



**ZONING BOARD OF
APPEALS MEETING**
January 18, 2024
2:00 PM

PUBLIC MEETING NOTICE

Zoning Board of Appeals

Dave Laspa, Chairperson
Jerry Feith
Mike Hittner
Bruce Kluver
Vacant
Peggy Montag, 1st Alternate
Vacant, 2nd Alternate

AGENDA ITEM RECIPIENTS

Sue Schill, City Attorney
Erika Esser, Secretary
Jennifer Gossick, City Clerk

Notice is hereby given of a meeting of the **Zoning Board of Appeals** to be held in the Council Chambers at City Hall, 444 West Grand Avenue, Wisconsin Rapids, **Thursday, January 18, 2024, at 2:00 p.m.** The meeting will be streamed live on the City of Wisconsin Rapids Facebook page and will also be broadcast live on Charter Cable Channel 985 and Solarus HD Cable Channel 3. If a member of the public wishes to access this meeting live via Zoom audio conferencing, you must contact the City Clerk at least 24 hours prior to the start of the meeting to coordinate your access. This meeting is also available after its conclusion on the City's Facebook page and Community Media's YouTube page, which can be accessed at www.wr-cm.org. It is possible that members of the Zoning Board may appear remotely via video or audioconferencing for this meeting.

AGENDA

1. Approval of the report from the May 31, 2023, Zoning Board of Appeals meeting
2. **23-001205 Duane and Cheryl Hafermann;** public hearing and action on a request for a variance to allow a reduction in the required minimum front yard setback in the Mixed Residential "R-2" District and to place an accessory building ahead of the front face of the principal building at 911 25th Avenue South (Parcel ID 3404173).
3. Adjourn

The City of Wisconsin Rapids encourages participation from all its citizens. If participation at this meeting is not possible due to a disability or other reasons, notification to the city clerk's office at least 24 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. Call the clerk at (715) 421-8200 to request accommodations.

PUBLISH: Jan 3rd and Jan 10th, 2024

NOTICE OF PUBLIC HEARING

Notice is hereby given of a meeting of the City of Wisconsin Rapids Zoning Board of Appeals to be held in the Council Chambers at City Hall, 444 West Grand Avenue, Wisconsin Rapids, on **Thursday, January 18, 2024, at 2:00 p.m.** The meeting will be streamed live on the City of Wisconsin Rapids Facebook page and will also be broadcast live on Charter Cable Channel 985 and Solarus HD Cable Channel 3. The following item will be heard and possibly acted on:

1. Public hearing and action on a request from Duane and Cheryl Hafermann for a variance to allow a reduction in the required minimum front yard setback in the Mixed Residential (R-2) District and to place an accessory building ahead of the front face of the principal building at 911 25th Avenue South (Parcel ID 3404173).

Further details regarding the specific request can be obtained within the Community Development Department at City Hall, or by calling the department at 715-421-8228.

If a member of the public wishes to access this meeting live via Zoom audio conferencing, you must contact the City Clerk at least 24 hours prior to the start of the meeting to coordinate your access. This meeting is also available after its conclusion on the City's Facebook page and Community Media's YouTube page, which can be accessed at www.wr-cm.org. It is possible that members of the Council (Committee) may appear remotely via video or audioconferencing for this meeting.

The City of Wisconsin Rapids encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk's office at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. Call the Clerk at (715) 421-8200 to request accommodations.

Jennifer Gossick,
Wisconsin Rapids City Clerk



REPORT OF THE ZONING BOARD OF APPEALS

May 31, 2023

The Zoning Board of Appeals met at 2:00 p.m. on May 31, 2023 in the Council Chambers at City Hall. It was also streamed live on the City of Wisconsin Rapids Facebook page and broadcast live on Cable Channel 985 and Solarus HD Cable Channel 3. Attending Board members were: Chairperson Dave Laspa, Jerry Feith, Bruce Kluver and Peggy Montag (1st alternate). Lee Gossick was absent. Others present included Community Development Director Kyle Kearns, Associate Planner Carrie Edmondson, Alderperson Dennis Polach and Mitch Altmann.

The meeting was called to order at 2:00 p.m.

1. Approval of the report from the April 19, 2023, Zoning Board of Appeals meeting

Motion by Hittner to approve the report; second by Feith.

Motion carried (5 – 0)

2. **23-000330 The Dental Suite**; public hearing and action on a request for a variance to allow more than 35% of the onsite parking in front of the principal building in the Mixed Use Commercial “B-5” District at 2301 Chestnut Street (Parcel ID 3410789).

Carrie Edmondson provided a summary of the request. Staff recommended approval of the variance.

Public hearing opened at 2:07 p.m.

Speaking in favor: Mitch Altmann of Altmann Construction and Alderperson Dennis Polach

Speaking against: none

Public hearing closed at 2:10 p.m.

Mike Hittner pointed out some administrative inconsistencies, which staff clarified. He also asked about the number of dentists operating on site and about parking, to which Mr. Altmann responded.

Peggy Montag also asked about the number of parking spaces and Mr. Altmann and staff replied.

Motion by Feith to approve the request for a variance to allow more than 35% of the onsite parking in front of the principal building in the Mixed Use Commercial “B-5” District at 2301 Chestnut Street (Parcel ID 3410789); second by Hittner.

Motion carried (5 – 0)

3. Adjourn

Motion by Hittner to adjourn the meeting; second by Feith.

Motion carried (5 – 0)

Meeting adjourned at 2:18 p.m.

Respectfully submitted by Erika Esser, Secretary



Administrative Staff Report
Area Variance – front yard setback and
placement of an accessory building
911 25th Avenue South
January 10, 2024

<p>Applicant(s):</p> <ul style="list-style-type: none"> • Duane and Cheryl Hafermann <p>Staff:</p> <ul style="list-style-type: none"> • Kyle Kearns, Director • Carrie Edmondson, Associate Planner <p>Parcel Number(s):</p> <ul style="list-style-type: none"> • 3404173 <p>Lot Information:</p> <ul style="list-style-type: none"> • Effective Frontage: 590 feet • Effective Depth: 252 feet • Square Footage: 148,540 • Acreage: 3.410 Acres <p>Zone(s):</p> <ul style="list-style-type: none"> • Mixed Residential (R-2) District <p>Council District:</p> <ul style="list-style-type: none"> • District 2 - Veneman <p>Master Plan:</p> <ul style="list-style-type: none"> • Residential <p>Current Use:</p> <ul style="list-style-type: none"> • Single-family dwelling <p>Applicable Regulations:</p> <ul style="list-style-type: none"> • Chapter 11 – Zoning 	<p>Request</p> <p>23-001205; public hearing and action on a request from Duane and Cheryl Hafermann for a variance to allow a reduction in the required minimum front yard setback in the Mixed Residential “R-2” District and to place an accessory building ahead of the front face of the principal building at 911 25th Avenue South (Parcel ID 3404173).</p> <p>Attachment(s)</p> <ol style="list-style-type: none"> 1. Application 2. Plans <p>Findings of Fact</p> <ol style="list-style-type: none"> 1. The property is zoned Mixed Residential (R-2) District. 2. The single-family dwelling is a permitted use in the district. 3. The applicant has constructed an accessory structure on site which is a permitted use but does not meet the required dimensional standards. 4. The applicant is requesting an area variance for a minimum required front yard setback of 12 feet. 5. The applicant is requesting a variance to place an accessory building ahead of the front face of a principal building. 6. The Zoning Board of Appeals shall base its decision upon the standard for a variance described in s. 62.23(7)(e)(7), Wis. Stats., and applicable judicial interpretations of such statute. <p>Staff Recommendation</p> <p>Deny the request from Duane and Cheryl Hafermann for a variance to allow a reduction in the required minimum front yard setback in the Mixed Residential “R-2” District and to place an accessory building ahead of the front face of the principal building at 911 25th Avenue South (Parcel ID 3404173), due to the following:</p> <ol style="list-style-type: none"> 1. The site itself does not contain unique physical limitations. 2. There is no unnecessary hardship, and the property owners can reasonably use the property for its intended purpose. 3. The development will have some discernable negative impact on the neighbors, community, and general public and is inconsistent with the dimensional requirements outlined in Chapter 11 – Zoning.
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Vicinity Map

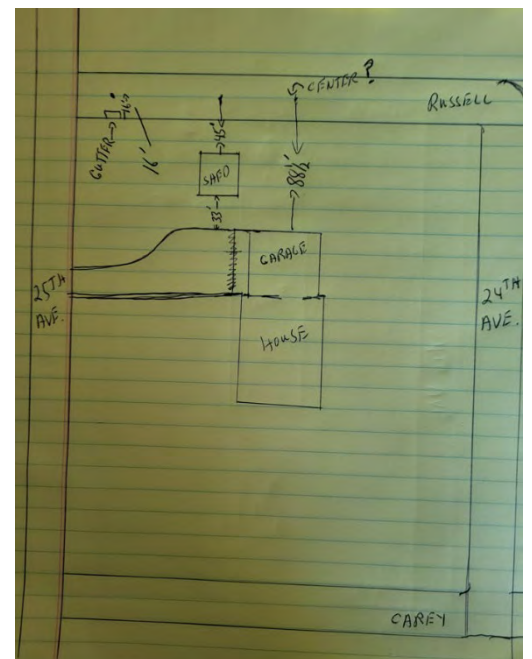


Background

The applicants, Duane and Cheryl Hafermann are requesting a variance from the required minimum front yard setback in the Mixed Residential (R-2) District and to place an accessory structure in front of the front face of a principal building. The applicants constructed a new home on the parcel in 2022. Since that time, they added the accessory structure, but failed to obtain building permits. After receipt of a correction letter from the City Building Inspector, they submitted a building permit application for the accessory structure. However once materials were submitted, it was clear the accessory structure did not meet dimensional requirements for the district.

Chapter 11 – Zoning defines an accessory structure as:

“A building or a portion of a building used for a purpose customarily incidental to the permitted use of the lot and located on the same lot as the principal use.”



Dimensional standards in the Mixed Residential (R-2) District require a minimum front yard setback of 25 feet. The applicants are requesting a variance to reduce the minimum required setback from Russell Street to the north to 12 feet. On a corner lot, the minimum front yard setback requirements applies to both street sides.

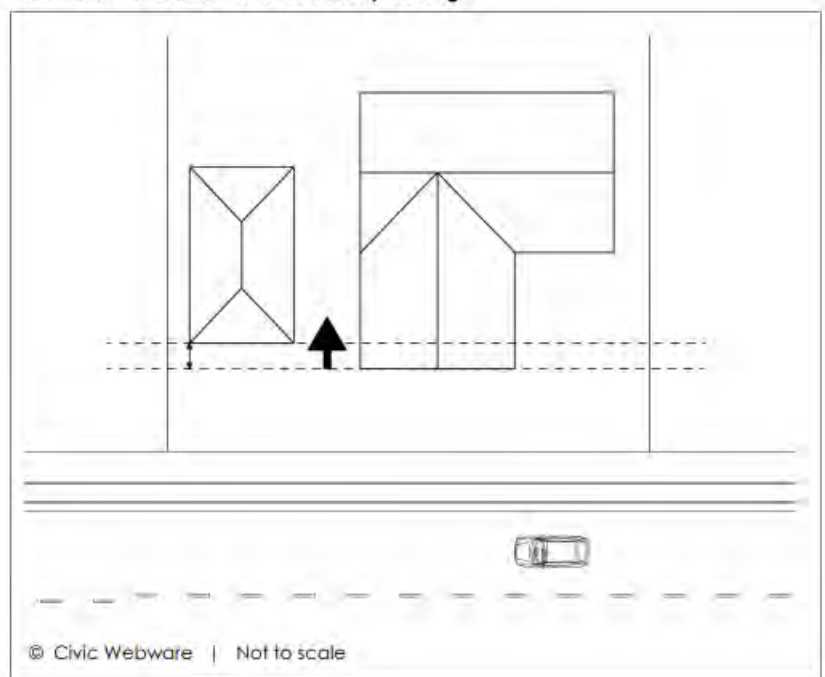
Building Setbacks				
Front yard setback, minimum	s. 11.06.106	D	25 feet for principal buildings; 5 feet behind the front face of the principal building for detached accessory building, but not less than 25 feet [1,2,3]	
Side yard setback, minimum	s. 11.06.106	E	7 feet on one side and 10 feet on the other for principal buildings; 3 feet for detached accessory building [4]	
Rear yard setback, minimum	s. 11.06.106	F	20 percent of lot depth for principal buildings; 3 feet for detached accessory building without an alley; 5 feet for detached accessory building with an alley	

Additionally, Chapter 11 – Zoning requires the following:

11.06.117 Placement of accessory buildings on a lot

Except as permitted in this section, a detached accessory building must be located at least 5 feet behind the front face (i.e., face of the building closest to the street) of the principal building (Exhibit 6-6). In the case of a corner lot, the accessory building shall meet the minimum setback requirements from all streets. Pursuant to the procedures and requirements in Article 5, the Planning Commission may approve a special exception to allow an accessory building in front of the principal building. In making such decision, the Planning Commission shall consider (1) the size of the subject property, (2) the character of the area, (3) the size of the accessory building, (4) the extent to which the proposed accessory building is visible from public and private streets and other properties in the area, and (5) other factors related to relevant circumstances.

Exhibit 6-6. Placement of an accessory building



One of the reasons that the placement of an accessory structure is set back behind the principal structure is that to be incidental (this could also be described as accompanying or subsidiary), the structure is typically not located within the forefront of the overall development.

Standards of review are analyzed and outlined in greater detail below.

Site Photos



Standards of Review

- 1) Do unique physical limitations exist on the property including steep slopes or wetlands that are not generally shared by other properties that prevent compliance with ordinance requirements?

Analysis: The property is 3.41 acres and was recently developed with a 2,304 square foot single-family home. The property is larger than most properties located within the Mixed Residential (R-2) District. The lot is substantially wooded. A WDNR wetland review was conducted in June of 2022 prior to construction of the new home, as mapped wetlands were shown on approximately one acre of land in the northwest corner of the parcel. WDNR confirmed at that time that although there are wetlands present on the parcel, they are not present within the construction window shown at right. Furthermore, the DNR categorized approximately 0.8 acres as developable land.



Findings: The overall lot size and the area categorized as developable is larger than many of the surrounding lots. The minimum lot size for a single-family dwelling in the Mixed Residential (R-2) District is 7,500 square feet. Therefore, the developable area of approximately 0.8 acres (34,848 square feet) is substantially larger than the minimum required in the R-2 District. The site has been developed in a traditional manner and the 0.8 acres categorized as developable land provides sufficient area for placement of the accessory structure.

- 2) Is the request due to the existence of an unnecessary hardship? An unnecessary hardship cannot be due to conditions which are self-imposed or created by a prior owner. It has also been determined by the Courts that economic or financial hardship does not justify a variance. For an area variance, unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity unnecessarily burdensome.

Analysis: The developable construction area and overall site is sufficiently sized to include a home and accessory structures as permitted by code. Additionally, there is substantial area on site to allow for diversity of placement of the accessory structure while meeting the dimensional requirements. The applicants indicate that the location for the shed was chosen because it was a level area that was already cleared of trees.

Findings: The only identified hardship arises from the desire of the applicant to place the accessory structure in the preferred location. However, the site is adequate to accommodate the single-family residence and accessory structures as permitted by code, allowing the applicants to utilize the site in a traditional manner. Additionally, the site could accommodate several options for placement of the accessory structure with relative ease.

- 3) Does the requested variance impact the interests of the neighbors, the entire community, and the general public? These interests include:

- Public health, safety and welfare;
- Water quality;
- Fish and wildlife habitat;
- Natural scenic beauty;
- Minimization of property damages;
- Provision of efficient public facilities and utilities; and
- Any other public interest issues.

Analysis: The subject property is located within the Mixed Residential (R-2) District. The greater area consists of relatively low-density housing development.

Findings: Chapter 11 – Zoning does allow for a special exception process in certain cases to locate accessory buildings in front of principal structures. This is dependent on factors such as the size of the property, the character of the area, the size of the accessory structure and how visible it is from the public streets. However, the general intent is that accessory structures be incidental to principal structures. The neighborhood aesthetic is heightened when accessory structures are located behind the face of principal buildings. One could argue that there is some discernable detrimental impact from an aesthetic standpoint when accessory structures become the focal point of development when placed in the front yard.

At the date of this staff report the Community Development Department has not received any comments from the public regarding the request. With regard to public health, safety and welfare, additional information may be received prior to the meeting or during the public hearing which may relate to the interest of the neighbors and general public.

Based upon the findings for this request, staff recommends denial of 23-001205 due to the following:

1. The site itself does not contain unique physical limitations.
2. There is no unnecessary hardship, and the property owners can reasonably use the property for its intended purpose.
3. The development will have some discernable negative impact on the neighbors, community, and general public and is inconsistent with the dimensional requirements outlined in Chapter 11 – Zoning.



Variance Application
 City of Wisconsin Rapids, Wisconsin
 Version: January 3, 2019

Community Development Department
 444 West Grand Avenue
 Wisconsin Rapids, WI 54495-2780
 P: (715) 421-8228 Fax: (715) 421-8291

Overview: A variance is a relaxation of requirements found within the City's zoning code. Variances are considered by the Board of Zoning Appeals on a case-by-case basis and decisions of the Board are based on the evidence and testimony received as part of the application, during a site visit, and through the public hearing process. The Board's job is not to compromise the requirements for a property owner's convenience, but to apply legal criteria provided in State law, court decisions, and the zoning code. Variances are meant to be an infrequent remedy where a zoning requirement imposes a unique and substantial burden and a variance would be appropriate to alleviate such hardship without circumventing or undermining the intent of the zoning code.

If you submit an application, do not contact any member on the Board of Zoning Appeals before the scheduled meeting.

Governing regulations: The procedures and standards governing the review of this application are found in Article 5 of the City's zoning code (Chapter 11 of the municipal code).

General instructions: Complete this application and submit one copy to the Community Development Department. Alternatively, you can submit your application online at <https://wisconsinrapids.zoninghub.com/>

Application fee: \$250.00

Application submittal deadline: Applications must be submitted at least 3 weeks prior to the Zoning Board of Appeals meeting, which are typically held the second Tuesday of the month at 1:00 pm.

Mandatory meeting with staff: To ensure that all the required information is provided and that there is a complete understanding of the process, the applicant must meet with City staff to discuss the request and necessary items. Please contact the Community Development Department to schedule an appointment.

Office Use Only

Date Received 12/11/23
 Received By CE
 Fee \$250.00
 Case # 23-001205
 Aldermanic District 2-Veneman
 ZBA Date _____

1. Applicant information

Applicant name DUANE + CHERYL HAFFERMANN
 Street address 911 25TH AVE. SOUTH W.R.
 City, state, zip code WIS. RAPIDS, WI 54495
 Daytime telephone number 715-213-7555
 Email DHAF56@GMAIL.COM

2. Agent contact information. Include the names of those agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	<u>Agent 1</u>	<u>Agent 2</u>
Name	_____	_____
Company	_____	_____
Street address	_____	_____
City, state, zip code	_____	_____
Daytime telephone number	_____	_____
Email	_____	_____

3. Type of application (select one)

- Dimensional variance - Provides an increment of relief from a bulk regulation such as building height or setback.
- Use variance - Permits a use of land that is otherwise prohibited.

4. Subject property information

Physical address SAME AS ABOVE
 Parcel number(s) _____

Note: The parcel number can be found on the tax bill for the property or it may be obtained from the Community Development Department.

Is the subject property currently in violation of the City's zoning ordinance as determined by the City's zoning administrator?

- No
- Yes

If yes, please explain.

STORAGE SHED NON COMPLIANT

Comment: Pursuant to Section 11.04.10 of the City's zoning code, the City may not issue a permit or other approval that would benefit a parcel of land that is in violation of the zoning code, except to correct the violation or as may be required by state law.

Are there any unpaid taxes, assessments, special charges, or other required payments that are specifically related to the subject property?

- No
- Yes

If yes, please explain.

Comment: Pursuant to Section 11.04.11 of the City's zoning code, the City may not issue a permit or other approval that would benefit a parcel of land where taxes, special assessments, special charges, or other required payments are delinquent and unpaid.

5. Zoning information (refer to the City's current zoning map)

The subject property is located in the following base zoning district(s). (check all that apply)

- | | | |
|--|--|--|
| <input type="checkbox"/> RR Rural Residential | <input type="checkbox"/> R-8 Manufactured Home Park | <input type="checkbox"/> M-1 General Industrial |
| <input type="checkbox"/> R-1 Single-family Residential | <input type="checkbox"/> B-1 Downtown Commercial | <input type="checkbox"/> M-2 Heavy Industrial |
| <input checked="" type="checkbox"/> R-2 Mixed Residential | <input type="checkbox"/> B-2 General Commercial | <input type="checkbox"/> I-1 Institutional |
| <input type="checkbox"/> R-3 Multi-family Medium Density Residential | <input type="checkbox"/> B-3 Neighborhood Commercial | <input type="checkbox"/> P-1 Park and Recreation |
| <input type="checkbox"/> R-4 Multi-family High Density Residential | <input type="checkbox"/> B-5 Mixed Use Commercial | <input type="checkbox"/> C-1 Conservancy |

The subject property is also located in the following overlay zoning district(s). (check all that apply)

- | | | |
|--|--|--|
| <input type="checkbox"/> Planned Development (PDD) | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Floodplain |
| <input type="checkbox"/> Downtown Design | <input type="checkbox"/> Shoreland-Wetland | <input type="checkbox"/> Wellhead Protection |

6. Current use. Describe the current use of the subject property.

Home

7. Previous variance applications for the subject property. Describe any variances applications that have been submitted for the property; include the year, a general description, and whether the application was approved or not.

Note: If a variance application has been denied, an application for the same variance may not be submitted for a period of 12 months following the date of decision, except if the zoning administrator determines that factors have changed or there is new evidence in support of the variance request. (See Section 11.05.381 of the zoning code.)

8. **Variance request.** Provide the requested information for each variance that may be required. If you need any assistance determining what variances may be required you should seek counsel from an attorney, surveyor, consultant, or other professional who is familiar with the City's zoning code.

Section number of zoning code	Describe the requirement from that Section	Proposal
1. 11.06.117	Requesting relief from placement of accessory building	To leave shed in its current location
2. Appendix C 11.06.116	Relief from front yard setback minimum	
3.		
4.		

9. **Proposed project.** Describe what you would like to do (e.g., build a house, garage, fence) that cannot be done because of the section of the zoning code listed above.

Building is existing

10. **Project alternatives.** Please describe the alternatives, if any, that were considered in designing the project so the variance request would not be necessary in the first place and/or the request is minimized and how they were incorporated or why they were deemed to be unacceptable.

Description	Was the alternative used? If not, why was it rejected?
1.	
2.	
3.	
4.	

11. **Unnecessary hardship.** Describe how the section(s) of the zoning code listed above create(s) a practical difficulty or is unreasonably burdensome in terms of severely limiting or prohibiting the reasonable use of the subject property as generally allowed under the City's zoning code. Attach additional pages as necessary.

The lot is wooded except what was cleared for house. Moving the shed would probably require cutting more trees and bringing in more fill or extra gravel. The original gravel pad cost \$2000.

12. Unique property limitations. Describe how the hardship is due to unique or special conditions or limitations affecting the subject property and/or structure that are not typical or generally shared by other properties in the City. Attach additional pages as necessary.

13. Public interest. Describe why the variance, if granted, would not be contrary to the public interest by creating or having the potential for creating an adverse impact on the public, health, safety, or welfare of adjoining and surrounding residents, properties or the community. Attach additional pages as necessary.

We do not believe our steel position would ^{have} any adverse impact on the public or neighborhood. We have spoken with our neighbors and they are fine with the steel placement.

14. Supplemental materials. Attach the following to this application form.

1. A project map with the information listed in Appendix F of the zoning code.
2. Proposed construction plans (if applicable)

15. Attachments. List any attachments included with your application.

Photos
and narrative

16. Other information. You may provide any other information you feel is relevant to the review of your application.

attached

17. Applicant certification

- I understand that I, or any of my agents, may not discuss this application with any member of the Board of Zoning Appeals until after the Board renders a final written decision.
- I certify that all of the information in this application, along with any attachments, is true and correct to the best of my knowledge and belief.
- I understand that submission of this application authorizes City officials and employees, and other designated agents, including those retained by the City, to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any such individual to enter any building on the subject property, unless such inspection is specifically related to the review of this application and the property owner gives his or her permission to do so.

- I understand that this application and any written materials relating to this application will become a permanent public record and that by submitting this application I acknowledge that I have no right to confidentiality. Any person has the right to obtain copies of this application and related materials or view it online.
- I understand that the zoning administrator will review this application to determine if it contains all of the required information. If he or she determines that the application is incomplete, it will not be scheduled for review until it is deemed to be complete.

Property Owner:

Cheryl Hafermann
Name - print

Cheryl Hafermann
Name - Signature

12/11/23
Date

DUANE HAFERMAN
Name - print

Duane Hafermann
Name - Signature

12/11/23
Date

DEAR COMMITTEE MEMBERS,

OUR NAMES ARE DUANE & CHERYL HAFERMANN. WE LIVE AT
911 25TH AVENUE SOUTH WIS. RAPIDS.

WE HAVE BEEN CITED FOR IMPROPER PLACEMENT OF A SHED AND NOT
GETTING A BUILDING PERMIT. INCLUDED IS A COPY OF A LETTER WE
RECEIVED FROM JOSH VOLZ. WE DID NOT INTENTIONALLY PLAN TO
BE AGAINST CITY CODE, BUT BECAUSE OF INFORMATION GIVEN TO
US WE ASSUMED WRONGLY THAT WE DID NOT NEED A PERMIT TO SET
OUR PREBUILT PORTABLE SHED.

OBVIOUSLY WE WERE WRONG AND WILL PAY FOR A BUILDING PERMIT,
BUT WOULD LIKE TO KEEP THE SHED WHERE IT IS. WE BOUGHT THE
WOODED 3 ½ ACRES IN 2022 AND MOVED INTO OUR NEW HOME IN
NOVEMBER OF 2022. ENCLOSED ARE PICTURES OF HOUSE AND SHED.
THE SHED PLACEMENT WAS CHOSEN BECAUSE IT WAS A LEVEL AREA
ALREADY CLEARED OF TREES. THE SHED IS 60 FEET FROM THE CENTER
LINE OF 25TH AVE. 50 FEET FROM THE APPROX. CENTER LINE OF
RUSSELL STREET AND 36 FEET FROM THE CORNER OF OUR GARAGE
TO THE NEAREST CORNER OF THE SHED.

THE SHED IS 12 FEET X 16 FEET AND PLACED ON A GRAVEL PAD WHICH
WAS PROVIDED BY THE SHED COMPANY FOR A COST OF \$2000. THE
SHED IS NESTLED AMONG THE TREES.

WE HAVE TALKED TO OUR NEIGHBORS AND HAVE ENCLOSED THEIR
SIGNATURES APPROVING THE PLACEMENT OF THE SHED.

MOVING THE SHED WOULD BE A MAJOR UNDERTAKING. STARTING WITH HAVING ANOTHER GRAVEL PAD INSTALLED ON THE PROPERTY AND THEN GETTING THE SHED COMPANY TO COME AND MOVE THE SHED. I DON'T KNOW WHAT THAT WOULD COST.

WE HAVE NOT RECEIVED OUR FIRST TAX STATEMENT YET. WE ARE SURE OUR HOME, PROPERTY AND SHED WILL ADD VALUE TO OUR NEIGHBORHOOD.

IGNORANCE IS NO EXCUSE, BUT WE WOULD REALY LIKE TO KEEP THE SHED WHERE IT IS.

THANK YOU FOR YOUR CONSIDERATION IN THIS MATTER

MY CELL PHONE # 715-213 7555

**I THE UNDERSIGNED APPROVE WITH MY
SIGNATURE AND ADDRESS THE
PLACEMENT OF HAFERMANN'S
STORAGE SHED**

NAME Connie Verjinsky

ADDRESS 820 25th Ave

NAME Keith Verjinsky

ADDRESS 820 25th Ave.

NAME Michael Diller

ADDRESS 910 25th Ave So

NAME Morgan Payer

ADDRESS 831 25th Ave S

NAME _____

ADDRESS _____







