



CITY OF ANTIGO

ZONING BOARD OF APPEALS MEETING

COUNCIL CHAMBERS

Wednesday, May 15, 2024

CITY HALL, 700 EDISON STREET

5:30 PM

Call to Order

Public Hearing

1. Public Hearing for Variance Application at 605 S Clermont Street to Allow a 1,280 Square Foot Two-Car Detached Garage to be Built

Discussion and Action May Occur on Any of the Following Agenda Items:

1. Minutes from the October 24, 2023 Meeting
2. Variance Application Request to Allow a 1,280 Square Foot Two-Car Detached Garage That Will Not Exceed the Height of the House Currently on the Property as Owner is Unable to Park Car in the Garage That is Attached to the House as it is Too Small and Would Also Like Room for Lawn/Snow Machines (Yard Work) at 605 S Clermont Street (Parcel # 201-2539)

Any Other Matters Authorized by Law to be Considered

Adjournment

Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact clerk treasure's office, 700 Edison Street, Antigo, Wisconsin 54409. (715) 623-3633 extension 100. Members of and possibly a quorum of members of other governmental bodies may be in attendance to gather information. Any governmental body other than that specifically referred to above will take no action.

DATE MAILED: May 09,2024

ANDREW HESSEDAL



NOTICE

NOTICE IS HEREBY GIVEN, that the following application for a variance from the provisions of Section 14-746, Ordinance No. 1095B, the Municipal Code of the City of Antigo has been filed:

Rebecca Kuenzli to allow a two-car detached garage that is 1,280 square feet to be built that will not exceed the height of the house currently on the property as unable to park car in the garage that is attached to the house as it is too small and would also like room for lawn/snow machines (yard work) at 605 S Clermont Street (Parcel # 201-2539)

FURTHER, that a public hearing will be held before the Zoning Board of Appeals in the Council Chambers, City Hall, 700 Edison Street on Wednesday, May 15, 2024, at 5:30 p.m. at which time opportunity to be heard will be given all interested persons.

Kaye M. Matucheski
City Clerk-Treasurer/Finance Director

City of Antigo, 700 Edison Street, Antigo, Wisconsin 54409-1955
The City of Antigo is an Equal Opportunity Provider
Phone (715) 623-3633 Fax (715) 627-7099
www.antigo-city.org

**CITY OF ANTIGO
ZONING BOARD OF APPEALS
MINUTES OF MEETING HELD
OCTOBER 24, 2023**

Zoning Board of Appeals of the City of Antigo met in Regular Meeting on the above date at 5:30 PM in the Multi-Purpose Room, City Hall, Chairperson Andrew Hessedal presiding.

Attendee Name	Title	Status	Arrived
Andrew Hessedal	Chairperson	Present	
Toni Schneider	Member	Present	
Rob Hurlbert	Member	Present	
Melissa Cornelius	Member	Present	

Others in attendance: Dawn and James Justman, 229 Fifth Avenue; Brinna Mauk, Administrative Assistant; Mayor Terence Brand; Beth McCarthy, Building Inspector/Zoning Administrator; Mark Desotell, Director of Administrative Services; and Cheryl Barta, Administrative Assistant.

Public Hearing

1. Public Hearing for Variance Application at 229 Fifth Avenue to Allow More Than Two Fowl to Reside on a Property

Chairperson Hessedal opened the Public Hearing for Variance Application at 229 Fifth Avenue to allow more than two fowl to reside on a property.

Ms. Justman reported that they have had the chickens at their second home up north on an island and for the reason that the home is on an island, they would be unable to feed the chickens once the water freezes. Ms Justman reported they would be going back up to their second home once the ice has thawed but needed to bring them back with them this fall. Ms. Justman also reported they do get more eggs than what they need and they donate them to the food bank. Ms. Justman passed around a letter from their neighbors on either side that they do not have a problem with the chickens being there and from the food bank confirming that they are donating eggs.

Ms. Justman noted to address the concern of mice, etc., the chicken feed is in a stainless steel tub in their garage because they do not want mice, etc., in their garage either. She also noted that as far as cleanliness, she is diligent in cleaning their pen and she takes the waste to her sister's farm.

Upon Ms. Schneider's inquiry if they are just hens or if there is a rooster, Ms. Justman reported there are only hens.

Upon Ms. McCarthy's inquiry if it would be possible to take the chickens to her sister's farm as well, Ms. Justman stated it would not be possible because her sister does not have a chicken coop and has her own animals to care for.

Upon Ms. Schneider's inquiry of the number of chickens the Justmans have, Ms. Justman stated they have nine chickens.

Ms. Schneider added that she did some research of her own to compare the number of chickens allowed in other counties and she provided a list, stating that some larger cities have a maximum of at least four chickens and was wondering why the City of Antigo only allows two. Ms. Schneider noted she understands the problem with mice and rats but if the chickens are contained and taken care of she questioned if there were complaints?

Ms. Justman explained the chickens need to be in the coop now due to colder weather, but they do allow them out, which is within a fenced in area, where they can not escape because the fence is too tall.

Upon Chairperson Hessedal's inquiry of a date when they take them back to the lake home and bring them to Antigo again, Mr. Justman stated they return back to Antigo the end of September and when the ice goes out of the lake as early as March or as late as May.

Chairperson Hessedal inquired if anyone else would like to address the Board, as no one else was present wishing to address the matter, the public hearing was closed at 5:42 PM.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Toni Schneider, Member
SECONDER:	Rob Hurlbert, Member
AYES:	Andrew Hessedal, Toni Schneider, Rob Hurlbert, Melissa Cornelius

Discussion and Action May Occur on Any of the Following Agenda Items:

1. Minutes from the September 5, 2023 Meeting

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Toni Schneider, Member
SECONDER:	Rob Hurlbert, Member
AYES:	Andrew Hessedal, Toni Schneider, Rob Hurlbert, Melissa Cornelius

2. Variance Application Request to Allow More Than Two Fowl to Reside on a Property at 229 Fifth Avenue to Continue Donating Eggs to the Antigo Food Bank and Other Families Experiencing Food Scarcity in the Community (Parcel #201-0674.001)

Ms. Schneider stated she knows that people have chickens and she understands that is probably why the matter is trying to be curbed. Ms. McCarthy reported the Zoning office has probably sent out ten to a dozen letters on the matter and people are usually compliant.

Upon Mr. Desotell's inquiry if the Justmans were planning on downsizing, Mr. Justman explained he would like to downsize to three to four chickens to continue having fresh eggs. He noted this was their first time having chickens and stated they have found it rewarding.

Upon Mr. Desotell's inquiry of how long the chickens are productive laying eggs, Mr. Justman reported about three years and that the chickens are in their first year.

There was a discussion on a timeframe for allowing the variance with conditions.

Motion to approve the variance application request to allow nine chickens to reside on a property at 229 Fifth Avenue annually, September 30th through May 1st, with a sunset date of May 2025 and any current chicken lost may not be replaced until compliant with Sec. 18-45 of the Municipal Code.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Melissa Cornelius, Member
SECONDER:	Toni Schneider, Member
AYES:	Andrew Hessedal, Toni Schneider, Rob Hurlbert, Melissa Cornelius

Any Other Matters Authorized by Law to be Considered

None.

Adjournment

1. Motion to: adjourn at 5:52 PM.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Toni Schneider, Member
SECONDER:	Rob Hurlbert, Member
AYES:	Andrew Hessedal, Toni Schneider, Rob Hurlbert, Melissa Cornelius


Andrew Hessedal, Chairperson

10/30/2023
Date

Attachment: Zoning Bd of Appeals 10-24-23 (6903 : Minutes)



APPLICATION FOR VARIANCE

CITY OF ANTIGO BUILDING INSPECTOR AND ZONING ADMINISTRATOR
700 EDISON STREET, ANTIGO, WISCONSIN 54409
PHONE: 715.623.3633 x134 Fax 715.627.7099
bmccarthy@antigo-city.org

ALL INFORMATION MUST BE PRINTED AND LEGIBLE

Pcl 4/24/24
CK # 3331

FEE \$ 75.00

DATE OF APPLICATION: 4-24-24

APPLICANT NAME (S): Rebecca Kuenzli

ADDRESS: 605 S. Clermont St

CITY: Antigo STATE WI ZIP 54409

PHONE: 715 219 1383 EMAIL: kuenzli@gmail.com

PROPERTY ADDRESS: 605 S. Clermont St. PARCEL NUMBER: 201-2539

SECTION OF ORDINANCES AFFECTED BY REQUESTED VARIANCE: Lots 14+15 (east lot)

PROPOSED VARIANCE TO ORDINANCE: Build a two car ^{detached} garage 1280 sq feet.
The garage will be shorter in ~~length~~ ^{height} than the house.

REASON FOR VARIANCE: I am unable to ^{fit} park my car in the garage
that is attached to house as it is too small. I would also like room for law
(yardwork) & now me

As the applicant, I hereby state that the above statements and enclosed documentation are accurate and true to the best of my knowledge.

APPLICANT SIGNATURE: Rebecca Kuenzli

FOR OFFICE USE ONLY BELOW THIS LINE

The public hearing will be held in the Council Chambers ~~Multipurpose Room~~ at City Hall unless notified of an alternate location.

DATE OF PUBLIC HEARING: 5/15/2024 TIME: 5:30 pm

LEGAL DESCRIPTION OF PROPERTY: _____

ADJACENT PROPERTY OWNERS: _____

ACTION OF THE ZONING BOARD OF APPEALS: APPROVED DENIED

SIGNATURE OF CHAIRPERSON OF ZONING BOARD OF APPEALS _____ DATE _____

Attachment: Variance Application for 605 S Clermont Street Rebecca Kuenzli (6885 : Variance Application for 605 S Clermont Street)



BUILDING INSPECTOR/ZONING ADMINISTRATOR
715-623-3633 ext134
FAX 715-627-7099

Memo

To: Zoning Board of Appeals

From: Beth McCarthy, Building Inspector/Zoning Administrator

Date: 5/1/2024

RE: To allow a two-car detached garage that is 1280 sq ft to built

This is for your information:

- **Sec. 14-746. – Accessory uses or structures**
 - (4) *Detached accessory buildings; lot area coverage.*
 - a. No detached accessory building shall occupy any portion of the required front yard.
 - b. No accessory building or structure constructed on a lot with an existing principal structure (single-family detached dwellings, rectories, parsonages and parish houses) shall be of greater height than the principal structure. If, under this article, the accessory building or structure is built before the principal structure, the same height restriction shall apply. This height rule shall not apply to lots where the principal structures are used for agricultural purposes.
 - c. No detached accessory building shall occupy more than 33 percent of the area of a required yard or exceed 1,000 square feet in size, whichever is more restrictive.
- The garage will not exceed the height of the primary structure on the parcel.
- The existing attached garage is only 336 sq ft.
- The 33 percent green space criteria will still be met.

My recommendation to the Zoning Board of Appeals is to approve the variance for the construction of a 1280 sq ft two-car detached garage.



Print Date: 5/1/2024



City of Antigo GIS

DISCLAIMER: This data is provided by the City of Antigo for informational purposes only. The City does not warrant or guarantee the accuracy or reliability of this data. The recipient of this data assumes any risk of its use for any purpose.