

WINNEBAGO COUNTY
BOARD OF ADJUSTMENT
PUBLIC HEARING

October 23, 2018
5:30 P.M.

First Floor Conference Room – County Administration Building

PRESENT: Members: Sue Drexler, Arden Schroeder, Larry Kriescher, Jerry Braasch and Tom Tuschl, Emmett Simkowski (Code Enforcement Officer) Karen Fredrick (court reporter) and guests present.

The meeting was called to order by Tom Tuschl at 5:30 P.M. and the board members introduced themselves.

1. Jeffrey Pagel, 1617 Lasley Shore Dr. -Town of Winneconne - Variance Request

Applicant is requesting to construct a single family dwelling with attached garage with a street yard setback of 13' where 21.5' is allowed with setback averaging.

Jeffrey Pagel, the property owner was sworn in and discussed his proposed construction would be unable to build a reasonably sized attached garage with the current 21.5' street yard setback while complying with shore and side yard setbacks. Not having a garage on the property is unreasonable in this climate. The 33' lot width restricts the house to be a minimum width of 20' and a maximum width of 23'. The existing garage has a 3' setback off the road right of way and the proposed construction would push the garage back 10', improving visibility and uniformity throughout the neighborhood. Jeff provided the board members with documentation of nearby neighbor's approval of the variance.

Linda Rohm at 6623 Lasley Shore Dr. was sworn in and explained that she approved the variance and would like to see the garage setback further off the road. The Town of Winneconne Board comments were that they recommend approval, the variance is reasonable and two neighbors spoke in favor of the variance.

No additional testimony was given and this portion of the hearing was closed.

2. Whitney Tornow (Karol Orlik) 5600 W. Reighmoor Rd. -Town of Omro - Variance Request

Applicant is requesting 6.0' and 6.5' of floodplain fill around the structure where 15' is required.

Whitney Tornow was sworn in and explained she has an accepted offer on the property and closing is contingent on the approval of the variance. The proposed project was explained as a complete tear down and rebuild per floodplain regulations because the structure is uninhabitable as it stands. Due to the lot width of 50' the request is to reduce the amount of floodplain fill around the sides of the structure to accommodate a larger

home. Michael Van Oudenhoven was sworn in and expressed his concerns that the fill would impact drainage of the private road and surrounding lots, ultimately due to the lack of culverts under driveways.

James Moeri a neighbor was sworn in and expressed concerns with drainage and the lack of culverts to assist in drainage.

The Town of Omro's comments were that the lot width presents a hardship which is not self-imposed, no neighbors disapproved and tearing down the building and rebuilding will improve the site and neighborhood. Their conditions were that a drainage plan must be accepted by County Zoning and drainage off the roof should be directed to the lake.

No additional testimony was given and this portion of the hearing was closed.

ADJOURNMENT

MOTION made by Sue Drexler to adjourn the meeting. Seconded by Larry Kriescher. Motion carried 5-0. Meeting adjourned at 6:20 P.M.

Respectfully submitted,

Emmett Simkowski
Recording Secretary