

WINNEBAGO COUNTY BOARD OF ADJUSTMENT

Tuesday, June 25, 2013 – 5:30 p.m.

Lounge Room, Courthouse, Oshkosh, Wisconsin

PUBLIC HEARING

Present: Board Members: Arden Schroeder, Dan Mingus, Tom Verstegen, and David Weiss

Excused: Greg Kargus

Absent: James Forbes

Also present: Candace Zeinert, Zoning Department; Jessica Meinen, court reporter; and guests.

Meeting was called to order at 5:30 p.m. Board members and staff introduced themselves. A. Schroeder added that the meeting of the deliberative would be changed to Tuesday, July 9, 2013. C. Zeinert read the appeal process.

Bernard Bendixen – Town of Oshkosh – (Adjourned from May Public Hearing)

D. Mingus read the legal description and requested variance for the agenda item.

Bernard Bendixen was sworn in and explained that he needed the variance in order to get into his house.

The Board stated that the request was held over from last month's hearing because the DNR requested additional information in order to make a recommendation. A. Schroeder inquired if those materials had been obtained. C. Zeinert explained that the property was reassessed and the Town assessor was able to give us the new assessment value of the home. The existing structure on the property was assessed at &180,000, allowing for \$85,697 for additions/improvements to the existing home. C. Zeinert further explained that a materials and labor cost breakdown was also submitted, signed by the property owner, indicating that the project would be under the 50% limit.

T. Verstegen inquired if anything was received from the DNR. C. Zeinert answered that no recommendation had been received, even though the DNR was forwarded the assessment and cost breakdown information.

Board members also inquired about the existing structures conforming/nonconforming status. It was explained/discussed that the existing structure will become noncompliant with the addition into the floodplain and that is why the additions are limited to 50% of the equalized assessed value.

Jim Erdman, Town of Oshkosh Chairman, was sworn in. He stated that the Town Planning and Zoning Commission approved the request with a 6-1 vote because it makes sense and they can't fill their neighbors. The Town Board then approved with a 3-0 vote.

Richard Gabert & Tom Rusch – Town of Oshkosh

D. Mingus read the legal description and requested variance for the agenda item.

Larry Sidman of Jones Signs was sworn in. He explained that he is dealing with another existing sign on a Gabert and Rusch property within the shoreland district. He said that they were requesting to raise the sign by 10ft due to the reconstruction of Hwy 41; similar to what was granted a few months ago for a nearby sign.

T. Verstegen asked if the 10ft dimension was arbitrary. Mr. Sidman answered that the 10ft allows the sign to be seen from the highway. D. Mingus inquired if the sign would be changed at all. Mr. Sidman explained that only a 10ft extension would be added to the pole of the sign; the footings will remain the same.

Jim Erdman came before the Board again to explain that the Town of Oshkosh unanimously approved the request due to the median barrier and that you cannot see the bottom of the sign.

There being no other business, Arden Schroeder adjourned the meeting at 5:45 p.m.

Respectfully submitted,

Candace M. Zeinert

Recording Secretary