

WINNEBAGO COUNTY BOARD OF ADJUSTMENT

Wednesday, December 19, 2012 – 5:30 p.m.

Lounge Room, Courthouse, Oshkosh, Wisconsin

PUBLIC HEARING

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

Absent: James Forbes

Excused: Dan Mingus

Also present: Candace Zeinert, Zoning Department; Lynn Egan, court reporter; and guests.

Meeting was called to order at 5:30 p.m. Board members and staff introduced themselves. C. Zeinert read the appeal process.

Susan Harger – Town of Oshkosh

G. Kargus read the legal description and requested variance for the agenda item.

Ali Fagerlind and James Willey of Mosquito Creek Restorations were sworn in as representatives for the property owner. They explained that the requested variance was for a second story addition matching the first floor and for paver patios on the south and west sides of the home. Mr. Willey added that the existing deck on the south side will be removed and replaced with the patio. The addition would be for a bathroom and two more bedrooms for house the enlarging family. The current home is two bedrooms but it was built very well so it will be able to handle a second story. The property owner would like to have the home be a Frank Lloyd Wright and Prairie style home.

A. Schroeder inquired if the porch will be enclosed. Mr. Willey answered that the current “bump in” does not make any sense. It will instead be bumped out to come in line with the rest of the home.

G. Kargus inquired about the paver patios. Ms. Fagerlind replied that it will be at ground level and that they can stay within the existing deck setback. T. Verstegen asked about the patio on the west side. Ms. Fagerlind answered that they would prefer to put a patio there in order to keep the view of the lake. The patio would have a lesser shore yard setback to the south than the existing deck.

There was further discussion regarding existing and proposed setbacks.

Gerald Frey, Town of Oshkosh Supervisor, was sworn in. He stated that the Town of Oshkosh approved the variance requests.

C. Zeinert summarized a letter from Tom Blake, Shoreland Zoning Specialist with the Wisconsin Department of Natural Resources recommending denial of the requests unless hardship can be proven.

Mr. Willey approached again to respond to Mr. Blake's letter. He argued that a home is interior as well as exterior living and that a patio has a lot to do with the definition of a home.

A. Schroeder asked what the width of the lot is. Ms. Fagerlind replied that it is approximately 67ft at the narrowest. C. Zeinert added that the variance decision for the home specified lot width to be 80-82ft wide. Ms. Fagerlind added that the residence is going from a part time home to a full time residence.

There being no other business, Arden Schroeder adjourned the meeting at 5:50 p.m.

Respectfully submitted,

Candace M. Zeinert

Recording Secretary