



**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

October 2, 2024

The Zoning Board of Appeals met at 1:00 p.m. on October 2, 2024 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. Board members present in the Chambers were: Mike Hittner, Bruce Kluver, Michael Timm 1st Alternate Peggy Montag and 2nd Alternate Kevin Fangman. Dave Laspa was absent with excuse and Mike Hittner served as Chairperson. Jerry Feith was also absent; Peggy Montag and Kevin Fangman served as voting members. Others in attendance included Community Development Director Kyle Kearns, Associate Planner Lizabeth Edwardsen, Alderperson Dennis Poloch, Bryan Dachel and others as listed on the meeting sign-in sheet.

The meeting was called to order at 1:00 p.m.

1. Approval of the report from the March 25, 2024 Zoning Board of Appeals meeting

Motion by Timm to approve the report from the March 25, 2024 Zoning Board of Appeals meeting;
second by Kluver.

Motion carried (5 – 0)

2. **24-001375 – BNBD Properties;** Public hearing and action on a request from BNBD Properties LLC for a variance from impervious surface maximum standards within the B-2 General Commercial Zoning District to construct a parking lot at 1860, 1848, 1852, and 1900 8th Street South (Parcel IDs 3411727, 3411728, 3411730, 3411729).

Kyle Kearns provided a summary of the request and considering the standards of review for granting a variance, recommended denial.

Public hearing opened at 1:08 p.m.

Speaking in favor: Bryan Dachel, owner of BNBD Properties.

Mr. Dachel spoke to his reasons for wanting to improve the property and provided information on the logistics and characteristics of the parking area.

Member Timm applauded the applicant's efforts and recognized that parking spaces would be lost by having to add the amount of green space required by the City's Zoning code.

Peggy Montag inquired about the location of the parking spaces and Mr. Hittner asked about storm sewers, to which Mr. Dachel replied

Speaking against: none

Public hearing closed at 1:20 p.m.

Mr. Fangman asked about drainage and the existence of other non-conforming parking lots in the area to which Kyle Kearns responded.

Motion by Timm to approve the variance as requested; second by Kluver.

The Commission confirmed reasons for the motion which stemmed from the hardship of losing parking spaces, aesthetics and the uniqueness of the current impervious state of the property.

Motion carried (5 – 0)

3. Adjourn

Motion to adjourn the meeting by Montag; second by Fangman

Motion carried (5 – 0)

Meeting adjourned at 1:26 p.m.

Respectfully submitted by Erika Esser, Secretary