

MINUTES
WEDNESDAY September 24, 2025 AT 2:30 PM
BOARD OF ADJUSTMENTS
Draft minutes until Committee approved

Meeting called to order at 3:28 PM by Al Sleeter, Chair.

BOARD MEMBERS PRESENT: Al Sleeter, Carol Heise, Elmer Ragen, and Dave Christianson

1. Approval of Agenda
 - a. Change of Sequence
Moved by Heise, seconded by Ragen, to move agenda item 3 ahead of agenda item 2. Motion voted on and carried.
 - b. Removal of Items
Moved by Christianson, seconded by Ragen, to approve the agenda of the business meeting. Motion voted on and carried.
2. Approval of Minutes
 - a. Business Meeting of August 26, 2025
Moved by Heise, seconded by Sleeter to approve the minutes of the business meeting of August 26, 2025. Motion voted and carried.
 - b. Public Hearings of September 24, 2025
 - 1) James & Laura Brill
 - 2) Richard & Nikkie Francois
 - 3) St.Nicks Pines 11 LLC
 - 4) Terror Town Wisconsin LLC
 - 5) Jolly Development LLC
 - 6) Jolly Development LLC
 - 7) Richard & Kristine Vandehei
 - 8) Verton & Carrie Kropf
 - c. Moved by Ragen, seconded by Heise to approve the minutes of the public hearing of August 26, 2025. Motion voted on and carried.
3. After discussion by Pat Virtues about complaints on file from the Town of Pensaukee and neighbors, a hearing will be scheduled on October 29, 2025 at the Pensaukee Town Hall for modification or revocation of the existing Conditional Use Permit. Moved by Christianson, seconded by Heise to hold a public hearing for Nathan & Ruth Yoder to modify or revoke CU-20220030.
4. Public Comments
5. Hearing Dates
 - a. Public Hearings- October 28, 2025 and October 29, 2025
 - b. Business Meeting Date- October 28, 2025
6. Adjournment

Chair Sleeter adjourned meeting at 4:15 PM

Secretary

MINUTES OF HEARING
OCONTO COUNTY BOARD OF ADJUSTMENT
September 24, 2025

OCONTO COUNTY, WISCONSIN
FILING DATE FOR SECTION
59.694(10) STATUTORY PURPOSES
DATE 9-29-25 BY RJ

1. Hearing called to order at 9:10 AM
2. Roll Call: Present: Alan Sleeter, Chair
 Carol Heise, Vice Chair & Secretary
 Elmer Ragen
 Dave Christianson

 Absent: Dave Behrend

Others Present: Gabe Moody, Assistant Zoning Administrator
 James Brill
 Brian Calmes
3. Gabe Moody read the Notice of Public Hearing pertaining to James & Laura Brill's application for Variance from the centerline of the road and from the ordinary high watermark of the Kelly Lake outlet. Location of the property is in Section 6, T29N, R19E, Town of Spruce.
4. Gabe Moody stated that the notice was mailed to the petitioner, DZA for posting, 16 adjacent landowners within approximately 300 feet of the affected parcel, and others on the distribution list. He also made a statement in regard to the Open Meeting Law.
5. Gabe Moody stated that the petition was filed on August 20, 2025. He provided the required notices, application, plot plan and maps.
6. Appearances:
 - A. James Brill appeared and was sworn in. He is the owner of the property and wants a variance to tear down a detached garage. Adding a garage to the home and moving it back 8 feet further. It is dangerous to back out of the garage on to the highway. He bought the property in 2018. Squaring off the corner allows for a change of interior design of the home. Corner is about 3' x 3'.
 - B. Brian Calmes appeared and was sworn in. He is the builder. He states the garage is too close to the road. Asking for a variance to the outlet. Is questioning navigability.
 - C. Gabe Moody appeared and was sworn in. He read the staff report.
7. Correspondence
 - A. Staff Report
 - B. DNR correspondence - opposed
8. Testimony closed at 9:29 AM
9. Deliberation/Discussion: Board discussed Findings of Fact -centerline

James & Laura Brill Public Hearing
September 24, 2025
Page Two

- A. Unique physical limitations- lot size/road location
- B. Harm to public interest- no harm moving garage back from road
- C. Unnecessary hardship- garage location to road, lot size

10. Decision: Moved by Heise, seconded by Christianson, to grant a 40 foot variance from the required 75 foot setback to build 35 feet from the centerline of County Road G.

Roll Call Vote: Christianson, Heise, Ragen, and Sleeter all voting aye, no nays, motion carried.

11. Deliberation/Discussion: Board discussed Findings of Fact -OHWM

- A. Unique physical limitations- lake and stream through lot, small lot
- B. Harm to public interest- no harm; same footprint, mitigation will be used.
- C. Unnecessary hardship- lot size, stream/lake location, centerline setbacks

12. Decision: Moved by Christianson, seconded by Ragen, to grant a 59 foot variance from the required 75 foot setback to build 16 feet from the Kelly Lake Outlet.

Roll Call Vote: Christianson, Heise, Ragen, and Sleeter all voting aye, no nays, motion carried.

13. Hearing adjourned at 9:38 AM


Carol Heise
Secretary


Alan Sleeter
Chair

Gabe Moody
Assistant Zoning Administrator

FINDINGS OF FACT: Having heard the testimony and considered the evidence presented, the Board determines the facts of this case to be:

1. The petitioner is James & Laura Brill, W3111 Kortney Ln., Seymour, WI 54165
2. The petitioner is the owner of record of parcel number 038-3806156 located in Section 6, T29N, R19E, Town of Spruce.
3. The petition for variance was filed with the Board Secretary on August 20, 2025, noticed, as provided for by law, on September 3, 2025 and September 10, 2025, and a public hearing was held by the Oconto County Board of Adjustment on September 24, 2025.
4. The property is zoned Residential Single Family District under the Oconto County Zoning Ordinance which was enacted November 9, 1989.
5. The applicant is requesting a variance under the provisions of Section 26.601 of the Oconto County Shoreland Protection Ordinance.
6. The features of the proposed construction and property that relate to the grant or denial of the application are applicant is requesting a variance from the ordinary high water mark of the Kelly Lake Outlet.

CONCLUSIONS OF LAW: Based upon the above Findings of Fact, the Board concludes that:

The Board has jurisdiction on this matter under the provisions of Section 26.1405 of the Oconto County Shoreland Protection Ordinance.

Variance- The variance does meet all three of the following tests:

1. The variance is required due to physical limitations of the property rather than the circumstances of the appellant because of the lot size and stream/lake setbacks.
2. The variance will not harm the public interest because of stream location. It will be the same footprint and mitigation will be used.
3. Unnecessary Hardship is present because of the lot size and two setbacks to meet.

For an area variance, unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome. The board of adjustment must consider the purpose of the zoning restriction, the zoning restriction's effect on the property, and the short-term, long-term and cumulative effects of a variance on the neighborhood, the community and on the public interests. This standard reflects the new Ziervogel and Waushara County decisions.

DETERMINATION & ORDER: On the basis of the above Findings of Fact, Conclusions of Law and the record herein, the Board determines & orders as follows:

The requested variance consisting of a 59 foot variance from the required 75 foot setback to build 16 feet from the Kelly Lake Outlet is hereby granted.

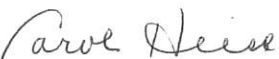
GENERAL CONDITIONS

The granting of this variance does not relieve the applicant of the obligation to obtain sanitary and zoning permits. The zoning administrator is directed to issue a zoning permit incorporating these conditions and certifying by the petitioner/applicants signature that he/she understands and accepts the conditions.

Any privileges granted by this decision and order are subject to the conditions herein stated. Any period of time during which this decision and order is stayed by order of and court or operation of law shall not be counted in determining the time for exercise of the privileges granted.

Revocation. This order may be revoked by the Committee, after notice and opportunity to be heard, for violation of any of the conditions or limitations imposed.

Appeals. This decision may be appealed by a person aggrieved by this decision or by any officer, department, board or bureau of the municipality by filing an action of certiorari with the Circuit Court for Oconto County within 30 days after the filing of this decision. The County assumes no liability and makes no warranty as to the legality of any construction commenced prior to the expiration of this 30 day period. When a floodplain variance is granted the applicant is made aware that the variance may increase risks to life, property and flood insurance premiums could increase up to \$25.00 per \$100.00 of coverage.



Carol Heise, Secretary
Oconto County Board of Adjustment

9-24-25

Date

DATE 9-24-25 BY KA

FINDINGS OF FACT: Having heard all the testimony and considered the entire record herein, the Committee finds the following facts:

1. The petitioner is James & Laura Brill, W3111 Kortney Ln., Seymour, WI 54165
2. The petitioner is the owner of record of parcel number 038-3806156 located in Section 6, T29N, R19E, Town of Spruce.
3. The petition for variance was filed with the Board Secretary on August 20, 2025, noticed, as provided for by law, on September 3, 2025 and September 10, 2025, and a public hearing was held by the Oconto County Board of Adjustment on September 24, 2025.
4. The property is zoned Residential Single Family District under the Oconto County Zoning Ordinance which was enacted November 9, 1989.
5. The applicant is requesting a variance under the provisions of Section 14.3100 of the Oconto County Zoning Ordinance
6. The features of the proposed construction and property that relate to the grant or denial of the application are applicant is requesting a variance from the centerline of the road.

CONCLUSIONS OF LAW: Based upon the above Findings of Fact, the Board concludes that:

The Board has jurisdiction on this matter under the provisions of Section 14.3100 of the Oconto County Zoning Ordinance

Variance- The variance does meet all three of the following tests:

1. The variance is required due to physical limitations of the property rather than the circumstances of the appellant because of lot size and well location.
2. The variance will not harm the public interest because it will improve the vision to the road access from the garage.
3. Unnecessary Hardship is present because of garage location to road and lot size.

For an area variance, unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome. The board of adjustment must consider the purpose of the zoning restriction, the zoning restriction's effect on the property, and the short-term, long-term and cumulative effects of a variance on the neighborhood, the community and on the public interests. This standard reflects the new Ziervogel and Waushara County decisions.

DETERMINATION & ORDER: On the basis of the above Findings of Fact, Conclusions of Law and the record herein, the Board determines & orders as follows:

The requested variance consisting of a 40 foot variance from the required 75 foot setback to build 35 feet from the centerline of County Road G is hereby granted.

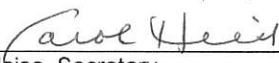
GENERAL CONDITIONS

The granting of this variance does not relieve the applicant of the obligation to obtain sanitary and zoning permits. The zoning administrator is directed to issue a zoning permit incorporating these conditions and certifying by the petitioner/applicants signature that he/she understands and accepts the conditions.

Any privileges granted by this decision and order are subject to the conditions herein stated. Any period of time during which this decision and order is stayed by order of and court or operation of law shall not be counted in determining the time for exercise of the privileges granted.

Revocation. This order may be revoked by the Committee, after notice and opportunity to be heard, for violation of any of the conditions or limitations imposed.

Appeals. This decision may be appealed by a person aggrieved by this decision or by any officer, department, board or bureau of the municipality by filing an action of certiorari with the Circuit Court for Oconto County within 30 days after the filing of this decision. The County assumes no liability and makes no warranty as to the legality of any construction commenced prior to the expiration of this 30 day period. When a floodplain variance is granted the applicant is made aware that the variance may increase risks to life, property and flood insurance premiums could increase up to \$25.00 per \$100.00 of coverage.



Carol Heise, Secretary
Oconto County Board of Adjustment

9-24-2025

Date

MINUTES OF HEARING
OCONTO COUNTY BOARD OF ADJUSTMENT
September 24, 2025

OCONTO COUNTY, WISCONSIN
FILING DATE FOR SECTION
59.694(10) STATUTORY PURPOSES
DATE 9-29-25 BY KB

1. Hearing called to order at 9:39 AM
2. Roll Call: Present: Alan Sleeter, Chair
 Carol Heise, Vice Chair & Secretary
 Elmer Ragen
 Dave Christianson
Absent: Dave Behrend

Others Present: Gabe Moody, Assistant Zoning Administrator
 Nikkie Kinzinger-Francois
 Richard Francois
3. Gabe Moody read the Notice of Public Hearing pertaining to Richard & Nikkie Francois's application for Conditional use permit for a dog boarding and grooming business. Location of the property is in Section 24, T29N, R18E, Town of Maple Valley.
4. Gabe Moody stated that the notice was mailed to the petitioner, DZA for posting, 4 adjacent landowners within approximately 300 feet of the affected parcel, and others on the distribution list. He also made a statement in regard to the Open Meeting Law.
5. Gabe Moody stated that the petition was filed on August 15, 2025. He provided the required notices, application, plot plan and maps.
6. Appearances:
 - A. Richard Francois appeared and was sworn in. He stated he is requesting a conditional use permit for dog boarding and dog grooming. He will dispose of the waste per the DNR, has adequate parking and lighting, will be inspected by AKC and number of dogs will not exceed 25. Will be open by appointment only.
 - B. Gabe Moody appeared and was sworn in. He read the staff report.
7. Correspondence
 - A. Staff Report
 - B. Town Recommendation-Approved
8. Testimony closed at 9:45 AM
9. Deliberation/Discussion: Discussed Conditions.
10. Decision: Moved by Ragen, seconded by Heise, to grant a conditional use permit for a dog boarding and grooming business with the following conditions:
 1. Solid waste must be disposed of per the DNR regulations
 2. Number of dogs onsite not to exceed 25

Richard & Nikkie Francois Public Hearing
September 24, 2025
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3. Adequate parking and lighting
4. To be inspected by AKC

Roll Call Vote: Christianson, Heise, Ragen, and Sleeter all voting aye, no nays, motion carried.

11. Hearing adjourned at 9:47 AM


Carol Heise
Secretary


Alan Sleeter
Chair

Gabe Moody
Assistant Zoning Administrator

NOTICE OF DECISION AND ORDER
OCONTO COUNTY BOARD OF ADJUSTMENT (Chapter 14)

CASE NO: CU-20250015

FINDINGS OF FACT: Having heard all the testimony and considered the entire record herein, the Committee finds the following facts:

1. The petitioner is Richard & Nikkie Francois, 9980 Erikson Rd., Lena, WI 54139
2. The petitioner is the owner of record of parcel number 026-2424011242 located in Section 24, T29N, R18E, Town of Maple Valley.
3. The petition for conditional use permit was filed with the Board Secretary on August 15, 2025, noticed, as provided for by law, on September 3, 2025 and September 10, 2025, and a public hearing was held by the Oconto County Board of Adjustment on September 24, 2025.
4. The property is zoned Forest District under the Oconto County Zoning Ordinance which was enacted November 9, 1989.
5. The applicant is requesting a conditional use under the provisions of Section 14.3100 of the Oconto County Zoning Ordinance
6. The features of the proposed construction and property that relate to the grant or denial of the application are applicant is requesting a conditional use permit for a dog boarding and grooming business.

CONCLUSIONS OF LAW: Based upon the above Findings of Fact, the Board concludes that:

The Board has jurisdiction on this matter under the provisions of Section 14.3100 of the Oconto County Zoning Ordinance

Conditional Use-The application for a conditional use permit does qualify under the criteria of Section 14.1203 (c) of the ordinance.

DETERMINATION & ORDER: On the basis of the above Findings of Fact, Conclusions of Law and the record herein, the Board determines & orders as follows:

The requested conditional use consisting of a dog boarding and grooming business is hereby granted subject to the following conditions/mitigation:

1. Solid waste must be disposed of per the DNR regulations
2. Number of dogs onsite not to exceed 25
3. Adequate parking and lighting
4. To be inspected by AKC

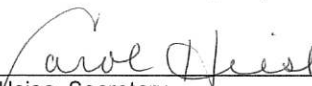
GENERAL CONDITIONS

The granting of this conditional use permit does not relieve the applicant of the obligation to obtain sanitary and zoning permits. The zoning administrator is directed to issue a zoning permit incorporating these conditions and certifying by the petitioner/applicants signature that he/she understands and accepts the conditions.

Any privileges granted by this decision and order are subject to the conditions herein stated. Any period of time during which this decision and order is stayed by order of and court or operation of law shall not be counted in determining the time for exercise of the privileges granted.

Revocation. This order may be revoked by the Committee, after notice and opportunity to be heard, for violation of any of the conditions or limitations imposed.

Appeals. This decision may be appealed by a person aggrieved by this decision or by any officer, department, board or bureau of the municipality by filing an action of certiorari with the Circuit Court for Oconto County within 30 days after the filing of this decision. The County assumes no liability and makes no warranty as to the legality of any construction commenced prior to the expiration of this 30 day period. When a floodplain variance is granted the applicant is made aware that the variance may increase risks to life, property and flood insurance premiums could increase up to \$25.00 per \$100.00 of coverage.


Carol Heise, Secretary
Oconto County Board of Adjustment

9-24-2025
Date

MINUTES OF HEARING
OCONTO COUNTY BOARD OF ADJUSTMENT
September 24, 2025

OCONTO COUNTY, WISCONSIN
FILING DATE FOR SECTION
59.694(10) STATUTORY PURPOSES
DATE 9-27-25 BY KJ

1. Hearing called to order at 10:25 AM
2. Roll Call: Present: Alan Sleeter, Chair
 Carol Heise, Vice Chair & Secretary
 Elmer Ragen
 Dave Christianson

 Absent: Dave Behrend

Others Present: Gabe Moody, Assistant Zoning Administrator
 Jon Pieper
3. Gabe Moody read the Notice of Public Hearing pertaining to St. Nicks Pines 11 LLC's application for Conditional use permit to operate a vending store for Primal Eats and amend existing conditional use permit conditions for operating a shooting range with skeet shooting. Location of the property is in Section 29, T28N, R17E, Town of Underhill.
4. Gabe Moody stated that the notice was mailed to the petitioner, DZA for posting, 3 adjacent landowners within approximately 300 feet of the affected parcel, and others on the distribution list. He also made a statement in regard to the Open Meeting Law.
5. Gabe Moody stated that the petition was filed on August 12, 2025. He provided the required notices, application, plot plan and maps.
6. Appearances:
 - A. Jon Pieper appeared and was sworn in. He wants a Conditional Use Permit to operate a vending store. He would have 11-13 vending machines and can pay by credit card to purchase Primal Eats foods. Building will not be manned. He has adequate lighting and room for 18 vehicles with parking. Approaches will be perpendicular to County Highway. He has security cameras. He also wants to add skeet shooting to the Conditional Use Permit. The shooting range will be for customers of Apple Creek only. Has onsite generator. No bathrooms needed; lodge restrooms available if needed.
 - B. Gabe Moody appeared and was sworn in. He read the staff report.
7. Correspondence
 - A. Staff Report
 - B. Town recommendation – in favor with conditions
8. Testimony closed at 10:40 AM
9. Deliberation/Discussion: Discussed conditions.


St.Nicks Pines 11 LLC Public Hearing
September 24, 2025
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10. Decision: Moved by Christianson, seconded by Ragen, to grant a conditional use permit to operate a vending store for Primal Eats and to amend an existing conditional use permit conditions for operating a shooting range with skeet shooting with the following conditions:

1. Vending hours 24/7, 365 days a year / Private shooting range hours 24/7, 365 days a year, daylight until 10 pm
2. No restrooms furnished - Restrooms at Lodge
3. Adequate parking
4. Adequate lighting
5. Entrance & exit drives must be perpendicular to County R
6. No alcoholic beverages allowed
7. Berms are required for skeet shooting
8. Private range signs must be posted

Roll Call Vote: Christianson, Heise, Ragen, and Sleeter all voting aye, no nays, motion carried.

11. Hearing adjourned at 10:41 AM


Carol Heise
Secretary


Alan Sleeter
Chair

Gabe Moody
Assistant Zoning Administrator

NOTICE OF DECISION AND ORDER
OCONTO COUNTY BOARD OF ADJUSTMENT (Chapter 14)

CASE NO: CU-20250014

FINDINGS OF FACT: Having heard all the testimony and considered the entire record herein, the Committee finds the following facts:

1. The petitioner is St. Nicks Pines 11 LLC, 5383 County Rd. R, Gillett, WI 54124
2. The petitioner is the owner of record of parcel number 044-292901844 located in the SE ¼, SE ¼, Section 29, T28N, R17E, Town of Underhill.
3. The petition for conditional use permit was filed with the Board Secretary on August 12, 2025, noticed, as provided for by law, on September 3, 2025 and September 10, 2025, and a public hearing was held by the Oconto County Board of Adjustment on September 24, 2025.
4. The property is zoned Forest District under the Oconto County Zoning Ordinance which was enacted November 9, 1989.
5. The applicant is requesting a conditional use under the provisions of Section 14.3100 of the Oconto County Zoning Ordinance
6. The features of the proposed construction and property that relate to the grant or denial of the application are applicant is requesting a conditional use permit to amend existing conditional use permit conditions for operating a shooting range with skeet shooting.

CONCLUSIONS OF LAW: Based upon the above Findings of Fact, the Board concludes that:

The Board has jurisdiction on this matter under the provisions of Section 14.3100 of the Oconto County Zoning Ordinance

Conditional Use-The application for a conditional use permit does qualify under the criteria of Section 14.1703 of the ordinance.

DETERMINATION & ORDER: On the basis of the above Findings of Fact, Conclusions of Law and the record herein, the Board determines & orders as follows:

The requested conditional use consisting of a permit to operate a vending store for Primal Eats and amend existing conditional use permit conditions for operating a shooting range with skeet shooting is hereby granted subject to the following conditions/mitigation:

1. Vending hours 24/7, 365 days a year / Private shooting range hours 24/7, 365 days a year, daylight until 10 pm
2. No restrooms furnished - Restrooms at Lodge
3. Adequate parking
4. Adequate lighting
5. Entrance & exit drives must be perpendicular to County R
6. No alcoholic beverages allowed
7. Berms are required for skeet shooting
8. Private range signs must be posted

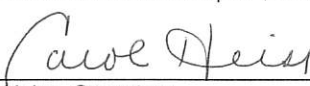
GENERAL CONDITIONS

The granting of this conditional use permit does not relieve the applicant of the obligation to obtain sanitary and zoning permits. The zoning administrator is directed to issue a zoning permit incorporating these conditions and certifying by the petitioner/applicants signature that he/she understands and accepts the conditions.

Any privileges granted by this decision and order are subject to the conditions herein stated. Any period of time during which this decision and order is stayed by order of and court or operation of law shall not be counted in determining the time for exercise of the privileges granted.

Revocation. This order may be revoked by the Committee, after notice and opportunity to be heard, for violation of any of the conditions or limitations imposed.

Appeals. This decision may be appealed by a person aggrieved by this decision or by any officer, department, board or bureau of the municipality by filing an action of certiorari with the Circuit Court for Oconto County within 30 days after the filing of this decision. The County assumes no liability and makes no warranty as to the legality of any construction commenced prior to the expiration of this 30 day period. When a floodplain variance is granted the applicant is made aware that the variance may increase risks to life, property and flood insurance premiums could increase up to \$25.00 per \$100.00 of coverage.



Carol Heise, Secretary
Oconto County Board of Adjustment

9-24-2025

Date

MINUTES OF HEARING
OCONTO COUNTY BOARD OF ADJUSTMENT
September 24, 2025

OCONTO COUNTY, WISCONSIN
FILING DATE FOR SECTION
59.694(10) STATUTORY PURPOSES
DATE 9-29-25 BY KJ

1. Hearing called to order at 11:40 AM
2. Roll Call: Present: Alan Sleeter, Chair
 Carol Heise, Vice Chair & Secretary
 Elmer Ragen
 Dave Christianson
Absent: Dave Behrend

Others Present: Gabe Moody, Assistant Zoning Administrator
 Laura Rost
 Randall Wolff
3. Gabe Moody read the Notice of Public Hearing pertaining to Terror Town Wisconsin LLC's application for To amend an existing conditional use permit for a paintball course business. Location of the property is in Section 20, T26N, R20E, Town of Little Suamico.
4. Gabe Moody stated that the notice was mailed to the petitioner, DZA for posting, 7 adjacent landowners within approximately 300 feet of the affected parcel, and others on the distribution list. He also made a statement in regard to the Open Meeting Law.
5. Gabe Moody stated that the petition was filed on August 22, 2025. He provided the required notices, application, plot plan and maps.
6. Appearances:
 - A. Randall Wolff appeared and was sworn in. He stated he is requesting to expand his conditional use permit to include a haunted house business. The previous owners did not need a conditional use permit at the time and now it is required. They are open to the public 9 nights in a row for their haunted attraction. Hours are 6 AM- 12 AM with ticket sales ending at 10 PM. Parking will be controlled so costumers cannot park in the neighbor's driveway. In the future the haunted attraction may be more than 9 days. May also expand the signage in the future, will consult with zoning when the time comes.
 - B. Gabe Moody appeared and was sworn in. He read the staff report.
7. Correspondence
 - A. Staff Report
 - B. Town Recommendation- Approved
8. Testimony closed at 11:51 AM
9. Deliberation/Discussion: Discussed conditions
10. Decision: Moved by Ragen, seconded by Christianson, to grant a conditional use permit to amend an existing conditional use permit for a paintball course with the following conditions:

Terror Town Wisconsin LLC Public Hearing
September 24, 2025
Page Two

1. Hours for haunted attraction 6AM-12AM, ticket sales ending at 10PM
2. Controlled parking in neighboring driveways
3. Contact zoning office for any signage changes
4. Must obtain all State, Federal and Local approvals, permits and licenses

Roll Call Vote: Christianson, Heise, Ragen, and Sleeter all voting aye, no nays, motion carried.

11. Hearing adjourned at 11:54 AM



Carol Heise
Secretary



Alan Sleeter
Chair

Gabe Moody
Assistant Zoning Administrator

NOTICE OF DECISION AND ORDER
OCONTO COUNTY BOARD OF ADJUSTMENT (Chapter 14)

CASE NO: CU-20250018

FINDINGS OF FACT: Having heard all the testimony and considered the entire record herein, the Committee finds the following facts:

1. The petitioner is Terror Town Wisconsin LLC, 10444 Buelow Rd., Amherst, WI 54406
2. The petitioner is the owner of record of parcel number 024-041000311C & 024-041000412 located in the 10 ¼, 26 ¼, Section 20, T26N, R20E, Town of Little Suamico.
3. The petition for conditional use permit was filed with the Board Secretary on August 22, 2025, noticed, as provided for by law, on September 3, 2025 and September 10, 2025, and a public hearing was held by the Oconto County Board of Adjustment on September 24, 2025.
4. The property is zoned General Commercial District & Park & Rec District under the Oconto County Zoning Ordinance which was enacted November 9, 1989.
5. The applicant is requesting a **conditional use** under the provisions of Section 14.3100 of the Oconto County Zoning Ordinance
6. The features of the proposed construction and property that relate to the grant or denial of the application are applicant is requesting to amend an existing a conditional use permit for a paintball course.

CONCLUSIONS OF LAW: Based upon the above Findings of Fact, the Board concludes that:

The Board has jurisdiction on this matter under the provisions of Section 14.3100 of the Oconto County Zoning Ordinance

Conditional Use-The application for a conditional use permit **does** qualify under the criteria of Section 14.1803(D) of the ordinance.

DETERMINATION & ORDER: On the basis of the above Findings of Fact, Conclusions of Law and the record herein, the Board determines & orders as follows:

The requested **conditional use** consisting of amending an existing conditional use permit for a paintball course business is hereby **granted** subject to the following conditions/mitigation:

1. Hours for haunted attraction 6AM-12AM, ticket sales ending at 10PM
2. Controlled parking in neighboring driveways
3. Contact zoning office for any signage changes
4. Must obtain all State, Federal and Local approvals, permits and licenses

GENERAL CONDITIONS

The granting of this conditional use permit does not relieve the applicant of the obligation to obtain sanitary and zoning permits. The zoning administrator is directed to issue a zoning permit incorporating these conditions and certifying by the petitioner/applicants signature that he/she understands and accepts the conditions.

Any privileges granted by this decision and order are subject to the conditions herein stated. Any period of time during which this decision and order is stayed by order of and court or operation of law shall not be counted in determining the time for exercise of the privileges granted.

Revocation. This order may be revoked by the Committee, after notice and opportunity to be heard, for violation of any of the conditions or limitations imposed.

Appeals. This decision may be appealed by a person aggrieved by this decision or by any officer, department, board or bureau of the municipality by filing an action of certiorari with the Circuit Court for Oconto County within 30 days after the filing of this decision. The County assumes no liability and makes no warranty as to the legality of any construction commenced prior to the expiration of this 30 day period. When a floodplain variance is granted the applicant is made aware that the variance may increase risks to life, property and flood insurance premiums could increase up to \$25.00 per \$100.00 of coverage.



Carol Heise, Secretary
Oconto County Board of Adjustment

9/24/2025

Date

MINUTES OF HEARING
OCONTO COUNTY BOARD OF ADJUSTMENT
September 24, 2025

OCONTO COUNTY, WISCONSIN
FILING DATE FOR SECTION
59.694(10) STATUTORY PURPOSES
DATE 9-24-25 BY KH

1. Hearing called to order at 11:59 AM
2. Roll Call: Present: Alan Sleeter, Chair
 Carol Heise, Vice Chair & Secretary
 Elmer Ragen
 Dave Christianson
Absent: Dave Behrend

Others Present: Gabe Moody, Assistant Zoning Administrator
 David Jolly
 Debra Jolly
 Terrie Gokey
 Dennis Ferdon
 Lindze Gokey
3. Gabe Moody read the Notice of Public Hearing pertaining to Jolly Development LLC's application for Variance from the both centerlines of the road and the vision clearance triangle for a storage building. Location of the property is in Section 27, T27N, R20E, Town of Abrams.
4. Gabe Moody stated that the notice was mailed to the petitioner, DZA for posting, 22 adjacent landowners within approximately 300 feet of the affected parcel, and others on the distribution list. He also made a statement in regard to the Open Meeting Law.
5. Gabe Moody stated that the petition was filed on August 18, 2025. He provided the required notices, application, plot plan and maps.
6. Appearances:
 - A. David Jolly appeared and was sworn in. He stated he is requesting a variance to W Railroad St. Originally the request was also for a variance from Cedar St. and the vision clearance triangle, but the building will be moved more north so that those variances will not be needed. The building would be placed 55 feet from the centerline of W Railroad St. The entrance will be from Cedar St. The color of the building will match the feed mill, and the existing pavement will be removed. The building size proposed is 120'X30' but may be smaller and will be for storage only.
 - B. Gabe Moody appeared and was sworn in. He read the staff report.
7. Correspondence
 - A. Staff Report
 - B. Email from Gokey in opposition
8. Testimony closed at 12:12 PM
9. Deliberation/Discussion: Board discussed Findings of Fact -centerline W. Railroad St.

Jolly Development LLC Public Hearing-VA
September 24, 2025
Page Two

- A. Unique physical limitation- multiple roads, vision clearance triangle lot location and size
- B. Harm to public interest- no harm to the public interest
- C. Unnecessary hardship- can't build or use property without a variance

10. Decision: Moved by Heise, seconded by Ragen, to grant a 8 foot variance from the required 63 foot setback to build 55 feet from the centerline of W. Railroad St.

Roll Call Vote: Christianson, Heise, Ragen, and Sleeter all voting aye, no nays, motion carried.

11. Hearing adjourned at 12:18 PM


Carol Heise
Secretary


Alan Sleeter
Chair

Gabe Moody
Assistant Zoning Administrator

DATE 9-29-25 BY KR

NOTICE OF DECISION AND ORDER
OCONTO COUNTY BOARD OF ADJUSTMENT (Chapter 14)

CENTERLINE of W. Railroad St.
CASE NO: VA-20250019

FINDINGS OF FACT: Having heard all the testimony and considered the entire record herein, the Committee finds the following facts:

1. The petitioner is Jolly Development LLC, 5761 County Rd. D, Abrams, WI 54101
2. The petitioner is the owner of record of parcel number 002-332702534B located in the SE ¼, SW ¼, Section 27, T27N, R20E, Town of Abrams.
3. The petition for conditional use variance was filed with the Board Secretary on August 18, 2025, noticed, as provided for by law, on September 3, 2025 and September 10, 2025, and a public hearing was held by the Oconto County Board of Adjustment on September 24, 2025.
4. The property is zoned Restricted Commercial District under the Oconto County Zoning Ordinance which was enacted November 9, 1989.
5. The applicant is requesting a variance under the provisions of Section 14.3100 of the Oconto County Zoning Ordinance
6. The features of the proposed construction and property that relate to the grant or denial of the application are applicant is requesting a variance from the centerline of W. Railroad St.

CONCLUSIONS OF LAW: Based upon the above Findings of Fact, the Board concludes that:

The Board has jurisdiction on this matter under the provisions of Section 14.3100 of the Oconto County Zoning Ordinance

Variance- The variance does meet all three of the following tests:

1. The variance is required due to physical limitations of the property rather than the circumstances of the appellant because of multiple roads, vision clearance triangle and size.
2. The variance will not harm the public interest because there is no impact.
3. Unnecessary Hardship is present because you can't build or use the property without a variance.

For an area variance, unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome. The board of adjustment must consider the purpose of the zoning restriction, the zoning restriction's effect on the property, and the short-term, long-term and cumulative effects of a variance on the neighborhood, the community and on the public interests. This standard reflects the new Ziervogel and Waushara County decisions.

DETERMINATION & ORDER: On the basis of the above Findings of Fact, Conclusions of Law and the record herein, the Board determines & orders as follows:

The requested variance consisting of a 8 foot variance from the required 63 foot setback to build 55 feet from the centerline of W. Railroad St. is hereby granted.

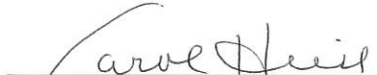
GENERAL CONDITIONS

The granting of this variance does not relieve the applicant of the obligation to obtain sanitary and zoning permits. The zoning administrator is directed to issue a zoning permit incorporating these conditions and certifying by the petitioner/applicants signature that he/she understands and accepts the conditions.

Any privileges granted by this decision and order are subject to the conditions herein stated. Any period of time during which this decision and order is stayed by order of and court or operation of law shall not be counted in determining the time for exercise of the privileges granted.

Revocation. This order may be revoked by the Committee, after notice and opportunity to be heard, for violation of any of the conditions or limitations imposed.

Appeals. This decision may be appealed by a person aggrieved by this decision or by any officer, department, board or bureau of the municipality by filing an action of certiorari with the Circuit Court for Oconto County within 30 days after the filing of this decision. The County assumes no liability and makes no warranty as to the legality of any construction commenced prior to the expiration of this 30 day period. When a floodplain variance is granted the applicant is made aware that the variance may increase risks to life, property and flood insurance premiums could increase up to \$25.00 per \$100.00 of coverage.


Carol Heise, Secretary
Oconto County Board of Adjustment

9-24-2025
Date

MINUTES OF HEARING
OCONTO COUNTY BOARD OF ADJUSTMENT
September 24, 2025

OCONTO COUNTY, WISCONSIN
FILING DATE FOR SECTION
59.694(10) STATUTORY PURPOSES
DATE 9-29-25 BY KJ

1. Hearing called to order at 12:23 PM
2. Roll Call: Present: Alan Sleeter, Chair
 Carol Heise, Vice Chair & Secretary
 Elmer Ragen
 Dave Christianson

Absent: Dave Behrend

Others Present: Gabe Moody, Assistant Zoning Administrator
 David Jolly
 Debra Jolly
 Lindze Gokey
 Terrie Gokey
 Dennis Ferdon
3. Gabe Moody read the Notice of Public Hearing pertaining to Jolly Development LLC's application for Conditional Use Permit for a storage building. Location of the property is in Section 27, T27N, R20E, Town of Abrams.
4. Gabe Moody stated that the notice was mailed to the petitioner, DZA for posting, 22 adjacent landowners within approximately 300 feet of the affected parcel, and others on the distribution list. He also made a statement in regard to the Open Meeting Law.
5. Gabe Moody stated that the petition was filed on August 18, 2025. He provided the required notices, application, plot plan and maps.
6. Appearances:
 - A. David Jolly appeared and was sworn in. He wants a Condition Use permit for a storage building near the site of the old storage building. Maximun size will be 120 x 30. No hazardous waste. No business operations out of building. Will install cutoff lighting.
 - B. Dennis Ferdon appeared and was sworn in. He explained the reason that the Town postponed. They wanted a better site plan.
 - C. Gabe Moody appeared and was sworn in. He read the staff report.
7. Correspondence
 - A. Staff Report
 - B. Town recommendation – Plan commission approved
8. Testimony closed at 12:36 PM

Jolly Development LLC Public Hearing-CU
September 24, 2025
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9. Deliberation/Discussion: Discussed Conditions.

10. Decision: Moved by Christianson, seconded by Sleeter, to grant a conditional use permit for a storage building with the following conditions:

1. No hazardous waste
2. No living quarters
3. No business operated from building
4. No outside storage – long term
5. Cut off lighting installed

Roll Call Vote: Christianson, Heise, Ragen, and Sleeter all voting aye, no nays, motion carried.

11. Hearing adjourned at 12:38 PM


Carol Heise
Secretary


Alan Sleeter
Chair

Gabe Moody
Assistant Zoning Administrator

NOTICE OF DECISION AND ORDER
OCONTO COUNTY BOARD OF ADJUSTMENT (Chapter 14)

CASE NO: CU-20250016

FINDINGS OF FACT: Having heard all the testimony and considered the entire record herein, the Committee finds the following facts:

1. The petitioner is Jolly Development LLC, 5761 County Rd. D, Abrams, WI 54101
2. The petitioner is the owner of record of parcel number 002-33702534B located in the SE ¼, SW ¼, Section 27, T27N, R20E, Town of Abrams.
3. The petition for conditional use permit/variance was filed with the Board Secretary on August 18, 2025, noticed, as provided for by law, on September 3, 2025 and September 10, 2025, and a public hearing was held by the Oconto County Board of Adjustment on September 24, 2025.
4. The property is zoned Restricted Commercial District under the Oconto County Zoning Ordinance which was enacted November 9, 1989.
5. The applicant is requesting a conditional use under the provisions of Section 14.3100 of the Oconto County Zoning Ordinance
6. The features of the proposed construction and property that relate to the grant or denial of the application are applicant is requesting a conditional use permit for a storage building.

CONCLUSIONS OF LAW: Based upon the above Findings of Fact, the Board concludes that:

The Board has jurisdiction on this matter under the provisions of Section 14.3100 of the Oconto County Zoning Ordinance

Conditional Use: The application for a conditional use permit does qualify under the criteria of Section 14.1703 of the ordinance.

DETERMINATION & ORDER: On the basis of the above Findings of Fact, Conclusions of Law and the record herein, the Board determines & orders as follows:

The requested conditional use consisting of a conditional use permit for a storage building is hereby granted subject to the following conditions/mitigation:

1. No hazardous waste
2. No living quarters
3. No business operated from building
4. No outside storage – long term
5. Cut off lighting installed

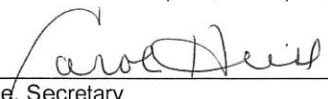
GENERAL CONDITIONS

The granting of this conditional use permit does not relieve the applicant of the obligation to obtain sanitary and zoning permits. The zoning administrator is directed to issue a zoning permit incorporating these conditions and certifying by the petitioner/applicants signature that he/she understands and accepts the conditions.

Any privileges granted by this decision and order are subject to the conditions herein stated. Any period of time during which this decision and order is stayed by order of and court or operation of law shall not be counted in determining the time for exercise of the privileges granted.

Revocation. This order may be revoked by the Committee, after notice and opportunity to be heard, for violation of any of the conditions or limitations imposed.

Appeals. This decision may be appealed by a person aggrieved by this decision or by any officer, department, board or bureau of the municipality by filing an action of certiorari with the Circuit Court for Oconto County within 30 days after the filing of this decision. The County assumes no liability and makes no warranty as to the legality of any construction commenced prior to the expiration of this 30 day period. When a floodplain variance is granted the applicant is made aware that the variance may increase risks to life, property and flood insurance premiums could increase up to \$25.00 per \$100.00 of coverage.



Carol Heise, Secretary
Oconto County Board of Adjustment

9-24-2025

Date

MINUTES OF HEARING
OCONTO COUNTY BOARD OF ADJUSTMENT
September 24, 2025

OCONTO COUNTY, WISCONSIN
FILING DATE FOR SECTION
59.694(10) STATUTORY PURPOSES
DATE 9-29-25 BY KJ

1. Hearing called to order at 2:37 PM
2. Roll Call: Present: Alan Sleeter, Chair
 Carol Heise, Vice Chair & Secretary
 Elmer Ragen
 Dave Christianson

 Absent: Dave Behrend

Others Present: Gabe Moody, Assistant Zoning Administrator
 Richard VandeHei
 Kristine VandeHei
3. Gabe Moody read the Notice of Public Hearing pertaining to Richard & Kristine Vandehei's application for Variance from the centerline of the road for a garage. Location of the property is in Section 34, T27N, R21E, Town of Pensaukee.
4. Gabe Moody stated that the notice was mailed to the petitioner, DZA for posting, 9 adjacent landowners within approximately 300 feet of the affected parcel, and others on the distribution list. He also made a statement in regard to the Open Meeting Law.
5. Gabe Moody stated that the petition was filed on August 14, 2025. He provided the required notices, application, plot plan and maps.
6. Appearances:
 - A. Richard VandeHei appeared and was sworn in. He wants a variance from the centerline of the road to build a 30 x 32 garage. He is in the floodplain so has to fill to at or above 100-year floodplain. The original size of the garage was 24 x 28. House is at 591. He is requesting a 7-foot variance to build 56 feet from the centerline of the road.
 - B. Gabe Moody appeared and was sworn in. He read the staff report.
7. Correspondence
 - A. Staff Report
8. Testimony closed at 2:45 PM
9. Deliberation/Discussion: Board discussed Findings of Fact -Centerline
 - A. Unique physical limitation- Flood plain regulations, size of lot and road location
 - B. Harm to public interest- none - far enough back for snow removal
 - C. Unnecessary hardship- Wisconsin winters require garage

Richard & Kristine Vandehei Public Hearing
September 24, 2025
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10. Decision: Moved by Heise, seconded by Ragen, to grant a 7 foot variance from the required 63 foot setback to build 56 feet from the centerline of the road.

Roll Call Vote: Christianson, Heise, Ragen, and Sleeter all voting aye, no nays, motion carried.

11. Hearing adjourned at 2:50 PM


Carol Heise
Secretary


Alan Sleeter
Chair

Gabe Moody
Assistant Zoning Administrator

NOTICE OF DECISION AND ORDER
OCONTO COUNTY BOARD OF ADJUSTMENT (Chapter 14)

CASE NO: VA-20250018

FINDINGS OF FACT: Having heard all the testimony and considered the entire record herein, the Committee finds the following facts:

1. The petitioner is Richard & Kristine Vandehei, 1260 S. Pine Tree Rd., DePere, WI 54115
2. The petitioner is the owner of record of parcel number 034-42340102L located in Section 34, T27N, R21E, Town of Pensaukee.
3. The petition for variance was filed with the Board Secretary on August 14, 2025, noticed, as provided for by law, on September 3, 2025 and September 10, 2025, and a public hearing was held by the Oconto County Board of Adjustment on September 24, 2025.
4. The property is zoned Residential Single Family District under the Oconto County Zoning Ordinance which was enacted November 9, 1989.
5. The applicant is requesting a **variance** under the provisions of Section 14.3100 of the Oconto County Zoning Ordinance
6. The features of the proposed construction and property that relate to the grant or denial of the application are applicant is requesting a variance from the centerline of the road.

CONCLUSIONS OF LAW: Based upon the above Findings of Fact, the Board concludes that:

The Board has jurisdiction on this matter under the provisions of Section 14.3100 of the Oconto County Zoning Ordinance

Variance- The variance **does** meet all three of the following tests:

1. The variance is required due to physical limitations of the property rather than the circumstances of the appellant because of lot size, configuration and road location.
2. The variance will not harm the public interest because it is far enough back for snow removal.
3. Unnecessary Hardship is present because a need for a garage with Wisconsin winters.

For an area variance, unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome. The board of adjustment must consider the purpose of the zoning restriction, the zoning restriction's effect on the property, and the short-term, long-term and cumulative effects of a variance on the neighborhood, the community and on the public interests. This standard reflects the new Ziervogel and Waushara County decisions.

DETERMINATION & ORDER: On the basis of the above Findings of Fact, Conclusions of Law and the record herein, the Board determines & orders as follows:

The requested **variance** consisting of a 7 foot variance from the required 63 foot setback to build 56 feet from the centerline of the road **is hereby granted.**

GENERAL CONDITIONS

The granting of this variance does not relieve the applicant of the obligation to obtain sanitary and zoning permits. The zoning administrator is directed to issue a zoning permit incorporating these conditions and certifying by the petitioner/applicants signature that he/she understands and accepts the conditions.

Any privileges granted by this decision and order are subject to the conditions herein stated. Any period of time during which this decision and order is stayed by order of and court or operation of law shall not be counted in determining the time for exercise of the privileges granted.

Revocation. This order may be revoked by the Committee, after notice and opportunity to be heard, for violation of any of the conditions or limitations imposed.

Appeals. This decision may be appealed by a person aggrieved by this decision or by any officer, department, board or bureau of the municipality by filing an action of certiorari with the Circuit Court for Oconto County within 30 days after the filing of this decision. The County assumes no liability and makes no warranty as to the legality of any construction commenced prior to the expiration of this 30 day period. When a floodplain variance is granted the applicant is made aware that the variance may increase risks to life, property and flood insurance premiums could increase up to \$25.00 per \$100.00 of coverage.



Carol Heise, Secretary
Oconto County Board of Adjustment

9-24-2025

Date

MINUTES OF HEARING
OCONTO COUNTY BOARD OF ADJUSTMENT
September 24, 2025

OCONTO COUNTY, WISCONSIN
FILING DATE FOR SECTION
59.694(10) STATUTORY PURPOSES
DATE 9-29-25 BY KJ

1. Hearing called to order at 2:52 PM
2. Roll Call: Present: Alan Sleeter, Chair
 Carol Heise, Vice Chair & Secretary
 Elmer Ragen
 Dave Christianson

 Absent: Dave Behrend

Others Present: Gabe Moody, Assistant Zoning Administrator
 Verton Kropf
 Carrie Kropf
3. Gabe Moody read the Notice of Public Hearing pertaining to Verton & Carrie Kropf's application for Conditional use permit for a tire business. Location of the property is in Section 09, T28N, R21E, Town of Oconto.
4. Gabe Moody stated that the notice was mailed to the petitioner, DZA for posting, 6 adjacent landowners within approximately 300 feet of the affected parcel, and others on the distribution list. He also made a statement in regard to the Open Meeting Law.
5. Gabe Moody stated that the petition was filed on August 21, 2025. He provided the required notices, application, plot plan and maps.
6. Appearances:
 - A. Verton Kropf appeared and was sworn in. He stated he is requesting a conditional use permit for a tire business to serve neighborhood farmers, etc. There is one part time employee that they take the old tires to Green Bay to recycle. Calcium chloride is reclaimed in bigger tractor tires. He also has a small repair shop and recycles used oil. Hours of operation are 8AM-6PM, Monday-Friday, 8AM-12:30PM on Saturdays. The state building inspector is helping him with ADA compliance. An engineer is working on a plan. There is lighting on all sides of the building.
 - B. Gabe Moody appeared and was sworn in. He read the staff report.
7. Correspondence
 - A. Staff Report
 - B. Town recommendation - approved
8. Testimony closed at 3:01 PM
9. Deliberation/Discussion: Discussed conditions.
10. Decision: Moved by Christianson, seconded by Sleeter, to grant a conditional use permit for a tire business with the following conditions:


Verton & Carrie Kropf Public Hearing
September 24, 2025
Page Two

1. Hours of operation Monday- Friday, 8AM-6PM & Saturday 8AM-12:30PM
2. Proper disposal of tires & waste
3. Signage must be compliant with Oconto County Ordinance
4. Adequate lighting
5. Must obtain all Local, State & Federal approvals, permits & licenses
6. Restroom must be ADA compliant

Roll Call Vote: Christianson, Heise, Ragen, and Sleeter all voting aye, no nays, motion carried.

11. Hearing adjourned at 3:05 PM


Carol Heise
Secretary


Alan Sleeter
Chair

Gabe Moody
Assistant Zoning Administrator

NOTICE OF DECISION AND ORDER
OCONTO COUNTY BOARD OF ADJUSTMENT (Chapter 14)

CASE NO: CU-20250017

FINDINGS OF FACT: Having heard all the testimony and considered the entire record herein, the Committee finds the following facts:

1. The petitioner is Verton & Carrie Kropf, 6822 Cream City Rd., Oconto, WI 54153
2. The petitioner is the owner of record of parcel number 030-090900212B located in the NW ¼, NE ¼, Section 09, T28N, R21E, Town of Oconto.
3. The petition for conditional use permit was filed with the Board Secretary on August 21, 2025, noticed, as provided for by law, on September 3, 2025 and September 10, 2025, and a public hearing was held by the Oconto County Board of Adjustment on September 24, 2025.
4. The property is zoned Restricted Commercial District under the Oconto County Zoning Ordinance which was enacted November 9, 1989.
5. The applicant is requesting a **conditional use** under the provisions of Section 14.3100 of the Oconto County Zoning Ordinance
6. The features of the proposed construction and property that relate to the grant or denial of the application are applicant is requesting a conditional use permit for a tire business.

CONCLUSIONS OF LAW: Based upon the above Findings of Fact, the Board concludes that:

Conditional Use-The application for a conditional use permit does qualify under the criteria of Section 14.1703 of the ordinance.

DETERMINATION & ORDER: On the basis of the above Findings of Fact, Conclusions of Law and the record herein, the Board determines & orders as follows:

The requested **conditional use** consisting of a tire business is hereby **granted** subject to the following conditions/mitigation:

1. Hours of operation Monday- Friday, 8AM-6PM & Saturday 8AM-12:30PM
2. Proper disposal of tires & waste
3. Signage must be compliant with Oconto County Ordinance
4. Adequate lighting
5. Must obtain all Local, State & Federal approvals, permits & licenses
6. Restroom must be ADA compliant

GENERAL CONDITIONS

The granting of this conditional use permit does not relieve the applicant of the obligation to obtain sanitary and zoning permits. The zoning administrator is directed to issue a zoning permit incorporating these conditions and certifying by the petitioner/applicants signature that he/she understands and accepts the conditions.

Any privileges granted by this decision and order are subject to the conditions herein stated. Any period of time during which this decision and order is stayed by order of and court or operation of law shall not be counted in determining the time for exercise of the privileges granted.

Revocation. This order may be revoked by the Committee, after notice and opportunity to be heard, for violation of any of the conditions or limitations imposed.

Appeals. This decision may be appealed by a person aggrieved by this decision or by any officer, department, board or bureau of the municipality by filing an action of certiorari with the Circuit Court for Oconto County within 30 days after the filing of this decision. The County assumes no liability and makes no warranty as to the legality of any construction commenced prior to the expiration of this 30 day period. When a floodplain variance is granted the applicant is made aware that the variance may increase risks to life, property and flood insurance premiums could increase up to \$25.00 per \$100.00 of coverage.



Carol Heise, Secretary
Oconto County Board of Adjustment

9-24-2025

Date