

## VILLAGE OF WRIGHTSTOWN BOARD OF APPEALS

The Village of Wrightstown Board of Appeals meeting was held at the Village Hall, 352 High Street, in Conference Room C on Tuesday, April 25, 2017 at 4:00 p.m. following the posted Public Hearing.

Those in attendance included Board of Appeals members Glenn Buntin, Paul Halverson, Dick Vanden Wymelenberg, Mike Van Eperen and Bernie Vickman. Others in attendance included Village Administrator Travis Coenen, Clerk/Treasurer Michelle Seidl, Deputy Clerk/Treasurer Patti Leiternann, Trustee Sue Byers, requestor Todd Oudenhoven.

Motion was made by Paul Halverson to appoint Mike Van Eperen as chairman for these proceedings. Motion carried.

Administrator Travis Coenen called the meeting to order.

Request for this second meeting of the Board of Appeals is the result of a recommendation by the Wrightstown Village Board, at the April 18, 2017 meeting, that project plans be re-reviewed by the Board of Appeals due to changes. At the same meeting, the Village Board made the decision to **not** proceed with amendment of ordinance 206-16 G to increase the 15' accessory building height restriction.

A review of the current municipal code is as follows:

- A request for a variance of the Village of Wrightstown Municipal Code, Article III: General Regulations, Section 206-16 Height & Area Regulations - G. Accessory Structures & Article IV: District Regulations, Section 206-20 R-1 Residential District – E. Height Restrictions for all Structures

**Rachelle R. (Montevideo) Oudenhoven & Todd T. Oudenhoven**, 219 Main Street, Tax Parcel No. VW-196-1, have requested a variance from the above listed sections of the Village Municipal Code to allow for the building of an accessory garage, to be constructed to exceed 15' in height to accommodate the storage of a motor home. The stated justification is due to new ordinance No. 06212016A limiting one (1) single recreational vehicle on the main driveway of a premise.

Review of Oudenhoven's newly revised drawing in comparison to the original plan requested, by Administrator Coenen.

Due to input on the part of the Village Building Inspector, the original project plan was reviewed by Village Planner Elizabeth Runge and submitted to the Board of Review with a 20' building height needing a variance of 2'. The height maximum was incorrectly based on the roof line of the primary structure rather than the 15' accessory building height restriction when the accessory building is not attached to the primary dwelling.

The newly revised plan will have an exposed 11' sidewall facing the Oudenhoven's home due to excavation with an exposed 14' sidewall opposite. Roof measurement to peak will add an additional 3'. Approximately 60% + of the total building will meet the Village's 15' height maximum.

Resident Todd Oudenhoven stressed that his goal is to keep the structure nice and with the design and brick, it will complement his home and add value to the property.


Approx. 20 years ago, the Board of Appeals granted a 5' variance for the Verhagen property within the Village for the same purpose of housing an RV.


Comment made by Mike Van Eperen that this situation does not need to set precedence since each case has to be reviewed individually. However, if we allow accommodation to this ordinance strictly because of a change in another, then maybe an ordinance amendment should be looked at by the Village Board instead. Mike was able to visit the Oudenhoven property to get a better visual of how this garage will affect the overall look.

Paul Halverson was also able to view the property from the river side and it appears that it will fit with the already existing structures in that area.

Motion was made by Bernie Vickman with a second by Dick Vanden Wymelenberg to **APPROVE** the Oudenhoven variance request with a 2' additional height. Call of roll: Yes: 5 No: 0 **Motion carried.**

Motion made by Bernie Vickman with a second by Glenn Buntin to adjourn. **Motion carried.**  
(Adjourned 4:26 pm)

  
Michelle Seidl

  
Clerk/Treasurer