



# 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, September 17, 2018

7:00 PM

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1. Call meeting to order
2. Roll call of membership
3. Approval of minutes from previous meeting  
[18-1234](#) Minutes from July 16, 2018 meeting

**Attachments:** [Minutes from July 16, 18.pdf](#)

### 4. Public Hearings/Apearances

### 5. Action Items

- [18-1235](#) 1155 S. Oneida St. (31-4-2081-06) The applicant is proposing to erect a fence that is eight (8) feet tall, 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:** [1155 S. Oneida St.pdf](#)

- [18-1362](#) 1281 W. Valley Rd (31-8-1561-00) The applicant is proposing to alter the existing changeable copy sign at this site. They propose to install a changeable copy sign that is 5 square feet larger than the existing changeable copy sign, as the present sign is approx. 20 sq. ft. and they are proposing 25. sq. ft.  
The issue is that there is an existing ground sign at this location that is 455.27 sq. ft. including the changeable copy sign. Section 23-523(a) Zoning Ordinance limits the size of ground signs to 150 sq. ft.

**Attachments:** [1281 W. Valley Rd.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  
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### Meeting Minutes - Final Board of Zoning Appeals

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Monday, July 16, 2018

7:00 PM

---

1. Call meeting to order

2. Roll call of membership

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

3. Approval of minutes from previous meeting

[18-1071](#)

Minutes from June 18, 2018

**Attachments:** [Minutes from June 18, 2018.pdf](#)

Engstrom moved, seconded by Sperl, that the Minutes be approved. Roll Call.

Motion carried by the following vote:

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

4. Public Hearings/Appealances

5. Action Items

[18-1068](#)

420 W. Fifth St. (31-3-0666-00) The applicant proposes to demolish the existing attached garage and build a new detached garage (accessory building) that is 1.4 feet from the side lot line and 1.1 ft. from the rear property line. Section 23-43(f)(1)(b) of the Zoning Ordinance requires a five (5) foot side yard setback and Section 23-43(f)(1)(c) requires a three (3) foot rear yard setback for accessory buildings. In addition, the new garage will have a roof pitch of 1.3/12 pitch. Section 23-51(b)(3) of the Zoning Ordinance requires all residential structures to have a minimum roof pitch of 4/12.

**Attachments:** [420 W Fifth St.pdf](#)

*Motion to approve side and rear setback variance requests, only by Engstrom, seconded by Smith. Passed 4-0. Motion to approve roof pitch (Section 23-51(b)(3)) as requested. Motion to approve by McCann, seconded by Smith. Failed 3-1 (Sperl).*

The Report Action Item be approved as amended. Motion by Smith to approve variance to allow for a 1.3/12 roof pitch only if first three ft. of front yard facing section of the roof is at least a 4/12 pitch. Seconded by Engstrom. Roll Call.

Motion carried by the following vote:

Aye: 4 - McCann, Smith, Engstrom and Sperl

18-1069

2511 E Capitol Dr. (31-1-5296-00) An addition is being proposed that would be ten (10) feet from the rear property line. Section 23-131(h)(5) of the Zoning Ordinance requires a twenty five (25) foot rear yard setback.

Attachments: [2511 E Capitol Dr.pdf](#)

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

Aye: 4 - McCann, Smith, Engstrom and Sperl

18-1070

1309 S Oneida St. (31-4-0537-00)

\*Parking lot does not meet the required perimeter buffer planting requirements along the **north** property line. A minimum 5-foot wide landscape buffer is required in accordance with Section 23-172(g) - Table 2. The setback narrows to 2.6-feet in one area.

\*Per Section 23-172(e), the drive aisle along the north side of the building shall be a minimum of 22-feet wide to allow for two-way traffic. The drive aisle is proposed to be 18-feet wide.

\*Per Section 23-172(e), the drive aisle/maneuvering area adjacent to the new parking stalls along the west side of the building shall be a minimum of 24-feet wide to allow for two-way traffic and proper back-up space. The drive aisle is proposed to be 22 feet wide.

\*Per Section 23-111(h)(2), the maximum lot coverage allowed within the C-O District is 60%. Current plans indicate lot coverage will be 77.3%.

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

*Motion to approve 23-172(g) by Sperl, seconded by Engstrom 4-0. Motion to approve 23-172 (e) (north drive aisle) by Engstrom, seconded by Sperl. Motion to approve 23-172(e) (west side of building) by Sperl, seconded by Engstrom 4-0*

Smith moved, seconded by Sperl, that the Report Action Item be approved 23-111(h)(2). Roll Call. Motion carried by the following vote:

Aye: 4 - McCann, Smith, Engstrom and Sperl

18-1073

Reaffirm Election of Chair and Vice Chair voted on 6/18/18.

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

Aye: 4 - McCann, Smith, Engstrom and Sperl

**6. Information Items**

**7. Adjournment**

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

Aye: 4 - McCann, Smith, Engstrom and Sperl

September 3, 2018  
September 10, 2018  
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 September, 2018, 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:

**1155 S. Oneida St.**

**Tax Key Number: 31-4-2081-06**

**The applicant is proposing to erect a fence that is eight (8) feet tall, 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.**

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.**



September 3, 2018  
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City of Appleton

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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:

**1281 W. Valley Road**

**Tax Key Number: 31-8-1561-00**

**The applicant is proposing to alter the existing changeable copy sign at this site. They propose to install a changeable copy sign that is 5 square feet larger than the existing changeable copy sign, as the present sign is approx. 20 sq. ft. and they are proposing 25. sq. ft.**

**The issue is that there is an existing ground sign at this location that is 455.27 sq. ft. including the changeable copy sign. Section 23-523(a) Zoning Ordinance limits the size of ground signs to 150 sq. 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

**REASONABLE ACCOMMODATIONS FOR PERSONS WITH DISABILITIES  
WILL BE MADE UPON REQUEST AND IF FEASIBLE.**