



City of Appleton

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

Meeting Agenda Board of Zoning Appeals

Monday, March 16, 2015

7:00 PM

6th Floor Council Chambers

1. Call meeting to order
2. Roll call of membership
3. Approval of minutes from previous meeting
15-340 Minutes from February 16, 2015.

Attachments: [Minutes from February 16, 2015.pdf](#)

4. Public Hearings/Apearances

5. Action Items

- 15-339** 6000 Bl of N. Meade St. (31-1-9310-15) The applicant proposed to create a new parcel from the northwest portion of parcel 31-1-9310-15, which is currently zoned AG and used for farming. The new parcel is being proposed to be zoned residential. The new parcel would have two existing barns on the property. These existing buildings would be nonconforming in a residential district according to the following sections of the Zoning Ordinance:

23-43(d)(1) - No accessory building shall be established on a lot prior to the principal building.

23-43(d)(6) - Only one (1) detached garage may be permitted on a lot whose principal use is single family.

23-43(f)(1)(a)(i)(2)- The maximum total combined gross floor area of all detached accessory buildings shall be one thousand six hundred (1,600) square feet. These buildings are 2,100 sq. ft. and 3,040 sq. ft.

23-43(f)(1)(h) - The maximum height of an accessory building shall not exceed fifteen (15) feet. The heights of these buildings are seventeen (17) ft. and thirty (30) ft.

Attachments: [6000 Bl of N. Meade 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, February 16, 2015

7:00 PM

6th Floor Council Chambers

1. Call meeting to order

2. Roll call of membership

Present: 4 - McCann, Smith, Joosten and Schoenbohm

Excused: 2 - Lutz and 2nd Alternate Maloney

3. Approval of minutes from previous meeting

15-206 Minutes from December 15, 2014

Attachments: [Minutes from December 15, 2014.pdf](#)

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

Aye: 4 - McCann, Smith, Joosten and Schoenbohm

Excused: 2 - Lutz and 2nd Alternate Maloney

4. Public Hearings/Appearances

5. Action Items

15-207 2500 E Capitol Dr. (31-1-6601-01) The applicant proposes to build a 450,000 sq. ft. 85,000 sq. ft. medical office building. The plans as proposed include 861 parking spaces. (617 existing and 244 new=861). Section 23-172(m) Table 2 of the Appleton Zoning Ordinance specifies that the minimum number of parking spaces for professional services facility of this size is 962.

Attachments: [2500 E. Capital Dr.pdf](#)

Item amended to 85,000 sq. ft.

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

Aye: 4 - McCann, Smith, Joosten and Schoenbohm

Excused: 2 - Lutz and 2nd Alternate Maloney

15-205

1437 E. Pauline St. (311-2151-00) The applicant proposes to build a 226 sq ft addition to the rear of the principal building. The addition would be ~~twenty-two (22) feet~~ **twenty (20) feet** from the rear property line. Section 23-93(g)(5) of the Zoning Ordinance requires a twenty five (25) foot rear yard setback.

Attachments: [1437 E. Pauline St.pdf](#)

Item ammended to twenty (20) feet.

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

Aye: 4 - McCann, Smith, Joosten and Schoenbohm

Excused: 2 - Lutz and 2nd Alternate Maloney

6. Information Items

7. Adjournment

A motion was made by Ken Joosten, seconded by James Smith, that the meeting be adjourned. The motion carried by the following vote:

Aye: 4 - McCann, Smith, Joosten and Schoenbohm

Excused: 2 - Lutz and 2nd Alternate Maloney

March 9, 2015
March 10, 2015
Acct. 15520

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 16th day of March, 2015, 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:

Ronald Kurey ET AL
1600 Broadway Dr.
Appleton, WI 54913

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:

6000 Bl of N. Meade St.
Tax Key Number: 31-1-9310-15

The applicant proposed to create a new parcel from the northwest portion of parcel 31-1-9310-15, which is currently zoned AG and used for farming. The new parcel is being proposed to be zoned residential. The new parcel would have two existing barns on the property. These existing buildings would be nonconforming in a residential district according to the following sections of the Zoning Ordinance:

23-43(d)(1) – No accessory building shall be established on a lot prior to the principal building.

23-43(d)(6) – Only one (1) detached garage may be permitted on a lot whose principal use is single family.

23-43(f)(1)(a)(i)(2)- The maximum total combined gross floor area of all detached accessory buildings shall be one thousand six hundred (1,600) square feet. These buildings are 2,100 sq. ft. and 3,040 sq. ft.

23-43(f)(1)(h) – The maximum height of an accessory building shall not exceed fifteen (15) feet. The heights of these buildings are seventeen (17) ft. and thirty (30) ft.

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



"...meeting community needs...enhancing quality of life."

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 **February 23, 2015**

Meeting Date **March 16, 2015, 7 PM**

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)	Parcel Number
6000 Bl. of North Meade St.	31-1-9310-15
Zoning District	Use of Property
AG	Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/>
Applicant Information	
Owner Name	Owner Address
Ronald Kurey ET AL	1600 E. Broadway Dr Appleton, WI 54913
Owner Phone Number	Owner E Mail address (optional)
920-830-7974	
Agent Name	Agent Address
Jill Hendricks	2100 Freedom Road
Agent Phone Number	Agent E Mail address (optional)
920-676-4788	Jill@visionrealtyandev.com
Variance Information	
Municipal Code Section(s) Project Does not Comply	
23-43(d)(1) – No accessory building shall be established on a lot prior to the principal building.	
23-43(d)(6) – Only one (1) detached garage may be permitted on a lot whose principal use is single family.	
23-43(f)(1)(a)(i)(2)- The maximum total combined gross floor area of all detached accessory buildings shall be one thousand six hundred (1,600) square feet.	
23-43(f)(1)(h) – The maximum height of an accessory building shall not exceed fifteen (15) feet.	
Brief Description of Proposed Project	
It is proposed that new parcel be created from the northwest portion of parcel 31-1-9310-14, which is currently zoned AG and used for farming. The new parcel is being proposed to be zoned residential. The new parcel would have two existing barns on the property at are 2,100 sq ft and 3,040 sq ft. Variances are being requested to have a new residential lot created that has accessory building prior to the principal building and accessory buildings that are over 1,600 sq. ft. and over 15 ft tall. A prospective buyer plans to build a house in the future.	

Owner's Signature (Required):

Jill M. Hendricks Date: 2/13/15

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:

REZONE to Residential, accepted offer on table. Buyer will use it as a garage to store his toys and tinker on them. Has (Buyer) children in another district and has to wait 7-10 years to build home when child can drive.

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

Properties to the north and west are all like properties with larger lots. South & East is farm fields.

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

Property was annexed into city after home was removed. Barn & shed were left. Buyer wants to refurbish Barn & relocate shed to back of barn.

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

Barn cannot be used as storage for existing farm because the doors and structure are not big enough for equipment. Barn has value but not to farmer. →

Shed 70x30 17'
Barn 40x76 29'-3"

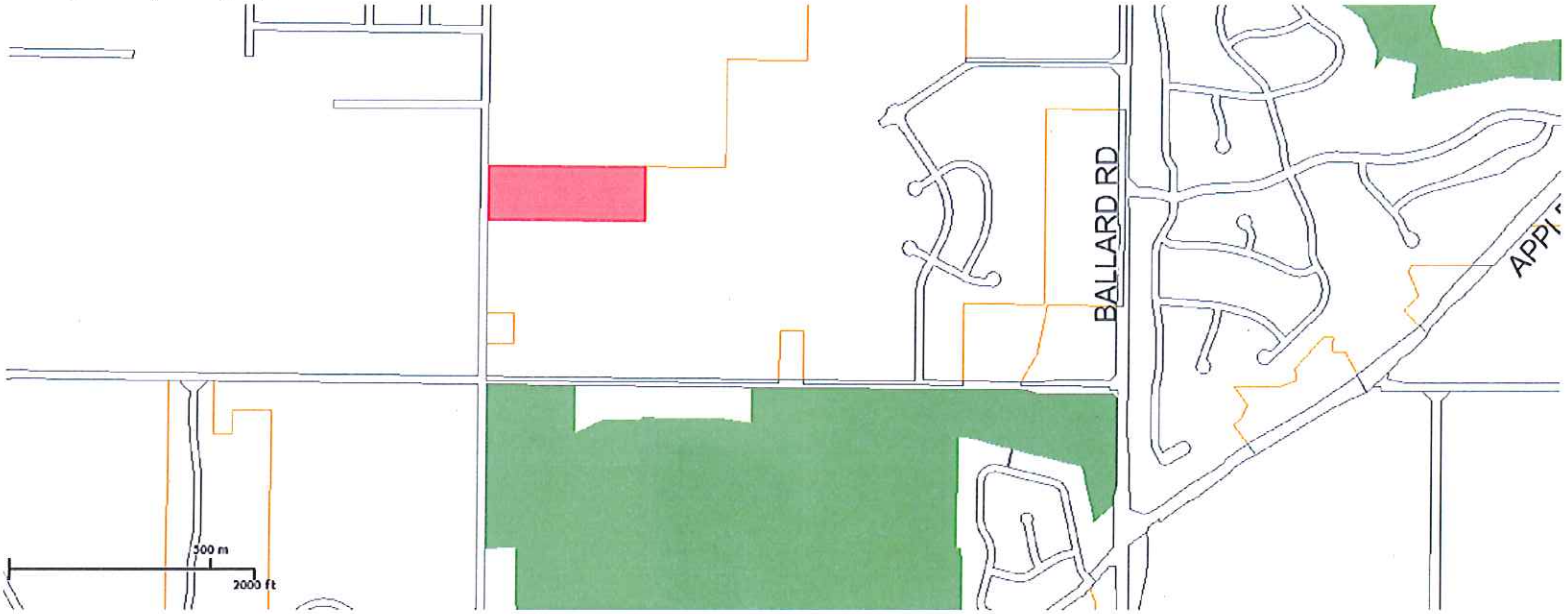
Refer to section 23-67 (E)(6)

Per this section Exceptional Circumstances this property cannot be used for its intended purpose because the Principal building was torn down. Prior to 2007 when Appleton Annexed it in.



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