



**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 20, 2022

The Zoning Board of Appeals met at 2:00 p.m. on October 20, 2022 in the Council Chambers at City Hall and via remote audioconferencing. Attending Board members were: Chairperson Dave Laspa, Bruce Kluver Lee Gossick, Jerry Feith and Alternate Peggy Montag. Others in attendance included Alderperson Dennis Polach, Community Development Director Kyle Kearns, Associate Planner Carrie Edmondson, Robert Bailey and Nicholas Bonsack.

The meeting was called to order at 2:00 p.m.

1. Approval of the report from the August 29, 2022 Zoning Board of Appeals meeting.

Motion by Feith to approve the report from the August 29, 2022 Zoning Board of Appeals meeting; second by Gossick.

Motion carried (5 – 0)

2. **VARIANCE 22-001036: Nicholas D. Bonsack**; public hearing and action on a request for a use variance to establish a single-family home within the R-3 Multi-Family Medium Density Residential District at 411 6th Street South (Parcel ID 3407854).

Carrie Edmondson provided some background for the property and summarized the findings in the staff report. Staff recommended denial of the request due to the failure to meet the applicable requirements in the zoning ordinance and the land use development in the City's Comprehensive Plan.

Public hearing opened at 2:07 p.m.

Speaking in favor:

Nicholas Bonsack – 3110 Rosebury Dr., Town of Grand Rapids

Robert Bailey – 3151 Oak St., Nelsonville

Andrew Kirkpatrick – 421 7th St. S (a letter of support had been provided to staff and Board members)

Speaking against: none

Public hearing closed at 2:12 p.m.

Member Feith asked staff to elaborate on the City's current and future Comprehensive Plan, to which Ms. Edmondson responded. Peggy Montag asked the applicant whether permits for the renovation had been obtained and Mr. Bonsack replied. Kyle Kearns added his comments regarding the zoning and the use of the property.

Motion by Feith to approve the request for a use variance to establish a single-family home within the R-3 Multi-Family Medium Density Residential District at 411 6th Street South (Parcel ID 3407854); second by Gossick.

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



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3. Adjourn

Motion by Feith to Adjourn; second by Montag.

Motion carried (5 – 0)

Meeting adjourned at 2:22 p.m.

Respectfully submitted by Erika Esser, Secretary