

## BOARD OF ADJUSTMENT PUBLIC HEARING

Monday, September 13, 2010  
Administrative Center – Room B-190  
7:00 p.m. – 7:14 p.m.

**MEMBERS PRESENT:** Howard Raymer, Jr., Terry Houlihan, Barb Frank  
**MEMBERS EXCUSED:** None  
**MEMBERS ABSENT:** None  
**OTHERS PRESENT:** Nathan Sampson, Jonathan Kaatz (minutes)

### CALL TO ORDER

Howard Raymer, Jr., Committee Chair, called the meeting to order at 7:00 p.m. Let the record show that this meeting is called in full compliance with the requirements of Wisconsin Open Meetings Law.

**APPEAL NO. 2010-41** Keith Woyicki, N8798 US Highway 53, Holmen, WI 54636. Permit denied to construct a 660 sq. ft. lean-to addition to an existing 988 sq. ft. detached accessory garage that together will exceed the 1,000 sq. ft. area limit for such buildings on this 1.770 acre lot. Property described as: Lot 2 of Certified Survey Map No. 7 Volume 7, except beginning at the NW corner of said Lot 2; S00°33'00"W along the west line of said Lot 2 and the East R/W line USH-53 37.3'; S88°46'57"E 496.14' to the east line of said Lot 2; N00°29'21"W along said east line 76.08' to the NE corner of said Lot 2; S86°44'07"W along the north line of said Lot 2 495.83' to the POB; Subject to an easement in Volume 1111, Page 426 and together with an easement recorded in Document No. 1508621. Tax parcel 8-944-2. Town of Holland.

**Appearing in favor:** Keith Woyicki, N8798 US Highway 53, Holmen, WI 54636.

REMARK Woyicki: I guess the reason that I'd like to build that lean-to is we just recently got two horses and right now I got them down in one of our garage stalls. That's where the horse stall is. So on the south side of the building, I'd like to bring that lean-to out 12 foot and then wrap in around to the east side there just a little bit for hay storage. And I'd have a couple stalls in there. I probably won't need to go the whole length of the back of the building but I think cosmetically it'd look better instead of just starting half way. As far as seeing it from the highway and stuff like that, in the summer time it's not very visible at all really. My next door neighbor to the south, she's a little bit older lady, and she's real nice and she kind of likes the horses anyways. So I don't think she'd really have any troubles with it. Other than that, it's not going to be too fancy. It's not going to have windows and doors. It's just pretty much a lean-to. Maybe some half walls and some gates for a stall door.

QUESTION Raymer: Did you go to your Town Board?

ANSWER Woyicki: Yep. They gave it the thumbs up.

REMARK Raymer: I was out there. Did you guys get a chance to go? It is way back off the road and this neighbor's house is way down here anyway. So I guess I don't see where it's an issue. Any questions Keith?

ANSWER Woyicki: No, that's pretty much it.

**Appearing in opposition:** None.

**Correspondence:** Fax from the Town of Holland dated September 9, 2010. Fax states the Town of Holland Town Board action on September 8, 2010 was to recommend Board of Appeals approval.

### Discussion:

QUESTION Raymer: I think I would like to make sure we clarify lean-to because a lean-to in common terms means just a roof with posts under it. But you're actually going to enclose this for the winter? I mean these horses aren't going to be sitting out.

ANSWER Woyicki: On the part here that's the 17 foot part, I'd kind of like to enclose that so I can store hay in there. Probably 25 foot on the 50 foot part that would be maybe just like a half wall and some gates, you know, to hold the horses in.

QUESTION Raymer: So it's not really an open lean-to?

ANSWER Woyicki: Ya, I guess it's going to be a little bit more detailed than just a lean-to.

REMARK Frank: It's not totally closed either.

REMARK Raymer: And Keith just happened to be home the day I stopped in there. His house is over on this other piece of property and there's some other buildings and another garage there and then another garage up here, I guess. This is the only building on that parcel, the only garage.

QUESTION Sampson: I just had a question. The proposal would be that the 12 by 17 foot section on the southwest side, that would be enclosed?

ANSWER Woyicki: Correct.

QUESTION Sampson: And then 25 feet of the 38 feet would be?

QUESTION Houlihan: Are you putting a wall there?

REMARK Raymer: Like a half wall he said. Half way up so the horses can see out.

ANSWER Woyicki: On west side there you got the 17 foot part, enclose that area and probably have everything walk in from the 50 foot side. So you could bring your hay in. So I'd probably just build like two walls on that 17 foot side. I guess it would be 12 foot back going into the pole shed, you know, the 38 foot pole shed. I'd enclose those two walls. The whole front I'd have walk in so you'd just bring your hay in and have your horses come in.

QUESTION Houlihan: What are you going to build these walls out of?

ANSWER Woyicki: It'll be post frame with a steel roof and just steel siding too just to match the pole shed.

REMARK Woyicki: I've got an overhead door too on that south side. So I've got an overhead door and a PE door and that takes up pretty close to 15, 20 feet of that so that would just be a lean-to.

REMARK Raymer: He's got cars and stuff stored in that upper part. Remember how that is? There's a lower and there's an upper. The access to the upper comes right through the south side. So you pretty much have to leave that open or you wouldn't be able to get in and out of there.

**Motion Houlihan/Frank to approve with the condition that a 12-ft x 17-ft portion of the addition on the southwest end of the existing building may be enclosed and the remainder of the addition shall remain partially or fully open.**

**3 Aye, 0 No. Motion carried unanimously.**

**Motion to adjourn Frank/Houlihan at 7:14 pm. Motion carried unanimously.**