

BOARD OF ZONING APPEALS

Time and Date: Wednesday, July 18, 2018, at 4:00 p.m. in the Council Chambers of Wausau City Hall
Members Present: Nancy Hoffmann, Sid Sorensen, Mark Dillman, Nan Giese (Alternate)
Members Absent: Dave Oberbeck, David Burke, Jerry Jarosz (Alternate)
Others Present: William Hebert, Bryan Mergen

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

Nancy Hoffmann called the meeting to order at approximately 4:00 p.m. stating that a quorum was present.

Approve the minutes of the June 20, 2018 meeting.

Dillman motioned to approve the minutes of the June 20, 2018 meeting. Giese seconded, and the motion carried unanimously 4-0 by a roll-call vote.

Seeking a front yard setback variance (from the required 20' to 12') for the property located at 715 North 5th Avenue.

Hoffmann opened the public hearing.

Thomas Brown, of 715 North 5th Avenue, explained that he was requesting a setback variance to tear down the existing front porch and rebuild a new porch of the same size, but shifting the location slightly to the right.

Dillman asked why he wanted to shift the location.

Brown stated that it was for appearances, as well as changing to a gabled roof. There are 8 different roof sections to the property, and he is trying to create the best appearance. He will also be adding a concrete pad to the driveway area.

Giese asked what the new concrete would be used for.

Brown stated that this would be for additional parking, as the property is a duplex. This would also make it easier for snow removal and provide an area for the trash containers.

Hoffmann asked if he intended this to be a place for him to store the trash containers.

Brown stated it would just be for trash days, not all the time.

Hoffmann closed the public hearing.

Hebert said that there had been no comments from the public and no concerns from the staff.

Giese asked if there were any concerns with parking on the new concrete pad?

Hebert stated that there were no concerns.

Dillman stated that this would be used for additional parking.

Giese asked that if vehicles were parked there, would this be blocking the view of the neighbors when accessing the street.

Brown assured the board that the pad location is far enough away from any neighboring property that parking would not hinder site lines.

Hebert also confirmed this.

Sorensen motioned to approve the front yard setback variance (from the required 20' to 12') for the property located at 715 North 5th Avenue. Dillman seconded. The motion carried unanimously 4-0 by a roll-call vote.

Hoffmann stated the variance is granted and a permit will be needed.

Seeking a transitional yard setback variance (from the required 20' to 5') for the property located at 810 West Thomas Street.

Hoffmann opened the public hearing.

Andrasek informed the board that he will be purchasing 810 and 814 Thomas Street, tearing down the old structure and rebuilding to use as a multi-unit building, moving the location closer to Thomas Street. He will construct a stone front and other features to create a consistent view of the businesses along Thomas Street. The building will be 5 feet from the property line.

Hebert interjected that this would affect the transitional yard only (first 60 feet), including 20 feet on Thomas Street and 6 feet on 9th Avenue. The staff worked with Andrasek to have the building moved south toward Thomas Street, allowing for parking in the back of the property.

Sorensen expressed concern for site lines, as the Whiskey River establishment has difficulty with this.

Hebert stated that he did not think this would be an issue here.

Giese asked about Andrasek just being in the process of purchasing, and not owning the property.

Andrasek stated that he had made his offer of the property contingent on being granted this variance. He would not purchase if it did not pass. The property is owned by the City of Wausau.

Sorensen asked if the variance would be granted to the property or to Andrasek.

Hebert stated it would be granted to the property, and would be effective for one year. If not implemented, then it would revert back to current standing.

Giese asked if there would be any issue with combining these two properties.

Hebert stated that the City has combined the lots by Certified Survey Map.

Dillman asked Andrasek what the property would be used for?

Andrasek stated that the building would be a professional office. He owns an insurance agency, so he would be in one side and would rent out the other as an office space.

Hoffmann closed the public hearing.

Hebert wanted to reiterate that this affects only the far corners of the proposed buildings and that Andrasek has worked with the Planning Committee on this project.

Hoffmann wanted to verify that this is then in line with the City's plan.

Hebert confirmed, stating the Andrasek had responded to a Request for Proposal for this project.

Hoffmann closed the public hearing.

Dillman motioned to approve the transitional yard setback variance (from the required 20' to 5') for the property located at 810 West Thomas Street. Giese seconded. The motion carried unanimously 4-0 by a roll-call vote.

Hoffmann stated the variance is granted and a building permit will need to be obtained.

Seeking a minimum lot width variance for the property located at 725 Weston Avenue.

Hoffmann opened the public hearing.

Sara Roquemore, of the neighboring 723 Weston property, is representing her children who live in Madison. She stated that the property line is confusing and crosses through the driveway of her property at 723 Weston Avenue. This is not a problem now as both properties are owned by the family. But her children will be selling the 725 Weston Avenue property and she will eventually sell hers, so this will need to be figured out.

Dillman asked how many feet would be transferred.

Roquemore stated that she was not sure. It would lessen the square footage of 725. There was a previous variance when they remodeled the house at 723 to have an attached garage, and were not aware of the issue with the driveway at that time.

Dillman verified that this variance would be to resolve the problem before it really becomes one.

Roquemore confirmed, stating again that there has been no issue so far, as they are all family.

Giese questioned how they can approve the variance without knowing exactly how many feet this includes.

Hebert referred to documents in the packet, showing a previous variance for a 50 foot lot width was granted back in 1994. This project was never finalized then.

Roquemore stated that they are willing to do whatever it takes to make the property line clean.

Hebert stated that the narrowest part of the lot is 50 feet.

Sorensen asked what the lot size is.

Hebert stated that the first lot is already below 7000 square feet.

Hoffmann closed the public hearing.

Hoffmann added that she is concerned with not knowing the exact square footage to be changed.

Hebert stated that he would recommend a motion that would include no less than a 50 foot lot width, with keeping the line as straight as possible.

Dillman added that he lives in this area, and there are many properties that are probably less than 40 feet in width. This house is small with a small garage. His opinion is that these lot sizes were originally put in place by zoning to ensure land value for homes. He would recommend working toward a straight property line to Weston Avenue.

Dillman motioned to approve the minimum lot width variance for the property located at 725 Weston Avenue, with a contingency that it not be less than 45 feet in width. The board did not agree. Dillman modified the motion to not less than 48 feet, but Sorensen stated that this needs to be more specific. Dillman modified the motion again back to the original 50 feet. Giese seconded. The motion carried unanimously 4-0 by a roll-call vote.

Hoffmann stated that the variance is granted and added that a survey will need to be approved at the staff level.

Seeking a minimum lot width variance for the renovation of the current dwelling and addition of a new two car garage at the 509 Sturgeon Eddy Road location, and the construction of a new dwelling and attached garage at the 511 Sturgeon Eddy Road location.

Bryan Mergen, of 527 Sturgeon Eddy Road, stated he will soon be purchasing 509 and 511 Sturgeon Eddy Road. The lots are very deep but narrow, and are not a full 60 feet wide. They have recently sold their home at 527 Sturgeon Eddy Road and will move to 511 when finished and will be making updates to 509. The new home at 511 will have a new driveway. They are targeting 2500 square feet included the finished basement when completed. They will keep the historic look of the neighborhood (see plans in packet). They have had realtors come in to look at the plans and grounds and they have all had favorable remarks. The plans will create a nicer looking home at 509, as well as an upscale home at 511 for the family. Two lots will be reconfigured with both being greater than the 7000 foot minimum and will conform to setback requirements. There will be an L-shape large lot and the smaller lot will have a privacy fence and landscaping to further separate from the larger lot.

Giese questioned his statement regarding purchasing the property. Hebert confirmed.

Mergen stated that the closing date is July 31st, so it will be finalized in the next couple of weeks. He understands that the variance is contingent on ownership.

Giese asked if this would be the same as the earlier petition, where the variance would hold for one year.

Hebert stated that Mergen had already come in earlier to establish the zoning requirements to have the lot lines repositioned. One meets the minimum requirement, one does not. He has also presented to the Building Advisory Board in regard to the additional garage space.

Mergen reiterated that the lots are huge and that they have explored many options in laying out these properties. He feels a shared driveway is not good in the long term for either property. Based on a conversation at the BOZA meeting, he will also be making sure that the property addresses are clearly marked for emergency vehicles.

Hoffmann addressed the board that if they had not already, they should walk the property to really understand the size. Then this will all make more sense.
Hoffmann closed the public hearing.

Hebert stated that this really is a minor variance. There will still be 56 feet of width. He recommends approval for the variance, especially since this will help to fill a vacant lot within the City.

Sorensen motioned to approve the minimum lot width variance for the renovation of the current dwelling and addition of a new two car garage at the 509 Sturgeon Eddy Road location, and the construction of a new dwelling and attached garage at the 511 Sturgeon Eddy Road location, as presented. Dillman seconded. The motion carried unanimously 4-0 by a roll-call vote.

Adjournment

Dillman motioned to adjourn. Sorensen seconded, and the motion carried unanimously 4-0. The meeting adjourned at 4:42 p.m.

Respectfully Submitted,
Denise Pody, Secretary