

ITEM #1 1120 Blackwell Street Kaukauna – Tyler Bastian.**General Description/Background**

The applicant is requesting a variance to build a contractor shop. The proposed front yard setback for the Blackwell Street side is 18 feet, whereas Kaukauna Municipal Ordinance Section 17.25 (5) (a) Minimum dimensions. (3) requires a 25 foot front yard setback. The proposed front yard setback for the Walnut Street side is 4 feet, whereas Kaukauna Municipal Ordinance Section 17.25 (5) (a) Minimum dimensions. (3) requires a 25 foot front yard setback. The proposed side yard setback is 5 feet, whereas Kaukauna Municipal Ordinance Section 17.25 (5) (a) Minimum dimensions. (4) requires a 15 foot side yard setback.

The surrounding land use pattern can be described as follows:

The areas to the north and west are zoned Industrial with industrial uses. The areas to the south and east are zoned Residential Two Family and contain a mix of single and 2 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 have an unusual or unique characteristic which creates a hardship. The property was platted at 7000 square feet. The current minimum lot size is 9000 square feet for an industrial lot.

This hardship is not self-created. The applicant is proposing a small 3200 square foot contractor shop to house his business. Making use of a vacant existing industrial lot in the City of Kaukauna.

The variance that is being requested is the minimum amount needed to allow the construction of the proposed building.

Granting of this variance will not have considerable impact on the neighboring properties due to the industrial nature of the area. A landscape buffer is required to screen the new building from the adjacent residential properties.