



**ZONING BOARD OF
APPEALS MEETING**
November 16, 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 **November 16, 2022, at 2:00 PM. The public can listen to the meeting by calling 1-312-626-6799, Access code: 845 8550 2684.** 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 October 20, 2022, Zoning Board of Appeals meeting
2. **VARIANCE 22-001203: Chad Wirl;** public hearing and action on a request from Chad Wirl for a variance from the side yard setback to construct an accessory structure at 850 Rosecrans Street (Parcel ID 3401550).
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.



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)



City of Wisconsin Rapids
444 West Grand Avenue
Wisconsin Rapids, WI 54495
Ph: (715) 421-8228

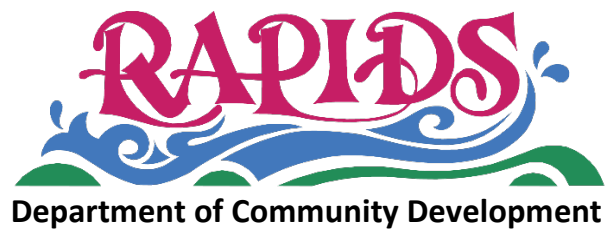
3. Adjourn

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



Administrative Staff Report

Building Addition

Area Variance from Side Yard Setback

850 Rosecrans Street

November 8, 2022

<p>Applicant(s):</p> <ul style="list-style-type: none"> Chad Wirl <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"> 3401550 <p>Lot Information:</p> <ul style="list-style-type: none"> Effective Frontage: 70 feet Effective Depth: 165 feet Square Footage: 10,019 Acreage: 0.230 Acres <p>Zone(s):</p> <ul style="list-style-type: none"> "M-1" General Industrial <p>Council District:</p> <ul style="list-style-type: none"> District 1: Ryan Austin <p>Master Plan:</p> <ul style="list-style-type: none"> Industrial <p>Current Use:</p> <ul style="list-style-type: none"> Manufacturing <p>Applicable Regulations:</p> <ul style="list-style-type: none"> Chapter 11 - Zoning 	<p>Request</p> <p>VARI-22-000182: Chad Wirl – Public hearing and action on a request for a variance from the side yard setback to construct a building addition at 850 Rosecrans Street (Parcel ID 3401550).</p> <p>Attachment(s)</p> <ol style="list-style-type: none"> Application Site Plan Map Property Data <p>Findings of Fact</p> <ol style="list-style-type: none"> The applicant is requesting a variance from the side yard setback for a building addition. Specifically, an 8-inch side yard setback (1 foot previously approved) is being requested. The property is zoned "M-1" General Industrial District The Zoning Board of Appeals granted a previous approval for a one-foot side yard setback for an accessory building. 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>While the original details for the development and request have not changed, the setback has slightly. However, the board, may have already set precedent with the previous approval and reasoning provided. If the primary factors remain the same, except for a minor difference in the setback, any recommendation and action should specifically relate to how that minor change affects the standards of review, if at all.</p> <p>The staff recommendation remains the same, due to the unchanged development and project details, which is: Deny the request from Chad Wirl for a variance to reduce the side yard setback to construct a building addition at 850 Rosecrans Street (Parcel ID 3401550) due to the following:</p> <ol style="list-style-type: none"> No unique property characteristic exists. Any hardship claimed appears to be self-created
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Vicinity Map



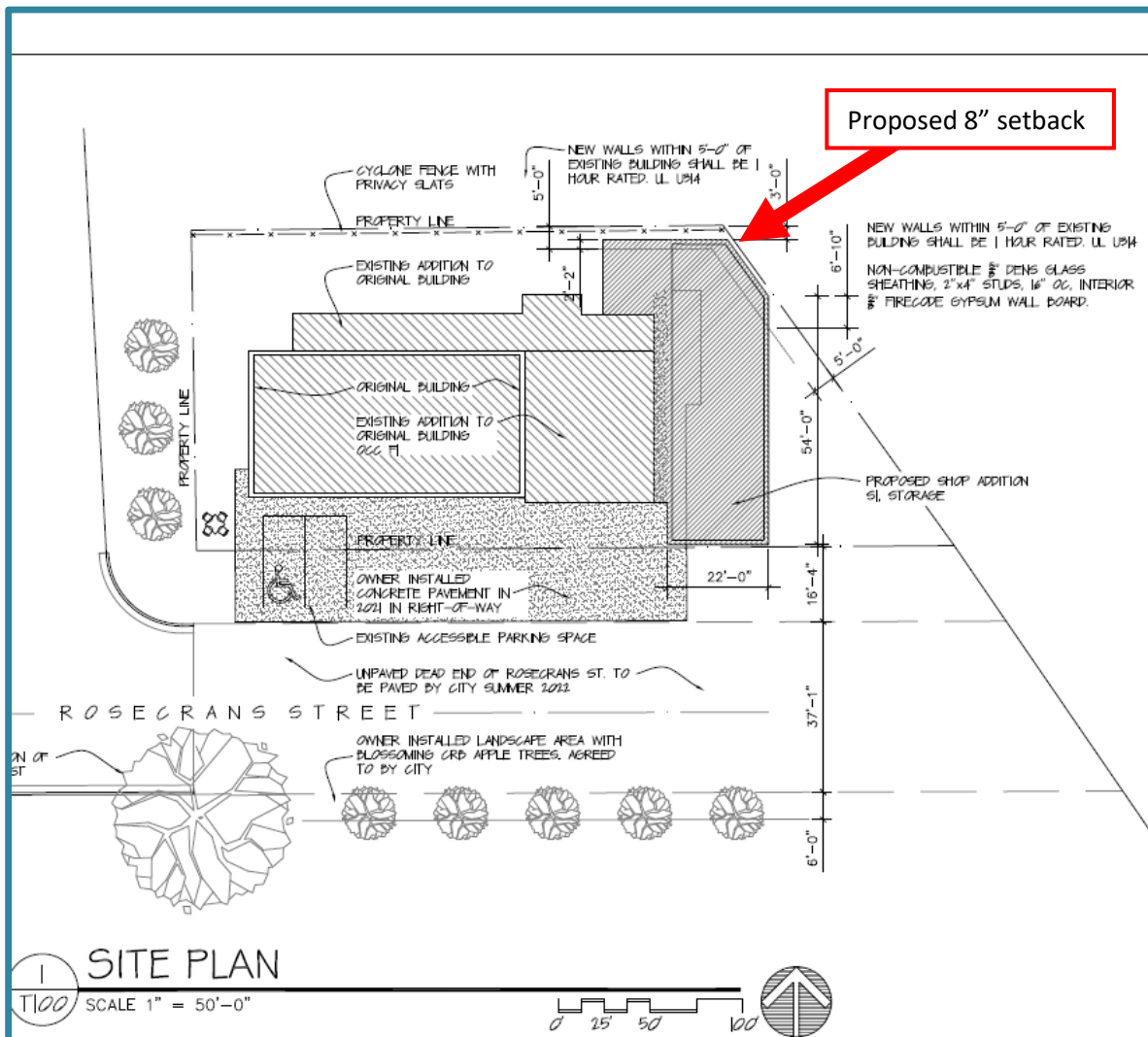
Background

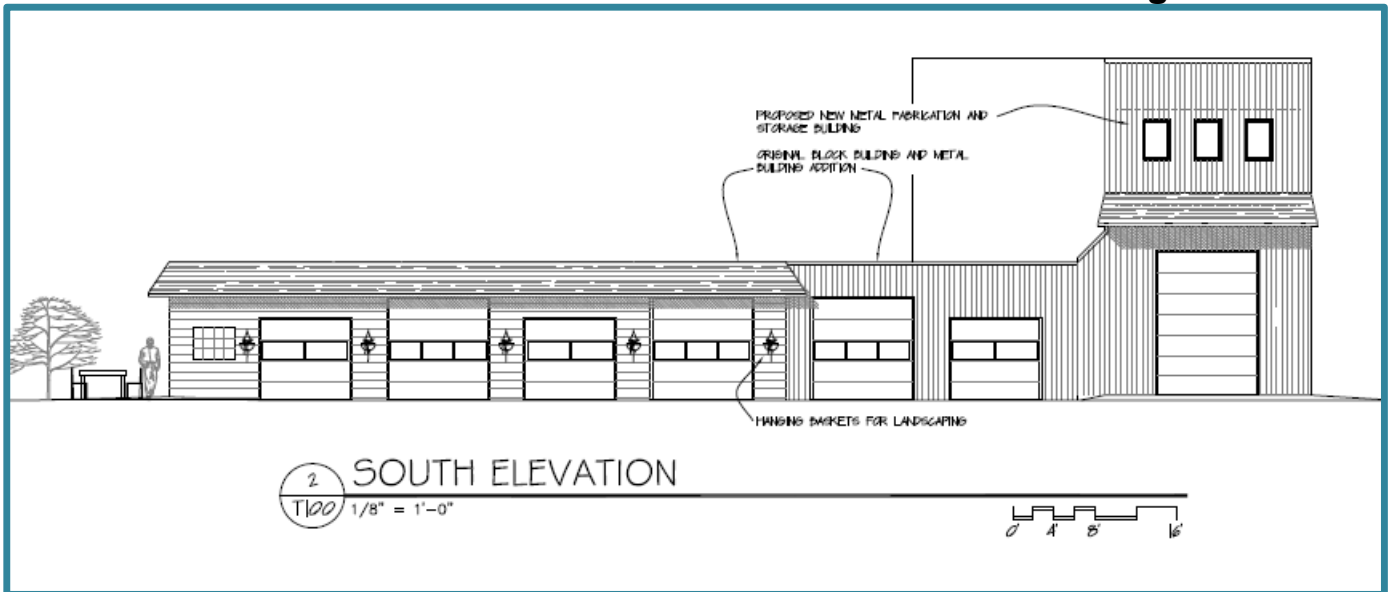
The applicant, Chad Wirl, is requesting a variance from side setback standards for a proposed building addition. There have been several iterations of this design proposal. This item was previously before the Zoning Board of Appeals in February and April. The item was before the Plan Commission in April and July. The permit for footings and foundation was issued through the Community Development Department in May. When staff went on site to verify measurements for the permit, they noticed that the side yard setback for the building foundation was not one foot from the property line, as granted by the area variance from the Zoning Board of Appeals. The Zoning Board Handbook, which provides an analysis of court decisions which shape state policy regarding variance processes, states that:

“A variance grants only the specific relief requested (as described in the application and plans for the project) and as modified by any conditions by the zoning board.” Zoning Board Handbook for Wisconsin Zoning Boards of Adjustment and Appeals page 99

Therefore, it is necessary that the application return to the Zoning Board of Appeals for review and determination about the revised dimensions for the proposed building addition. The applicant is now proposing an 8-inch setback from the side property line in lieu of the one-foot side yard setback approved earlier by the Zoning Board of Appeals.

Below are photos of the foundation for the building addition.





After staff review of this application, clearly the applicant owns and operates a successful business. However, staff again has determined that the site is not sufficient to accommodate the existing business needs including building space, storage, and access requirements, along with the proposed building addition. The applicant was already proposing a significant encroachment into the side yard setback and additional encroachment cannot be justified. The purpose of setbacks is as follows:

11.06.106 Building setbacks

(a) Purpose. Setback standards, in conjunction with other dimensional standards, are established to define a pattern of development in each of the zoning districts. The established setback standards provide for a varying degree of (1) privacy between neighbors; (2) separation to mitigate noise and odor; (3) space for light and air circulation; (4) land for landscaping, recreational use, pleasure, and stormwater management; (5) land for maintaining the exterior of buildings and other structures; (6) room for the placement and maintenance of underground and above-ground utilities; and (7) room for emergency vehicles between and around buildings and other structures

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 which are further analyzed below, including staff findings and recommendations.

Note that the analysis and findings for the standards of review below are like those in the two original variance requests.

Standards of Review

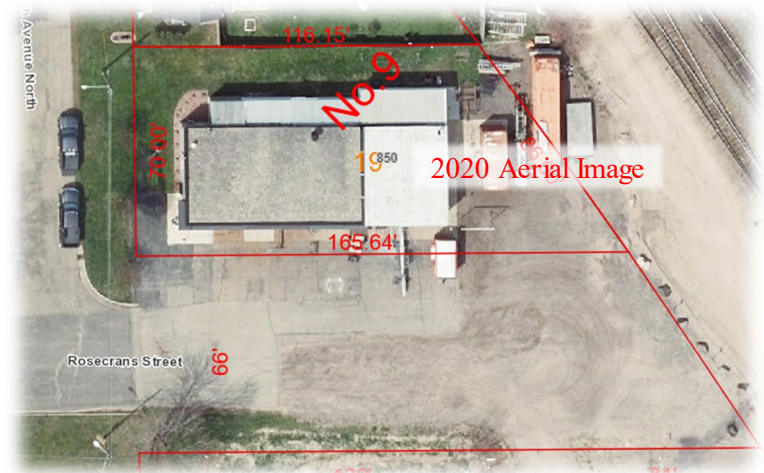
- 1) Do unique physical limitations exist on the property including steep slopes or wetlands that are not generally shared by other properties that prevent compliance with ordinance requirements?

Analysis: The applicant has previously identified the angled rear property line and existing non-compliance with setbacks as property limitations on previous applications. The property has one angled property line; however, two clear front property lines (street frontages), rear property line, and side property line are evident. The property is 10,019 square feet and has a combined frontage of approximately 235 feet.

Findings: It is not unusual to have angled property lines within the City. Although the property would not meet the minimum lot size of 40,000 square feet required to develop a property in the M-1 General Industrial District today, it

is of similar size to those within the vicinity. Also, this owner has some increased ability to utilize the land to the east and to the south.

Additionally, existing structures and their placement are not considered property limitations. This property does not contain any elements that are not generally shared with other properties. In addition, it could be argued that the proximity to the railroad right-of-way and street to the south allow the applicant to utilize some benefits not typically experienced by similar properties in the M-1 General Industrial District.

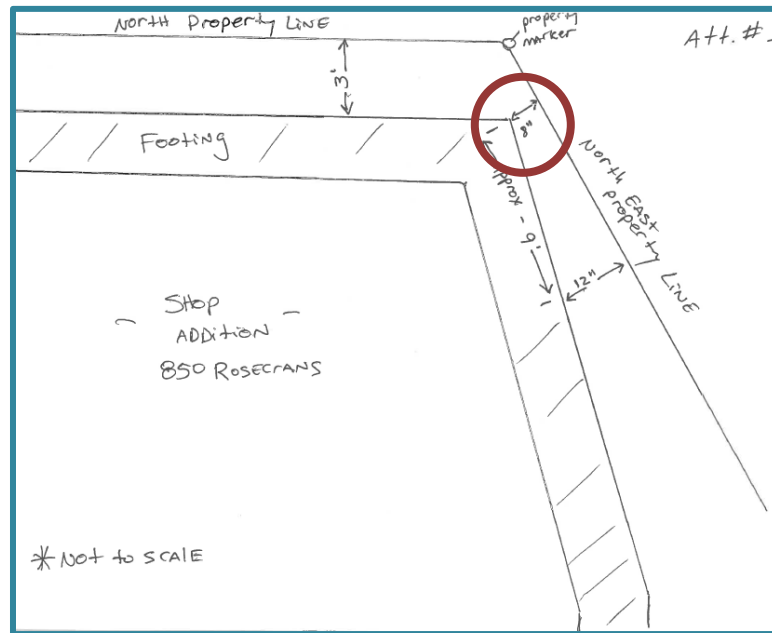


- 2) Is the request due to the existence of an unnecessary hardship? An unnecessary hardship cannot be due to conditions which are self-imposed or created by a prior owner. It has also been determined by the Courts that economic or financial hardship does not justify a variance. For an area variance, unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity unnecessarily burdensome.

Analysis: The property and existing building allow an owner to operate a multitude of uses permitted in the M-1 General Industrial District. It appears that over time the applicant has continued to expand the business on the site. Expansion is allowed when dimensional standards are met as outlined in the Zoning Code. The circumstances of the applicant, including the need to expand the operations to meet the needs of a growing business, are not a hardship under the law. This is also not a case where compliance with the code would render conformity unnecessarily burdensome. To determine whether this standard is met, the purpose of the zoning ordinance in question, its effects on the property, and the short-term, long-term, and cumulative effects of granting the variance shall be considered.

Findings: Prior approval was received from the Zoning Board of Appeals for a one-foot side yard setback requirement. The applicant has stated that because of a large pile of road base and obstruction from a shipping container, they were not able to set up a string line prior to digging the footings and foundations. However, they were able to dig under the shipping container to run a string line and prepare for a building inspection. It was at that time that they realized they were 8 inches from the property line rather than one foot.

The burden is on the applicant to accurately locate property lines. The expectation is that this is done prior to commencing footings and foundation work. It is particularly important in this case when work is being done in such proximity to the property lines. There is no hardship in this case other than hardship that has been self-imposed by the applicant.



Under current allowances, this site may be developed to M-1 District setbacks lines, building coverage requirements, and other dimensional standards. However, if more building area is required to operate and expand a business, then another site may be required to accommodate such use and expansion. This is not atypical, when businesses require more space than the present site allows it often results in a relocation. Granting of a variance for continued relief from setback standards to construct a building addition may set precedent for similar nonconforming lots.

- 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.
- Water quality.
- Fish and wildlife habitat.
- Natural scenic beauty.
- Minimization of property damages.
- Provision of efficient public facilities and utilities; and
- Any other public interest issues.

Analysis: The subject property is located within a transitional area, with a single-family residence zoned M-1 General Industrial to the north, CN property to the south, the CN railway line to the east, and R-2 Mixed Residential District single family residences to the west. The requested variance would allow for a building addition to be constructed within the required side yard setback. A public hearing notice was provided as well as notice to surrounding property owners within 300 feet of the property.

The purpose of general setbacks was provided in the background section (page 3).

Findings: Allowing for the variance could possibly set precedent for other adjacent properties that could make similar requests. Expansion of the use, with the granting of a variance, would arguably increase the intensity of the use, which exists in a transitional area adjacent to residential. Increases to the intensity of the use could result in additional noise, traffic, and lighting, which could negatively impact the adjacent residences. At a previous Zoning Board of Appeals meeting for this property, six support letters were submitted for public record. There is no way to determine if these surrounding property owners would support the continuation of encroachment into the setbacks. To date, no additional information has been received.

Based upon the findings for this request, staff recommends denial of VARI-22-000182 due to the following:

1. No unique property characteristic exists.
2. Any hardship claimed appears to be self-created



Variance Application

City of Wisconsin Rapids, Wisconsin

Version: January 3, 2019

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 — **WAIVED**

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 10/26/22
Received By JV
Fee N/A
Case # 22-001203
Aldermanic District Austin
ZBA Date 11/16/22

1. Applicant information

Applicant name CHAD WIRL
Street address 850 ROSECRANS ST.
City, state, zip code WISCONSIN RAPIDS, WI 54495
Daytime telephone number 715-213-3352
Email CWshopMASTER@YAHOO.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 850 ROSECRANS ST. WIS. RAPIDS WI 54495
Parcel number(s) 3401550

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.

I WAS APPROVED 12" SET BACK AND CURRENTLY IS 811 AT NORTH EAST CORNER

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 checked="" 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 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.

CUSTOM WELDING AND FABRICATING SHOP

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

YES - I WAS ON THE ZBA AGENDA twice early 2022
I requested a set BACK VARIANCE for 1 foot to the South
+ North East property lines AND 3 foot to the North - IT WAS APPROVED BOTH TIMES

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.	I WAS APPROVED TO BE 12" FROM WALL TO PROPERTY LINE - CAME UP SHORT ONLY 8" ON NORTHEAST CORNER	I AM REQUESTING A VARIANCE OF 8" ON THE ANGLE 30 NORTH EAST CORNER PROPERTY LINE SO WE CAN MOVE FORWARD WITH COMPLETING THE REST OF THE BUILDING ADDITION TO MY SHOP -
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.

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.

12. **Unique property limitations.** Describe how the hardship is due to unique or special conditions or limitations affecting the subject property and/or structure that are not typical or generally shared by other properties in the City. Attach additional pages as necessary.

13. **Public interest.** Describe why the variance, if granted, would not be contrary to the public interest by creating or having the potential for creating an adverse impact on the public, health, safety, or welfare of adjoining and surrounding residents, properties or the community. Attach additional pages as necessary.

14. **Supplemental materials.** Attach the following to this application form.

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

15. **Attachments.** List any attachments included with your application.

DUE TO A LARGE PILE OF ROAD BASE AND A SHIPPING CONTAINER IN THE WAY - A STRING LINE WAS NOT POSSIBLE AT THE TIME OF DIGGING FOOTINGS - WE POURED FOOTINGS OFF OF ALL MEASUREMENTS FROM SOUTH LINES & EXISTING BUILDING - DURING THE CITY INSPECTION - THE SOUTH-NORTH-EAST WALLS COMPLY - THE NORTHEAST POINT OF WALL CAME UP SHORT OF

16. **Other information.** You may provide any other information you feel is relevant to the review of your application.

ONLY 8" OFF OF PROPERTY LINE - SEE ATT. #1

17. **Applicant certification**

- 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.

Variance Application
City of Wisconsin Rapids, Wisconsin
Page 5

- 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:

CHAD WIRL
Name – print

[Signature]
Name – Signature

10-27-22
Date

Name – print

Name – Signature

Date

Att. # 1

property
marker

North Property Line

North East
Property Line

3'

Approx - 9'

12'

3'

Footing

Stop
-
ADDITION
-
850 ROSECRANS

* NOT TO SCALE

New Commercial Addition for Shopmaster LLC

850 Rosecrans Street Wisconsin Rapids, WI 54495

Code Data

Governing Code
Wisconsin Enrolled, International Building Code 2015

Occupancy Classification - 303.1
WAREHOUSE, S2 – STORAGE

Allowable Height - TABLE 504.4
S2 OCC, 5B CONSTRUCTION, NON-SPRINKLED = 2 STORY

Allowable Area - TABLE 506.2
S2 OCC, NON-SPRINKLED, 13,500 SF ALLOWED

Actual Building Area
1,600 SF PER FLOOR, 3,200 SF TOTAL

Type of Construction - TABLE 601
TYPE VB, WOOD FRAME

Occupant Capacity 1004.1.2
WAREHOUSE (S2) =500 GROSS

Required Exit Width
1005.3.1 (Stairs) 0.30" PER OCC
1005.3.2 (Other) 0.20" PER OCC 72"/57 OCC = 1.26"

Exit Access Travel Distance 1017.2
S2 OCC, NON-SPRINKLED = 300'

Common Path Travel Distance 1006.2.1
S2 OCC, < 30 Occ = 75'

Fire Protection 903.2.1.3
S2 Occ 3,200 sf, LIMITED BY FIRE AREA 12,000 SF

Non-Separated Uses 508.3
F1 EXISTING & S1 ADDITION.

Smoke Barrier 718.4.3
ATTIC COMPARTMENTILIZATION = 3,000 sf Max.

Sanitary Facilities, Table 2902.1
7 OCCUPANTS = 1 UNISEX TOILET RM. BY SQ FOOT,
ACTUAL OCCUPANCY IS SOLE PROPRIETOR, NO
EMPLOYEES. IBC 1109.2 EXCEPT 1 APPLIES

REQUIRED					
MEN			WOMEN		DRINKING FNTN
TLT	URN	LAV	TLT	LAV	1/500
1/75	50%	1/200	1/75	1/200	

PROPOSED					
MEN			WOMEN		DRINKING FNTN
TLT	URN	LAV	TLT	LAV	1
1	0	1	1	1	

Design Loads

SOIL BEARING CAPACITY, 3,000 PSF PRESUMED
TABLE 1804.2

ROOF LIVE LOAD = 33.6 PSF
UNBALANCED SNOW LOAD = 50.4 PSF

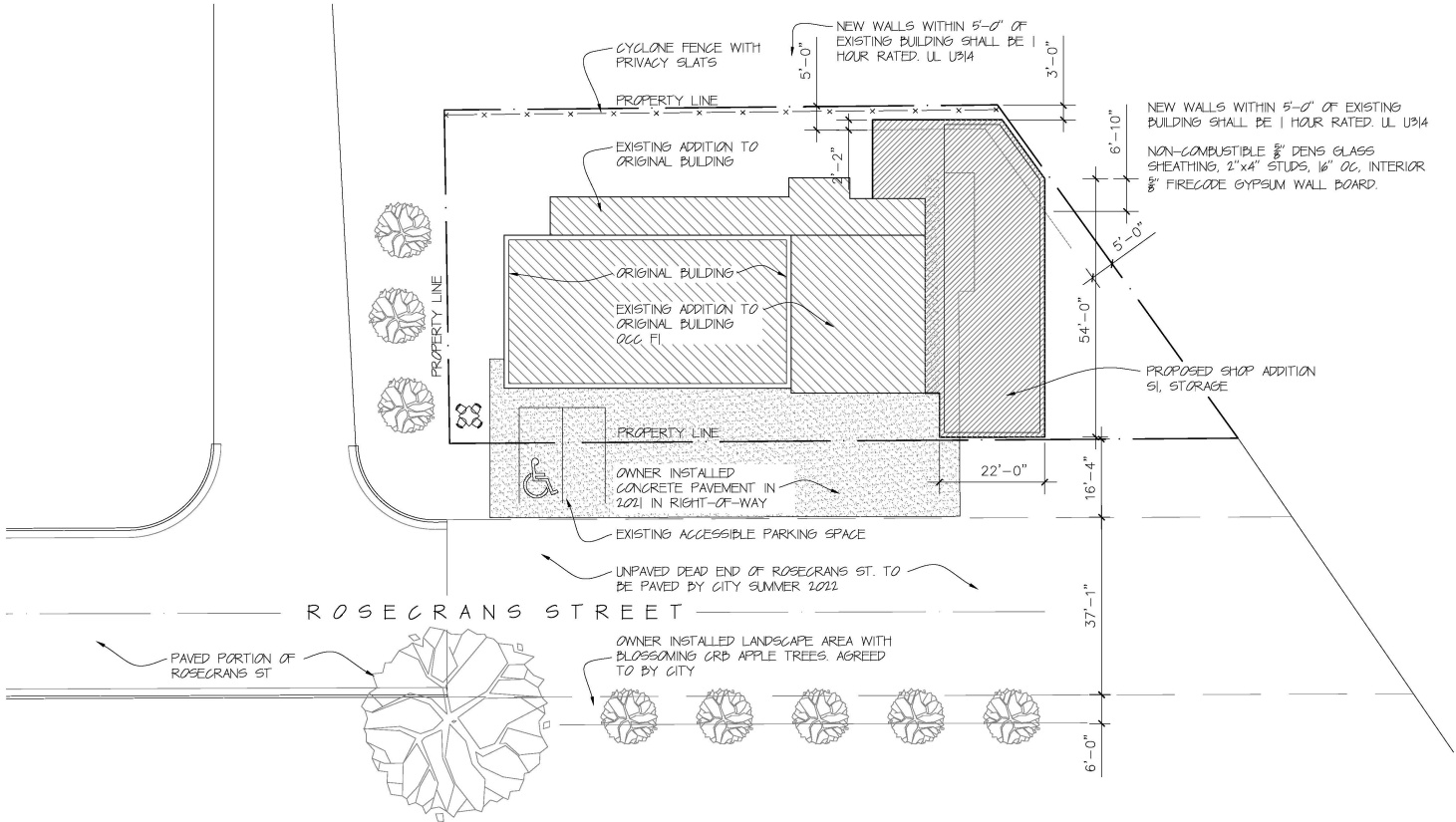
ROOF DEAD LOAD = 15 PSF

LATERAL LOAD (WIND) = 20 PSF

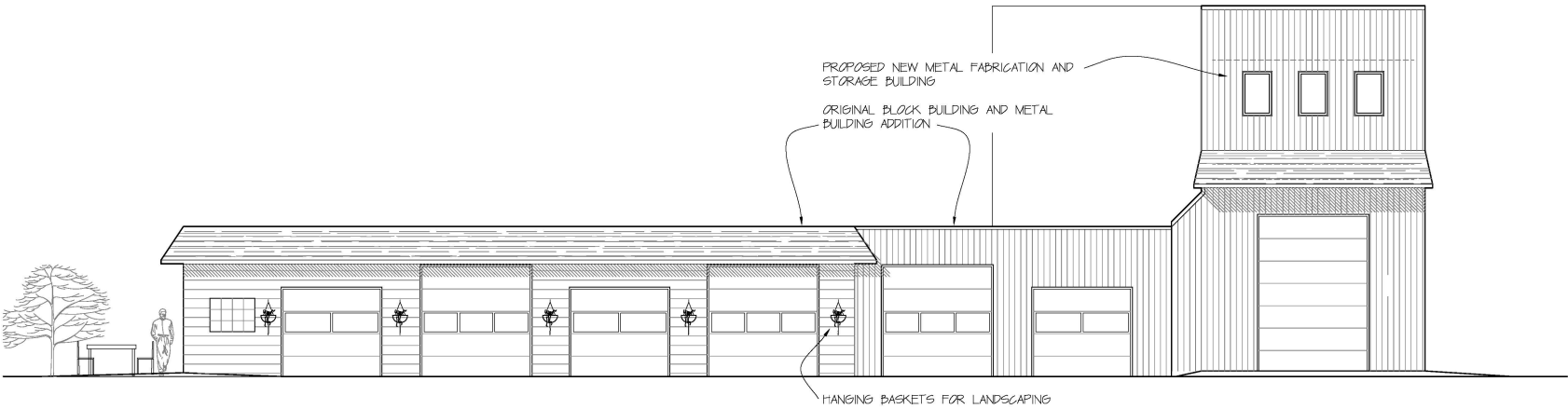
FLOOR LIVE LOAD, FIRST FLOOR 100 PSF

ALL LUMBER USED SHALL BE NEW SPF #2 OR BETTER WITH
STRUCTURAL PROPERTIES AS SPECIFIED IN THE NATIONAL DESIGN
STANDARDS FOR WOOD CONSTRUCTION, SHOWN IN THE NDS DOCUMENTS
PUBLISHED BY THE AMERICAN FOREST AND PAPER ASSOCIATION.

NEW IS DEFINED AS WOOD PURCHASED FOR USE ON THIS PROJECT,
SCRAPS OR JUNK OR RECYCLED WOOD SHALL NOT BE USED, ONLY
NEW WOOD.



1 SITE PLAN
SCALE 1" = 50'-0"
0 25 50 100
NORTH



2 SOUTH ELEVATION
1/8" = 1'-0"
0 4' 8' 16'

DRAWING INDEX

COVER SHEET	
T100	TITLE SHEET & SITE PLAN
T101	SITE IMAGE
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ROOF PLAN
A202	EXTERIOR BUILDING ELEVATIONS
A301	BUILDING SECTION & DETAILS
A302	BUILDING SECTION & DETAILS
S100	FOUNDATION PLAN & DETAILS
S101	SECOND FLOOR AND ROOF FRAMING
S102	SHEAR WALL AND ROOF SHEATHING





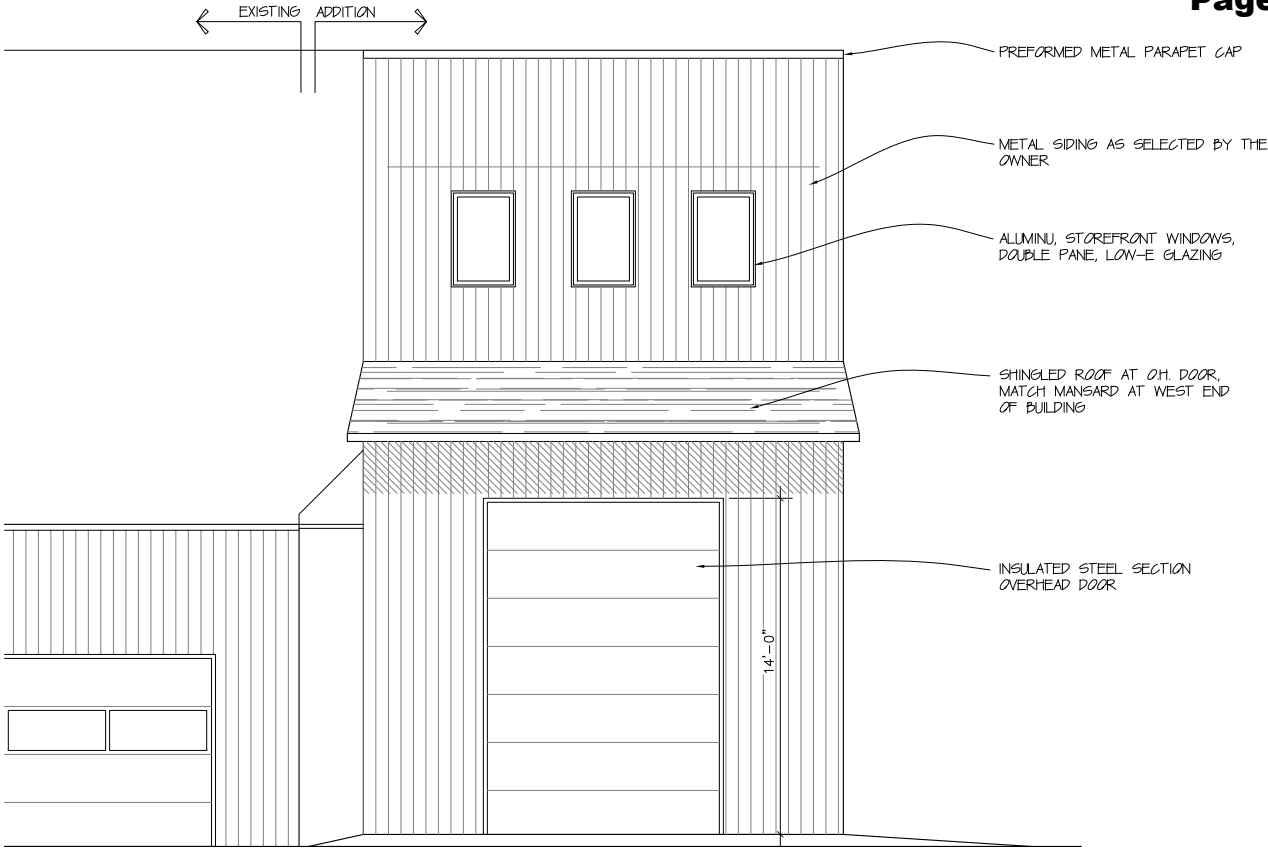
ARC CENTRAL LLC
ARCHITECTURE CONSTRUCTION
MANAGEMENT INTERIOR DESIGN
715.572.2698
arccentralinc@outlook.com

EXTERIOR BUILDING
ELEVATIONS

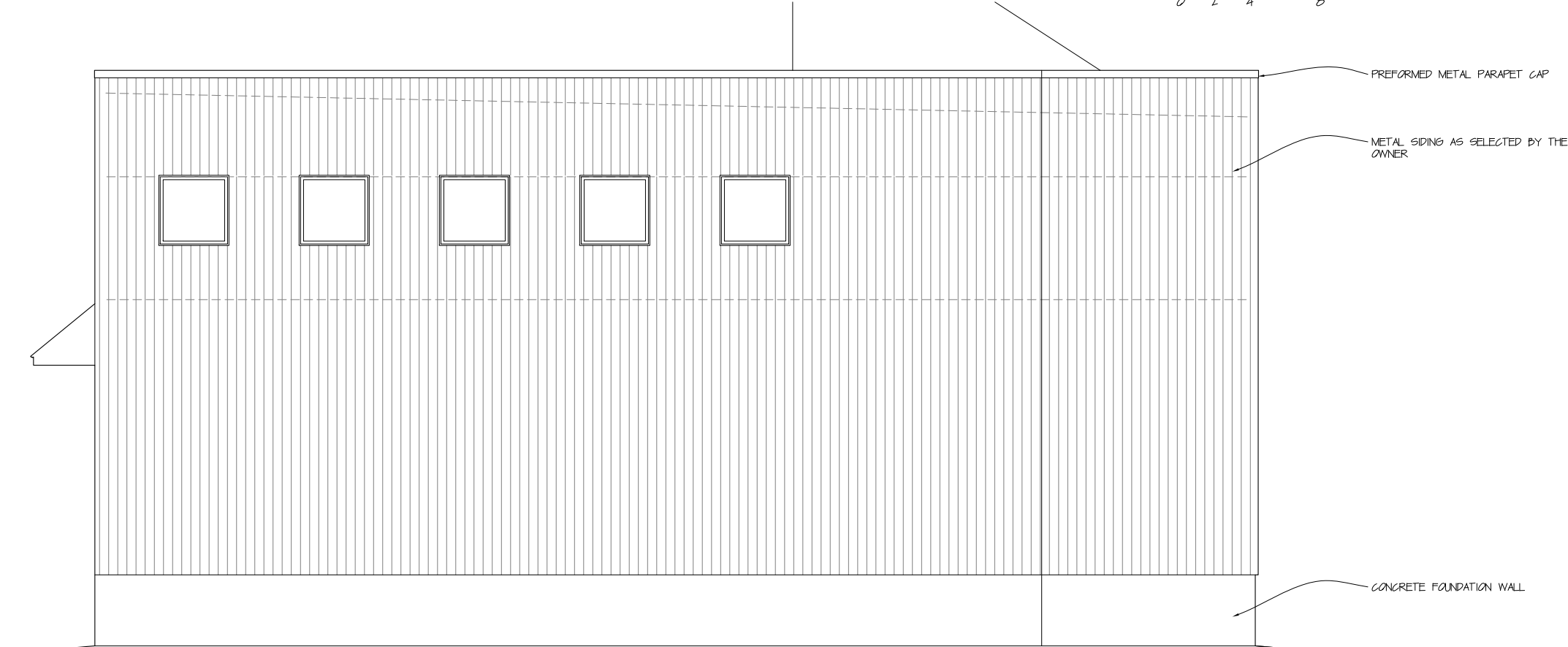
PROPOSED ADDITION
FOR
SHOPMASTER LLC
850 ROSEGRANS STREET
WISCONSIN RAPIDS, WI 54495

REVISIONS	
DATE	DATE
5/10/22	5/13/22
5/16/22	
Prelim	Rev. 1
Con Doc's	Approval
July 21, 21	
PROJECT NO.	22 001

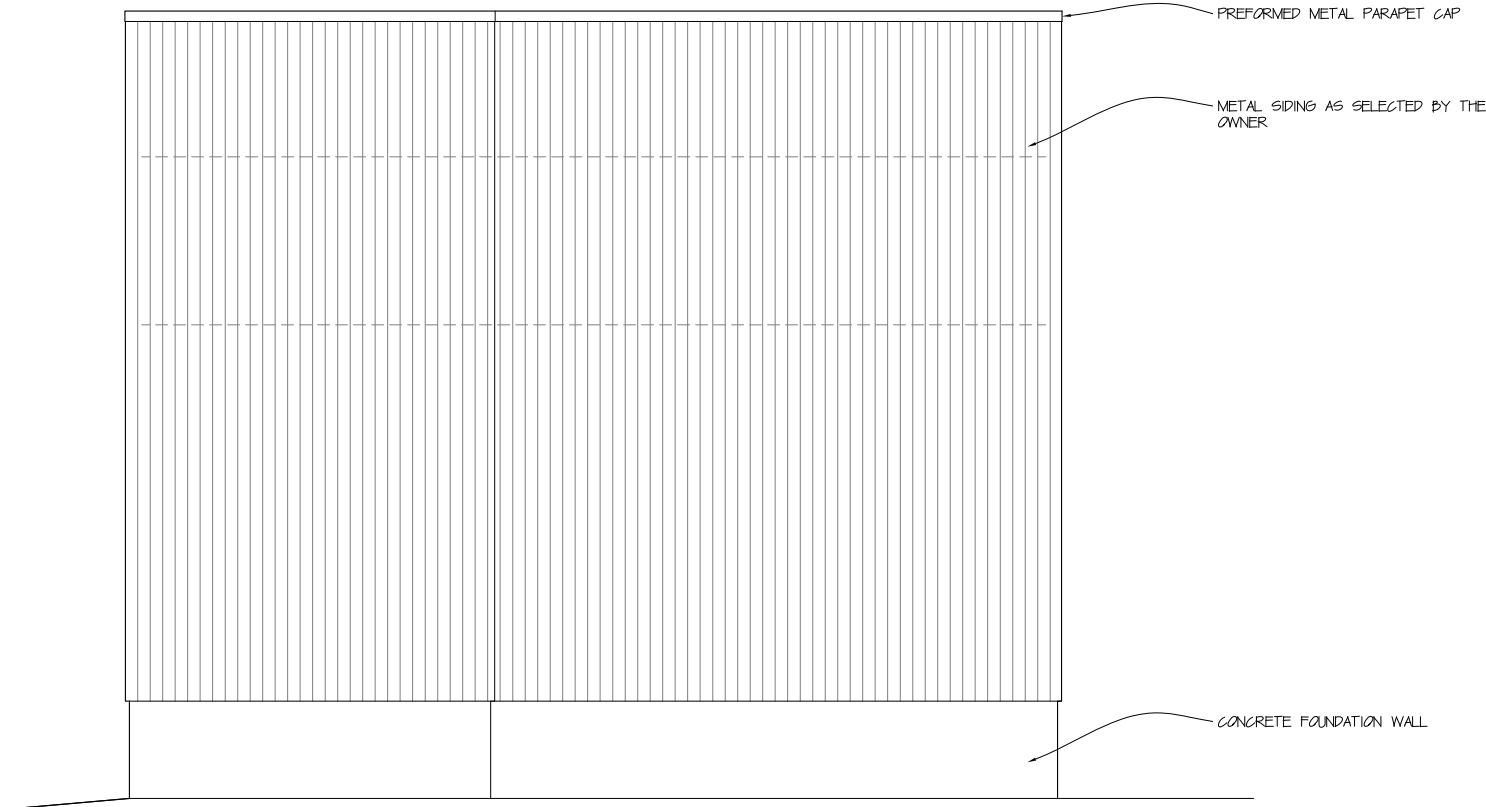
A201



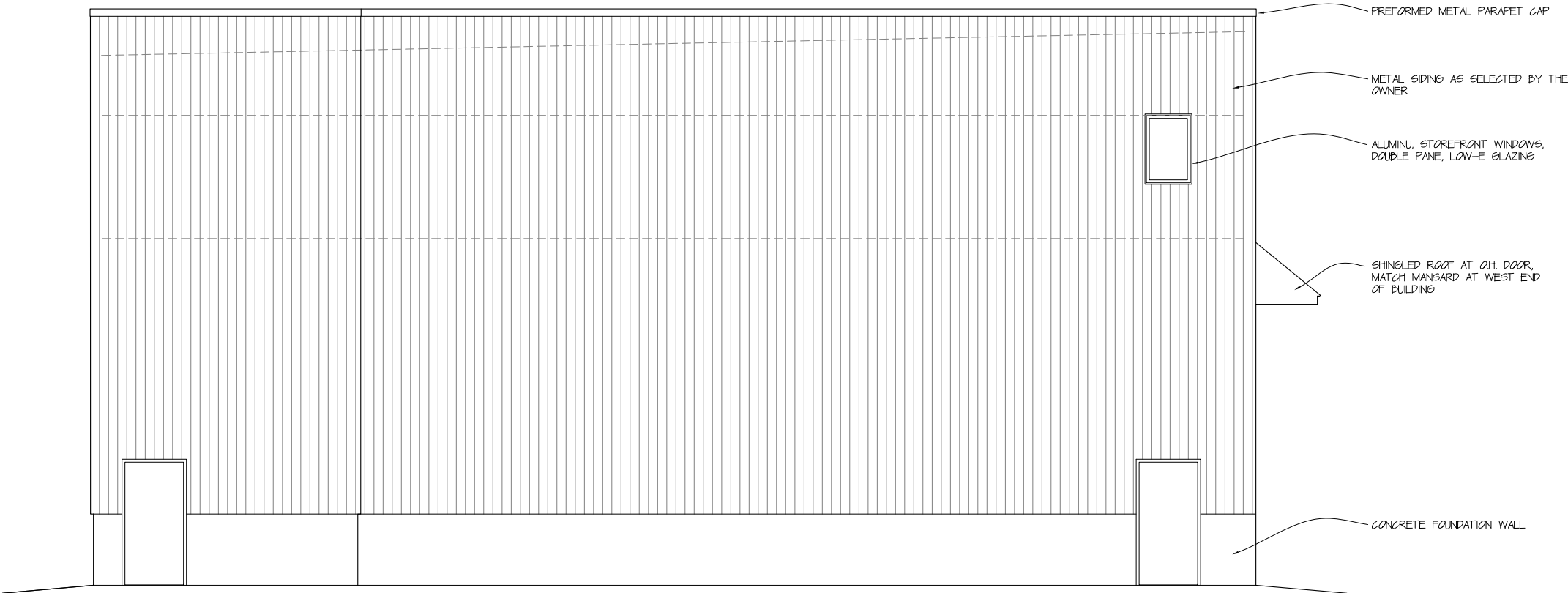
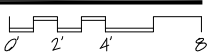
1 SOUTH ELEVATION
A201 1/8" = 1'-0"



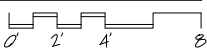
2 EAST ELEVATION
A201 1/8" = 1'-0"

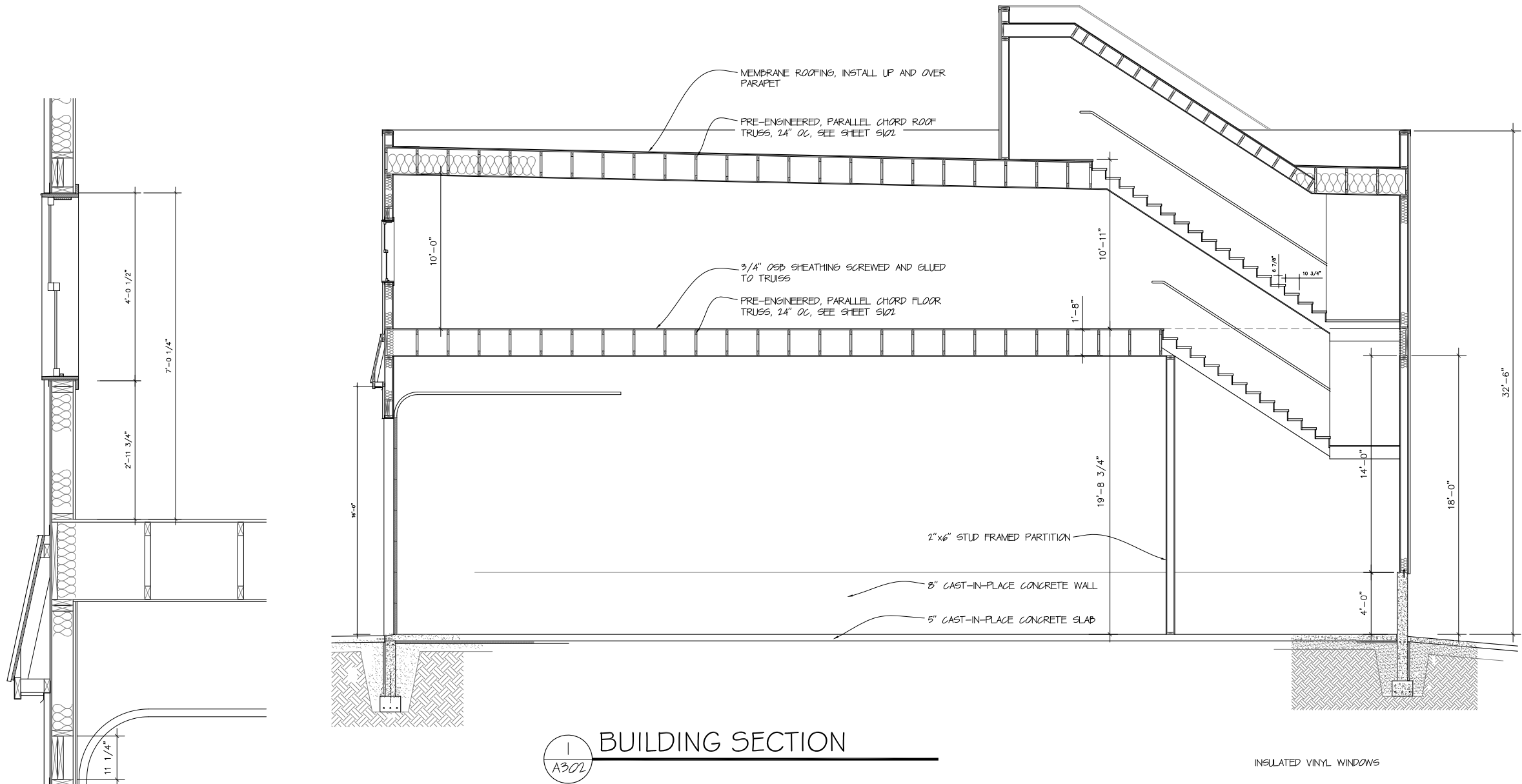


1 NOTTH ELEVATION
A202 1/8" = 1'-0"



2 WEST ELEVATION
A202 1/8" = 1'-0"



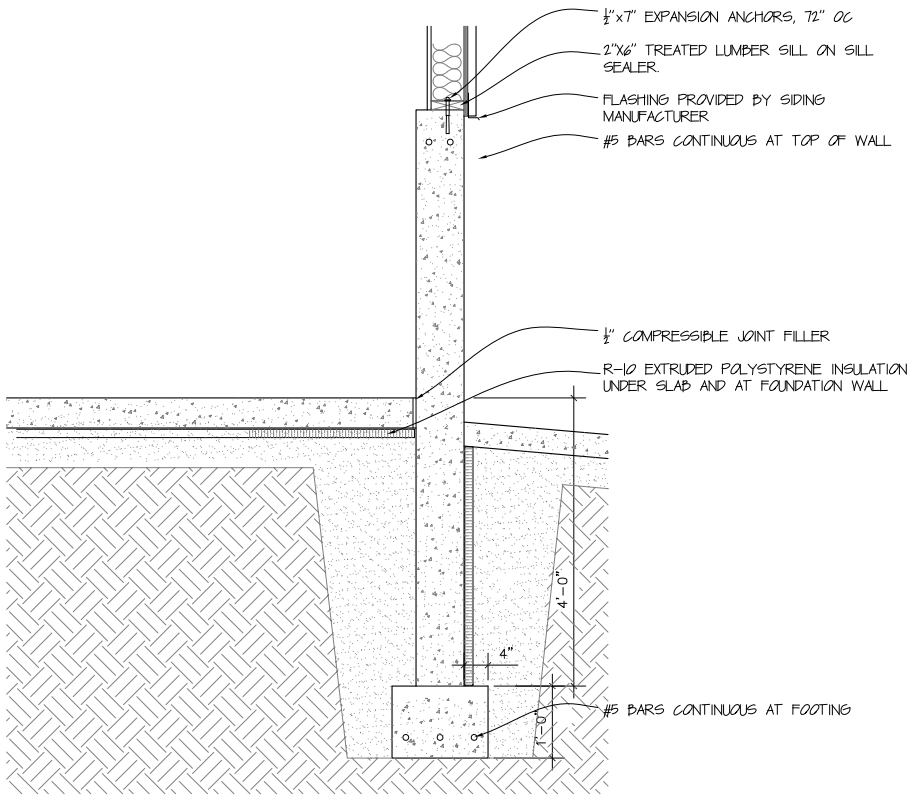
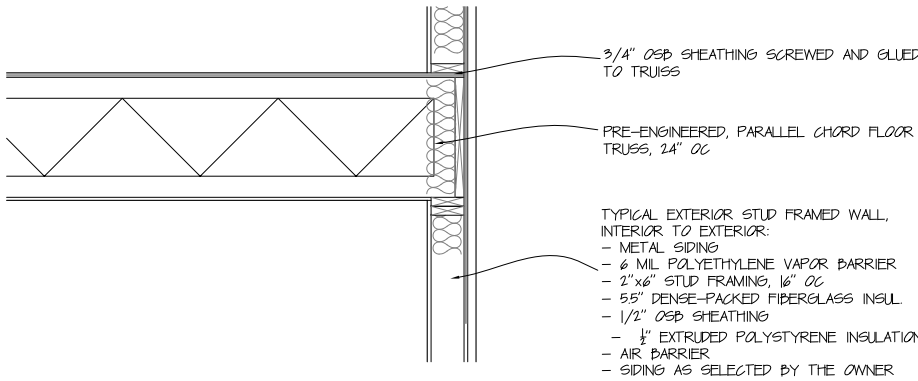
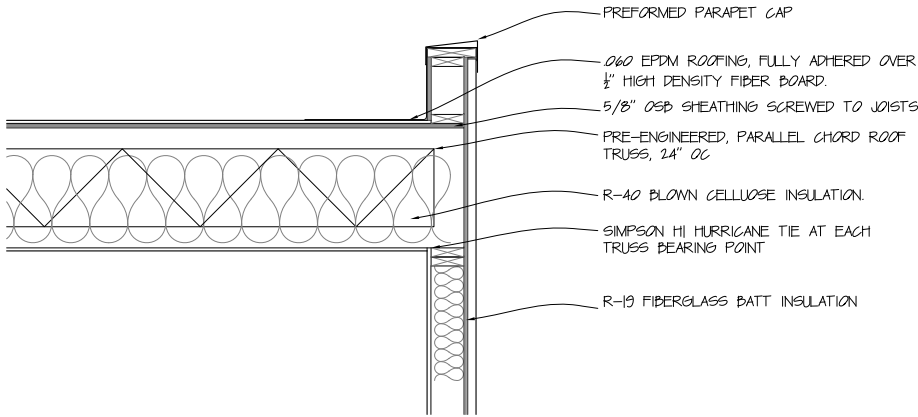


FLOOR PLAN
AND
SLAB PLAN

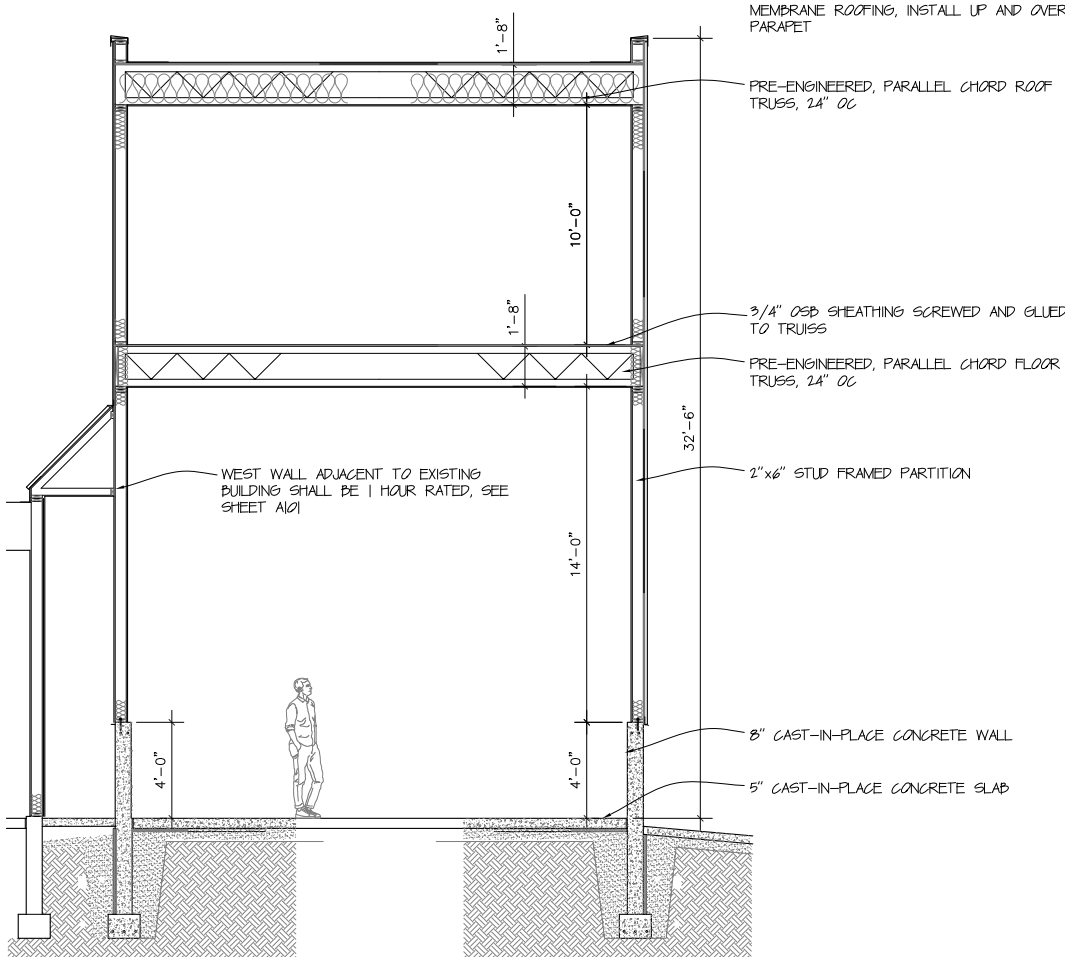
PROPOSED ADDITION
FOR
SHOPMASTER LLC
850 ROSELGRANS STREET
WISCONSIN RAPIDS, WI 54485

REVISIONS	
5/16/22	DATE
5/10/22	DATE
5/13/22	DATE
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PROJECT NO.	PROJECT NO.
22 002	PROJECT NO.

A301



2 WALL SECTION
A301



1 BUILDING SECTION
A301

FOOR PLAN
AND
SLAB PLAN

PROPOSED ADDITION
FOR
SHOPMASTER LLC
850 ROSELGRANS STREET
WISCONSIN RAPIDS, WI 54495

REVISIONS	
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A302