



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Dave Kittel, Director of Planning and Community Development
Date: 4/2/2024
Re: Storage/shipping Container

Background:

Recently it has been brought to the attention of staff that a storage or shipping containers have appeared on residential properties in the City of Kaukauna. This has sparked a conversation about whether these are allowed in residential districts. Currently, City ordinance has no specific language on these items for residential or commercial districts but, they would be considered an accessory structure. Any accessory structure would have to meet all requirements of the zoning district as per [Chapter 17.15-17.29](#), [chapter 17.32, Supplementary District Regulations](#), and [Chapter 14 Building Code](#). If someone wanted to utilize a portable storage container as a shed in a residential area it may be allowed provided it is anchored to the ground if less than 100sqft or on attached to a concrete foundation if over 100sqft and is compliant with set back and lot coverage requirements. In all residential districts a property is allowed 1 detached garage, 1 utility structure not to exceed 170sqft. By definition, a garage is an accessory structure designed or used for inside parking of private passenger vehicles, recreation vehicles, or boats by the occupants of the principal structure. This means that if someone wanted to have a shipping or portable container larger than 170sqft they would have to show to the building

inspector that it will meet all the requirements, building code and meet the definition in ordinance which will require a plan set and structural information. Otherwise, the maximum size would be 170sqft. For commercial districts there are fewer restrictions in this manner but, there are specific restrictions for outdoor storage that these would fall into.

The question has been posed if the City should consider adopting restrictions on the use of a storage/shipping Container for long term use in City limits above what is currently delineated out in municipal ordinance, and this is why this topic is coming forth for discussion. Other municipalities do have restrictions on these types of structures. Below is a table to provide insight on what surrounding municipalities have done on this item:

Municipality	Storage/Shipping Containers allowed for Accessory structure Residential use	Notes:
Village of Little Chute	No (Sec.44-391(n) and Sec. 44-192)	Shipping containers not allowed in any district but, provisions for temporary use
Village of Kimberly	No (525-93)	Only allowed for temporary use with different provisions depending on zoning district
Village of Wrightstown	Nothing specific	General provisions such as setbacks, size, etc..
Village of Combined Locks	Nothing specific	General provisions such as setbacks, size, etc..

Village of Greenville	Prohibited for residential use (320-508D(5)(a))	
Municipality	Storage/Shipping Containers allowed for Accessory structure Residential use	Notes:
Village of Harrison	Prohibited for dwelling construction(117-59) and for purpose of a garage or shed (117-134(i)(3)(a)(5))	Only allowed for temporary use with different provisions depending on zoning district
Village of Sherwood	Nothing specific	General provisions such as setbacks, size, etc..
City of Appleton	Prohibited in residential zoning (Sec 4-141 (f)(1))	Only allowed for temporary use with different provisions depending on zoning district
Town of Buchanan	Temporary use for up to 30 days (525-34)	

Overall, it seems many of the surrounding communities have some type of provision to only allow for temporary use of a portable storage container or shipping container. This is coming forth for discussion and potential direction at this point in time by the Plan Commission.

Staff Recommendation: Discussion and Direction on this subject