



"In the Spirit of Town Government"

**TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WI
NOTICE OF BOARD OF ADJUSTMENT MEETING
TUESDAY, NOVEMBER 15, 2016 AT 6:00 P.M.
BUCHANAN TOWN HALL, N178 COUNTY RD N, APPLETON, WI 54915**

AGENDA

1) CALL MEETING TO ORDER

2) ROLL CALL & VERIFY PUBLIC NOTICE

3) APPROVE PREVIOUS MINUTES

- a) January 20, 2015 Board of Adjustment Meeting Minutes

4) PUBLIC HEARING

- a) Application for Variance to Sec. 525-15 (A) – Nonconforming structures & Sec. 515-32 Setbacks on federal, state and county highways. Applicant Keller Inc. on behalf of K3 Properties, LLC is requesting the variance for W914 County Road CE; Variance from legal non-conforming structure being altered beyond 50% fair market value and front yard setback on a County Trunk highway less than 35 feet; Parcel number for the property is 030 020701.

5) APPLICATIONS FOR APPROVAL OR DENIAL

- a) Application for Variance to Sec. 525-15 (A) – Nonconforming structures & Sec. 515-32 Setbacks on federal, state and county highways. Applicant Keller Inc. on behalf of K3 Properties, LLC is requesting the variance for W914 County Road CE; Variance from legal non-conforming structure being altered beyond 50% fair market value and front yard setback on a County Trunk highway less than 35 feet; Parcel number for the property is 030 020701 - For Approval/Denial.

6) ADJOURN

Joel Gregozeski, Administrator/Clerk

Dated: October 31, 2016

Public Notice: Agendas are posted in the following locations: Town Hall bulletin board & Town website: www.townofbuchanan.org. *2015 Wisconsin Act 79 allows the publication of certain legal notices on an Internet site maintained by a municipality. This law allows these types of legal notices to be posted in one physical location in the jurisdiction (instead of three) if also placed on an Internet site maintained by the local government.*

Special Accommodations: Requests from persons with disabilities who need assistance to participate in this meeting should be made to the Clerk's Office at (920) 734-8599 with as much advance notice as possible.

Notice of Possible Quorum: A quorum of the Plan Commission, Board of Review, and/or Board of Adjustment may be present at this meeting for the purpose of gathering information and possible discussion on items listed on this agenda. However, unless otherwise noted in this agenda, no official action by the Plan Commission, Board of Review, and/or Board of Adjustment will be taken at this meeting.



"In the Spirit of Town Government"

**TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WI
MINUTES OF BOARD OF ADJUSTMENT MEETING
TUESDAY, JANUARY 20, 2015 AT 6:30 P.M.
BUCHANAN TOWN HALL, N178 COUNTY RD N, APPLETON, WI 54915**

- 1) **CALL MEETING TO ORDER** - Meeting was called to order by Wallenfang at 6:30 p.m.
- 2) **ROLL CALL & VERIFY PUBLIC NOTICE** - Public notice verified. Board members present: Wallenfang, Jensema and Rottier. Also present was Administrator/Clerk Gregozeski and Dawn Weber of Burger King.
- 3) **APPROVE PREVIOUS MINUTES: None approved, postponed until next meeting.**
- 4) **PUBLIC HEARING**
 - a) Application for Variance to Sec. 525-29 (E) Improvements – Dimensional Requirements, CP Planned Commercial; Applicant Tom Provost is requesting the variance for W3154 Van Roy Road; Variance from two acre minimum dimensional requirement; Parcel number for the property is 030040704: Wallenfang called for comments opposed of the application three times. No comments were made opposed. Wallenfang called for comments in favor of the application three times. Dawn Weber introduced herself and stated she was here to answer any questions by the Board. Motion by Rottier/Jensema to close the public hearing at 6:33 p.m. Motion carried 3 to 0.
- 5) **APPLICATIONS FOR APPROVAL OR DENIAL**
 - a) Application for Variance to Sec. 525-29 (E) Improvements – Dimensional Requirements, CP Planned Commercial; Applicant Tom Provost is requesting the variance for W3154 Van Roy Road; Variance from two acre minimum dimensional requirement; Parcel number for the property is 030040704. - For Approval/Denial: The Board reviewed and discussed the application including all of the listed requirements with findings as listed.
 - Variance is not contrary to the public interest and that such a variance will be in general harmony with the purposes and intent of the zoning ordinance: Board agreed that this requirement is met with the application.
 - The variance will not permit the establishment of a use which is not permitted or permissible in the zoning district: Board agreed that this requirement is met with the application.
 - Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district: Board agreed that this requirement is met with the application.
 - The literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district: Board agreed that this requirement is met with the application.
 - The hardship is not shared generally by other land or buildings in the area: Board agreed that this requirement is met with the application.
 - The hardship results from the strict application of this ordinance and is not the result of self-created or self-imposed circumstances: Board agreed that this requirement is met with the application.

Motion by Rottier/Jensema to approve the application for variance as presented. Motion carried 3 to 0.

- 6) **ADJOURN: Motion to adjourn by Rottier/Jensema at 6:34 p.m. Motion carried 3 to 0.**

Joel Gregozeski, Administrator/Clerk
Dated: January 26, 2015

Motion to approve: _____ Date: _____ Carried ___ to ___.

**Town of Buchanan
Board of Adjustment
Application for Variance
Notice of Public Hearing**

The Board of Adjustment of the Town of Buchanan has received an application for a Variance to Sec. 525-15 (A) – Nonconforming structures & Sec. 515-32 Setbacks on federal, state and county highways. Applicant Keller Inc. on behalf of K3 Properties, LLC is requesting the variance for W914 County Road CE; Variance from legal non-conforming structure being altered beyond 50% fair market value and front yard setback on a County Trunk highway less than 35 feet; Parcel number for the property is 030 020701.

A public hearing on this request will be held by the Town of Buchanan Board of Adjustment on Tuesday, November 15, 2016, at 6:00 p.m. at the Buchanan Town Hall. Additional information on this request is available for inspection at the Town of Buchanan Town Hall, N178 County Road N, Appleton, WI 54915.

Joel Gregozeski
Administrator/Clerk

Publish: November 5, 2016 and November 12, 2016
Posted: November 1, 2016

2016 Property Record | Outagamie County, WI

*Assessed values not finalized until after Board of Review
Property information is valid as of 10/31/2016 1:19:05 PM*

<p style="text-align: center;">Owner Address</p> <p>K3 LLC W914 COUNTY RD CE KAUKAUNA, WI 54130</p>	<p style="text-align: center;">Owner</p> <p>K3 LLC</p>																																																	
<p style="text-align: center;">Property Information</p> <p><u>Parcel ID:</u> 030020701</p> <p><u>Document #</u> 1215974</p> <p><u>Tax Districts:</u> SCH D OF KAUKAUNA AREA</p>	<p style="text-align: center;">Property Description</p> <p style="text-align: center;"><i>For a complete legal description, see recorded document.</i></p> <p>CSM 2701 PRT LOT 1 (PLATTED OUT PRT NE NE SEC31 & PRT NW NW SEC32-21-19) 3.64AC M/L #1215974</p> <p><u>Municipality:</u> 006-TOWN OF BUCHANAN</p> <p><u>Property Address:</u> W914 COUNTY RD CE</p>																																																	
<p style="text-align: center;">Tax Information</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Installment</u></th> <th style="text-align: right;"><u>Amount</u></th> </tr> </thead> <tbody> <tr> <td><u>First:</u></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>Second:</u></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>Total Tax Due:</u></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>Base Tax:</u></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>Special Assessment:</u></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>Lottery Credit:</u></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>First Dollar Credit:</u></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>Amount Paid:</u> (View payment history info below)</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>Current Balance Due:</u></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>Interest:</u></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>Total Due:</u></td> <td style="text-align: right;">0.00</td> </tr> </tbody> </table>	<u>Installment</u>	<u>Amount</u>	<u>First:</u>	0.00	<u>Second:</u>	0.00	<u>Total Tax Due:</u>	0.00	<u>Base Tax:</u>	0.00	<u>Special Assessment:</u>	0.00	<u>Lottery Credit:</u>	0.00	<u>First Dollar Credit:</u>	0.00	<u>Amount Paid:</u> (View payment history info below)	0.00	<u>Current Balance Due:</u>	0.00	<u>Interest:</u>	0.00	<u>Total Due:</u>	0.00	<p style="text-align: center;">Land Valuation</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Code</u></th> <th style="text-align: left;"><u>Acres</u></th> <th style="text-align: left;"><u>Land</u></th> <th style="text-align: left;"><u>Impr.</u></th> <th style="text-align: left;"><u>Total</u></th> </tr> </thead> <tbody> <tr> <td>2</td> <td style="text-align: right;">3.64</td> <td style="text-align: right;">\$114,600</td> <td style="text-align: right;">\$310,900</td> <td style="text-align: right;">\$425,500</td> </tr> <tr> <td></td> <td style="text-align: right;">3.64</td> <td style="text-align: right;">\$114,600</td> <td style="text-align: right;">\$310,900</td> <td style="text-align: right;">\$425,500</td> </tr> <tr> <td colspan="4"><u>Assessment Ratio:</u></td> <td style="text-align: right;">Not Available</td> </tr> <tr> <td colspan="4"><u>Fair Market Value:</u></td> <td style="text-align: right;">Not Applicable</td> </tr> </tbody> </table>	<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>	2	3.64	\$114,600	\$310,900	\$425,500		3.64	\$114,600	\$310,900	\$425,500	<u>Assessment Ratio:</u>				Not Available	<u>Fair Market Value:</u>				Not Applicable
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*No data found for Delinquent Tax Summary, Payment History in 2016



"In the Spirit of Town Government"

TOWN OF BUCHANAN
N178 COUNTY RD N, APPLETON, WI 54915
Phone: (920) 734-8599 Fax: (920) 734-9733

APPLICATION FOR: VARIANCE

Application Date: 10-18-16

A variance is a relaxation of the terms of the zoning ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the results of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship. A variance shall only be issued upon order of the Board of Adjustment.

A public hearing shall be scheduled by the Town Administrator/Clerk with the Town Board of Adjustment within 60 days of filing. A Class 2 Public Notice shall be completed by the Town.

Applicant

Name: Keller, Inc.

Mailing Address: P.O. Box 620

City/State/Zip: Kaukauna, WI 54130

E-Mail Address: dstobbs@kellerbuilds.com

Owner

Name: K3 Properties, LLC

Mailing Address: W914 City Hwy CE

City/State/Zip: Kaukauna, WI 54130

Engineer/Surveyor (if applicable)

Name: Keller, Inc.

Mailing Address: _____

City/State/Zip: _____

Legal Description of Property: 030 020701
(Parcel No. or platted Subdivision Name with Lot No.)

Current Zoning District: CL- Local Commercial

Current Use of Property: CL- Local Commercial-Transportation Services

This request is for a Variance under the terms of Section § 525-15A of the Town of Buchanan Zoning Code.

§ 525-32

SHEET INDEX

- C1.0 SITE PLAN
- A1.0 FLOOR PLAN
- A2.0 ELEVATIONS
- A2.1 3D
- T2.0 SPECIFICATIONS

PROJECT INFORMATION

APPLICABLE BUILDING CODE
 2009 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)
 ASHRE STANDARD 90.1-2007

BUILDING CONTENT

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	--- S.F.	--- S.F.	--- S.F.
FIRST FLOOR	--- S.F.	--- S.F.	--- S.F.
CANOPIES (COLUMN SUPPORTED)	--- S.F.	--- S.F.	--- S.F.
BASEMENT	--- S.F.	--- S.F.	--- S.F.
BUILDING AREA SUB-TOTALS	--- S.F.	--- S.F.	--- S.F.
MEZZANINES	--- S.F.	--- S.F.	--- S.F.
FIRE AREA TOTALS	--- S.F.	--- S.F.	--- S.F.

HIGH FILE STORAGE YES/NO
 FIRE ALARM SYSTEM YES/NO
 OCCUPANCY
 1-1
 NON SEPARATED

CONSTRUCTION CLASSIFICATION

TYPE 1B CONSTRUCTION
 SPRINKLED YES/NO
 FIREWALL YES/NO

ALLOWABLE AREA

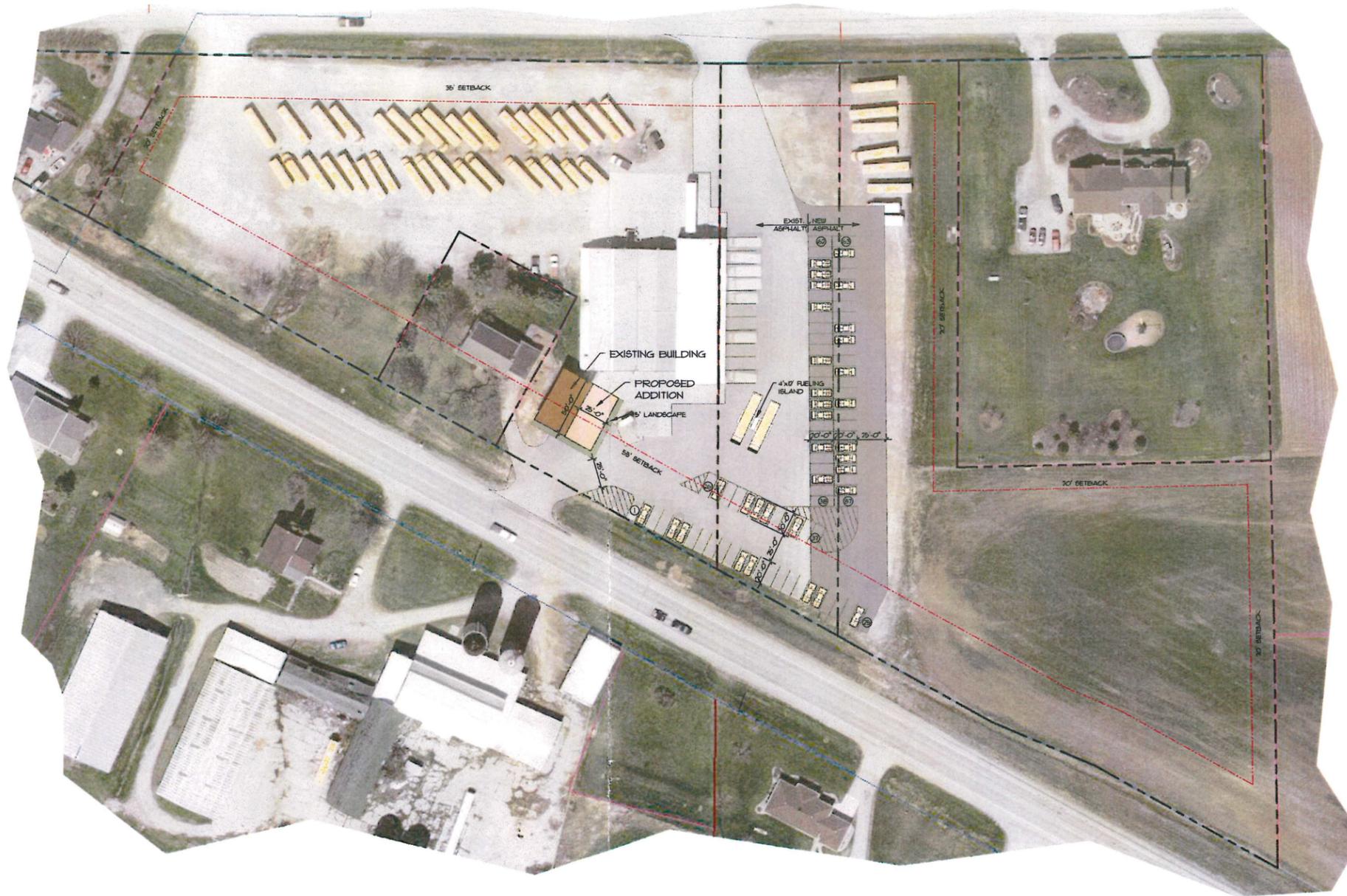
TABULAR FLOOR AREA: XXXXXX S.F.
 FRONTAGE INCREASE: XXXXXX S.F.
 SPRINKLER INCREASE: XXXXXX S.F.
 TOTAL ALLOWABLE AREA: XXXXXX S.F.
 ALLOWABLE FIRE AREA: XXXXXX S.F.

BUILDING/SITE CONTENT

BUILDING SIZE XXXXXX S.F. XX.X%
 HARD SURFACE XXXXXX S.F. XX.X%
 GREEN SPACE XXXXXX S.F. XX.X%
 PARCEL SIZE (APPROX.) XXXXXX S.F. X.XX ACRES
 PARKING PROVIDED XX STALLS (1 STALL/XXX.X S.F.)

ZONING INFORMATION

ZONING: CL - LOCAL COMMERCIAL
 FRONT YARD SETBACK: 35'-0"
 SIDE YARD SETBACK: 20'-0"
 REAR YARD SETBACK: 90'-0"



NORTH

CONCEPTUAL SITE PLAN
 1" = 50'-0"

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED FOR:

KOBUSSEN BUS

TOWN OF BUCHANAN,

WISCONSIN



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
 2216 State Road 85
 P.O. Box 620
 Kaukauna, WI 54130
 PHONE (920) 746-8795 /
 1-800-236-2834
 FAX (920) 766-3004

MILWAUKEE
 2204 N11309
 Colburn Rd
 Germantown, WI 53022
 PHONE (262) 250-8710
 1-800-236-2834
 FAX (262) 250-8740

www.kellerbuilds.com

PROPOSED FOR:
KOBUSSEN BUS
 WISCONSIN
 TOWN OF BUCHANAN,

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PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS	_____
_____	_____
_____	_____
_____	_____
_____	_____
PROJECT MANAGER:	D. STUBBS
DESIGNER:	S. KLESSIG
DRAWN BY:	C. TEAFCE
EXPEDITOR:	_____
SUPERVISOR:	_____
PRELIMINARY NO:	PI3252
CONTRACT NO:	_____
DATE:	10.11.2016
SHEET:	C1.0