



**Community Development  
Department**  
City of Wisconsin Rapids  
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## REPORT OF THE ZONING BOARD OF APPEALS

August 29, 2022

The Zoning Board of Appeals met at 1:00 p.m. on August 29, 2022, in the Council Chambers at City Hall and via remote audioconferencing. Attending Board members were: Mike Hittner, Jerry Feith, Lee Gossick, Bruce Kluver, Dave Laspa, 1<sup>st</sup> Alternate Peggy Montag and 2<sup>nd</sup> Alternate Jake Cattenach. Others in attendance included Community Development Director Kyle Kearns, Associate Planner Carrie Edmondson, Alderperson Dennis Polach, Alderperson Tom Rayome, Carol Wunrow-Brody, Jeff Wunrow, Charles Brody, Lynda Ennett and Lloyd Ennett.

The meeting was called to order at 1:01 p.m.

Jerry Feith served as the Chairperson for the meeting.

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

Motion by Hittner to approve the minutes from the May 23, 2022, Zoning Board of Appeals meeting; second by Montag.

Motion carried (5 – 0)

2. **VARIANCE 22-000828: 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 noted that a similar request from the applicant failed at the May 23<sup>rd</sup> meeting, however Ms. Wunrow-Brody had the option of bringing Variance 22-000828 to the Zoning Board of Appeals since there were substantial changes in the circumstances relating to the application. A synopsis of the request was provided by Ms. Edmondson and staff recommended denial due the findings derived from the analysis of the standards of review.

Jake Cattenach expressed his support for the variance. Mike Hittner, Jerry Feith and Lee Gossick echoed Mr. Cattenach's sentiment of the request.

Public hearing opened at 1:19 p.m.

Speaking in favor:

-Shane Blaser of 2830 12<sup>th</sup> St. S.

-Carol Wunrow-Brody of 2331 Sampson St.

-Jeff Wunrow of 1020 21<sup>st</sup> Ave. S.

Carol Wunrow and Jeff Wunrow added information regarding the nature of the business, the reasons for requesting the variance and expanded on some comments she had received from a neighbor. She and Mr. Wunrow also responded to Board members' questions regarding public safety and parking.

Speaking against:

-Sara Janz 437 Piltz Ave. in an e-mail received by the Community Development Department

-Tom Rayome of 1220 22<sup>nd</sup> St. N.

Public hearing closed at 1:34 p.m.

Board Member Dave Laspa arrived during the public hearing, taking the place of the 1<sup>st</sup> alternate as a voting member.

Motion by Hittner to approve Variance 22-000828, 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 Feith.

Mr. Hittners' reasoning for the motion stemmed from the fact that the property has been used in conjunction with a greenhouse business for 61 years and he felt the approval made common sense.

Motion carried (3 – 2); Laspa and Kliver voting against

3. Adjourn

Motion by Hittner to adjourn; second by Feith

Motion carried (5 – 0)

Meeting adjourned at 1:36 p.m.

Respectfully submitted by Erika Esser, Secretary