

**REPORT OF THE ZONING BOARD OF APPEALS OF THE CITY OF WISCONSIN RAPIDS
MAY 14, 2019**

The Wisconsin Rapids Zoning Board of Appeals met at 1:00 PM on Tuesday, May 14, 2019 in the 2nd Floor Conference Room at City Hall.

Members Present:

Jerry Feith
Rick Pompa
Lee Gossick
Bruce King
Dennis Polach (1st Alternate)
Jim Gignac (2nd Alternate)

Others Present:

Greg Wills
Mary Wills
Adam Tegen

Members Absent:

Mike Hittner, Chairperson

With a quorum present, acting chairperson Jerry Feith called the meeting to order at 1:00 p.m.

1. Approval of the report from the January 8, 2019 Zoning Board of Appeals meeting.

Motion by Polach, second by Pompa, to approve the January 8, 2019 report.

Motion carried (5-0).

2. **Public Hearing on VARI-19-0205; Greg and Mary Wills.** The applicant is requesting a variance to reduce the required 3 feet driveway setback down to 1 foot to allow a parking pad on the subject property. The property is located at 2820 10th Street South (Parcel 34-13025).

The Public Hearing opened at 1:02 p.m.

Greg Wills, applicant, stated that they had stored a camper for many years on the grass adjacent to the driveway. They recently received notice that the camper must be on a hard surface. If the hard surface were located 3 feet from the property line the camper would end up restricting access to the garage. They have not received any concerns from the neighbors on the request or the location of the camper.

King asked is the camper is stored onsite all year round.

Greg Wills stated they store the camper offsite over winter.

King asked if the hard surface area will be cleared of snow during the winter.

Greg Wills noted it would not be cleared, there is no need if the camper is not located on it.

Gignac asked if there were any concerns with the three recommended conditions.

Greg stated they had no issues with the recommended conditions.

Feith stated that common sense would support the variance; however, the code says this location is not appropriate. The duty of the Board is to review the request against the three standards for a variance. In this case the recommendation from staff is that the variance request does not meet the standards.

King asked what prompted the request to put in a parking pad.

Greg Wills noted a police officer informed them that the camper cannot be parked on grass and it would have to be removed or a hard surface put in place.

Feith stated that staff recommended utilizing a 5 foot parking pad versus a 7 foot parking pad to comply with the required setback.

Greg Wills noted that a smaller pad would result in the camper blocking a portion of the garage doors, restricting access.

King noted his concern was related to the removal of snow, but if the camper is not stored there during winter and the pad is not cleared, that concern is moot.

Gignac stated he would recommend the conditions be modified to require snow removal to stay on the property and to require a concrete pad.

Adam Tegen noted that enforcing where snow can be piled would be difficult. Staff recommends denial of the request.

The Public Hearing closed at 1:14 p.m.

3. **Action on VARI-19-0250 Greg and Mary Wills**

Motion by King, second by Polach, to approve VARI-19-0205 as requested by the applicant, subject to the following conditions:

- 1. The variance shall only apply to the new parking pad shown on the submitted site plan. The parking pad shall be constructed of concrete. All future additions and/or changes to the driveway shall comply with the zoning ordinance in effect at the time of construction.**
- 2. Additional hard surface shall only be permitted on private property. The existing approach and apron shall not be modified.**
- 3. Vehicles on the parking pad shall be located as close to the existing garage and as far back from the right-of-way as possible.**

Motion carried (5-0).

4. Adjourn.

Motion by Polach, second by King, to adjourn.

Motion carried (5-0).

Meeting adjourned at 1:17 p.m.

Appeals: The decisions contained herein may be appealed by a person aggrieved by any decision or by any officer, department, board or bureau of the municipality by filing an action in certiorari in the circuit court for this county within 30 days after the date of filing of this decision. The municipality assumes no liability for and makes no warranty as to reliance on this decision if construction is commenced prior to expiration of this 30-day period.

Submitted by Adam Tegen on May 15, 2019

