

# BOARD OF APPEALS

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



Wednesday, January 21, 2026 at 4:00 PM

## AGENDA

### In-Person

1. Roll Call.
2. Correspondence.
3. Approval of Minutes.
  - a. Meeting Minutes of December 3, 2025.
4. Public Hearing/ Appearances.
  - a. 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.
5. 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.**

## **BOARD OF APPEALS**

A Meeting of The Board of Appeals was called to order by Chair Werschem at 4:00 P.M. on Wednesday, December 3, 2025.

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

Absent & Excused: Brandt, Fallona, and Kavanaugh.

Also Present: Associate Planner Nelson, Planning/Eng. Tech. Holmes, and applicant.

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

All Members Present voted aye.

Motion carried.

### **1. Approval of Minutes**

- a) Approval of minutes from June 18, 2025.

Motion by Sundelius, seconded by Nisler to approve the Board of Appeals minutes of June 18, 2025.

All Members Present voted aye.

Motion carried.

### **2. Public Hearing/ Appearances**

- a) Appeal- Tyler Bastian, 1325 Bluebird Court, Kaukauna, Wisconsin 54130.

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. Discussion held and questions answered.

Motion by Nisler, seconded by Vandeberg to approve variance to Tyler Bastian, 1325 Bluebird Court, Kaukauna, Wisconsin 54130.

Roll call vote: Nisler- aye, Sundelius- aye, Vandeberg- aye, and Werschem- aye.

Motion carried.

### **3. Adjourn.**

Motion by Sundelius, seconded by Vandeberg to adjourn.

All members present voted aye.

Motion carried.

Meeting adjourned at 4:09 P.M.

Kayla Nessmann, Clerk

**STAFF REVIEW****BOARD OF APPEALS**  
**January 21, 2026****ITEM #1 916 Boyd Avenue Kaukauna – Habitat for Humanity.****General Description/Background**

Notice is hereby given that Habitat for Humanity 920 Midway Rd, Menasha WI 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.

**The surrounding land use pattern can be described as follows:**

The areas around the subject property are zoned residential containing a mix of single and two family homes

**Analysis/Recommendation for Findings of Fact**

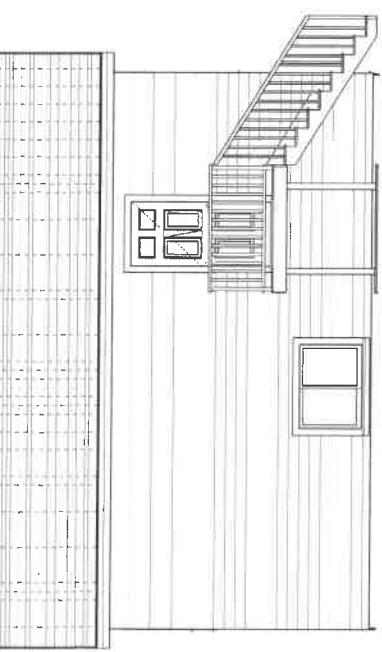
**In reviewing a variance request, the following questions should be addressed. Is there an unusual or unique characteristic about the subject property which creates a hardship? Is the hardship self-created? Is the variance being requested the least possible to remove any hardship? Will granting of the 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 in 1884 at 50.7' x 120 feet, 6,084 square feet. The current minimum lot size is 7,200 square feet or 60' x 120 feet. In 1998 Outagamie County purchased the property to round the curve where Boyd Avenue meets East 10<sup>th</sup> Street. The existing home was razed and the lot was reduced to it's current size of 4,738 square feet. In 2006 the lot was sold to the applicant Habitat for Humanity

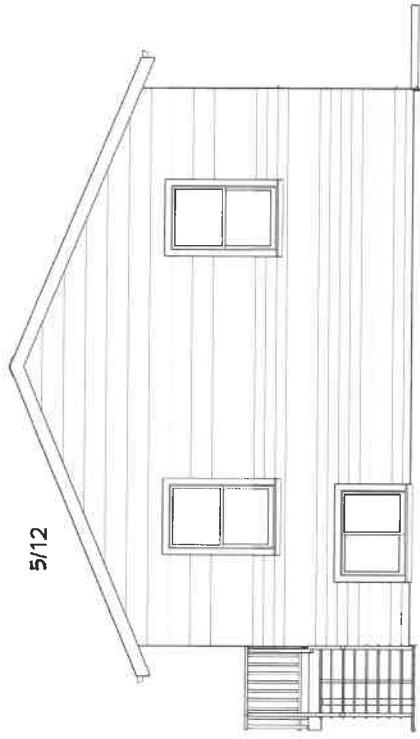
This hardship is not self-created. The applicant is proposing a 676 square foot two bedroom house, and a 480 square foot garage. Making use of a vacant existing residential lot in the City of Kaukauna.

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

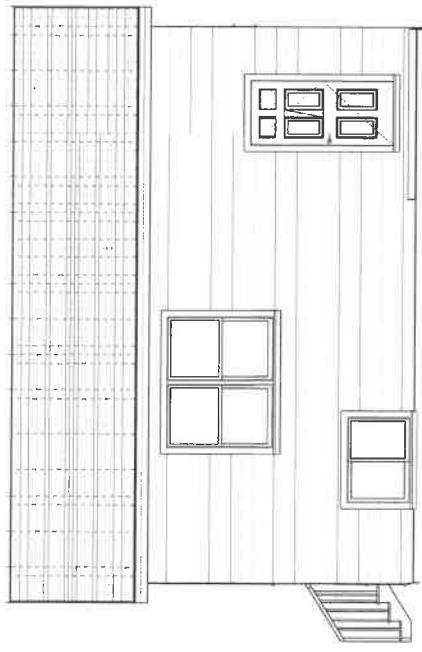
The granting of this variance will not have considerable impact on the neighboring properties due to the nature of the neighborhood. The lots are all small by todays standards with most homes and garages encroaching into the setbacks as outlined in the current zoning code of the City of Kaukauna.



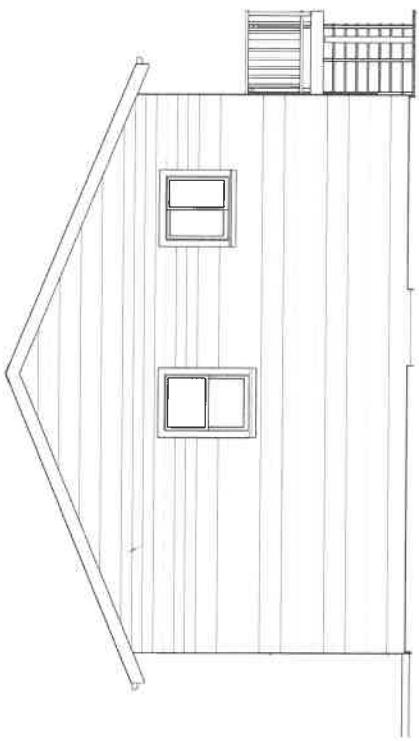
--REAR ELEVATION--



--LEFT ELEVATION--



--FRONT ELEVATION--



--RIGHT ELEVATION--

NOTE: WALL BRACING SHOWN ON PAGE 2 (INTERMITTENT & CONTINUOUS METHOD USED)  
EROSION CONTROL SHOWN ON PAGE 6

PAGE 1 OF 6	SCALE: 1/4" = 1' UNLESS NOTED	DRAWN BY: J. ROTH	DATE 9/16/25	HABITAT FOR HUMANITY GREATER FOX CITIES AREA	MODEL # 2626-2B	916 BOYD AVE KAUKAUNA
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## --TYPICAL WALL SECTION--

**TOTAL LIVING AREA: 1063 SQ FT**  
**FIRST FLOOR LIVING AREA: 676 SQ FT**  
**BASEMENT LIVING AREA: 387 SQ FT**

916 BOYD AVE  
KAUKAUNA

MODEL #  
**2626-2B**

## HABITAT FOR HUMANITY GREATER FOX CITIES AREA

--FLOOR PLAN--

PAGE 2 OF 6 SCALE: 1/4" = 1' DRAWN BY: J. ROTH DATE 9/16/25

This architectural floor plan illustrates the layout of a house, including various rooms and their dimensions, as well as exterior features like a deck and a staircase.

**Rooms and Dimensions:**

- KITCHEN:** 14'-4 1/4" wide by 5'-3" deep. It includes a sink, a range, and a refrigerator.
- DINING ROOM:** 10'-0" wide by 11'-0" deep.
- LIVING ROOM:** 14'-4 1/4" wide by 11'-0" deep.
- UP:** An area labeled "UP" is located on the left side of the plan.
- DN:** A staircase labeled "DN" leads down from the main level.

**Exterior and Other Features:**

- DECK:** An outdoor deck is located on the left side, measuring 6'-0" wide by 11'-0" deep, with a 7'-6" overhang on the left.
- Staircase:** A staircase is located on the right side, leading down from the main level.
- Dimensions:** The overall width of the house is 26'. The distance from the back of the deck to the back of the house is 26'. The distance from the front of the deck to the front of the house is 26'.
- Other:** The plan includes several door and window locations, as well as various interior partitions and ceiling heights.

DOOR SCHEDULE			
SIZE	GTY	RIC WIDTH	RIC HEIGHT
3066 EX	1	36"	83 1/2"
2866	1	34"	82 1/2"
5066 BIFOLD	3	60 1/2"	83 1/2"

WINDOW SCHEDULE			
SIZE	GTY	RIC WIDTH	RIC HEIGHT
3050DH	1	72"	80"
3050DH(2) MULLED	1	72"	80"
3050LS	1	36"	36"
2840DH	3	32"	48"

Architectural cross-section diagram of a concrete foundation wall. The wall is 12' high and 18" thick. Key features include:

- INSULATION:** R-50 BLOWN INSULATION with VENTILATION VENTS.
- WATER SHIELD:** 30' TEAR SHINGLES, 15' 1/2" SHINGLES & WATER SHIELD, ENERGY TRIM-525 OVER-HEELS 24" O.C.
- OVERHANG:** 18" OVERHANG.
- SHORING:** 2 X 6 STUD WALL, R-11 INSULATION, 12' CONCRETE FORM, 11' GEB & TOP DOWN BRACING AREAS.
- INSULATION:** 1/2" SHEETROCK MIL POLY, 1/2" HIGH DENSITY SHEETROCK MIL POLY.
- FLOOR:** 3/4" T & G STURDFLOOR MIL POLY.
- GRADE:** GRADE.
- PLATE:** 2 X 6 TREATED SILL PLATE PV, 5" TREATED.
- WATERPROOFING:** REQUIRED CONCRETE WALL 5' X 10' X 10' PROOFING & 2' DORN FORM ON EXT.
- DRIVEWAY:** 10' X 10' DORN FORM, 10' X 10' CONCRETE FOOTINGS.
- OUTSIDE:** 10' X 10' DORN FORM, 10' X 10' CONCRETE FOOTINGS.
- INSULATION:** 4" THE POUNDED CONCRETE FLOOR OVER 6" MIL POLY, 4" GRAVEL BASES.

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--FLOOR JOIST LAYOUT--  
SCALE: 3/16" = 1'

916 BOYD AVE  
KAUKAUNA

MODEL #  
2626-2B

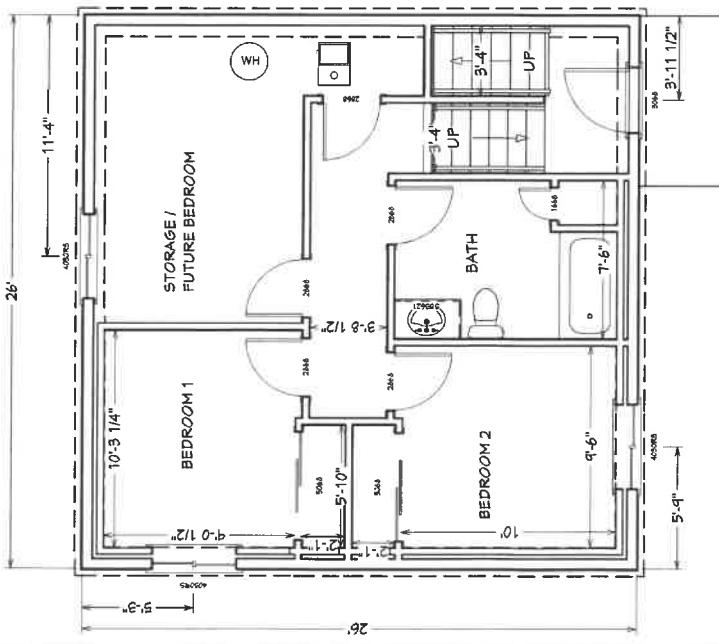
HABITAT FOR HUMANITY  
GREATER FOX CITIES AREA

--BASEMENT PLAN--

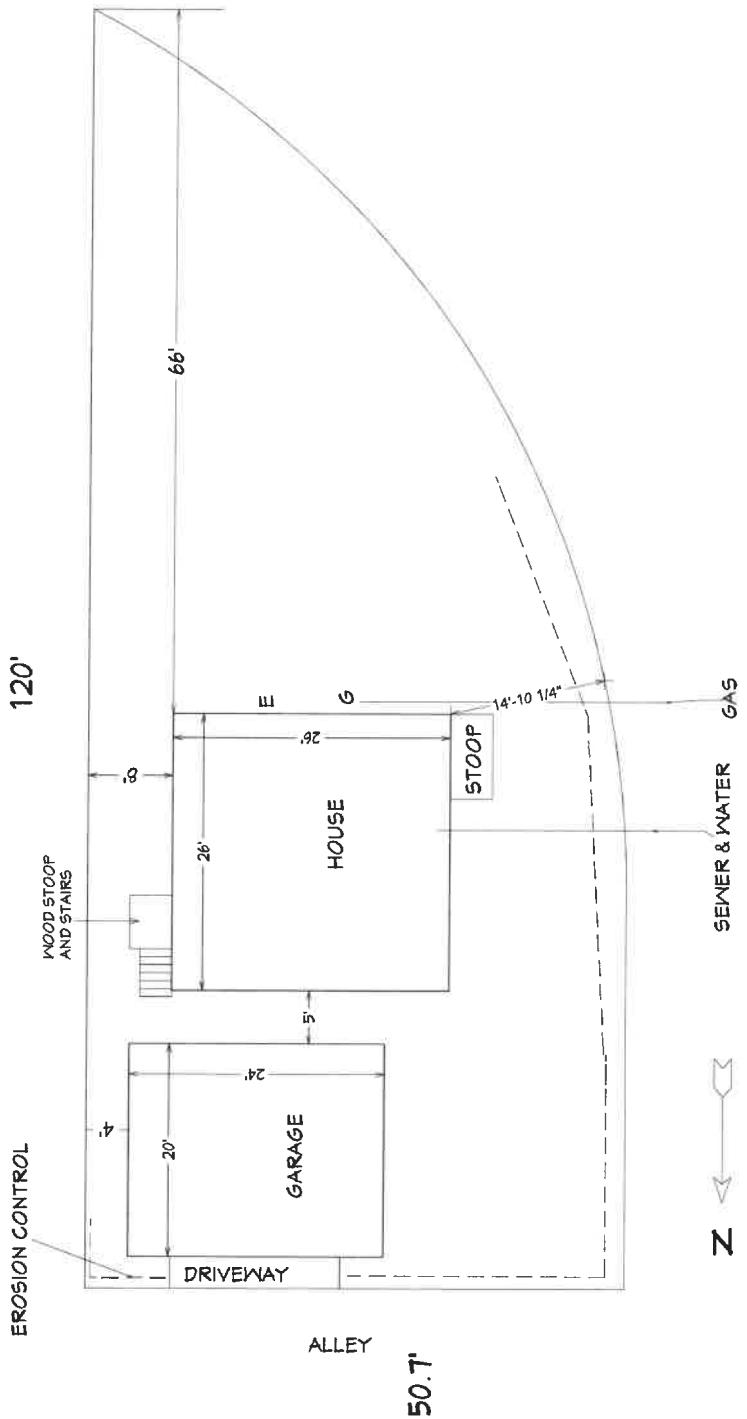
DOOR SCHEDULE			
SIZE	QTY	RIO WIDTH	RIO HEIGHT
3006 EX.	1	38"	63 3/8"
2606	4	34"	62 1/2"
1618	1	20"	62 1/2"
3006	1	38"	62 1/2"
2606 SLIDER	2	60 1/2"	63 1/2"

WINDOW SCHEDULE			
SIZE	QTY	RIO WIDTH	RIO HEIGHT
4030LS	3	48"	36"



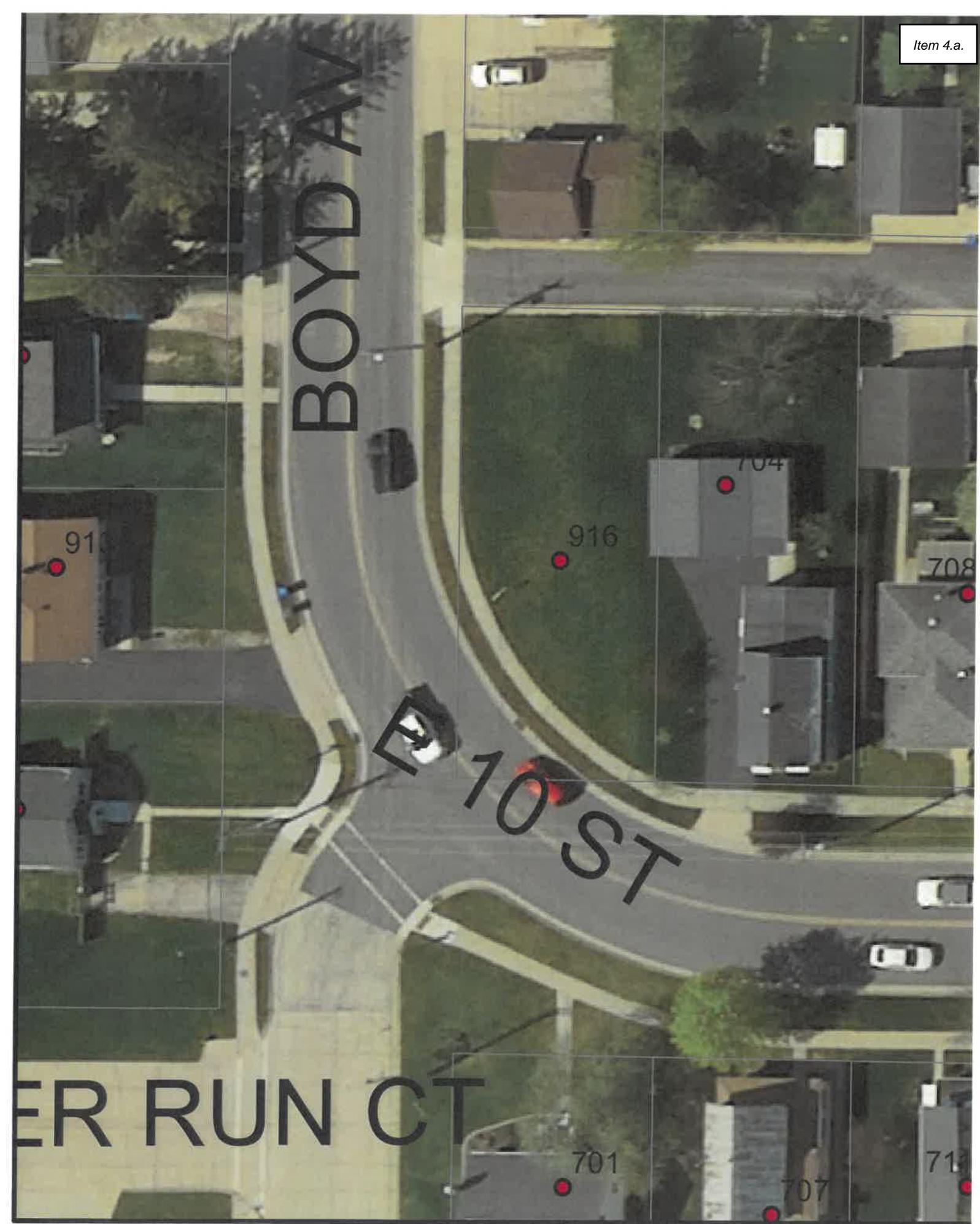
PAGE 3 OF 6  
SCALE: 1/4" UNLESS NOTED  
DRAWN BY: J. ROTH  
DATE 9/16/25  
HABITAT FOR HUMANITY  
GREATER FOX CITIES AREA



916 BOYD AVE - KAUKAUNA

--PLOT PLAN--  
SCALE: 1/8" = 1'

PAGE 6 OF 6	SCALE: 1/4" = 1' UNLESS NOTED	DRAWN BY: J. ROTH	DATE 9/16/25	HABITAT FOR HUMANITY GREATER FOX CITIES AREA	MODEL # 2626-2B	916 BOYD AVE KAUKAUNA
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916 Boyd Avenue



CITY OF KAUKAUNA ENGINEERING  
144 W. SECOND STREET  
KAUKAUNA WI 54130

1 inch = 30' 10'  
Date: 1/13

# PLAT OF SURVEY

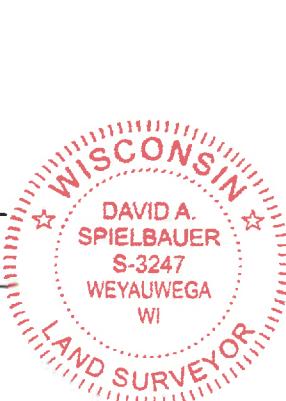
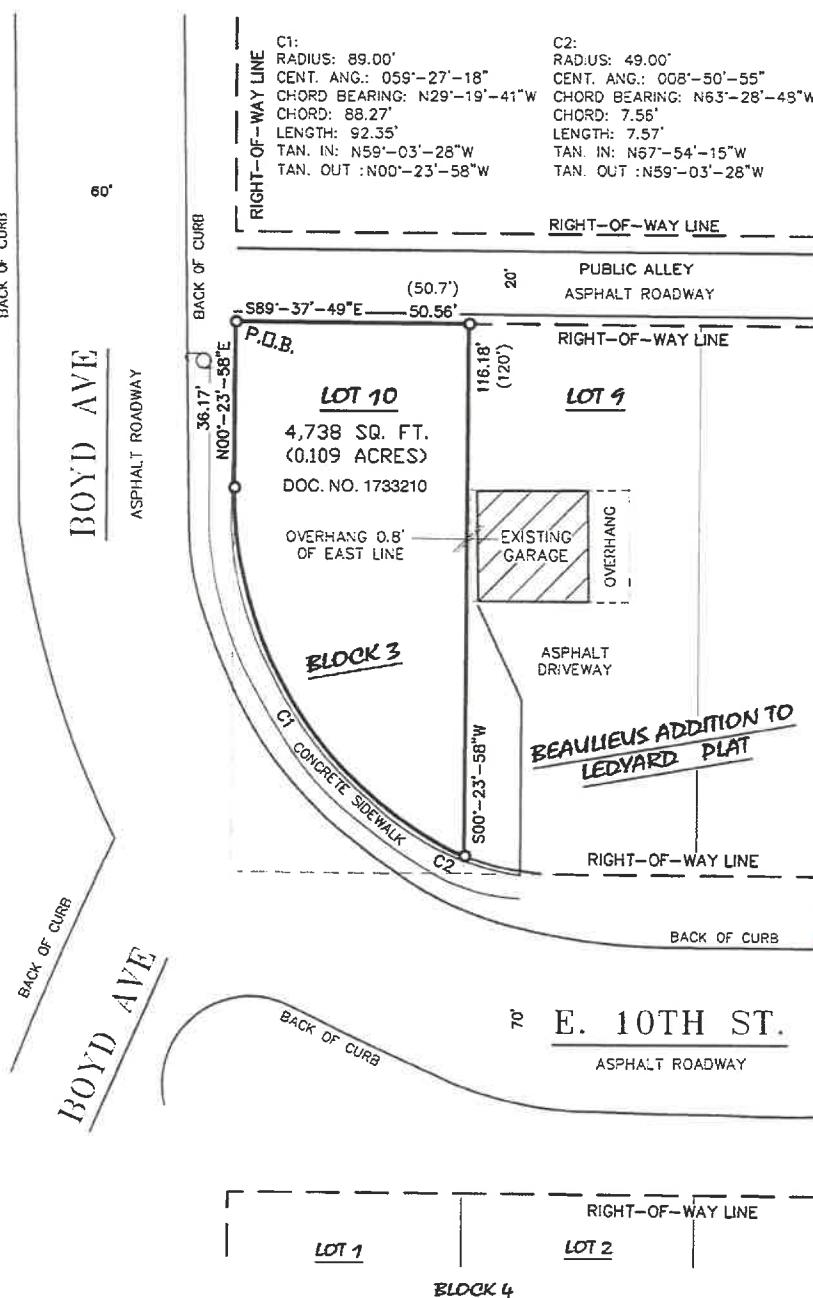
BEING A PART OF LOT 10 OF BLOCK 3 OF BEAULIEUS  
ADDITION TO LEDYARD, LOCATED IN GOVERNMENT  
LOT 8, SECTION 21, T.21N., R.18E., CITY OF  
KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

SURVEYED FOR:  
GREATER FOX CITIES AREA  
HABITAT FOR HUMANITY  
1800 APPLETON RD.  
MENASHA, WI 54952  
SITE ADDRESS: 916 BOYD AVE.,  
KAUKAUNA, WI 54130  
PARCEL NO.: 325003100

## Legal Description

Being a part of Lot Ten (10), Block Three (3), Beaulieus Addition to Ledyard, located in Government Lot Eight (8), Section Twenty-One (21), Township Twenty-One (21) North, Range Eighteen (18) East, City of Kaukauna, Outagamie County, Wisconsin containing 4,738 square feet (0.109 acres) of land and being described by:

Beginning at the northwest corner of said Lot 10: thence S89°-37'-49"E 50.56 feet along the north line of said Lot 10 to the northwest corner thereof; thence S00°-23'-58"E 116.18 feet along the east line of said lot 10 to a point on the north line of E. 10<sup>th</sup> Street and the beginning of a non-tangent curve to the right; thence northwesterly along said north line of E. 10<sup>th</sup> Street 7.57 feet along the arc of said curve to the right having a radius of 49.00 feet and a chord which bears N63°-28'-48"W 7.56 feet to the beginning of a compound curve to the right; thence continuing northwesterly along said north line of E. 10<sup>th</sup> Street 92.35 feet along the arc of said curve to the right having a radius of 89.00 feet and a chord which bears N29°-19'-41"W 88.27 feet to a point on the east line of Boyd Avenue; thence N00°-23'-58"E 36.17 feet along said east line of Boyd Avenue to the point of beginning. Being subject to any and all easements and restrictions of record.

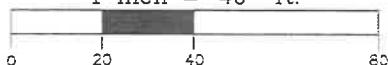


BEARINGS REFERENCED TO THE  
OUTAGAMIE COUNTY COORDINATE SYSTEM  
AND THE WEST LINE OF LOT 10, BLOCK  
3, BEAULIEUS ADDITION TO LEDYARD,  
ASSUMED TO BEAR: N00°-23'-58"E

## -LEGEND-

- = 1" OUTSIDE DIA. X 18" IRON PIPE SET, WT. 1.54 LBS. PER LINEAL FT.
- = 1" IRON PIPE FOUND
- ( ) = RECORDED INFORMATION
- = EXISTING POWER POLE
- P.O.B. = POINT OF BEGINNING

GRAPHIC SCALE  
1 inch = 40 ft.



THIS INSTRUMENT WAS DRAFTED BY: K.R.	FIELD WORK DATE: 12-2-25
CHECKED BY: D.A.S.	FIELD BOOK: X
JOB NO.: 16912	SHEET 1 OF 1

SURVEYOR'S CERTIFICATE  
I, David A. Spielbauer, Professional Land Surveyor  
of Meridian Surveying, LLC, certify that I have surveyed the  
described property and that the map shown is a true and accurate  
representation thereof to the best of my knowledge and belief.

Dated this 27<sup>th</sup> day of DECEMBER, 2025  
*David A. Spielbauer*  
WISCONSIN PROFESSIONAL LAND SURVEYOR  
David A. Spielbauer, S-3247

**MERIDIAN**  
**SURVEYING, LLC**  
2020 Madison Street Office: 920-993-0681  
New Holstein, WI 53061 Fax: 920-273-6037