



## City of Antigo

### Zoning Board of Appeals Meeting

**Council Chambers  
City Hall, 700 Edison Street**

**Wednesday, December 10, 2025  
5:30 PM**

#### **Call to Order**

#### **Approval of Minutes**

1. Approve Minutes from the August 5, 2025 Meeting

#### **Public Hearing**

2. Public Hearing for Variance Application at 414 E. Ninth Avenue to Allow an Accessory Building (Garage) with a Height Higher than the Primary Structure for Camper Storage

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

3. Variance Application Request to Allow Construction of a 1200 Square Foot Accessory Building (Garage) with 12' Sidewalls and 10' Garage Doors and With Height that will be Higher than the Height of Primary Structure for Storage of a Camper at 414 E. Ninth Avenue (Parcel # 201-3111.005)

#### **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 the Clerk-Treasurer'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: December 4, 2025**

**Gary Smits**

**CITY OF ANTIGO  
ZONING BOARD OF APPEALS  
MINUTES OF MEETING HELD  
AUGUST 05, 2025**

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	Member	Present	
Toni Schneider	Member	Present	
Gary Smits	Member	Present	
Rob Hurlbert	Member	Present	
Melissa Cornelius	Member	Absent	

Others in attendance were: Elizabeth McCarthy, Building Inspector/Zoning Administrator; Shannon Smith, Administrative/Clerical Assistant; Roy Dieck, Alderperson Ward 2; Thomas C. Bauknecht, Mayor; James Hunter and Debra Hunter, 204 Mary Street; and Mary and Roger Meister, 228 Mary Street.

**Minutes Approval**

1. Approve Minutes from the May 21, 2025 Meeting

Motion to Approve the Minutes from the May 21, 2025 Meeting

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

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

1. Public Hearing for Variance Application at 228 Mary Street to Place a Baker Barn on the Back of the Lot Near the Alley Way

Pursuant to notice a public hearing was held at 5:31p.m. with regards to a variance application at 228 Mary Street to allow the placement of a Baker Barn on the back of the lot near the alley way.

There being no individuals wishing to address this matter and after complying with statutory procedures, a motion was made and seconded to close the public hearing.

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

2. Variance Application Request to Place a Baker Barn (with Color Matched to House) on the Back of the Lot Near the Alley Way to Keep the Yard Looking Clean and Well Kept and to Keep Items Secure at 228 Mary Street (Parcel #201-1356)

Upon inquiry by Ms. Schneider, Roger Meister, 228 Mary Street, stated the building will be along the south lot line of his property with the overhead door of the building facing the alleyway. He stated the building will also have a service door and barn doors at the back. James Hunter, 204 Mary Street, questioned the square footage of the building and how far off the property line Mr. Meister plans on placing the building. Mr. Meister stated the building would be

approximately twelve foot by thirty-four foot. Elizabeth McCarthy, Building Inspector/Zoning Administrator, stated zoning requirements are two feet minimum from the property line. Mr. Meister stated he would put more than two feet between Mr. Hunter's fence and his building to make yard maintenance easier.

Ms. McCarthy stated zoning setbacks from the house would have to be ten feet and five feet from the other building on the property. Mr. Meister stated he plans have the building set fourteen feet from the house and approximately twenty feet from the other building.

Mr. Meister stated the Baker Barn siding will match the garage siding as it has newer siding, so if they update the siding on the house, it will all match.

Motion to Approve Variance Application Request to Place a Baker Barn (with Color Matched to Garage) on the Back of the Lot Near the Alley Way to Keep the Yard Looking Clean and Well Kept and to Keep Items Secure at 228 Mary Street (Parcel #201-1356)

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

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

**Adjournment**

1. **Motion to:** Adjourn at 5:36PM

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

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

8/18/2025  
\_\_\_\_\_  
Date



## NOTICE

NOTICE IS HEREBY GIVEN, that the following application for a variance from the provisions of Section 14-746(3)(b) and (3)(c), Ordinance No. 1095B, the Municipal Code of the City of Antigo has been filed:

Joshua and Emily Warren to construct a 1200 square foot accessory building (garage) with 12' sidewalls and 10' garage doors and with height that will be higher than the height of primary structure for storage of a camper at 414 E. Ninth Avenue (Parcel # 201-3111.005)

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, December 10, 2025, 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  
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

RECEIVED  
 NOV 04 2025

FEE \$ 75.00

DATE OF APPLICATION: 11/03/2025

APPLICANT NAME (S): Joshua and Emily Warren

ADDRESS: 414 E. 9th Avenue

CITY: Antigo

STATE WI

ZIP 54409

PHONE: [REDACTED]

EMAIL: [REDACTED]

PROPERTY ADDRESS: 414 E. 9TH AVE

PARCEL NUMBER: 2013111.005

SECTION OF ORDINANCES AFFECTED BY REQUESTED VARIANCE: Sec. 14-746(D)(3)(B) - Accessory uses or structures.

PROPOSED VARIANCE TO ORDINANCE:

ACCESSORY BUILDING (GARAGE) HEIGHT WOULD BE HIGHER THAN THE HEIGHT OF PRIMARY STRUCTURE. AND WOULD EQUAL 1200 sq ft.

REASON FOR VARIANCE: STORAGE FOR CAMPER. WOULD LIKE TO HAVE 12' SIDEWALLS/ 10' GARAGE DOORS

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: [Signature]

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: 12/10/2025

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

9/27/25, 3:30 PM

Garage

Date: 9/27/2025 - 3:30 PM  
Design Name: Garage Design 1  
Design ID: 320551450117  
Estimated Price: [REDACTED]

\*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

MENARDS

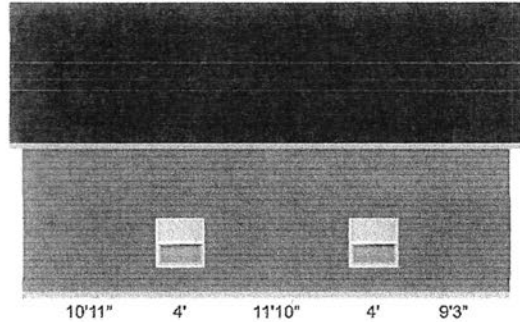
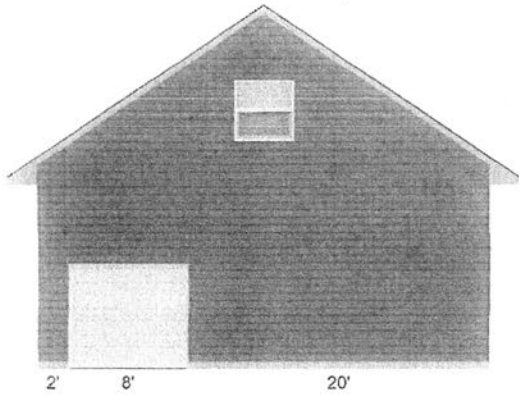
# Design & Buy™ GARAGE

Back side

## Dimensions

## Wall Configurations

\*Some items like wainscot, gutter, gable accents, are not displayed if selected.



9/27/25, 3:30 PM

Garage

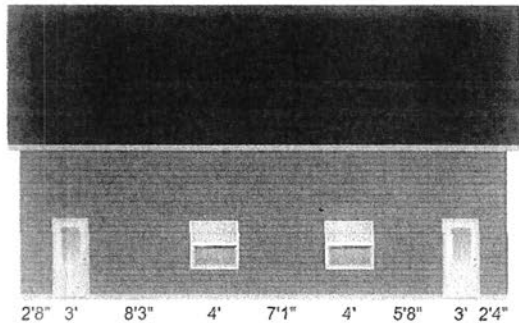
Date: 9/27/2025 - 3:30 PM  
Design Name: Garage Design 1  
Design ID: 320551450117  
Estimated Price: [REDACTED]

\*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

MENARDS

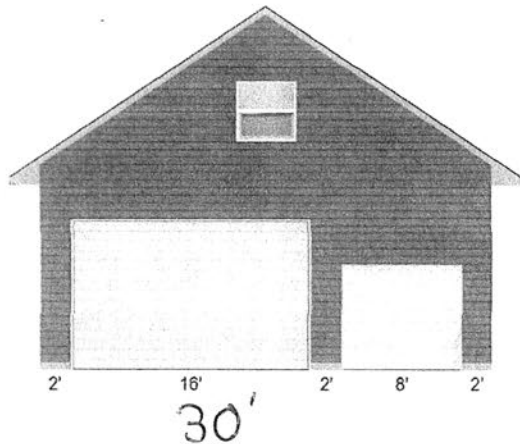
# Design & Buy™ GARAGE

Front facing West



\* Get Correct window spacings  
40'

SIDEWALL C



ENDWALL A

Mastercraft® 36W x 80H Primed Steel Half Lite  
Mastercraft® 36W x 80H Primed Steel Half Lite

16X10 White Deep Ribbed Torsion Spring



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

**Memo**

To: Zoning Board of Appeals

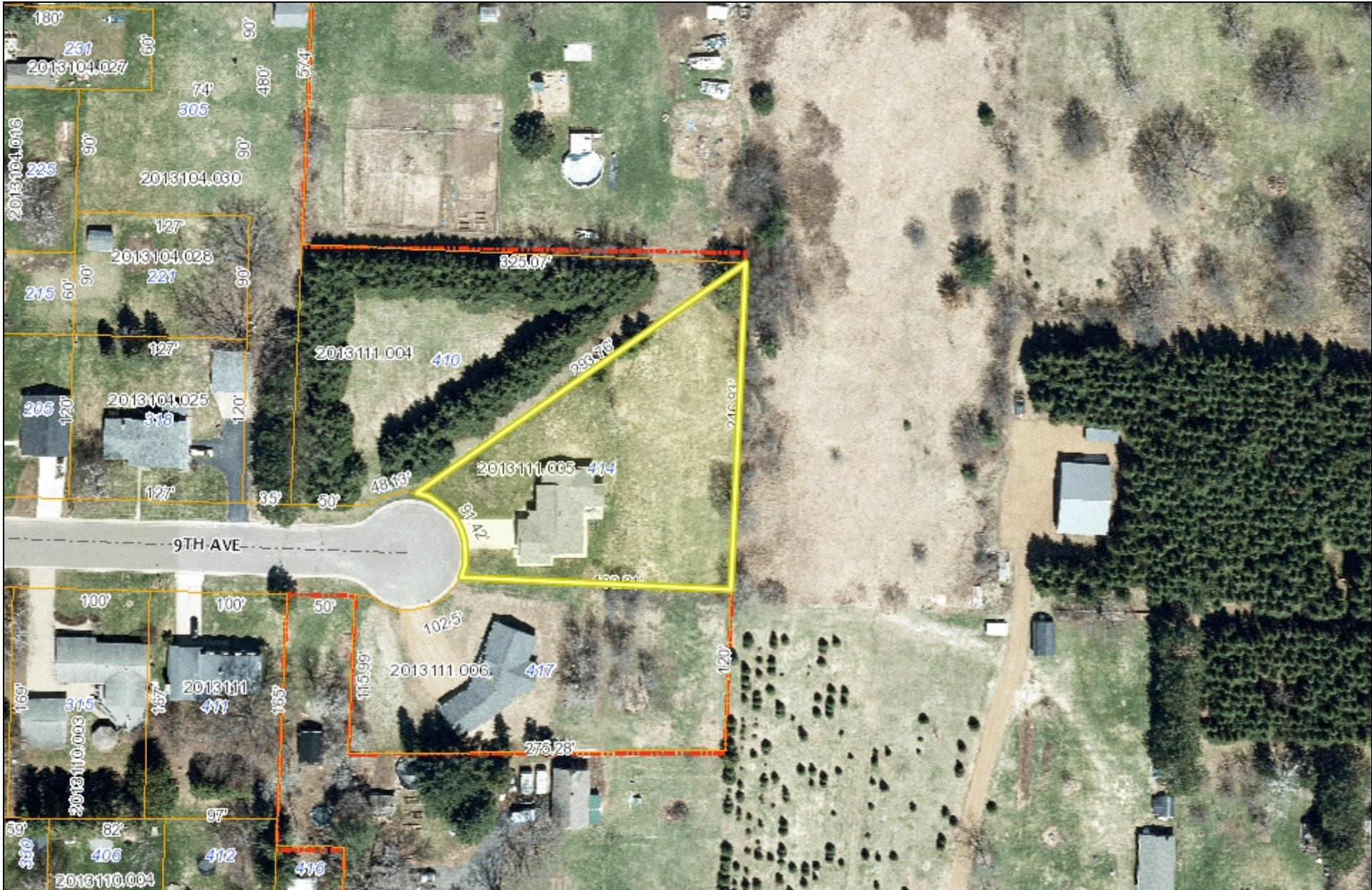
From: Beth McCarthy, Building Inspector/Zoning Administrator

Date: 12/10/2025

**RE: Variance for 414 E 9<sup>th</sup> Ave to construct a new garage at a height that exceeds the height of the primary structure and exceeds 1,000 sq ft in size.**

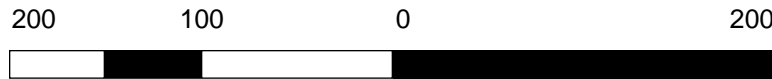
This is for your information:

- Sec. 14-746. - Accessory uses or structures.  
(3)(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.  
  
(3)(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.
- The proposed garage will be 1,200 sq ft in size with 12-foot-high sidewalls.
- The garage is needed for camper storage.
- The property will still maintain the required 33% green space following the installation of the new building.
- The structure will be constructed in a location that will meet all required setbacks.



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**



SCALE: 1" = 1,200'



Print Date: 11/11/2025