

Village of Howards Grove, Wisconsin  
913 S. Wisconsin Dr. Howards Grove, WI 53083  
Plan Commission Meeting

Tuesday, May 11, 2021  
6:00 p.m.

- I. **Call to Order:** President Jeff Plass call the meeting to order at 6:00 p.m. in the Village Hall.
- II. **Verification of Meeting Duly Noticed and Roll Call:** President Jeff Plass stated that the meeting was verified and duly noticed.  
**Roll Call:** Present were Harley Abler, Kevin Jump, Todd Hinkfuss, Jeff Plass, Ryan Wielsing, Diane Van Minsel. Absent: Eric Kriete, Clerk Christian Brandt.
- III. **Approval of meeting minutes from January 5, 2021:** Kevin Jump made the motion to approve, Todd Hinkfuss seconded to approve the meeting minutes as written. Motion carried. Approved. 6-0
- IV. **Review and recommend the proposed Extra Territorial Certified Survey Map for Lot 5 on Range Line Road in the Town of Mosel owned by Ronald Roehl.**  
The committee did note that the agenda has an error in the road name. The road name is Range Line Road, not Range Land Road.

The Committee discussed the information provided. No representative was present to answer questions. Currently the land is farmland. There was a question what the the land was going to be used for. Motion made by Kevin Jump to approve, seconded by Harley Abler. Approved. 6-0.

- V. **Discussion for garage addition that exceeds the Village Ordinance at 121 College Ave owned by Christopher Burgin.**

Jeff Plass invited Christopher Burgin to explain to the commission his plans. The plan has changed to be a multi-purpose building. Christopher explained the layout of the building and the platted lands. He owns the land plats to the south of his home. The black lines are the borders of the parcels, and the yellow block represents the multi-purpose building. Christopher wants to move the parcel line south of the proposed building. Jeff noted that the new parcel would be very small. Todd pointed out that the setbacks on the revised parcel would be hard to meet. Kevin pointed out that the parcels are also platted out for roads. Christopher then advised that parcel would then be used as green space instead. Christopher did show the commission where the parcels are located on the village map, in relation to the future road layout.

The question arose regarding the size of the building and the proposed usage. It would be a multi-purpose building that would be attached to the southern end of the house. 3500 sq feet is the planned size and the height would be similar to the house. The building would have firewalls inside for the garage which would have a total size of 1200 sq ft, a room for a workshop which would be 40 x 35, a bonus room which would be 25 x 35, space for facilities, and office space. Christopher works on old tractors, a fire engine, and does his own oil changes, etc. Does have farm space on Hwy MM where he store the other "stuff". Ryan stated the size of the building is the issue as the

land is zoned R1 with an accessory building size limit of 1200 sq ft. This building size is outside the ordinance.

Jeff questioned if there is a hardship to overcome? Christopher stated that he is trying to avoid a hobby/shop space somewhere else where he has to drive to, plus the shop equipment and items needed by himself. Jeff stated there is not a hardship that says a variance is needed. Jeff would not be in favor of a variance. Christopher asked what would constitute a hardship. Jeff stated there is nothing like that in the ordinances, but he was looking at all the angles to come up with a conclusion.

Harley stated that he would be in favor of the variance, but he wants to know what the neighbors think. Jeff said we don't know who the neighbors will be in 20 years, and this needs to be taken into account. This building should be in the country or in the business area.

Todd stated that he would struggle with a structure this size in that area. He said this would be a different story if this were a 5-acre lot. Harley asked if Christopher would consider a smaller building. Jeff stated we should not add lots to meet requirements. Kevin stated that the plats would need to have access to the future road (Sherman Street). Jeff commented that the project does not fit in a residential area. Playing with the plat lines is not a way to make this work.

Christopher asked if a smaller building that still exceeds 1200 sq ft work? Jeff stated that he didn't think so. Todd commented that this would set a precedent for others who have been wanting larger structures. Harley asked if the current garage could be added on to. Christopher stated the current garage is 26 x 24, and he wants a north-side layout to match the house, which would be trimmed out to match the house. Harley suggested changing the layout, to a left right plus 76 ft north to south will put him within 12.5 feet of the southern lot line. Harley suggested a new layout to fit the ordinance.

Jeff stated that the discussion shows that Christopher needs to come back to the commission with a new plan or layout based on the ordinances.

- VI. **Adjourn:** Motion made by Diane Van Minsel, seconded by Kevin Jump to adjourn at 6:49 p.m. Motion carried 6-0.

Respectfully submitted,  
Diane Van Minsel