

MINUTES
MONDAY DECEMBER 8, 2025 AT 12:45 PM
BOARD OF ADJUSTMENTS
Draft minutes until Committee approved

Meeting called to order at 2:15 PM by Al Sleeter, Chair.

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

1. Approval of Agenda
 - a. Change of Sequence
 - b. Removal of Items
Moved by Ragen, seconded by Meier, to approve the agenda of the business meeting. Motion voted on and carried.
2. Approval of Minutes
 - a. Business Meeting of October 29, 2025
Moved by Heise, seconded by Behrend, to approve the minutes of the business meeting of October 29, 2025. Motion voted and carried.
 - b. Public Hearings of December 8, 2025
 - 1) Steven Sloan
 - 2) John & Diane Knecht
 - 3) Steven & Lisa Huben
 - 4) Hugo Rentals & Investment
 - 5) Finger Family Farm LLC
 - c. Moved by Behrend, seconded by Ragen to approve the minutes of the public hearing of December 8, 2025. Motion voted on and carried.
3. Public Comments
4. Hearing Dates
 - a. Public Hearings- None currently
 - b. Business Meeting Date- Determined on next scheduled hearings
5. Adjournment

Chair Sleeter adjourned meeting at 3:00 PM

Secretary

MINUTES OF HEARING
OCONTO COUNTY BOARD OF ADJUSTMENT
December 08, 2025

OCONTO COUNTY, WISCONSIN
FILING DATE FOR SECTION
59.694(10) STATUTORY PURPOSES
DATE 12-10-25 BY KL

1. Hearing called to order at 9:25 AM
2. Roll Call: Present: Alan Sleeter, Chair
Carol Heise, Vice Chair & Secretary
Elmer Ragen
Dave Behrend
Char Meier, Alternate
- Absent: Dave Christianson
- Others Present: William Lester, Assistant Zoning Administrator
Steven Sloan
3. William Lester read the Notice of Public Hearing pertaining to Steven Sloan's application for Variance from the road right of way for a garage with a breezeway. Location of the property is in Section 33, T33N, R16E, Town of Lakewood.
4. William Lester stated that the notice was mailed to the petitioner, DZA for posting, 13 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 October 13, 2025. He provided the required notices, application, plot plan, maps and staff report.
6. Appearances:
 - A. Steven Sloan appeared and was sworn in. He stated he is requesting a variance from the town road right of way for a 26'X28' detached garage with a breezeway. The septic system is located on the west side of the property and slopes are present on the northeast side of the property which limit building area. The breezeway allows access to the septic tank and back yard. If approved a new driveway would be put in to access the new garage.
 - B. William Lester appeared and was sworn in. He read the Staff Report.
7. Correspondence
 - A. Staff Report
8. Testimony closed at 9:37 AM
9. Deliberation/Discussion: Board discussed Findings of Fact - ROW
 - A. Unique physical limitation- steep slopes and septic location
 - B. Harm to public interest- traveled road is far enough away
 - C. Unnecessary hardship- wisconsin winters and more storage needed

Steven Sloan Public Hearing
December 8, 2025
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10. Decision: Moved by Ragen, seconded by Behrend, to grant a 24 foot variance from the required 30 foot setback to build 6 feet from the road right of way.

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

11. Hearing adjourned at 9:40 AM

 
Carol Heise Alan Sleeter
Secretary 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 Steven Sloan, 527 Thorndale Ave., Elk Grove Village, IL 60007
2. The petitioner is the owner of record of parcel number located in Section 33, T33N, R16E, Town of Lakewood.
3. The petition for variance was filed with the Board Secretary on October 13, 2025, noticed, as provided for by law, on November 19, 2025 and November 26, 2025, and a public hearing was held by the Oconto County Board of Adjustment on December 08, 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 road right of way.

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 steep slopes and septic location.
2. The variance will not harm the public interest because the traveled roads are far enough away.
3. Unnecessary Hardship is present because of wisconsin winters and the need for more storage.

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 24 foot variance from the required 30 foot setback to build 6 feet from the road right of way is hereby granted.

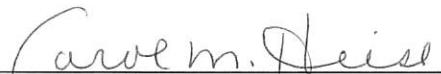
GENERAL CONDITIONS

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 M. Heise
Oconto County Board of Adjustment

12/08/2025
Date

MINUTES OF HEARING
OCONTO COUNTY BOARD OF ADJUSTMENT
December 08, 2025

OCONTO COUNTY, WISCONSIN
FILING DATE FOR SECTION
59.694(10) STATUTORY PURPOSES
DATE 12-10-25 BY KK

1. Hearing called to order at 9:43 AM

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

Absent: Dave Christianson

Others Present: William Lester, Assistant Zoning Administrator
Eric Hull, Agent

3. William Lester read the Notice of Public Hearing pertaining to John & Diane Knecht's application for a continued hearing for a variance from the ordinary high water mark for a garage addition. Location of the property is in Section 31, T31N, R17E, Town of Mountain.

4. William Lester stated that the notice was mailed to the petitioner, DZA for posting, 8 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 September 26, 2025. He provided the required notices, application, plot plan, maps and staff report.

6. Appearances:

A. Eric Hull appeared and was sworn in. He stated the previous request was for a variance for 40 feet from the ordinary high-water mark. The new proposal is 24 x 24 and at 52 feet from the ordinary high. This is allowing an increased water setback due to the new layout. It will now require a DSPP variance if less than 10 feet from the toe of the mound. Shared driveway does not allow for alternative options/limitations. Well location eliminates the other option also.

B. William Lester appeared and was sworn in. He read the Staff Report.

7. Correspondence

A. Staff Report
B. DNR correspondence

8. Testimony closed at 9:50 AM

9. Deliberation/Discussion: Board discussed Findings of Fact - OHWM
A. Unique physical limitation- Lot shape/layout
B. Harm to public interest- Ample room to OHWM and farther than original setback
C. Unnecessary hardship- Wisconsin winters warrant outside storage

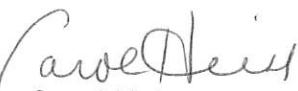
John & Diane Knecht Public Hearing
December 8, 2025
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10. Decision: Moved by Heise, seconded by Meier to grant a 23 foot variance from the required 75 foot set back to build 52 feet from the ordinary high-water mark, with the following conditions:

1. Must meet 10 foot setback from mound or DSPS variance must be obtained

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

11. Hearing adjourned at 9:55 AM



Carol Heise
Secretary



Alan Sleeter
Chair

William Lester
Assistant Zoning Administrator

DATE 12-10-25 BY KH

CASE NO: VA-20250024

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 John & Diane Knecht, 5803 W National Ave., West Allis, WI 53214
2. The petitioner is the owner of record of parcel number 029-683110923 located in the SE 1/4, NE 1/4, Section 31, T31N, R17E, Town of Mountain.
3. The petition for variance was filed with the Board Secretary on September 26, 2025, noticed, as provided for by law, on October 8, 2025 and October 15, 2025, and a public hearing was held by the Oconto County Board of Adjustment on December 8, 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.

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 existing well and septic locations.
2. The variance will not harm the public interest because of ample room from the ordinary high water mark and is farther back than original setback.
3. Unnecessary Hardship is present because Wisconsin winters warrant outside storage.

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 Zievogel 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 23 foot variance from the required 75 foot setback to build a garage addition 52 feet from the ordinary high water mark is hereby granted subject to the following conditions/mitigation:

1. **Must meet 10 foot setback from mound system or a DSPS variance must be obtained.**

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

12-8-2025

Date

MINUTES OF HEARING
OCONTO COUNTY BOARD OF ADJUSTMENT
December 08, 2025

OCONTO COUNTY, WISCONSIN
FILING DATE FOR SECTION
59.694(10) STATUTORY PURPOSES
DATE 12-10-25 BY KL

1. Hearing called to order at 9:57 AM

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

Absent: Dave Christianson

Others Present: William Lester, Assistant Zoning Administrator
Steven Huben
Jim Wolfe, Vierbicher
Bill Trapp

3. William Lester read the Notice of Public Hearing pertaining to Steven & Lisa Huben's application for Variance from the centerline of the road for an attached garage. Location of the property is in Section 27, T33N, R15E, Town of Townsend.
4. William Lester 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. William Lester stated that the petition was filed on November 7, 2025. He provided the required notices, application, plot plan, maps and staff report.
6. Appearances:
 - A. Steven Huben appeared and was sworn in. He stated he is requesting a 41.5' centerline variance for a 30'X24' attached garage, which would include a 6' mud room.
 - B. Jim Wolfe appeared and was sworn in. He was hired to survey the property and create site plan. This proposal allows ample room for snow removal and for the ordinary high water mark setback to be met.
 - C. Bill Trapp appeared and was sworn in. He stated he is an adjacent property owner and had questions about road right of way work that was completed. He was directed to contact the town. There were no questions about garage proposal.
 - D. William Lester appeared and was sworn in. He read the Staff Report.

7. Correspondence

A. Staff Report

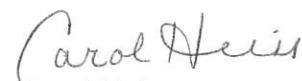
8. Testimony closed at 10:13 AM

Steven & Lisa Huben Public Hearing
December 8, 2025
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9. Deliberation/Discussion: Board discussed Findings of Fact - Centerline
 - A. Unique physical limitation- septic location
 - B. Harm to public interest- no impact on vision, ample room for snow removal
 - C. Unnecessary hardship- lot layout and septic location
10. Decision: Moved by Heise, seconded by Meier, to grant a 21.5 foot variance from the required 63 foot setback to build 41.5 feet from the centerline of the road.

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

11. Hearing adjourned at 10:19 AM


Carol Heise
Secretary


Alan Sleeter
Chair

William Lester
Assistant Zoning Administrator

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

DATE 12-10-25 BY KL

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

CASE NO: VA-20250026

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

1. The petitioner is Steven & Lisa Huben, 657 Covered Wagon Trail, Pulaski, WI 54162
2. The petitioner is the owner of record of parcel number 042-272707932E located in the NW ¼, SW ¼, Section 27, T33N, R15E, Town of Townsend.
3. The petition for variance was filed with the Board Secretary on November 7, 2025, noticed, as provided for by law, on November 19, 2025 and November 26, 2025, and a public hearing was held by the Oconto County Board of Adjustment on December 08, 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 the septic location.
2. The variance will not harm the public interest because there is no impact on visions and there is ample room for snow removal.
3. Unnecessary Hardship is present because of the lot layout and septic location.

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 Zievogel 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 21.5 foot variance from the required 63 foot setback to build 41.5 feet from the centerline of the road is hereby granted.

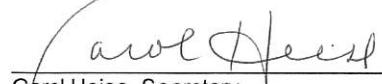
GENERAL CONDITIONS

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

12-8-2025

Date

MINUTES OF HEARING
OCONTO COUNTY BOARD OF ADJUSTMENT
December 08, 2025

OCONTO COUNTY, WISCONSIN
FILING DATE FOR SECTION
59.694(10) STATUTORY PURPOSES
DATE 12-10-25 BY KL

1. Hearing called to order at 11:40 AM

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

Absent: Dave Christianson

Others Present: Gabe Moody, Assistant Zoning Administrator
Bill Hugo
Bill Carpenter

3. Gabe Moody read the Notice of Public Hearing pertaining to Hugo Rentals & Investment Properties Co Inc.'s application for Conditional use permit for a retail or wholesale business involving sales of goods and/or services. Location of the property is in Section 15, T26N, R20E, Town of Little Suamico.
4. Gabe Moody stated that the notice was mailed to the petitioner, DZA for posting, 19 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 28, 2025. He provided the required notices, application, plot plan and maps.
6. Appearances:

- A. Bill Hugo appeared and was sworn in. He stated he is requesting a conditional use permit for a business that entails signs and lettering. The production is in the east building; sales are in the west building. Hours will be the same as the trucking company, Monday through Saturday, 6 AM – 8 PM. No hazardous waste, will be a commercial business; signs will be placed on building- employees only. Will meet all State, County, and Local rules and regulations.
- B. Bill Carpenter appeared and was sworn in. He owns the property to the north. He stated Hugo has been a good neighbor and feels the property value is reduced as residential by having commercial all around him. There are concerns about rezoning his property to general commercial, if it would be approved.
- C. Gabe Moody appeared and was sworn in. He read the staff report.

7. Correspondence

- A. Staff Report
- B. Town Recommendation- Approved

Hugo Rentals & Investment Properties Co Inc. Public Hearing
December 8, 2025
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8. Testimony closed at 12:00 PM

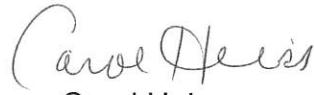
9. Deliberation/Discussion: Discussed conditions.

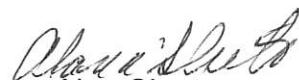
10. Decision: Moved by Behrend, seconded by Ragen, to grant a conditional use permit for a retail or wholesale business involving the sales of goods/or services with the following conditions:

1. No customers at production site
2. Hours of operation 6 AM- 8 PM, Monday- Saturday
3. Sign placed on building, employees only
4. Must use property address 6068 County Rd. S for the sign business
5. Must meet all Local, State and Federal regulations and rules

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

11. Hearing adjourned at 12:02 PM


Carol Heise
Secretary


Alan Sleeter
Chair

Gabe Moody
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 Hugo Rentals & Investment Properties Co Inc., 6068 County Rd. S, Sobieski, WI 54171
2. The petitioner is the owner of record of parcel number 024-4415002 located in Section 15, T26N, R20E, Town of Little Suamico.
3. The petition for conditional use permit was filed with the Board Secretary on August 28, 2025, noticed, as provided for by law, on November 19, 2025 and November 26, 2025, and a public hearing was held by the Oconto County Board of Adjustment on December 08, 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 retail or wholesale business involving sales of goods and/or services.

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) & (b) 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 retail or wholesale business involving sales of goods and/or services is hereby granted

1. No customers at production site
2. Hours of operation 6 AM- 8 PM, Monday- Saturday
3. Sign placed on building, employees only
4. Must use property address 6068 County Rd. S for the sign business
5. Must meet all Local, State and Federal regulations and rules

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.

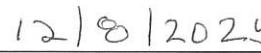
Any privileges granted by this decision and order are subject to the conditions herein stated. Any period of time during which this decision and order is stayed by order of and court or operation of law shall not be counted in determining the time for exercise of the privileges granted.

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
December 08, 2025

OCONTO COUNTY, WISCONSIN
FILING DATE FOR SECTION
59.694(10) STATUTORY PURPOSES
DATE 12-10-25 BY KJ

1. Hearing called to order at 12:45 PM

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

Absent: Dave Christianson

Others Present: Gabe Moody, Assistant Zoning Administrator
Laura Finger
Philip Finger

3. Gabe Moody read the Notice of Public Hearing pertaining to Finger Family Farm LLC's application for Conditional use permit for migrant employee housing. Location of the property is in Section 36, T29N, R21E, Town of Little River.

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 October 20, 2025. He provided the required notices, application, plot plan and maps.

6. Appearances:

- A. Laura Finger appeared and was sworn in. She stated they are requesting a conditional use permit for migrant housing at 2658 Maple Grove School Rd. The house will be 3 bedrooms, 2 bathrooms and house 3 adults.
- 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 12:57 PM

9. Deliberation/Discussion: Discussed conditions.

10. Decision: Moved by Behrend, seconded by Meier, to grant a conditional use permit for migrant employee housing with the following conditions:

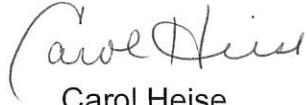
1. The Conditional Use Permit shall be reviewed annually for the first two years by the Town Planning Commission.

Finger Family Farms LLC Public Hearing
December 8, 2025
Page Two

2. Violations to the condition may result in the Town Plan Commission recommending revocation to the Board of Adjustments for action.
3. Migrant labor facilities and housing must meet all provisions of Chapter DWD 301, published under Wis. Stats. 35.93, as from time to time amend or renumbered.
4. The migrant housing facility, and each room within it, can't exceed the number of tenants specified in the Condition Use Permit. There shall be an inspection of the facilities by the Oconto County Zoning Department staff if there are complaints about the number of individuals in the facility or its rooms.
5. Proper disposal of trash, recyclables and solid waste
6. No unlicensed vehicles or junk cars are allowed on the property
7. Adequate parking
8. Dusk to dawn lighting provided at or near the housing facility
9. No more than 2 people per bedroom, or a maximum of 6 residents in the facility
10. Cannot use campers or RV's as living quarters for migrant workers

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

11. Hearing adjourned at 12:59 PM


Carol Heise
Secretary


Alan Sleeter
Chair

Gabe Moody
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 Finger Family Farm LLC, 8831 Old 41 Rd., Oconto, WI 54153
2. The petitioner is the owner of record of parcel number 022-303602343B located in the SW 1/4, SE 1/4, Section 36, T29N, R21E, Town of Little River.
3. The petition for conditional use permit was filed with the Board Secretary on October 20, 2025, noticed, as provided for by law, on November 19, 2025 and November 26, 2025, and a public hearing was held by the Oconto County Board of Adjustment on December 08, 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 migrant employee housing.

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)(2) 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 migrant employee housing is hereby granted subject to the following conditions:

1. The Conditional Use Permit shall be reviewed annually for the first two years by the Town Planning Commission.
2. Violations to the condition may result in the Town Plan Commission recommending revocation to the Board of Adjustments for action.
3. Migrant labor facilities and housing must meet all provisions of Chapter DWD 301, published under Wis. Stats. 35.93, as from time to time amend or renumbered.
4. The migrant housing facility, and each room within it, can't exceed the number of tenants specified in the Condition Use Permit. There shall be an inspection of the facilities by the Oconto County Zoning Department staff if there are complaints about the number of individuals in the facility or its rooms.
5. Proper disposal of trash, recyclables and solid waste
6. No unlicensed vehicles or junk cars are allowed on the property
7. Adequate parking
8. Dusk to dawn lighting provided at or near the housing facility
9. No more than 2 people per bedroom, or a maximum of 6 residents in the facility
10. Cannot use campers or RV's as living quarters for migrant workers

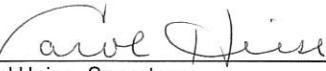
GENERAL CONDITIONS

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

12/8/2025

Date