



# CITY OF MANITOWOC

## Minutes

### Building Board of Appeals

City Hall, 900 Quay Street  
1<sup>st</sup> Floor Conference Room West  
Thursday, September 17<sup>th</sup>, 2020 - 3:00 PM

**I. Call to Order**

The Meeting was called to order by Chairman D. Koski at 3:03 PM

**II. Roll Call**

Present: Dan Koski, Joe Holzinger, Paul Braun, Todd Blaser, Curt Kerscher  
Others Present: Joseph Kiel, Renee Olson  
Staff Present: Bill Nichols, Rick Schwarz, Lisa Mueller

**III. Approval of Minutes** of the October 30, 2019 Meeting

Motion by C. Kerscher, seconded by P. Braun to approve the Minutes. Motion carried (5-0).

**IV. Discussion and Action Items**

- A. The appeal of Dr. Craig and Renee Olson, 1800 Eagle Ridge Court (518-001-150), Manitowoc Wisconsin, whereby requesting an exception to Municipal Ordinance 16.010 (1) to allow construction of a detached accessory structure that exceeds the allowable maximum square footage in area.

Chairman Koski asked if there were any comments from those in attendance. Renee Olson, property owner, and John Koss, building contractor, presented the scope of the project. No discussion by the members. Motion by P. Braun, seconded by J. Holzinger to approve the request. Motion carried (5-0).

- B. The appeal of Joseph and Mary Kiel, 4002 Conroe Street (450-024-121), Manitowoc Wisconsin, whereby requesting an exception to Municipal Ordinance 16.010 (1) to allow construction of a detached accessory structure that exceeds the allowable maximum square footage in area.

Chairman Koski asked if there were any comments from those in attendance. Joe Kiel, property owner, presented the scope of the project.

P. Braun clarified with the appellant that the proposed structure would be in the same location as the existing garage. No further discussion by the members. Motion by P. Braun, seconded by C. Kerscher to approve the request. Motion carried (5-0).

- C. Discussion regarding the maximum square footage requirements of detached accessory buildings allowed on residential lots by code.

A discussion ensued by the members as to the best method to enforce the allowable area of accessory buildings for larger residential zoned lots. The Wisconsin Uniform Building Code, which the City of Manitowoc adopts, allows up to 720 square feet in area. Members discussed a percentage of lot coverage, a square footage allotment to maintain proportion between the garage and house and a tiered approval system wherein City staff could review requests up to a designated area size and the Building Board of Appeals would review requests beyond that.

Committee members requested that City staff research other municipal ordinances which address the issue of oversized accessory buildings and large residential lots, and consult with the City Attorney's office regarding a possible ordinance change.

## **V. Adjournment**

There being no further business a motion was made by C. Kerscher and seconded by P. Braun to adjourn at 3:23 pm. Motion carried (5-0).