

**Chippewa County  
Board of Adjustment  
Regular Meeting  
November 19, 2025  
Chippewa County Courthouse, Room 016  
1:00 PM**

**1. Call to Order**

Called to order at 1:00pm.

**2. Roll Call**

**Members Present:**

Jeff Bennesch, Roger McFarlane, Doug Matthews, Julie Geissler

**Members Absent:**

Larry Marquardt, Carolyn Kaiser

**Others Present:**

Tony Roder, DPZ Zoning Inspector, Douglas Clary, DPZ Director, Attorney Samuel Renner, Attorney Nick Vivian, Attorney Amy Harriman and Brad Hagmann

**3. Members of the Public Wishing to Be Heard**

(Comments will be limited to 5 minutes per speaker.)

None

**4. Consent Agenda**

(Unless separation of an item is requested, all items will be adopted under one motion.)

**Motion:** Approved

**Result:** Passed (4 - 0)

**Mover:** Doug Matthews

**Second:** Julie Geissler

**Ayes:** Jeff Bennesch, Roger McFarlane, Doug Matthews, Julie Geissler

**Nays:** None

**Absent:** Larry Marquardt, Carolyn Kaiser

1. Approve the Agenda
2. Approve the Minutes - June 18, 2025 - Inspection Minutes
3. Approve the Minutes - June 18 2025 - Regular Minutes
4. Schedule Next Meeting Date - December 17, 2025 (if needed)

**5. Public Hearings - for Discussion and Action**

1. Variance Request: 2025-0003 Brad & Tara Hagmann - Town of Eagle Point

Tony Roder, DPZ Inspector, introduced the Hagmann Variance to the Board of Adjustment (BOA).

Attorney Harriman reviewed the Hagmann request with the BOA. Tony Roder summarized the staff report and explained the difference between the lawfully and unlawfully placed structures and indicated that alternatives were not submitted as part of the application. Attorney Harriman asked if she could explain an alternative with the BOA, which was limited to removing the existing trailer and enclosing it as a permanent structure. Brad Hagman further explained this alternative.

A general discussion occurred between Attorney Harriman, Attorney Vivian, Brad Hagmann, Tony Roder

and the Board of Adjustment.

Motion to table the public hearing until the December 17, 2025 BOA meeting to allow the submission of the following:

1. Details on the alternatives
2. Information on the existing floodplain
3. Septic Information
4. Existing structures on the lot and those structures on the adjacent lots in the vicinity along with the reduced setback information.

|                |                                                               |
|----------------|---------------------------------------------------------------|
| <b>Motion:</b> | Tabled                                                        |
| <b>Result:</b> | <b>Passed (4 - 0)</b>                                         |
| <b>Mover:</b>  | Doug Matthews                                                 |
| <b>Second:</b> | Roger McFarlane                                               |
| <b>Ayes:</b>   | Jeff Bennesch, Roger McFarlane, Doug Matthews, Julie Geissler |
| <b>Nayes:</b>  | None                                                          |
| <b>Absent:</b> | Larry Marquardt, Carolyn Kaiser                               |

Note: A digital recording of the variance hearing is on file at the Department of Planning & Zoning.

2. Closed Session: Following the conclusion of the evidentiary portion of the hearing, including the presentation of all evidence, testimony and the Staff Report, the Board of Adjustment may convene in Closed Session pursuant to Wisconsin Statutes Sec. 19.85(1)(a) for the purpose of deliberating after a quasi-judicial hearing on the variance application. If the Board of Adjustments convenes in Closed Session for the purpose of deliberating on the variance application, at the conclusion of its deliberation, it will reconvene in Open Session for the purpose of concluding all business before it including the approval or denial of the application.

On the advice of Attorney Nick Vivian, the closed session will not occur

## 6. Business Items

1. Discussion on Board of Adjustment Requesting Opinion Letters from the Wisconsin DNR on Variance Requests

Tony Roder explained the difference between a Wisconsin DNR comment or opinion letters. After discussion, a motion was made to request opinion letters from the Wisconsin DNR on future shoreland variance requests.

|                |                                                               |
|----------------|---------------------------------------------------------------|
| <b>Motion:</b> | Approved                                                      |
| <b>Result:</b> | <b>(4 - 0)</b>                                                |
| <b>Mover:</b>  | None                                                          |
| <b>Second:</b> | Julie Geissler                                                |
| <b>Ayes:</b>   | Jeff Bennesch, Roger McFarlane, Doug Matthews, Julie Geissler |
| <b>Nayes:</b>  | None                                                          |
| <b>Absent:</b> | Larry Marquardt, Carolyn Kaiser                               |

## 7. Agenda Items for Future Consideration

None.

## 8. Adjourn

Adjourn at 1:58pm.

|                |                                                               |
|----------------|---------------------------------------------------------------|
| <b>Motion:</b> | Approved                                                      |
| <b>Result:</b> | (4 - 0)                                                       |
| <b>Mover:</b>  | Julie Geissler                                                |
| <b>Second:</b> | Roger McFarlane                                               |
| <b>Ayes:</b>   | Jeff Bennesch, Roger McFarlane, Doug Matthews, Julie Geissler |
| <b>Nays:</b>   | None                                                          |
| <b>Absent:</b> | Larry Marquardt, Carolyn Kaiser                               |