

## **BOARD OF APPEALS**

A Meeting of The Board of Appeals was called to order by Chairman Kavanaugh at 4:00 P.M. on Wednesday, September 6, 2023.

Members present: Hennes, Kavanaugh, Nisler, Vandeberg and Werschem.

Absent & Excused: Brandt, Fallona

Also Present: Mayor Penterman, Planning/Eng. Tech. Holmes and Clerk Kenney.

Motion by Hennes, seconded by Werschem to excuse the absent member.

All members present voted aye.

Motion carried.

Clerk Kenney read the official published ad relative to the appeal of Nate Luedtke, 1925 W. Packard Street, Appleton, WI 54914 has applied for a variance to the Zoning Board of Appeals for a decision of the City Building Inspector as follows:

ADDRESS OF AFFECTED PARCEL: 3550 Electric City Blvd., Kaukauna, WI 54130

The applicant is requesting a variance to decrease the front yard set-back. The proposed 20-foot yard set-back for construction of new facility; whereas Kaukauna Municipal Ordinance Section 17.25 (5)(a) 3. Front yard 25 feet.

Property owner Straightline Refrigeration, Nate Leudtke was sworn in.

Nate Luedtke gave background on the reasoning for the appeal request.

Planning/Eng. Tech. Holmes stated this property does have an unusual or unique characteristic which creates a hardship. A considerable portion of the eastern part of this lot has been designated wetlands. It is necessary to move the facility 5-feet to the west to allow for truck turnaround areas on the eastern side of the facility. The hardship is not self-created. The applicant will not be able to construct the facility without the granting of this variance. The variance that is being requested is the minimum amount needed to allow construction of the facility. The granting of this variance will not have a negative effect on the neighboring properties. This facility and the other larger properties in the industrial park use all the available land on their respective lots.

Motion by Werschem, seconded by Vandeberg to grant the variance to Nate Luedtke, 3550 Electric City Blvd., Kaukauna.

Upon roll call, aye: Hennes – aye, Kavanaugh – aye, Nisler – aye, Vandeberg – aye, Werschem – aye.

Motion carried.

Motion by Hennes, seconded by Nisler to adjourn.

All members present voted aye.

Motion carried.

Meeting adjourned at 4:10 P.M.

Sally Kenney, Clerk