



# City of Appleton

100 North Appleton Street  
Appleton, WI 54911-4799  
[www.appleton.org](http://www.appleton.org)

## Meeting Agenda - Final Board of Zoning Appeals

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Monday, November 20, 2017

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  
[17-1572](#) Minutes from September 18, 2017.

**Attachments:** [September 18, 2017.pdf](#)

### 4. Public Hearings/Apearances

### 5. Action Items

- [17-1849](#) 132 N. Green Bay Rd (31-1-0711-00) The applicant proposes to build an accessory building that is sixteen (16) feet, eleven (11) inches in height and two (2) stories. Section 23-43(f)(1)(h) of the Zoning Ordinance limits height of accessory buildings to fifteen (15) feet in height and one (1) story.

**Attachments:** [132 N. Green Bay Road.doc](#)  
[132 n green bay rd.pdf](#)  
[132 N. Green bay road.doc](#)

### 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

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## Meeting Minutes - Final Board of Zoning Appeals

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Monday, September 18, 2017

7:00 PM

6th Floor Council Chambers

---

1. Call meeting to order

2. Roll call of membership

**Present:** 4 - Smith, Joosten, Engstrom and Sperl

**Excused:** 2 - McCann and 2nd Alternate Maloney

3. Approval of minutes from previous meeting

[17-1276](#)

Minutes from July 17, 2017.

**Attachments:** [July 17, 2017 minutes.pdf](#)

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

**Aye:** 4 - Smith, Joosten, Engstrom and Sperl

**Excused:** 2 - McCann and 2nd Alternate Maloney

4. Public Hearings/Apearances

5. Action Items

[17-1277](#)

181 S. Riverheath Way (31-4-0828-04) The applicant proposes to erect a sign that is four (4) feet six (6) inches high on the front lot line. Section 23-525(c) of the Zoning Ordinance limits sign height to three (3) feet if closer than fifteen (15) feet from the front property line. The applicant also plans to use the sign to advertise businesses not located on this parcel. Section 23-505(d) of the Zoning Ordinance prohibits off premise signs.

**Attachments:** [181 Riverheath Way.doc](#)  
[181 Riverheath Way Application.doc](#)

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

**Aye:** 4 - Smith, Joosten, Engstrom and Sperl

**Absent:** 2 - McCann and 2nd Alternate Maloney

[17-1278](#)

6800 N. Purdy Pkwy (31-1-9201-00) The applicant proposes to construct an accessory building (garage) on a lot prior to the construction of the principal residential building. Section 23-43(d)(1) of the Zoning Ordinance prohibits accessory buildings to be constructed prior to the principal building. The applicant also proposes to construct a garage that is 2,358 sq. ft. Section 23-43(i)(2) of the Zoning Ordinance limits the cumulative size of accessory structures on residential lots to 1,600 sq. ft.

**Attachments:**    [6800 Purdy Parkway.doc](#)  
[6800 N. Purdy Parkway application.doc](#)

*Engstrom moved to deny request for variance to Section 23-43(d)(1), seconded by Sperl, the Action Item since there will be no house on the property. Roll Call. Motion carried by the following vote: Aye: 4-Engstrom, Smith, Joosten & Sperl*

**Smith moved, seconded by Sperl, that the Report Action Item request for variance to Section 23-43(i)(2) be approved after a house is built on the property. Roll Call. Motion carried by the following vote:**

**Aye:** 4 - Smith, Joosten, Engstrom and Sperl

**Excused:** 2 - McCann and 2nd Alternate Maloney

[17-1431](#)

2 Olde Paltzer Lane (31-6-4007-00) The applicant proposes to erect a fence that will be six (6) feet tall and located one (1) foot from 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 setback.

**Attachments:**    [2 Olde Paltzer Lane.doc](#)  
[2 olde palter9.pdf](#)  
[2 olde palter9\(map\).pdf](#)  
[2 Olde Paltzer La.doc](#)

**Sperl moved, seconded by Smith, that the Report Action Item be approved to allow 6' fence to be 8' from front property line. Roll Call. Motion carried by the following vote:**

**Aye:** 4 - Smith, Joosten, Engstrom and Sperl

**Excused:** 2 - McCann and 2nd Alternate Maloney

[17-1432](#)

2508 N. Richmond St. (31-6-7695-00) The applicant is appealing the decision of the Inspection Supervisor who is considering the proposed butterfly enclosure to be a structure. Section 23-43(f)(2)(a) of the Zoning Ordinance requires accessory structures to be at least five (5) feet from the north property line and eight (8) feet, two (2) inches from the east

property line. The proposed butterfly enclosure will be on the property lines.

**Attachments:**    [2508 N. Richmond St.doc](#)  
                              [2508 n Richmond.doc](#)  
                              [2508 N. Richmond\(map\).pdf](#)  
                              [2508 N. Richmond.pdf](#)

*Engstrom moved, seconded by Sperl, that the Report Action Item for adm. appeal be denied. Roll Call. Motion carried by the following vote: Aye: 4-Engstrom, Sperl, Smith & Joosten.*

**Smith moved to deny variance request to Section 23-43(f)(2)(a), seconded by Sperl, that the Report Action Item be denied. Roll Call. Motion carried by the following vote:**

**Aye:** 3 - Smith, Engstrom and Sperl

**Nay:** 1 - Joosten

**Excused:** 2 - McCann and 2nd Alternate Maloney

## **6. Information Items**

## **7. Adjournment**

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

**Aye:** 4 - Smith, Joosten, Engstrom and Sperl

**Excused:** 2 - McCann and 2nd Alternate Maloney

November 13, 2017  
November 14, 2017  
Acct. 15520

City of Appleton

### **NOTICE OF 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 20th day of November, 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:

**132 N. Green Bay Road**

**Tax Key Number: 31-1-0711-00**

The applicant proposes to build an accessory building that is sixteen (16) feet, eleven (11) inches in height. Section 23-43(f)(1)(h) of the Zoning Ordinance limits height of accessory buildings to fifteen (15) feet in height.

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.**



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: **August 28, 2017**

Meeting Date: **September 18, 2017 at 7:00 pm**

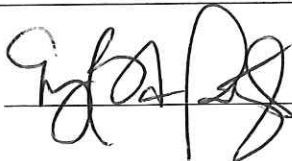
Please write legibly and also submit a complete reproducible site plan (maximum size 11" x 17"). A complete site plan includes, but is not limited to, all structures, lot lines and streets with distances to each. There is a non-refundable \$125.00 fee for each variance application. The non-refundable fee is payable to the City of Appleton and due at the time the application is submitted.

Property Information	
Address of Property (Variance Requested) <b>132 N. Green Bay Road</b>	Parcel Number <b>31-1-0711-00</b>
Zoning District <b>R1C</b>	Use of Property <b>Residential</b>

Applicant Information	
Owner Name <b>Brian Pritzl</b>	Owner Address <b>132 N. Green Bay Road Appleton, WI 54911</b>
Owner Phone Number	Owner E Mail address (optional)
Agent Name <b>Mark Pritzl</b>	Agent Address
Agent Phone Number <b>779-5335</b>	Agent E Mail address (optional) <u><a href="mailto:pritzlmech@gmail.com">pritzlmech@gmail.com</a></u>

Variance Information
Municipal Code Section(s) Project Does not Comply <del>12-43(f)(1)(h)</del> - Accessory Building Height <b>23</b>
Brief Description of Proposed Project Construct an accessory building that is sixteen (16), eleven (11) inches at mid span. Section <del>12-</del> 43(f)(1)(h) of the Zoning Ordinance limits accessory building height to fifteen (15) feet.

Owner's Signature (Required):



Date: **2 NOV 17**

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

answers attached

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

# Answers for Variance Questions

Brian Pritzl

Thu 11/2/2017 9:23 PM

To: Pritzl, Mark <prizimech@gmail.com>;

Cc: Pritzl, Mary Beth <mb.pritzl@hotmail.com>;

Mark: I took a shot at answers in the **blue font** below. If you think they work great and if not feel free to revise or we can discuss.

Explain your proposed plans and why you are requesting a variance:

The current garage is to be replaced by one which will better fit the aesthetic of the adjoining house and neighborhood. The design features include a brick facade, carriage house style finishings and most notably dormers and a roof pitch which is identical to that of the adjoining house (which was constructed in 1911).

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

The new garage would improve rather than adversely effect the surrounding properties. The new building is designed to fit not only with the adjoining home but also with all of the surrounding homes.

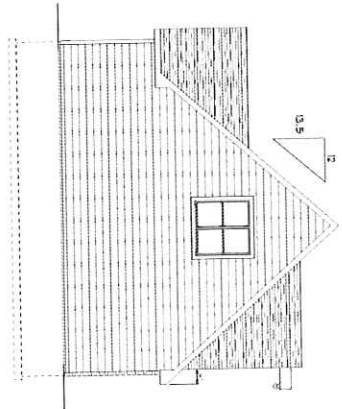
Describe the special conditions that apply to your lot or structure that do not apply to surrounding lots or structures:

All of the surrounding structures are clearly over 100 years in age and a the current structure (to be replaced) is clearly ~50 years in age. The style of siding and the roof lines do not match any other structures in the neighborhood.

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

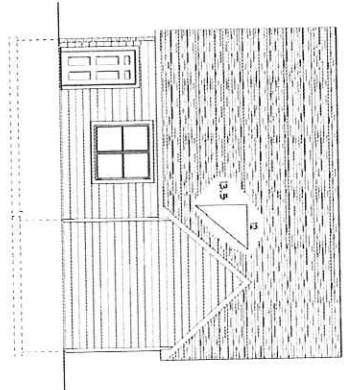
The new structure would continue to not aesthetically correspond to the surroundings.





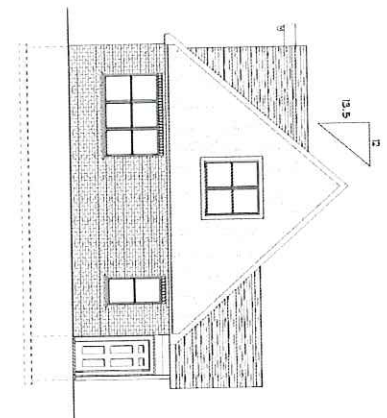
LEFT ELEVATION

SCALE 1/8" = 1'-0"



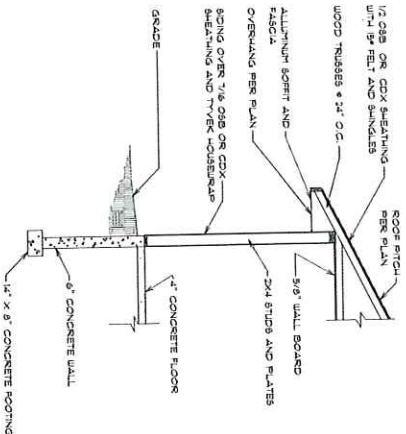
REAR ELEVATION

SCALE 1/8" = 1'-0"



RIGHT ELEVATION

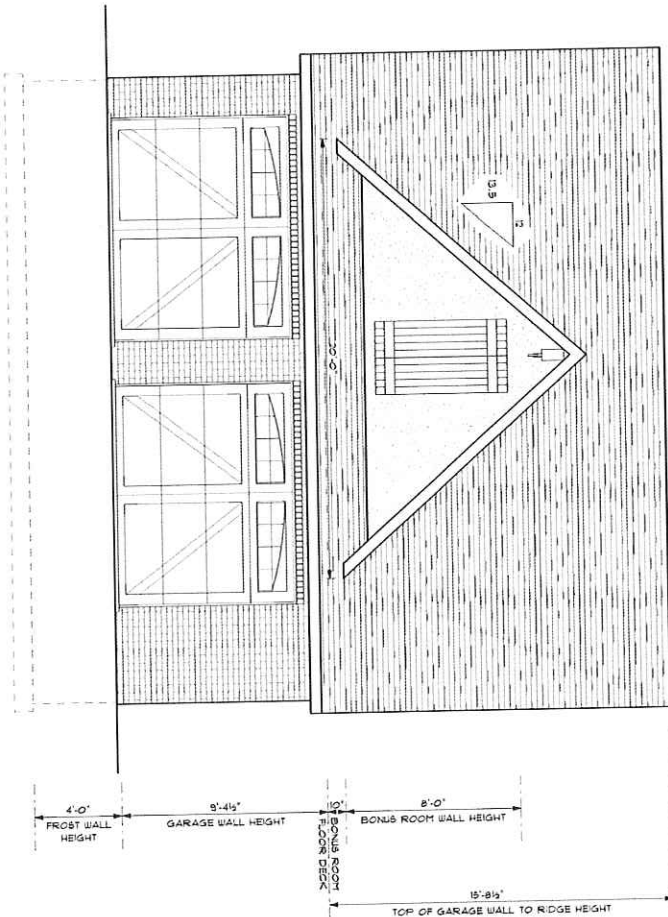
SCALE 1/8" = 1'-0"



TYPICAL WALL SECTION

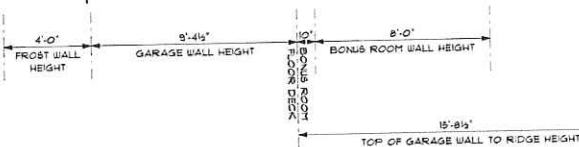
(NOT TO SCALE)

GARAGE TO HAVE:  
12" OVERHANGS,  
16" OH ON FRONT  
EAVE FOR BRICK,  
12" GABLE RAKES,  
NOMINAL HEEL  
TRUSSES



FRONT ELEVATION

SCALE 1/4" = 1'-0"



DRAWING PREPARED BY:



225 N. ELIAS DRIVE  
APPLETON, WI 54911  
TEL: 735-0000  
FAX: 735-3101

LEGAL NOTE:

THE GENERAL CONTRACTOR/OWNER AGREES THAT BY PAYING FOR THIS PLAN, THE DESIGNER HAS MADE EVERY EFFORT IN PREPARING AND CHECKING THE PLAN FOR ACCURACY. IT IS ALSO AGREED THAT THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS AND STRUCTURAL DETAILS BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

MARK PRITZL

DRAWN BY:  
JOHN COENEN

DATE:  
10 - 31 - 11

PLAN #:  
304 - 11 - 111

JOB NAME:  
GARAGE

SC FOOTAGE:

REVISIONS:

PAGE #

1 OF 2

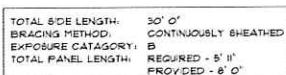
## WALL BRACKNS, APR 21.29 (8)

FIGURE 321.25-A



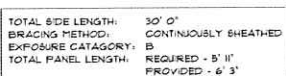
TOTAL SIDE LENGTH	29' 0"
BELONGING TO CATEGORY	CONTINUOUSLY SHEATHED
TOTAL PANEL LENGTH	REQUIRED - 5' 4"
	PROVIDED - 7' 6"

SCALE: 1/4" = 1' 0"  
GARAGE WALL HEIGHT: 9' 4 1/2"  
TOP OF GARAGE WALL TO RIDGE HT: 15' 8 1/2"  
EXTERIOR STUD SPACING: 16" O.C.  
SEISMIC DESIGN: B



## WALL BRACING MATERIAL LEGEND

## GARAGE PLAN



TOTAL SDE LENGTH	29' 0"
BRACING METHOD	CONTINUOUSLY SHEATHED
EXPOSURE CATEGORY	B
TOTAL PANEL LENGTH	REQUIRED - 6' 4"
	PROVIDED - 7' 5"

**REVISIONS:**

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MARK  
PRITZL



DRAWING PREPARED BY:

222 N. LUGAN DRIVE  
APPLETON WI 54914  
(800) 738-3000  
Fax: (800) 738-3101

**Wisconsin**  
BUILDING SUPPLY

THE GENERAL CONTRACTOR/OWNER AGREE THAT BY PAYING FOR THIS PLAN, THE DESIGNER HAS MADE EVERY EFFORT IN PREPARING AND CHECKING THE PLAN FOR ACCURACY. IT IS ALSO AGREED THAT THE GENERAL CONTRACTOR/OWNER MUST REVEAL ALL DIMENSIONS AND STRUCTURAL DETAILS BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

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Owner Phone Number	Owner E Mail address (optional)
Agent Name <b>Mark Pritzl</b>	Agent Address
Agent Phone Number 779-5335	Agent E Mail address (optional) <a href="mailto:pritzlmech@gmail.com">pritzlmech@gmail.com</a>

Variance Information
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**Owner's Signature (Required):** \_\_\_\_\_ **Date:** \_\_\_\_\_

- # Questionnaire