



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Common Council
From: Dave Kittel, Director of Planning and Community Development
Date: 1/2/2025
Re: Storage Container Ordinance

The Plan Commission has been working through an update to Section 17 to place clear guidance on the use of storage containers in the City of Kaukauna. The ordinance would limit the use of these containers in residential areas while still allowing provisions to have shipping containers for moving/temporary use. Commercial properties would be able to use storage containers for temporary use but would need Plan Commission approval for long term/permanent use. This ordinance would be added to section 17.32 Supplementary District Regulations. See the proposed ordinance below:

17.32 (14) Portable storage units (containers).

(a) For the purpose of this section, the term “portable storage unit” shall mean any portable enclosed unit of whatever type construction or material, designed for permanent or temporary storage, which can be transported by vehicle and left on-site as determined by City Staff.

(b) In Residential Single Family (RSF), Residential Two Family (RTF), when incidental to a residential dwelling:

- (1) One portable storage unit shall be the maximum number allowed on a lot for no more than 30 consecutive days and no more than 60 total days per calendar year.
- (2) The portable storage unit shall be placed on an impervious surface.
- (3) The portable storage unit shall not be located within 3 feet of a property line.
- (4) The portable storage unit shall not be located within the vision corner.

(5) Portable storage units shall not be used for the purposes of a garage or shed.

(c) All other zoning districts. When incidental to a permitted principal use:

(1) A temporary use permit is required pursuant to this section.

(2) No more than three temporary use permits per business shall be issued per calendar year.

(3) Two portable storage units shall be the maximum allowed per temporary use permit.

(4) The maximum time limit per temporary use permit shall be 30 days, unless the plan commission approves a longer duration.

(5) Portable storage units shall be placed on an impervious surface.

(6) Portable storage units may be placed on a lot within a designated loading space.

(7) The portable storage unit shall not be located within the required front setback unless permitted by the Zoning Administrator.

(8) Portable storage units shall not be used for the purposes of a garage, shed or other on-site storage.

(9) Permanent use of a storage container at an Industrial or Commercial location may only be permitted by approval of the Plan Commission.

(d) Storage containers used in connection with a construction project may be permitted by the Zoning Administrator and must be only used for purpose related to the construction project, not placed within 3 feet of a property line, not located within the vision corner and must be removed from the site upon issuance of occupancy of the permanent structure.

The Plan Commission has reviewed the ordinance and is recommending approval of this ordinance to the Common Council. Due to this being an update to the zoning code a class 2 notice is required, and a public hearing is need at the Common Council. This is being presented as an introduction to the ordinance and set the dates for a public hearing on this item.

Recommendation:

Send the Ordinance to review by the Legislative Committee and set a hearing for February 4th 2025 at the Common Council meeting