

VILLAGE OF WRIGHTSTOWN

NOTICE OF PUBLIC HEARING Wednesday, October 11, 2017

Notice is hereby given, that a Public Hearing will be held before the Village of Wrightstown **Board of Appeals**, Brown/Outagamie Counties, Wisconsin, on **Wednesday, October 11, 2017 at 4:30 p.m.** at the Village Hall Conference Room C, 352 High Street, Wrightstown, Wisconsin, on the following requests:

- 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, is requesting 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 is requesting 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.

Interested parties and/or their agents will be provided an opportunity to express their views on this request.

Dated this 27th day of September, 2017

Signed Michelle Seidl
Michelle Seidl Clerk/Treasurer