

17.52

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CITY OF KAUKAUNA BOARD OF ZONING APPEALS

APPLICATION FOR VARIANCE

Complete this application if you are seeking a variance from the Municipal Zoning Code.
Please note that a hardship must be demonstrated for variance requests to be considered.

Parcel Information:

Address of Affected Parcel: 301 W. 7th St., Kaukauna, WI 54130

Property Owner: Abbie Quella & Mandy Waite

Property Owner Address: 301 W, 7th St., Kaukauna, WI 54130

Phone Number: 920-851-8634

Email Address: waite.mandy@gmail.com

Please explain your proposed plans and why you are requesting a variance:

See attached sheet

Describe how the variance would not have a negative effect on surrounding properties.

See attached sheet

Describe any special circumstances that apply to your lot or structure:

See attached sheet

Describe the hardship that would result if your variance was denied:

See attached sheet

Club Ritz, Kaukauna, WI

Application for Variance

Please explain your proposed plans and why you are requesting a variance:

The Owner is proposing to add space to the existing building and remodel the interior to provide; Men's & Women's accessible restrooms, safe, secure storage, an accessible entrance / exit ramp built to ADA standards and to better use the existing spaces within the building. We propose providing these items while maintaining the off-street parking required for the use of the building. In order to attain these items, it is necessary to have additional square footage in order to provide the code required dimensions and space allocation for them. The proposed plan is to encroach the westerly property line to accommodate the area needed.

Describe how the variance would not have a negative effect on surrounding properties.

The proposal to construct the facility addition to the property line would not have a negative effect upon the surrounding properties. In fact, the addition will have beneficial outcomes for them as it will provide accessible entrance as well as keeping the street and off-street parking, so patrons have a greater ability to visit the facility while not affecting the surrounding properties.

Describe any special circumstances that apply to your lot or structure:

The lot is a commercial lot surrounded by residential properties thus the setbacks are more restrictive.

Describe the hardship that would result if your variance was denied:

If the Owner is not allowed to expand as proposed, we would not be able to improve the accessible entrance nor provide the accessible restrooms that all would benefit the patrons as well as the neighborhood.

[illegible]

DATE
12/12/2024

SHEET
CS

DRAWN BY:
S. BURTON

ITEM #2 301 West 7th Street Kaukauna – Abbie Quella & Mandy Waite

General Description/Background

The applicant is requesting a variance to construct an addition to the building without the landscaped buffer to be able to build up to the property line.

Whereas Kaukauna Municipal Ordinance 17.52 8. *Landscaped buffer*. The use of properly planted and maintained buffer areas may reduce and ease potential incompatibility between and among different uses of land in proximity to each other. All commercial, institutional, industrial, and multi-family uses, adjacent to single or two-family residential uses, shall include a buffer yard on all sides that immediately abut the single or two-family residential use.

The surrounding land use pattern can be described as follows:

All areas surrounding the property are zoned residential. They contain single family homes.

Analysis/Recommendation for Findings of Fact

In reviewing a variance request, the following questions should be addressed. Is there an unusual or unique characteristic about the subject property which creates a hardship? Is the hardship self-created? Is the variance being requested the least possible to remove any hardship? Will granting of the variance have a considerable adverse impact on the neighboring properties?

This property does not have an unusual or unique characteristic which creates a hardship.

This hardship is self-created. The applicant wishes to expand the building to provide accessible restrooms, secure storage and an accessible entrance / exit ramp. The lot is zoned commercial core district. This zoning district does not have setbacks allowing construction up to the property line. There is no exception in the Municipal Code exempting the commercial core district from the landscape buffer requirements for abutting residential property.

The variance that is being requested is the minimum amount needed to allow the desired additions to be constructed.

Granting of this variance will have an impact on the neighboring property. If granted the business will expand permanently eliminating the area required to install a landscape

buffer providing some separation between the commercial use and neighboring residential property.



CITY OF KAUKAUNA ENGINEERING
144 W. SECOND STREET
KAUKAUNA WI 54130

301 West 7th Street