



City of Appleton

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

Meeting Minutes - Final Board of Zoning Appeals

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/Appearances

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