



City of Antigo

Zoning Board of Appeals Meeting

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

**Wednesday, May 6, 2026
5:30 PM**

Call to Order by Mayor Bauknecht

Election of New Chairperson

1. Election of New Chairperson

Approval of Minutes

2. Approve Minutes from the December 10, 2025 Meeting

Public Hearing

3. Public Hearing for Variance Application at 624 S. Superior Street to Allow a House Smaller than 1,000 Square Feet
4. Public Hearing for Variance Application at 915 Deresch Street to Allow a Garage not to Exceed 1,050 Square Feet to be Located in the Front Yard of the Property

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

5. Consider Variance Application Request to Allow Construction of a House less than 1,000 Square Feet, Proposing a 576 Square Foot House Plus Garage at 624 S. Superior Street (Parcel #201-0093)
6. Consider Variance Application Request to Allow Construction of a Garage not to Exceed 1,050 Square Feet to be Located in the Front Yard of the Property at 915 Deresch Street (Parcel #201-2148.008)

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-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: April 30, 2026

Thomas C. Bauknecht



Building Inspection-Zoning Administrator
City of Antigo
700 Edison St.
Antigo, WI 54409

Date: May 6, 2026
To: Zoning Board of Appeals
From: Elizabeth McCarthy, Building Inspector/Zoning Administrator
Subject: Consider Variance Application Request to Allow Construction of a House less than 1,000 Square Feet, Proposing a 576 Square Foot House Plus Garage at 624 S. Superior Street (Parcel #201-0093)

RE: Variance for 624 S Superior Street to allow the construction of a 576 sq ft home and a garage.

This is for your information:

- Ordinance section 14-32 defines a dwelling as a minimum 1,000 sq ft structure.
- Joseph Zima is a licensed contractor that recently constructed and sold a dwelling in the City of Antigo
- The property has been vacant since November of 1993 when the prior structure was razed.
- The property is zoned R-4 General Residence District.
- The property consists of two parcels, and they are in the process of being combined.
- Data shows that due to the increase in construction costs, smaller homes are trending upward.

Fiscal Impact:

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

Attachments:

1. Variance Application
2. Map With Air Photo
3. 915 Deresch Public Notice



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

ALL INFORMATION MUST BE PRINTED AND LEGIBLE

FEE \$ 75.00

DATE OF APPLICATION: 4-9-26

APPLICANT NAME (S): Joseph, Zima

ADDRESS: PO Box 207

CITY: Antigo STATE Wi ZIP 54409

PHONE: 715 2161828 EMAIL: JoeZima@gmail.com

PROPERTY ADDRESS: 624 S Superior St PARCEL NUMBER: 201-253301
(To be combined)

SECTION OF ORDINANCES AFFECTED BY REQUESTED VARIANCE: 14-32

PROPOSED VARIANCE TO ORDINANCE: Constructing a dwelling less than 1,000 sq ft

REASON FOR VARIANCE: Owner Wants Smaller House Than 1000 sq FT
proposing 576 sq FT plus Garage

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 Multipurpose Room at City Hall unless notified of an alternate location.

DATE OF PUBLIC HEARING: _____

TIME: _____

LEGAL DESCRIPTION OF PROPERTY: _____

ADJACENT PROPERTY OWNERS:

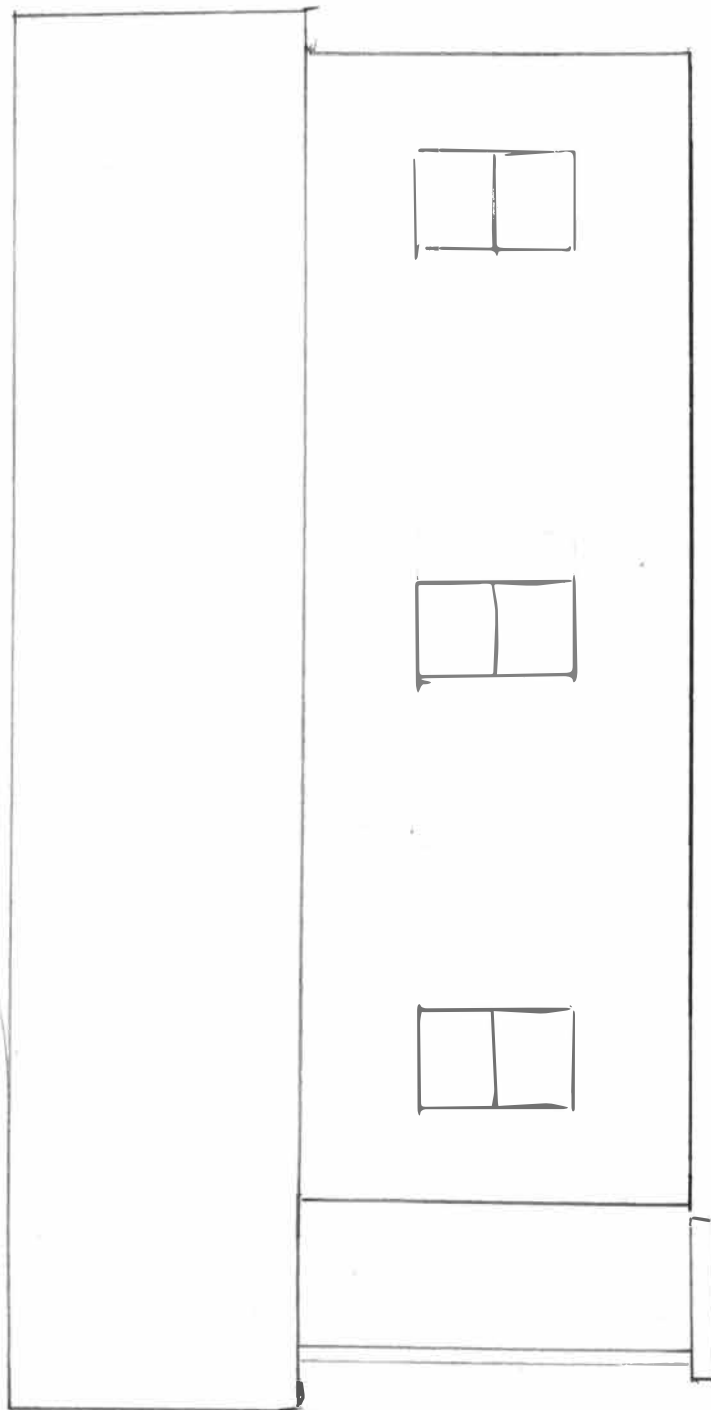
ACTION OF THE ZONING BOARD OF APPEALS: APPROVED

DENIED

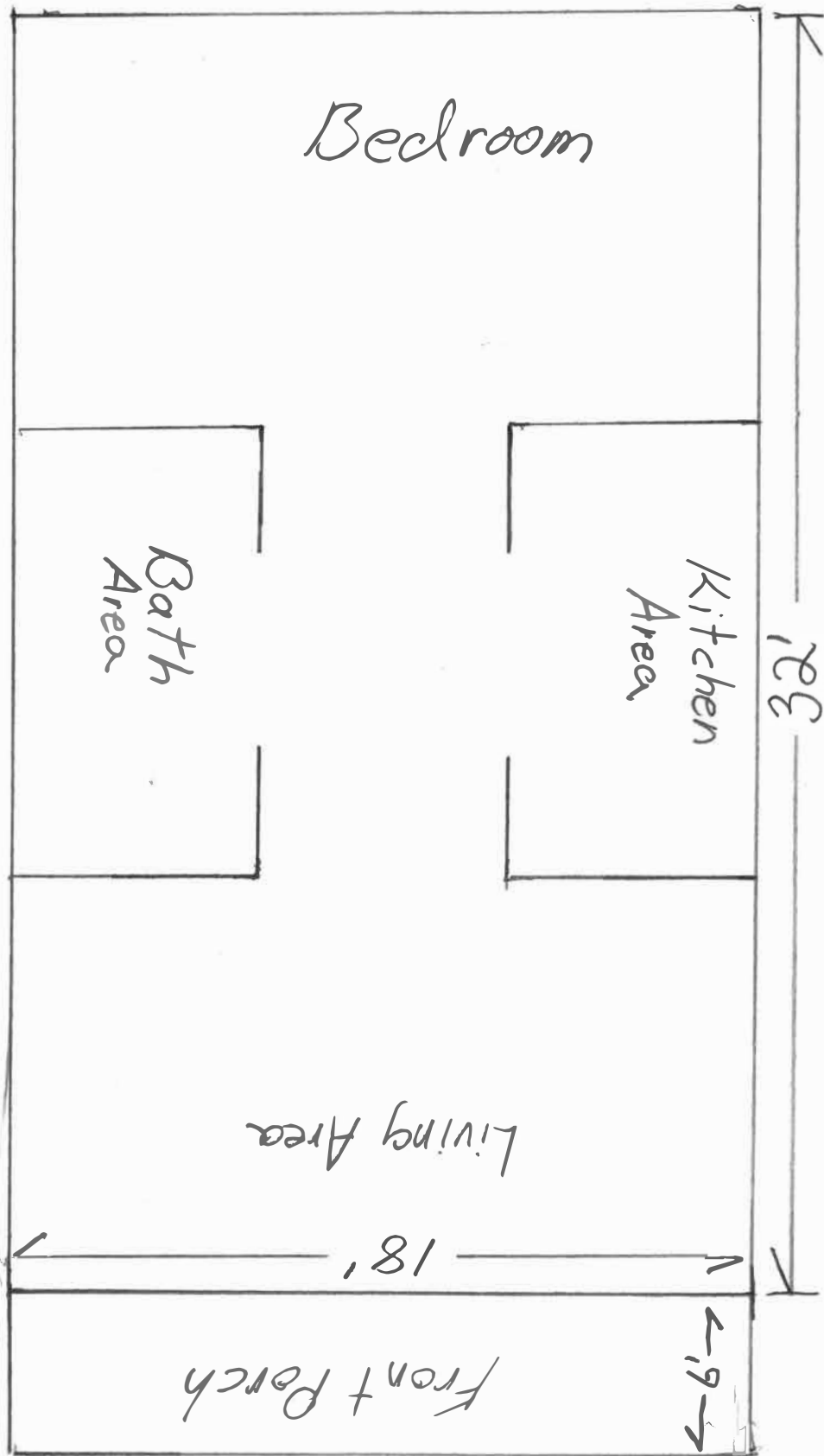
SIGNATURE OF CHAIRPERSON OF ZONING BOARD OF APPEALS

DATE

6245 Superior St



624 S Superior ST
576 Sq Feet



Proposed site plan
624 South Superior St

North

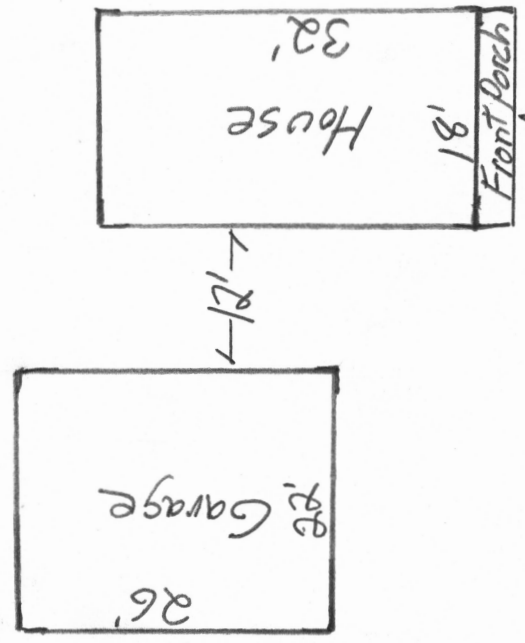
Superior Street

North lot line

140'

West lot line

100'



24'

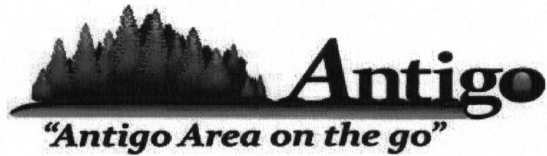
12'

26'

Existing Drive

24'

Spruce Street



NOTICE

NOTICE IS HEREBY GIVEN, that the following application for a variance from the provisions of Section 14-32, Ordinance No. 1095B, the Municipal Code of the City of Antigo has been filed:

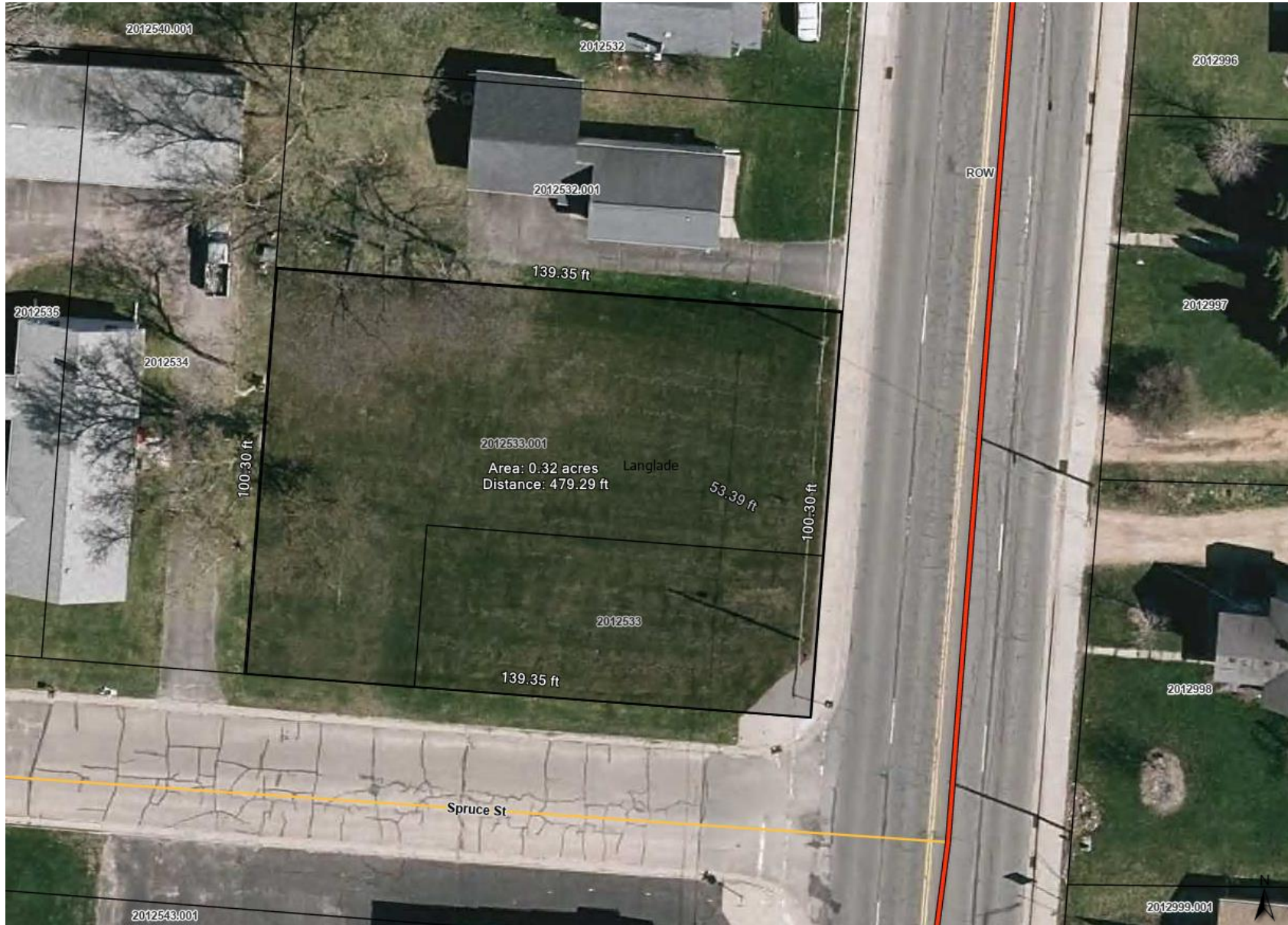
Joseph Zima to Construct a House less than 1,000 Square Feet, Proposing a 576 Square Foot House Plus Garage at 624 S. Superior Street (Parcel #s 201-2533 & 201-2533.001 to be combined)

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, May 6, 2026, 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

2025 Photo

Created by: null



- Parcels
- Counties
- Parcel Numbers
- US Highways
- State Highways
- County Roads
- Local Roads
- Private and Other Roads



NOTICE

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

Rod and Shannon Krimmer to Construct a Garage not to exceed 1,050 Square Feet to be located in the front yard of the property at 915 Deresch Street (Parcel #201-2148.008)

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, May 6, 2026, 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



Department of Public Works
City of Antigo
700 Edison St.
Antigo, WI 54409

Date: May 6, 2026
To: Zoning Board of Appeals
From: Elizabeth McCarthy, Building Inspector/Zoning Administrator
Subject: Consider Variance Application Request to Allow Construction of a Garage not to Exceed 1,050 Square Feet to be Located in the Front Yard of the Property at 915 Deresch Street (Parcel #201-2148.008)

This is for your information:

- Ordinance section 14-746(d)(3)(c) allows for a maximum 1,000 sq ft accessory building.
- Ordinance section 14-746(d)(3)(a) prohibits accessory buildings from being constructed in the front yard of a property.
- The attached site plan shows two options the homeowner is considering.
- The homeowner would like approval to choose option A or B depending on cost estimates.
- The homeowner will remove the existing accessory building north of the home and attached garage.
- The property contains adequate green space to allow a 1,050 sq ft structure.

Fiscal Impact:

Recommendation:

Attachments:

1. App and Site Plan 915 Deresch
2. Property Air Photo



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

ALL INFORMATION MUST BE PRINTED AND LEGIBLE

FEE \$ 75.00

DATE OF APPLICATION: 4-15-2026

APPLICANT NAME (S): Rod and Shannon Krimmer

ADDRESS: 915 Deresch Street

CITY: Antigo STATE WI ZIP 54409

PHONE: 715-350-9427 / 715-350-9205 EMAIL: shannon.a.krimmer.civ@mail.mil

PROPERTY ADDRESS: 915 Deresch Street PARCEL NUMBER: 201-2148.008

SECTION OF ORDINANCES AFFECTED BY REQUESTED VARIANCE: 14-746(a)(3)(a) 14-746(d)(3)(c)

PROPOSED VARIANCE TO ORDINANCE: Requesting permission to construct option A or B (attached drawing). Max 1050 square feet. Non-permanent shed to be removed.

REASON FOR VARIANCE: Lack of storage, permanent fence and patio prohibitive to building on back of existing structure. Require accessibility for boat and vehicles/trailer.

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: Shannon Krimmer

FOR OFFICE USE ONLY BELOW THIS LINE

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

DATE OF PUBLIC HEARING: TIME:

LEGAL DESCRIPTION OF PROPERTY:

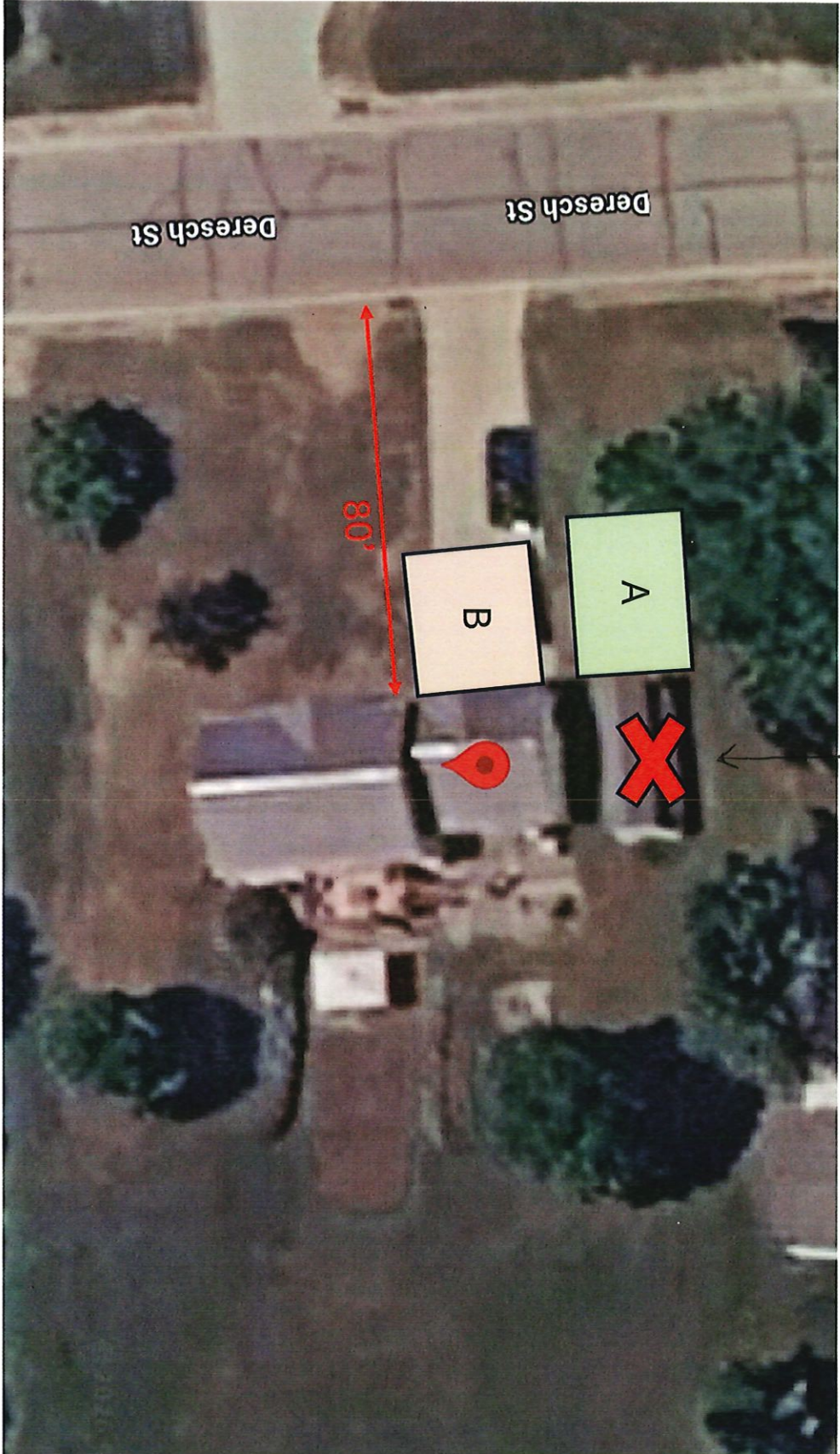
ADJACENT PROPERTY OWNERS:

ACTION OF THE ZONING BOARD OF APPEALS: APPROVED DENIED

SIGNATURE OF CHAIRPERSON OF ZONING BOARD OF APPEALS DATE

915 DERESCH STREET

Non-permanent shed to be removed.

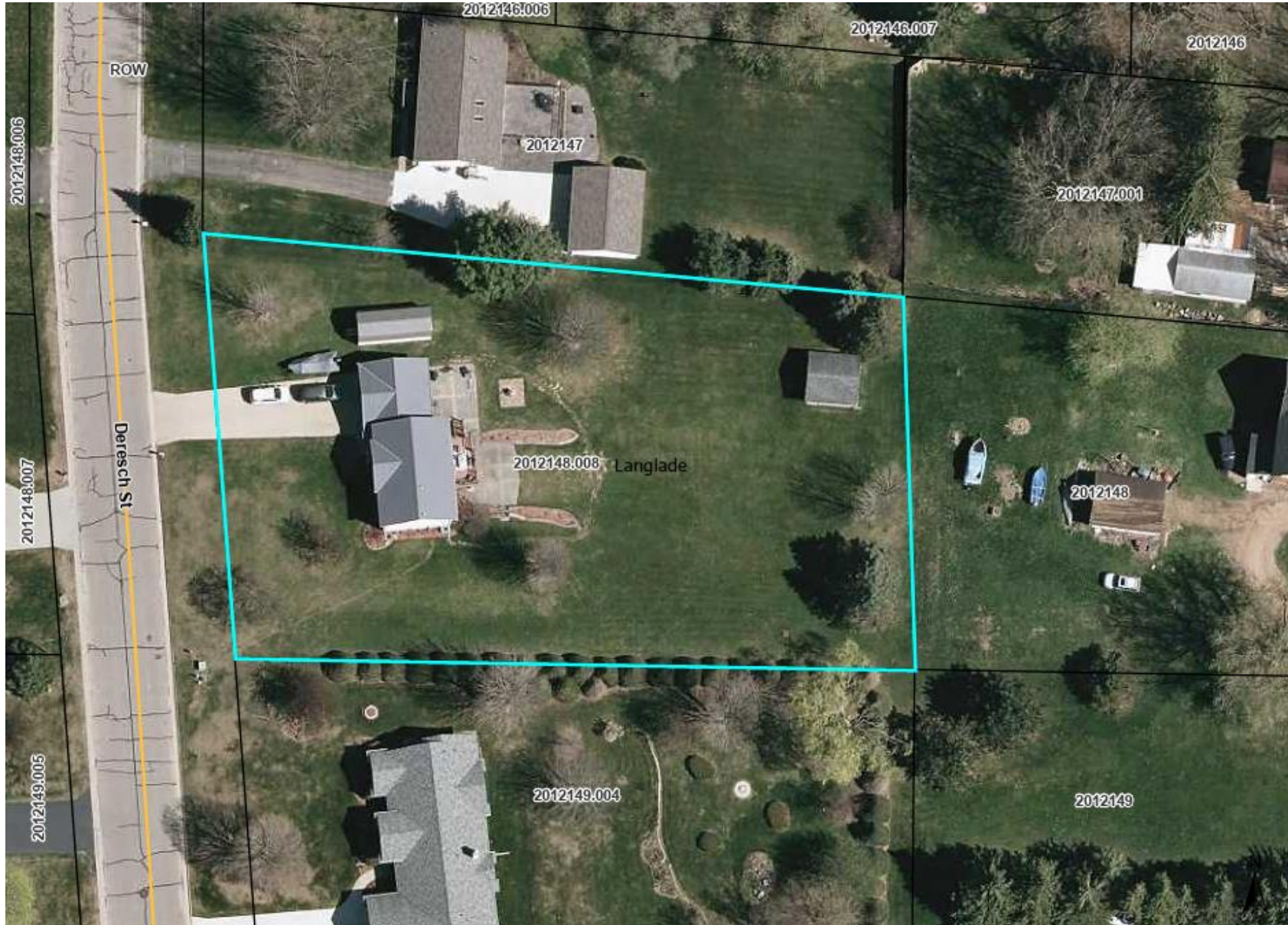


OPTION A - FREESTANDING SECOND GARAGE (SHED REMOVED; SIZE TBD) Max 1050 sq. feet

OPTION B - GARAGE ADDITION (SHED REMOVED; 24x24)

2025 Photo

Created by: null



- Parcels
- Counties
- Parcel Numbers
-  US Highways
-  State Highways
-  County Roads
-  Local Roads
-  Private and Other Roads