

VILLAGE OF WRIGHTSTOWN

NOTICE OF PUBLIC HEARING HELD Tuesday, August 24, 2021

Notice is hereby given, that a **Public Hearing** was held before the **Village of Wrightstown Board of Appeals**, Brown/Outagamie Counties, Wisconsin, on **Tuesday, August 24, 2021 at 4:00 p.m.**, for the purpose of hearing from all persons and/or their agents on the following request:

Application for a variance from the following Village of Wrightstown Municipal Code ordinances, received from Steve Bieda, designated agent for St. John's Evangelical Lutheran Church, in order to divide Village of Wrightstown parcel VW-108, 433 Turner St., Wrightstown, WI 54180, into two lots:

206 Zoning §206-20 R-1 Residential District

D. Lot requirement.

- (1) Each lot being used for a single-family residence shall have no less than 7,500 feet in area and no less than 75 feet of frontage on a street.
- (2) Each lot on which a two-family residence is built shall have no less than 10,000 square feet of area and no less than 100 feet of frontage on a street, or 110 feet of frontage if a corner lot.
- (3) Residential lots shall not be less than 75 feet wide measured at the right-of-way line. Such minimum lot width may be measured at the building setback line if said lot is located on the outer radius of a curbed street, such as a cul-de-sac

F. Building setbacks.

(1) Front yard.

- (a) **Principal structure: 25 feet minimum from right-of-way.**

- (b) **(Reserved)** ^[1]

[1] Editor's Note: Former Subsection F (1) (b), establishing front yard requirements for accessory buildings, was repealed 6-20-2017 by Ord. No. 06202017. See now § 206-18.

- (c) **Where 50% or more of the frontage is occupied by buildings having an average setback line of more or of less than 25 feet, no building hereafter erected or structurally altered shall project beyond the average setback line so established, provided that a setback line of more than 40 feet shall not be required.**

(d) On corner lots less than 75 feet wide and of record at the time of the passage of this chapter, where reversed frontage exists, the setback on the side street shall be not less than 60% of the setback required on the lot in the rear, and no accessory building shall project beyond the setback line of the line of the lots in the rear, provided that the buildable width of such corner lot shall not be reduced to less than 24 feet.

(2) Rear yard.

(a) Principal structure: 25 feet minimum.

(b) (Reserved)^[2]

[2] Editor's Note: Former Subsection F(2)(b), establishing rear yard requirements for accessory buildings, was repealed 6-20-2017 by Ord. No. 06202017. See now § 206-18.

(3) Side yard.

(a) There shall be two classes of lots as follows: Class A lots shall be all lots over 75 feet in width, and Class B lots shall be all lots under 75 feet in width.

(b) On Class A lots, the total of both side yards shall be not less than 14 feet, and the short side yard shall be not less than six feet.

(c) On Class B lots, the total of the side yards shall be 12 feet, and the short side yard shall be not less than five feet.

(d) For two-story buildings for Class A and B lots, the side yard setback shall not be less than 10 feet.

206 Zoning §206-18 Accessory Buildings

[Amended 6-20-2017 by Ord. No. 06202017]

A. Time of construction.

(1) No accessory building or structure may be constructed on any Village lot prior to the time of construction of the principal building to which it is an accessory.

(2) No accessory building or structure shall, at any time, be used for the purpose of living quarters.

B. Building design. The exterior of the accessory building, including the roof, shall substantially complement the principal dwelling on the property and be an enhancement to the neighborhood.

C. Setback, area and height regulations.

(1) 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 2,000 square feet in size within an R-R Rural Residential District or 1,000 square feet in size within any other zoning classification; 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 not exceed the height of the principal structure, and detached accessory buildings may not exceed 20 feet within an R-R Rural Residential District, or exceed 16 feet within any other zoning classification.

[Amended 7-16-2019 by Ord. No. 07162019; 11-17-2020 by Ord. No. 11172020; 4-7-2021 by Ord. No. 04072021]

Lot 1 is to encompass the existing church and parking area with the following variances:

- 0.7 ft. front yard setback on Turner St.
- 2.0 ft. front yard setback on Fair St.
- 6.1 ft. side yard setback on proposed north property line

Lot 2 is to encompass the existing home and garage with the following variances:

- 6,075 sq. ft. residential lot
- 48.56 ft. of frontage on Turner St.
- Primary building setback of 7.4 ft. front yard setback on Turner St.
- Primary building 7.9 ft. side yard setback on north property line
- Primary building 4.5 ft. side yard setback on proposed south property line
- Accessory building rear setback on proposed east property line
- Accessory building 1.0 ft. side yard setback on proposed south property line
- Accessory building 7.5 ft. side yard setback on proposed north property line

All structures are existing on the current parcel.

The Board of Appeals, after review, with recommendation from Village Planner Benjamin J. LaCount, and after hearing from designated agent Steve Bieda, approved the variance request for St. John's Evangelical Lutheran Church.

Dated this 25th day of August, 2021.

Patti Leitermann, Deputy Clerk/Treasurer