

WINNEBAGO COUNTY BOARD OF ADJUSTMENT

Wednesday, April 27, 2016 - 5:30 p.m.

4th Floor Conference Room, County Administrative Building, Oshkosh, Wisconsin

PUBLIC HEARING

Present: Board Members: Arden Schroeder, Chairman; Susan Drexler, Tom Verstegen, Greg Kargus, and Tom Tuschl. Also present: Eric Rasmussen, zoning department; and Karen Frederick, court reporter.

Excused: None

Meeting was called to order at 5:30 p.m. Committee members and staff introduced themselves. A. Schroeder explained the hearing process and E. Rasmussen read the appeal process. It was announced that the Deliberative Session would be on Thursday, May 5, 2016 at 7:30 a.m.

G. Kargus read the legal description and the requested variance:

1. Mona Gresenz, Town of Winneconne – Parcel No. 030-1219

Ronald Berg was sworn in. He is the husband of the property owner. They are requesting an approval for the floodplain fill the way it was constructed which is slightly less than approved by previous variance. They hired a contractor to do the work and did not know they were non-compliant. The contractor matched existing concrete on the south side and tried to avoid a tree on the west side.

Kim Jansen was sworn in. He was the previous owner. He is in favor of the request. He had installed the previous retaining wall and said he felt the contractor had tried to match the angle of that wall when constructing the addition to the wall for the floodplain fill compliance.

Staff read into record a resolution from the Town of Winneconne and an email from the DNR.

2. Mark Wachal, Town of Winneconne – Parcel No. 030-0776-01

Dawn Dobberstein was sworn in. They obtained a ZP for the boathouse, the 3' walkway in question is a pad to anchor the rail system to get the boat in and out of the boathouse. They weren't told that a pad was not part of the boathouse or prohibited.

Mark Wachal was sworn in. Schmidt Dock told them the minimum concrete needed for their rail system. The rail system needs this anchor point so that the ramp portion can maintain in place while the rails into the boathouse can be folded in so the garage can close.

Staff read into record a resolution from the Town of Winneconne and a memo from the DNR.

3. Gerald Winiecki, Town of Wolf River – Parcel No. 032-0724-20, 032-0724-31

Gerald Winiecki was sworn in. He asked questions regarding the difference between the measurements he'd gotten and staff measurements. He also said he'd invested substantial time asking questions and communicating with staff prior to purchasing the property.

Mr. Winiecki explained his deck request and Exhibit A (original layout), Exhibit B (current layout), and Exhibit C (proposed modification). The proposed modification will provide the same

square footage as the original decks and stairs and will be further from the Ordinary High Water Mark.

Mr. Winiecki discussed the sidewalk request. He explained previous structures in the shoreyard setback he had removed. The patio and sidewalk were installed to help divert water away from the building foundation and to prevent standing water on the lot. He feels the sidewalk is necessary for safe access to the home, especially in the winter. The Town Board Chair was in favor of the deck and sidewalk because their rescue squad had issues with this property in the past. He didn't understand the allowance for a walkway to the water from the home but not to the home from the driveway. The existing garage is narrow and does not allow access through with cars parked inside.

Mr. Winiecki discussed the patio request. The patio was designed to help eliminate a standing water issue on the property and to help provide more living space due to the small cottage size and the limitations on adding to the cottage. There was discussion regarding the measurement of the location to which the Ordinary High Water Mark setback is measured.

Mr. Winiecki explained his landscaping plan.

Staff read into record 3 recommendations from the Town of Wolf River as well as a memo from the DNR.

Mr. Winiecki discussed 2 previous variance requests regarding patios.

There being no other business, this meeting was adjourned at 6:58 p.m.

Respectfully submitted,

Eric Rasmussen

Recording Secretary for the Board of Adjustment