

MINUTES
TUESDAY JUNE 24, 2025 AT 11:00 AM
BOARD OF ADJUSTMENTS
Draft minutes until Committee approved

Meeting called to order at 11:00 AM by Al Sleeter, Chair.

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

1. Approval of Agenda
 - a. Change of Sequence
 - b. Removal of Items

Moved by Christianson, seconded by Behrend, to approve the agenda of the business meeting. Motion voted on and carried.
2. Approval of Minutes
 - a. Business Meeting of May 27, 2025

Moved by Behrend, seconded by Christianson to approve the minutes of the business meeting of May 27, 2025. Motion voted and carried.

 - b. Public Hearings of June 24, 2025
 - 1) Timothy & Mitzer Harnois
 - 2) Mark Stanek
 - c. Moved by Behrend, seconded by Ragen to approve the minutes of the public hearing of June 24, 2025. Motion voted on and carried.
3. Public Comments- none
4. Hearing Dates
 - a. Public Hearings- July 29, 2025
 - b. Business Meeting Date- July 29, 2025
5. Adjournment

Chair Sleeter adjourned meeting at 11:25 AM

Secretary

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

OCONTO COUNTY, WISCONSIN
FILING DATE FOR SECTION
59.694(10) STATUTORY PURPOSES
DATE 6-25-25 BY KL

1. Hearing called to order at 8:50 AM

2. Roll Call: Present: Alan Sleeter, Chair
Carol Heise, Vice-Chair & Secretary
Elmer Ragen
Dave Christianson
Dave Behrend

Others Present: William Lester, Assistant Zoning Administrator
Mitzer Harnois
David Szepanski
Carl Krueger

3. William Lester read the Notice of Public Hearing pertaining to Timothy & Mitzer Harnois's application for Conditional use permit for a well drilling shop and office. Location of the property is in Section 20, T32N, R16E, Town of Riverview.
4. William Lester stated that the notice was mailed to the petitioner, DZA for posting, 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. William Lester stated that the petition was filed on May 23, 2025. He provided the required notices, application, plot plan, maps and staff report.
6. Appearances:

- A. Mitzer Harnois appeared and was sworn in. She is requesting a conditional use permit for a well-drilling business. They already rezoned a portion of the property to restricted commercial. They are proposing a shop and a small office for TNT well drilling business. There is an easement on the property. Working with the DOT to relocate the existing driveway approximately 400 feet south, which will be safer for all parties involved. About 1% of customers will be at the office; most business will be onsite or via phone. Some vendors drop off supplies weekly. Proposing to build a new commercial building. Discussed hours of operation. They also make emergency calls/visits.
- B. Carl Krueger appeared and was sworn in. He has property across the highway and is questioning the new driveway location.
- C. William Lester appeared and was sworn in. He read the Staff Report.

7. Correspondence

- A. Staff Report

8. Testimony closed at 9:00 AM

Timothy & Mitzer Harnois Public Hearing
June 24, 2025
Page Two

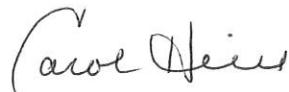
9. Deliberation/Discussion: Discussed conditions

10. Decision: Moved by Christianson, seconded by Behrend, to grant a conditional use permit for a well drilling business and office with the following conditions:

1. Hours of operation – due to emergency services 24/7-365
2. Already licensed and must stay in force
3. Must obtain commercial permits
4. Must obtain DOT permit for driveway
5. Contingent upon town planning committee and board approval

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

11. Hearing adjourned at 9:05 AM



Carol Heise
Secretary



Alan Sleeter
Chair

William Lester
Assistant Zoning Administrator

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

1. The petitioner is Timothy & Mitzer Harnois, Po Box 22, Lakewood, WI 54138
2. The petitioner is the owner of record of parcel number 036-2020002141A located in Section 20, T32N, R16E, Town of Riverview.
3. The petition for conditional use permit was filed with the Board Secretary on May 23, 2025, noticed, as provided for by law, on June 4, 2025 and June 11, 2025, and a public hearing was held by the Oconto County Board of Adjustment on June 24, 2025.
4. The property is zoned General 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 well drilling business and office.

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 a well drilling shop and office is hereby granted subject to the following conditions/mitigation:

1. Hours of operations- due to emergency services 24/7-365
2. Already licensed and must stay in force
3. Must obtain commercial permits
4. Must obtain DOT permit for driveway
5. Contingent upon town planning committee and town board approval

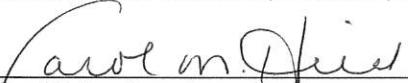
GENERAL CONDITIONS

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.

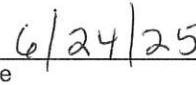
Any privileges granted by this decision and order are subject to the conditions herein stated. Any period of time during which this decision and order is stayed by order of and court or operation of law shall not be counted in determining the time for exercise of the privileges granted.

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



Date

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

OCONTO COUNTY, WISCONSIN
FILING DATE FOR SECTION
59.694(10) STATUTORY PURPOSES
DATE 6-25-25 BY KH

1. Hearing called to order at 10:07 AM

2. Roll Call: Present: Alan Sleeter, Chair
Carol Heise, Vice Chair & Secretary
Elmer Ragen
Dave Christianson
Dave Behrend

Others Present: Gabe Moody, Assistant Zoning Administrator
Mark Stanek

3. Gabe Moody read the Notice of Public Hearing pertaining to Mark Stanek's application for Conditional use permit for welding, fabrication and servicing farm equipment business. Location of the property is in Section 32, T28N, R18E, Town of Gillett.

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 May 19, 2025. He provided the required notices, application, plot plan and maps.

6. Appearances:

A. Mark Stanek appeared and was sworn in. He stated he is requesting a conditional use permit for a welding business. He will build a new shed with a bathroom. The approximate size of the building will be 50'X80'. He has a mobile truck and mostly works for farmers repairing and fabricating. No employees, public cannot enter the building. There will be customer drop-offs only. Hours will be 8am-4pm, and emergency calls.

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 10:19 AM

9. Deliberation/Discussion: BOA discussed hours of operation. They would like the hours to be 24 hours/7 days a week.

10. Decision: Moved by Ragen, seconded by Christianson, to grant a conditional use permit for welding, fabrication, and servicing farm equipment with the following conditions:

1. Hours of operation 24 hours/7 days a week

Mark Stanek Public Hearing
June 24, 2025
Page Two

2. No employees
3. Must have adequate lighting
4. Must obtain sign permit

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

11. Hearing adjourned at 10:21 AM



Carol Heise
Secretary



Alan Sleeter
Chair

Gabe Moody
Assistant Zoning Administrator

OCONTO COUNTY, WISCONSIN
FILING DATE FOR SECTION
59.694(10) STATUTORY PURPOSES

DATE 6-25-25 BY KJ

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

CASE NO: CU-20250008

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

1. The petitioner is Mark Stanek, 313 Columbia St., Oconto Falls, WI 54154
2. The petitioner is the owner of record of parcel number 016-323201734A located in the SE ¼, SW ¼, Section 32, T28N, R18E, Town of Gillett.
3. The petition for conditional use permit was filed with the Board Secretary on May 19, 2025, noticed, as provided for by law, on June 4, 2025 and June 11, 2025, and a public hearing was held by the Oconto County Board of Adjustment on June 24, 2025.
4. The property is zoned Agricultural 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 welding, fabrication and servicing farm equipment.

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 14.1403 (d) (1) (7) 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 welding, fabrication and servicing farm equipment is hereby granted subject to the following conditions/mitigation:

1. Hours of operation 24/7, 365 days due to emergency service on call
2. No employees
3. Must have adequate lighting
4. Must obtain sign permit

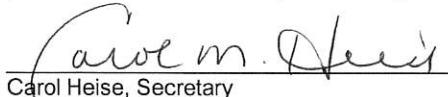
GENERAL CONDITIONS

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

6/24/25
Date