

CITY OF ANTIGO
ZONING BOARD OF APPEALS
MINUTES OF MEETING HELD
JUNE 30, 2020

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, Chairperson John Warner presiding.

Attendee Name	Title	Status	Arrived
Toni Schneider	Member	Absent	
John Warner	Chairperson	Present	
Bruce Kommers	Member	Present	
Gary Smits	Member	Present	
Rob Hurlbert	Member	Present	

Others in attendance: Roger Musolff, Building Inspector/Zoning Administrator; Jaime Horswill, Lead Office Assistant; Judy Blair; Karen Quick; Judy and Henry Jacobus; Cindy Stolzman; and Tamra Kegler.

Public Hearings

1. Public Hearing for Variance Application at 920 Hudson Street to Allow Height Variance and Second Building

Chairperson Warner noted that at the present time there is a two car detached garage and the owners wish to put up another garage. The house is located on a corner so access available from either street. The lot is large enough for required setbacks and green space.

There was no one from the public wishing to address the variance application.

RESULT: PLACED ON FILE-NO VOTE
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2. Public Hearing for Variance Application at 631 Deeglise Street to Allow an Eight Foot Privacy Fence on the Lot Line

Tamra Kegler noted that the current chain link fence is on the property line.

Upon inquiry by Robert Hurlbert, Roger Musolff, Building Inspector/Zoning Administrator, advised that there is some bearing considering that there currently is a fence in place, but a new fence cannot go on the property line as half of the fence is on the neighbors property. The fence can only be constructed up to the property line.

There was no one from the public wishing to address the variance application.

RESULT: PLACED ON FILE-NO VOTE
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3. Public Hearing for Variance Application at 720 Deeglise Street to Allow Placement of Fence Around Back Yard Setback at the NW Corner of the House One Foot from Property Line

Chairperson Warner noted that the home crowds the property line.

There was no one from the public wishing to address the variance application.

After complying with statutory procedures, Kommers moved, Hurlbert seconded, to close the public hearings at 5:35 pm.

RESULT:	PLACED ON FILE-NO VOTE
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Discussion and Action May Occur on Any of the Following Agenda Items:

1. Variance Application Request to Allow Height Variance and Second Building to Store Motor Home at 920 Hudson Street (Parcel #201-0100)

Henry Jacobus completed an Application for Variance requesting a height variance and second building at 920 Hudson Street to store his motor home.

Mr. Musolff provided a memo with information regarding accessory uses or structures. He noted there is a two car unattached garage. The new structure is proposed to be 768 square feet. There would remain more than the required 33% green space.

Mr. Musolff commented that per the ordinance a secondary structure cannot exceed the height of the primary structure and not more than 35 feet. He will not exceed the 35 feet, but may exceed the height of the home by a foot or two.

Motion to approve the variance application request for 920 Hudson Street to allow construction of a second unattached structure and height variance as requested.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Gary Smits, Member
SECONDER:	Bruce Kommers, Member
AYES:	John Warner, Bruce Kommers, Gary Smits, Rob Hurlbert
ABSENT:	Toni Schneider

2. Variance Application Request to Allow an Eight Foot Privacy Fence to be Installed in Place of the Current Chain Link Fence on the Lot Line at 631 Deleglise Street (Parcel #201-1840)

Tamra Kegler completed an Application for Variance to install an eight foot privacy fence in place of the chain link fence on the lot line. She noted that the neighbor cut down all the trees and is now a parking lot. The other neighbor has multiple vehicles and junk in the yard creating an eyesore.

Mr. Musolff provided a memo providing information regarding heights of fences and property boundary determinations. He noted that the maximum height for a fence is six feet.

Mr. Musolff commented that the vehicles in the neighbors yard are registered so legally there is nothing he can do. This is an ongoing problem.

Cindy Stolzman noted that the other property is rental property. The landlord removed the trees and installed rock for a parking lot. She further showed a picture of thistle growing along the fence line. Mr. Musolff noted that thistle growth will be a continuous battle but the City can send letters on this. There is not an ordinance against rock.

Ms. Stolzman noted that Ms. Kegler would like to place the fence where the current one is. Mr. Musolff noted that the fence can go up to the lot line, but not on the lot line. He further advised that it is the property owner's responsibility to determine the lot line, a private survey may be necessary.

Motion to approve an eight foot privacy fence up to the property line as requested at 631 Deleglise Street.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Bruce Kommers, Member
SECONDER:	Rob Hurlbert, Member
AYES:	John Warner, Bruce Kommers, Gary Smits, Rob Hurlbert
ABSENT:	Toni Schneider

3. Variance Application Request to Allow Placement of Fence Around Back Yard Setback at the NW Corner of the House One Foot from Property Line at 720 Deleglise Street (Parcel #201-2020)

Judy Blair completed an Application for Variance to allow for a fence closer than two feet from the lot line around her backyard at 720 Deleglise Street.

Mr. Musolff provided a memo advising that the corner of the house is approximately one foot from the north property line. The fence is already erected and was not installed properly. It is two feet from the lot line in some areas. The property lines have been surveyed.

Motion to approve the variance request at 720 Deleglise Street to allow placement of a fence around the backyard setback as presented.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Bruce Kommers, Member
SECONDER:	Gary Smits, Member
AYES:	John Warner, Bruce Kommers, Gary Smits, Rob Hurlbert
ABSENT:	Toni Schneider

Any Other Matters Authorized by Law to be Considered

None

Adjournment

1. **Motion to:** Adjourn at 5:44 pm

RESULT:	CARRIED [UNANIMOUS]
MOVER:	John Warner, Chairperson
SECONDER:	Bruce Kommers, Member
AYES:	John Warner, Bruce Kommers, Gary Smits, Rob Hurlbert
ABSENT:	Toni Schneider

John Warner, Chairperson

Date