

**CITY OF ANTIGO**  
**ZONING BOARD OF APPEALS MEETING**

**COUNCIL CHAMBERS**

**Wednesday, November 20, 2024**

**CITY HALL, 700 EDISON STREET**

**5:30 PM**

**Call to Order**

**Minutes**

1. Approve Meeting Minutes from the October 16, 2024 Meeting

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

1. Public Hearing for Variance Application at 828 Sixth Avenue to Allow A New Owner the Ability to Utilize Property as Residential Despite B4 Zoning and for the Ability to Rebuild Following Disaster
2. Public Hearing for Variance Application at 300 Lincoln Street to Allow an Illuminated Church Bulletin to Exceed 16 Square Feet in Size
3. Variance Application Request to Allow A New Owner the Ability to Utilize Property as Residential Despite B4 Zoning and for the Ability to Rebuild Following Disaster at 828 Sixth Avenue (Parcel #201-0530.001)
4. Variance Application Request to Allow an Illuminated Church Bulletin to Exceed 16 Square Feet in Size at 300 Lincoln Street (Parcel #201-2729)

**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: November 13,2024

GARY SMITS



## NOTICE

NOTICE IS HEREBY GIVEN, that the following application for a variance from the provisions of Section 14-442, Ordinance No. 1095B, the Municipal Code of the City of Antigo has been filed:

Due to Sandra Lange's inability to sell, variance is being requested to allow a new owner the ability to utilize property as residential despite B4 zoning and for the ability to rebuild following disaster at 828 Sixth Avenue (Parcel # 201-0530.001)

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, November 20, 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)



## NOTICE

NOTICE IS HEREBY GIVEN, that the following application for a variance from the provisions of Sections 14-820, 14-821, and 14-826, Ordinance No. 1095B, the Municipal Code of the City of Antigo has been filed:

Peace Lutheran Church and Wisco Sign, LLC to allow an illuminated church bulletin to exceed 16 square feet in size at 300 Lincoln Street  
(Parcel # 201-2729)

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, November 20, 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

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**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 10/29/2024

FEE \$ 75.00

DATE OF APPLICATION: 10-11-2024

APPLICANT NAME (S): Sandra Kunge

STATE Wisc

PROPERTY ADDRESS: 828 Sixth Avenue PARCEL NUMBER: 2010530001

SECTION OF ORDINANCES AFFECTED BY REQUESTED VARIANCE: Sec 14-442

PROPOSED VARIANCE TO ORDINANCE: The ability to utilize property

REASON FOR VARIANCE: As residential despite zoning ability to rebuild following disaster  
Inability to sell

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: Sandra K. Kunge

FOR OFFICE USE ONLY BELOW THIS LINE

Council Chambers  
~~Multipurpose Room~~

The public hearing will be held in the ~~Multipurpose Room~~ at City Hall unless notified of an alternate location.

DATE OF PUBLIC HEARING: Nov. 20, 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 828 Sixth Ave (7225 : Variance Application for 828 Sixth Ave)



## Memo

To: Zoning Board of Appeals

From: Beth McCarthy, Building Inspector/Zoning Administrator

Date: 10/29/2024

**RE: Variance for 828 6<sup>th</sup> Avenue to allow the property to be utilized as residential despite being located in a B-4 zoning district. The owner will have the ability to rebuild a dwelling in the event that the original structure is razed.**

This is for your information:

- A single-family house is not allowed to be constructed or reconstructed in a B-4 zoning district.
- The owner has been unable to sell the house due to its B-4 zoning because lenders will not borrow money to purchase a dwelling and insurance companies will not insure a dwelling that cannot be reconstructed following a fire, tornado, etc.
- The parcel is not eligible for a rezone.
- Other than this variance, the city attorney and I do not know of a process that will satisfy mortgage and insurance companies, while following our city ordinances.

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

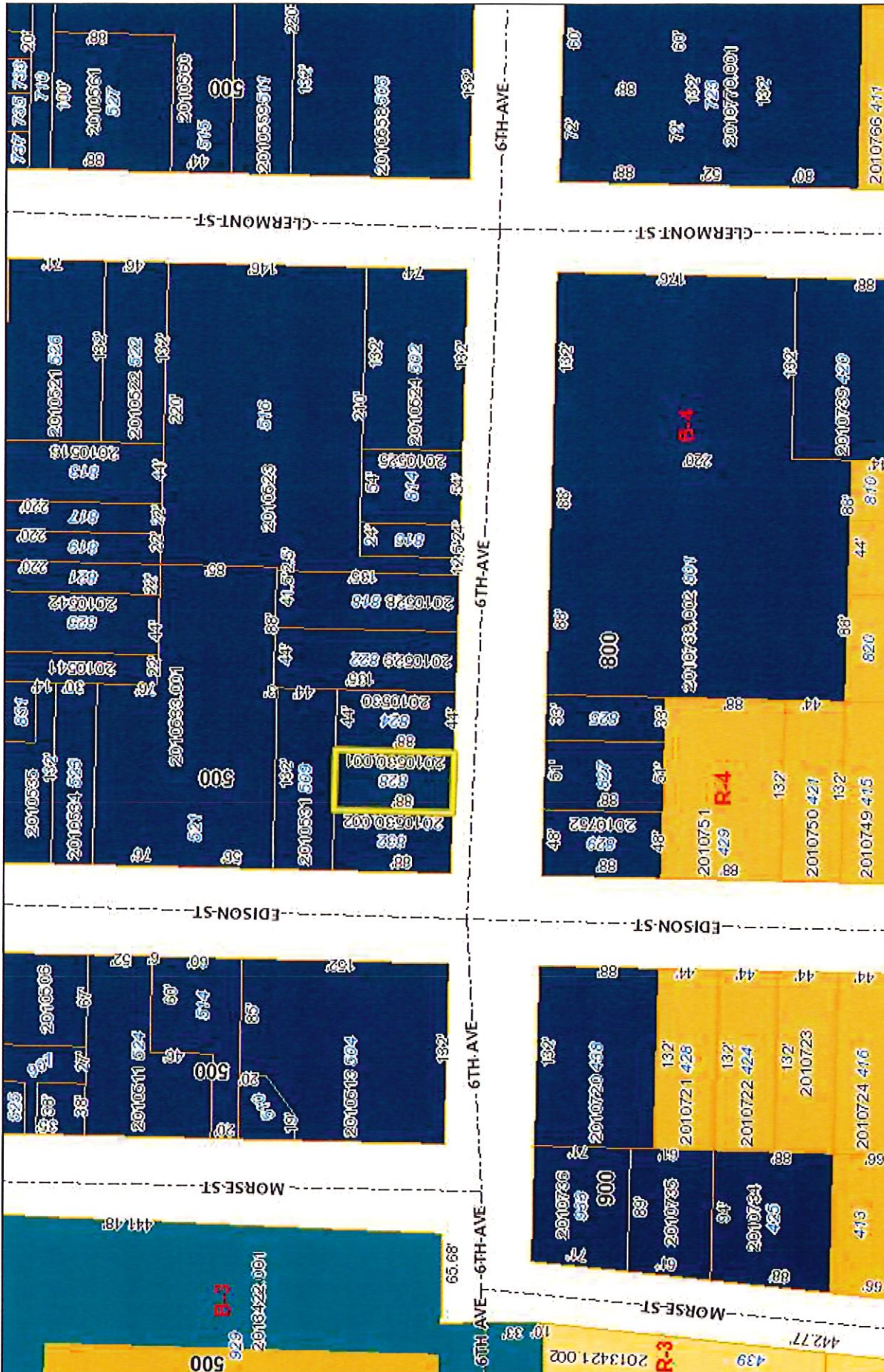


DISCLAIMER: This data is provided by the City of Antigo for informational purposes only. The City does not warrant or guarantee the accuracy or reliability of this data. The recipient of this data assumes any risk of its use for any purpose.

City of Antigo GIS



Print Date: 10/30/2024



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City of Antigo GIS



Print Date: 10/30/2024



# 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 10/8/2024

FEE \$ 75.00

DATE OF APPLICATION: 10/08/2024

APPLICANT NAME (S): Wisco Sign LLC

ADDRESS: 414 1st Avenue

CITY: Antigo

STATE WI

ZIP 54409

PROPERTY ADDRESS: 300 Lincoln Street, Antigo, WI 54409

PARCEL NUMBER: 201-2729

SECTION OF ORDINANCES AFFECTED BY REQUESTED VARIANCE: Subdivision V. Sec. 14-820 + Sec 14-821  
to allow an illuminated church bulletin to exceed 16 sq ft in size <sup>Sec 14-</sup> <sub>821</sub>

PROPOSED VARIANCE TO ORDINANCE: Replacement of the current 6x8 cabinet with a 4x8 lit cabinet and will also be  
installing a 2x8 EMC below the cabinet. This will all be installed onto the existing structure of the current monument sign.

REASON FOR VARIANCE: For safety precautions when it comes to the expansion of the church and per say classes

daycare, etc. there is no official lighting anywhere on the exterior of the building which poses to be a risk to the church community and those who also choose to attend.

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: Alyssa Shilts Rev. DAVID KAROLUS Rev. David Karolus

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: Nov. 20, 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 300 Lincoln Street Nov 2024 (7224 : Variance Application for 300 Lincoln Street)



ATTN: Beth McCarthy

**Peace Lutheran – Sign Variance Memo**

**Subject:** The Benefits of Installing a Light Dimmer System

I am writing to discuss the advantages of incorporating a light dimmer system into freestanding signage to enhance the appearance and functionality of our cityscape, while also addressing common concerns surrounding sign brightness and environmental impact.

As professionals in the signage industry, we understand that high visibility is essential for business signage, yet we also recognize the importance of ensuring these signs are respectful of local regulations, the environment, and the community's aesthetic values. A light dimmer system offers a practical solution that benefits everyone.

**Key Benefits of a Light Dimmer System**

- 1. Improved Community Experience:** By using a dimmer, we can adjust the brightness of the sign to suit different times of the day. This ensures the sign is bright and legible, when necessary, but not overly intense in the evening hours. It creates a more pleasant experience for nearby residents, reducing the likelihood of complaints about excessive brightness.
- 2. Energy Efficiency:** Dimmer systems also allow signs to consume less energy during low-light conditions, decreasing overall energy usage and supporting the city's sustainability goals. The dimmer system makes it possible to tailor lighting needs to real-time conditions, optimizing energy savings.
- 3. Enhanced Compliance with City Regulations:** Many city codes have specific requirements regarding sign brightness. A dimmer system provides the flexibility needed to adjust light levels to comply with any current or future regulations, ensuring the sign remains in line with city

ordinances. This adjustability can make it easier for businesses to obtain variances or permits, as the system demonstrates a commitment to compliance and sensitivity to community standards.

**4. Extended Sign Lifespan:** By reducing light intensity during certain hours, a dimmer system can also decrease wear and tear on lighting components, extending the lifespan of the sign and reducing maintenance needs over time.

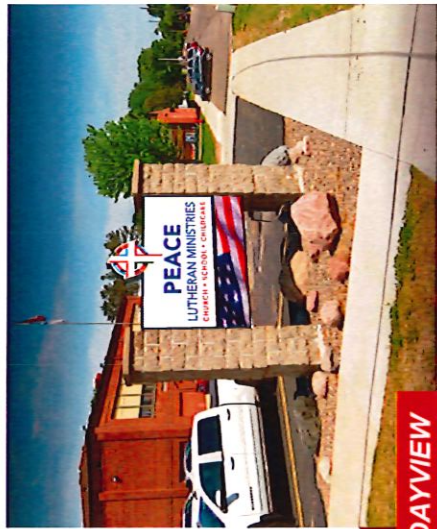
#### Our Commitment to Sustainable and Community-Friendly Signage

At Wisco Sign, we are committed to providing solutions that balance business needs with the well-being of the communities we serve. Installing a light dimmer system on freestanding signs aligns with these values and offers the flexibility to create an effective signage strategy that meets the city's standards.

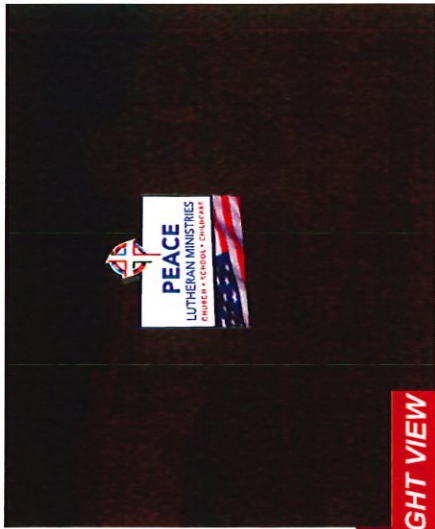
We hope this approach demonstrates a strong commitment to responsible, sustainable signage and facilitates the approval of necessary variances. We would welcome the opportunity to discuss this option further and answer any questions you may have about how this technology can be applied effectively in our community.

Thank you for considering this thoughtful approach to business signage.

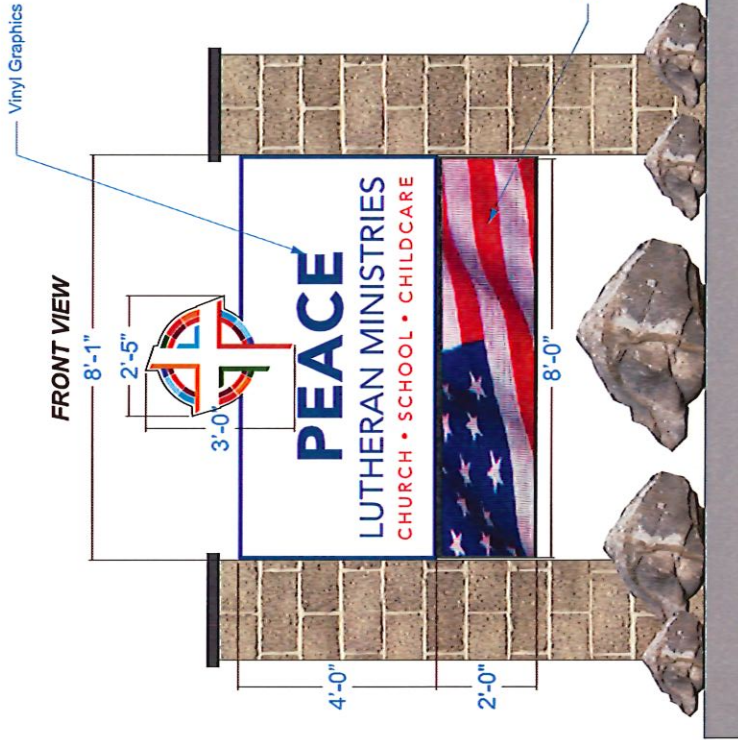
**PROPOSED DOUBLE SIDED CABINET SIGN W/ LEXAN PANEL**



**DAYVIEW**



**NIGHTVIEW**



**OPTION B**

inl.  Overlays are for illustrative purposes only. Final result, size of sign & scale may vary very slightly.

SCALE

P-2/12

COPIES ON PAPER MAY VARY FROM ADOBE PDF. PREFERRED USED

**WISTO**  
SIGN

DATE

08-22-24

REVISION

A

PROJECT NAME

PEACE LUTHERAN MINISTRIES

ADDRESS

SIGN TYPE

CABINET SIGN

PM

DESIGNER

JC



**"Antigo Area on the go"**  
**BUILDING INSPECTOR/ZONING ADMINISTRATOR**  
**715-623-3633 ext134**  
**FAX 715-627-7099**

**Memo**

To: Zoning Board of Appeals

From: Beth McCarthy, Building Inspector/Zoning Administrator

Date: 10/16/2024

**RE: Variance for 300 Lincoln St to allow a 32 sq ft illuminated sign, double the maximum allowed 16 sq ft illuminated sign in a residential zoning district**

*This is for your information:*

**Sec. 14-826. - Construction and maintenance.**

(c) *Illuminated signs.* Illuminated signs shall not interfere with surrounding properties or traffic.

**Sec. 14-821. Permitted residential and conservancy district signage; specific purpose sign types.**

- (7) *Nonflashing, illuminated church bulletins.* Nonflashing, illuminated church bulletins are subject to the following:
- a. *Area and number.* There shall be not more than one sign per lot, except that on a corner lot, two signs (one facing each street) shall be permitted. No sign shall exceed 16 square feet in area nor be closer than eight feet from any other zoning lot.
  - b. *Projection.* No sign shall project beyond the property line into the public way.
  - c. *Height.* No sign shall project higher than eight feet above ground level, except where the zoning board of appeals allows a variance.
  - d. *Permit.* A sign permit is required for this type of sign. Drawings showing the specific design, appearance and location of the sign shall be submitted to the zoning administrator for approval. The location of any such sign shall be at the discretion of the zoning administrator based upon the character of the area, the type and purpose of the sign and the length of time permitted.

Based on the location of the sign and Wisco Sign's professional opinion, my recommendation to the Zoning Board of Appeals is to approve this variance.