

WINNEBAGO COUNTY BOARD OF ADJUSTMENT

Tuesday, June 30, 2015 – 5:30 p.m.

County Administrative Building Room 408, Oshkosh, Wisconsin

PUBLIC HEARING

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

Excused: Greg Kargus and Susan Drexler

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

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

Paul Block – Town of Wolf River

Applicant is requesting a variance to construct an attached garage addition with a substandard shore yard setback, a retaining wall with a substandard shore yard setback, and for a reduced amount of floodplain fill.

Paul Block came before the Board and was sworn in. He explained that they were looking to add an attached garage but that having the house next to the water makes it very difficult to meet the standards. He explained the 3 variances being requested.

A. Schroeder inquired how long the inlet has been there. Mr. Block answered it was since the 1930's or 1940's when the building was originally used for boat delivery. Mr. Block went on to explain that 2 outbuildings will be raised and that the new garage would be used for storage of boats, lawn mowers, etc.

A. Schroeder pointed out that there is room to build elsewhere on the property. Mr. Block described that the lawns of the neighbors align and run together. Having a garage 75ft from the water would block the neighbors' views of the water.

T. Verstegen inquired about the size of the proposed garage. Mr. Block answered that 1,848 sq ft was proposed where 1,850 sq ft is the maximum allowed. D. Weiss inquired if the existing attached garage was going to be converted. Mr. Block specified that it would be converted to living space and likely used as a recreation room. D. Weiss asked if a variance would be required to remodel the existing attached. C. Bauer answered that it would not be.

Howard Koch approached the Board and was sworn in. He mentioned that he lives directly north of the subject property and has no concerns regarding the request; he is speaking for it. Mr. Koch mentioned that it would be a huge improvement to the property and that nothing would change as far as the view with an attached garage because the home is two stories. Mr. Koch mentioned that the floodplain fill will be swaled and bermed so that drainage will be improved between the properties.

C. Bauer read the comments section of a letter from Dale Rezabek, Regional Shoreland Specialist, of the WI DNR. It specified that Mr. Rezabek did not feel that all three criteria can be met by the request and that the construction of it would have cumulative negative impacts on the shoreline (habitat, wildlife, impervious surfaces, etc).

T. Verstegen inquired about the size of the home. Mr. Block answered that it was about 2,000 sq ft of living space currently.

In reply to Mr. Rezabek's letter, Mr. Koch specified that there is drain tile that goes to the lake and that the addition would be replacing a gravel parking lot, so no impervious surfaces would be added and drainage would not be negatively impacted. A. Schroeder inquired about the sizes of the buildings to be raised. Mr. Block did not know so C. Bauer estimated their sizes from GIS. They are approximately 13' x 19' and 14' x 35'.

Mona Gresenz – Town of Winneconne

Applicant is requesting a variance for reduced floodplain fill around an addition.

Ronald Berg came before the Board and was sworn in. He explained that they're proposing a 6ft wide extension of the home on the south end. It will be the same width as the rest of the house: 27ft. The addition will allow for a master bedroom/bath and storage space. Mr. Berg explained that the request is for the reduced fill to keep with the same amount of fill as the rest of the home. If they filled the full 15ft, the fill would go right up to the garage.

A. Schroeder inquired about the lot width. Mr. Berg answered that it was 60ft wide. D. Weiss inquired if there were any issues with setbacks. C. Bauer explained that the only setback that may be close is the 10ft setback between the home and detached garage. A. Schroeder inquired about drainage. Mr. Berg explained that it will be maintained with a swale to the lake.

Tim Jansen approached the Board and was sworn in. He explained that he built the home 8-10 years ago, lived 9 doors down from the applicant and was a friend. Mr. Jansen explained that the addition will not change the attractiveness or drainage on the property. He explained how the 3ft high berm was placed 6ft out from the home.

Hilda Bos-Hantzsch – Town of Wolf River

Applicant is requesting a variance for reduced floodplain fill and for a retaining wall with reduced shore yard setbacks to a channel and lake.

James McAloon approached the Board and was sworn in. He explained that the variance would allow them to be in compliance with floodplain regulations. The adjacent property at 7762 Cut-Off Ln is already elevated but the home is only 10ft to the north lot line instead of 15.

The Board inquired if there was sewer and Mr. McAloon answered that there was a holding tank proposed. A. Schroeder asked what the lot width was, to which he received the answer of 50ft.

T. Verstegen asked staff if the neighbor is at the same elevation with fill, do these property owners need the variance for the reduced fill. C. Bauer answered that the full extent of the fill (15ft) must be able to reside on their individual property.

A. Schroeder inquired about the well as it appeared to be shallower than the existing grade. Mr. McAloon said that it may need to be added on to.

Sandra Wardley, who owns the property to the north, was sworn in. She said she was concerned about drainage as there is an existing spot on her driveway that does not drain.

A. Schroeder inquired about the retaining wall and if it would be removed. Ms. Wardley explained that the retaining wall was permanent and would not be removed.

D. Weiss inquired about how her property currently drains and if it were pitched one way or the other. Ms. Wardley answered that it currently goes to the back by the channel.

C. Bauer read the comments section of a letter from Dale Rezabek, Regional Shoreland Specialist, of the WI DNR. It specified that options to the retaining wall's location should be explored to ensure that one that close to the water is necessary.

There being no other business, Chairman Schroeder adjourned the meeting at 6:06 p.m.

Respectfully submitted,

Candace M. Bauer

Recording Secretary