

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 Wednesday, October 11, 2017 at 4:30 p.m. following the posted Public Hearing.

Those in attendance included Board of Appeals members Glenn Buntin, Tim Dole, Paul Halverson and Dick VandenWymelenberg. Others in attendance included Village Administrator Travis Coenen, Clerk/Treasurer Michelle Seidl and resident Michael Windey. Bernie Vickman was absent.

Clerk/Treasurer Michelle Seidl called the meeting to order at 4:45 p.m. due to the late arrival of Dick VandenWymelenberg.

Motion was made by Paul Halverson with a second made by Glenn Buntin to appoint Tim Dole as chairman for these proceedings. Motion carried.

A review of the current municipal code is as follows:

- A request for a variance of the Village of Wrightstown Municipal Code, Chapters 206-12 Non-Conforming Uses and 206-18 (C) Accessory Buildings.

Michael Windey at 725 Park Street, Tax Parcel VW-263, requested a variance for the location of an expanded garage to replace the existing garage on this property. The existing garage's location on the lot is a non-conforming use. **206-16G Accessory Buildings**, the Village's ordinance which was in place until June 20, 2017, stated that accessory structures that are not a part of the main building, shall not be nearer than three feet to any lot line. The existing garage is located approximately two feet from the side lot line. This indicates that a variance may have previously been granted for the placement of the garage within two feet of the side yard. The lot itself, under Single Family Residential (R-1) Zoning District, requires for (Class B) lots to have 75 feet of frontage on a street. This lot has 56 feet of frontage on Park Street. It is a non-conforming lot.

The applicant requested to replace the existing garage with a new, larger garage, in the same location as the existing, at two feet from the side yard lot line. The existing garage is 22 feet by 30 feet and the proposed garage is larger at 24 feet by 48 feet.

The ordinances for the current variance request are cited below:

Article III General Regulations:

206.12 A. Non-Conforming Uses

Enlargement or extension prohibited. The existing lawful use of a building or premises at the time of the enactment of this chapter or any amendment thereto may be continued although such use does not conform to the provisions of this chapter for the district in which it is located, but no building or premises containing a non-conforming use shall be enlarged or extended.

The Village's newly adopted Accessory Structure setback ordinance adopted in 2017:

206-18 C. Accessory buildings

(1) Setback, area and height regulations.

Accessory buildings which are not a part of the main building must maintain a minimum distance of 10 feet from the principal structure and shall occupy no more than 30% of the area of the required rear yard or exceed 700 square feet in size; location to include rear and side yard setbacks only, with a minimum rear yard setback of 10 feet and side yard setback of five feet. No accessory building may extend beyond the street front of the principal structure. On corner lots, the dimension of the shorter of the two property lines having street frontage shall be used to calculate the allowable square footage. Maximum height for attached accessory buildings may be equal to the height of the principal structure or not more than 15 feet, whichever is more restrictive.


The garage plans were reviewed by Village Planner Elizabeth Runge. Her recommendation is that the Board of Appeals approve the variance request due to the lack of available options for placement due to the particular shape and topography of the lot.


Michael Windey indicated that he spoke with neighbors Leonard and Judy Vickman and they have no concerns with the location or size of his placement garage.

Review of provided drawings in regards to proximity of new garage, including the overhang, to the side yard as well as the distance from Park St.

Motion was made by Glenn Buntin with a second by Paul Halverson to **APPROVE** the Windey variance request. Call of roll: Yes: 4 No: 0 **Motion carried.**

Motion made by Paul Halverson with a second by Glenn Buntin to adjourn. **Motion carried.**
(Adjourned 5:03 pm)


Michelle Seidl


Clerk/Treasurer