



CITY OF MANITOWOC

WISCONSIN, USA

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Meeting Minutes Building Board of Appeals Tuesday, June 1, 2021

I. Call to Order

The Meeting was called to order by Chairman D. Koski at 2:00 PM

II. Roll Call

Present: Dan Koski, Paul Braun, Todd Blaser, Curt Kerscher

Others Present: Joe Corsi, Kelly Corsi, Michael Barta, Heidi Kohlbeck

Staff Present: Bill Nichols, Lisa Mueller

III. Approval of Minutes of the November 19, 2020 Meeting

Motion by T. Blaser, seconded by C. Kerscher to approve the Minutes. Motion carried (4-0).

IV. Discussion and Action Items

- A. The appeal of Heidi L. Kohlbeck, 1221 S 26th Street (670-005-420), Manitowoc, Wisconsin, and Bartow Builders, agent for, whereby requesting an exception to Municipal Ordinance 16.010 (1) to allow construction of an addition to a detached accessory structure that exceeds the allowable maximum square footage in area.

Chairman D. Koski asked if there were any comments from those in attendance. Michael Barta, agent for Bartow Builders, presented the scope of the project. A discussion ensued by the members regarding the structure setback to neighboring structures. There being no further discussion by the members, a motion was made by C. Kerscher, seconded by P. Braun to grant the request with the following conditions 1) ½" Type X fire rated drywall to the North wall 2) ½" Type X fire rated drywall on the ceiling from the North wall 8' South for the construction of the 14' x 22—5" addition to the existing detached accessory structure. Motion carried (4-0).

- B. The appeal of Joseph P., III and Kelly A. Corsi, 4018 Seneca Lane (824-203-110), 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 D. Koski asked if there were any comments from those in attendance. Joe Corsi, property owner, presented the scope of the project. A discussion ensued by the members regarding the structure setback to neighboring properties. The board members reviewed an aerial view of the area. There being no further discussion by the members, a motion was made by T. Blaser, seconded by C. Kerscher to grant the request as submitted for the construction of the 30' x 60' detached accessory structure. Motion carried (4-0).

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

B. Nichols provided an update to the members regarding the progress made on the proposed ordinance revisions. B. Nichols stated that he is reviewing the existing municipal zoning ordinance and the lot occupancy requirements under area regulations to control the ground area occupied by principal and accessory buildings based on a percentage of the total lot area. C. Kerscher asked if this would be percentage of permeable surface versus non-permeable surface area. B. Nichols responded yes. The board members discussed internal staff approval of detached accessory structures based on 1) Up to a maximum area of 1,200 SF 2) The lot occupancy requirements under area regulations to control the ground area occupied by principal and accessory buildings based on a percentage of the total lot area. D. Koski requested that B. Nichols also contact Matt Smits, Storm Water Maintenance Technician, to discuss the impact if any on storm water requirements.

Committee members requested that City staff continue to work on the proposed ordinance revisions and consult with the City Attorney's office.

V. Adjournment

There being no further business a motion was made by C. Kerscher and seconded by P. Braun to adjourn at 2:23 pm. Motion carried (4-0).