

## **VILLAGE OF WRIGHTSTOWN BOARD OF APPEALS**

The Village of Wrightstown Board of Appeals meeting was held at Village Hall, 352 High St., in Conference Room C, on Wednesday, May 15, 2019 at 4:00 p.m. following the posted Public Hearing.

Those in attendance included Board of Appeals members: Bradley Bosma, Tim Dole, Paul Halverson and Bernie Vickman. Others in attendance included: Administrator Travis Coenen, Clerk/Treasurer Michelle Seidl, residents Adam Hietpas and Gary Kaster Absent: Member Glenn Buntin

Motion was made by P Halverson with a second made by B Vickman to appoint T Dole as chairman for these proceedings: **Motion carried.**

A review of the current municipal code is as follows:

**Chapter 206-18(C ) (1) Accessory Buildings, Setback, area and height regulations,** of the Village's municipal code, has been in place since June 20, 2017, and states that **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 the 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 applicant, Adam Hietpas, requested a variance to build a 30' x 30' (900 sq. ft.) accessory garage with a height dimension of 16.5' to store his work vehicle, trailers and plows. Mr. Hietpas is willing to install an 8' garage door, if necessary, to bring down the height dimension closer to what is outlined in the Village code. This change will allow him to reduce the building height to 15.5' which is the same height as his home.

Written consent, per the restrictive covenants of Harvest Moon Estates, received from HOA President Craig Micke, allowing the Hietpas' garage project to move forward.

The garage plans were reviewed by Benjamin J. Lacount from Evergreen Consultants, LLC. His recommendation was that the Board of Appeals deny the variance request because the surroundings, shape or topographical condition of the specified property does not result in a particular hardship to the owner, if the strict letter of the regulations were carried out. Applicant should consider redesigning the garage to fit the 700 square foot requirement, building the 900 square foot structure with frost walls and attaching to the main home or renting a storage building off site. The Village Board could also consider adding a conditional use to the existing zoning code.

Administrator Travis Coenen indicated that the Village Board may need to review the current ordinance since the 2017 more restrictive amendment has caused variance request numbers to increase. The Hietpas' large lot has more than enough green space to accommodate a 30' x 30' garage and the municipal code should address perimeters for these types of situations. However, until a change is approved, Village government is required to follow the 2017 regulations. The Board of Appeals can okay the larger area and height dimensions being requested but should then ask the Village Board to consider updating the Code to maintain consistency going forward.

Neighbor Gary Kaster noted, as did Committee Member Bernie Vickman, that none of the surrounding property owners have an issue with the building of the 30' x 30' garage as it will not obstruct intersection views.

Member Brad Bosma stated that allowing the higher roof pitch (16.5') will make the garage look more appealing.

Member Bernie Vickman recommended approving the larger height to allow easier access when work equipment is loaded on Mr. Hietpas' truck and trailers.

Motion was made by B Bosma with a second made by P Halverson to approve the garage area size of 30' x 30'. **Motion carried unanimously.**

Motion was made by P Halverson with a second made by B Vickman to approve the garage height of 16.5'. **Motion carried unanimously.**

Motion made by P Halverson with a second made by B Bosma to adjourn. **Motion carried.**  
(Adjourned at 4:18 p.m.)

Michelle Seidl, Clerk/Treasurer