



City of Appleton

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

Meeting Agenda - Final Board of Zoning Appeals

Monday, July 17, 2017

7:00 PM

6th Floor Council Chambers

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

[17-1086](#) Minutes from June 19, 2017.

Attachments: [June 19, 2017 minutes.pdf](#)

4. Public Hearings/Apearances

5. Action Items

6. Information Items

[17-1087](#) 721 N. Rankin St. The applicant proposes to construct an assessory building in the front yard. Section 23-43(f)(1)(e) of the Zoning Ordinance prohibits accessory buildings from the front yard.

Attachments: [721 N. Rankin St.doc](#)

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, June 19, 2017

7:00 PM

6th Floor Council Chambers

1. Call meeting to order

2. Roll call of membership

Present: 5 - McCann, Smith, Joosten, Engstrom and Sperl

Excused: 1 - 2nd Alternate Maloney

3. Approval of minutes from previous meeting

[17-862](#)

Minutes from May 15, 2017.

Attachments: [May 15, 2017 minutes.pdf](#)

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

Aye: 5 - McCann, Smith, Joosten, Engstrom and Sperl

Excused: 1 - 2nd Alternate Maloney

4. Public Hearings/Appearances

5. Action Items

[17-864](#)

3001 E. Glendale Ave. (31-1-4318-00) The applicant proposes to erect a twenty five (25) foot tall fence (dust barrier) along the south property line. The fence will be 125 feet long. Section 23-44(a)(1)(a) of the Zoning Ordinance limits fence height to twelve (12) feet in industrial districts.

Attachments: [3001 E. Glendale Ave.doc](#)

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

Aye: 4 - McCann, Joosten, Engstrom and Sperl

Excused: 1 - 2nd Alternate Maloney

Abstained: 1 - Smith

17-872

1404 W. Washington St. (31-5-1781-00) The applicant proposes to build a deck that is two (2) feet from the rear lot line. Section 23-50(f) of the Zoning Ordinance requires a twelve and one half (12.5) foot rear yard setback.

Attachments: [1404 W. Washington St.doc](#)

Smith moved, seconded by Sperl, that the Report Action Item be approved due to lot dimensions. Roll Call. Motion carried by the following vote:

Aye: 4 - McCann, Smith, Engstrom and Sperl

Nay: 1 - Joosten

Excused: 1 - 2nd Alternate Maloney

17-873

1309 S. Oneida St. (31-4-0537-00) It is being proposed to convert this dwelling into an office and use the existing driveway as a customer parking lot. The following variances are required.

- 1) The existing driveway is eight (8) feet wide. Section 23-172(e)(1) of the Zoning Ordinance details that parking spaces should be at least nine (9) feet wide and provide an aisle width of twenty two (22) feet.
- 2) The proposed parking area has no space to turn around or maneuver on site. Cars will need to back up onto S. Oneida St. Section 172(e)(3) of the Zoning Ordinance requires all maneuvering to take place within the property line.
- 3) The current plan shows no striping of the spaces. Section 23-172(e)(2) of the Zoning Ordinance requires all parking spaces to be striped.
- 4) There is currently a two (2) foot landscape buffer between this property and the property to the south. Section 23-172(h) of the Zoning Ordinance requires parking areas to have a five (5) foot landscape buffer from properties zoned CO.
- 5) The plan shows six (6) parking spaces. Section 23-172(m) of the Zoning Ordinance requires ~~seven~~ eleven (11) parking spaces.

Attachments: [1309 S. Oneida St.doc](#)

Sperl moved to deny item number 5 seconded by Joosten. Roll Call. Motion carried by the following vote: Aye: 4 - Smith, Sperl, Joosten & Engstrom, Abstained: 1 - McCann.

Smith moved, seconded by Sperl, that the Report Action Item numbers 1-4 be approved. Roll Call. Motion carried by the following vote:

Aye: 4 - Smith, Joosten, Engstrom and Sperl

Excused: 1 - 2nd Alternate Maloney

Abstained: 1 - McCann

6. Information Items

7. Adjournment

Joosten moved, seconded by Sperl, that the meeting be adjourned. Roll Call.

Motion carried by the following vote:

Aye: 5 - McCann, Smith, Joosten, Engstrom and Sperl

Excused: 1 - 2nd Alternate Maloney

July 10, 2017
July 11, 2017
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 17th day of July, 2017, 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:

721 N. Rankin St.

Tax Key Number: 31-1-0943-00

The applicant proposes to construct an accessory building in the front yard. Section 23-43(f)(1)(e) of the Zoning Ordinance prohibits accessory buildings from the front yard.

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.**