

# **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, October 13, 2020 at 4:00 p.m. following the posted Public Hearing.

Those in attendance included Board of Appeals members: Glenn Buntin, Quinn Cavanaugh, Tim Dole, Paul Halverson and Bernie Vickman. Others in attendance included: Administrator Travis Coenen, Clerk/Treasurer Michelle Seidl, Deputy Clerk/Treasurer Patti Leitermann and residents Peter & Michelle Rentmeester. Absent: Board of Appeals member Brad Bosma

**Background note: On Tuesday, October 6, 2020, the Village Board directed staff to update Chapter 206 of the Municipal Code in regards to Accessory Buildings in properties zoned (R-R) Rural Residential. The potential update is being reviewed by Village Planners at Evergreen Consulting and reads as follows:**

**(R-R) properties with an attached garage may have one accessory building up to 2,000 sq. ft. and 20 ft. in overall height. Lots with detached garages may have no more than two accessory buildings with combined square footage of greater than 2,500 sq. ft. and no one structure larger than 2,000 sq. ft. No more than 30% of the required greenspace may be exceeded.**

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

A review of the current municipal code is as follows:

### **Ordinance 206 Zoning:**

§206-18(C)(1) Accessory buildings; Setback, area and height regulations, 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 1,000 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 10 feet if the accessory building is larger than 200 square feet. For accessory buildings 200 square feet or smaller, the minimum rear yard setback is five feet and side yard setback is 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 16 feet, whichever is more restrictive.

§206-18(D) Accessory buildings; Number of accessory buildings per lot, states that only one accessory building may be constructed on any Village lot.

**Request by residents Peter & Michelle Rentmeester to approve construction of a 30' x 40' steel shed/garage to the south west of the front part of their lot, connecting to the current driveway. The shed is to run perpendicular to the existing detached garage.**

Recommendation to deny the variance request was received from Village Planners Benjamin J. LaCount and Chad M. Fradette, Evergreen Consultants, LLC. The applicant should consider

available alternatives or the Plan Commission and Village Board could consider adding a conditional use to the zoning code.

Michelle Rentmeester outlined two possible positions for the new garage to run perpendicular to the existing detached garage, to utilize the existing driveway, or to construct it in the back of their property, closer to Cty Hwy ZZ. This may be a better option due to the side yard setback requirement of 10'

Because a site plan was not available at the time the Board of Appeals meeting was scheduled, it was unknown that:

1. Rentmeester's wish to position the new garage to the front of the property, perpendicular to the existing detached garage causing the structure to extend beyond the street front of the principal structure
2. In this position, the side yard setback may be under 10'
3. The principal structure has an attached garage

To move forward, requests for variances would be needed to:

1. Exceed the maximum square footage of an accessory building
2. Exceed the allowable number of accessory buildings allowed on lot
3. Allow a side yard setback of under 10'
4. Allow the garage to extend beyond the street front of the home

The neighboring property, owned by Julia Beining, 951 Sue Ln., is in violation of §206-18(C)(1) since the accessory garage was tilted and one end extends in front of home. No variance application was submitted

Discussed possibility of adding an addition to the existing detached garage. Under the regulations of the potential (R-R) update, Rentmeester's would be allowed to add up to 1,400 square feet. However, aesthetically, this would make the structure appear very long which is not palatable to the property owners

Member Bernie Vickman indicated that he went out to property and has no issue with the garage being constructed to be closer to Sue Ln. than the home

Peter Rentmeester noted that they do not want to add on going toward Washington St. or ZZ since the plan was to turn the existing garage into a pool house and to keep the existing basketball court intact

The option of attaching the existing detached structure to the home was talked about but because it is on a concrete slab, frost may expand/contract the home and garage differently, damaging the roofline

Administrator Coenen noted that if Peter & Michelle would like to go back to their builder and come up with an alternative option, the Village will not charge them for another variance request if small accommodations still need to be made

No motion to approve or deny was made at this time.

Motion made by Quinn Cavanaugh with a second made by Paul Halverson to adjourn. **Motion carried.** (Adjourned at 4:50 p.m.)

Michelle Seidl, Clerk/Treasurer