



CITY OF ANTIGO

ZONING BOARD OF APPEALS MEETING

MULTI-PURPOSE ROOM
CITY HALL

Tuesday, September 13, 2016
5:30 PM

Call to Order

Public Hearings

A Public Hearing will be held regarding a variance from the provisions of Section 14-746 (4), Ordinance No. 1095B, the Municipal Code of the City of Antigo at 622 Farwell Avenue

A Public Hearing regarding a variance from the provisions of Section 14-746 (4), Ordinance No. 1095B, the Municipal Code of the City of Antigo at 1019 First Avenue.

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

1. Request to expand garage at 622 Farwell Avenue (Parcel No. 201-2215).
2. Request for an addition to garage for more storage space for vehicles at 1019 First Avenue (Parcel No. 201-0015.002)

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 Jaime Horswill, 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: September 08,2016

TODD LANGSETH



NOTICE

NOTICE IS HEREBY GIVEN, that the following application for a variance from the provisions of Section 14-746 (4), Ordinance No. 1095B, the Municipal Code of the City of Antigo has been filed:

Tim Karpf to expand garage at 622 Farwell Avenue (Parcel # 201-2215)

FURTHER, that a public hearing will be held before the Zoning Board of Appeals in the Multi-Purpose Room, City Hall, 700 Edison Street on Tuesday, September 13, 2016, at 5:30 p.m. at which time opportunity to be heard will be given all interested persons.

Kaye M. Matucheski
City Clerk-Treasurer

Attachment: 622 Farwell (1117 : 622 Farwell)

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

APPLICATION FOR VARIANCE
OF CITY OF ANTIGO ZONING ORDINANCE
TO THE BOARD OF APPEALS

Date 8-8-16

This application must be filed in triplicate. Applicant will be notified of the date and place of the Public Hearing.

1. Applicant TIM KARP
2. Address of property 622 FARWELL Ave Parcel # 201-2215
3. Section of Ordinances affected 14-746(4)
4. Proposed variance to Ordinance EXPAND GARAGE
5. Reason for variance GARAGE EXPANSION

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

Signature of Applicant Tim Karp

FORWARDED TO THE BOARD OF APPEALS

DATE _____

DATE OF PUBLIC HEARING 9/13/16

FEE \$75.00

The public hearing will be held in the Administrative Conference Room of the City Hall unless notified of an alternate location. Time to be announced in public notice.

FINDING OF THE BOARD OF APPEALS:

VARIANCE IS (ADOPTED)
(DENIED)

Chairman of Board of Appeals _____

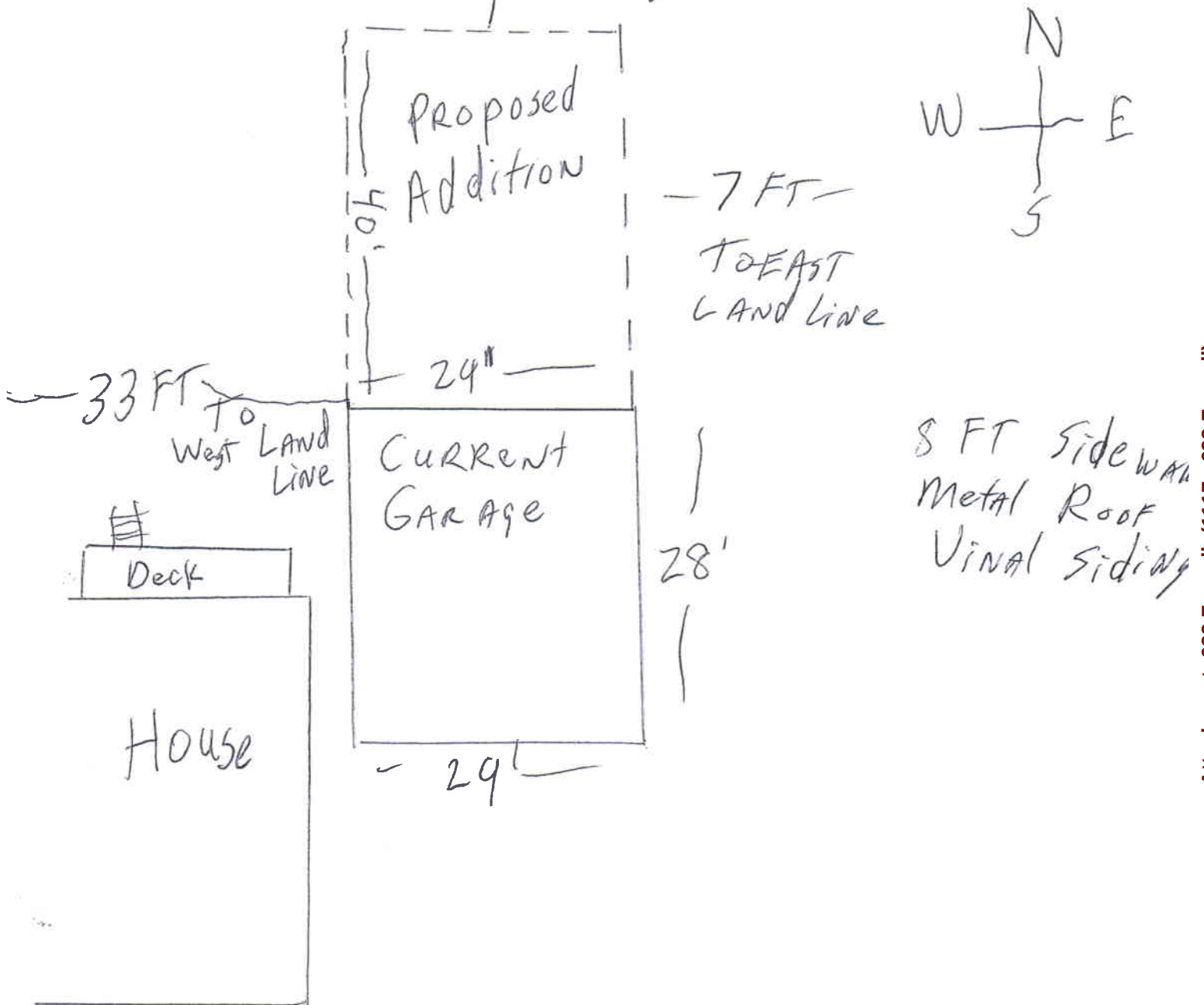
Legal Description of property:

Adjacent Property Owners:

Kaplanek Addition
Lot 4 + 1/2 of
Lot 5 Block 5

Attachment: 622 Farwell (1117 : 622 Farwell)

Tim KARP | GARAGE Addition Plan
 622 FARWELL Ave
 35 FT TO North Land Line
 8-7-16



Attachment: 622 Farwell (1117 : 622 Farwell)

• **Sec. 14-746. - Accessory uses or structures.**

(a)

Building permit required. No owner shall, within the city, build, construct, use or place any type of an accessory building, including prefabricated accessory buildings, until a permit shall have first been obtained from the city inspector. Application for an accessory building permit shall be made in writing to the city inspector. With such application there shall be submitted a fee pursuant to the city building code set forth in article VI of this chapter and a complete set of plans and specifications, including a plot plan or drawing accurately showing the location of the proposed accessory building with respect to adjoining alleys, lot lines and buildings. If such application meets all requirements of this section, the application shall be approved.

(b)

Presence of principal use. An accessory use or structure in any zoning district shall not be established prior to the principal use or structure being present or under construction. Any accessory use or structure shall conform to the applicable regulations of the district to which it is located, except as specifically otherwise provided.

(c)

Placement restrictions in residential district. An accessory use or structure in a residential district may be established subject to the following:

(1)

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, except as provided in subsection (c)(2) of this section.

(2)

Limitation on number of detached garages and accessory buildings.

a.

Residentially zoned parcels with a single garage attached to the dwelling are permitted to have an additional one- or two-car detached garage on the parcel. If a detached garage is erected, no other detached accessory buildings may be constructed or maintained on the parcel.

b.

Residentially zoned parcels with more than a one-stall garage attached to the dwelling are permitted to have an additional one-stall garage on the parcel. If a detached garage is erected, no other detached accessory building may be constructed or maintained on the parcel.

c.

Garages attached to dwellings shall be three stalls or less. Dwellings with an attached three-stall garage are not permitted to have an additional detached garage on the parcel.

(3)

Attached accessory buildings. All accessory buildings which are attached to the principal building shall comply with the yard requirements of the principal building.

(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.

d.

No detached accessory building shall be located within five feet of any other accessory building. Setbacks shall be as prescribed by district regulations.

e.

The dimensions of any swimming pool, fixed children's play structure, detached garage, tennis court and other detached accessory buildings/structures shall be included in the determination of available lot area coverage for accessory structures.

f.

An accessory building shall not be nearer than ten feet to the principal structure unless the applicable building code regulations in regard to one-hour, fire-resistive construction are complied with. In no event can the accessory uses or structures be forward of the front line of the principal structure. Accessory structures shall not be closer than two feet to any lot.

(5)

Pole structures. In residential zoning districts R-1 through R-4, these structures will be allowed provided they meet all department of commerce snow loading and wind loading specifications as provided through engineering data from the supplier of the building. Proposed structures without engineering data will not be allowed unless structural analysis is provided. Agricultural pole structures in the R-1 district are not subject to these requirements since they are exempt from the building code.

(6)

Location on reversed corner lots.

a.

On a reversed corner lot in a residence district and within 15 feet of any adjacent property to the rear in a residence district, no accessory building or portion thereof located in a required rear yard shall be closer to the side lot line abutting the street than a distance equal to two-thirds the least depth which would be required under this article for the front yard on such adjacent property to the rear. Further, in this instance, no such accessory building shall be located within five feet of any part of a rear lot line which coincides with the side lot line or portion thereof of property in any residence district.

b.

No accessory building shall be erected in or encroach upon the required side yard of a corner lot which is adjacent to the street, nor upon the required side yard of a reversed corner lot which is adjacent to the street.

(d)

Use restrictions in 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 be used as a dwelling or an accessory structure.

(e)

Placement restrictions in nonresidential districts. An accessory use or structure in a business or manufacturing district may be established in the rear yard or side yard and shall not be nearer than five feet to any side or rear lot line.

(f)

Reversed corner lots. When an accessory structure is located on the rear of a reversed corner lot, it shall not be located beyond the front yard required on the adjacent interior lot to the rear, nor nearer than three feet to the side line of the adjacent structure.

(g)

Landscaping uses. Accessory structures and vegetation used for landscaping and decorating may be placed in any required yard area. Permitted structures and vegetation include flagpoles, ornamental light standards, lawn furniture, sundials, bird baths, trees, shrubs and flowers and gardens.

(h)

Temporary uses. Temporary accessory uses, such as real estate sale field offices or shelters for materials and equipment being used in the construction of the permanent structure, may be permitted by the zoning administrator.

(i)

Garages in embankments in front yards. Where the mean natural grade of a front yard is more than eight feet above the curb level, a private garage may be erected within the front yard, provided as follows:

(1)

Such private garage shall be located not less than five feet from the front lot line;

(2)

The floor level of such private garage shall be not more than one foot above the curb level; and

(3)

At least one-half the height of such private garage shall be below the mean grade of the front yard.

(j)

Outdoor lighting. Outdoor lighting installations shall not be permitted closer than two feet to an abutting property line and, where not specifically otherwise regulated, shall not exceed 15 feet in height. The lighting shall be adequately shielded or hooded so that no excessive glare or illumination is cast upon the adjoining properties, and the lighting shall not register more than one-half footcandle at the property line.

(k)

Lawn accessories. Paved terraces and purely decorative garden accessories, such as pools, fountains, statuary, sundials, flagpoles, etc., shall be permitted in setback areas, but not closer than two feet to an abutting property line other than a street line.

(l)

Retaining walls. Retaining walls may be permitted anywhere on the lot; provided, however, that no individual wall shall exceed six feet in height, and a terrace of at least three feet in width shall be provided between any series of such walls.

(m)

Children's play structures. For purposes of this section, children's play structures, including play houses, tree houses or fixed elevated play structures and climbing gyms, shall be considered accessory structures and shall comply with the requirements of this section, whether such play structures are placed on a foundation or not. Swing sets, slides and sandboxes are not considered children's play structures for purposes of this section. A building permit is not required for the construction of a play structure. Play structures shall not be used for storage or be constructed out of materials that would constitute a nuisance.

(n)

Terrace area restrictions. In addition to the definitions and restrictions contained in chapter 34, articles I and II, no person shall place any accessory structure or use, including landscaping ornaments, stones and basketball backboards/hoops, in the terrace area.

(Code 1999, § 13-1-200; Ord. No. 1211B, § 1, 4-14-2010)











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



Print Date: 8/26/2016



NOTICE

NOTICE IS HEREBY GIVEN, that the following application for a variance from the provisions of Section 14-746 (4), Ordinance No. 1095B, the Municipal Code of the City of Antigo has been filed:

Brian Zaverousky for addition to garage for more storage space for vehicles at 1019 First Avenue (Parcel # 201-0015.002)

FURTHER, that a public hearing will be held before the Zoning Board of Appeals in the Multi-Purpose Room, City Hall, 700 Edison Street on Tuesday, September 13, 2016, at 5:30 p.m. at which time opportunity to be heard will be given all interested persons.

Kaye M. Matucheski
City Clerk-Treasurer

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Attachment: 1019 1st Ave (1118 : 1019 1st Ave)

APPLICATION FOR VARIANCE
OF CITY OF ANTIGO ZONING ORDINANCE
TO THE BOARD OF APPEALS

Date 8/8/16

This application must be filed in triplicate. Applicant will be notified of the date and place of the Public Hearing.

1. Applicant Brain Zaverousky
2. Address of property 1019 1st Ave Antigo Parcel # 201-0015.00
3. Section of Ordinances affected 14-746 sub 4
4. Proposed variance to Ordinance Additions to garage
5. Reason for variance More storage space for vehicles

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

Signature of Applicant Brain Zaverousky

FORWARDED TO THE BOARD OF APPEALS

DATE

DATE OF PUBLIC HEARING

9/13/16

FEE

\$75.00

The public hearing will be held in the Administrative Conference Room of the City Hall unless notified of an alternate location. Time to be announced in public notice.

FINDING OF THE BOARD OF APPEALS:

VARIANCE IS (ADOPTED)
(DENIED)

Chairman of Board of Appeals

Legal Description of property:

original plat lots 35 + 36
Block 1 Also N 1/2 vacated
alley adj to sd lots 35 + 36
Also Lot 1 Block 1 sd plat
+ N 1/2 of vacated alley
adj to sd Lot 1 Block 1

Adjacent Property Owners:

Attachment: 1019 1st Ave (1118 : 1019 1st Ave)

Owner Name: Brian Zaverousky Site Address: 1019 1st Ave

Information Required

1. Shape and dimensions of lot.
2. Location and dimensions of all existing and proposed structures on lot.
3. Setback distances from all lot lines and all street yard distances measured from the road right of way line.
4. Show adjoining streets and alleys

Work Consists of:

- ☐ = Attached Garage
☒ = Detached Garage (Addition)
☐ = Storage Shed/Outbuilding
☐ = Fence
☐ = Deck/Porch

NORTH

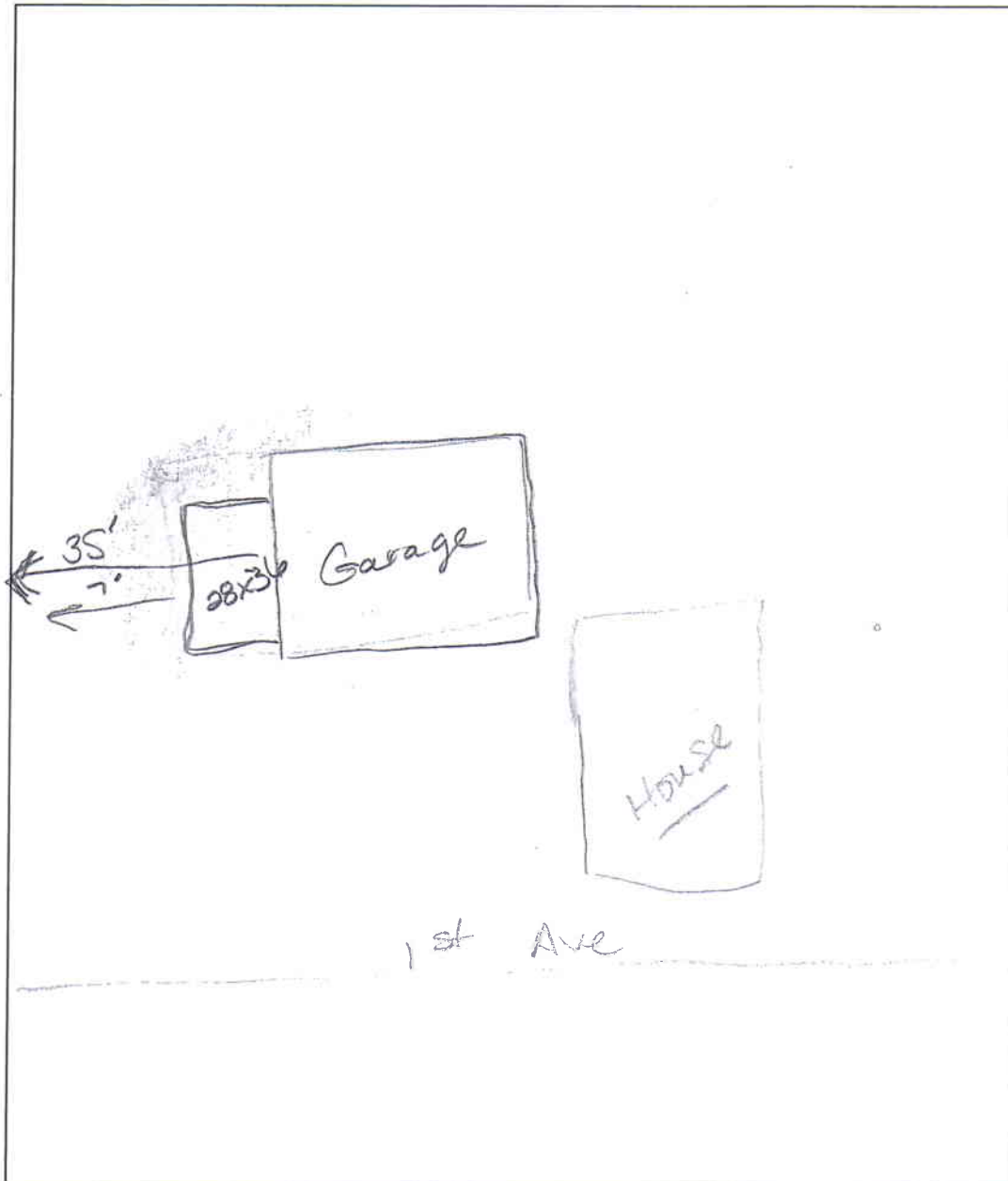


Please draw arrow in above box to indicate North

28'x36'

REAR YARD

INTERIOR SIDE YARD



INTERIOR SIDE YARD OR CORNER SIDE YARD

FRONT YARD / RIGHT-OF-WAY

Attachment: 1019 1st Ave (1118 : 1019 1st Ave)

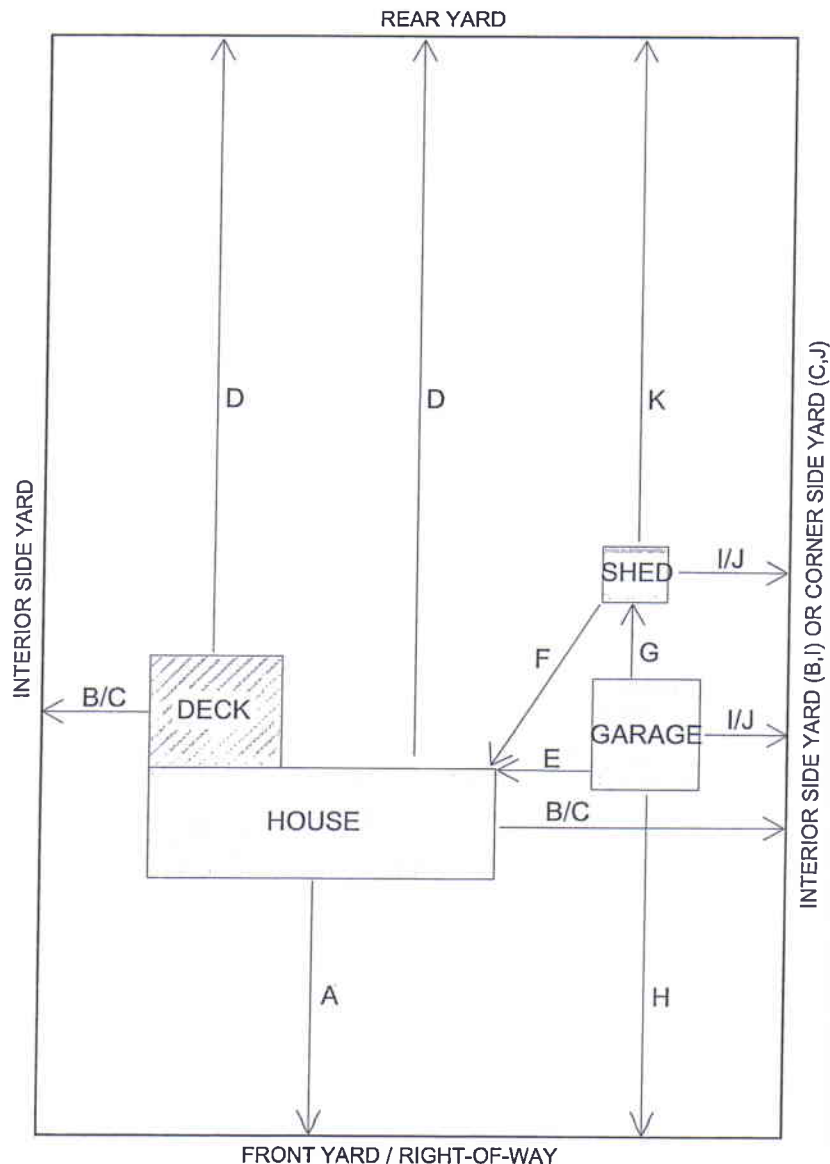
Locations / Setbacks for Single-Family Dwellings

Zoning	A	B	C	D	E	F
R-1 (Sec. 14 -229)	30'*	7'	20'	35'	10'	10'
R-2 (Sec. 14-259)	20'*	5'	15'	25'	10'	10'
R-3 (Sec. 14 - 289)	15'*	5'	12'	25'	10'	10'
R-4 (Sec. 14-319)	15'*	5'	12'	20'	10'	10'

Locations / Setbacks for Accessory Buildings

Zoning	G	H	I	J	K
R-1 (Sec. 14 -229)	5'	30'	2'	20'	3'
R-2 (Sec. 14-259)	5'	20'*	2'	15'	3'
R-3 (Sec. 14 - 289)	5'	20'*	2'	15'	3'
R-4 (Sec. 14-319)	5'	15'*	2'	12'	3'

* - OR 20% OF THE LOT DEPTH, WHICHEVER IS LESS



• **Sec. 14-746. - Accessory uses or structures.**

(a)

Building permit required. No owner shall, within the city, build, construct, use or place any type of an accessory building, including prefabricated accessory buildings, until a permit shall have first been obtained from the city inspector. Application for an accessory building permit shall be made in writing to the city inspector. With such application there shall be submitted a fee pursuant to the city building code set forth in article VI of this chapter and a complete set of plans and specifications, including a plot plan or drawing accurately showing the location of the proposed accessory building with respect to adjoining alleys, lot lines and buildings. If such application meets all requirements of this section, the application shall be approved.

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(2)

Limitation on number of detached garages and accessory buildings.

a.

Residentially zoned parcels with a single garage attached to the dwelling are permitted to have an additional one- or two-car detached garage on the parcel. If a detached garage is erected, no other detached accessory buildings may be constructed or maintained on the parcel.

b.

Residentially zoned parcels with more than a one-stall garage attached to the dwelling are permitted to have an additional one-stall garage on the parcel. If a detached garage is erected, no other detached accessory building may be constructed or maintained on the parcel.

c.

Garages attached to dwellings shall be three stalls or less. Dwellings with an attached three-stall garage are not permitted to have an additional detached garage on the parcel.

(3)

Attached accessory buildings. All accessory buildings which are attached to the principal building shall comply with the yard requirements of the principal building.

(4)

Detached accessory buildings; lot area coverage.

a.

No detached accessory building shall occupy any portion of the required front yard.

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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.

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e.

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b.

No accessory building shall be erected in or encroach upon the required side yard of a corner lot which is adjacent to the street, nor upon the required side yard of a reversed corner lot which is adjacent to the street.

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(g)

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Garages in embankments in front yards. Where the mean natural grade of a front yard is more than eight feet above the curb level, a private garage may be erected within the front yard, provided as follows:

(1)

Such private garage shall be located not less than five feet from the front lot line;

(2)

The floor level of such private garage shall be not more than one foot above the curb level; and

(3)

At least one-half the height of such private garage shall be below the mean grade of the front yard.

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Outdoor lighting. Outdoor lighting installations shall not be permitted closer than two feet to an abutting property line and, where not specifically otherwise regulated, shall not exceed 15 feet in height. The lighting shall be adequately shielded or hooded so that no excessive glare or illumination is cast upon the adjoining properties, and the lighting shall not register more than one-half footcandle at the property line.

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Lawn accessories. Paved terraces and purely decorative garden accessories, such as pools, fountains, statuary, sundials, flagpoles, etc., shall be permitted in setback areas, but not closer than two feet to an abutting property line other than a street line.

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Retaining walls. Retaining walls may be permitted anywhere on the lot; provided, however, that no individual wall shall exceed six feet in height, and a terrace of at least three feet in width shall be provided between any series of such walls.

(m)

Children's play structures. For purposes of this section, children's play structures, including play houses, tree houses or fixed elevated play structures and climbing gyms, shall be considered accessory structures and shall comply with the requirements of this section, whether such play structures are placed on a foundation or not. Swing sets, slides and sandboxes are not considered children's play structures for purposes of this section. A building permit is not required for the construction of a play structure. Play structures shall not be used for storage or be constructed out of materials that would constitute a nuisance.

(n)

Terrace area restrictions. In addition to the definitions and restrictions contained in chapter 34, articles I and II, no person shall place any accessory structure or use, including landscaping ornaments, stones and basketball backboards/hoops, in the terrace area.

(Code 1999, § 13-1-200; Ord. No. 1211B, § 1, 4-14-2010)



Attachment: 1019 1st Ave (1118 : 1019 1st Ave)





Print Date: 8/26/2016



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City of Antigo GIS



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80

SCALE: 1" = 480'