



**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 27, 2021

The Zoning Board of Appeals met at 1:00 p.m. on April 27, 2021 in the Council Chambers at City Hall and via remote audioconferencing. Due to the pandemic, social distancing guidelines and masks were required for in-person participation. Attending Board members were: Chairperson Dave Laspa, Jerry Feith, Mike Hittner, Lee Gossick, Bruce King, and alternate Dennis Polach. Others in attendance included Mayor Shane Blaser, Alderperson Tom Rayome, Director Kyle Kearns, Attorney Susan Schill, Lynn Katz, Tom Katz, and Jim Lucas.

The meeting was called to order at 1:00 p.m. As all five members were present, alternate member Polach was not needed, so did not participate in deliberation or voting.

1. Approval of the reports from the October 15, 2019 Zoning Board of Appeals meeting.

Motion by Hittner, second by King, to approve the report from the October 15, 2019 Zoning Board of Appeals meeting.

Motion carried (5 – 0)

2. Public hearing and action on a request from Tom Katz for a variance to reduce the side yard setback and rear shoreland setbacks to construct an accessory structure at 1911 Riverview Drive (Parcel ID 3405416).

Community Development Director Kearns summarized the request and staff report presented in the meeting packet, recommending the denial.

A public hearing was conducted.

Speaking in favor: Jim Lucas, representing the applicant, provided handouts, and commented on the applicable ordinance and nature of the request. Mayor Shane Blaser commented on the history of the project. Lynn Katz, applicant, also spoke.

Speaking against: City Attorney Sue Schill recommended denial of the application, stating that no uniqueness of the property or hardship exist or are demonstrated.

The Board discussed the request and decided to take separate action for each specific setback request (i.e., side yard; and shoreland rear yard).

Motion by Hittner to approve the request from Tom Katz for a variance to reduce the side yard setback to construct an accessory structure at 1911 Riverview Drive (Parcel ID 3405416), due to the garage existing and having existed prior within the same vicinity, and no neighbor complaints, second by Gossick.

Director Kearns requested the following conditions of approval be added.

- 1. The variance shall allow for a reduced setback of 2 foot from the accessory structure side yard setback of 3 feet (1 foot setback from side yard property line)**
- 2. Gutters shall be installed on the accessory structure and direct water away from the side property line and away from the shoreline.**
- 3. Compliance with all other applicable codes and ordinances.**



**Community Development
Department**

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

Via unanimous consent, the motion was amended to include the conditions of approval as presented by Director Kearns.

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

Motion by Hittner to approve the request from Tom Katz for a variance to reduce the rear shoreland setbacks to construct an accessory structure at 1911 Riverview Drive (Parcel ID 3405416), due to the garage existing and having existed prior within the same vicinity, and no neighbor complaints, second by Gossick.

Director Kearns requested the following conditions of approval be added.

- 1. The variance shall allow for a reduced setback of 5 feet from the average shoreline setback of 35 feet (30 feet setback from shoreline).**
- 2. Gutters shall be installed on the accessory structure and direct water away from the side property line and away from the shoreline.**
- 3. Compliance with all other applicable codes and ordinances.**

Via unanimous consent, the motion was amended to include the conditions of approval as presented by Director Kearns.

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

3. Adjourn

Motion to adjourn by Hittner, second by King.

Motion carried (5 – 0)

Meeting adjourned at 1:54 p.m.

Minute Attachment 1: Applicant Handouts

arc ■ central llc

715.572.2698
arccentralinc@outlook.com

April 27, 2021

Wisconsin Rapids
Zoning Board of Appeals
1911 Riverview Drive



The leanto shed at the west side of the garage is shown in this picture.



The neighbor to the south. The existing garage shown is approximately 15' from the OHWM, by today's ordinance, 20'-0" too close to the water edge. There is no natural water edge at either the owner's property or the adjacent neighbors. It is all manmade, rip rap and in the owner's case it is masonry.

architects

interior designers

construction managers

April 27, 2021



The neighbor to the north water line is also all manmade rip rap.



This neighbor's home is also well within the current setback by about 15'-0" and has a manmade shoreline edge.

The variance requested is for approximately 24" into the rear yard setback. This is less than existing conditions in the area and creates no detrimental effects on the neighborhood. In fact the variance requested is far less than the examples shown. All except the last example can be seen on the site plans submitted for this request.

The existing zoning ordinance does allow a 500 square foot maximum boat house at each waterfront property. This seems unusual to me, the detached accessory storage shed requiring this appeal is very similar to a detached accessory boathouse. In short, the ordinance does not allow this storage building because it is too close to the water, however, a larger storage building with a different name could be constructed 25'-0" closer to the water. I think we can agree that this is an incredibly fine distinction between accessory storage buildings. For the reasons stated here I am asking, on behalf of the property owner for the zoning Board of appeals to grant the variance requested.

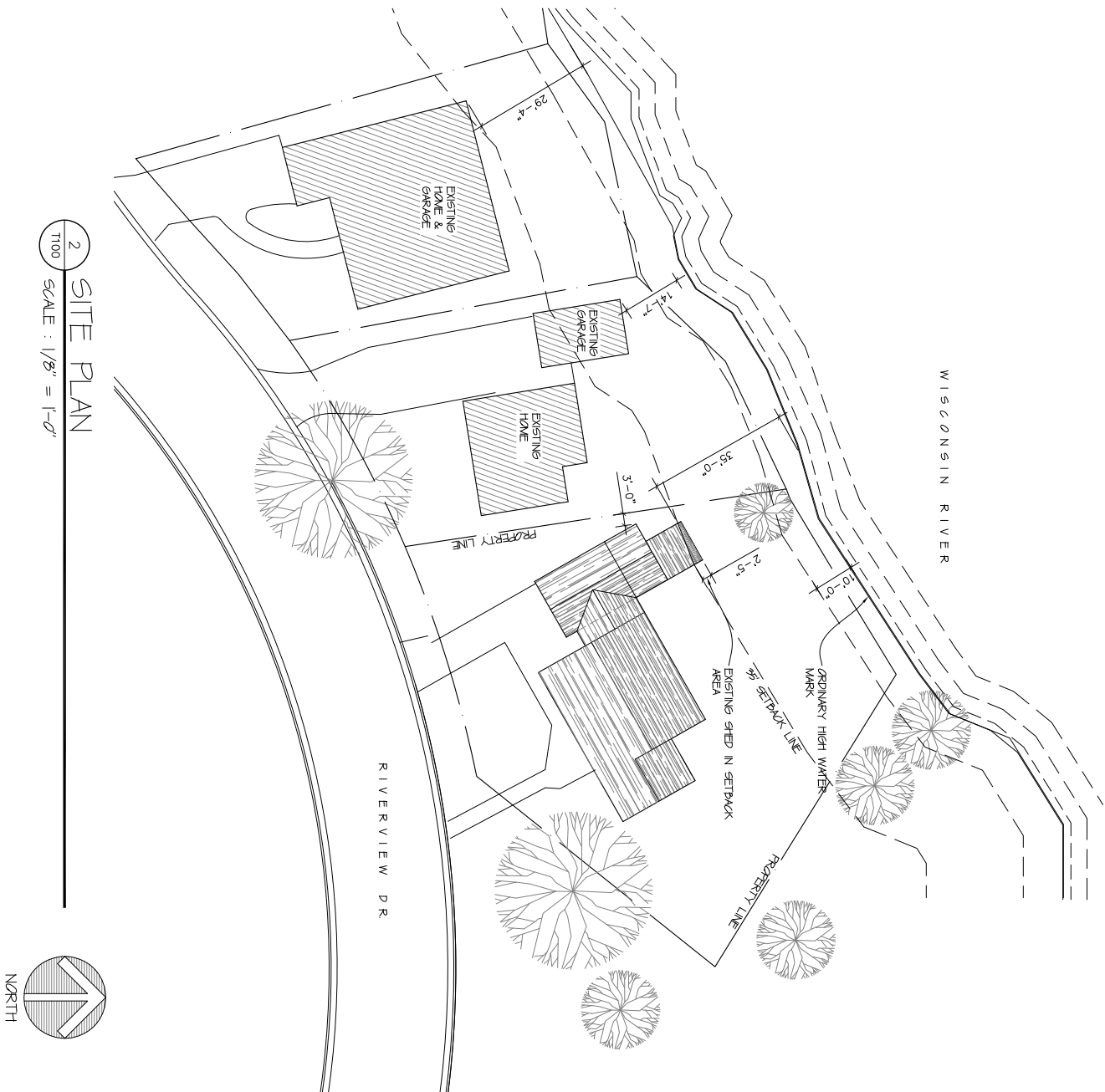
Regards,

Jim Lucas

April 27, 2021

Jim Lucas, President
arc central llc.

Residential Alterations for
Katz Residence
1911 Riverview Drive, Wisconsin Rapids, WI 54494



2 SITE PLAN
T100
SCALE : 1/8" = 1'-0"



DRAWING INDEX

COVER SHEET

T100 TITLE SHEET and SITE PLAN

ARCHITECTURAL

A101 EXISTING GARAGE PLAN

STRUCTURAL

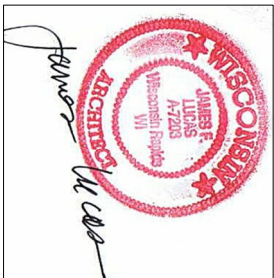
S101 NOT USED

HVAC

H101 NOT USED

ELECTRICAL

E101 NOT USED

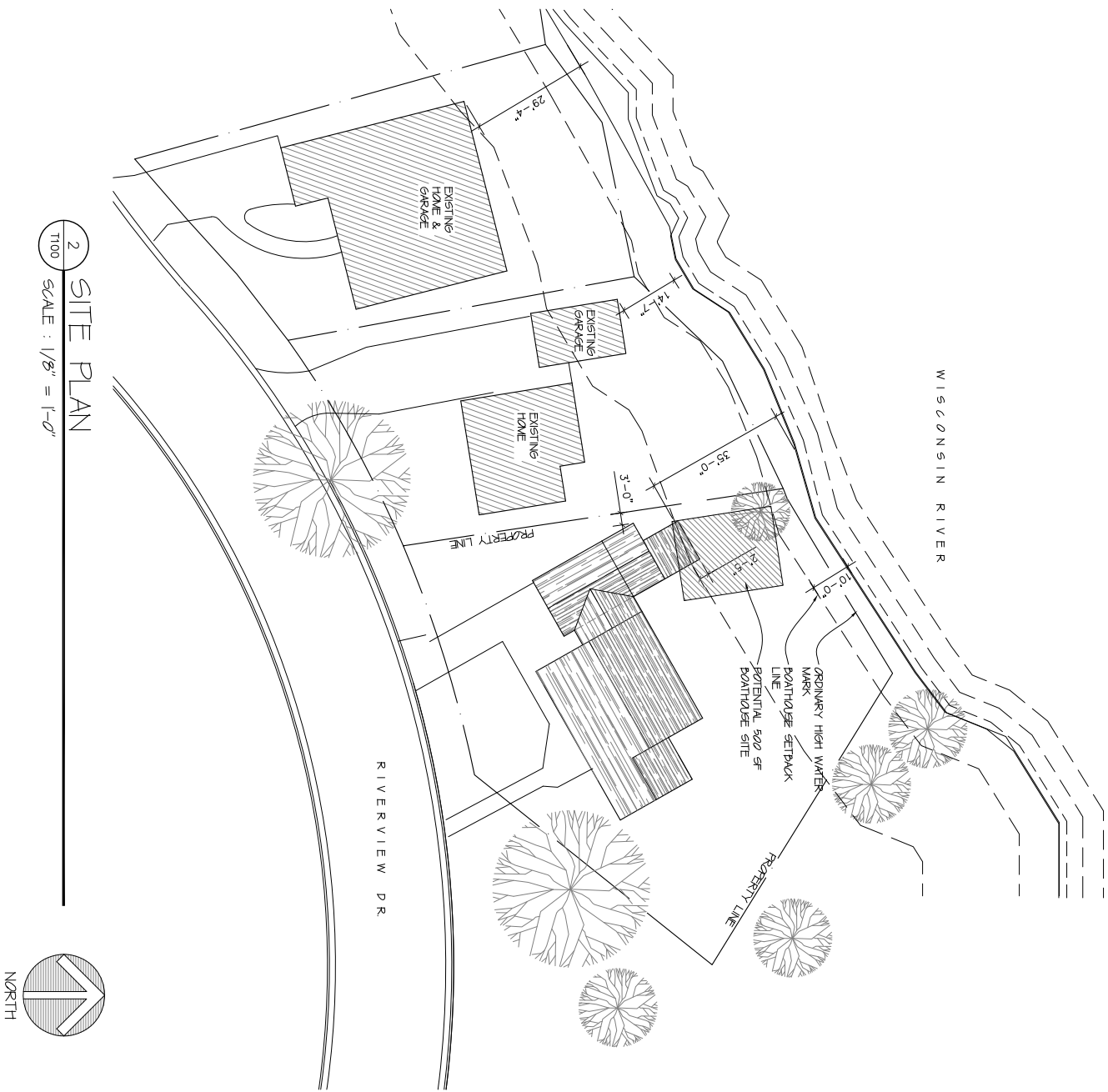


RESIDENTIAL ALTERATIONS
FOR
KATZ RESIDENCE
1911 RIVERVIEW RD
WISCONSIN RAPIDS, WI 54494

SITE PLAN
&
SHEET INDEX

arc central llc. James Lucas
architecture construction management
arccentralinc@outlook.com 715.572.2698

REVISIONS	
Prelim Plan	2/21
Con Doc's	2/21
Approval	date
Rev 1	date
DATE	
Feb 18, 21	
PROJECT NO.	
10 038	



ALL DRAWINGS ARE TO THE SCALE SHOWN ON THE SHEETS. THEY ARE INTENDED TO BE PRINTED ON 24"x36" SHEETS. IF THEY ARE PRINTED ON A DIFFERENT SIZE SHEET THE SCALE NEEDS TO BE ADJUSTED ACCORDINGLY.

T101

REVISIONS	
Prelim Plan	2/21
Con Doc's	2/22
Approval	date
Rev 1	date
DATE	
Feb 18, 21	
PROJECT NO.	
10 038	

RESIDENTIAL ALTERATIONS
FOR
KATZ RESIDENCE
1911 RIVERVIEW RD
WISCONSIN RAPIDS, WI 54494

SITE PLAN
&
SHEET INDEX

arc central llc.
James Lucas
architecture construction management
arccentralinc@outlook.com 715.572.2698

Minute Attachment 2 - Staff Presentation



1



2



3



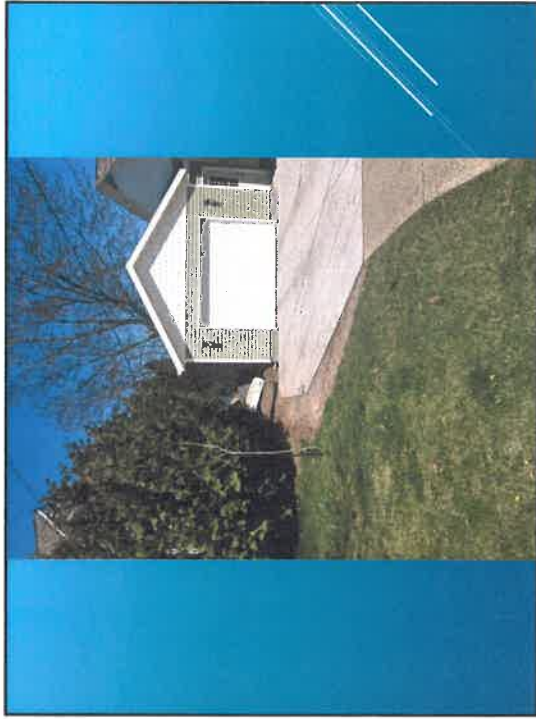
4



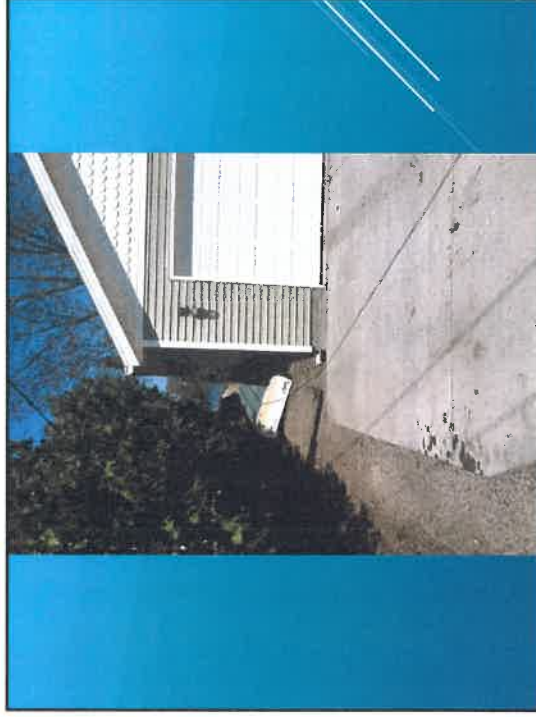
5



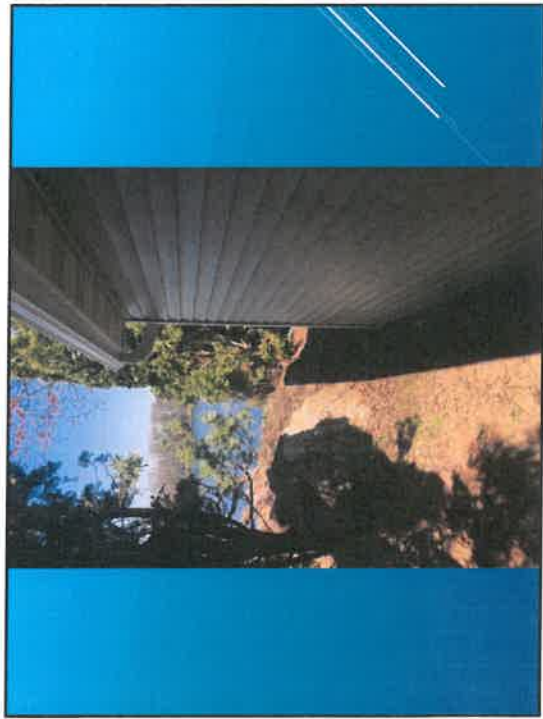
6



7



8



9



10



11



12



13



14



15



16



17



18



19