



City of Appleton

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

Meeting Agenda - Final Board of Zoning Appeals

Monday, June 20, 2022

8:00 PM

6th Floor Council Chambers

1. Call meeting to order
2. Roll call of membership
3. Approval of minutes from previous meeting

[22-0772](#) Minutes from May 16, 2022

Attachments: [Minutes May 16, 2022.pdf](#)

4. Public Hearings/Apearances

5. Action Items

[22-0773](#) **1006 N. Linwood Ave. (31-5-0072-00)** The applicant proposes to construct a detached garage five (5) feet from the front property line, in front of the existing principal building. Section 23-43(f)(1)(c) of the Zoning Ordinance prohibits accessory buildings in the front yard.

Attachments: [1006 N. Linwood Ave.pdf](#)

[22-0788](#) Election of Chair

[22-0789](#) Election of Vice Chair

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
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Meeting Minutes - Final Board of Zoning Appeals

Monday, May 16, 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: 2 - Croatt and Joosten

3. Approval of minutes from previous meeting

[22-0659](#)

Minutes April 18, 2022

Attachments: [04-18-22 Meeting Minutes.pdf](#)

Sperl 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: 2 - Croatt and Joosten

Abstained: 1 - McCann

4. **Public Hearings/Appearances**

5. **Action Items**

[22-0660](#)

1731 N. Edgewood Ave. (31-5-3980-00) The applicant proposes to build an attached deck to the rear of the property that would be twelve (12) feet from the rear property line. Section 23-96(g)(5) of the Zoning Ordinance requires a twenty-five (25) foot rear yard setback.

Attachments: [1731 N. Edgewood Ave.pdf](#)

Sperl moved, seconded by Engstrom, that the deck addition may be built 8' from rear property line. Roll Call. Motion carried by the following vote:

Aye: 4 - Engstrom, Sperl, Cain and Loosen

Excused: 2 - Croatt and Joosten

Abstained: 1 - McCann

[22-0661](#)

1523 N. Charlotte St. (31-1-2184-00) The applicant proposes to use this property as light manufacturing. The property is zoned R2. Light manufacturing is not a permitted use in the R2 zoning district.

Attachments: [1523 N. Charlotte St.pdf](#)

Engstrom moved, seconded by Sperl, to approve variance Section 23-95(b) to allow a use of light manufacturing for a business that does computer-based design and 3D printing only be approved. Roll Call. Motion carried by the following vote: 4-0

Engstrom moved, seconded by Sperl, to approve variance to waive the parking requirements in Section 23-172(m), required parking spaces for light manufacturing. Roll Call. Motion carried by the following vote: 4-0

Aye: 4 - Engstrom, Sperl, Cain and Loosen

Excused: 2 - Croatt and Joosten

Abstained: 1 - McCann

[22-0662](#)

1103 W. College Ave. (31-3-1064-00) The applicant proposes to provide thirteen (13) parking spaces for a restaurant/bar use with an occupancy limit of ninety-nine (99). Section 23-172(m) of the Zoning Ordinance requires thirty- three (33) parking spaces when the occupancy is ninety-nine (99).

Attachments: [1103 W.College Ave.pdf](#)

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

Aye: 4 - Engstrom, Sperl, Cain and Loosen

Excused: 2 - Croatt and Joosten

Abstained: 1 - McCann

6. Information Items

7. Adjournment

A motion was made by Sperl, seconded by Cain, that this meeting be adjourned at 8:35pm. The motion carried by the following vote:

Aye: 4 - Engstrom, Sperl, Cain and Loosen

Excused: 2 - Croatt and Joosten

Abstained: 1 - McCann

LM
6-2-22

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 May 30, 2022 Meeting Date June 20, 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) 1006 N. Linwood Ave	Parcel Number 31-5-0072-00
Zoning District R1B	Use of Property X Residential Commercial

Applicant Information	
Owner Name Glenn Wachowiak	Owner Address 1006 N. Linwood Ave Appleton, WI 54914
Owner Phone Number 920-851-5905	Owner E Mail address (optional) <u>wachowiakg@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 Section 23-43(f)(1)(e) prohibits accessory structures in the front yard.
Brief Description of Proposed Project Proposed project is to construct a detached garage, ** feet from the front property line, in front of the existing principal building. Section 23-43(f)(1)(e) of the Zoning Ordinance prohibits accessory buildings in the front yard.

Owner's Signature (Required): Glenn Wachowiak Date: 06/01/2022

Recp 115303773

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

Questionnaire

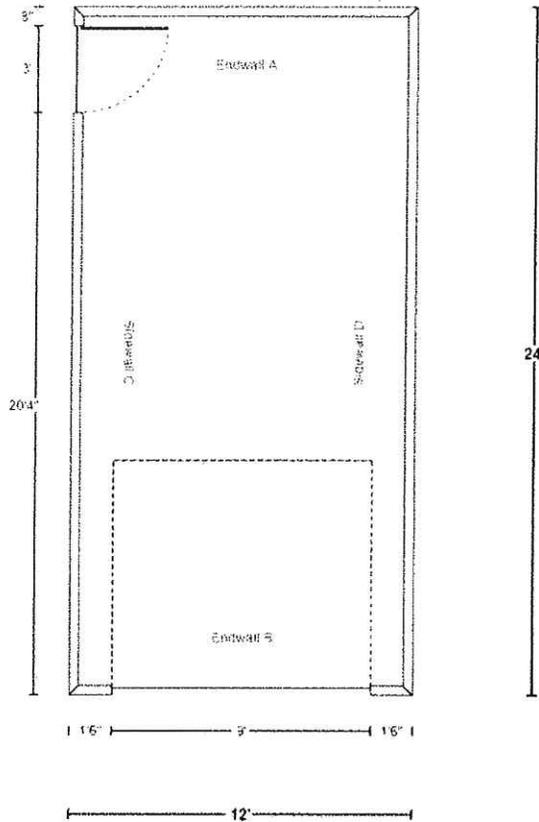
In order to be granted a variance each applicant must be able to prove that an unnecessary hardship would be created if the variance were not granted. The burden of proving an unnecessary hardship rests upon the applicant. The attached sheet provides information on what constitutes a hardship. (Attach 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:
Looking for a secure building to secure my F250 Super Duty Diesel. I am looking to put up a 12x25 ft Single stall garage off the badger side street since the other driveway is too small for my Truck
2. Describe how the variance would not have an adverse impact on the surrounding properties:
I Don't believe this would impact by no means my one neighbor and will only bring more security to my property and add value to the neighbor and my property for my son and I
3. Describe the special conditions that apply to your lot or structure that do not apply to surrounding lots or structures:
I live on a Non-conforming lot which is uniquely pie shaped with linwood on one side and busy badger on the other side. It currently doesn't have a garage at all and would be Nice to have a garage on the property for yard tools and lawn mower and snowblower and all the things needed to operate a home.
4. Describe the hardship that would result if your variance were not granted:
No storage or secure place to store my vehicle and outdoor maintenance items to Maintain my home as this is my only form of transportation and is needed for my work to have a reliable and dependable vehicle and I think having a garage Protects my vehicle to the Harsh weather we can have and cold winters.

Date: 6/02/2022 - 4:56 PM
Design ID: 311153968980
Estimate ID: 6994
Estimated Price: \$6,569.58

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS
Design & Buy™ GARAGE



Estimated Price: \$6,569.58

** Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.*

Date: 6/02/2022 - 4:56 PM
Design ID: 311153968980
Estimate ID: 6994
Estimated Price: \$6,569.58

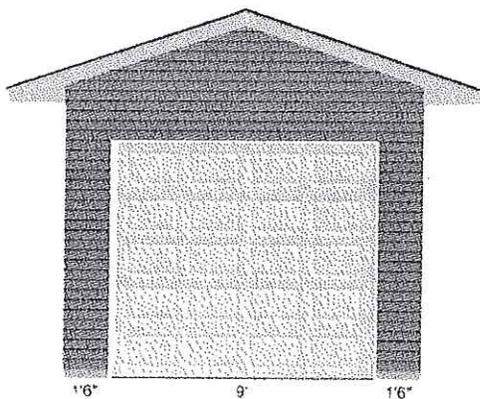
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



Dimensions

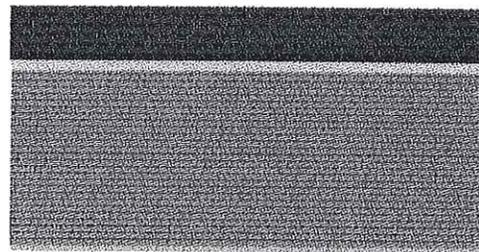
Wall Configurations

*Illustration may not depict all options selected.



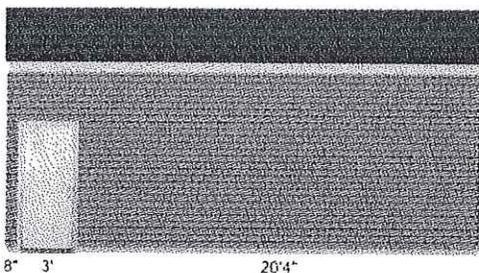
ENDWALL B

Ideal Door®: 4-Star 9' x 8' White Select Value Insulated



24'

SIDEWALL D

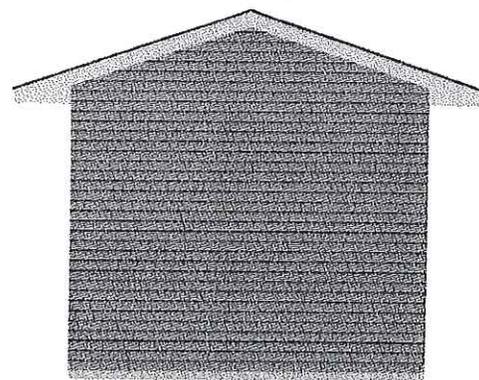


8' 3'

20'4"

SIDEWALL C

Mastercraft®: 36"W x 80"H Primed Steel 6-Panel



12'

ENDWALL A

*Some items like wainscot, gutter, gable accents, are not displayed if selected.
For other design systems search "Design & Buy" on Menards.com

CITY OF APPLETON MEMO

To: Board of Zoning Appeals

From: Kurt W. Craanen, Inspections Supervisor



Date: June 10, 2022

RE: Variance Application for 1006 N. Linwood Ave. (31-5-0072-00)

Description of Proposal

The applicant proposes to construct a detached garage five (5) feet from the property line, in front of the existing principal building. Section 23-43(f)(1)(c) of the Zoning Ordinance prohibits accessory buildings in the front yard.

Impact on the Neighborhood

In the application, the applicant stated that this would not impact his one neighbor and it would add value to his property.

Unique Condition

In the application, the applicant states that he lives on a nonconforming lot which is uniquely pie shaped with Linwood on one side and Badger Ave on the other side. His house currently does not have a garage, which is needed for yard tools and lawn mower.

Hardship

In the application, the applicant states he currently has no storage or secure place to store his vehicle and outdoor maintenance items.

Staff Analysis

The size of this lot is 5138 sq. ft. The minimum size lot allowed in the R1B zoning district is 6,000. This property is a nonconforming lot of record.

The lot is a unique triangle shape and is a double frontage lot, that has limited space for any accessory building.

Because of the small size and unique shape of the lot, this request meets the review criteria for a variance.