

STAFF REVIEW

BOARD OF APPEALS June 18, 2025

ITEM #1 3553 Ridgecrest Lane, Kaukauna – Dustin Morrison, 706 E. Wilson Avenue Appleton, WI

General Description/Background

The applicants are requesting a variance to increase the maximum lot coverage of all garage areas. The proposed total garage size would be 1,524 square feet for construction of a new detached garage, whereas Kaukauna Municipal Ordinance Section 17.16 (4) (b) 2. e. Structure Area: the maximum lot coverage by the total of all garage area, whether attached, detached, or combined, shall not exceed 1,400 square feet or exceed, in combination with the principal structure, 30 percent of the lot area.

The surrounding land use pattern can be described as follows:

The area surrounding the subject property is zoned Residential. The area consists of single and two-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 lot is .92 acre however the zoning code limits the total allowed garage area to 1400 square feet regardless of the lot size. The proposed attached garage is 974 square feet. The proposed new detached garage is 550 square feet.

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.

The granting of this variance will have a minimal effect on the neighboring properties due to the large size of the lot and the nature of the adjacent properties.