



CITY OF MANITOWOC
WISCONSIN, USA
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MINUTES BUILDING BOARD OF APPEALS

**City Hall, 900 Quay Street
1st Floor Conference Room West**

Wednesday, October 30th, 2019 – 4:00 PM

I. CALL TO ORDER

The meeting was called to order by Chairman D. Koski at 4:00pm.

II. ROLL CALL

Members Present: Dan Koski, Joe Holzinger, Paul Braun, Todd Blaser

Members Absent: Curt Kerscher

Staff Present: Rick Schwarz, Lisa Mueller

Others Present: Jeff Stegemann

III. APPROVAL OF MINUTES of the February 8, 2018 Meeting.

Moved by P. Braun and seconded by J. Holzinger to approve the minutes of the February 8, 2018, meeting as presented. The motion passed unanimously.

IV. DISCUSSION AND POSSIBLE ACTION on the appeal of Jeffrey Stegemann, 1012 N 12th Street, whereby requesting an exception to Municipal Ordinance 16.010 (1) to allow construction of an addition to an existing private detached garage that exceeds the total allowable maximum square footage in area was read. Chairman D. Koski opened the meeting for discussion by board members and those in attendance.

R. Schwarz reviewed the maximum area allowable for an accessory building per code and stated that he believed the intent of the code was to limit detached accessory building area for vehicle storage. He recommended granting the request.

Chairman D. Koski asked if there were setback concerns. R. Schwarz responded no as the existing detached accessory building setback is 6 feet, which is 4 feet in excess of the minimum 2 foot setback requirement. The proposed addition will maintain the same setback. Appellant J. Stegemann added that the parcel is 3 combined city lots and that the detached accessory building is not visible to the public. A discussion ensued regarding fire proofing and egress requirements. R. Schwarz stated 5/8 Type X drywall will be installed between the walls and ceiling of the existing detached accessory building and proposed addition. A 20 minute fire rated door will also be installed. Two 96" patio doors will be installed for additional egress.

There being no further discussion P. Braun made a motion to grant the exception and allow the construction of a 30' x 40' addition to an existing 30' x 32' private detached garage that will exceed the total allowable maximum square footage in area.

There being no further business a motion was made by T. Blaser and seconded by P. Braun to adjourn at 4:11 pm. Vote by the board was unanimous.

VIII. ADJOURNMENT

Respectfully Submitted,

Richard Schwarz
SECRETARY
BUILDING BOARD OF APPEALS

RS/Imm