

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 Tuesday, July 7, 2020 at 5:00 p.m. following the posted Public Hearing.

Those in attendance included Board of Appeals members: Bradley Bosma, Tim Dole and Bernie Vickman. Others in attendance included: Administrator Travis Coenen, Clerk/Treasurer Michelle Seidl, Deputy Clerk/Treasurer Patti Leitermann and resident Russell Otten. Absent: Board of Appeals members Glenn Buntin and Paul Halverson

Motion was made by Bernie Vickman with a second made by Brad Bosma to appoint Tim Dole as chairman for the proceedings. **Motion carried.**

A review of the current municipal code is as follows:

Ordinance §206-18 (D) Accessory Buildings; Number of Accessory Buildings per Lot

Only one accessory building may be constructed on any Village lot. [Added 7-16-2019 by Ord. No. 07162019]

Request by resident Russell Otten to bring in a 12 x 16 structure to store lawn and garden equipment, in addition to his existing detached garage.

Board of Appeals member Bernie Vickman spoke with neighbors of Mr. Otten and inspected the property for allowable space for the requested structure. Based on feedback received from neighbors and Mr. Otten's lot size, he has no quarrel with approving the request. Also, the lawn and garden shed is to be placed behind the existing detached garage so it will not be seen from the road.

Neighbor Kheenan Halvorson, 1136 Main St., contacted the Clerk's Office just prior to the Board of Appeals meeting to voice his support of the variance request, since he too would like to have the ability to construct a storage building on his property, if ever needed.

An informational packet, provided by absent Board of Appeals member Paul Halverson, noted concerns he has about the quantity of items that are currently being stored inside and outside Mr. Otten's existing garage. To prevent the new structure from being overfilled, he asked that the Board request that Mr. Otten reduce the number of stored items on his property before he be allowed to bring in another storage building.

Review by Village Planners Benjamin LaCount and Chad Fradette, recommended that the variance request be denied because no unnecessary hardship exists as the applicant could construct an addition to the existing garage or could rent a storage building off-site. Approving the variance request could start a cumulative effect where other nearby property owners would ask for similar variances. There are no physical property limitations that necessitate a variance and the long-term cumulative impacts would negate the existing zoning code, therefore impacting the public interest.

However, Planner Benjamin LaCount did suggest that the Village of Wrightstown add language to the code to allow for a small secondary accessory building on properties that have no garage

attached to the primary dwelling. Especially if the lot is big enough to still accommodate the 30% greenspace rule.

Administrator Coenen reiterated that the number of items currently being stored outside the existing garage will need to be paired down so that the new storage building can house what remains. Therefore, cleaning up the yard.

Mr. Otten confirmed that the purpose of the 12 x 16 garden shed is to house equipment not currently being stored in his existing garage. He also noted that the building is not being constructed on site. It will be brought in complete and he wondered if that made a difference in the need for a variance because there will be no poured/gravel foundation.

Village code does not consider a no-foundation structure temporary, so therefore, a variance is required.

Member Bernie Vickman reiterated his okay for approval to be granted.

Chair Tim Dole stated that the information shared by Member Paul Halverson clearly indicates the need for Mr. Otten's yard to be cleaned up. Purging and allowance of the variance, should give Mr. Otten the ability to house what is currently stored outside the existing garage. Members Brad Bosma and Bernie Vickman concurred.

Mr. Otten did note that the water tanks, however, would not be stored inside since they need to be outdoors to gather water for his gardens.

Motion made by Brad Bosma with a second made by Bernie Vickman to allow Russell Otten's variance request for his property at 1116 Main St. Wrightstown. Call of roll: 3 yes votes (Brad Bosma, Tim Dole, Bernie Vickman) 1 no vote by Paul Halverson, received via email. **Motion carried.**

Planner Benjamin LaCount is working on wording to modify the Village's current code regarding accessory structures on properties with no garage attached to the primary dwelling. Once received, the update will be presented to the Board of Trustees to take action on.

Motion made by Brad Bosma with a second made by Bernie Vickman to adjourn. **Motion carried.** (Adjourned at 5:31 p.m.)

Michelle Seidl, Clerk/Treasurer