

CITY OF ANTIGO
ZONING BOARD OF APPEALS
MINUTES OF MEETING HELD
JUNE 11, 2019

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 Todd Langseth presiding.

Attendee Name	Title	Status	Arrived
Toni Schneider	Member	Present	
Todd Langseth	Chairperson	Present	
John Warner	Member	Absent	
Helen Wanca	Member	Absent	
Bruce Kommers	Member	Present	

Others in attendance: Corina Murphy; Scott Tesch; Gary Kluwe; Debra and Brian Zaverousky; Roger Musolff, Building Inspector/Zoning Administrator; and Jaime Horswill, Lead Office Assistant.

Public Hearing

1. Public Hearing for Variance Application at 1019 First Avenue to Allow Fence to be Erected as Close to the Property Line as Possible Instead of Having a Two Foot Setback

Gary Kluwe, noted that he likes the idea of the fence but is concerned regarding the alley that was vacated. He questioned if that property was added to the tax bill.

Todd Langseth explained that this committee would have nothing to do with the tax bill and cannot remove any portion of any tax bill.

Mr. Kluwe is concerned with liability issues if something were to happen. He is not opposing the fence at all.

Roger Musolff, Building Inspector/Zoning Administrator, advised that the property owners would be 100% responsible for the fence and it would need to be constructed on their property. They could go up to the property line, but construction must be solely on their property.

After complying with statutory procedures, Todd Langseth closed the public hearing at 5:35 pm.

2. Public Hearing for Variance Application at 218 Wausau Road to Allow Installation of a Fence Exceeding the Three Foot Maximum Height for Front Yard for Privacy

Scott Tesch advised that he is the property owner and would like to install a seven foot privacy fence to cover his agriculture land. He is not concerned with setbacks and is willing to do whatever is required. He owns over four acres of land. There are chickens, gardens and equipment and tools.

Mr. Tesch noted that he has gone to court over this and the Judge told him to build a fence. He noted that the yard could use some work and cited health issues the past two years. He has been slowly working on it.

Mr. Tesch would like to run the fence across the property line on the road side and bring it up his driveway about as far as the corner of his house.

Upon inquiry by Mr. Tesch, Mr. Musolff advised that the setback would be 20 feet from the right-of-way.

Mr. Musolff advised that as long as Mr. Tesch follows the setback, the only issue would be a seven foot fence rather than a six foot fence. You cannot have a fence higher than three feet in

the required front yard. The required front yard is 20 feet from the right-of-way. If he would stay beyond the 20 foot setback then he could have a six foot fence, however, he wants to do a seven foot fence.

Upon inquiry by Mr. Musolff, Mr. Tesch advised that everything will be behind the fence. Mr. Musolff advised that currently things are parked in the right-of-way.

Mr. Langseth advised that everything would need to stay behind the fence, nothing in the right-of-way.

Mr. Tesch noted that his trailers and boat would be housed behind the fence.

Mr. Musolff indicated that not all of the vehicles are registered to which Mr. Tesch disagreed.

Mr. Musolff advised that one of the options for unregistered or inoperable vehicles, farm equipment, lawn mowers, etc., they are to be kept in a building, not on the property, or behind a fence.

Mr. Musolff noted that if he follows the required setback, the variance is only for the extra foot of height. If he does not follow the setback, he would be requesting an extra four feet in height, which could block vision of traffic or interfere with snow plowing.

After complying with statutory procedures, Todd Langseth closed the public hearing at 5:45 pm.

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

1. Variance Application Request to Allow Fence to be Erected as Close to Property Lot Line as Possible Instead of Having a Two Foot Setback at 1019 First Avenue (Parcel #201-0015.002)

Brian and Debra Zaverousky provided an Application for Variance to erect a fence closer than the two foot setback ordinance requirement at 1019 First Avenue. They would like the fence as close to the lot line as possible.

Roger Musolff, Building Inspector/Zoning Administrator provided a memo advising property boundary determinations highlighting that all parts of the fence shall be erected on the owner's property.

Motion to allow a fence to be erected as close to the property line as possible instead of having a two foot setback at 1019 First Avenue as requested.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Toni Schneider, Member
SECONDER:	Bruce Kommers, Member
AYES:	Toni Schneider, Todd Langseth, Bruce Kommers
ABSENT:	John Warner, Helen Wanca

2. Variance Application Request to Allow Installation of a Fence Exceeding the Three Foot Maximum Height for Front Yard for Privacy at 218 Wausau Road (Parcel #201-2978)

Scott Tesch provided an Application for Variance for the height of a fence to exceed the three foot maximum requirement for the front yard. His application notes there is a Court Order for a privacy fence exceeding the height allowance.

Mr. Musolff provided a memo advising that the property owner claims a court order to install a fence because the neighbors are complaining about all of the junk in his yard. (Owner unable to produce the court order, may be verbal only) Letters have been sent to this property owner to clean up his property several times and citations have been issued (repeat offender), the required front yard setback from the right of way line is twenty feet, this property is 1047 feet

deep. Mr. Musolff feels there is no reason the fence cannot be constructed the twenty feet setback from the right-of-way. The best situation would be that he cleans the property and keeps it clean.

Motion to approve the installation of a seven foot fence as long as the owner keeps the front yard requirement (20 feet from the right-of-way) at 218 Wausau Road.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Bruce Kommers, Member
SECONDER:	Toni Schneider, Member
AYES:	Toni Schneider, Todd Langseth, Bruce Kommers
ABSENT:	John Warner, Helen Wanca

Any Other Matters Authorized by Law to be Considered

Mr. Musolff advised that there will be at least two more variance applications and noted the committee will need to set another meeting date. After discussion it was determined that the new meeting date should be July 9, 2019.

INFORMATION ONLY

Adjournment

1. **Motion to:** Adjourn at 5:50 pm

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Toni Schneider, Member
SECONDER:	Bruce Kommers, Member
AYES:	Toni Schneider, Todd Langseth, Bruce Kommers
ABSENT:	John Warner, Helen Wanca

Todd Langseth, Chairperson

Date