



**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**

May 23, 2022

The Zoning Board of Appeals met at 1:00 p.m. on May 23, 2022 in the Council Chambers at City Hall and via remote audioconferencing. Attending Board members were: Chairperson Dave Laspa, Mike Hittner, Bruce Kluver, and 1<sup>st</sup> Alternate Peggy Montag. Absent were Jerry Feith and Lee Gossick. Peggy Montag acted as a voting member since Board members Feith and Gossick were not at the meeting. Others in attendance included Community Development Director Kyle Kearns, Associate Planner Carrie Edmondson, BeeJay Liezen, David Mann, Tim Spaulding, Carol Wunrow-Brody, Charles Brody, Jeff Wunrow, Jane Przychocki, Lynda Ennet, Lloyd Ennet, Debra Turbin, and Dennis Polach.

The meeting was called to order at 1:05 p.m.

1. Approval of the report from the April 14, 2022, Zoning Board of Appeals meeting

Motion by Hittner to approve the report from the April 14, 2022 Zoning Board of Appeals meeting;  
second by Montag

Motion carried (4 – 0)

2. **VARIANCE-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 9<sup>th</sup> St North (Parcel ID 3407138)

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

Public hearing opened at 1:10 p.m.

Speaking in favor: Betty Jean Liezen, 331 9<sup>th</sup> Street N. and David Mann, 4315 Ridge Rd

Speaking against: none

Public hearing closed at 1:11 p.m.

Betty Jean Liezen brought drawings for the project as well as samples of the materials that would be used for the addition. She also reiterated her reasonings for wanting the addition on her property. Member Hittner asked the applicant if a lift would be part of the project and Member Laspa asked about the stairs shown on the plan, versus a handicapped entrance and the existing closed porch, to which Ms. Liezen and David Mann replied. Mr. Mann also responded to member Laspa's question about the large size of the addition. Member Montag asked the applicant about the front door usage and the size of the addition buildout to which Ms. Liezen responded. The applicant also replied to Laspa's question about turnability for a gurney in the new porch. Member Hittner asked the contractor if the front porch addition could be made smaller, to which Mr. Mann responded. Member Hittner inquired about code for front stairs to which Kyle Kearns responded. Mr. Laspa also asked if the existing porch could be

rebuilt, and whether a variance would be needed if this would occur, to which Kyle Kearns and David Mann responded.

Motion by Hittner to grant VARIANCE-22-000164 from front and side yard setbacks and the maximum building coverage ratio to construct an enclosed porch at 331 99<sup>th</sup> St North (Parcel ID 3407138), due to the health status of the applicant, subject to the following conditions:

1. The home and porch addition shall include gutters.
2. The enclosed porch shall be developed with architectural elements and components which compliment the architectural style of the existing residence.

second by Montag.

Director Kearns confirmed that the motion was made without the standards of review being met.

Motion carried (3 – 1, Laspa voting against)

- 3. VARIANCE-22-000255: Tim Spaulding** – public hearing and action on a request for a variance from Tim and Kim Spaulding for a variance to reduce rear shoreland setbacks to construct an accessory structure at 1751 Riverview Drive (Parcel ID 3405416)

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

Public hearing opened at 1:36 p.m.

Speaking in favor: Tim Spaulding, 1751 Riverview Drive

Speaking against: none

Public hearing closed at 1:37 p.m.

Tim Spaulding provided information about the proposed project and clarified Member Laspa's questions about ice build-up. Members Hittner and Laspa asked the applicant about the size of the shed to which Mr. Spaulding and Carrie Edmondson responded. Member Montag asked about the existing shed to which the applicant responded. The applicant also answered Member Kluver's question about the location of the proposed shed. Member Laspa asked about setting precedence should the variance be granted, to which Carrie Edmondson responded, including information regarding the DNR and City requirements, shoreline preservation and implications of construction near a body of water.

Motion by Hittner to grant VARIANCE-22-000255, a request for a variance from Tim and Kim Spaulding for a variance to reduce rear shoreland setbacks to construct an accessory structure at 1751 Riverview Drive (Parcel ID 3405416), subject to the following conditions:

1. The shed shall be 10' x 22' and 35 feet from the from the ordinary high-water mark
2. The old shed shall be removed

second by Kluver.

Kyle Kearns asked for clarification for the impetus for making the motion to grant the variance. Mike Hittner responded, noting that one shed is being removed closer to the shoreline and the request is reasonable.

Motion Failed (2 – 2; Montag and Laspa voting against)

**4. VARIANCE 22-000267: Carol Wunrow-Brody;** public hearing and action on a request for a use variance to operate a greenhouse business within the R-2 Mixed Residential zoning district at 2320 Sampson Street (Parcel ID 3411091)

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

Public hearing opened at 1:54 p.m.

Speaking in favor: Carol Wunrow-Brody and Jeff Wunrow, 2320 Sampson Street

Speaking against: none

Public hearing closed at 1:55 p.m.

Carol Wunrow-Brody provided her reasonings for the use variance request. A neighbor sent a letter with questions regarding the variance to which Member Hittner responded. Member Hittner also asked the applicant if a fence could be added to which the Ms. Wunrow-Brody replied. Member Hittner also asked Staff about the nature and conditions of the use variance request and Kyle Kearns responded. Jeff Wunrow answered member Hittner's questions regarding the size and use of the structures on the property. Kyle Kearns, Carol Wunrow-Brody and Jeff Wunrow responded to Member Laspa's questions about construction building code. Ms. Wunrow-Brody answered member Laspa's question about the timeframe for the use of the structures and member Montag's inquiry regarding the location(s) for the business use.

Motion by Hittner to approve VARIANCE 22-000267, a request for a use variance to operate a greenhouse business within the R-2 Mixed Residential zoning district at 2320 Sampson Street (Parcel ID 3411091); second by Montag.

Kyle Kearns asked members for the reasoning in the approval for the variance. Mr. Hittner stated that it has been used in most aspects of what they want to do with it now other than adding extra hoop houses.

Motion failed (2 – 2; Board members Laspa and Kløver voting against)

**5. VARIANCE 22-000350: James Gannigan;** public hearing and action on a request from the 35% maximum on-site parking requirement in front of principal buildings, landscaping standards, and architectural standards within the B-3 Neighborhood Commercial zoning district at 610-620 Airport Avenue (Parcel ID 3413366).

Carrie Edmondson provided a background and synopsis on Variance-22-000350. Ms. Edmondson noted that there was a typo on page 62 of the report which specified 130 points of parking lot landscaping required for plantings, but that number should instead read 110 points of parking lot landscape required. Denial of the request was recommended for the reasons outlined in the staff report.

Public hearing opened at 2:16 p.m.

Speaking in favor: Agent of Applicant Jane Przychocki, 101 Division Street N #1, Stevens Point

Speaking against: none

Public hearing closed at 2:17 p.m.

Jane Przychocki provided her reasonings for wishing to deviate from the City's parking and landscape requirements in the Zoning Code. Member Laspa asked Mrs. Przychocki about the use of the rear lot to which Mrs. Przychocki responded. Mr. Laspa also asked Staff about the installation of a fence to which Kyle Kearns responded. Mrs. Przychocki answered Member Hittner's question about the nature of the business and Mr. Kearns responded to questions about lighting. There were further discussions between Member Hittner, Mrs. Przychocki and Staff about number of parking spaces on the drawings and parking access. Member Laspa addressed Ms. Przychocki about further explaining her reasons for not complying with the City's parking and landscaping standards and whether she had met with the Engineering Department regarding stormwater, to which she replied. Member Kluver inquired about the orientation of the building to which Carrie Edmondson and Mrs. Przychocki responded.

6. Motion by Hittner to deny VARIANCE 22-000350, a request from the 35% maximum on-site parking requirement in front of principal buildings, landscaping standards, and architectural standards within the B-3 Neighborhood Commercial zoning district at 610-620 Airport Avenue (Parcel ID 3413366); second by Laspa.

Motion approved (3 – 1 to Deny; Montag voting against)

7. Adjourn

Motion by Hittner to adjourn; second Kluver

Motion carried (4 – 0)

Meeting adjourned at 1:42 p.m.

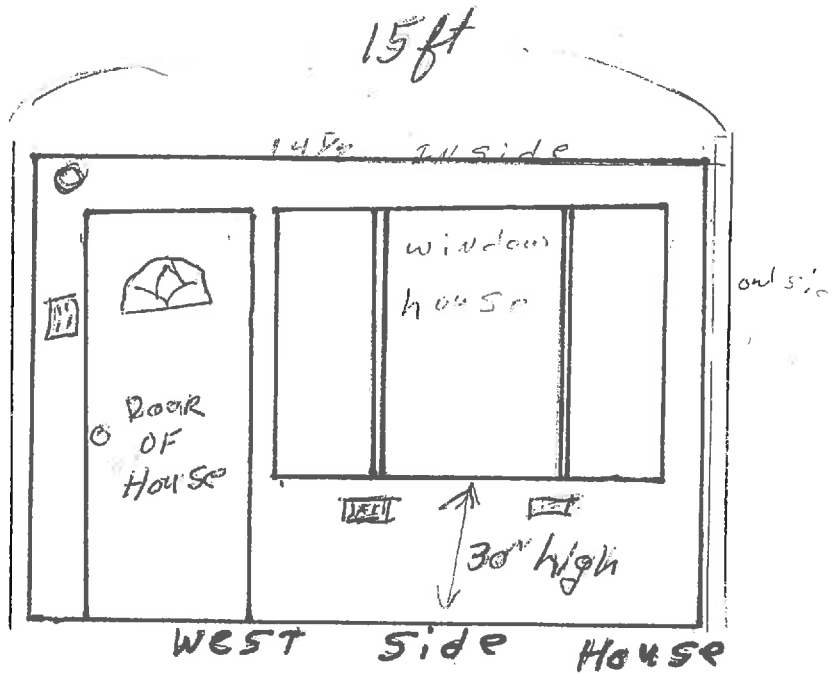
Respectfully submitted by Erika Esser, Secretary

Light By Door

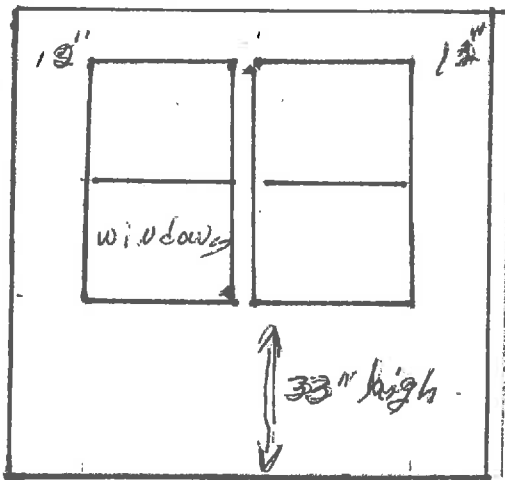
plugging & Light Switch

plug in

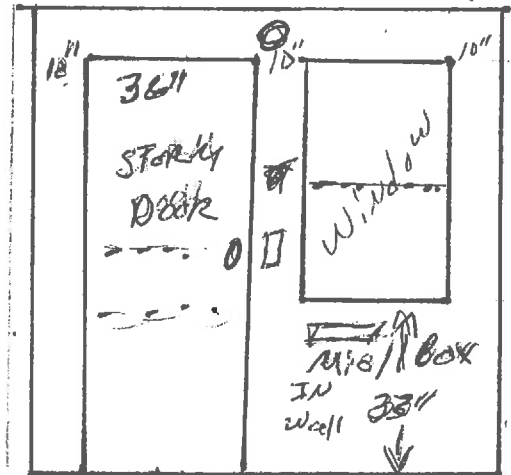
outside



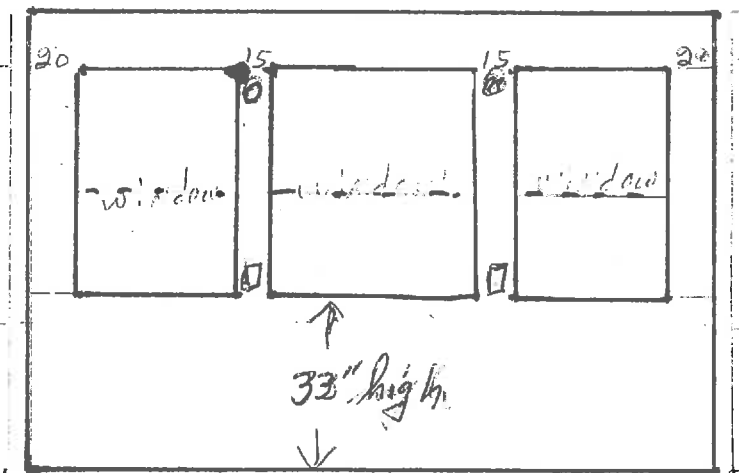
Inside



North end wall  
Inside porch



South end wall  
Inside porch



East wall To The Side wall



Community Development  
Department

In regard to Carol Wuaron -  
Baody's request for a  
variance to operate a  
greenhouse business at  
2320 Sampson Street (Parcel  
ID 3411091, the greenhouse is  
an old established business and  
using the lot across the Sampson  
It is not a problem.  
It is a lot orderly and  
primarily used for show  
and trees John Sprade





**Jahn Ironside,**  
2221 4th St. S.  
Wisc Rapids, WI 54494-5898

GREEN BAY WI 543

18 MAY 2022 PM 3 L



Community Development Dept,  
City of Wisconsin Rapids  
444 WEST GRAND AVE  
WISCONSIN RAPIDS, WI 54495

54495-276844



## Kearns, Kyle

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**From:** Sara Janz <janz.sara@gmail.com>  
**Sent:** Thursday, May 19, 2022 7:09 PM  
**To:** Kearns, Kyle  
**Subject:** Public Notice Hearing with regard to the property at 2320 Sampson Street

**CAUTION: This email originated from outside the organization.  
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Kyle,

Thank you for taking the time to summarize and present my concerns related to this matter. I want to start by saying that I have lived in the neighborhood since the fall of 2006 and have developed a friendship with Carol Wunrow-Brody. I knew that her business had existed prior to me purchasing my residence and have not had a problem since moving here. The business did not look like a greenhouse or an out of place business in a residential area. I do have concerns regarding the changes that are being requested at this time, these include:

1. How will the aesthetics of the neighborhood be changing? I do not see the current greenhouse located at the back of the lot from my living room window. Will I be seeing nothing but plastic and people if there are multiple greenhouses located on this property?
2. How will this change affect the value of my property and the property of my neighbors? I am concerned about the value of my property if there was a greenhouse visible and I decided to sell in the future.
3. What are the expectations for upkeep of the property in question? What happens if the property is sold down the road (can business go in that space or are there city laws about what can or cannot go in there in the future)?
4. Is there an expected increase of traffic in the future due to the operation of a full greenhouse for a longer period of time? There are many children walking to parks and school. I also see children walking and riding bikes and I am concerned about their safety.
5. I know Carol is looking to retire soon, who would be taking this over? Is this a short-term thing for her, or is this for someone who is planning to buy it?

I also want to make note that I have talked to a few other neighbors who were exempt from the notice of this meeting but are expressing the same concerns.

Again, I want to thank you for summarizing and sharing my concerns.

Sara Janz



**Edmondson, Carrie**

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**From:** Kearns, Kyle  
**Sent:** Monday, May 23, 2022 10:29 AM  
**To:** Edmondson, Carrie  
**Subject:** FW: James Gannigan Variance Requests

FYI, please print for ZBA.

**Kyle Kearns**  
Director of Community Development  
(715) 421-8225



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444 West Grand Avenue  
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[www.wirapids.org](http://www.wirapids.org)

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**From:** Larry Koopman <lkoopman@lampertlee.com>  
**Sent:** Monday, May 23, 2022 10:27 AM  
**To:** Kearns, Kyle <Kkearns@wirapids.org>  
**Subject:** James Gannigan Variance Requests

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Kyle,

I am on the Board of Directors for the Evangelical Free Church of Wisconsin Rapids. Last week the church received the notification letter of the public hearing this afternoon regarding Mr. Gannigan's variance requests. The Gannigan property abuts the church property at the northeast corner of the church property. I

stopped by the Community Development office last week and reviewed Mr Gannigan's application and your staff report. The Board discussed the requests at our meeting last Thursday. The Evangelical Free Church of Wisconsin Rapids does not have any objections to the variance requests because all the proposed development is on the north end of the property so it has little or no impact on the church property either way.

That being said we understand your recommendation to not approve the variances and I would probably be the first person to jump on the bandwagon if the variances were approved.

Larry D. Koopman, P.E.  
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