



CITY OF MANITOWOC

WISCONSIN, USA

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Meeting Minutes Building Board of Appeals Tuesday, November 15, 2022 – 4:00 PM

I. Call to Order

The Meeting was called to order by Chairman D. Koski at 4:00 PM

II. Roll Call

Present: Dan Koski, Todd Blaser, Curt Kerscher, John Koss,

Others Present: Eric Haban, Paul Herrmann

Staff Present: Bill Nichols, Lisa Mueller

Absent: Paul Braun

III. Approval of Minutes of the October 27, 2022 Meeting

Motion by T. Blaser, seconded by C. Kerscher to approve the Minutes. No discussion. Motion carried (4-0).

IV. Discussion and Action Items

- A. The appeal of Eric F. and Nancy L. Haban, 2610 Herman Road (812.301.081), 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. E. Haban explained the reason for the request is to construct a 28 x 40 detached garage in the Southwest corner of the property on approximately one-half acres. He continued that the design of the garage will match the main house, the garage will be setback 11 feet from the property line, and an existing access easement has been terminated. D. Koski asked B. Nichols if the proposed setbacks were conforming. B. Nichols replied yes. J. Koss asked how the garage would be accessed. E. Haban replied from Herman Road.

Chairman D. Koski asked if there were any additional questions or comments. There being no further discussion by the members, a motion was made by C. Kerscher, seconded by J. Koss to grant the request as submitted for the construction of a 28' x 40' (1,120 SF) detached accessory structure. Motion carried (4-0).

- B. The appeal of Herrmann Trust, Paul Herrmann Owner for, 2654 Herman Road (812.301.060), 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. P. Herrmann explained the reason for the request and scope of the project. D. Koski asked B. Nichols if the proposed setbacks were conforming. B. Nichols replied yes.

Chairman D. Koski asked if there were any additional questions or comments. There being no further discussion by the members, a motion was made by C. Kerscher, seconded by T. Blaser to grant the request as submitted for the construction of a 30' x 40' (1,200 SF) 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 presented a draft document with key points to board members. The board will reconvene to further discuss the item.

V. Adjournment

There being no further business a motion was made by C. Kerscher and seconded by J. Koss to adjourn at 4:18 pm. Motion carried (4-0).