

BOARD OF APPEALS

City of Kaukauna
Council Chambers
Municipal Services Building
144 W. Second Street, Kaukauna



Wednesday, September 06, 2023 at 4:00 PM

AGENDA

In-Person

1. Discussion Topics.

- a. Hear appeal of Nate Luedtke, 1925 W. Packard Street, Appleton, WI 54914 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: 3550 Electric City Blvd., Kaukauna, WI 54130

The applicant is requesting a variance to decrease the front yard set-back. The proposed 20-foot yard set-back for construction of new facility; whereas Kaukauna Municipal Ordinance Section 17.25 (5)(a) 3. Front yard 25 feet.

2. Adjourn.

NOTICES

IF REQUESTED THREE (3) DAYS PRIOR TO THE MEETING, A SIGN LANGUAGE INTERPRETER WILL BE MADE AVAILABLE AT NO CHARGE.

THIS MEETING FACILITY IS BARRIER FREE.





CITY OF KAUKAUNA BOARD OF ZONING APPEALS

APPLICATION FOR VARIANCE

Complete this application if you are seeking a variance from the Municipal Zoning Code. Please note that a hardship must be demonstrated for variance requests to be considered.

Parcel Information:

Address of Affected Parcel: Parcel #2-1129 and 2-1128

Property Owner: Straightline Refrigeration

Property Owner Address: 1925 W Packard St Appleton WI 54914

Phone Number: 920-737-8119

Email Address: nluedtke@straightlinerefrigeration.com

Please explain your proposed plans and why you are requesting a variance:

We are requesting a variance to alleviate the Design issues that would arise if we were to push the building farther to the east towards the wetland. Having a corner lot and 2 streets of frontage creates further hardship on property that is already burdened with unique wetlands and topography.

Describe how the variance would not have a negative effect on surrounding properties.

Due to the land layout, the fact that the building will be on a low density corner lot this Building's proximity would not impact any adjacent properties. There are no known economic, traffic, or use concerns that can be identified at this time.

Describe any special circumstances that apply to your lot or structure:

This site is burdened with the difficulty of have 2 frontage streets, pre-existing man made wetlands throughout and large flood plane and stream to the east that prevents any further development in that direction.

Describe the hardship that would result if your variance was denied:

If the variance was denied, seeing as the 20' setback was a number that was discussed in development with the City at the beginning, it would force us to look at a parking design that has no more room left to shift it to the east towards the wetlands. Turning radiuses and traffic flow would most likely constitute a massive redesign that could threaten the viability of the project. Moving the stormwater drainage at this point is not feasible because in order to maintain minimum cover, slope and elevations, the City infrastructure would need to be modified because there is zero room left on the private side

Additional Requirements: A site plan must be submitted with this application, showing the entire affected parcel, all structures, lot lines, and streets with distances to each. The site plan may be hand drawn. If you would like to request an aerial photo map of your property to use in drawing your site plan, please request one by emailing us at planning@kaukauna-wi.org. We do our best to accommodate site plan requests within two business days.

Fees: There is a \$100 variance application fee, which must be submitted with this application. Payments should be made payable to City of Kaukauna.

Please submit this application and your site plan by email to planning@kaukauna-wi.org or by mail to City of Kaukauna, Attn: Board of Zoning Appeals, P.O. Box 890, Kaukauna, WI 54130

STAFF REVIEW**BOARD OF APPEALS
September 6, 2023**

ITEM #1 3550 Electric City Blvd, Kaukauna**General Description/Background**

Notice is hereby given that Nate Luedtke, 1925 W Packard St, Appleton, WI 54914 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: 3550 Electric City Blvd, Kaukauna

The applicant is requesting a variance to decrease the front yard setback. The proposed 20-foot front yard setback for construction of new facility, whereas Kaukauna Municipal Ordinance Section 17.25 (5) (a) 3. Front yard 25 feet.

The surrounding land use pattern can be described as follows:

The area surrounding the subject property is zoned Industrial. The land is comprised of industrial businesses and vacant commercial land.

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. A considerable portion of the eastern part of this lot has been designated wetlands. It is necessary to move the facility 5 feet to the west to allow for truck turnaround areas on the eastern side of the facility.

This hardship is not self-created. The applicant will not be able to construct the facility without the granting of this variance.

The variance that is being requested is the minimum amount needed allow construction of the facility.

The granting of this variance will not have a negative effect on the neighboring properties. This facility and the other larger properties in the industrial park use all the available land on their respective lots.

Straightline Refrigeration

City of Kaukauna

Outagamie County, WI



SITE STATISTICS

BEFORE CONSTRUCTION	AFTER CONSTRUCTION
SITE AREA: 2.19 ACRES (0%)	SITE AREA: 2.19 ACRES (22.5%)
PAVEMENT: 0 ACRES (0%)	PAVEMENT: 2.19 ACRES (100%)
BUILDINGS: 0 ACRES (0%)	IMPERVIOUS: 0 ACRES (0%)
IMPERVIOUS: 0 ACRES (0%)	IMPERVIOUS: 0 ACRES (0%)
	IMPERVIOUS: 0 ACRES (0%)

PROJECT INFORMATION

OWNER(S):	Straightline Refrigeration
PROJECT NAME:	Office & Fabrication Shop
PROJECT DESCRIPTION:	32,000 S.F. Building and associated pavement/parking
PROJECT LOCATION:	Northeast Corner of Electric City Blvd. & Kelso Road
PARCEL NUMBER(S):	2-1128 & 2-1129

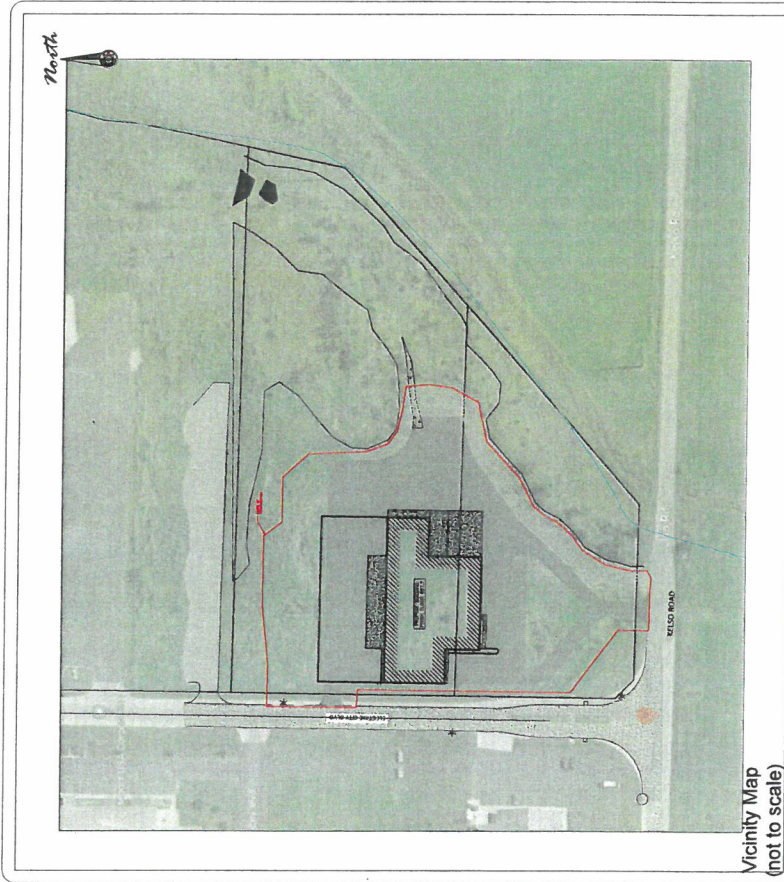
CONTACT INFORMATION

OWNER(S):	Straightline Refrigeration Nate Luedtke, Kerry Bonavent 1925 W. Packard St. Appleton, WI 54914 PH.: 920-903-1043
ENGINEER:	Vierbicher Contact: Tonya Wagner, P.E. 400 Security Blvd., Suite 1 Green Bay, WI 54313-9712 PH.: 920-434-9670

SHEET INDEX:

C1.0	TITLE SHEET
C2.0	SITE LAYOUT PLAN
C3.0	EXISTING SITE
C4.0	EXISTING CONTROL PLAN
C5.0	GRADING & UTILITY PLAN
C6.0	NOTES & DETAILS
C7.0	EXISTING WATERSHED
C8.0	PROPOSED WATERSHED
C9.0	DSPS ISOMETRIC PLAN

DATE:	08/08/23
PROJECT NO.:	E-3421
SHEET NO.:	C1.0
DRAWING NO.:	S-3444



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