



**Community Development
Department**
City of Wisconsin Rapids
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REPORT OF THE ZONING BOARD OF APPEALS

January 18, 2024

The Zoning Board of Appeals met at 2:00 p.m. on January 18, 2024 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. Board members present in the Chambers were: Mike Hittner, Bruce Kluver, and 1st Alternate Peggy Montag. Member Montag served as a voting member to fulfill the requirements of a quorum. Dave Laspa attended via Zoom and Jerry Feith was absent. Others present included Associate Planner Carrie Edmondson, Duane Hafermann, Cheryl Hafermann and Todd Ferkey. Community Development Director Kyle Kearns attended the meeting via Zoom.

The meeting was called to order at 2:01 p.m.

1. Approval of the report from the May 31, 2023, Zoning Board of Appeals meeting

Motion by Kluver to approve the report from the May 31, 2023 Zoning Board of Appeals meeting;
second by Montag.

Motion carried (4 – 0)

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).

Carrie Edmondson provided background information on the property and a synopsis of the request. The Department of Natural Resources performed a wetland review prior to the construction of the home determining that approximately 0.8 acres was developable land of the 3.4-acre lot. The accessory structure was added to the developable portion of the lot in 2023 without a building permit. Staff recommended denial of the request based on the analysis and findings in the standards of review for a variance.

Cheryl Hafermann and Todd Ferkey expressed their reasonings for why the variance should be granted. Dave Laspa asked about the extent of the trees that would need to be removed in order to relocate the shed, to which Ms. Hafermann replied.

Public hearing opened at 2:18 p.m.

Speaking in favor:

- Todd Ferkey, 2210 Russell Street
- Cheryl and Duane Hafermann, 911 25th Avenue South
- A letter with signatures from neighbors in favor of the current placement of the Hafermann’s shed was supplied by the applicants and was included in the ZBA packet.

Speaking against: none

Public hearing closed at 2:19 p.m.

Motion by Montag to deny the request; second by Laspa.

Motion carried (3 – 1, Hittner Nay)

3. Adjourn

Motion to adjourn the meeting by Montag; second by Kløver

Motion carried (4 – 0)

Meeting adjourned at 2:22 p.m.

Respectfully submitted by Erika Esser, Secretary