



Zoning Board of Appeals Minutes  
March 2, 2021 at 7:00 p.m.  
Virtual Online – WebEx Meeting

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Members Present: Ms. Brenholt, Messrs. Boettcher, Pederson, Nelson

Staff Present: Mr. Petrie

1. Call to Order
2. Roll Call – Chairperson Mr. Boettcher chaired the meeting at 7:00 p.m. Ms. Brenholt, Mr. Nelson, Mr. Pederson and Mr. Boettcher were present virtually online.
3. Mr. Nelson moved to approve the December 8, 2020 minutes. Ms. Brenholt seconded and the motion carried.
4. Open public comment period for items that do not appear on this agenda noted as public hearings or public discussion – None.
5. Election of Officers  
Ms. Brenholt moved for Mr. Boettcher as chairperson. Mr. Pederson seconded and the motion carried.  
Mr. Boettcher moved Mr. Nelson as vice-chairperson. Mr. Pederson seconded and the motion carried.  
Mr. Nelson moved Ms. Brenholt as secretary. Mr. Pederson seconded and the motion carried.
6. #1-2021 – 1000 West Clairemont Avenue  
Mr. Petrie presented a request for a variance to allow a proposed ground sign that encroaches approximately 41 feet into the required 50-foot setback located at 1000 West Clairemont Avenue. The property is zoned C-3P (Community Commercial – Planned Development) and the proposed ground sign would be approximately 15 feet in height, approximately 100 square foot in size. The sign would be located in front of the building and near the trail location along Clairemont Avenue. Stratton Capital Clairemont is the new owner and the redevelopment of the site will be a Tommy’s car wash.  
  
He noted that the former Hardee’s pole sign was near the building; however, it appears that the sign was within an existing easement that runs across the southern portion of the lot. This easement is for the water and sewer lines that run east and west along the Frontage Road of Clairemont Avenue. In addition, the Zoning Board of Appeals have granted variances in similar requests along Clairemont Avenue, the most recent was Caribou Coffee.  
  
Marv Anderson with PDM Construction, 162856 Foxwood Court, Wausau, WI is the project manager for the new Tommy’s car wash. He explained that the owners would prefer a sign along Clairemont Avenue and worked with the staff to determine the best location. He noted that the location was within the setbacks to which this application is required for review.  
  
Mr. Nelson moved to approve the variance with the finding of facts. Seconded by Mr. Pederson and the motion carried.
7. #2-2021 – 3508 Chippewa River Drive  
Mr. Petrie presented a request for a variance located at 3508 Chippewa River Drive to build a new detached garage that encroaches approximately 24 feet into the required 30-foot front yard setback. The property is zoned R-2 (One or Two-Family Residential) and is located along the Chippewa River to the west. The proposed detached garage would be approximately 952 square feet in size and overall height of 18 feet.

He noted that the existing detached garage is approximately 480 square foot in size. The existing shed is approximately 200 square foot in size. This new proposed garage would allow for more storage and to fit two vehicles with the access remaining the same off of Chippewa River Drive. Typically, building code setbacks for a detached garage is 10 feet from a primary home structure and this proposed garage is 12 feet as shown on the site plan.

Geoff Koontz, owner of 3508 Chippewa River Drive, spoke about the proposed project and the need for a large garage at the same setback off of the road. He noted that he went to the neighbors on both sides of his property and received a support letter.

Mr. Nelson moved to approve the variance with the finding of facts. Seconded by Mr. Pederson and the motion carried.

8. Future Agenda Items and Announcements. None.
9. Mr. Boettcher adjourned the meeting at 8:06 p.m.

Mary Brenholt/aks  
Mary Brenholt, Secretary