



City of Appleton

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

Meeting Agenda - Final Board of Zoning Appeals

Monday, April 21, 2014

7:00 PM

6th Floor Council Chambers

1. Call meeting to order

2. Roll call of membership

3. Approval of minutes from previous meeting

14-662 Meeting minutes form March 17, 2014.

Attachments: [March 17, 2014.pdf](#)

4. **Public Hearings/Apearances**

5. **Action Items**

14-661

1207 W. Northland Ave. (31-5-9529-18) The applicant proposes to install a nine (9) sq. ft. wall sign on the residential property at 1207 W. Northland Ave. Section 23-45(g)(7) of the Zoning Ordinance requires that signs used for home occupations shall be limited to one (1) wall sign that does not exceed two (2) sq. ft. in area.

Attachments: [1207 W. Northland Ave.pdf](#)

6. **Information Items**

7. **Adjournment**

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 - Draft Board of Zoning Appeals

Monday, March 17, 2014

7:00 PM

6th Floor Council Chambers

1. Call meeting to order

2. Roll call of membership

Present: 4 - Paul McCann, James Smith, Ken Joosten and Richard Schoenborn

Excused: 2 - Jeff Lutz and 2nd Alternate Eleanor Maloney

3. Approval of minutes from previous meeting

14-491 Minutes from February 17, 2014

Attachments: [Minutes from February 17, 2014.pdf](#)

Joosten moved, seconded by Smith, that the Minutes be approved. Roll Call.
Motion carried by the following vote:

Aye: 4 - McCann, Smith, Joosten and Schoenborn

4. Public Hearings/Appearances

5. Action Items

14-492 313 S. State St. (31-3-0808-00) The applicant is proposing to change the use of the building from an elementary school to an education and day care center. A change in use will require compliance with the parking space requirements in the Zoning Ordinance. The plan is to provide forty-four (44) parking spaces on an off-premise parcel across the street. Section 23-172(m) of the Zoning Ordinance requires that the facility provide ninety (90) parking spaces.

Attachments: [Attachments 313 S. State St.pdf](#)

Brian Dresang 312 E. College Avenue
Chad Ulman (Hoffman) 122 E. College Avenue Suite 1G
Todd Dvorak (Hoffman) 122 E. College Avenue Suite 1G

Also present: Patti Coonen, Johan Hendricks

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

Aye: 4 - McCann, Smith, Joosten and Schoenborn

6. Information Items

7. Adjournment

Motion adjourned at 7:28

**Joosten moved, seconded by Smith, that the meeting be adjourned. Roll Call.
Motion carried by the following vote:**

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

March 31, 2014

Meeting Date

April 21, 2014

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) 1207 W. Northland Ave.	Parcel Number 31-5-9529-18
Zoning District C2	Use of Property <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial

Applicant Information	
Owner Name Steven Lee	Owner Address 1207 W. Northland Ave. Appleton, WI 54914
Owner Phone Number 920-840-4100	Owner E Mail address (optional) LS1_steve@yahoo.com
Agent Name	Agent Address
Agent Phone Number	Agent E Mail address (optional)

Variance Information
Municipal Code Section(s) Project Does not Comply Section 23-45(g)(7) – Home occupations are limited to one (1) non-illuminated sign that is two (2) square feet. A nine (9) square foot non-illuminated sign is being proposed.

Owner's Signature (Required):



Date:

4-1-14

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:

I would like a 9 Square foot sign
because a Two Square foot sign is Not
Viewable.

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

The Surrounding Properties are C2 Zoned
and are other Business.

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

The Lot stands far off the main
Road that makes a Two Square foot
sign Hard to See.

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

The Property is on a Service Road and
stands far off the main Road that makes a 2X1
sign Not Viewable and it is Zoned C2.
ALL the other Business Down out a 2X1 Sign.
My Variance is only asking for a 3X3 Sign.