



## ZONING BOARD OF APPEALS MEETING

March 25, 2024

1:00 PM

### PUBLIC MEETING NOTICE

#### **Zoning Board of Appeals**

Dave Laspa, Chairperson  
Jerry Feith  
Mike Hittner  
Bruce Kluver  
Michael Timm  
Peggy Montag, 1<sup>st</sup> Alternate  
Vacant, 2<sup>nd</sup> 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, **Monday, March 25, 2024, at 1:00 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](http://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 January 18, 2024, Zoning Board of Appeals meeting
2. **24-00134 – Kevin Fangman;** Public hearing and action on a request for a variance from the accessory structure maximum size and height requirements, as well as setback requirements within the Mixed Residential (R-2) District to construct a detached garage at 710 3<sup>rd</sup> Street South (Parcel ID 3408477).
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: March 8<sup>th</sup> and March 15<sup>th</sup>, 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 **Monday, March 25, 2024, at 1:00 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 Kevin Fangman for a variance from the accessory structure maximum size and height requirements, as well as setback requirements within the Mixed Residential (R-2) District to construct a detached garage at 710 3<sup>rd</sup> Street South (Parcel ID 3408477).

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](http://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

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 1<sup>st</sup> 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 25<sup>th</sup> 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 25<sup>th</sup> 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)

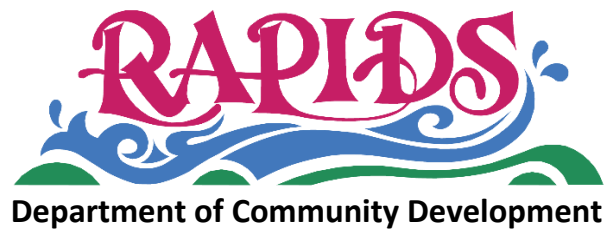
3. Adjourn

Motion to adjourn the meeting by Montag; second by Kluver

Motion carried (4 – 0)

Meeting adjourned at 2:22 p.m.

Respectfully submitted by Erika Esser, Secretary



# Administrative Staff Report

Area Variance – accessory structure size,  
height, and setback requirements

710 3<sup>rd</sup> Street South

March 20<sup>th</sup>, 2024

<p><b>Applicant(s):</b></p> <ul style="list-style-type: none"> <li>Kevin Fangman</li> </ul> <p><b>Staff:</b></p> <ul style="list-style-type: none"> <li>Kyle Kearns, Director</li> <li>Lizabeth Edwardsen, Associate Planner</li> </ul> <p><b>Parcel Number(s):</b></p> <ul style="list-style-type: none"> <li>3408477</li> </ul> <p><b>Lot Information:</b></p> <ul style="list-style-type: none"> <li>Effective Frontage: 95 feet</li> <li>Effective Depth: 280 feet</li> <li>Square Footage: 38,213 sq feet</li> <li>Acreage: 0.87725922 acres</li> </ul> <p><b>Zone(s):</b></p> <ul style="list-style-type: none"> <li>Mixed Residential (R-2) District</li> </ul> <p><b>Council District:</b></p> <ul style="list-style-type: none"> <li>District 3 - Zacher</li> </ul> <p><b>Master Plan:</b></p> <ul style="list-style-type: none"> <li>Residential</li> </ul> <p><b>Current Use:</b></p> <ul style="list-style-type: none"> <li>Single-family dwelling</li> </ul> <p><b>Applicable Regulations:</b></p> <ul style="list-style-type: none"> <li>Chapter 11 – Zoning</li> </ul>	<p><b>Request</b></p> <p><b>24-00134;</b> public hearing and action on a request from Kevin Fangman for a variance from the accessory structure maximum size and height requirements, as well as setback requirements within the Mixed Residential (R-2) District to construct a detached garage at 710 3<sup>rd</sup> Street South (Parcel ID 3408477).</p> <p><b>Attachment(s)</b></p> <ol style="list-style-type: none"> <li>Application</li> <li>Plans</li> </ol> <p><b>Findings of Fact</b></p> <ol style="list-style-type: none"> <li>The property is zoned Mixed Residential (R-2) District.</li> <li>The single-family dwelling is a permitted use in the district.</li> <li>The applicant is requesting an area variance from maximum building coverage of a detached accessory building of 900 square feet.</li> <li>The applicant is requesting an area variance from maximum height of a detached accessory building of 15 feet.</li> <li>The applicant is requesting an area variance from minimum front yard setback of 25 feet for a detached accessory building.</li> <li>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.</li> </ol> <p><b>Staff Recommendation</b></p> <p>Deny the request from Kevin Fangman for a variance from the accessory structure maximum building coverage and height to construct a detached garage in the Mixed Residential (R-2) District at 710 3<sup>rd</sup> Street South (Parcel ID 3408477), due to the following:</p> <ol style="list-style-type: none"> <li>The site itself does not contain unique physical limitations.</li> <li>There is no unnecessary hardship, and the property owners can reasonably use the property for its intended purpose.</li> <li>The development may have some discernable negative impact on the neighbors, community, and general public and is inconsistent with the dimensional requirements outlined in Chapter 11 – Zoning.</li> </ol>
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## Vicinity Map

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## Background

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The applicant, Kevin Fangman, is requesting a variance from the required maximum building coverage and maximum height, as well as the required minimum front yard setback for a detached accessory building in the Mixed Residential (R-2) District. The applicant wants to construct a detached garage on the parcel that exceeds size and height requirements, as well as minimizes the required front yard setback. The proposed detached garage would be 36' wide x 30' deep x 16' tall and 1,080 square feet in size. Site plans place the detached garage up to the property line parallel to Mead Street.

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 the maximum building height of a detached accessory building to be no greater than 15 feet and no greater than 900 square feet in size. The applicant is requesting a variance to construct a detached garage that will be 16 feet in height and 1,080 square feet in size.

Dimensional standards in the Mixed Residential (R-2) District require a minimum front yard setback of 25 feet. On a corner lot, the minimum front yard setback requirements applies to both street sides. The applicant is requesting a variance to reduce the minimum required setback from Mead Street to place the detached garage up to the property line. A new driveway is also proposed from Mead Street to access the structure.

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 <b>[1,2,3]</b>
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 <b>[4]</b>
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
Building Standards			
Building height, maximum	s. 11.06.108	-	2 stories, but not more than 30 feet for principal buildings; 1 story, but not more than 15 feet for detached accessory building
Building coverage, maximum	s. 11.06.109	G	40 percent total; not greater than 900 square feet for detached accessory building

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

## 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 0.88 acres and consists of a single-family home built in 1898 and one additional structure. The property is located along the Wisconsin River and is larger than most properties located within the Mixed Residential (R-2) District. Unique physical limitations such as wetlands and steep slopes do not exist on the property. Shoreland setbacks of 50' would apply from the river.

**Findings:** The minimum lot size for a single-family dwelling in the Mixed Residential (R-2) District is 7,500 square feet. The developable area of approximately 0.88 acres (38,213 square feet) is substantially larger than the minimum required in the R-2 District. The 0.88 acres of developable land provides sufficient area for placement of the accessory structure, while meeting zoning standards. Additionally, an attached garage could be added, or the existing garage expanded, to provide additional storage onsite. Moreover, lots abutting the river are not unique or rare in the City, and corner lots are common.



- 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 applicant indicated that without the requested variance there is no way to construct a building that will meet their needs. The applicant proposed that certain dimensions of the proposed detached garage could be reduced, however this would hinder their ability to move around in the building. The applicant expressed the need to be able to maintain the vehicles and equipment and that extra space is needed due to age and physical disability.

**Findings:** The applicant is proposing to construct a detached accessory building that is large enough to contain their vehicles and equipment. 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, or an attached garage. The purpose of variances is to provide relief in limited, unusual circumstances, not to provide general flexibility in the zoning ordinance. A hardship is not found to be present, rather the applicant's desire for deviations from the zoning ordinance to accommodate their storage necessity.

- 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 applicant indicated the proposed detached garage would face Mead Street and have its own separate driveway. The applicant intends to design the detached garage to be aesthetically pleasing.

**Findings:** Allowing for this variance creates a deviation from standards and could possibly set precedent for other adjacent properties that could make similar requests. Moreover, the larger structure could diminish the historic character of the property by placing focus on the new structure given the larger footprint.

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 24-00134 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 may 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

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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 Kevin Fangman  
Street address 710 3rd Street S.  
City, state, zip code Wisconsin Rapids, WI 54494  
Daytime telephone number 224-545-2646  
Email Fang@Fang-HQ.net

**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 710 3rd Street S., Wisconsin Rapids, WI 54494  
Parcel number(s) 34-08477

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 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.

This property is the home of Kevin & Phyllis Fangman as of 2023/12/28

**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.	11.06.111	Max size of 900 square feet	Allow 1080 Square Feet
2.	11.06.108	Max Height of 15 feet	Allow 16 Feet
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.

Build a detached garage that can house a deck boat, high top conversion van along with large lawn & garden equipment and small water vehicles

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.

Please see Addendum A

- 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.

Please see Addendum B

- 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.

Please see Addendum C

- 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.

Site map with location of the proposed building drawn in.  
 Pictures of the site and drawings of the proposed building  
 Pictures of buildings larger in the neighborhood.

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

550 3rd Street Garage, taller and has a larger foot print then I propose.  
 572 3rd Street Garage, much larger than what I propose and looks terrible  
 639 3rd Street Garage, larger than I propose.

- 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.

Variance Application  
City of Wisconsin Rapids, Wisconsin  
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- 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:

**Kevin Fangman**

Name – print

Name – Signature

Date

Name – print

Name – Signature

Date

Addendum A for Kevin Fangman

710 3<sup>rd</sup> Street S., Wisconsin Rapids, WI 54494

Practical Difficulty Limiting Use of Property

The property listed contains a 3-car tuck under garage. This garage is at the back of the home facing the river. This garage presents multiple issues for some of the vehicles and equipment we own as well as too little space for the total of items:

- 1) While the garage is wide enough for most personal use vehicles it has neither the height nor depth needed for a deck, pontoon or tritoon boat nor a high-top conversion van. It could be lengthened but because there is a room built above it the height cannot be changed.
- 2) The existing garage has doors that do not face the street but are approximately 90 degrees right facing from the street. This requires all vehicles to turn left at a sharp angle to enter the garage. With the tree line along the street, it is impossible to expand the apron and driveway to a sufficient width for large vehicles and/or vehicles on a trailer to make that turn and enter the garage.
- 3) We own 4 automobiles, a deck boat, and a large lawn tractor along with other lawn & garden equipment. In addition, we own a paddle boat, kayaks and other flotation pieces. All these items will not fit in the roughly 35'x21' tuck under garage even if they could all go through the doors.

Any property located on a boatable body of water needs more garage space than one that is not. This is to allow the property owner to store additional vehicles and equipment on site in a protected environment that will allow the property owner to use them to take advantage of the waterfront and work on them without having to retrieve them from a storage facility and work on them outside.

Our current boat is a 2004 Four Winns Funship in great condition with less than 300 hours on it. On the trailer from prop to trailer tongue it's about 27' long with a trailer width of 8'8". This is the maximum allowed width without special license. With the Bimini bar extended the boat on the trailer is over 10' tall. Therefore, to store the boat inside a garage would require a stall with a door 10' wide and 12' high with a length of 30'. This allows safe passage around both ends of the boat and trailer when the garage door is closed. If it were a pontoon or tritoon boat of a similar length it would need even more space as the trailer tongue for these boats are longer due to the squared, not tapered, bows.

We own a 2003 Ford E150 high top conversion van which we bought new in 2003. It is in great condition and considered a classic in car culture. It's been garage kept all its life until now as it will not fit inside the existing garage. To enter and park in a garage it requires a door at least 9' wide and 8' tall. Being nearly 18' long it would need a stall of at least 28' to park inside, open the rear French doors and still be able to walk around both ends while the garage doors are closed. If this van were replaced with a pickup truck the length requirement would increase. The 30' length is to accommodate that eventuality.

It would detract from the esthetics of the area and the home if the vehicles were parked outside. It would also cause damage to those vehicles to be left out in the elements all of the time. As an older person with a disability that limit my physical activity, I would not be able to keep up with the additional vehicle maintenance required for vehicles that are not garage kept.

The smaller items such as the paddle boat, kayaks, other floating devices along with the John Deere lawn tractor and other garden equipment would be easy targets for theft should they be left outside. As we

don't own a transport trailer, we would have no way to move the larger items like the tractor, paddle boat and kayaks between our property and an offsite storage unit. Adding such a trailer would also increase our need for storage. This would make those items unusable. Currently all these smaller items and 2 of our cars barely fit in the tuck under garage making all inaccessible as they are tightly packed inside.

Keeping any of the described items outside puts them at additional risk. That risk will translate into increased insurance costs in perpetuity.

We propose a 36' wide x 30' deep x 16' high detached garage. This will allow entry and storage of the boat and the van on site in 2 of the 3 proposed stalls. The 3<sup>rd</sup> stall would be used to store the smaller water vehicles as well as the lawn and garden equipment. At this depth a work bench and cabinets along with a utility room for a heating unit could be placed inside on the back wall behind the stalls containing the lawn/garden and small vehicles as well as the van giving the property owner the ability to store all inside and still have room to use the work bench.

Addendum B for Kevin Fangman

710 3<sup>rd</sup> Street S., Wisconsin Rapids, WI 54494

Hardship caused due to code limitations.

Without the garage described the boat could not be stored inside at all. If a 30x30 building were constructed the stall would have the depth needed but the doors would have to be narrowed to allow the structural integrity needed on the front to hold the building up. This is because the pillars between the doors would be too narrowed. If a 36' wide by 25' deep building was constructed, the doors could be wide enough for the boat to pass through that door but could not be closed with the boat inside. That would allow anyone to access the building at any time, making theft of the items inside easy.

A shorter stall could be used for the van but that would cause a reduction in the workspace needed to maintain the vehicles and equipment. The door width on this stall could be reduced 1 foot to 9 but that would only reduce the building width by 1 foot. The wider stall allows space between so that the vehicles can be attended to without having to squeeze between them. As an older person with a physical disability that limits my mobility, tight spaces is not something I can handle.

To build any detached garage you need a roof pitch steep enough to help shed some of the snow during heavy storms. With a 12' high door on the right and the other 2 doors at 10' the designers tell me they need 16' in total height to build a roof to do just that.

Without the requested variance there is no way to build a building that can contain all the needed items, forcing some to be left outside, subject to theft and weather damage. One of the conditions of purchasing the property was that we would be able to build the needed garage space after we moved in. Our real estate attorney, Kelly Lancaster, called the city of Wisconsin Rapids to discuss this. She was assured that the needed variances could be approved if the proper paperwork was filled out. We therefore went forward with the purchase.

All we are requesting is to build a building 5' deeper and 1' taller than the current codes allow so that we can get everything inside and give me enough space to maintain those items with the doors closed.

Addendum C for Kevin Fangman

710 3<sup>rd</sup> Street S., Wisconsin Rapids, WI 54494

Request not Contrary to the Public Interest

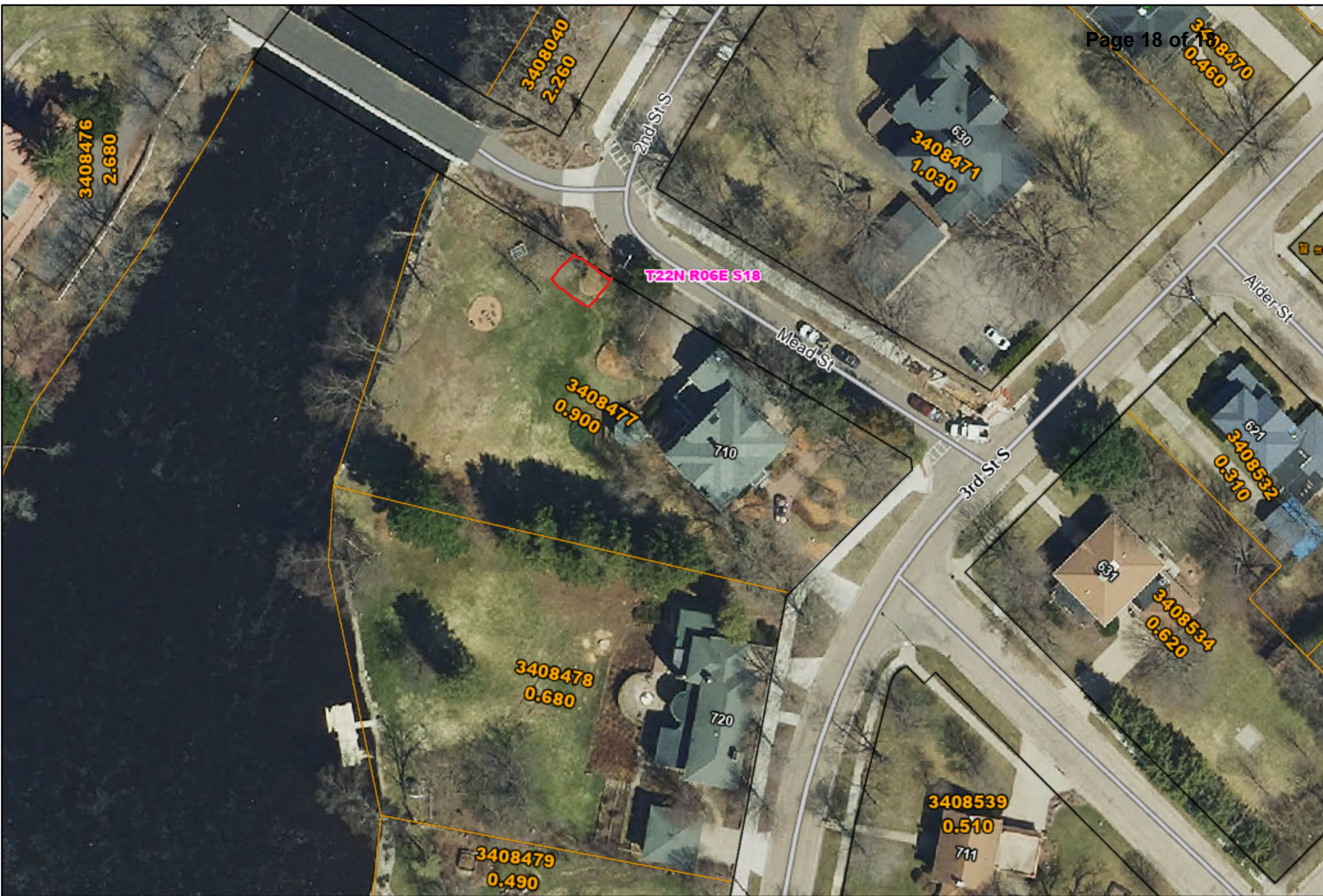
The purpose of the proposed building is for storage, on site, for protection of those items and allow the property owner to use them. If the building of a size that met code were built it would have no less impact than a building with the requested variances would have. For the community and the surrounding neighbors, the requested variances will not be contrary to their interests but promote them:

- 1) Without the building as described the boat and the van would be permanently parked outside on the property. This would detract from the look of the property and therefore the neighborhood.
- 2) The building design is set to mimic the appearance of the house on the property. With roofing and siding to match the house. Decorative windows and doors are also designed to blend with the house.
- 3) The building location was chosen to:
  - A) Reduce the driveway space needed.
  - B) Reduce the time and difficulty backing the trailer into the garage. This will in turn reduce the time the street is tied up while backing in and, because it will be straight back, always leave one lane open for traffic during this maneuver. Most property owners with a boat trailer tie up both sides of the street as they back in as they must make a turn to complete the maneuver. That will not be the case here.
  - C) The building will not be easily seen. Its location is such that it can't be seen from 3<sup>rd</sup> Street as it's behind the house and only a fraction of the house's height. The ability to see it from Mead Street will be obscured by the existing trees on either side. It therefore will not obstruct the view of the river except where Mead and 2<sup>nd</sup> meet, which would occur even if it were a 30x30 building.

Walking through the neighborhood I see multiple detached structures that exceed the city codes. These buildings are much larger than the one I am proposing and, in some cases, have not applied the esthetics I plan to making the proposed building attractive. I've included pictures of those that are on 3<sup>rd</sup> Street S. between Mead and Locust. These are just the ones I saw walking around the block by my house.

In short, the building will house things that would otherwise be visible to the neighbors and are now, except the boat which has not yet been brought up from our previous location. The building itself will be esthetically pleasing as it will mimic the house and be obscured from view as the house and surrounding trees will block the view of it from most angles.

All we are asking is to build a garage that is slightly larger than what is allowed by the current codes. The difference in the dimensions will most likely not be noticeable particularly when you consider how the chosen location will obscure the view of the building.



## Wood County Land Information Office

Author: Wood County Land Information Office

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