



ZONING BOARD OF APPEALS MEETING

February 23, 2022
1:00 PM

PUBLIC MEETING NOTICE

Zoning Board of Appeals

Dave Laspa, Chairperson
Jerry Feith
Lee Gossick
Mike Hittner
Dennis Polach
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 Wisconsin Rapids Zoning Board of Appeals within the Council Chambers at City Hall, 444 West Grand Avenue, Wisconsin Rapids, and via remote audioconferencing on **February 23, 2022, at 1:00 PM. The public can listen to the meeting by calling 1-312-626-6799, Access code: 886 3584 4012.** The meeting will also be streamed LIVE on the City of Wisconsin Rapids Facebook page. 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. If a member of the public wishes to submit comments to the Board regarding an agenda item, please contact Kyle Kearns via email or phone at kkearns@wirapids.org or 715-421-8225 before the meeting.

AGENDA

1. Approval of the report from the December 15, 2021, Zoning Board of Appeals meeting
2. **VARI-22-0031: Chad Wirl** – Public hearing and action on a request for a variance to reduce the front, rear, and side yard setbacks to construct an accessory structure at 850 Rosecrans Street (Parcel ID 3401550).
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: February 4th & February 11th, 2022

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the City of Wisconsin Rapids Zoning Board of Appeals will hold a **Public Hearing on Wednesday, February 23rd, 2022 at 1:00 PM** within the Council Chambers at City Hall, 444 West Grand Avenue, Wisconsin Rapids. Participation at the public hearing can be in-person or via remote audioconferencing. **The public can also participate in the hearing by calling 1-312-626-6799 Access code: 886 3584 4012.** The meeting will also be streamed LIVE on the City of Wisconsin Rapids Facebook page. The following items will be heard and possibly acted on:

1. Public hearing and action on a request from Chad Wirl for a variance from front, side, and rear yard setbacks to construct an accessory structure at 850 Rosecrans Street (Parcel ID 3401550).

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

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

December 15, 2021

The Zoning Board of Appeals met at 1:00 p.m. on December 15, 2021 in the Council Chambers at City Hall and via remote audioconferencing. Attending Board members were: Chairperson Dave Laspa, Mike Hittner, Lee Gossick, Dennis Polach, and Peggy Montag (1st alternate). Absent was Jerry Feith. Others in attendance included Community Development Director Kyle Kearns, Associate Planner Carrie Edmondson, Kevin Keith, Sandy Kornatowski, Shane Blaser, Helen Streekstra, and Melissa Raboin.

The meeting was called to order at 1:01 p.m.

1. Approval of the reports from the September 27, 2021 Board of Appeals meeting.

Motion by Hittner to approve the reports from the September 27, 2021 Zoning Board of Appeals meeting; second by Polach.

Motion carried (5 – 0)

2. **VARI-21-1182; Kevin Keith, Sons of Dick, LLC:** – Public hearing and action on a request for a variance to allow a deck within the setback at 631 Hill Street (Parcel ID 3408300).

Community Development Director Kearns summarized the request and staff report for the item and recommended denial of the request due to the standards of review not being met.

Kevin Keith of Sons of Dick LLC explained his reasoning for constructing the deck without an approved building permit and described what he felt were unique characteristics of the property, which includes the adjacent road. He also stated that safety concerns for the tenant were considered regarding the deck project.

Sandy also spoke about her safety concerns and stated that she liked the new deck. She also provided a photo of a nearby garage close to a road for comparison purposes (attached).

Shane Blaser read written correspondence from Alderperson Matt Zacher, District 3. Mr. Zacher had positive comments about Kevin Keith and the house and deck at 631 Hill Street in his letter (attached). He felt that the zoning codes did not fit the circumstances of the property. Alderperson Zacher was in favor of granting of the variance.

Shane Blaser and Helen Streekstra also spoke favorably about the project.

Public hearing opened at 1:19 p.m.

Speaking in favor:

Shane Blaser – 2830 12th St. S

Melissa Raboin – 611 Hill St.

Helen Streekstra – 531 Hill St.

Sandy Kornatowski – 631 Hill St.

Speaking against: none

Public hearing closed at 1:20 p.m.

3. Motion by Hittner to approve VARI-21-1182; Kevin Keith, Sons of Dick, LLC: – request for a variance to allow a deck within the setback at 631 Hill Street (Parcel ID 3408300), with the condition that no roof be built over the existing structure; second by Polach.

Member Hittner clarified that the variance should be granted due to the unique road configuration and the shape of the lot in the neighborhood.

Motion carried (3 – 2; Board members Laspa and Montag voting against)

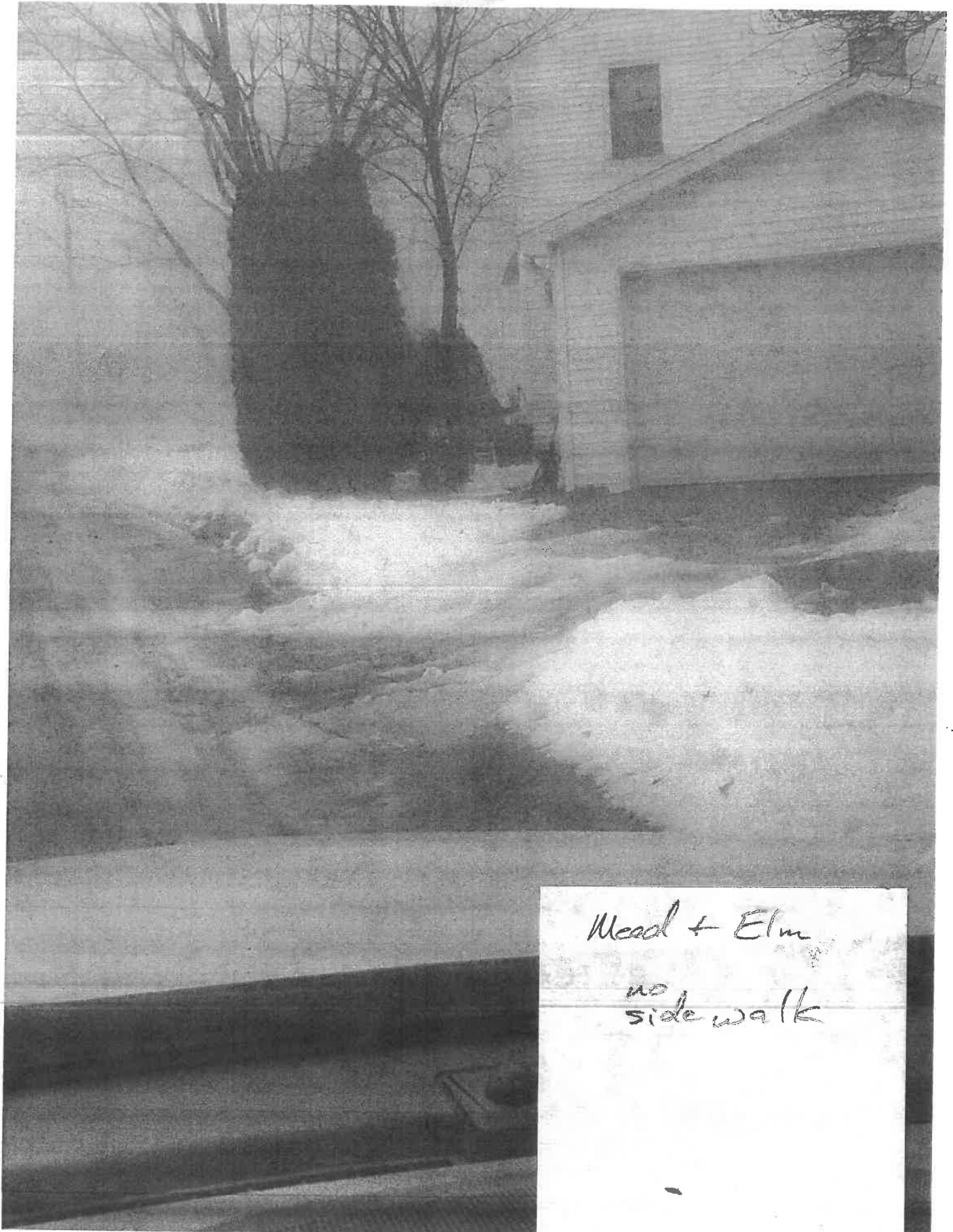
4. Adjourn

Motion by Hittner to Adjourn; second by Gossick.

Motion carried (5 – 0)

Meeting adjourned at 1:24 p.m.

Respectfully submitted by Erika Esser, Secretary

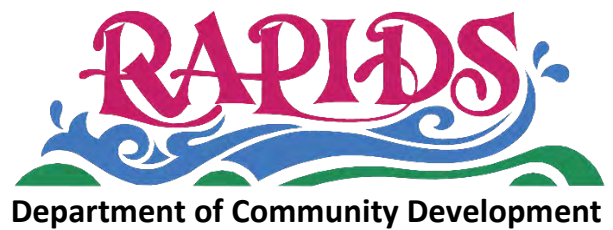


Wood + Elm
no
side walk

Attachment 2

My name is Matt Zacher. I am the Alderman of District 3. I just wanted to write a quick message in support of the amazing job Mr. Keith has done revitalizing the house and garage at 631 Hill St. I have lived here for 16 years and drove pasted this property at least once a week. It was the worst looking house in the neighborhood. I never thought it was going to have new life, but because of Mr. Keith's hard work and dedication to helping rebuild our city, it has been given new life and looks beautiful. I know we, the city, have codes that we want to follow as much as possible, but this is a situation that the codes don't fit the circumstances of the property. Mr. Keith build a modest porch to enhance the property's visual appeal and make it a safer property. Due to the unique property dimensions and layout, there was no other way this could have been done without making it look odd and misshaped. I would like to ask the members of this committee to please allow a variance on this porch at 631 Hill St. Thank you Mr Keith for your hard work on this and your other properties. Thank you committee members for the time, work and service you give to our community.

Matt Zacher
Alderman District 3



Administrative Staff Report

Detached Accessory Structure

Area Variance from Setbacks

850 Rosecrans Street

February 16, 2022

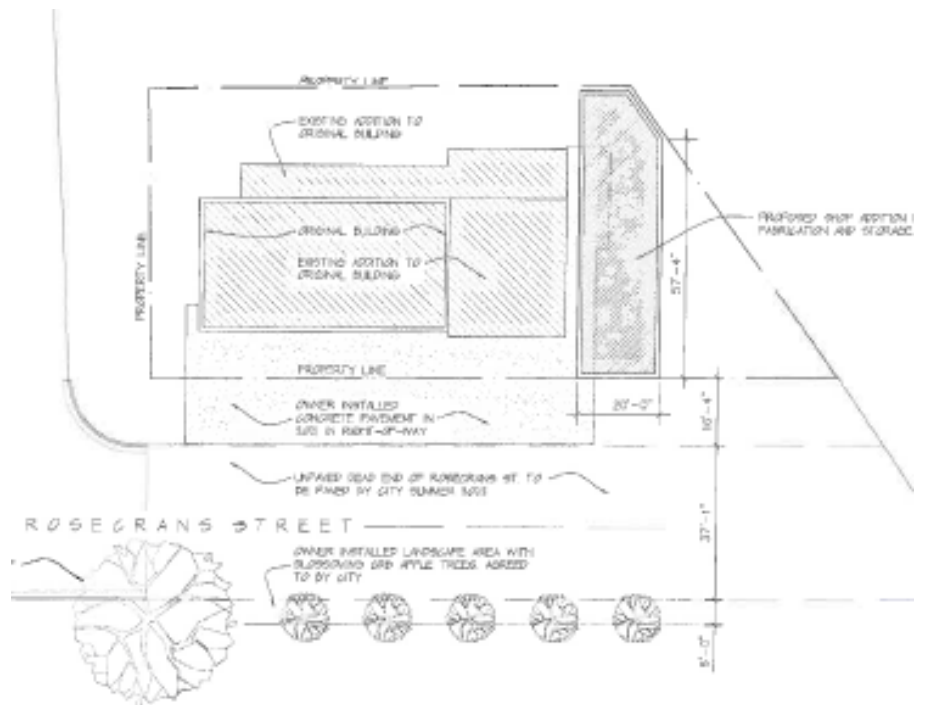
<p>Applicant(s):</p> <ul style="list-style-type: none"> Chad Wirl <p>Staff:</p> <ul style="list-style-type: none"> Kyle Kearns, Director Carrie Edmondson, Associate Planner <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 3401550 <p>Lot Information:</p> <ul style="list-style-type: none"> Effective Frontage: 70 feet Effective Depth: 165 feet Square Footage: 10,019 Acreage: 0.230 Acres <p>Zone(s):</p> <ul style="list-style-type: none"> "M-1" General Industrial <p>Council District:</p> <ul style="list-style-type: none"> District 1: Ryan Austin <p>Master Plan:</p> <ul style="list-style-type: none"> Industrial <p>Current Use:</p> <ul style="list-style-type: none"> Manufacturing <p>Applicable Regulations:</p> <ul style="list-style-type: none"> Chapter 11 - Zoning 	<p>Request</p> <p>VARI-22-0031: Chad Wirl – Public hearing and action on a request for a variance to reduce the front, rear, and side yard setbacks to construct an accessory structure at 850 Rosecrans Street (Parcel ID 3401550).</p> <p>Attachment(s)</p> <ol style="list-style-type: none"> Application Site Plan Map Property Data <p>Findings of Fact</p> <ol style="list-style-type: none"> The applicant is requesting a variance from setbacks for a detached accessory structure. Specifically, the rear yard setback is approximately 1 foot (25 feet required), the side yard setback is approximately 1 foot (15 feet required), and the front yard setback is approximately 1 foot (25 feet required). The property is zoned "M-1" General Industrial District 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 Chad Wirl for a variance to reduce the rear yard, setback, side yard setback, and front yard setback to construct an accessory structure at 850 Rosecrans Street (Parcel ID 3401550) due to the following:</p> <ol style="list-style-type: none"> No unique property characteristic exists. Any hardship claimed appears to be self-created
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Vicinity Map



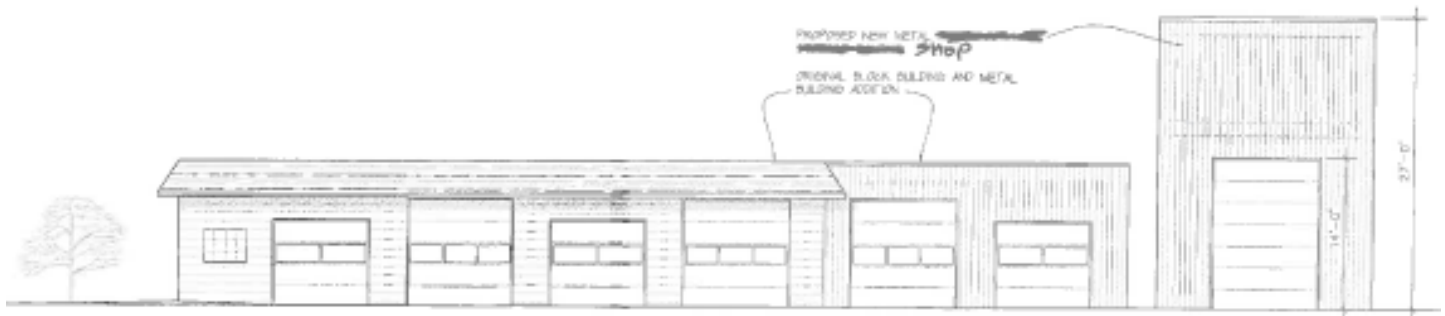
Background

The applicant, Chad Wirl, is requesting a variance from front, side, and rear yard setback standards for a proposed detached accessory structure. The applicant has been operating a successful custom welding and fabricating shop for several years. The business has outgrown the existing space to the extent that the applicant received approval from Canadian National (CN) Railway to park storage containers and trailers on their property to the east. The applicant also worked with the City in 2021 to schedule paving a cul-de-sac in 2022 to the south so that delivery trucks had an adequate turning radius. In the past, the applicant also sought the City's assistance with street



vacation with the street to the south of the subject property. After discussion with the City and some preliminary feedback from Canadian National, it was determined that the applicant would be able to acquire half of the street with a vacation. This was not satisfactory to the applicant.

The applicant is now seeking to add a detached accessory structure to the east of the existing building. The accessory structure is proposed to be one foot from the front, side, and rear lot lines and to be 20 feet in width and range from 57 to 70 feet in length. The proposed structure would be a high bay stall with a height of 27 feet. The zoning standards in the M-1 General Industrial District require 25-foot front yard, 15 feet side yard (non-residential), and 25 feet rear yard setbacks. The lot coverage maximum is 70 percent, which the applicant does meet.



After staff review of this application, clearly the applicant owns and operates a successful business. However, the site is not sufficient to accommodate the existing needs including building space, storage, and access requirements, along with the proposed accessory structure. The applicant is proposing a significant encroachment into the front, side, and rear yard setbacks. The purpose of setbacks is as follow:

11.06.106 Building setbacks

(a) Purpose. Setback standards, in conjunction with other dimensional standards, are established to define a pattern of development in each of the zoning districts. The established setback standards provide for a varying degree of (1) privacy between neighbors; (2) separation to mitigate noise and odor; (3) space for light and air circulation; (4) land for landscaping, recreational use, pleasure, and stormwater management; (5) land for maintaining the exterior of buildings and other structures; (6) room for the placement and maintenance of underground and above-ground utilities; and (7) room for emergency vehicles between and around buildings and other structures

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 which are further analyzed below, including staff findings and recommendations.

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 applicant has identified the angled rear property line and existing non-compliance with setbacks as property limitations on the application. The property has one angled property line; however, two clear front property lines (street frontages), rear property line, and side property line are evident. The property is 10,019 square feet and has a combined frontage of approximately 235 feet.

Findings: It is not unusual to have angled property lines within the City. Although the property would not meet the minimum lot size of 40,000 square feet required to develop a property in the M-1 General Industrial District today, it

is of similar size to those within the vicinity. Also, this owner has some increased ability to utilize the land to the east and to the south.

Additionally, existing structures and their placement are not considered property limitations. This property does not contain any elements that are not generally shared with other properties. In addition, it could be argued that the proximity to the railroad right-of-way and street to the south allow the applicant to utilize some benefits not typically experienced by similar properties in the M-1 General Industrial District.



- 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 property and existing building allow an owner to operate a multitude of uses permitted in the M-1 General Industrial District. It appears that over time the applicant has continued to expand the business on the site. Expansion is allowed when dimensional standards are met as outlined in the Zoning Code. The circumstances of the applicant, including the need to expand the operations to meet the needs of a growing business, are not a hardship under the law. This is also not a case where compliance with the code would render conformity unnecessarily burdensome. To determine whether this standard is met, the purpose of the zoning ordinance in question, its effects on the property, and the short-term, long-term, and cumulative effects of granting the variance shall be considered.

Findings: The applicant has stated that the unnecessary hardship is not making total use of the property to fulfill the future needs of the business (through expansion). It seems that the applicant is defining “total use” as building the site beyond the capacity of what is presently permitted by the Zoning Code. Any hardship claimed from the applicant’s desire to construct an accessory structure within setbacks appears to be self-created. Under current allowances, this site may be developed to M-1 District setbacks lines, building coverage requirements, and other dimensional standards. However, if more building area is required to operate and expand a business, then another site may be required to accommodate such use and expansion. This is not atypical, when businesses require more space than the present site allows it often results in a relocation. Regarding the claim for unnecessarily burdensome restrictions, the purpose of setbacks is identified in the background section (page 3). Granting of a variance for relief from setback standards in order to construct a building may set precedent for similar nonconforming lots.

- 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 a transitional area, with a single-family residence zoned M-1 General Industrial to the north, CN property to the south, the CN railway line to the east, and R-2 Mixed Residential District single family residences to the west. The requested variance would allow for an accessory structure to be constructed within the required front, side, and rear setbacks. A public hearing notice was provided as well as notice to surrounding property owners within 300 feet of the property.

The purpose of general setbacks was provided in the background section (page 3).

Findings: Allowing for the variance could possibly set precedent for other adjacent properties that could make similar requests. Expansion of the use, with the granting of a variance, would arguably increase the intensity of the use, which exists in a transitional area adjacent to residential. Increases to the intensity of the use could result in additional noise, traffic and lighting, which could negatively impact the adjacent residences. At the date of this staff report the Community Development Department has not received any comments from the public regarding the request. With regards 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 VARI-22-0031 due to the following:

- 1. No unique property characteristic exists.**
- 2. Any hardship claimed appears to be self-created**

Note: A nonresidential accessory structure requires architectural review, site plan review, and a zoning permit. Meaning if the variance is granted, the applicant shall receive the above approvals by the City Plan Commission prior to construction.



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 _____

Received By _____

Fee _____

Case # _____

Aldermanic District _____

ZBA Date _____

1. Applicant Information

Applicant name CHAD WIRL

Street address 631 12th Ave N

City, state, zip code WIS. RAPIDS, WI 54495

Daytime telephone number 715-213-3352

Email CWSHOPMASTER@YAHOO.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.

Agent 1

Agent 2

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 850 ROSECRANS ST. WIS. RAPIDS, WI 54495

Parcel number(s) 3401550

Variance Application
City of Wisconsin Rapids, Wisconsin
Page 2

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.

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 checked="" 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 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.

CUSTOM WELDING AND FABRICATING SHOP

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.

NONE

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. 11.06.106	FRONT YARD AND REAR YARD SETBACK OF 25 FEET	NEW BUILDING NEEDS TO BE 1 Foot From Front (south) property line AND 3 FEET FROM REAR (north) property line
2.		
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.

NEW BUILDING ADDITION ON EAST END OF EXISTING BUILDING - 20'X50' - HIGH BAY STALL

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. THIS IS THE ALTERNATIVE - ON going negotiations	
2. SINCE 2014 - BETWEEN CANADIAN NATIONAL RAILROAD	
3. & CITY - RAILROAD REFUSES TO SELL THEIR	
4. 33' HALF OF ROADWAY BACK TO ME!!	

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 HARDSHIP - IS NOT MAKING TOTAL USE OF MY PROPERTY TO FULLFILL THE FUTURE NEEDS OF MY BUSINESS - OUR ONLY OPTION IS TO EXPAND TO THE EAST OF MY EXISTING BUILDING - *SEE ATTACHMENTS

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.

THE LOT IS NOT SQUARED OFF & PROPERTY IS NON-CONFORMING TO SET BACK CODES AS IT IS - EXISTING BUILDING IS 12' FROM SOUTH PROPERTY LINE. THERE IS NO CURB & GUTTER ON ROAD - 9TH OR ROSECRAWNS - WHEN I PURCHASED PROPERTY IN 2013 MOST OF DEAD END WAS WOODED - NO TURN AROUND I WORKED WITH CITY TO MAKE A GRAVEL CUL-DE-SAC FOR DELIVERY TRUCKS - 2021 CITY AUTHORIZED ME TO POUR CONCRETE IN RIGHT OF WAY TO STREET - THEY ARE SET TO BLACK TOP STREET IN SPRING 2022
* SEE ATTACHED PHOTOS

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.

* WITH THE RAILROAD SWITCH YARD TO THE EAST - WOODED RAILROAD DITCH TO THE NORTH - MY EXISTING BUILDING TO WEST - DEAD END STREET & WOODED GRAVEL LOT TO THE SOUTH, THE NEW BUILDING WILL NOT BLOCK ANY VIEW OR HARM ANYONE IN SURROUNDING AREA - SEE ATTACHMENT PHOTOS
NOTE: THERE ARE NO UTILITIES ABOVE OR UNDERGROUND IN THE DEAD END STREET!!

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.

① PROPOSED SITE PLAN
② CITY MAP W/PROPERTY LINES & MEASUREMENTS
④ MISC. PHOTOS OF EXISTING BUILDING - ANGLES & SURROUNDING AREA!

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

THIS ADDITION IS IMPORTANT + MOVING FORWARD - WE NEED AN OVERSIZE HEATED STALL - SO WE CAN TAKE ON LARGE PROJECTS TO INCLUDE HEAVY EQUIPMENT & TRAILER REPAIR WITH AN OFFICE/BREAKROOM ABOVE + POSSIBLY HIRE ON MORE HELP!

17. **Applicant certification**

- * NOTE: THE RAILROAD DID GIVE ME PERMISSION TO PARK STORAGE CONTAINER & TRAILERS ON THEIR PROPERTY AS YOU WILL SEE IN PHOTOS!
- 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.

Variance Application
City of Wisconsin Rapids, Wisconsin
Page 5

- 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:

CHAD WIRL
Name – print

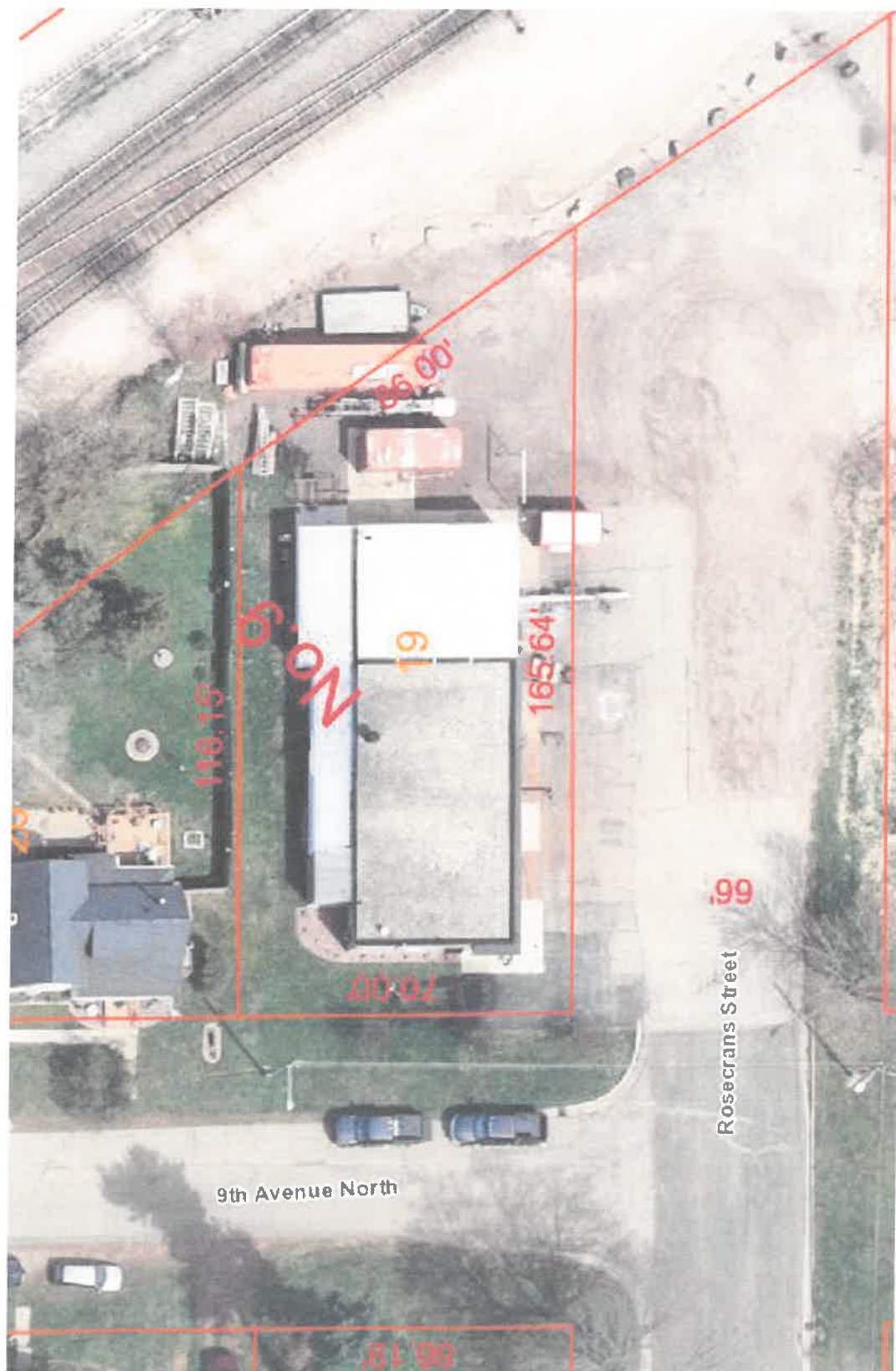

Name – Signature

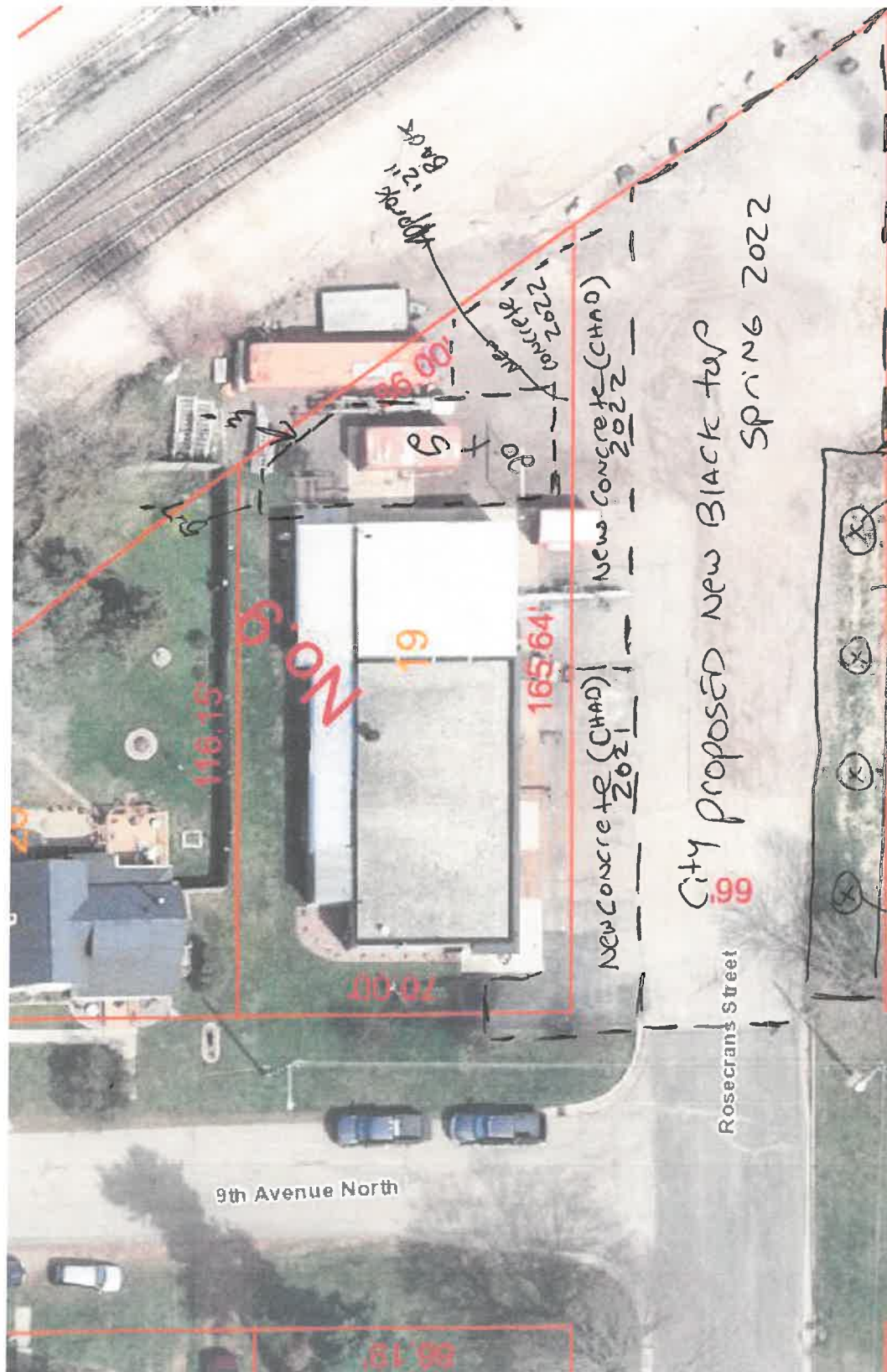
1-16-2022
Date

Name – print

Name – Signature

Date





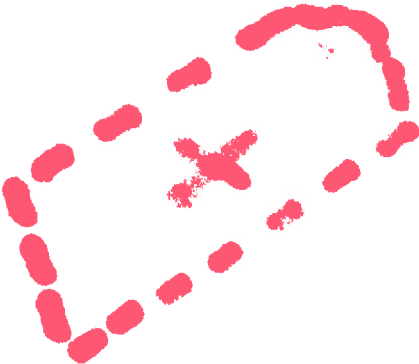
City proposed New Black tap
Spring 2022

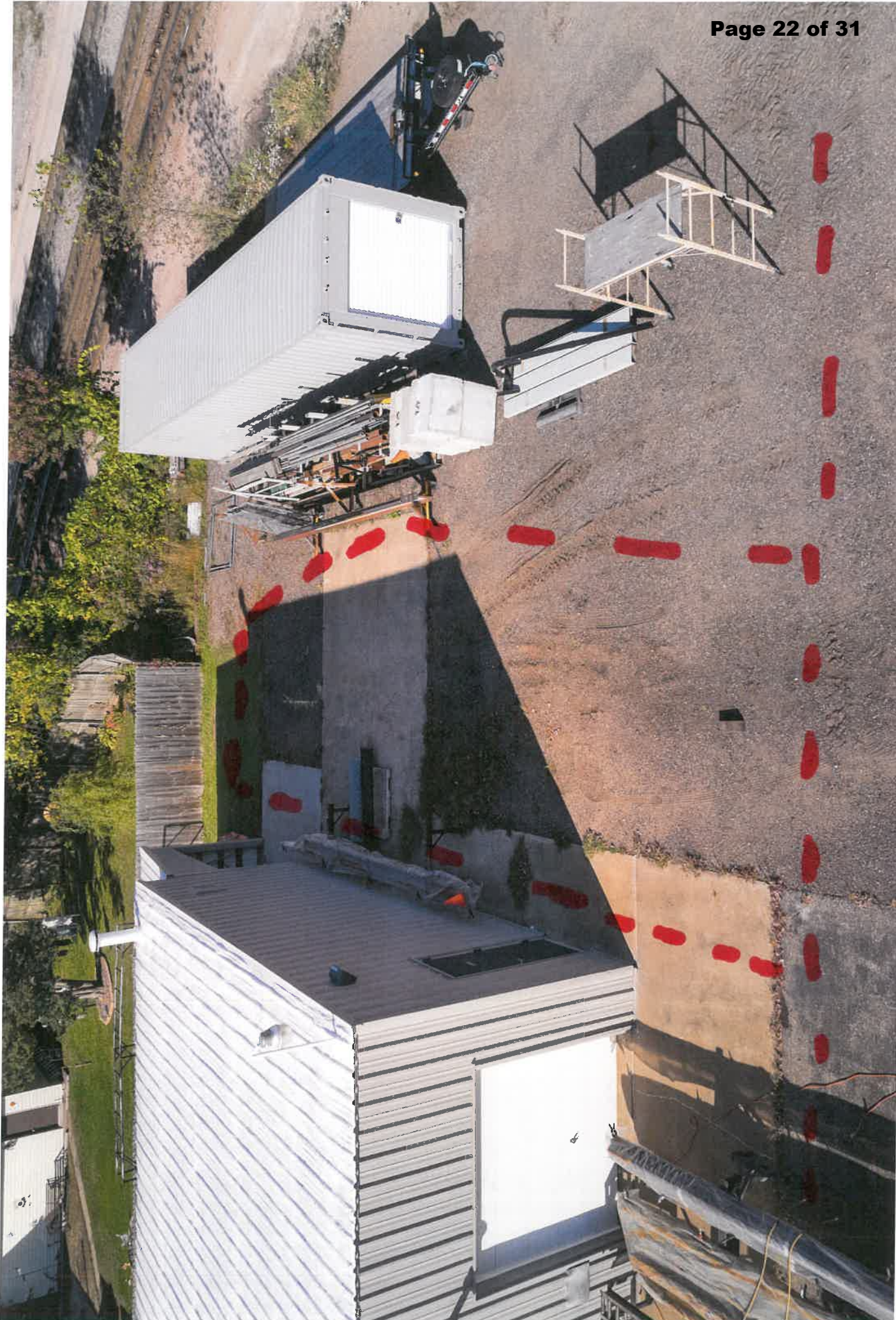
City will make trees (city/CHAS) GRASS

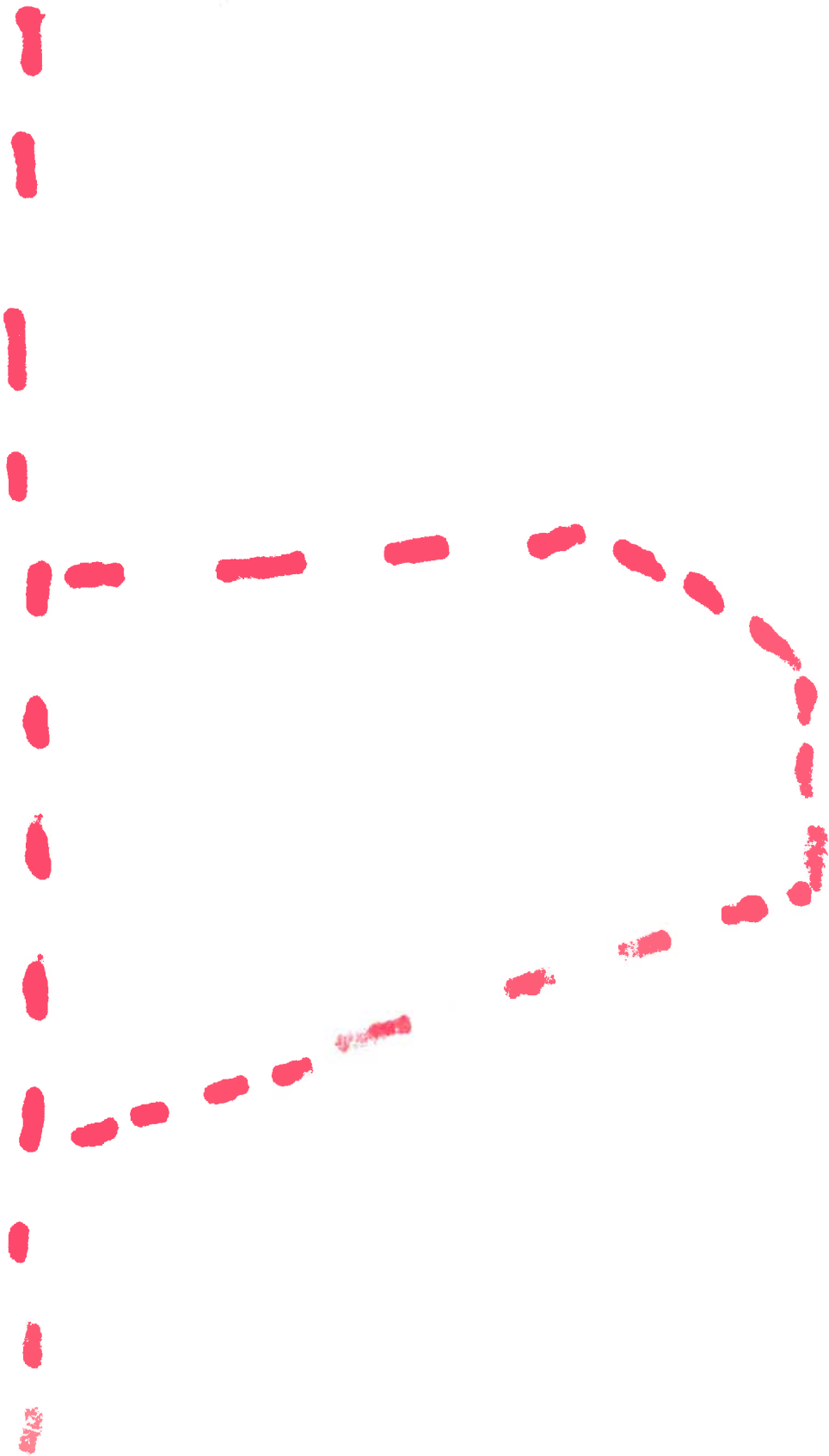
Boulevard for

Dead End Appeal

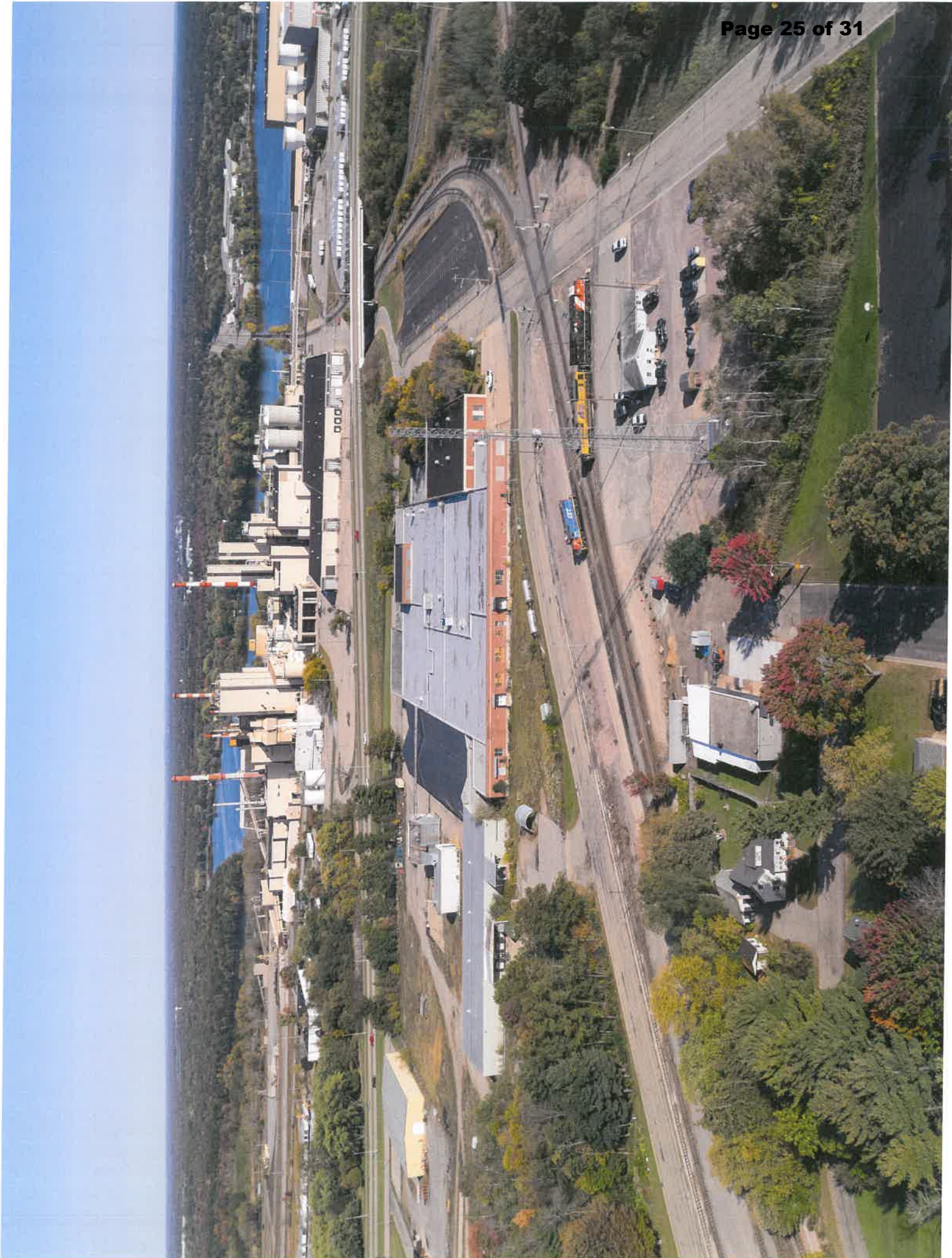












850 Rosecrans Street Wisconsin Rapids, WI 54495

ARC CENTRAL LLC
ARCHITECTURE CONSTRUCTION
MANAGEMENT INTERIOR DESIGN
715.572.2696
arccentralinc@outlook.com

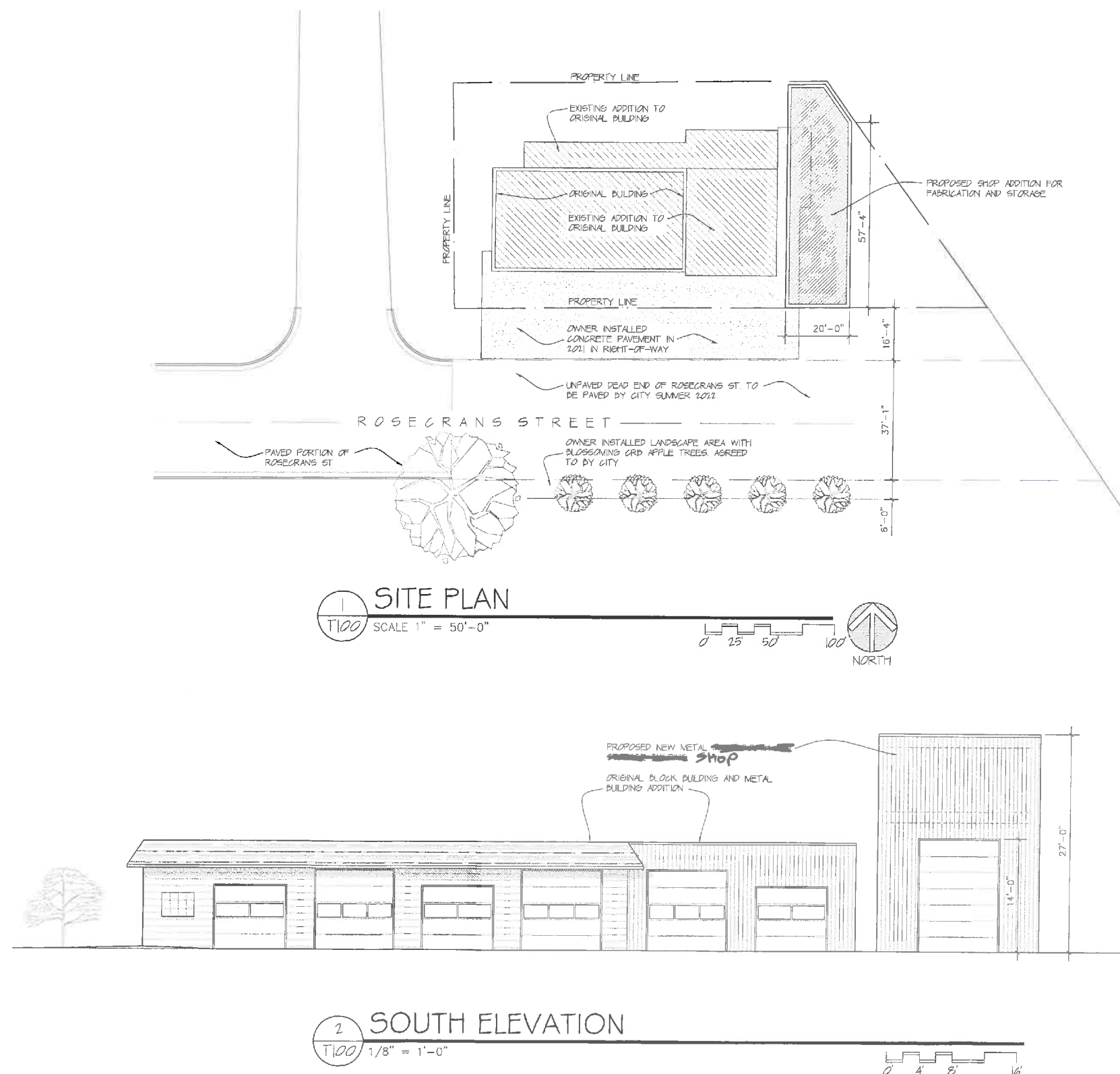
TITLE SHEET
SITE PLAN &
CODE INFORMATION

PROPOSED ADDITION
FOR
SHOPMASTER LLC
850 ROSECRANS STREET
WISCONSIN RAPIDS, WI 54495

Prelim	11/22
Con Doc's	DATE
Approval	DATE
Rev. 1	DATE

DATE
July 21, 2002
PROJECT NO.
22 002

T100

PRELIMINARY
NOT FOR CONSTRUCTION

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ARC CENTRAL LLC
ARCHITECTURE CONSTRUCTION
MANAGEMENT INTERIOR DESIGN
715.572.2698
arccentralinc@outlook.com

TITLE SHEET
SITE PLAN &
CODE INFORMATION

PROPOSED ADDITION
FOR
SHOPMASTER LLC
850 ROSECRANS STREET
WISCONSIN RAPIDS, WI 54495

REVISIONS			
DATE	DATE	DATE	DATE
III/22			
Prelim	Con Doc's	Approval	Rev 1
DATE	DATE	DATE	DATE
July 21, 21			
PROJECT NO.			
22 001			

PRELIMINARY
NOT FOR CONSTRUCTION

T101

Tax key number: 34-01550

Property address: 850 Rosecrans St

Owner: Chad A. Wirl
631 12th Ave N
Wisconsin Rapids, WI 54495

Zoning: M-1, General Industrial
Traffic / water / sanitary: Light / City water / Sewer
Legal description:

Summary of Assessment	
Land	\$13,500
Improvements	\$63,800
Total value	\$77,300

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Commercial			10,019	0.230	None	Commercial		\$13,500

Commercial Building (The Shopmaster)

Section name: Section 1
Year built: 1975
% complete: 100%
Stories: 1.00
Perimeter: 244 LF
Total area: 2,880 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Service repair garage	Garage, service repair	1	896	Masonry bearing walls	12.00	C (AV)	Fair
	Service repair garage	Garage, service repair	1	1,984	Masonry bearing walls	11.00	C (AV)	Fair

Exterior walls HVAC	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
	Concrete Block				2,880	100.0%	C (AV)
	Space heater				2,656	92.2%	C (AV)
	Package unit				224	7.8%	C (AV)

Other features	Qty	Description	Units	Grade	Location	Yr Blt	Condition
	1	Concrete Block addition	208	C		1975	Fa
Other features	1	Metal storage addition	524	C		1975	Fa

	8'	26' 1sCB/Slab	27' Mtl Enclosure	28' Mtl Enclosure	11'
7'	41'			28'	
	11' ht			12' ht	
7'	1sCB/Slab			Shop	32'
	2880 sf				
	Shop				
14'					

# of identical OBIs: 1		Other Building Improvement (OBI)			
		Main Structure		Modifications (Type, Size)	Photograph
OBI type:	Paving	Width:	1,300 LF	Grade:	D
Const type:	Asphalt	Depth:	1 LF	Condition:	Average
Year built:	1975	Fir area:	1,300 SF	% complete:	100%
				Assessed \$:	\$1,400
					not available

Building Permits				
Issued	Permit #	Purpose	\$ Amount	Completed
12/26/2001	49346	New commercial heating	\$1,900	12/26/2003

Sales History		
Date	Price	Type
5/1/2013	\$68,000	Valid improved sale

General Industrial (M-1) district

Description: This district is intended to accommodate industrial, manufacturing, and storage where most of the activities are conducted within an enclosed building. Compatible community and civic uses are also allowed.

Dimensional Standards:

Lot Standards	Additional Details	Illustration Symbol	
Lot area, minimum	s. 11.06.102	A	40,000 square feet
Lot width, minimum	s. 11.06.103	B	150 feet
Street frontage, minimum	s. 11.06.104	C	100 feet
Water frontage, minimum	s. 11.06.105	-	none
Building Setbacks			
Front yard setback, minimum	s. 11.06.106	D	25 feet
Side yard setback, minimum	s. 11.06.106	E	15 feet if adjacent to non-residential, 25 feet if adjacent to residential
Rear yard setback, minimum	s. 11.06.106	F	25 feet
Building Standards			
Building height, maximum	s. 11.06.108	-	45 feet; 65 feet as approved as a special exception
Building coverage, maximum	s. 11.06.109	G	70 percent
Impervious surface, maximum	s. 11.06.110	H	90 percent
Other			
Distance between driveway and property boundary line, minimum	-	I	3 feet
Distance between parking lot and property boundary line, minimum	-	J	5 feet if adjacent to non-residential; 10 feet if adjacent to residential

