

## MINUTES – ZONING BORD OF APPEALS MEETING

**Government Unit Conducting Meeting:** Zoning Board of Appeals  
**Date:** March 6, 2024  
**Time:** 4:00 P.M.  
**Place:** 400 4th Ave S, Park Falls

**Members of the Zoning Board of Appeals Present – Dennis Wartgow, Sharlene Gelina, Terry Wilson, Victor Ambrose, Michele Rhode**

**Staff: City of Park Falls- City Administrator Brentt P. Michalek, Shannon Greenwood**

**Public: Mark Schmidt, Brian Barbeln, Ronald Hoefflerle, Tara Tervort, Kirk Dunlap, Laurie McKuen, Bill Hulbert, Phil Bochler, Holly Nowak, Jeff Miller**

Meeting was called to order by Chairman Dennis Wartgow at 4:00 pm.

Public Comment – None.

Zoning Board of Appeals Case #24-001; Request for a variance from the zoning ordinance to allow for an encroachment of 10' into the front yard setback on 3<sup>rd</sup> Avenue, as well as an encroachment of 12' into the front yard setback on 2<sup>nd</sup> Street North to allow for a pavilion at 274 3<sup>rd</sup> Avenue North, American Legion Post 182. Parcel ID# 50-271-2-40-01-23-5 15-024-08020

General Hearing proceedings started with Chairman Dennis Wartgow giving a statement of the nature of the case. The appellant did not request a Contested Case hearing, so we will convene with a General Hearing. Appellant presented their case and stated that they would like to replace the large tent they have to put up at their events with a permanent structure on a concrete pad. The Board was allowed questions at this time. There was a question about visibility at the intersection. Appellant noted that the pavilion will be completely open eliminating visibility issues. Zoning Administrator presented his case. Reviewed ordinance standard. Presented exhibits A-H. The Zoning Administrator stated that he has no objections to approving the variance request. The Board was allowed questions at this time. It was noted that there are two homes south of the American Legion that are inside the setback already. Discussed the shed on the West side of the property. Statements by interested persons, neighbors or abutting landowners were opened. The Board was allowed questions at this time. The appellant was given a rebuttal time. The ZBA deliberated, reviewing the evidence presented. There was a motion from Alderman Wilson and seconded by Victor Ambrose to approve an encroachment of 10' into the front yard setback on 3<sup>rd</sup> Avenue, as well as an encroachment of 12' into the front yard setback on 2<sup>nd</sup> Street North. Motion carried, 5.0.

Zoning Board of Appeals Case #24-002; Request for a variance for an encroachment into neighboring property to allow for the standard fall radius at 98 Sherry Avenue, Marshfield Medical Center- Park Falls. Parcel ID# 50-271-2-40-01-24-3 01-000-03000

General Hearing proceedings started with Chairman Dennis Wartgow giving a statement of the nature of the case. The appellant did not request a Contested Case hearing, so we will convene with a General Hearing. Appellant presented their case. Presented exhibits 1-3. The current tower has been inspected and was found to be beyond repair and needs immediate replacement. The location will be moved to the Northeast corner of the campus. The proposed tower was engineered so that in the case of an extreme weather or nature event the top 80 feet of the tower is designed to hinge and break off and fall into itself, short of the city curb, but would encroach into the neighboring property. The tower is imperative to be able to continue to offer emergency services and full 911 services. The location change is due to the tower needing to be at the highest elevation possible as the radio waves needing to reach as far as Glidden. The Board was allowed questions at this time. There was a question about if there are location restrictions due to the location of the helicopter pad. There was

a question about the FCC height requirements. It was noted that the new tower will be the same height as the existing tower, which is 150'. There was a question about the materials used, and it was noted that the modern design steel tower will be 50 years newer than the existing tower and that technology has advanced. Statements by interested persons, neighbors or abutting landowners were opened. There was an inquiry about guide wires, and it was noted that neither the existing nor the new tower will have guide wires. There was an inquiry about landscaping. P. Bochler is the neighboring property owner that the fall radius would encroach on, and he noted that the new tower will be better, safer and is a lifeline to the EMS services and the departments. He notes there are approximately 3 calls/day and that people's lives depend on those services every day, making the new tower a vital necessity. He noted that he had no objections to the request. Zoning Administrator presented his case. Reviewed ordinance standard. Presented exhibits A-J. The Zoning Administrator stated that he has no objections to approving the variance request. The Board was allowed questions at this time. There was an inquiry about if there would be a downtime and it was noted that there will not, the new tower will go up before the old tower is removed. There was an inquiry about if there would be additional antennas attached to the tower, it was stated that there would not be. There was a question about the height and slope ratio, with reference to the Park Falls Municipal Airport. The Board was allowed questions at this time. The appellant was given a rebuttal time. The ZBA deliberated, reviewing the evidence presented. There was a motion from Alderman Wilson and seconded by Michele Rhode to approve an encroachment into neighboring property to allow for the standard fall radius at 98 Sherry Avenue. Motion carried, 5.0.

Discussed the date of the next Zoning Board of Appeals which is scheduled for April 17<sup>th</sup> beginning at 4:15 p.m.

Meeting adjourned at 4:50 p.m.

**Prepared by: Shannon Greenwood – Executive Assistant**