

BOARD OF APPEALS

A Meeting of The Board of Appeals was called to order by Vice-Chair Hennes at 4:00 P.M. on Wednesday, July 31, 2024.

Members present: Brandt, Hennes, and Werschem.

Absent & Excused: Kavanaugh, Nisler, Fallona, Vandeberg

Also Present: Planning/Eng. Tech. Holmes, and applicant.

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

All members present voted aye.

Motion carried.

Kenney read the official published ad relative to the appeal. Notice is hereby given that Ryan Wallander, 204 Depot Street, Kaukauna, Wisconsin 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: 204 Depot St, Kaukauna WI 54130

The applicant is requesting a variance to construct a new garage. The proposed rear yard setback is 5.5 feet, whereas Kaukauna Municipal Ordinance Section 17.16 (4) (a) 1. e. requires twenty feet. The proposed addition will cover 35 percent of the lot with the existing structure, whereas Kaukauna Municipal Ordinance Section 17.16 (4) (a). 1. f. allows for 30 percent.

Property owner Ryan Wallander was sworn in.

Mr. Wallander 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. The lot was platted below the required size in the current zoning code. The lot is also uniquely shaped. This hardship is not self-created. The applicant will not be able to construct the proposed garage without the granting of this variance. The variance is being requested in the minimum amount needed to allow construction of the garage. The granting of this variance will not have a negative effect on the neighboring properties. Most of the properties in the neighborhood have several encroachments into the required yards.

Motion by Werschem, seconded by Brandt to approve the variance to Ryan Wallander at 204 Depot Street, Kaukauna, WI 54130.

All members present voted aye.

Motion carried.

Motion by Werschem, seconded by Hennes to adjourn.

All members present voted aye.

Motion carried.

Meeting adjourned at 4:08 P.M.

Sally Kenney, Clerk