

**VILLAGE OF DRESSER  
ZONING BOARD OF APPEALS PROCEEDINGS  
THURSDAY, OCTOBER 30, 2025**

The meeting was called to order at 6:00 PM by Jodi Gilbert, Clerk. It was announced that the proceedings would be tape recorded. The purpose of the meeting was to consider a request for the following variance: Michael Grandaw, 469 Garfield Street, for a variance to construct a detached garage 1,200 square feet in area with a proposed height of 19 feet. Section 17.08(5) Detached garages shall not exceed 1,200 square feet in area, nor exceed 15 feet in height. Legal Description: Lot 57 & 58 Silver Ridge First Addition Loc SW NE Parcel Numbers: 116-00468-5700 & 116-00468-5800. Certified Survey Map combining the two parcels has been filed at Polk County WI.

Motion Darrin Frandsen/Jason Gouker to nominate Bryan Beseler as chairperson for this meeting. All in Favor. Motion Carried. Bryan Beseler is chair for tonight's meeting.

Announcement of Notice Given: Bryan Beseler stated that public notice was posted October 10, 2025 and published in the Osceola Sun October 15, 2025 and the property owners within 100 feet were also notified. Members present at the meeting: Bryan Beseler called for a roll call: Bryan Beseler, Jason Gouker, Sheena Malm, Kate Erickson, and Darrin Frandsen. A quorum is present. Also, present Attorney Paul Mahler, Jodi A Gilbert-Clerk/Treasurer, Michael Grandaw, and Wendy Jackson. No other people were present. Gilbert asked if the committee wanted to tour the property. The committee stated that they have had a chance to view the property.

Attorney Paul Mahler advised the committee. Attorney Mahler stated we are here for a Variance – it is not guaranteed that a variance would be granted. The committee needs to review and make a decision. We need to make a record and hear from the applicant. There are two types of variances - use variances and area variances. This is an area variance. These are not as difficult to get as compared to a use variance. Your code has some standards to follow. The State Statutes lay out this process. Mahler read passages from the State Statutes. This board has the authority to grant a variance. The board needs to determine what is an unnecessary hardship. With an area variance all circumstances need to be looked at. This is more than just that I want this. Your Ordinance lays out the standards. Look at hardship. Give the applicant their chance to speak and present what they want to do.

Review took place of the Variance Application from Michael Grandaw 469 Garfield Street. Mike Grandaw stated I live at 469 Garfield Street. I have been here since 2017 when I retired from the police force. This is my retirement home and I would like to build a retirement garage. I am actually asking for an additional 2 feet on the height. To be able to go to 17 feet. The drawings you have are drawn at the 17 feet high. That is exactly what we want to build. It is 28 X 42 = 1176 sq feet. The garage is facing the north on the side of the house down a gentle slope. The garage height will be below the height of the house. At the 17 feet we can do a 6:12 pitch. The contractor said this is the most common. Most of the houses in the area are a 6:12 pitch. They are built this way so

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they can handle the snow load. Where the roof meets the lean-to if only could get 15 feet in height it would be a 4:12 pitch which would be really bad for snow load. A 6:12 pitch would aesthetically match the house better. The 6:12 would give us the storage we need. It would also allow me to stand up in the attic. Storage and snow load are the main reasons we would like to ask for the additional 2 feet. Jason Gouker asked I see that you have the pad laid out did this change the grade? No, it is still below the peak of the house. No other questions were asked.

There is no public present at the meeting. Mike Grandaw stated that he spoke with 3 neighbors and they are OK with the garage. Also, I need 8-foot garage doors for my  $\frac{3}{4}$  ton truck. I currently can't fit it into my garage. To do that size door you need 9-foot sidewalls. That is another reason for needing the additional 2 feet. Jodi Gilbert, Clerk stated that the Village Office did not receive any comments in writing. I did speak with Kristine Hammer from 941 235<sup>th</sup> Street and she was concerned that they would be running a business out of the garage. Mike Grandaw stated that Wendy does wood working and one of the stalls will be her workshop but we are not running any business. We need additional storage and want to be able to put vehicles inside. My trailer will be able to fit under the lean-to during the winter. Public comments were closed.

Attorney Paul Mahler stated you should review the previous comments and look at your Ordinance. Your reasoning needs to be in the record. The decision needs to be supported with some reasons. Jason Gouker commented when looking at the neighborhood are we setting up a precedence. I don't believe there are any other detached garages in this area. Jodi Gilbert stated the building inspector was questioning whether the square footage includes the lean-to area. Attorney Mahler stated I didn't see any definition on how this is measured in the Ordinance. You are measuring exterior wall to exterior wall. If the lean-to was somewhat enclosed then yes it would be included. It is just a lean-to. It is not outrageous in size and not nonproportional. Bryan Beseler stated when I look at the applicant's request, I have some concerns whether this meets the standards for the variance. On the practical side the pitch for snow makes sense, but on the initial application this seems to be more for convenience – adequate storage and 8-foot doors. Bryan Beseler also stated that the instructions for the applications ask for a site plan showing the location and I don't see that included. When I viewed the property, I didn't see the pad. Maybe if I did, I would have a better understanding. Bryan Beseler continued I believe Silver Ridge housing development has a covenant. Attorney Mahler stated that would be civil between the homeowners. You are here to look at the Zoning Code not a private covenants. The covenants can be enforced by any person in that development. I haven't seen the covenants but you do have a good point. A committee member stated there are other existing detached garages. You can have a detached garage the code does allow it. Kate Erickson agreed I know of another house that does have a detached garage. So as for a Silver Ridge covenants there no issues regarding this project Gilbert stated. Bryan Beseler brought up Section 17.27(7). Attorney Mahler stated I also looked at this section and it should be updated. Limits this boards authority. I would suggest the Village consider updating this code. As for Height or Set Back

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issues these are basic area variances that the board can handle. The Statute gives you the power to do this. You have code that is out dated. The Legislature did look at it and set the standards so it didn't vary. You can proceed with making a decision. Bryan Beseler stated I just wanted to make sure we have the authority to do this. Any other discussion. Nothing was stated.

Decision by the Zoning Board of Appeals. A motion needs to include reason. The snow load may be a hardship. Motion Sheena Malm/Jason Gouker to approve the request for a variance for Mike Grandaw at 469 Garfield Street to build a garage 2 feet higher than the Ordinance. The garage can be built to 17 feet so that it handles structurally the snow load in the winter. Any discussion. Darrin Frandsen stated in past we have put a time frame in the motion as a stipulation so that we aren't just granting these variances and nothing is happening. Time frame would be a condition of completion. Attorney Mahler stated that is appropriate. Mike Grandaw commented we are ready to pour concrete and plan to build this winter. Kate Erickson stated I believe when he gets the building permit there is a timeframe for the work to be completed. Sheena Malm reread her original motion including that this variance is good for the same amount of time as the building permit. Jason Gouker 2<sup>nd</sup> the motion again. The committee thought this was a great idea. Bryan Beseler called for a roll call vote. All committee members voted yes except Bryan Beseler voted no. Motion Carried.

Motion Darrin Frandsen/Sheena Malm to adjourn the meeting at 6:29 PM. All in Favor. Motion Carried.

Jodi A. Gilbert – Village Clerk

These minutes have not been approved.