

Village of Maine

6111 N 44th Ave, Wausau WI 54401

<https://villageofmaine.org>

Plan Commission Meeting Agenda

Monday, September 21st, 2026

6:00 p.m.

Maine Village Hall

1. Call the Plan Commission Meeting to Order – Judith Hase, Village President.
2. Roll Call.
3. Approve minutes of 07/27/2026.
4. Public Hearing: Amendment to Ordinance §17.08-5 titled Accessory Uses and Structures.
 - a. Adjourn the Public Hearing.
5. Discussion and Possible Action – Ordinance §17.08-5 titled Accessory Uses and Structures.
6. Public Hearing: Amendment to Ordinance §17.13 for Principal Building lot coverage.
 - a. Adjourn the Public Hearing.
7. Discussion and Possible Action Ordinance §17.13 for Principal Building Lot coverage.
8. Adjournment.

Jamie Heindl, Village Clerk
09/17/2026

It is possible that a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no official action shall be taken.

Please note, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request services, contact the Village Hall (715) 675-5607

Village of Maine
Plan Commission
Monday, July 27, 2026
Village Hall

President Hase called the meeting to order at 6:00 p.m. The Pledge of Allegiance was said.

ROLL CALL: Rochelle Frank, Paul Hase, Matthew Massey, Chad Channel, Jeff Hettinga, and Jason Gruenberg.

Also present: Darin Pagel, Village Interim Zoning Administrator, Jim Kurszewski, VanderWaal Law, and Tiffany Samuels, Nsight joined by Teams.

Motion by Rochelle Frank/Paul Hase to approve 06/01/2026 meeting minutes. Carried.

Request for Petition for Conditional Use Permit from Nsight Wireless to co-locate, add/remove equipment on an existing tower, and become a new tenant on the existing tower. Tower is located at 6333 Rainbow Drive, Merrill, WI 54452. Objections and acceptance from residents. Darin Pagel explained that according to the previous zoning administrator, his own review, and attorney review, Nsight met all conditional use permit and ordinance requirements. He further explained that a petitioning party must have the ability to meet an ordinance and an ordinance cannot include a standard that cannot be met. Jim Kurszewski explained the village ordinance cannot be more restrictive than the state tower and antenna ordinance.

Motion by Paul Hase/Jason Gruenberg to approve the petition for conditional use permit from Nsight Wireless to co-locate at the 6333 Rainbow Drive tower pending a health survey. Carried.

Motion by Matt Massey/Chad Channel to adjourn at 7:38 p.m.

Judith Hase, Village President

17.08-5 ACCESSORY USES AND STRUCTURES.

- (1) Accessory structures and uses customarily incidental to and compatible with permitted principal structures and uses shall be permitted subject to the district requirements. Accessory structures and uses shall not be established prior to the principal structure or use unless:
 - (a) The accessory structure is on a parcel zoned agricultural of ten (10) acres or more.
 - (b) Accessory structures of one hundred fifty (150) sq. feet or less are exempt from setback requirements for cemeteries; however, sufficient space between the structure and lot line shall be established to allow maintenance.

(2) Accessory Structures:

- (a) No accessory structure shall be erected or altered or moved to a location within the required area of a front yard. An accessory structure or use in a rear yard shall be not less than ten feet (10') from any property line, except that on a corner lot or a through lot, such accessory structure shall be subject to the same highway or street setback requirements as the principal structure, unless otherwise provided herein for a specific permitted or special use. Accessory structures must be ten feet (10') from residence or follow Wisconsin Uniform Dwelling Code (hereinafter referred to as "UDC") requirements.
- (b) One (1) accessory structures of one hundred fifty (150) sq. feet or less in area which does not have electricity or plumbing, commonly referred to as a garden shed, playhouse, or bus shelter is allowed on any parcel.

(3) Accessory Structures: Notwithstanding any other provision of the Town of Maine Zoning Ordinance, accessory structures are limited as herein provided:

- (a) An accessory structure is defined as any structure which is not part of the residence, qualified garage (whether attached or unattached), or structure as defined in subparagraph c) above, and is incidental to use of the residence but not for business or commercial purposes. A qualified garage is one used primarily for the storage of licensed vehicles owned by the resident and is not considered an accessory structure.
- (b) Accessory structures are not allowed on an undeveloped lot, unless such separate undeveloped lot is property owned by the same owner with a residence. In the event of multiple adjacent lots owned by the same owner, of which one has a residence, the total acreage of all lots owned by the same owner may be used for purposes of applying the above accessory structure rules.
- (c) All primary attached and unattached garages are limited to twelve hundred (1200) sq. feet.

- (d) Lots located in agriculture districts exceeding ten (10) acres shall follow agriculture district guidelines.
- (e) Accessory structure heights in residential districts shall not be greater than ten feet (10') higher than the height of the primary residence (maximum height of an accessory structure is twenty-five feet (25')). Second level storage areas (not for habitation) shall be allowed in accessory structures.
- (f) Storage units (portable) are not allowed in any district except District M1 and B2 with Plan Commission approval. Portable storage units may be allowed in any district for a limited period of time during construction or rebuilding with a permit issued by the Zoning Administrator.
- (g) The size and number of accessory structure(s) shall be determined by the lot size and applicable square footage. Applicable square footage is calculated by determining the square footage on the blueprint of the primary residence and for multi-level residences 100% above grade, adding an additional fifty percent (50%) of the square footage on the blueprint of the residence, and including up to five hundred (500) sq. feet of a primary attached or unattached garage. The size and quantity of accessory structures would then be determined as follows:
 - 1. For lots sizes less than three (3) acres, only one (1) accessory structure not exceeding seventy percent (70%) of the applicable square footage is allowed.
 - 2. For lot sizes for three to five (3-5) acres inclusive, no more than two (2) accessory structures may be allowed, not exceeding an aggregate ninety percent (90%) of the applicable square footage.
 - 3. For lot sizes exceeding five (5) acres but ten (10) acres or less, no more than two (2) accessory structures may be allowed, not exceeding an aggregate ninety-five percent (95%) of the applicable square footage.
 - 4. For lot sizes exceeding ten (10) acres within residential districts, no more than three (3) accessory structures not exceeding one hundred percent (100%) of the applicable square footage in aggregate.

Lot size	% of primary residence footprint (single story)*	% of primary residence footprint (multi-story, levels 100% above base grade)*	Quantity allowed
Up to 3 acres	70%	100%	1 plus a garden shed, a playhouse, or a bus shelter not exceeding 150 sq. ft., cumulatively
3.01-5 acres	90%	120%	2 plus a garden shed, a playhouse, or a bus shelter not exceeding 150 sq. ft., cumulatively
5.01-10 acres	95%	125%	2 plus a garden shed, a playhouse, or a bus shelter not exceeding 150 sq. ft., cumulatively
More than 10 acres (for lots within residential districts)	100% (option for C.U.P. to exceed from Plan Commission)	130% (option for C.U.P. to exceed from Plan Commission)	3 plus a garden shed, a playhouse, or a bus shelter not exceeding 150 sq. ft., cumulatively

* The total size of all accessory structures on a lot shall not exceed the applicable percentage in this column.

Currently for R1 Single Family Residential

(c) Lot Area.

1. For platted or unplatted lands in protected shorelands. (See section 17.01-8)
2. For other platted or unplatted lands where public sewer is not available, the minimum lot area shall be three (3) acres or 130,680 sq. feet or a width of less than three hundred feet (300') at the building line, and no less than thirty-three feet (33') of road frontage.
3. No building, together with its accessory buildings, shall occupy in excess of ten percent (10%) of the area of any lot. Accessory buildings must meet the requirements of section 17.08-5, Accessory Uses and Structures.
4. A lot in the RI district shall not exceed a depth to width ratio of 3:1.

Currently for R2 Multi Family Residential

(c) Lot Area.

1. For platted or unplatted lands in protected shorelands. (See section 17.01-8)
2. For other platted or unplatted lands where public sewer is not available, the minimum lot area shall be three (3) acres or 130,680 sq. feet or a width of less than three hundred feet (300') at the building line, and no less than thirty-three feet (33') of road frontage.
3. No building, together with its accessory buildings, shall occupy in excess of twenty-five percent (25%) of the area of any lot. Accessory buildings must meet the requirements of section 17.08-5, Accessory Uses and Structures.
4. A lot in the RI district shall not exceed a depth to width ratio of 3:1.

ACCESSORY USES AND STRUCTURES.

- (1) Accessory structures and uses customarily incidental to and compatible with permitted principal structures and uses shall be permitted subject to the district requirements. Accessory structures and uses shall not be established prior to the principal structure or use unless:
 - (a) The accessory structure is on a parcel zoned agricultural of ten (10) acres or more.
 - (b) Accessory structures of one hundred fifty (150) sq. feet or less are exempt from setback requirements for cemeteries; however, sufficient space between the structure and lot line shall be established to allow maintenance.
- (2) Accessory Structures:
 - (a) No accessory structure shall be erected or altered or moved to a location within the required area of a front yard. An accessory structure or use in a rear yard shall be not less than ten feet (10') from any property line, except that on a corner lot or a through lot, such accessory structure shall be subject to the same highway or street setback requirements as the principal structure. Accessory structures must be ten feet (10') from a principal building.
 - (b) An accessory structure is defined as any structure which is not part of the residence and is incidental to use of the residence but not for business or commercial purposes.
 - (c) Accessory structures are not allowed on an undeveloped lot, unless such separate undeveloped lot is adjacent property owned by the same owner with a residence. In the event of multiple adjacent lots owned by the same owner, of which one has a residence, the total acreage of all lots owned by the same owner may be used for purposes of applying the above accessory structure rules.
 - (d) Accessory structure heights in residential districts shall not be greater than ten feet (10') higher than the height of the primary residence (maximum height of an accessory structure is twenty-five feet (25')). Second level storage areas (not for habitation) shall be allowed in accessory structures.
 - (e) Storage units (portable) are not allowed in any district except District M1 and B2 with Plan Commission approval. Portable storage units may be allowed in any district for a limited period of time during construction or rebuilding with a permit issued by the Zoning Administrator.
 - (f) **Accessory structures are limited to a maximum of 10% of the total lot area with a maximum of 2, exempting 1 structure of 150 sq. ft. or less.**

RESIDENTIAL DISTRICT.

Purpose: Residential districts are designed to encourage a suitable environment for family life by permitting, under certain conditions, such neighborhood facilities such as churches, schools, playgrounds, and appropriate institutions, and by protecting the residential character against non-compatible uses. These districts are intended to avoid overcrowding by requiring certain minimum yards, open spaces, and site area, while making available a variety of dwelling types and densities to serve a wide range of individual requirements. In order to protect the safety, health, and welfare of the community, all residential and accessory structures exceeding 150 sq. feet must meet the Wisconsin Uniform Dwelling Code requirements and have a minimum roof pitch of 4/12. These districts are intended to promote the development of housing for residents of the local government unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups, and persons with special needs.

17.13-7 R1: SINGLE FAMILY RESIDENCE DISTRICT.

(1) Permitted Uses:

- (a) Single family dwellings designed for and occupied exclusively by one family, but not including a trailer home or mobile home.
- (b) Churches, cemeteries subject to § 157, Wis. Stats., public and parochial schools, colleges and universities.
- (c) Parks and playgrounds, including swimming pools, golf courses, tennis courts, picnic grounds, and bathing beaches.
- (d) Accessory buildings, including private kennels, private garages, and buildings clearly incidental to the residential use of the property, provided, however, that no accessory building may be used as a separate dwelling unit.
- (e) Gardening and farming, including nurseries for the propagation of plants only, but not farms operated for the disposal of sewage, rubbish or offal, fur farms, stock farms, and poultry farms.
- (f) Telephone exchanges, telephone, and power distribution poles, and lines and necessary appurtenant equipment and structures such as transformers, unit substations, and equipment housings, provided there is no service garage or storage yard.

- (g) Home occupations, when such occupation is incidental to the residential use of the premises and does not involve any external alteration that would effect a substantial change in the residential character of the building; further provided that no article is sold or offered for sale that is not produced by such home occupation, that no stock in trade is kept or sold, and that no person other than a member of the resident family is employed on the premises.
 - (h) Professional offices, when such office is conducted solely by a member or members of the resident family, entirely within the residence and incidental to the use of the premises; further provided there are no external alterations that would effect a substantial change in the residential character of the building, that not more than fifty percent (50%) of only one floor of the dwelling is devoted to such office(s), and that no more than one person not a member of the resident family are employed in nonprofessional capacities in any such office.
 - (i) Railroad right-of-way, but not including switching, classification yards, or sidings.
 - (i) Vending machines when the use is clearly an indoor accessory use to the primary use.
 - (k) Signs. (See section 17.11)
 - (l) Ponds subject to the conditions contained in section 17.08-10. In addition, ponds shall maintain a minimum slope of four feet (4') horizontal to one foot (1') vertical to a water depth of six feet (6'), and a three feet (3') horizontal to a one foot (1') vertical slope below the six foot (6') depth. Disposal and/or stabilization of soil from pond excavation shall be addressed on the pond plans and a three foot (3') horizontal to one foot (1') vertical slope shall be the minimum.
- (2) Conditional Uses: The following are special uses permitted when the location of the use shall have been approved and a conditional use permit (CUP) granted by the Town Board, taking into consideration recommendations of the Town Plan Commission after a public hearing.
- (a) Institutions of a charitable or philanthropic nature, day care or child care facilities, hospitals, clinics and sanatoria, except contagious hospitals and mental institutions.
 - (b) Municipal buildings, except sewage disposal plants, garbage incinerators, and buildings for the repair or storage of road building or maintenance machinery.
 - (c) Libraries, museums, and community buildings, private clubs and fraternities, except those whose principal activity is a service customarily carried on as a business.

(d) Bed and Breakfast establishment subject to Chapter 50, Wis. Stats.

(3) Height, Yards, Area, and Other Requirements:

(a) Height. Except as otherwise provided in this section, no building shall exceed a height of fifty-five feet (35'). (See section 17.08-11)

(b) Floor Area. Buildings used in whole or in part for residential purposes which are hereafter erected, moved, or structurally altered, shall have the following minimum floor areas and widths:

1. Minimum required floor area of a dwelling is determined by the number of bedrooms.

- a. One (1) bedroom minimum floor area is one thousand (1,000) sq. feet.
- b. Two (2) bedroom minimum floor area is one thousand two hundred (1,200) sq. feet.
- c. Three (3) bedroom minimum floor area is one thousand four hundred (1,400) sq. feet.

(c) Lot Area.

1. For platted or unplatted lands in protected shorelands. (See section 17.01-8)
2. For other platted or unplatted lands where public sewer is not available, the minimum lot area shall be three (3) acres or 130,680 sq. feet or a width of less than three hundred feet (300') at the building line, and no less than thirty three feet (33') of road frontage. **Principal Buildings and attachments may not exceed ten percent (10%) of the area of any lot. Accessory buildings must meet the requirements of section 17.08-5, Accessory Uses and Structures.**

(d) Front Yard. A front yard shall be not less than sixty-five feet (65') in depth.

(e) Side Yards. There shall be a side yard setback of fifteen feet (15') on each side of a building.

(f) Rear Yard. The minimum depth of any rear yard shall be forty feet (40'), except on water front lots.

(g) Setback Lines (Streets and Waterline). (See sections 17.08-12, 17.08-13, and 17.08-14)

(h) Off-Street Parking. (See section 17.10)

Districts and Maps

17.13-8 R2: MULTIPLEFAMILYRESIDENCEDISTRICT.

(1) Permitted Uses:

- (a) Any use permitted in the R1 Single Family Residence district.
- (b) Duplexes.
- (c) Retail consumer goods, sales, and service conducted solely for the convenience of the resident of a multifamily development.
- (d) Bed and Breakfast establishment subject to Chapter 50, Wis. Stats.

(2) Conditional Uses: The following are special uses permitted when the location of the use has been approved and a conditional use permit (CUP) has been granted by the Town Board, taking into consideration recommendations of the Town Plan Commission after a public hearing.

- (a) Boarding and rooming houses.
- (b) Day care or child care facilities.
- (c) Multiple family dwellings. When reviewing applications for conditional use permits, the Town Board shall consider the following as minimum guidelines and may increase floor and lot areas, but shall not reduce them unless municipal sewer and water is available:

<u># of families</u>	<u>Lot Area</u>	<u>Total heated living space</u>
2	130,680 sq. feet	1,600 sq. feet

For each additional family unit added, a minimum of ten thousand (10,000) sq. feet shall be added to the lot area and six hundred (600) sq. feet shall be added to the heated living space.

1. When regulations of the Department of Commerce or other State or local agencies require a larger lot area than any of the above, such regulations shall govern for both platted and unplatted areas and lots.

(3) Height, Yards, Area, and Other Requirements Not Outlined as a Conditional Use:

- (a) Height. For single-family dwellings and duplexes the maximum building height shall be thirty-five feet (35'). (See section 17.08-11)
- (b) Floor Area and Width. Buildings used in whole or in part for residential purposes which are hereafter erected, moved, or structurally altered, shall have the following minimum floor areas and widths:

1. Minimum required floor area of a dwelling is determined by the number of bedrooms.
 - a. One (1) bedroom minimum floor area is nine hundred (900) sq. feet.
 - b. Two (2) bedroom minimum floor area is one thousand one hundred (1,100) sq. feet.
 - c. Three (3) bedroom minimum floor area is one thousand four hundred (1,400) sq. feet.
- (c) Lot Area.
1. For platted or unplatted lands in protected shorelands. (See section 17.01-8)
 2. For other platted or unplatted lands where public sewer is not available, the minimum lot area shall be three (3) acres or 130,680 sq. feet or a width of less than three hundred feet (300') at the building line, and no less than thirty-three feet (33') of road frontage.
 3. **No building shall occupy in excess of twenty-five percent (25%) of the area of any lot. Accessory buildings must meet the requirements of section 17.08-5, Accessory Uses and Structures.**
- (d) Front Yard. A front yard shall be not less than sixty-five feet (65') in depth.
- (e) Side Yards. There shall be a twenty feet (20') side yard setback on each side of a building. Additional side yard equaling five feet (5') per family shall be added to the twenty feet (20') base dimension. (See section 17.08-5(2)) (See Chart)
- (f) Rear Yard. The minimum depth of any rear yard shall be fifty feet (50') for two (2) family units, except water front lots.
- (g) Setback Lines (Streets and Waterline). (See sections 17.08-12, 17.08-13, and 17.08-14)
- (h) Off Street Parking. (See section 17.10)