



ZONING BOARD OF APPEALS MEETING

October 20, 2022
2:00 PM

PUBLIC MEETING NOTICE

Zoning Board of Appeals

Dave Laspa, Chairperson
Jerry Feith
Lee Gossick
Mike Hittner
Bruce Kluver
Peggy Montag, 1st Alternate
Jake Cattanach, 2nd Alternate

AGENDA ITEM RECIPIENTS

Sue Schill, City Attorney
Erika Esser, Secretary
Jennifer Gossick, City Clerk

Notice is hereby given of a meeting of the Wisconsin Rapids Zoning Board of Appeals within the Council Chambers at City Hall, 444 West Grand Avenue, Wisconsin Rapids, and via remote audioconferencing on **October 20, 2022, at 2:00 PM. The public can listen to the meeting by calling 1-312-626-6799, Access code: 853 1759 0879.** The meeting will also be streamed LIVE on the City of Wisconsin Rapids Facebook page. This meeting is also available after its conclusion on the City's Facebook page and Community Media's YouTube page, which can be accessed at www.wr-cm.org. If a member of the public wishes to submit comments to the Board regarding an agenda item, please contact Kyle Kearns via email or phone at kkearns@wirapids.org or 715-421-8225 before the meeting.

AGENDA

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

The City of Wisconsin Rapids encourages participation from all its citizens. If participation at this meeting is not possible due to a disability or other reasons, notification to the city clerk's office at least 24 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. Call the clerk at (715) 421-8200 to request accommodations.

PUBLISH: September 30th and October 7th, 2022

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the City of Wisconsin Rapids Zoning Board of Appeals will hold a **Public Hearing on Thursday, October 20, 2022 at 2:00 PM** within the Council Chambers at City Hall, 444 West Grand Avenue, Wisconsin Rapids. Participation at the public hearing can be in-person or via remote audioconferencing. **The public can also participate in the hearing by calling 1-312-626-6799 Access code: 853 1759 0879.** The meeting will also be streamed LIVE on the City of Wisconsin Rapids Facebook page. The following item will be heard and possibly acted on:

1. Public hearing and action on a request from Nicholas D. Bonsack 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).

Further details regarding the specific requests can be obtained within the Community Development Department at City Hall, or by calling the department at 715-421-8228.

The City of Wisconsin Rapids encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk's office at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. Call the Clerk at (715) 421-8200 to request accommodations.

Jennifer Gossick,
Wisconsin Rapids City Clerk



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, 1st Alternate Peggy Montag and 2nd 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 23rd 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 12th St. S.

-Carol Wunrow-Brody of 2331 Sampson St.

-Jeff Wunrow of 1020 21st 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 22nd St. N.

Public hearing closed at 1:34 p.m.

Board Member Dave Laspa arrived during the public hearing, taking the place of the 1st 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 Kluver voting against

3. Adjourn

Motion by Hittner to adjourn; second by Feith

Motion carried (5 – 0)

Meeting adjourned at 1:36 p.m.

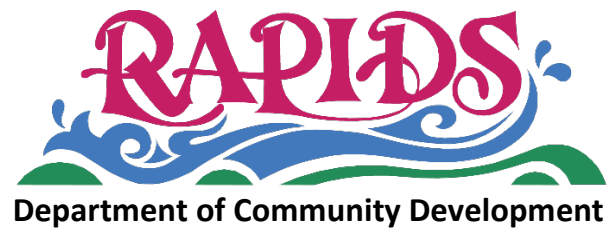
Respectfully submitted by Erika Esser, Secretary

Administrative Staff Report

Use Variance – Single-Family Residence

411 6th Street South

October 13, 2022



<p>Applicant(s):</p> <ul style="list-style-type: none"> Nicholas D. Bonsack <p>Staff:</p> <ul style="list-style-type: none"> Kyle Kearns, Director Carrie Edmondson, Associate Planner <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 3407854 <p>Lot Information:</p> <ul style="list-style-type: none"> Effective Frontage: 100 feet Effective Depth: 120 feet Square Footage: 12,197 Acreage: 0.280 Acres <p>Zone(s):</p> <ul style="list-style-type: none"> "R-3" Multi-Family Medium Density Residential District <p>Council District:</p> <ul style="list-style-type: none"> District 5 - Evanson <p>Master Plan:</p> <ul style="list-style-type: none"> Mixed Use <p>Current Use:</p> <ul style="list-style-type: none"> Residential Multi-Family Home <p>Applicable Regulations:</p> <ul style="list-style-type: none"> Chapter 11 - Zoning 	<p>Request</p> <p>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).</p> <p>Attachment(s)</p> <ol style="list-style-type: none"> Application(s) Property Data <p>Findings of Fact</p> <ol style="list-style-type: none"> The property is zoned "R-3" Multi-Family Medium Density Residential District. The existing residence is a four-unit multi-family residence. The property is undergoing extensive renovation. The applicant is seeking a use variance to establish a single-family residence. The Zoning Board of Appeals shall base its decision upon the standard for a variance described in s. 62.23(7)(e)(7), Wis. Stats., and applicable judicial interpretations of such statute. <p>Staff Recommendation</p> <p>Deny the request from Nicholas D. Bonsack, for a use variance to establish a single-family residence at 411 6th Street South (Parcel ID 3407854), due to the following:</p> <ol style="list-style-type: none"> There are not unique physical property limitations. There is no unnecessary hardship, as reasonable uses can be made on the property.
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Vicinity Map



Site Photos





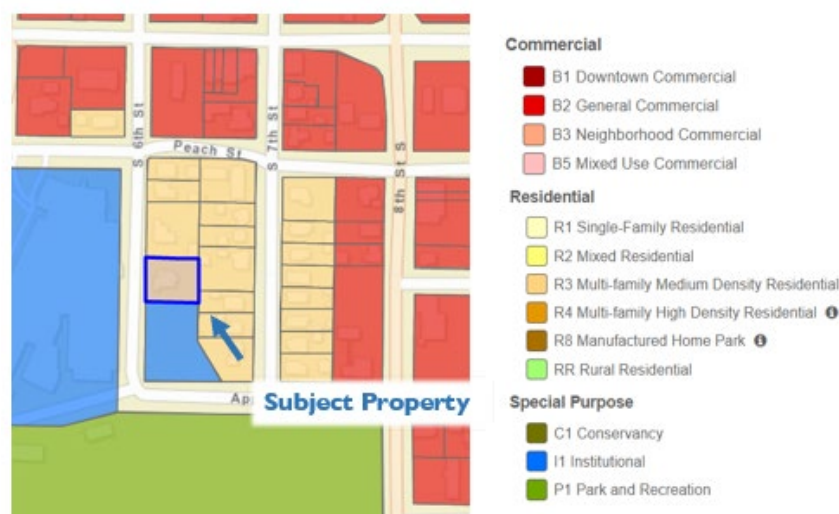
Background

The applicant, Nicholas D. Bonsack, is in the process of renovating the home at 411 6th Street South. The home was originally constructed in 1906. It was likely constructed as a single-family residence, although this cannot be confirmed as the construction pre-dates the keeping of building permit records. Since that time, it was converted to a four-unit multi-family residence. The applicant is seeking a use variance to establish a single-family home.

The property is located within the R-3 Multi-Family Medium Density Residential District. Per Chapter 11 – Zoning:

“This district is intended to accommodate medium density housing consisting of multi-family buildings and townhomes with 3 to 15 dwelling units in any given project. Compatible community and civic uses may also be located in the district.”

This zoning district permits multi-family housing developments ranging from combinations of 2 unit and 3 to 8 unit projects. It also permits 3 to 8 unit townhouse projects and twinhomes. Multi-family and townhouse projects of 9 to 15 units are conditionally permitted. Single-family dwellings are prohibited.



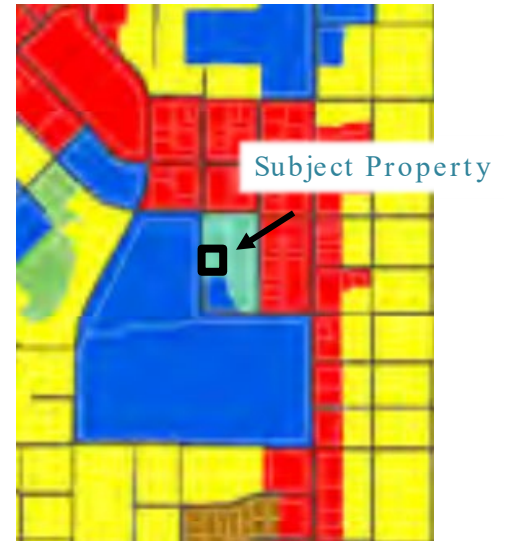
The Comprehensive Plan identifies this location as “Mixed Use” on the future land use map. It states that Mixed Uses are:

“Areas for a complimentary mix of residential and commercial land uses. Over time, most of the land uses will be commercial in nature. This area may also include lands designated for environmental protection and compatible civic uses.”

It is clear from the comprehensive plan future land use map and from the zoning code that the intent for this property is to become increasingly higher density, not lower density. In addition, residences that complement commercial uses are likely higher density residential uses. The property is surrounded by a combination of R-3 and I-1 zoning, including school owned property and many single-family residences. The subject property is in close proximity to Witter Park and the 8th Street South commercial corridor. The surrounding land uses are described in greater detail below:

Land Use Planning Categories

	Residential
	Multi-Family Residential
	Rural Residential
	Mixed Residential
	Mobile Home Park
	Mixed Use
	Commercial
	Industrial
	Governmental / Public / Institutional
	Parks & Open Space
	Water



	Address	Use	Zoning District	Future Land Use Category
Subject Property	411 6 th Street South	Multi-Family (4-unit) Residence	R-3 Multi-Family Medium Density Residential	Mixed Use
North	341 6 th Street South	Single-Family Residence	R-3 Multi-Family Medium Density Residential	Mixed Use
South	None	School District owned parking lot	I-1 Institutional	Governmental/Public/institutional
East	350 7 th Street South	Single Family Residence	R-3 Multi-Family Medium Density Residential	Mixed Use
West	311 Lincoln Street	Wisconsin Rapids School District East Junior High School	I-1 Institutional	Governmental/Public/Institutional

The applicant plans to renovate the existing structure and would prefer to restore the home to its single-family origin. Analysis of the standards of review are provided below:

Standards of Review

1. Do unique physical limitations exist on the property including steep slopes or wetlands that are not generally shared by other properties that prevent compliance with ordinance requirements?

Analysis: The property meets all R-3 Multi-Family Medium Density Residential dimensional requirements including minimum lot area, lot width, and street frontage. The property has site access from 6th Street South. The property has no unique physical limitations.

Findings: The lot size, orientation, and configuration are consistent with the surrounding residential lots. This property is well suited for permitted uses within the district including multi-family dwellings. Staff has not determined that a unique property characteristic exists.

2. Is the request due to the existence of an unnecessary hardship? An unnecessary hardship cannot be due to conditions which are self-imposed or created by a prior owner. It has also been determined by the Courts that economic or financial hardship does not justify a variance. For a use variance, unnecessary hardship exists when no reasonable use can be made of the property without a variance.

Analysis: For a use variance, unnecessary hardship exists only if the property owner shows that they would have no reasonable use of the property without a variance. A proposed use may be reasonable when it:

- does not conflict with uses on adjacent properties or in the neighborhood,
- does not alter the basic nature of the site,
- does not result in harm to public interests,
- and does not require multiple or extreme variances.

The property was likely originally constructed as a single-family residence and the structure and site are consistent with that use. However, the property has since been zoned R-3 Multi-Family Medium Density Residential which permits multi-family housing construction. The residence had been converted to a multi-family residence in the past, which is consistent with the R-3 zoning district. The structure and site are sufficient to accommodate the range of multi-family styles and types permitted in this zoning district. Although single-family use is less dense and intense the use is not consistent with the future land use plan or zoning code. The site and structure can accommodate all permitted uses for the district. Therefore, staff has determined that no hardship is present. The desire for establishment of a single-family residence is only the preference of the applicant.

Findings: Staff has determined that unnecessary hardship does not exist. Reasonable use of this property can be made for permitted uses. There is nothing precluding the owner from establishing a multi-family residence on the lot. While multi-family is a permitted use, it's reasonableness could be in question, given the increased intensity, it could create conflict in the neighborhood. However, it still does not justify a use variance for a less intense single-family residence. Should concerns arise given the nature of the zoning and uses in the neighborhood, it would likely be more beneficial to look at the overall structure of our zoning districts and future land use plan goals versus allowing the prohibited single-family residential use in this instance.

3. Does the requested variance impact the interests of the neighbors, the entire community, and the general public? These interests include:

- | | |
|--------------------------------------|---|
| ➤ Public health, safety and welfare; | ➤ Minimization of property damages; |
| ➤ Water quality; | ➤ Provision of efficient public facilities and utilities; |
| ➤ Fish and wildlife habitat; | and |
| ➤ Natural scenic beauty; | ➤ Any other public interest issues |

Analysis: Although the zoning district is multi-family in nature, the subject property is located among many existing single-family residences. As indicated above, the different intensity of multi-family and single-family could directly impact the neighbors. There are no anticipated short or long-term negative impacts associated with the establishment of a single-family residence at this location. The only potential negative long-term impact would be a continued divergence from the goals of the Comprehensive Plan and Chapter 11 – Zoning.

Findings: The intention of Chapter 11 – Zoning is clear in prohibiting single-family residences from all multi-family zoning districts. However, no short-term or long-term negative impacts are anticipated with the establishment of the single-family residence. At the date of this staff report the Community Development Department has received a

letter from an adjacent homeowner who is in favor of the request, which is attached. With regard to public health, safety and welfare, additional information may be received prior to the meeting or during the public hearing which may relate to the interest of the neighbors and general public.

Based upon the findings for this request, staff recommends denial of 22-001036 due to the following:

- 1. There are not unique physical property limitations.**
- 2. There is no unnecessary hardship, as reasonable uses can be made on the property.**



Variance Application
City of Wisconsin Rapids, Wisconsin
Version: January 3, 2019

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Community Development Department
444 West Grand Avenue
Wisconsin Rapids, WI 54495-2780
P: (715) 421-8228 Fax: (715) 421-8291

Overview: A variance is a relaxation of requirements found within the City's zoning code. Variances are considered by the Board of Zoning Appeals on a case-by-case basis and decisions of the Board are based on the evidence and testimony received as part of the application, during a site visit, and through the public hearing process. The Board's job is not to compromise the requirements for a property owner's convenience, but to apply legal criteria provided in State law, court decisions, and the zoning code. Variances are meant to be an infrequent remedy where a zoning requirement imposes a unique and substantial burden and a variance would be appropriate to alleviate such hardship without circumventing or undermining the intent of the zoning code.

If you submit an application, do not contact any member on the Board of Zoning Appeals before the scheduled meeting.

Governing regulations: The procedures and standards governing the review of this application are found in Article 5 of the City's zoning code (Chapter 11 of the municipal code).

General instructions: Complete this application and submit one copy to the Community Development Department. Alternatively, you can submit your application online at <https://wisconsinrapids.zoninghub.com/>

Application fee: \$250.00

Application submittal deadline: Applications must be submitted at least 3 weeks prior to the Zoning Board of Appeals meeting, which are typically held the second Tuesday of the month at 1:00 pm.

Mandatory meeting with staff: To ensure that all the required information is provided and that there is a complete understanding of the process, the applicant must meet with City staff to discuss the request and necessary items. Please contact the Community Development Department to schedule an appointment.

Office Use Only

Date Received 9/20/2022
Received By KK
Fee \$250.00
Case # 22-001036
Aldermanic District -
ZBA Date 17-21st Oct.

1. Applicant information

Applicant name Nicholas D Bonsack
Street address 3110 Rosebury Dr.
City, state, zip code Wis Rapids, WI 54494
Daytime telephone number 715.323.3352
Email nicksbon7@gmail.com

2. Agent contact information. Include the names of those agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

Agent 1	Agent 2
Name	
Company	
Street address	
City, state, zip code	
Daytime telephone number	
Email	

3. Type of application (select one)

- ☐ Dimensional variance - Provides an increment of relief from a bulk regulation such as building height or setback.
☒ Use variance - Permits a use of land that is otherwise prohibited.

4. Subject property information

Physical address 411 6th St. S.
Parcel number(s) 3407854

Note: The parcel number can be found on the tax bill for the property or it may be obtained from the Community Development Department.

Is the subject property currently in violation of the City's zoning ordinance as determined by the City's zoning administrator?

☒ No
☐ Yes

If yes, please explain.

Comment: Pursuant to Section 11.04.10 of the City's zoning code, the City may not issue a permit or other approval that would benefit a parcel of land that is in violation of the zoning code, except to correct the violation or as may be required by state law.

Are there any unpaid taxes, assessments, special charges, or other required payments that are specifically related to the subject property?

☒ No
☐ Yes

If yes, please explain.

Comment: Pursuant to Section 11.04.11 of the City's zoning code, the City may not issue a permit or other approval that would benefit a parcel of land where taxes, special assessments, special charges, or other required payments are delinquent and unpaid.

5. Zoning information (refer to the City's current zoning map)

The subject property is located in the following base zoning district(s). (check all that apply)

- | | | |
|---|--|--|
| <input type="checkbox"/> RR Rural Residential | <input type="checkbox"/> R-8 Manufactured Home Park | <input type="checkbox"/> M-1 General Industrial |
| <input type="checkbox"/> R-1 Single-family Residential | <input type="checkbox"/> B-1 Downtown Commercial | <input type="checkbox"/> M-2 Heavy Industrial |
| <input type="checkbox"/> R-2 Mixed Residential | <input type="checkbox"/> B-2 General Commercial | <input type="checkbox"/> I-1 Institutional |
| <input checked="" type="checkbox"/> R-3 Multi-family Medium Density Residential | <input type="checkbox"/> B-3 Neighborhood Commercial | <input type="checkbox"/> P-1 Park and Recreation |
| <input type="checkbox"/> R-4 Multi-family High Density Residential | <input type="checkbox"/> B-5 Mixed Use Commercial | <input type="checkbox"/> C-1 Conservancy |

The subject property is also located in the following overlay zoning district(s). (check all that apply)

- | | | |
|--|--|--|
| <input type="checkbox"/> Planned Development (PDD) | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Floodplain |
| <input type="checkbox"/> Downtown Design | <input type="checkbox"/> Shoreland-Wetland | <input type="checkbox"/> Wellhead Protection |

6. Current use. Describe the current use of the subject property.

When I purchased the property, it was used as a 4 unit apartment. The house was originally a single family home, and my intention is to remodel the property back to a single family home.

7. Previous variance applications for the subject property. Describe any variances applications that have been submitted for the property; include the year, a general description, and whether the application was approved or not.

None.

Note: If a variance application has been denied, an application for the same variance may not be submitted for a period of 12 months following the date of decision, except if the zoning administrator determines that factors have changed or there is new evidence in support of the variance request. (See Section 11.05.381 of the zoning code.)

8. **Variance request.** Provide the requested information for each variance that may be required. If you need any assistance determining what variances may be required you should seek counsel from an attorney, surveyor, consultant, or other professional who is familiar with the City's zoning code.

	Section number of zoning code	Describe the requirement from that Section	Proposal
1.			
2.			
3.			
4.			

9. **Proposed project.** Describe what you would like to do (e.g., build a house, garage, fence) that cannot be done because of the section of the zoning code listed above.

Remodel this property back to it's original single family residence status.

10. **Project alternatives.** Please describe the alternatives, if any, that were considered in designing the project so the variance request would not be necessary in the first place and/or the request is minimized and how they were incorporated or why they were deemed to be unacceptable.

	Description	Was the alternative used? If not, why was it rejected?
1.		
2.		
3.		
4.		

11. **Unnecessary hardship.** Describe how the section(s) of the zoning code listed above create(s) a practical difficulty or is unreasonably burdensome in terms of severely limiting or prohibiting the reasonable use of the subject property as generally allowed under the City's zoning code. Attach additional pages as necessary.

- This property was originally made to be a single family residence.
- All of the houses surrounding this property are also being used as single family residences.

Variance Application
City of Wisconsin Rapids, Wisconsin
Page 4

If this property sits vacant in its current condition, it will not generate property tax income for the city. My plan would increase the property value & increase the tax revenue for the city.

1. A project map with the information listed in Appendix F of the zoning code.
2. Proposed construction plans (if applicable)

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I am a Wisconsin Rapids born & raised resident. I own a business in town (DNL Recreation) and I truly feel that nothing but good would come from the approval of this variance. I am happy to meet any one @ the house to show them our plans for the remodel.

- I understand that I, or any of my agents, may not discuss this application with any member of the Board of Zoning Appeals until after the Board renders a final written decision.
- I certify that all of the information in this application, along with any attachments, is true and correct to the best of my knowledge and belief.
- I understand that submission of this application authorizes City officials and employees, and other designated agents, including those retained by the City, to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any such individual to enter any building on the subject property, unless such inspection is specifically related to the review of this application and the property owner gives his or her permission to do so.

- I understand that this application and any written materials relating to this application will become a permanent public record and that by submitting this application I acknowledge that I have no right to confidentiality. Any person has the right to obtain copies of this application and related materials or view it online.
- I understand that the zoning administrator will review this application to determine if it contains all of the required information. If he or she determines that the application is incomplete, it will not be scheduled for review until it is deemed to be complete.

Property Owner:

Nicholas D Bonsack
Name – print

Nicholas D Bonsack
Name – Signature

9-20-22
Date

Name – print

Name – Signature

Date

2022 Property Records for City of Wisconsin Rapids, Wood County

October 10, 2022
Page 16 of 19

Tax key number: 34-07854

Property address: 411 6th St S Unit 101

Owner: Paper City Savings Association, Inc
4200 8TH ST S
WISCONSIN RAPIDS WI 54494


Zoning: R-3, Multi-Family Medium Density Residential

Traffic / water / sanitary: Light / City water / Sewer

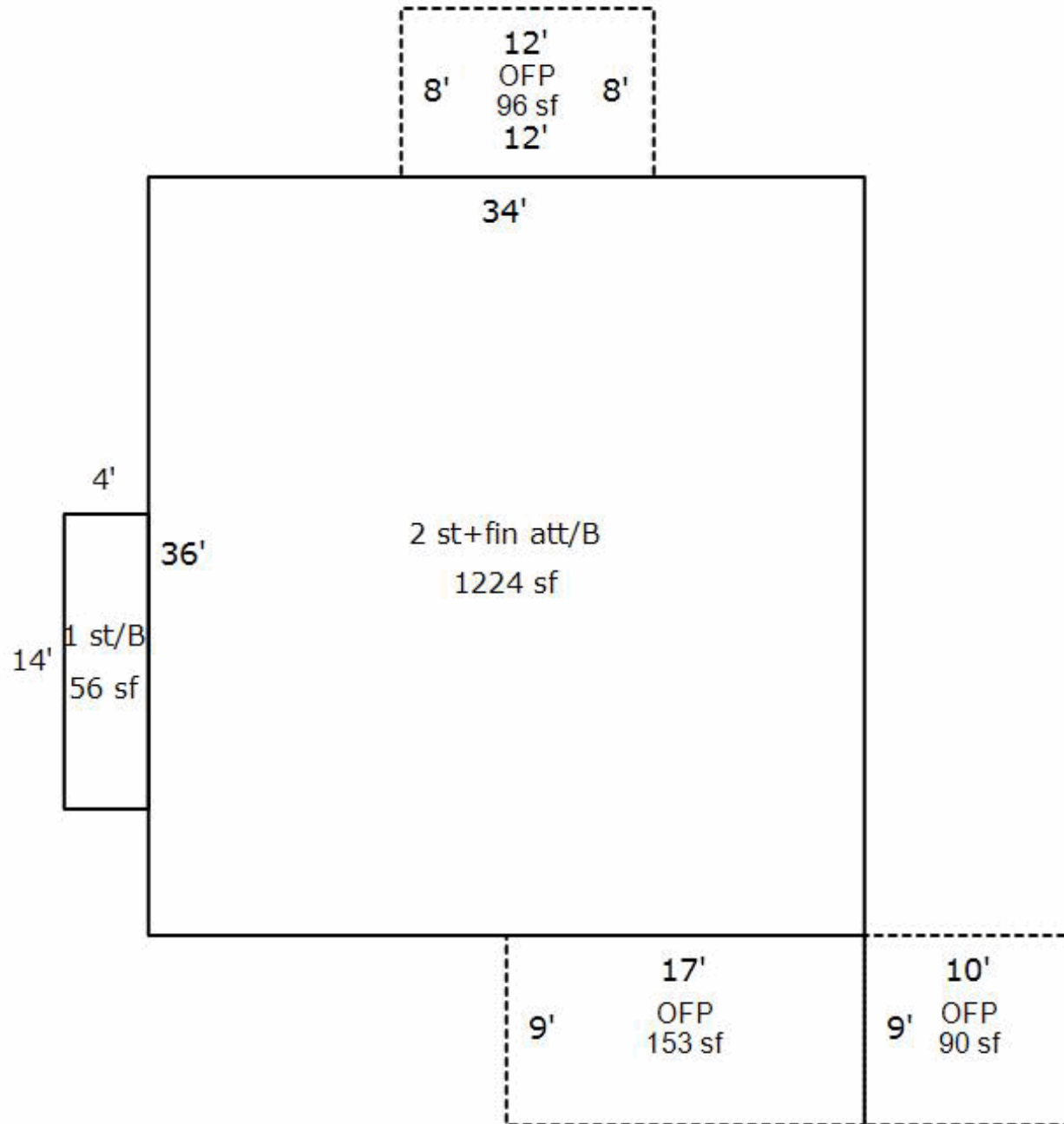
Legal description:

Summary of Assessment	
Land	\$12,500
Improvements	\$82,900
Total value	\$95,400

						Land			
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Residential	100	120	12,197	0.280	None	Residential		\$12,500

Residential Building									
Year built:	1906	Full basement:	1,280 SF						
Year remodeled:	1984	Crawl space:							
Stories:	2 story w/attic	Rec room (rating):							
Style:	Old style	Fin bsmt living area:							
Use:	4 Family	First floor:	1,280 SF						
Exterior wall:	Brick	Second floor:	1,224 SF						
Masonry adjust:		Third floor:							
Roof type:	Asphalt shingles	Finished attic:	612 SF						
Heating:	Oil, hot water	Unfinished attic:							
Cooling:	No A/C	Unfinished area:							
Bedrooms:	6	Open porch	96 SF						
Family rooms:		Open porch	153 SF						
Baths:	4 full, 0 half	Open porch	90 SF						
Other rooms:	7								
Whirl / hot tubs:									
Add'l plumb fixt:	6								
Masonry FPs:									
Metal FPs:									
Gas only FPs:									
Bsmt garage:									
Shed dormers:		Energy adjustment:	No						
Gable/hip dorm:		Percent complete:	100%						

Total living area is 3,116 SF; building assessed value is \$82,900



Building Permits				
Issued	Permit #	Purpose	\$ Amount	Completed
7/31/2007	58068	Replace roofing, siding	\$5,000	7/31/2009

Sales History		
Date	Price	Type
5/31/2006	\$82,500	Valid improved sale

For copy and distribution boards, committees, and council

Wisconsin Rapids Zoning Board of Appeals:

My name is Andrew Kirkpatrick I am writing to you today in regards to the notice of public hearing for address 411 6th St. So., Parcel ID 3407854, petitioner Nicholas D. Bonsack. I am unable to be present at the meeting on 20 OCT 22, however I wish for this letter to be entered into the public record, for the members of the Zoning Board of Appeals, and ultimately for the Wisconsin Rapids City Council.

I am resident at address 421 7th St. So., and owner of address 411 7th St. So.; both within the 300 foot property notification and I **wish to speak in favor of the proposed variance for the petitioner** looking to establish a variance for a single-family home within the R-3 designation.

I do not know the petitioner and I have no stake, personal or otherwise, in the up or down vote of the board.

That said, the property has been blighted for years even before the previous occupants moved out. It would be of great benefit to the neighborhood, and to the City of Wisconsin Rapids, that this property be bettered in the proposed manner.

For the neighbors and the neighborhood, I hesitate to speak for everyone, but I believe we would all like to see something positive done with the property to correct the current blighted state it has sat in for the past few years.

As far as the City is concerned, It is directly adjacent to Witter Field where the Rafters, and the City of Wisconsin Rapids, host thousands of out of town folks annually during the summer baseball season; as it is within a block of the new aquatics park which hosts thousands of City and out of City individuals; and as it is across the street from East Junior High where the field house is still used for several club and recreational purposes throughout the year. This property has marred the image of our neighborhood and City to those outside folks over the past several years while it has decayed.

The neighborhood has watched with great interest over the past several months as work on the property has begun, progressed, and now halted. I hope that the Zoning Board, the City Council, and the City of Wisconsin Rapids agrees with me in regards to this property.

If you have any questions for me ahead of the meeting you may contact me as shown below.

Thank you for your time and consideration.



Andrew Kirkpatrick
421 7th St. So.
Wisconsin Rapids WI
715-570-2519
akirk835@gmail.com