



**Community Development
Department**
City of Wisconsin Rapids
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Wisconsin Rapids, WI 54495
Ph: (715) 421-8228

REPORT OF THE ZONING BOARD OF APPEALS

April 14, 2022

The Zoning Board of Appeals met at 2:00 p.m. on April 14, 2022 in the Council Chambers at City Hall and via remote audioconferencing. Attending Board members were: Chairperson Dave Laspa, Jerry Feith, Mike Hittner, Lee Gossick, Dennis Polach, and alternate Peggy Montag. Others in attendance included Community Development Director Kyle Kearns, Associate Planner Carrie Edmondson, Chad Wirl and Betty Jean Liezen.

The meeting was called to order at 2:00 p.m. As all five members were present, alternate member Montag was not a voting member.

1. Approval of the report from the February 23, 2022, Zoning Board of Appeals meeting

Motion by Hittner to approve the report from the February 23, 2022 Zoning Board of Appeals meeting; second by Feith.

Motion carried (5 – 0)

2. VARI-22-000182: Chad Wirl – Public hearing and action on a request for a variance from the side/rear yard setback to construct an accessory structure at 850 Rosecrans Street (Parcel ID 3401550)

Carrie Edmondson provided an overview of the staff report, recommending denial due to the project not meeting standards of review.

Public hearing opened at 2:03 p.m.

Speaking in favor: none

Speaking against: none

Public hearing closed at 2:04 p.m.

In conversations following the public hearing, member Hittner stated that he was in favor of the variance request. Mr. Laspa asked staff what the first approval meant (from the previous ZBA meeting) to which Carrie Edmondson responded. The applicant, Chad Wirl, then clarified what the added area was for mechanicals and a stairway to the second floor. Mr. Wirl also responded to Mr. Hittner's question about access to the mechanical room. Member Hittner also asked staff if there had been any additional comments by the neighbors, to which Carrie Edmondson said that no further communications were received.

Motion by Feith to approve the request for a variance from the side/rear yard setback to construct an accessory structure at 850 Rosecrans Street (Parcel ID 3401550); second by Hittner

Kyle Kearns asked the Zoning Board of Appeals members for the context of the motion and reasoning to support the motion. Jerry Feith stated that the setbacks from lot lines were less than the original proposal and cited the reasoning from the first proposal, which was due to the circumstances of the lot, the neighbors most affected by the project are not opposed, and the ability for the project to affect the neighboring properties is limited.

Motion carried (3 – 1 – 0; Board member Laspa voting against and Gossick abstaining)

3. VARI-22-000164: Betty Jean Liezen – Public hearing and action on a request for a variance from front and side yard setbacks and the maximum building coverage ratio to construct an enclosed porch at 331 9th Street North (Parcel ID 3407138)

Carrie Edmondson provided a summary of the request, recommending denial due to the reasons outlined in the staff report.

Public hearing opened at 2:14 p.m.

Speaking in favor: Betty Jean Liezen, after which she included her reasonings for the construction of the addition.

Speaking against: none

Public hearing closed at 2:28 p.m.

Kyle Kearns noted that one of Betty Jean's neighbors called the Community Development Office anonymously prior to the meeting expressing their concern about the impact of the project and that they did not support the addition on the property. The neighbor was unable to attend the meeting.

Member Hittner asked about which types of wheelchair ramps are permissible without ZBA approval to which Ms. Liezen and Kyle Kearns responded. Mr. Hittner indicated that he would be in favor of the variance due to the unique property characteristics and the applicant's health issues but wanted to first hear from the other Board members.

Dave Laspa noted that the size of the porch appeared to be much more than what was needed for a ramp. Ms. Liezen stated that is what she needs for an access out of the home. Mr. Hittner commented on the builders' investment in the project, and the applicant responded stating that she went out looking for another home that could be made ADA accessible and could not find anything. Member Laspa asked about ramp grades and wondered how the size of the proposed porch was determined, to which Kyle Kearns responded, stating that no interior layout had been provided to Staff. Ms. Liezen then provided documents, which had not been previously seen by Staff, and these were circulated among the Board members.

Peggy Montag asked the applicant Betty Jean to clarify if the ramp on the provided documents was inside of the porch, to which Ms. Liezen indicated that a ramp would need to be outside of the porch to get down to the ground. Lee Gossick inquired about the timing of the project and Ms. Liezen said the builder told her it would take six to eight weeks. Jerry Feith stated that considering the drawings and how decisions are made on the Board, it was not clear that the proposed plan would work with the enclosure and the required ramp. Ms. Liezen then stated that she would not be installing a ramp with the porch but would instead have an electrical lift installed.

Chairperson Laspa recommended that the request be put on hold until more specific information is known about the construction project. Mike Hittner agreed that more information is needed and suggested that the builder supply additional details about the construction. The remaining members agreed that holding it over was appropriate.

Motion by Hittner to postpone action to obtain more information on the request for a variance from front and side yard setbacks and the maximum building coverage ratio to construct an enclosed porch at 331 9th Street North (Parcel ID 3407138); second by Feith.

Motion carried (5 – 0)

4. Adjourn

Motion by Hittner to adjourn; second by Feith

Meeting adjourned at 2:52 p.m.

Respectfully submitted by Erika Esser, Secretary

Minute Attachment 1: Handout pertaining to item 3

The Reason for the Repairs and Enlarging Front Porch

I need to repair the front porch that I have at present time now in front on the house. I feel it would be better to take care of the other problems that are also there with the front of the house, at this point would be better thing to do all this at once.

I am currently trying to fix my home so in the event I lose the ability to use my hip and legs again, I can continue living in my home without a lot of limitations.

In 2003 I was in a bad car accident. The driver of the car fell asleep. I was injured with a broken hip in 3 places on the left side, broken my ankle on the right side leveling my foot dangling, a cracked knee & cracked rib on right side. I was in the hospital 2 ½ month, 3 months in nursing home. When I final was able to come home, I needed a wheel chair to be able to move around in the house for over 8 months. I learned about a lot of problems a person has to deal with when you are in a wheel chair just to survive in a home. From this experience I learned just how many problems a person faces with limited mobility in their home.

In the last 4 years I have been having more problems to deal with my legs & hip in the winter months. When a person would come to my gate, I would go out the back door, go down the 4 steps, across the way, and answer the gate out in the cold. It really became a problem for my legs and hip out in the cold. So, my family took white vinyl lattice, sprayed glue on it and attach screen to the lattice and put this up on the sides. They made a door to use in front. They had to make the door shorter than standard to have room up above, to give support to make the door moveable and be use able. Because to put in a standard door, there is no room at present time for a header and support for a frame for the door. The door I have now placed there makes a problem opening the door and to latch the door. In late fall, for the winter time have I have someone come tact up clear plastic around inside of the area now. Then put moveable frames with Styrofoam insulation in frames, down on lower half of the area of porch. Then plexiglass sheet on top. I move the Styrofoam from in front of door when someone comes to the door in the winter. The post on the north side of the porch is in the middle of the one of the windows of the house, to be able get past the window, the porch needs to have a wall placed up to the edge of the house on the north side past the window in front on the North side.

The base (floor) of the front porch is sinking in the ground and is causing roof problems. I wanted to fix this problem, put in a half wall, with windows & screens on top, a standard door that I would be able open/ close & lock without a lot of problems. I need to have electric job done to have lights put on front of house for safety reason. I would have this problem taken care of at this time. I plan on having a mailbox slot mailbox instill for the mail to come in inside of the porch at this time also. This way I would not have to wait for someone to bring my mail in. I already talked to a mail person to know the height a mail box slot should be place on the outer part of the porch to be used as they stand on the ground and not have to use steps to get to the slot.

I am trying to fix my home ready to be able to live in, take care of my own self, an stay in my own home even if I have to go back to using a wheel chair again. I need to enlarge my front porch so when someone comes to the front door, I am able to go to the door, see what they want, and turn around on the porch in a wheel chair when the comes, and get back in the house safely. I need to have a way for emergency people to come in and take me out of the house if the problem ever come up.

I need to repair the front porch of my house and try to take care of other problems that is fast coming up. Having a larger porch that can help keep me safe would put my mind at ease and allow me to feel secure in living independently. Having my independence is very important to me.

From mans Email

4/12/22

More in
detail

Minutes Attachment 2: Handout pertaining to item 3

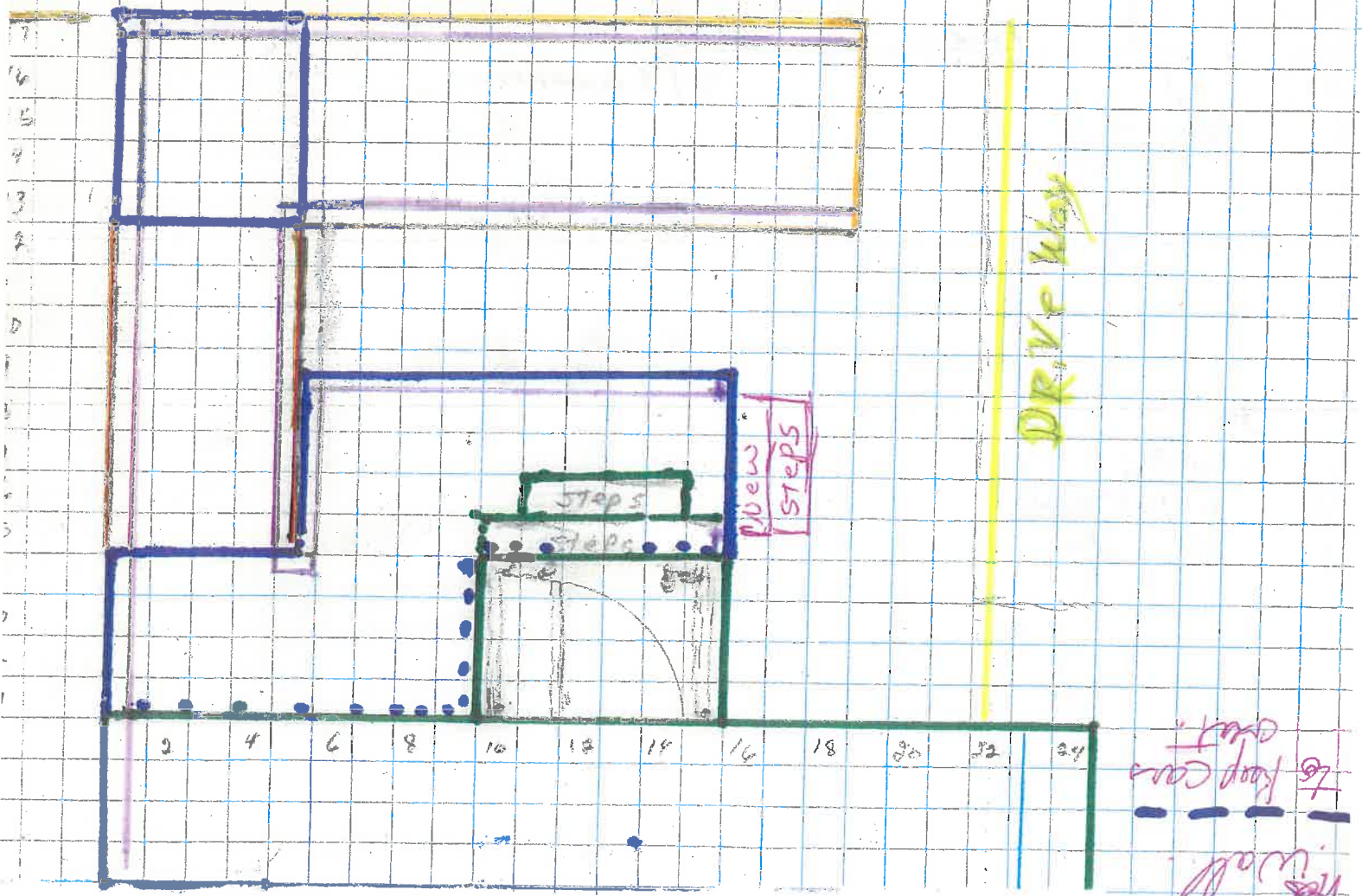
ADA AMERICA
DISABILITIES
Act

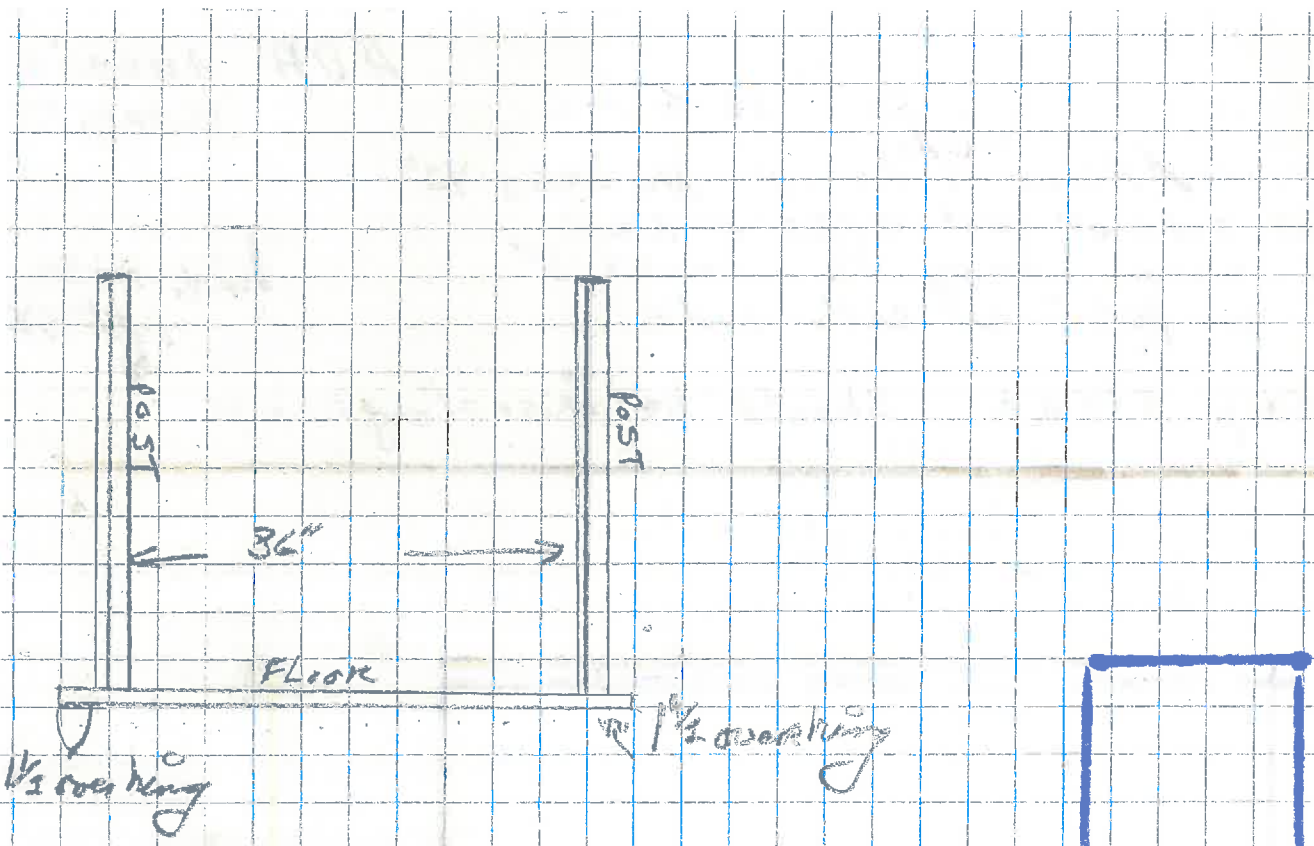
FROM Rail to Rail ~~36"~~ ^{inside} More
Base / Floor of Ramp No Less 42"
OUT side of post edge of RAMP
over hang 1/2" Level 3"
for post on Both side

1 inch rise =
1 ft slope

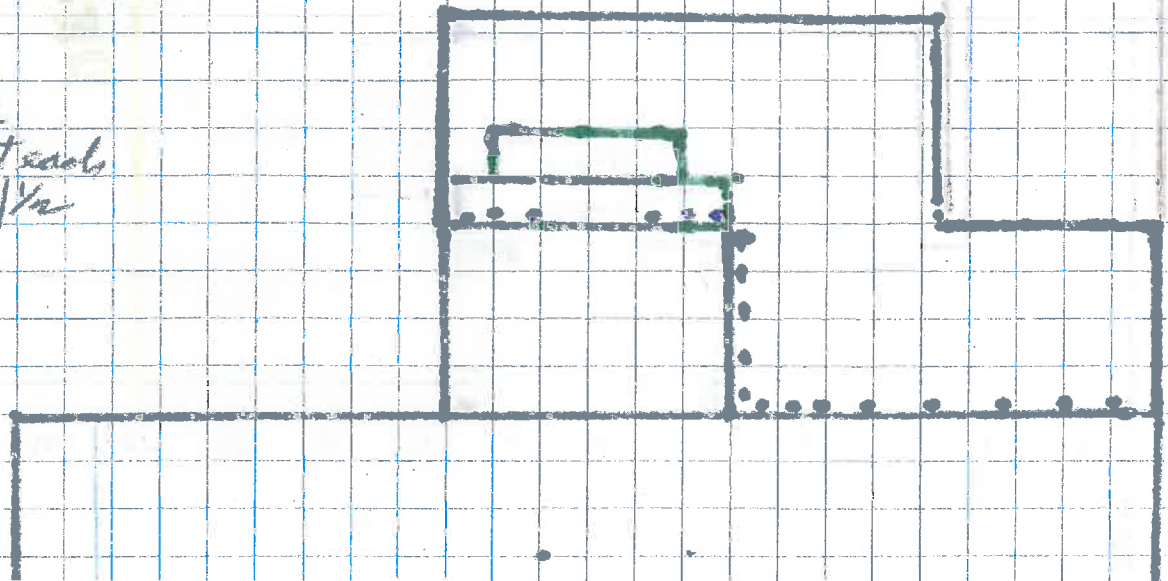
Ramp slope should be "rise = 1" long Ramp

Side walk





9
as 3 in
for post each
side 1/2

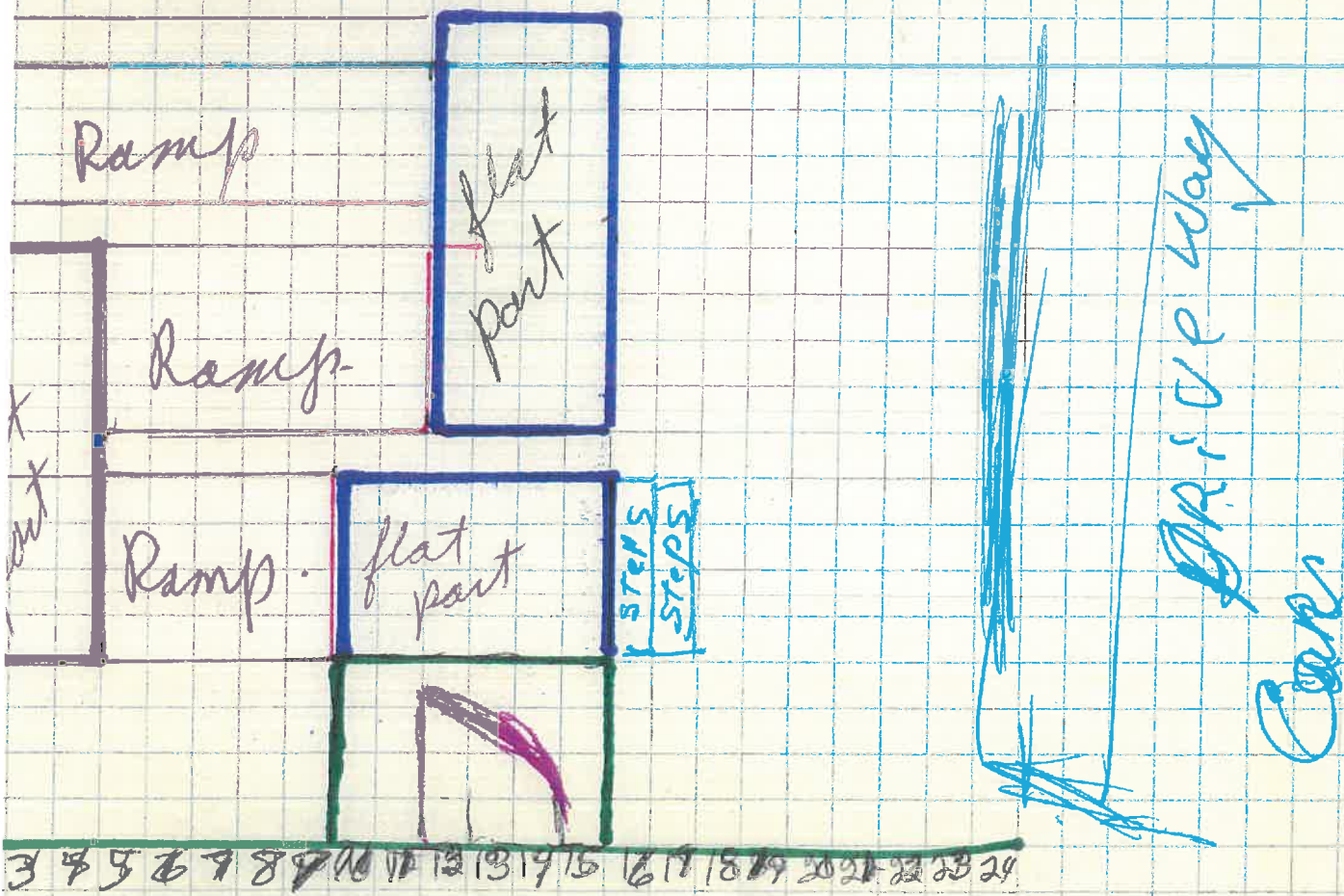


FOR every inch rises height ^{up} need 1 foot _{down}

I have a 36" wide hall way
I would hit my knuckles on the wall.
when I was in wheelchair
It is better to have 48" between rail

42" wide for Base
42" x 4"
48" base

1 1/2" over hinged
FROM post



Mann Power Construction
Dave Mann, Owner
4315 Ridge Road
Wisconsin Rapids, WI 54495
Phone (715) 421-4567
dmmann@wctc.net

Bee Jay Liesen
331 9th Street North
Wisconsin Rapids, WI 54494

May 30, 2020

Estimate for Concrete Front Porch Project 8' x 12' 8"

Project Includes:

- Removing concrete steps, sidewalk. Porch roof and decorative roof line.
- Dig 4' footing, block walls and concrete porch floor 8' x 12' 8"
- 4 x 4 treated sidewalls, with header, 2 x 6 rafter, ½" sheeting with metal roofing.
- Aluminum fascia, soffit and ceiling
- Knee wall with vinyl siding 2' high
- Aluminum storm and screen windows on 3 sides
- Aluminum storm door to side steps and new sidewalk

Total estimate for above \$19, 772.00

Dave Mann

Sign and date below to begin your project:
