



# CITY OF ANTIGO

## ZONING BOARD OF APPEALS MEETING

COUNCIL CHAMBERS

Wednesday, July 17, 2024

CITY HALL, 700 EDISON STREET

5:30 PM

### Call to Order

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

1. Election of a New Chairperson
2. Approve Minutes from the May 15, 2024, Meeting
3. Public Hearing for Variance Application at 729 Park Street to Allow a 40 Foot Shipping Container Storage Pod
4. Variance Application Request to Allow a 40 Foot Shipping Container Storage Pod Painted to Match the Facility to Stay on the Property as the Medical Facility Utilizes the Storage Pod to Secure Medical Supplies (PPE since COVID) that are Required for Medical Usage for the Residents and it has been Onsite for Approximately Eight Years at 729 Park Street (Parcel #201-2807.003)

### 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: July 11,2024

GARY SMITS

**CITY OF ANTIGO  
ZONING BOARD OF APPEALS  
MINUTES OF MEETING HELD  
MAY 15, 2024**

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.

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Andrew Hessedal	Chairperson	Absent	
Toni Schneider	Member	Present	
Gary Smits	Member	Present	
Rob Hurlbert	Member	Present	
Melissa Cornelius	Member	Absent	

Others in attendance were: Terence V. Brand, Mayor; Karin Derauf, City Administrator; Reinhardt Balcerzak, Ward 8 Alderperson; Elizabeth McCarthy, Building Inspector/Zoning Administrator; and Jeanne Jensen, Deputy Clerk-Treasurer.

Mayor Brand noted Andrew Hessedal has resigned from the Zoning Board of Appeals so he will be appointing a new member at the June Council meeting. He further explained a new Chairperson will need to be selected for the Zoning Board of Appeals at the next meeting.

#### **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

Pursuant to notice, a public hearing was held to discuss the Variance Application at 605 S Clermont Street to allow a 1,280 square foot two-car detached garage to be built.

There being no individuals wishing to address this matter and after complying with statutory procedures, Rob Hurlbert moved, Toni Schneider seconded, to close the public hearing at 5:32 p.m.

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

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

1. Minutes from the October 24, 2023 Meeting

Toni Schneider moved, Rob Hurlbert seconded, to approve the October 24, 2023 Zoning Board of Appeals meeting minutes.

<b>RESULT:</b>	<b>CARRIED - VOICE VOTE</b>
----------------	-----------------------------

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)

The Variance Application from Rebecca Kuenzli 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) was considered.

Upon inquiry regarding where the driveway would be located, Elizabeth McCarthy, Building Inspector/Zoning Administrator, noted she thinks it will be off Hickory Street but that it would be at Charley Brinkmeier's, Land Surveyor/Project Manager, discretion where the driveway will be allowed.

Following discussion Toni Schneider moved, Rob Hurlbert seconded, to approve the Variance Application from Rebecca Kuenzli for 605 S Clermont Street (Parcel #201-2539).

**RESULT:** CARRIED - VOICE VOTE

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

There were no other matters to be considered.

**Adjournment**

Toni Schneider moved, Rob Hurlbert seconded, to adjourn at 5:37 p.m. Carried.

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

5/20/2024  
\_\_\_\_\_  
Date

Attachment: Zoning Board of Appeals Minutes from May 15 2024 Meeting (6965 : Minutes)



## NOTICE

NOTICE IS HEREBY GIVEN, that the following application for a variance from the provisions of Sections 14-746 and 14-1373, Ordinance No. 1095B, the Municipal Code of the City of Antigo has been filed:

The Bay at Eastview Health and Rehab LLC to allow a 40 foot shipping container storage pod painted to match the facility to stay on the property as the medical facility utilizes the storage pod to secure medical supplies (PPE since COVID) that are required for medical usage for the residents and it has been onsite for approximately eight years at 729 Park Street (Parcel # 201-2807.003)

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, July 17, 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](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

*paid 5/8/2024*

FEE \$ 75.00

DATE OF APPLICATION: 5/7/2024

APPLICANT NAME (S): The Bay at Eastview Health and Rehab LLC

ADDRESS: 729 Park Street

CITY: Antigo STATE Wis ZIP 54409

PHONE: 715-623-2356 EMAIL: administrator@eastview-health.com

PROPERTY ADDRESS: 729 Park Street, Antigo, Wis PARCEL NUMBER: 2012807003

SECTION OF ORDINANCES AFFECTED BY REQUESTED VARIANCE: 14-746 and 14-1373

PROPOSED VARIANCE TO ORDINANCE: requesting a conditional permit to allow a 40 foot shipping container storage pod painted to match the facility to stay on the property

REASON FOR VARIANCE: the medical facility utilizes the storage pod to secure medical supplies (PPE since COVID) that are required for medical usage

for the residents and it has been onsite for approximately 8 years. The facility is zoned commercial -\*

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: Wanda Huse RN Administrator

*\* NOTE: Parcel is actually zoned R-1, Single-Family Residence District not Commercial.* 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: ~~6/19/2024~~ 7/17/2024 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 729 Park Street 7-17-24 Meeting The Bay at Eastview (6964 : Variance Application for 729 Park Street)



## Memo

To: Zoning Board of Appeals

From: Beth McCarthy, Building Inspector/Zoning Administrator

Date: 5/13/2024

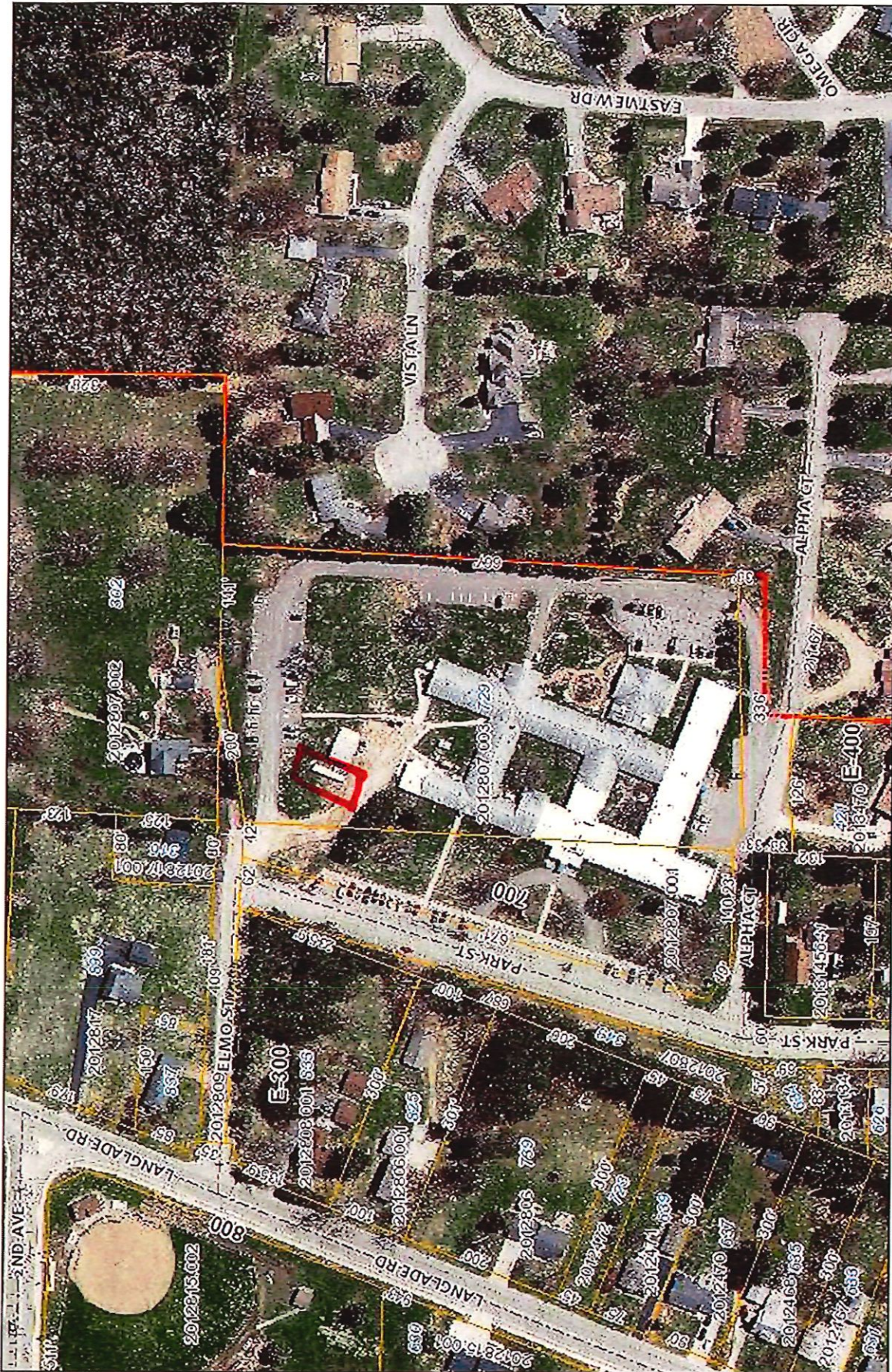
RE: Variance for 729 Park St to allow a shipping container to be used as an accessory building in a R-1, Single-Family Residence District

This is for your information:

- Sec. 14-746(e)(1) *Residential district*. Accessory uses or structures in residential districts shall not involve the conduct of any business, trade or industry except for home occupations and shall not be occupied as a dwelling unit. Accessory buildings shall not be used for residential purposes. Under no circumstances may a tent, shipping container, truck body, semi-trailer or similar structures be used as a dwelling or an accessory structure.
- There is no building permit on file for this structure.
- There is no commercial zoning in the City of Antigo.
- The ordinance pertains to the property's zoning, which is a R-1 zoning, not the building classification.

My recommendation to the Zoning Board of Appeals is to deny this variance.

729 Park St is surrounded by residential property, and a precedence will be set if the board approves a shipping container to be used as an accessory building in any of the City's residential zonings.



Print Date: 5/10/2024



333

0

167

333



SCALE: 1" = 2,000'

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.



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.



Print Date: 5/10/2024



667 333 0 667