



SPECIAL HOUSING AND LAND USE COMMITTEE MEETING
Wednesday, February 1st, 2023 | 6:30pm

MINUTES

Committee Members: Meg Grove, Regina Purins, Art Punyko (Secretary), Catherine Plessner, Jack Fei, Mike Moore (Chair), Dave Pasiuk, Tom Dietsche, Cindy Radtke, Marc Manderscheid, Nora Ptacek, Zuza Pakula

Staff: Alexa Golemo

Applicants: Sara and Charlie Michel, Chris Van Klei

186 Mississippi Blvd Variance:

The applicant is proposing to convert the existing attached garage into living space and construct a new three-car detached garage in the rear yard. The zoning code limits the height of accessory buildings to a maximum of 15' measured from grade to the midpoint of the gable; a height of 19.8' is proposed, for a variance of 4.8'

Chris Van Klei is the contractor for the project

Sara and Charlie Michel are the owners

There were no non-voting neighbors attending the meeting.

Comments from Mr. Van Klei:

Builder claims that the garage would not look correct ("squatty") to build per the city's guidelines. The main reason for the height is to provide additional storage above the parking space.

Variance is 4.8' is caused primarily by the gabled dormers. There are other ways to comply with the city's design guidelines by moving the garage closer to the home by about 17 feet.

Meg Grove asked if trees will be moved (answer yes). She commented on how beautiful the home is and she appreciates the design.

Regina commented that her biggest concern with variances is whether or not they fit in with the surrounding character and homes. She supports this variance very strongly.

Art P. stated that the applicants haven't demonstrated any practical difficulties with complying with the zoning code. Their main reason is that they want to match the design on the home. How far would they need to move the garage in toward the house to comply with the code? Mr Van Klei said 17 feet.

Marc M. says that this block has many distinctive garages. However, he said that he himself had to comply with the city guidelines and build 1" lower than the height limits. The main reason for the height variance is the 26' width of the garage. If it were 24' high, they likely wouldn't need a variance.

Dave P. doesn't see why they require 4.8' variance and the committee needs to treat all applicants consistently.

Jack F. will support because he assumes that the neighbors will support it.

Tom D. will support the variance because this is a architectural area and it doesn't harm anything in building.

Motion to approve the variance request (Regina P, Catherine Plessner).

Approved: 7 (aye) - 2 (nay) – 1 (abstain)