

From: Justin Fosler <justin.fosler.719@gmail.com>
Sent: Monday, January 13, 2025 10:31 AM
To: Jason Holmes

CITY OF KAUKAUNA BOARD OF ZONING APPEALS

APPLICATION FOR VARIANCE

Parcel Information

**Address of affect parcel: 621 Buchanan Rd.
Kaukauna Wi, 54130**

Property Owner: Justin Fosler

**Property Owner Address: 621 Buchanan Rd.
Kaukauna Wi, 54130**

Phone Number: 719-339-4314

Email Address: justin.fosler.719@gmail.com

**Please explain your proposed plans and why you
are requesting a variance:** I have tore down an old shed on the lot
and would like to replace it with a bigger shed/ 2nd detached garage. My existing garage
is small (570 sq ft) and not easy to add on to. In order to add on, I would need to cut
a rather large and established oak tree.

**Describe how the variance would not have a
negative effect on surrounding properties:**The new
building is more of a large garden shed and less like a detached garage. I have chosen a
high quality, amish made building, with natural colors. It would look far better than the
old building. I spoke with neighbors and they are ok with shed/ garage.

Describe any special circumstances that apply to your lot or structure: My current existing detached garage is 570sqft. The building I want to build is 392sq ft. This is 438sq ft under the total 1400 sqft allowed for an attached & detached garage. If it was attached, the proposed 392 sqft shed/2nd garage would be approved.

Describe the hardship that would result if your variance was denied: At fault of my own and because I didn't know better, I had already purchased the building. I don't even know if it's refundable. I realize this is my problem alone and being naive is no excuse. I really didn't think much of building a nice shed on an acre of property (first time home owner) .

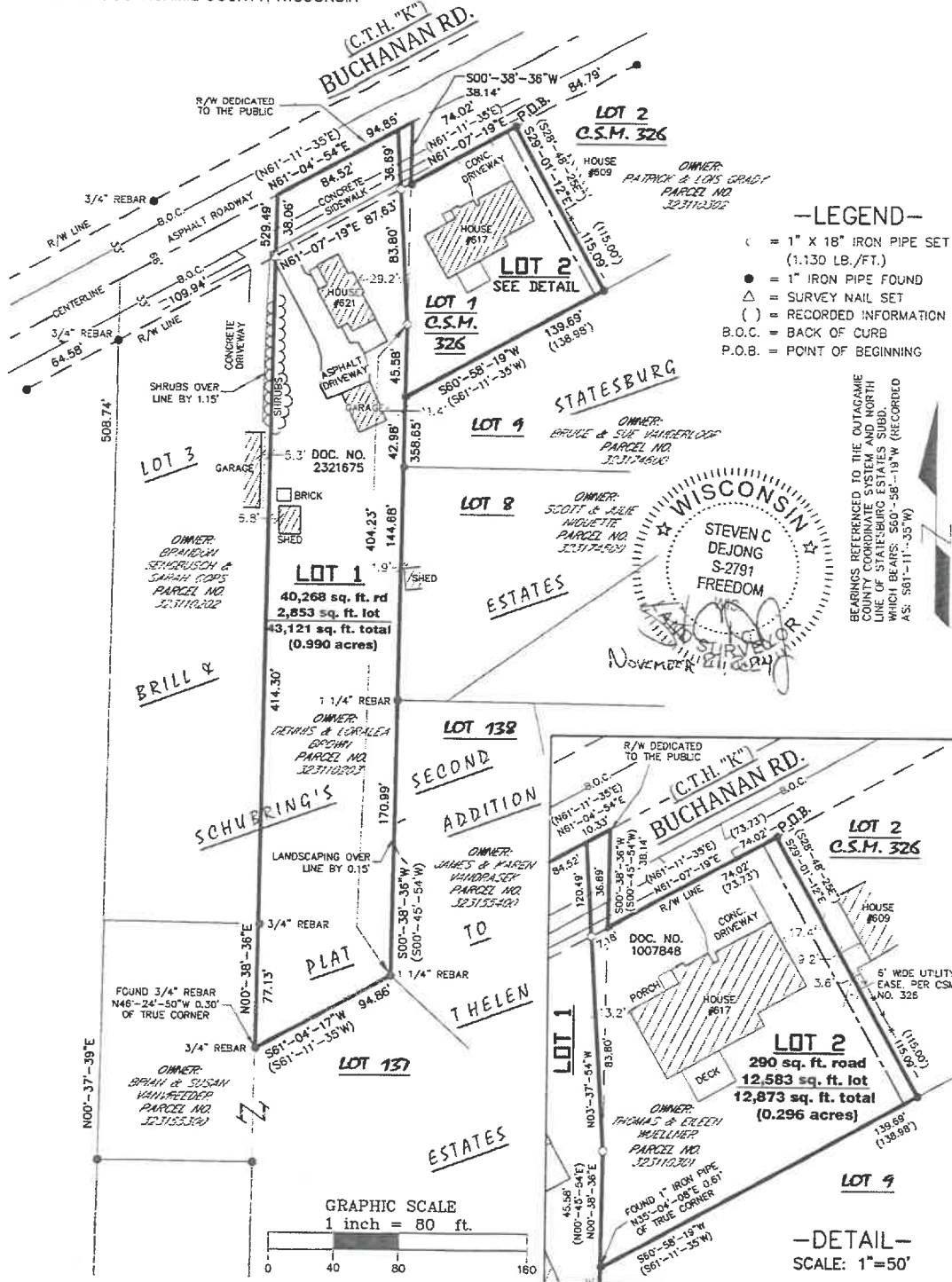
Please let me know if you need anything else concerning this matter or anything else I need to do. I appreciate your help in the matter!

Thanks again,

Justin Fosler

CERTIFIED SURVEY MAP NO.

BEING A PART OF LOT 3 OF BRILL & SCHUBRING'S PLAT AND ALSO ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 326, LOCATED IN GOVERNMENT LOT 4 OF SECTION 23, T.21N., R.18E., CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN



MERIDIAN
SURVEYING, LLC

N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-275-6037

DRAWN BY: KR
CHECKED BY: D.A.S.
JOB NO.: 15759

FIELD WORK DATE: 9-24-24
FIELD BOOK: X
SHEET 1 OF 6

SURVEYED FOR:
JUSTIN FOSLER
521 BUCHANAN RD
KAUKAUNA, WI 54130

Customer Order - **Dec 30, 2024**

Ship To

Customer Name Justin Fosler

Installation Address 612 Bushanan Road

City Kaukauna

Email justin.fosler.719@gmail.com

Building Info

Size

Style: Side Lofted Barn

Roof Overhang: Standard Overhang

Roof Material: Architectural Shingles

Base 4"x6" Treated Notched Skids

Siding LP® SmartSide® Cedar Texture Panel (50 Year) Painted

Design Link & Notes

Design Link <https://idearoom.wibackyardsheds.com/?lng=en-US#365734a40bab76fe13758e27ff8adae6>

County Outagamie

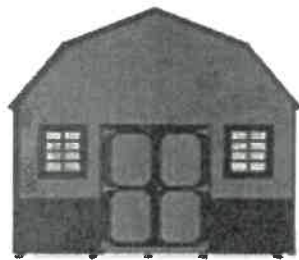
Payment Details

Payment Method Personal Check

Images



Perspective



Front



Left

Images

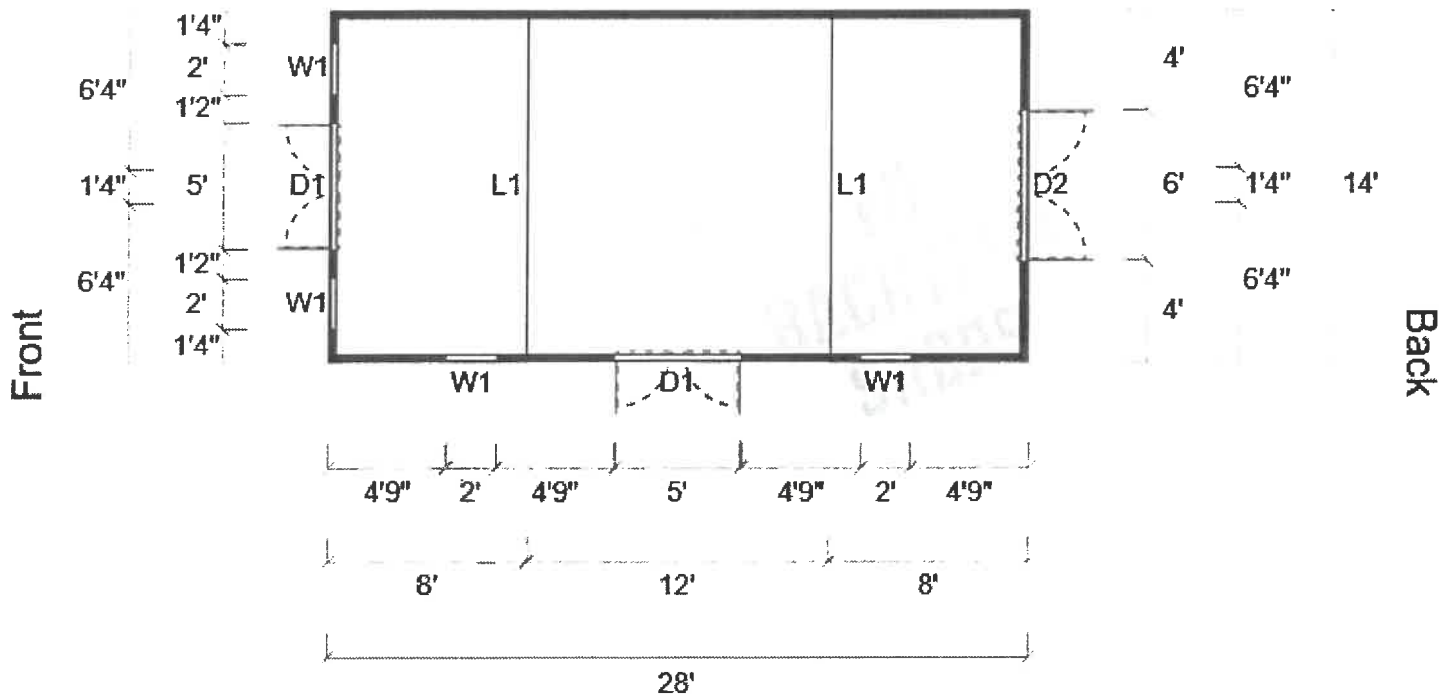


Right



Back

Left



Right

SYMBOL LEGEND

D1
Double Wood Door

W1
24x27 Single Pane Aluminum Single Hung (With Grids)
D2
Ramp Door
L1
Loft: 8' Loft Front & Back
Closed Wall

Description	Quantity	Amount
Structure Details		
Style: Side Lofted Barn	1	\$10,165.00
Sidewall Height: 7' 5" Sidewall Height	1	\$508.25
Size: 14x28	1	Included
Roof Overhang: Standard Overhang	1	Included
Base: 4"x6" Treated Notched Skids	1	Included
Cupola: None	1	Included
Siding: LP® SmartSide® Cedar Texture Panel (50 Year) Painted	1	Included
Siding Color: Butternut Urethane		Included
Trim Color: Black		Included
Roof Color: Black Shadow		Included
Roof Material: Architectural Shingles	1	Included
Doors & Ramps		
Double Wood Door	2	\$510.00
Color: Butternut - Urethane		Included
Ramp Door	1	\$1,395.00
Windows & Accessories		
24x27 Single Pane Aluminum Single Hung (With Grids)	4	\$340.00
Color: Black		Included

ITEM #1 621 Buchanan Road Kaukauna – Justin Folser**General Description/Background**

The applicant is requesting a variance to construct a second detached garage.

Whereas Kaukauna Municipal Ordinance 17.16 (2) (d) One attached garage, one detached garage, one utility storage structure, and other allowed accessory structures customarily incidental to the residential principal use when located on the same lot.

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 replace the existing shed which is 250 square feet with a new larger detached garage 392 square feet for storage of yard/gardening equipment. The property has an existing detached garage of 570 square feet which is to remain. The Kaukauna code of Ordinances allows 1400 square feet for a combination of all garages. The total with the new garage will be 962 square feet. Code allows as stated above, one attached garage, one detached garage and one utility storage structure which is limited to 170 square feet maximum to be considered a utility storage structure.

This proposed structure 14x28 feet (392 square feet) falls into the category of a detached garage. The applicant is asking for 2 detached garages on the same lot falling within the 1400 square feet allowed for all garages.

The variance that is being requested is the minimum amount needed to allow the desired garage to be built. All setbacks will be met with the new structure.

Granting of this variance will not have significant adverse impacts on neighboring properties. The garage will be replacing a structure that has been there for years, will be located in the large rear yard of the property and as presented will not be an eyesore to those neighbors who can view it from their property.



EXISTING SHED



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

621 Buchanan Road

Scale 1" = 50' Feet