



CITY OF ANTIGO

ZONING BOARD OF APPEALS MEETING

MULTI-PURPOSE ROOM

Tuesday, October 02, 2018

CITY HALL, 700 EDISON STREET

5:30 PM

Call to Order

Public Hearing

1. Public Hearing for Variance Application at 808 Pierce Avenue to Allow Second Unattached Garage

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

1. Variance Application Request to Construct a New Detached Garage and Keep the Existing Detached Structure because the Old Garage is Unusable for Vehicles but Would Like to Keep for Storage at 808 Pierce Avenue (Parcel # 201-2455)

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 25, 2018

TODD LANGSETH



NOTICE

NOTICE IS HEREBY GIVEN, that the following application for a variance from the provisions of Section 14-746 (c) (2), Ordinance No. 1095B, the Municipal Code of the City of Antigo has been filed:

Karn Gollnick to construct a new detached garage and keep the existing detached structure because the old garage is unusable for vehicles but would like to keep for storage at 808 Pierce Avenue (Parcel # 201-2455)

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, October 2, 2018, at 5:30 p.m. at which time opportunity to be heard will be given all interested persons.

Kaye M. Matucheski
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

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

Date 9/11/18

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

1. Applicant Karn Gollnick
2. Address of property 808 Pierce Ave, Antigo (Parcel # 201-24)
3. Section of Ordinances affected Sec. 14-746(c)(2)
4. Proposed variance to Ordinance Construct a new detached garage and keep the existing detached structure
5. Reason for variance the old garage is unusable for vehicles but would like to keep for storage

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 Karn Gollnick

FORWARDED TO THE BOARD OF APPEALS

DATE _____

DATE OF PUBLIC HEARING _____ FEE \$75.00 paid 9/11/18

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:

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.



Memo

To: Zoning Board of Appeals

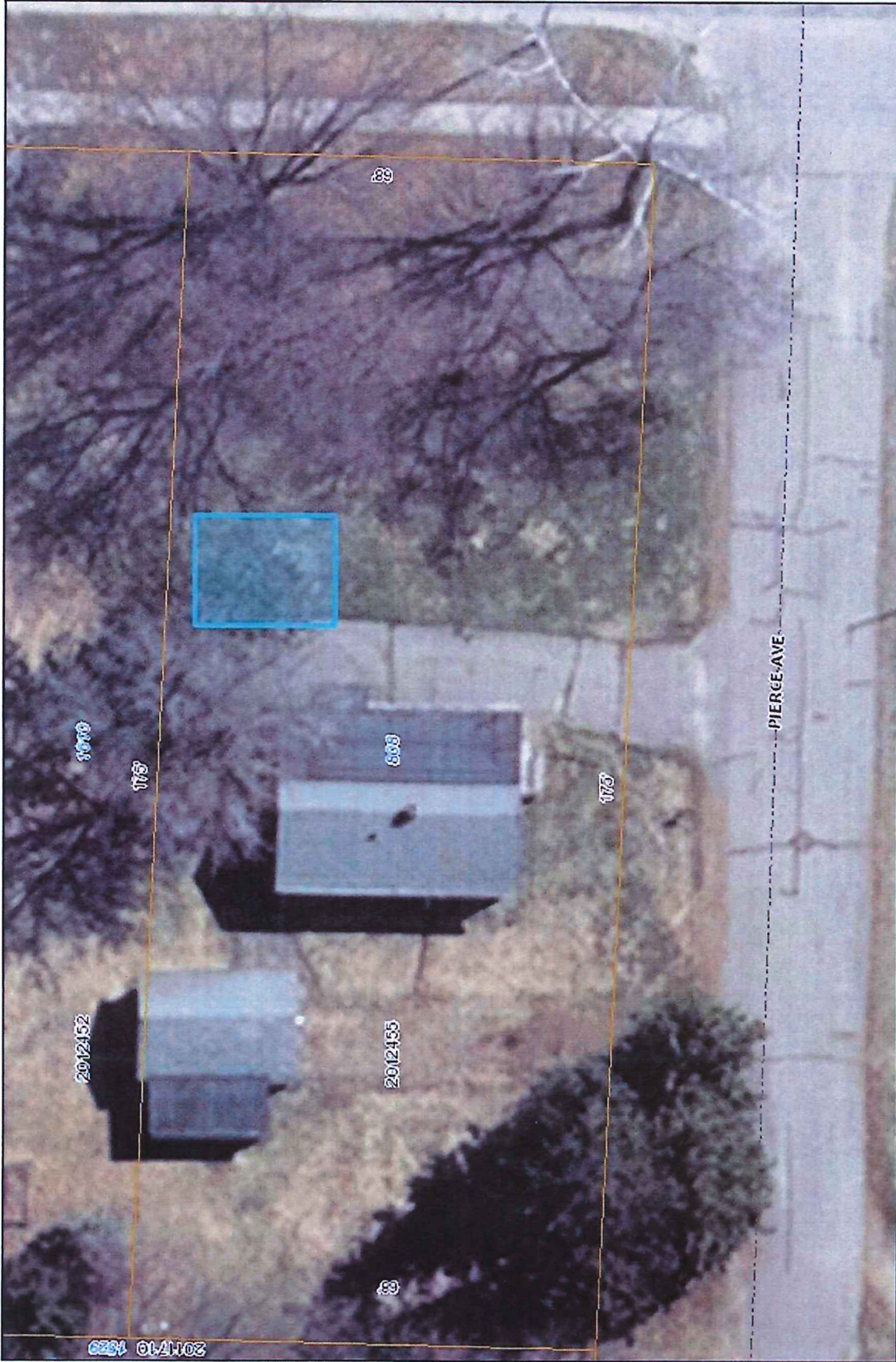
From: Roger J. Musolff, Building Inspector/Zoning Administrator

Date: 9/24/2018

RE: Variance for 808 Pierce Ave. to allow construction of a second unattached garage.

This is for your information.

- **Sec. 14-746. – Accessory uses or structures**
 - (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.
- The blue shaded area on the map is the proposed location of the new structure
- The driveway is proposed to be move to the new structure location



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: 9/24/2018

