



# CITY OF ANTIGO

## ZONING BOARD OF APPEALS MEETING

COUNCIL CHAMBERS

Wednesday, May 21, 2025

CITY HALL, 700 EDISON STREET

5:30 PM

### Call to Order

### Minutes Approval

1. Approve Minutes from the February 19, 2025 Meeting

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

1. Public Hearing for Variance Application at 720 Elm Street to Allow an Additional Accessory Building
2. Variance Application Request to Build an Additional Accessory Building as Additional Storage is Needed at 720 Elm Street (Parcel #'s 201-2919 and 201-2919.001 - parcels are being combined with the necessary paperwork filed at the Langlade County Zoning office)

### 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 treasurer'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 15, 2025

GARY SMITS

**CITY OF ANTIGO**  
**ZONING BOARD OF APPEALS**  
**MINUTES OF MEETING HELD**  
**FEBRUARY 19, 2025**

Zoning Board of Appeals of the City of Antigo met in Regular Meeting on the above date at 5:30 PM in the Council Chambers, City Hall, Member Gary Smits presiding.

Attendee Name	Title	Status	Arrived
Andrew Hessedal	Member	Present	
Toni Schneider	Member	Present	
Gary Smits	Member	Present	
Rob Hurlbert	Member	Absent	
Melissa Cornelius	Member	Absent	

Others in attendance were: Karin Derauf, City Administrator; Shannon Smith Administrative/Clerical Assistant; Elizabeth McCarthy, Building Inspector/Zoning Administrator; Daniel Duley, Police Chief; Reinhardt Balcerzak, Ward 8; Karl Dolezal, Abigail Dolezal, Linda Falkowski and for a portion of the meeting Thomas Bauknecht, Mayor and Glenn Bugni, Ward 7.

### Minutes Approval

1. Approve Minutes from November 20, 2024

Motion to Approve Minutes from November 20, 2024 Meeting

<b>RESULT:</b>	<b>CARRIED [UNANIMOUS]</b>
<b>MOVER:</b>	Toni Schneider, Member
<b>SECONDER:</b>	Andrew Hessedal, Member
<b>AYES:</b>	Andrew Hessedal, Toni Schneider, Gary Smits
<b>ABSENT:</b>	Rob Hurlbert, Melissa Cornelius

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

1. Public Hearing for Four Variance Applications (818 Sixth Avenue, 832 Sixth Avenue, 824 Sixth Avenue, and 509 Edison Street) to Allow the Construction of a New Dwelling in the Event that the Existing Structure is Destroyed. The Structure Must be Constructed in the Original Footprint or Follow R-4 Zoning Setbacks.

Pursuant to notice, a public hearing was held at 5:32 p.m. with regards to Four Variance Applications (818 Sixth Avenue, 832 Sixth Avenue, 824 Sixth Avenue, and 509 Edison Street) to Allow the Construction of a New Dwelling in the Event that the Existing Structure is Destroyed. The Structure Must be Constructed in the Original Footprint or Follow R-4 Zoning Setbacks.

Linda Falkowski, 824 Sixth Avenue, questioned what the R-4 setbacks were. Ms. McCarthy handed out a copy of the R-4 setbacks regulations and explained this variance would allow property owners to rebuild on the parcel exactly what existed before or rebuild a different structure. She stated the different structure would be required to follow R-4 zoning setbacks. Ms. McCarthy stated financial lenders are requiring the property owners to be able to rebuild in the same footprint if the structure is destroyed by a disaster.

Ms. Schneider questioned if these variances would satisfy the appraisal needs for selling or refinancing properties.

Ms. Falkowski questioned if her dwelling burns down can she rebuild. Ms. McCarthy stated yes in the exact square footage and exact foot print that she has or she can rebuild a dwelling with different square footage but then R-4 setbacks must be followed. Ms. McCarthy stated this

variance was reviewed by the City Attorney.

There being no other individuals wishing to address this matter and after complying with statutory procedures, a motion was made to close the public hearing.

<b>RESULT:</b>	<b>CARRIED [UNANIMOUS]</b>
<b>MOVER:</b>	Gary Smits, Member
<b>SECONDER:</b>	Andrew Hessedal, Member
<b>AYES:</b>	Andrew Hessedal, Toni Schneider, Gary Smits
<b>ABSENT:</b>	Rob Hurlbert, Melissa Cornelius

- 2. Variance Application Request to Allow the Construction of a New Dwelling in the Event that the Existing Structure is Destroyed. The Structure Must be Constructed in the Original Footprint or Follow R-4 Zoning Setbacks at 818 Sixth Avenue (Parcel #201-0528)

Motion to Approve Variance Application Request to Allow the Construction of a New Dwelling in the Event that the Existing Structure is Destroyed. The Structure Must be Constructed in the Original Footprint or Follow R-4 Zoning Setbacks at 818 Sixth Avenue (Parcel #201-0528)

<b>RESULT:</b>	<b>CARRIED [UNANIMOUS]</b>
<b>MOVER:</b>	Toni Schneider, Member
<b>SECONDER:</b>	Andrew Hessedal, Member
<b>AYES:</b>	Andrew Hessedal, Toni Schneider, Gary Smits
<b>ABSENT:</b>	Rob Hurlbert, Melissa Cornelius

- 3. Variance Application Request to Allow the Construction of a New Dwelling in the Event that the Existing Structure is Destroyed. The Structure Must be Constructed in the Original Footprint or Follow R-4 Zoning Setbacks at 832 Sixth Avenue (Parcel #201-0530.002)

Motion to Approve Variance Application Request to Allow the Construction of a New Dwelling in the Event that the Existing Structure is Destroyed. The Structure Must be Constructed in the Original Footprint or Follow R-4 Zoning Setbacks at 832 Sixth Avenue (Parcel #201-0530.002)

<b>RESULT:</b>	<b>CARRIED [UNANIMOUS]</b>
<b>MOVER:</b>	Toni Schneider, Member
<b>SECONDER:</b>	Andrew Hessedal, Member
<b>AYES:</b>	Andrew Hessedal, Toni Schneider, Gary Smits
<b>ABSENT:</b>	Rob Hurlbert, Melissa Cornelius

- 4. Variance Application Request to Allow the Construction of a New Dwelling in the Event that the Existing Structure is Destroyed. The Structure Must be Constructed in the Original Footprint or Follow R-4 Zoning Setbacks at 824 Sixth Avenue (Parcel #201-0530)

Motion to Approve Variance Application Request to Allow the Construction of a New Dwelling in the Event that the Existing Structure is Destroyed. The Structure Must be Constructed in the Original Footprint or Follow R-4 Zoning Setbacks at 824 Sixth Avenue (Parcel #201-0530)

Attachment: ZBOA 2-19-25 (7513 : Minutes from the February 19, 2025 Meeting)

<b>RESULT:</b>	<b>CARRIED [UNANIMOUS]</b>
<b>MOVER:</b>	Toni Schneider, Member
<b>SECONDER:</b>	Andrew Hessedal, Member
<b>AYES:</b>	Andrew Hessedal, Toni Schneider, Gary Smits
<b>ABSENT:</b>	Rob Hurlbert, Melissa Cornelius

5. Variance Application Request to Allow the Construction of a New Dwelling in the Event that the Existing Structure is Destroyed. The Structure Must be Constructed in the Original Footprint or Follow R-4 Zoning Setbacks at 509 Edison Street (Parcel #201-0531)

Motion to Approve Variance Application Request to Allow the Construction of a New Dwelling in the Event that the Existing Structure is Destroyed. The Structure Must be Constructed in the Original Footprint or Follow R-4 Zoning Setbacks at 509 Edison Street (Parcel #201-0531)

<b>RESULT:</b>	<b>CARRIED [UNANIMOUS]</b>
<b>MOVER:</b>	Toni Schneider, Member
<b>SECONDER:</b>	Andrew Hessedal, Member
<b>AYES:</b>	Andrew Hessedal, Toni Schneider, Gary Smits
<b>ABSENT:</b>	Rob Hurlbert, Melissa Cornelius

**Any Other Matters Authorized by Law to be Considered**

**Adjournment**

1. **Motion to:** Adjourn at 5:41PM

<b>RESULT:</b>	<b>CARRIED [UNANIMOUS]</b>
<b>MOVER:</b>	Andrew Hessedal, Member
<b>SECONDER:</b>	Toni Schneider, Member
<b>AYES:</b>	Andrew Hessedal, Toni Schneider, Gary Smits
<b>ABSENT:</b>	Rob Hurlbert, Melissa Cornelius

  
 \_\_\_\_\_  
 Gary Smits, Chairperson

3/6/2025  
 \_\_\_\_\_  
 Date

Attachment: ZBOA 2-19-25 (7513 : Minutes from the February 19, 2025 Meeting)



## NOTICE

NOTICE IS HEREBY GIVEN, that the following application for a variance from the provisions of Section 14-746(d)(1), Ordinance No. 1095B, the Municipal Code of the City of Antigo has been filed:

James A. and/or Mary R. Nelson to build an additional accessory building as additional storage is needed at 720 Elm Street (Parcel #'s 201-2919 and 201-2919.001 – parcels are being combined with the necessary paperwork filed at the Langlade County Zoning office)

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 21, 2025, 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](http://www.antigo-city.org)



# 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](mailto:bmccarthy@antigo-city.org)

ALL INFORMATION MUST BE PRINTED AND LEGIBLE

FEE \$ 75.00 - paid 4/24/2025

DATE OF APPLICATION: 24 Apr 2025

APPLICANT NAME (S): James A and/or Mary R Nelson

ADDRESS: 720 Elm St

CITY: Antigo STATE WI ZIP 54409

PHONE: 715-610-9076 EMAIL:

PROPERTY ADDRESS: 720 Elm St Antigo WI PARCEL NUMBER: 201-2919-001

SECTION OF ORDINANCES AFFECTED BY REQUESTED VARIANCE: Sec 14-746(d)(1)

PROPOSED VARIANCE TO ORDINANCE: Additional accessory building

REASON FOR VARIANCE: Need additional storage

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: *James A. Nelson*

FOR OFFICE USE ONLY BELOW THIS LINE

Council Chambers

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

DATE OF PUBLIC HEARING: May 21, 2025 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 720 Elm Street (7503 : Variance Application for 720 Elm Street)



## Memo

To: Zoning Board of Appeals

From: Beth McCarthy, Building Inspector/Zoning Administrator

Date: 5/21/25

**RE: Variance for 720 Elm St to allow the construction of a second detached accessory building.**

This is for your information:

- Sec. 14-746. - Accessory uses or structures.
  - (d) *Placement restrictions in residential district.* An accessory use or structure in a residential district may be established subject to the following:
    - Accessory building number limits.* In any residential district, in addition to the principal building, a detached garage or attached garage and one additional accessory building and one fixed children's play structure may be placed on a lot.
- Parcels 201-2919 and 201.2919.001 have already been combined by the Langlade County Zoning office.
- The two parcels combine for a total of 26,240 sq ft of total area.
- The owner is undecided on the exact size of the new accessory building, but it will not exceed 1,000 total sq ft in size or exceed the height of the existing primary structure.
- The property will still maintain the required 33% green space following the construction of the new building.



Print Date: 5/5/2025



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.