

WINNEBAGO COUNTY BOARD OF ADJUSTMENT

Tuesday, August 28, 2012 – 5:30 p.m.

Lounge Room, Courthouse, Oshkosh, Wisconsin

PUBLIC HEARING

Present: Board Members: Greg Kargus, Dan Mingus, and Tom Verstegen

Absent: James Forbes

Excused: Arden Schroeder

Also present: Candace Zeinert, Zoning Department; Karen Fredrick, court reporter; and guests.

Meeting was called to order at 5:35 p.m. Committee members and staff introduced themselves. C. Zeinert read the appeal process.

Brian Hacker – Town of Winneconne

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

Brian Hacker and the home designer, Walter Jacobson, were sworn in. Mr. Hacker explained that their request last year was not entirely granted the way that they had thought. They proposed originally a 47ft wide house but were now proposing a 43ft deep building. He explained that they would like to build a year round house, not just a cottage. C. Zeinert explained the original variance (40ft shore yard setback and 9ft street yard setback had been granted – 29ft shore yard setback was requested).

G. Kargus inquired how close the garage would be to the road. Mr. Hacker answered 15ft.

Mr. Hacker added that the neighbor to the right (if looking at the lake) also wants to fill their property as well. C. Zeinert explained that the variance on this side for fill is still needed because the fill should be all on their property.

Mr. Jacobson explained some of the house design and inquired about bays or cantilevered portions and if they are allowed into setbacks. G. Kargus asked that C. Zeinert have that information available at the deliberative.

It was clarified that the retaining wall would have a 20ft setback from the water. A retaining wall may not be needed on the side where the neighbor is also filling. Mr. Hacker clarified that there will be no retaining wall on the street side. C. Zeinert explained that retaining walls are only required to meet a shore yard setback, no other setbacks apply.

The Board asked how large the house would be. Mr. Hacker said it has shrunk since his last request and that it is about 2,000 sq ft between the first and second floors.

Mr. Hacker inquired about the boathouse and if the permit for that could be pulled for it at the same time that the home permit is pulled. C. Zeinert replied yes.

G. Kargus asked if there was any other responses (DNR or Town) that needed to be read in. No written responses received.

Mr. Tom Snider, Town Chairman spoke to the Committee. He said that the Town was not opposed to the request; that they would not get in the way of the Hacker's doing what they want with the property.

There being no other business, Greg Kargus adjourned the meeting at 5:55 p.m.

Respectfully submitted,

Candace M. Zeinert

Recording Secretary