BOARD OF APPEALS

A Meeting of The Board of Appeals was called to order by Chair Werschem at 4:00 P.M. on Wednesday, January 21, 2026.

Members present: Fallona, Kavanaugh, Nisler, Vandeberg, and Werschem.

Absent & Excused: Brandt and Sundelius.

Also Present: Planning/Eng. Tech. Holmes and applicants.

Motion by Fallona, seconded by Vandeberg to excuse the absent members.
All Members Present voted aye.
Motion carried.

1. **Correspondence**

Clerk Nessmann read an email correspondence from Board of Appeals member, John Sundelius, regarding the variance request for Habitat for Humanity 920 Midway Rd.

2. **Approval of Minutes**
    - **a)** Approval of minutes from December 3, 2025.

Motion by Vandeberg, seconded by Nisler to approve the Board of Appeals minutes of December 3, 2025.
All Members Present voted aye.
Motion carried.

3. **Public Hearing/ Appearances**
    - **a)** Appeal- Habitat for Humanity 920 Midway Rd, Menasha Wisconsin 54952.

Hear appeal: Habitat for Humanity 920 Midway Rd, Menasha Wisconsin 54952 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: 916 Boyd Avenue Kaukauna, WI 54130. The applicant is requesting a variance to construct a single-family home. The proposed front yard setback is 14 feet 10 1/4 inches, whereas Kaukauna Municipal Ordinance Section 17.16, 4, a, (1) c Front yard setback: 25 feet minimum, except that the front yard setback for a principal structure may be the average of the existing front yard setbacks of the adjacent lots, but not less than 15 feet. The proposed front yard setback for the detached garage is 23 feet, whereas Kaukauna Municipal Ordinance Section 17.16, 4, b, (4) (B) Front yard and side street (front yard) setbacks: 25 feet or the same as the principal structure, whichever is greater. Discussion held and questions answered.

Motion by Vandeberg, seconded by Fallona to approve appeal before us noting that it is made on a humanitarian basis due to work by Habitat for Humanity and we do not believe the project will negatively impact the neighborhood.
Roll call vote: Fallona- aye, Kavanaugh- aye, Nisler- aye, Vandeberg-aye , and Werschem- nay.
Motion carried.

4. **Adjourn.**

Motion by Nisler, seconded by Vandeberg to adjourn.
All members present voted aye.
Motion carried.

Meeting adjourned at 4:31 P.M.

Kayla Nessmann, Clerk