

BOARD OF APPEALS

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



Wednesday, December 03, 2025 at 4:00 PM

AGENDA

In-Person

1. Roll Call.
2. Correspondence.
3. Approval of Minutes.
 - a. Meeting Minutes of June 18, 2025.
4. Public Hearing/ Appearances.
 - a. Hear appeal: Tyler Bastian 1325 Bluebird Court Kaukauna Wisconsin 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: 1120 Blackwell Street Kaukauna, WI 54130
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.
5. Adjourn.

NOTICES

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

BOARD OF APPEALS

A Meeting of The Board of Appeals was called to order by Chair Werschem at 4:00 P.M. on Wednesday, June 18, 2025.

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

Absent & Excused: Brandt and Fallona.

Also Present: Associate Planner Nelson, Planning/Eng. Tech. Holmes, applicants, and interested citizens.

Motion by Sundelius, seconded by Nisler to excuse the absent members.

All Members Present voted aye.

Motion carried.

1. Approval of Minutes

- a) Approval of minutes from February 5, 2025, and April 16, 2025.

Motion by Vandeberg, seconded by Kavanaugh to approve the Board of Appeals minutes of February 5, 2025, and April 16, 2025.

All Members Present voted aye.

Motion carried.

2. Public Hearing/ Appearances

- a) Appeal- Dustin Morrison, 706 E. Wilson Avenue Appleton, WI 54915.

Dustin Morrison, 706 E. Wilson Avenue Appleton, WI 54915 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: 3553 Ridgecrest Lane, Kaukauna, WI 54130 The applicant is requesting a variance to increase the maximum lot coverage of all garage areas. The proposed total garage size would be 1,529 square feet for construction of a new detached garage, whereas Kaukauna Municipal Ordinance Section 17.16 (4) (b) 2. e. Structure Area: the maximum lot coverage by the total of all garage area, whether attached, detached, or combined, shall not exceed 1,400 square feet or exceed, in combination with the principal structure, 30 percent of the lot area. Discussion held and questions answered.

Motion by Sundelius, seconded by Vandeberg to deny variance to Dustin Morrison, 706 E. Wilson Avenue Appleton, WI 54915

All members present voted aye.

Motion carried.

3. Adjourn.

Motion by Sundelius, seconded by Kavanaugh to adjourn.

All members present voted aye.

Motion carried.

Meeting adjourned at 4:33 P.M.

Kayla Nessmann, Clerk

STAFF REVIEW**BOARD OF APPEALS
December 3, 2025**

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.

**APPLICATION: VARIANCE FORM**

To: Board of Zoning Appeals, City of Kaukauna, Outagamie County, WI

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.

Petitioner Information:

Name: Tyler Bastian

Mailing Address: 1325 bluebird court kaukauna wi

Phone Number: 9208101447

Email: Sales@nextgencontractingwi.com

Property Owner Information (If Not Petitioner):

Name:

Mailing Address:

Phone Number:

Email:

Property Information:

Site Address/Location: 1120 Blackwell street

Lot Dimensions and Area: .16 Acre

Current Zoning: Commercial/ industrial

Please explain your proposed plans and the specific ordinance(s) you are requesting a variance from:

I am wanting to build a 40 x 80 building for shop space

Describe why you feel there is “unnecessary hardship”. How does complying with the petitioned ordinance standard unreasonably prevent you from using the property for a permitted use, or renders conformity with such restrictions unnecessarily burdensome:

Buildings in this area are built on one or more property lines as well

Describe any special circumstances that apply to your lot or structure that do not apply to adjacent properties:

Describe how the stated hardship is not self-created:

Plotted in the mid 1800. The property is to have modern day setbacks

Describe how you feel the granting of this variance would not harm public interests, considering the general purpose of the ordinance and the specific provision being petitioned:

Their will be no conflict with parking or the motorists sight around the corner

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. Additional information may also be requested as may be appropriate per the proposal being made.

Special Exception Permit Fee Schedule: \$100.00

Signature of Petitioner: Tyler Bastian

Signature of Owner (If Not Petitioner):

Date Submitted to City of Kaukauna: 11-4-2025

Please submit by email to planning@kaukauna.gov or by mail to:
City of Kaukauna
Attn: Board of Zoning Appeals
P.O. Box 890
Kaukauna, WI 54130

FOR DEPARTMENT USE ONLY:

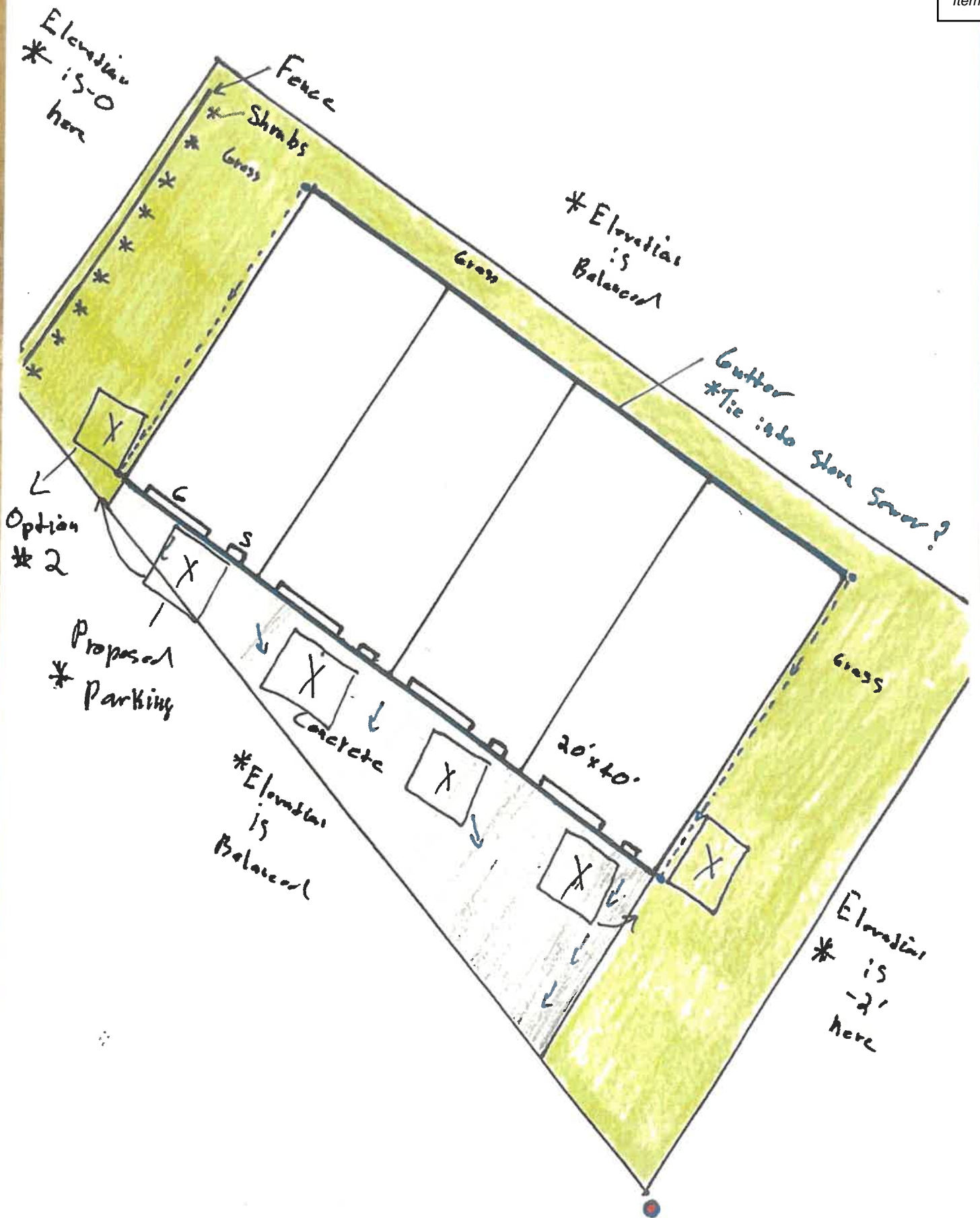
Date Application Received:

Payment Received:

Payment Receipt #:

Board of Zoning Appeals Approval:

Signature of Planning & Community Dev. Staff:



Proposed Building layout

Item 4.a.

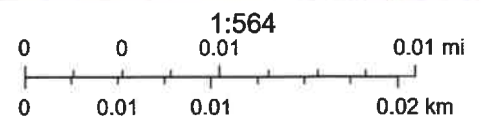


11/13/2025, 4:01:58 PM

 Tax Parcel Information

 PLSS Sections

 Plat Boundary Lines



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1120 Blackwell Street