



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

REPORT OF THE ZONING BOARD OF APPEALS

April 19, 2023

The Zoning Board of Appeals met at 2:00 p.m. on April 19, 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 included Chairperson Dave Laspa, Jerry Feith, Lee Gossick, Bruce Kluver and Peggy Montag (1st alternate). Mike Hittner was absent. Others present included Community Development Director Kyle Kearns, Associate Planner Carrie Edmondson, Alderpersons Dennis Polach and Tom Rayome, Amy Ende, Angela Roberts, and Heather Yeager.

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

1. Approval of the reports from the December 20, 2022, Zoning Board of Appeals meeting.

Motion by Feith to approve the reports from the December 20, 2022 Zoning Board of Appeals meeting;
second by Gossick

Motion carried (5 – 0)

2. **23-000164 Angela Roberts;** public hearing and action on a request for a variance from the front yard setback to construct a single-family residence at 1111 High Street (Parcel ID 3401997).

Carrie Edmondson provided a summary of the findings in the staff report. Staff recommended approval of the request.

Public hearing opened at 2:06 p.m.

Speaking in favor: Angela Roberts, 1111 High Street

Speaking against: Amy Ende, 1121 High Street

Public hearing closed at 2:09 p.m.

Lee Gossick expressed positive feedback regarding the proposed project.

Motion by Montag to approve the request for a variance from the front yard setback to construct a single-family residence at 1111 High Street (Parcel ID 3401997); second by Gossick.

Motion carried (5 – 0)

3. **23-000163 Heather Yeager;** public hearing and action on a request for a variance from the corner side yard setback to construct a fence at 1241 14th Street South (Parcel ID 3406969).

Carrie Edmondson provided an analysis of the project and noted that staff recommended denial due to the setback standards in the zoning code and other findings in the staff report.

Public hearing opened at 2:15 p.m.

Speaking in favor:

- Heather Yeager, 1241 14th St. S, who indicated that she had a list of signatures from neighbors who also approved of the project.
- Alderperson Dennis Polach 241 14th St. S

Speaking against: none

Public hearing closed at 2:24 p.m.

Peggy Montag asked for clarification on setback requirements for a 6-foot fence to which Ms. Edmondson responded. Lee Gossick asked the applicant if she could provide the list of neighbors who approved of the project and Heather Yeager replied yes. Jerry Feith expressed his approval of the architecture and the aesthetics of the proposed fence, and also asked staff about safety requirements regarding pools, to which Carrie Edmondson and Kyle Kearns responded. Peggy Montag asked about vision triangle issues; Ms. Edmondson replied.

Motion by Kluver to approve the request for a variance from the corner side yard setback to construct a fence at 1241 14th Street South (Parcel ID 3406969); second by Gossick.

The reasoning for accepting the request was due to the fence being aesthetically pleasing, fencing is required for the pool, there are no issues with the vision triangle, there is no detriment to the public, and it would eliminate the chain-link fence.

Motion carried (4 – 1; Laspa voting against)

4. Adjourn

Motion by Feith to adjourn; second by Gossick.

Motion carried (5 – 0)

Meeting adjourned at 2:36 p.m.

Respectfully submitted by Erika Esser, Secretary