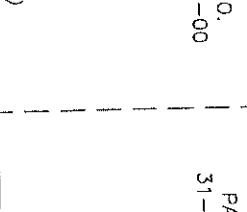
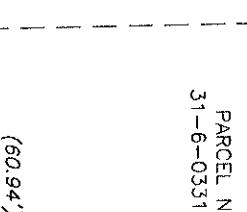
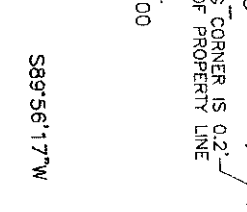
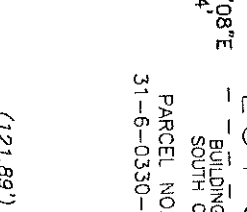
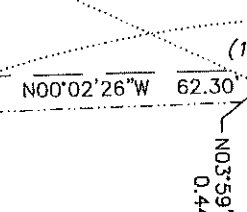
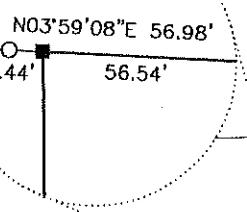
LOT 5  
PARCEL NO. 31-6-0330-00  
BUILDING CORNER IS 0.2'  
SOUTH OF PROPERTY LINE

LOT 6  
PARCEL NO. 31-6-0331-00

LOT 7  
PARCEL NO. 31-6-0332-00

LOT 8  
PARCEL NO. 31-6-0333-00

EXISTING HOUSE  
EXISTING GARAGE  
7,186 SQ. FT. AREA  
FENCE IS 0.3' SOUTH OF PROPERTY LINE  
FENCE IS 0.5' SOUTH OF PROPERTY LINE  
CONCRETE IS 0.2' NORTH OF PROPERTY LINE  
CONCRETE IS 0.1' NORTH OF PROPERTY LINE



CITY OF APPLETON MEMO

To: Board of Zoning Appeals

From: Kurt W. Craanen, Inspections Supervisor



Date: October 10, 2022

RE: Variance Application for 1208 N. Oneida St. (31-6-0329-00)

**Description of Proposal**

The applicant proposes to rezone this parcel from C2 to R2. The existing building on this parcel is eighteen (18) feet and seven (7) inches from the front lot line. Section 23-95(g)(1)(g) of the Zoning Ordinance requires a twenty (20) foot front yard setback.

This parcel is fifty-six (56) feet and six (6) inches in width. Section 23-95(g)(1)(f) of the Zoning Ordinance requires a minimum lot width of seventy (70) feet.

**Impact on the Neighborhood**

In the application, the applicant states that the properties to the east, west and south are single family homes or other duplexes similar in nature, also, the property to the north is a KFC on Wisconsin Ave. and the change would not affect on them.

**Unique Condition**

In the application, the applicant states that the current structure on the lot does not meet any of the current setback requirements on the two sides under the current zoning uses.

**Hardship**

In the application, the applicant states that the hardship is based on conversations with City staff that restricts the property and if the variance was granted, they feel it would be an asset to the City.

**Staff Analysis**

This parcel is 7,184 sq. ft. The minimum size parcel allowed in the C2 zoning district is 14,000 sq. ft. and 7,000 sq. ft. in the R2 zoning district.

The hardship appears to be self-created. The property could remain a legal nonconforming use as a commercial property.

However, the property resembles a residential property and was built as such. There are other residential properties adjacent to this property.

The applicant did not identify a clear hardship in the application.

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 9/26/2022 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) 1208 N Oneida St.	Parcel Number 31-6-0329-00
Zoning District C-2 General Commercial	Use of Property <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial

Applicant Information	
Owner Name Reed Asset Management LLC	Owner Address 5135 E HART LAKE LOOP, WASILLA AK 99654
Owner Phone Number 940-300-9060	Owner E Mail address (optional) johnreed0809@verizon.net
Agent Name Jim Fletcher	Agent Address 2835 W College Ave. Appleton, WI 54914
Agent Phone Number 920-428-9024	Agent E Mail address (optional) jfletcher@pcfcom.com

Variance Information
Municipal Code Section(s) Project Does not Comply Sec. 23-95 (g)(1)f, (g)(1)g lot width and front lot line setback.
Brief Description of Proposed Project Repair and update the property and rent out as a 2 family duplex.

Owner's Signature (Required): *John S Reed* Date: 09/20/22 3:33 PM AKDT  
XH2K-A1RR-EVWZ-VGZR

Recp 4039-0015

Return to: Department of Public Works  
Inspection Division  
100 North Appleton Street  
Appleton, Wisconsin 54911  
(920) 832-6411

## 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 property was once a 2 family duplex and is still set up as such. We would like to update the old worn out aspects of the property with new amenities and rent it as a modern affordable 2 family.

The home sits on an older 60 foot wide lot and now 70ft. wide is now the standard. The front porch is less than the 20ft setback. It appears the street was widened at one point.

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

The neighboring properties on the east, west and south are single family homes and other duplexes similar in nature. The property to the north is a KFC on Wisconsin Ave. and would have no affect on them.

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

The current structure on the lot does not meet any of the current setback requirements on two sides under the current zoning uses.

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

The hardship for the property is that based on the conversation with city officials the lot restricts the property use.

If we can receive the Variances we have requested to get the Zoning back to R2 we feel this would become an asset to the neighborhood and the city.





CITY OF APPLETON MEMO

To: Board of Zoning Appeals

From: Kurt W. Craanen, Inspections Supervisor



Date: October 10, 2022

RE: Variance Application for 839 E. Minor St. (31-1-0787-00)

**Description of Proposal**

The applicant proposes to build an attached garage that is on the side lot line. Section 23-94(g)(6) of the Zoning Ordinance requires a five (5) foot side yard setback.

**Impact on the Neighborhood**

In the application, the applicant states that both properties are in agreement with plans.

**Unique Condition**

In the application, the applicant states that the shared garage is currently on the lot line.

**Hardship**

In the application, the applicant states that both parties need a garage.

**Staff Analysis**

This parcel is 4,556 sq. ft. The minimum size lot in the R1C zoning district is 4,000 sq. ft.

Currently, the owners of 839 E. Minor St and 515 N. Rankin St. share an existing detached garage. The property line goes through the garage.

To date, a plan showing the location and size of the proposed garage has not been submitted with the application. There does not appear to be space on this parcel for an attached garage.

Without more detail, the City cannot recommend approval of this request.



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 Sept 26, 2022 Meeting Date October 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) <u>839 E. Minor St</u>	Parcel Number <u>311078700</u> <u>1-0787</u>
Zoning District <u>RIC</u>	Use of Property <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial

Applicant Information	
Owner Name <u>Melanie Siegel</u>	Owner Address <u>111 Grove St, Mayville</u>
Owner Phone Number <u>920 205 9613</u>	Owner E Mail address (optional) <u>777cgul@gmail.com</u>
Agent Name	Agent Address
Agent Phone Number	Agent E Mail address (optional)

Variance Information
Municipal Code Section(s) Project Does not Comply <u>ATTACHED STRUCTURE TO HOUSE NEEDS TO BE 5 (FIVE) FEET FROM SIDE LOT LINE</u>
Brief Description of Proposed Project <u>BUILDING AN ATTACHED GARAGE</u>

Owner's Signature (Required): Melanie Siegel Date: 9-6-22

Recp 4039-0016

Return to: Department of Public Works  
Inspection Division  
100 North Appleton Street  
Appleton, Wisconsin 54911  
(920) 832-6411

## 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:

At the present time we share a garage on the middle of our lot line. And this garage is in a state of dilapidation

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

Both parties are in agreement of the plans.

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

our <sup>(shared)</sup> garage is currently on the lot line, AND Lot Size.

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

Both parties need a garage.

Address, Place, or Taxkey

839

67.8

74.7

1-0787

1-0788

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