



Winnebago County

The Wave of the Future

BOARD OF ADJUSTMENT

TUESDAY, AUGUST 26, 2025 @ 5:30 PM

SUSAN T ERTMER CONFERENCE ROOM 120

DAVID W. ALBRECHT ADMINISTRATION BUILDING

112 OTTER AVENUE, OSHKOSH, WISCONSIN

To view this meeting via Microsoft Teams, please click this link. [**Join the meeting now**](#)

Meeting ID: 232 486 027 161

Passcode: Bz7u4nu2

A Meeting of the Winnebago County Board of Adjustment will be held on Tuesday, August 26, 2025, at 5:30 PM in the David W. Albrecht Administration Building, Susan T Ertmer Conference Room 120, 112 Otter Avenue, Oshkosh, Wisconsin.

PUBLIC HEARING AGENDA

At this meeting, the following will be presented to the Board for its consideration:

A. Call to Order

B. Public Comments on Agenda Items

C. Business Items

Action may be taken on any business items.

1. Hantzsch, Gilbert/Hilda - Parcel ID # 032-0546-21 - 7754 Cut Off Ln, Larsen - Town of Wolf River - Variance

D. Adjourn

**A quorum of the Aviation Committee, and the Winnebago County Board of Supervisors may be present at this meeting.

Upon request, provisions will be made for people with disabilities upon 24 hours prior notice to the Office of the County Clerk. Phone Number: 920-232-3430

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING BOARD OF ADJUSTMENT August 26, 2025

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a variance which is regulated by one or more of the following ordinances: Chapter 23, the Town/County Zoning Code, Chapter 26, the Floodplain Zoning Code, and Chapter 27, the Shoreland Zoning Code. You are receiving this notice because this application or petition for action: 1. affects area in the immediate vicinity of property which you own; 2. requires your agency to be notified; 3. requires your Town to be notified; or 4. requires you, as the applicant, to be notified.

The Winnebago County Board of Adjustment will be holding a public hearing on August 26, 2025 at 5:30 PM in Conference Room 120 of the David Albrecht Administration Building located at 112 Otter Ave, Oshkosh, WI.

All interested persons wishing to be heard at the public hearing may appear in person or via Microsoft Teams using the meeting information below. A direct link to the Microsoft Teams Meeting is available on the Winnebago County Meetings and Agenda Calendar on the above indicated date.

Microsoft Teams Meeting Information Link: <https://winnebagocowi.portal.civicclerk.com/>
Select the Agenda PDF on the meeting date and Click "Join Meeting Now"

For further detailed information concerning this notice, contact the Town Clerk or the Winnebago County Zoning office, where the application is available for viewing.

INFORMATION ON VARIANCE REQUEST

Application No.: 2025-VA-7050

Applicant: HANTZSCH, GILBERT & HILDA

Agent: NONE

Location of Premises: 7754 CUTOFF LN, LARSEN

Tax Parcel No.: 032-054621

Legal Description: Being part of Government Lot 2 of Section 25, Township 20 North, Range 14 East, Town of Wolf River, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a variance for a reduced floodplain fill requirement, a reduced shore yard setback for a house, retaining wall, deck and driveway, and a reduced street yard setback for a house and deck.

DESCRIPTION:	CODE REFERENCE:	REQUIRED:	PROPOSED:
The shore yard setback from the nearest point of any structure shall be at least 75 ft from the OHWM unless exempt under section 6.1(1) or reduced under section 6.2. The elevation of the lowest floor shall be at or above the flood protection elevation on fill unless the requirement in subsection (b)(2) can be met. The fill shall be one foot or more above the regional flood elevation extending at	Chapter 23 Exhibit 8-2 26.5-23 Chapter 27 Article 6	Shore yard setback: 66.5' for principal structure (house). 75' for accessory structure (deck, driveway, retaining wall) Setback averaged road right of way setback: 28'	Shore yard setback: 61' For house and deck. 40' for retaining wall. 35' for driveway. Road right of way setback: 26' for house and deck Floodplain fill setback: 5' from NW lot line

<p>least 15 ft beyond the limits of the structure.</p> <p>The road right of way setback from the nearest point of any structure shall be at least 30' unless reduced under Chapter 23.8-65(d).</p>		<p>Floodplain fill requirement: 15'</p>	
--	--	---	--

INITIAL STAFF REPORT

Sanitation: Existing; Private System

Overlays: Shoreland, floodplain, wetlands

Current Zoning: R-1 Rural Residential

Surrounding Zoning: North: R-1;A-2; South: R-1; East: R-1;A-2; West: R-1;

Chapter 23 Exhibit 8-2

26.5-23

Chapter 27 Article 6

Code Reference:

Description of Proposed Use: Applicant is requesting a variance for a reduced floodplain fill requirement, a reduced shore yard setback for a house, retaining wall, deck and driveway, and a reduced street yard setback for a house and deck.

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe your project, include the proposed dimensions and setbacks: SEE ATTACHED

Describe how compliance with the requirement in question unreasonably prevents or restricts development of a permitted use on the property: SEE ATTACHED

Describe the unique physical characteristics or limitations that prevent the property from being developed in compliance with the requirement in question: SEE ATTACHED

Describe how the granting of the requested variance will not harm the public interest or have adverse effects on surrounding properties: SEE ATTACHED

SECTION REFERENCE AND BASIS OF DECISION

Basis of Decision: Town/County Zoning Code: 23.7-234

When making its decision, the Board of Adjustment shall consider each of the following standards:

- (1) The requirement in question would unreasonably prevent the property owner from using the property for a permitted purpose or would render conformity with such requirement unnecessarily burdensome and such circumstances were not self-created.
- (2) The subject property has unique physical characteristics or limitations that prevent the property from being developed in compliance with the requirement in question.
- (3) The granting of the variance will not be contrary to or harm the public interest given the general purposes of the zoning regulations and the specific purposes of the requirement in question.

The board shall grant a variance only if the board can make an affirmative finding for all of the criteria listed in this section.

Floodplain Zoning Code

26.6-7 Variances

(a) **Review criteria.** The Board of Adjustment may, upon appeal, grant a variance from the standards of this chapter if an applicant convincingly demonstrates that (1) literal enforcement of this chapter will cause unnecessary hardship; (2) the hardship is due to adoption of the floodplain chapter and unique property conditions, not common to adjacent lots or premises—in such case the chapter or map must be amended—; (3) the variance is not contrary to the public interest; and (4) the variance is consistent with the purpose of this chapter in s. 26.1-5.

(b) **Additional criteria.** In addition to the criteria in subsection (a), to qualify for a variance under FEMA regulations, the following criteria must be met: (1) The variance shall not cause any increase in the regional flood elevation; (2)

Variances can only be granted for lots that are less than 0.5 acres and are contiguous to existing structures constructed below the regional flood elevation; (3) Variances shall only be granted upon a showing of good and sufficient cause, shall be the minimum relief necessary, shall not cause increased risks to public safety or nuisances, shall not increase costs for rescue and relief efforts, and shall not be contrary to the purpose of the chapter.

(c) **Limitations.** A variance shall not (1) grant, extend, or increase any use prohibited in the zoning district; (2) be granted for a hardship based solely on an economic gain or loss; (3) be granted for a hardship which is self-created; (4) damage the rights or property values of other persons in the area; (5) allow actions without the amendments to this chapter or map(s) required in s. 26.6-4; or (6) allow any alteration of an historic structure, including its use, which would preclude its continued designation as an historic structure.

Shoreland Zoning Code

27.14.8 Variances

(a) **Generally.** The Board of Adjustment may, upon appeal, grant a variance from the standards of this chapter if an applicant convincingly demonstrates that (1) literal enforcement of this chapter will cause unnecessary hardship; (2) the hardship is due to unique property conditions, not common to adjacent lots or premises; (3) the variance is not contrary to the public interest; and (4) the variance is consistent with the purpose of this chapter.

REVISED



Winnebago County Zoning Department
P.O. Box 2808
112 Otter Ave, 3rd Floor
Oshkosh, WI 54903-2808
(920) 232-3344
(920) 232-3347 (fax)

For office Use only

Checked FLUP _____ Agreed _____

Receipt # _____

Application #: _____

VARIANCE APPLICATION

Fee: \$800.00

Payable to: Winnebago County

(Please print or type. Please use black ink for duplicating purposes.)

A. PROPERTY OWNER:

A-1 NAME: THE GILBERT A. HANTZSCH AND HILDA E. BOS-HANTZSCH JOINT REVOCABLE TRUST
Mailing Address: 55725 DEVILS CROWN DR.
BARABOO, WI 53913
Phone: (608) 963-7431 E-mail: HHANTZSCH@GMAIL.COM

NOTE: all property owners must sign application (husband & wife; all co-owners). Use the additional page if necessary.

Permission is hereby granted for appropriate County Staff to enter upon the property for the placement and removal of hearing notices and conducting inspections prior to hearing. Said permission is to remain in effect until the conclusion of the Public Hearing and is binding upon all heirs and assigns.

Property Owner #1 Signature Gilbert A. Hantzsch Date 6/23/2025

Property Owner #2 Signature Hilda Bos Hantzsch Date 6/23/2025

I HEREBY APPOINT THE FOLLOWING AS MY AGENT FOR PURPOSES OF THIS APPLICATION:

A-2 AGENT (NAME): _____

Mailing Address: _____

Phone: _____ E-mail: _____

Agent's Original Signature: _____ Date: _____

B. PROPERTY INFORMATION:

B-1 Tax Key/Parcel #: 032054621

B-2 Location/address of affected property: 7754 CUT OFF LAKE, LARSEN, WI 54947

B-3 Current Zoning: R-1

Zoning Code Legend			
A-1	Agribusiness district	B-1	Local Service Business district
A-2	General Agriculture district	B-2	Community Business district
R-1	Rural Residential district	B-3	General Business district
R-2	Suburban Residential district	I-1	Light Industrial district
R-3	Two-family Residential district	I-2	Heavy Industrial district
R-4	Multifamily Residential district	M-1	Mixed-Use district
R-8	Manufactured/Mobile Home Community district	PDD	Planned Development district

B-4 SEWER: ☒ Existing ☒ Required

TYPE: ☐ Municipal ☒ Private System

NEW SYSTEM WILL
REPLACE EXISTING

04/2021

REVISED

VARIANCE APPLICATION

Responses may be typed on a separate sheet and attached to this form.

Applicant, please fill out all of the questions in your own words.

C-1 Describe your project, include the dimensions and proposed setbacks:

SEE ATTACHED

C-2 Describe how compliance with the requirement in question unreasonably prevents or restricts development of a permitted use on the property:

SEE ATTACHED

C-3 Describe the unique physical characteristics or limitations that prevent the property from being developed in compliance with the requirement in question:

SEE ATTACHED

C-4 Describe how the granting of the requested variance will not harm public interest or have adverse affects on surrounding properties. :

SEE ATTACHED

June 27, 2025

Amended July 30, 2025

Winnebago County Planning & Zoning
Attn: Cary Rowe, Zoning Administrator
112 Otter Avenue, Oshkosh, WI 54903

Dear Mr. Rowe and Board of Review,

Attached please find a variance request for the redevelopment of the property located at 7754 Cut Off Lane in Larsen. The subject property has been in my family since 1936, and the original structure dates from 1927. It had provided four generations of my family with decades of enjoyment. My wife and I have been responsible stewards of this property for over 25 years, but it is time for the property to be modernized and brought into substantial compliance with the current shoreland and floodplain zoning rules.

The attached variance request asks for a variance on the following accounts:

1. Reduced Floodplain Fill

Due to the 50-foot width of the lot and building on the footprint of the current cabin, there is only 5 feet available to the west property line. That property, which I also own, was brought up to the floodplain protection elevation in about 2013. The grade will meet the requirement to be at or above the floodplain protection elevation, but only the first 5 feet will be on the subject property. Complying with the 15-foot requirement on this side makes it not possible to accommodate a building and driveway.

2. Substandard Shore Yard Setback

The existing structure is 59 feet back from the Ordinary High-Water Mark, and the allowed average has been determined to be 66.5 feet. We propose to locate the new structure at the same location, only rotated slightly to make the structure parallel to the lot line, which has the effect of moving the SE corner further from the road and the OHWM, putting the SE corner at 61' feet from the OHWM which is still less than the 75 feet required by the Code. My understanding is that if we put the house in the exact same location (not parallel to the lot line) we would not need a variance, even though that would result in the house being set closer to the OHWM. We believe that the proposed location and rotation better suits the lot and improves the current situation.

3. Construction of a retaining wall

In order to meet the flood protection elevation, we propose to construct a retaining wall to separate the raised grade at the subject property from the existing grade at the property to the east, 7750 Cut Off. With a wall to separate the grade, a slope of approximately 15 feet would be needed to accommodate a 5:1 slope without impacting the grade at 7750. Doing so would not allow for a driveway. The proposed wall would be of concrete block and would be the same as the wall that currently separates the grade between 7758 and 7754 Cut Off. That wall would be removed to the extent possible and relocated to the property line between 7754 and 7750 as the grade at 7754 will match that of 7758, eliminating the need for that wall. The proposed wall would be 8" wide and approximately 75 feet in length. It would range in height from 8" at either end and will taper up to a maximum height of 3 feet. See the attached photo of the wall between 7758 and 7754, which represents the proposed structure (although the one shown is taller due to the lower grade at 7754).

4. Construction of a driveway within 75' of the OHWM

There is currently a packed gravel driveway at 7754 coming off of the road and leading to the cabin. Zoning staff found there to be a gravel pad, overgrown by grass, of at least 14'x18'. I know from experience that we can pull cars further forward than that without sinking or leaving tire marks as gravel had in the past extended beyond what was measured. The proposed driveway would lead from Cut Off Lane and extend to the rear wall of the house to allow cars to be pulled up to a level space. Doing so would require us to build a portion of the new driveway within 75' of the OHWM. Refer to the attached site plan.

5. Construction of overhanging deck within 75' of the OHWM

There is a 2.5 x 8-foot portion on the second floor that will be an outdoor deck located above the first floor living space that will be within 75' of the OHWM. We cut this space out of the first floor so as to minimize any encroachment in the floodplain, but shoreland zoning also applies to areas on the second floor. The deck does not protrude past the front plane but simply overhangs the area of the house that was eliminated from the first floor.

6. Reduced road setback

Cut Off Lane is a private road that cuts across the yards of the properties it serves. There is no official road right of way. The current cabin is 24' from the road edge, and we propose the new setback to be 26' due to the proposed rotation of the house on the site as described earlier in subsection 2.

REVISED

We are providing additional details in the attached application. I look forward to attending the August 26, 2025 Public Hearing to answer any questions you may have about the proposed variance. In the meantime, if you have any questions or require anything further, please contact me at (608) 963-7431.

Thank you for your consideration.

The block contains two handwritten signatures in black ink. The signature on the left is 'Gil Hantzsch' and the signature on the right is 'Hilda Hantzsch'. Both are written in a cursive, flowing style.

Gil and Hilda Hantzsch

Variance Application Attachments and Notes**C-1 Describe your project, including the dimensions and proposed setbacks.****Description**

The project is to replace a 98-year-old, three-room cabin with a modern single family residential structure. The new structure will be at or above the flood protection elevation of 752.4' of elevation. The site will be brought up to an elevation of at least 751.4' in all directions from the house for 15 feet or to the extent practical (see setback discussion below). Because the grade on the adjacent property to the southeast (7750 Cut Off) is below the required grade for this project, a retaining wall will be needed to separate the grade between the two properties. The existing block retaining wall that separates 7758 and 7754 will be disassembled to the extent practical (considering the safety and stability of the exposed vertical slope) and relocated to the property line between 7754 and 7750.

Dimensions

The existing cabin is a single story 23' x 30'-8" (705 sf) building. The proposed structure is two stories, 25' x 40' with a 20-sf area removed on the first floor (980 sf on the first floor, 1000 sf on the second floor).

Setbacks**Shore Yard Setback****Existing**

The current cabin has a front shore yard setback of 59 feet to the OHWM. Side lot setbacks to the northwest range from 5 to 8 feet as the building is not set parallel to the property line. The side lot setback to the southeast is 22'. The rear shore yard setback to the ditch behind the house is 100 feet.

Proposed

The west corner of the proposed house will be set at the west corner of the current cabin. The house will sit in the footprint of the existing cabin, except that it will be rotated slightly clockwise around that point so that the northwest side of the house is parallel to the property line. This will slightly increase the front shore yard setback to about 61 feet. The allowed setback based on the average of the surrounding properties is 66.5 feet. The 2-1/2' that I being added to the width of the house is set back an additional 8', making it 69' from the OHWM, greater than the 66.5 feet that is allowable.

A driveway will also be required within the 75' shore yard setback to allow cars to move off of Cut Off Lane to the front door of the cabin, which is located on the NE wall facing the driveway.

A retaining wall will be required to separate the proposed grade at 7754, which will need to be above the Flood Protection Elevation of 751.4 feet, from the existing grade of 749 feet at 7750. The wall will need to start within about 6 feet of the road in order to allow the driveway grade to ramp up from the road elevation to the Flood Protection Elevation. The wall will be of 8" concrete block and will vary in height from 8" at either end to about 3 feet and will be about 75 feet long.

Road Setback

The current cabin sits 24 feet from Cut Off Lane at its closest point. By keeping the west corner at its current setback of 26 feet and rotating the house to be parallel to the lot lines, the south corner will move to also be 26 feet from the road, which is an improvement over the current situation but still requiring a variance as it is less than the 30' required.

Side Yard and Rear Setbacks

The northwest side yard setback will be a consistent 5 feet, which will require a variance. The grade from the house to the lot line will be at least 751.4 and will match the existing grade at 7758 Cut Off (which we also own). The southeast side yard setback will be 20 feet. The rear shore yard setback will be 92 feet.

C-2 Describe how compliance with the requirement in question unreasonably prevents or restricts development of a permitted use on the property.

Compliance with the shore yard setback would cause the house to be set further back than the adjoining properties, and would require a longer driveway, thereby creating additional impervious area.

Compliance with the floodplain fill requirement on the northwest side would result in shrinking the southeast side yard setback to the 15 feet required, resulting in a 20-foot wide house. In addition, with the grade at 7750 being lower than what is required for 7754, either a retaining wall would be required, or 7.5 feet of the 15 feet would need to slope at 3:1 to match the grade at 7750. A 5:1 slope is typically required to be mowable and would take up the entire 15 feet.

Not allowing a retaining wall and requiring the 15 floodplain fill on all sides would further shrink the house down to 14 feet (50 foot lot – 15 feet – 15 feet – 6 feet of slope = 14 feet) in width which is less than the minimum width of 20 required for new single-family residential structures in Wisconsin.

Not allowing the driveway to be constructed within 75' of the OHWM would require cars to be driven on grass which would result in an unstable and rutted muddy slope and would impede emergency access to the house.

C-3 Describe the unique physical characteristics or limitation that prevent the property from being developed in compliance with the requirement in question.

The 50-foot width of the lot is the primary limitation that prevents the property from being developed in compliance with the floodplain fill requirements. It prevents compliance with a 15-foot lot area at or above the floodplain elevation in all directions without impacting the adjoining grades. The lot width requires both a variance to one of the side lot setbacks to 5 feet as well as the construction of a retaining wall to separate the grade with an adjoining lot that has not been brought up to the flood protection elevation.

In addition, the lot has water on two sides, front and rear. Most of the properties in the area are within 75 feet of the water. Building on the current footprint would necessitate a variance from the 75' setback. The portion of the new house that is wider than the existing structure has been set back to comply with the allowable average setback as described above.

C-4 Describe how the granting of the requested variance will not harm public interest or have adverse effects on surrounding properties.

Granting this variance will have no adverse effects on the public interest or surrounding properties. The following explains why in further detail for each requested variance.

Setbacks

Regarding the shore yard and road setbacks, keeping the front of the proposed structure at the same location as the existing structure will preserve the harmony the house has with the surrounding structures, all of which are essentially on the same plane. Similarly, keeping the house where it has been for the past 90 years will not cause any harm to the public interest. The situation is even improved slightly by the rotation of the house which moves the south corner about 2 feet further from the road and OHWM.

Floodplain Fill/Side Lot Setback Variance

Regarding the floodplain fill variance on the northwest side, the intent of the code is met in that the grade from the house for 15 feet will be at or above the flood protection elevation as it will match the grade at the adjoining property, 7758 Cut Off. This will not cause any harm to the adjoining property or the public interest.

Retaining Wall Variance

Construction of a new retaining wall on the SE side of the property will simply be a relocation of the current wall on the NW side of the property. That wall has been in place for 9 years, and its relocation 50 feet to the SE will not cause any impact on the public interest or any of the surrounding properties.

Driveway Variance

Construction of a new driveway will occur over the top of the existing gravel driveway and will extend it away from the road and the lake. Cars currently park in this area, and the driveway will simply improve the surface and allow access to the front door of the cabin. This creates no impact on the public interest or adjoining properties.

Deck Overhang Variance

The overhanging deck section (2.5 x 8 feet = 20 square feet) on the second floor simply fills in the missing corner of the house that was removed from the first floor to comply with the setback to the OHWM on the first floor. It does not protrude past the front plane of the house and would not be any closer to the lake or road than the current structure.

REVISED

This photo shows the existing retaining wall between 7754 (at right) and 7758 (at left) Cut Off Lane. The wall will be disassembled and relocated to the other side of 7754 to separate the grade from the lower grade of 7750 Cut Off.



7754 Cut Off Lane, Larsen, WI**Impermeable Area Calculation**

23-Jun-25

Lot Area	W, feet	D, feet	Area, sf
Area across Cut Off Lane	50	34	1,700
Area from road to ditch	50	158	7,900
Total			9,600

Existing Buildings and Site	W, feet	D, feet	Area, sf
Cabin	20.3	30.6	621
Front step slab	2.5	8	20
Compacted gravel drive	14	18	252
Boat house	19.6	18.35	360
Total Impermeable			1,253
Impereable Percentage			13%

Proposed Buildings and Site	W, feet	D, feet	Area, sf
House	25	40	1,000
Cut out from first floor	2.5	8	(20)
Driveway	10	65	650
Boat house	19.6	18.35	360
Total Impermeable			1,990
Impereable Percentage			21%

New Holding Tank(s) going in will allow up to 30% impermeable.

Edwards, Caleb

From: Gil Hantzsch <hhantzsch@gmail.com>
Sent: Wednesday, July 30, 2025 11:08 AM
To: Edwards, Caleb
Subject: Re: Variance application- 7754 Cutoff Ln
Attachments: Revised Variance Application - 7754 Cut Off Larsen.pdf; Revised Site Plan - 7754 Cut Off Larsen.pdf

Good morning Caleb -

Pursuant to these emails and to our conversation last Friday I am submitting a revised Variance Application package for 7754 Cut Off Lane in Larsen. Please review and let me know if I am missing anything.

Thank you,
Gil Hantzsch

On Thu, Jul 24, 2025 at 2:54 PM Gil Hantzsch <hhantzsch@gmail.com> wrote:
Hi Caleb,

Thank you for the detailed follow up. We are travelling today but I would like to call you tomorrow morning if you would be available. Please let me know if that would work for you and at what time. I think it will be helpful to talk through before I make a written follow up to confirm our plans.

Thanks,
Gil

On Thu, Jul 24, 2025 at 12:43 PM Edwards, Caleb <CEdwards@winnebagoctywi.gov> wrote:

Hello Gil,

In addition to the email previously sent it also appears a variance request will be needed for a reduced road right of way setback. The required setback is typically 30' however in this case it is reduced to 28' due to the neighboring properties. The plans show that the house would be 26' away. The variance application should also be updated to include a reduced road right of way setback of 26'.

Thanks,

Caleb Edwards

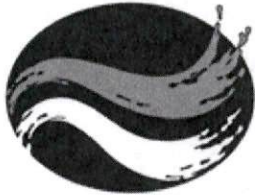
Code Enforcement Officer

Winnebago County Planning and Zoning Dept.

112 Otter Ave. PO Box 2808

Oshkosh, WI 54901

920-232-3344



Winnebago County

From: Edwards, Caleb
Sent: Thursday, July 24, 2025 2:39 PM
To: Gil Hantzsch <hhantzsch@gmail.com>
Cc: Lefebvre, Daniel <DLeFebvre@winnebagocountywi.gov>
Subject: Variance application- 7754 Cutoff Ln

Hello,

After reviewing the variance application, the following concerns/clarifications/information is needed:

- Retaining walls are required to be at least 75' away from the ordinary high-water mark (OHWM). Retaining walls are not allowed to be setback averaged like a house is. A variance would be required to locate any portion of a retaining wall within 75' of the OHWM. If you are looking at placing a structural retaining wall (stone, brick, wood...) then we would need to know the size and location as well as its setback from the OHWM. The retaining wall can be included on a revised version of the application already submitted. A variance for a structural retaining wall may be difficult to be approved as there are now "vegetative retaining walls" which are not considered structures and do not require any permits.

- Driveways are also required to be at least 75' away from the OHWM as well. A variance would be required to have a driveway located inside the 75' setback. The driveway can also be added to the variance application. We would need a revised site plan showing the exact dimensions of the driveway and how close it would be to the OHWM.
- Will the reduced floodplain fill requirement of 15' that is 1' above the flood elevation just apply to the NW lot line? It appears based on the plans that the NW lot line would be reduced to 5' while all other directions appear to have enough space to meet the 15' requirement.
- It also appears that part of the proposed house will not be in the exact same footprint since it is being rotated. Is the variance request to the shore yard setback 59' from the lake OHWM?
- The second story 2.5'x 8' deck overhang should also be included in the site plan. Decks must be at least 75' away from the OHWM as well. A variance would be required to add a deck inside the 75' setback even if it is on the second story. A revised site plan would be needed to show the proposed deck.
- It also appears that based on the measurements provided that the proposed house could be moved back roughly 5'-6' and meet the reduced 66.5' shore yard setback along with the 75' from the waterway on the backside of the property. Since there is a spot on the property which could meet all the shore yard setbacks it may make that portion of the variance request difficult to approve since it is possible to meet those setbacks on this parcel.

Please let me know if you are interested in adding the other structures shown in the site plan to the application as well. Currently it appears the only variance requests would be the shore yard setback reduced from 66.5' to 59' and the floodplain fill requirement to be reduced on the NW lot line from 15' to 5'. If those are the only two variance requests then we would need new plans showing the retaining wall, deck, and driveway removed.

Based on the site plan it appears a variance would also be needed for the retaining wall, deck, and driveway. To include these structures in the variance a revised application would be needed which includes these structures as well as what their proposed setbacks would be.

Please let me know how you would like to move forward with the application. Any changes to the plans/application would need to be submitted before 7/30/2025 otherwise it may have to be pushed back to the next public hearing (9/30/2025).

If you have any questions please let me know.

Thanks,

Caleb Edwards

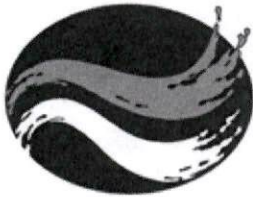
Code Enforcement Officer

Winnebago County Planning and Zoning Dept.

112 Otter Ave. PO Box 2808

Oshkosh, WI 54901

920-232-3344

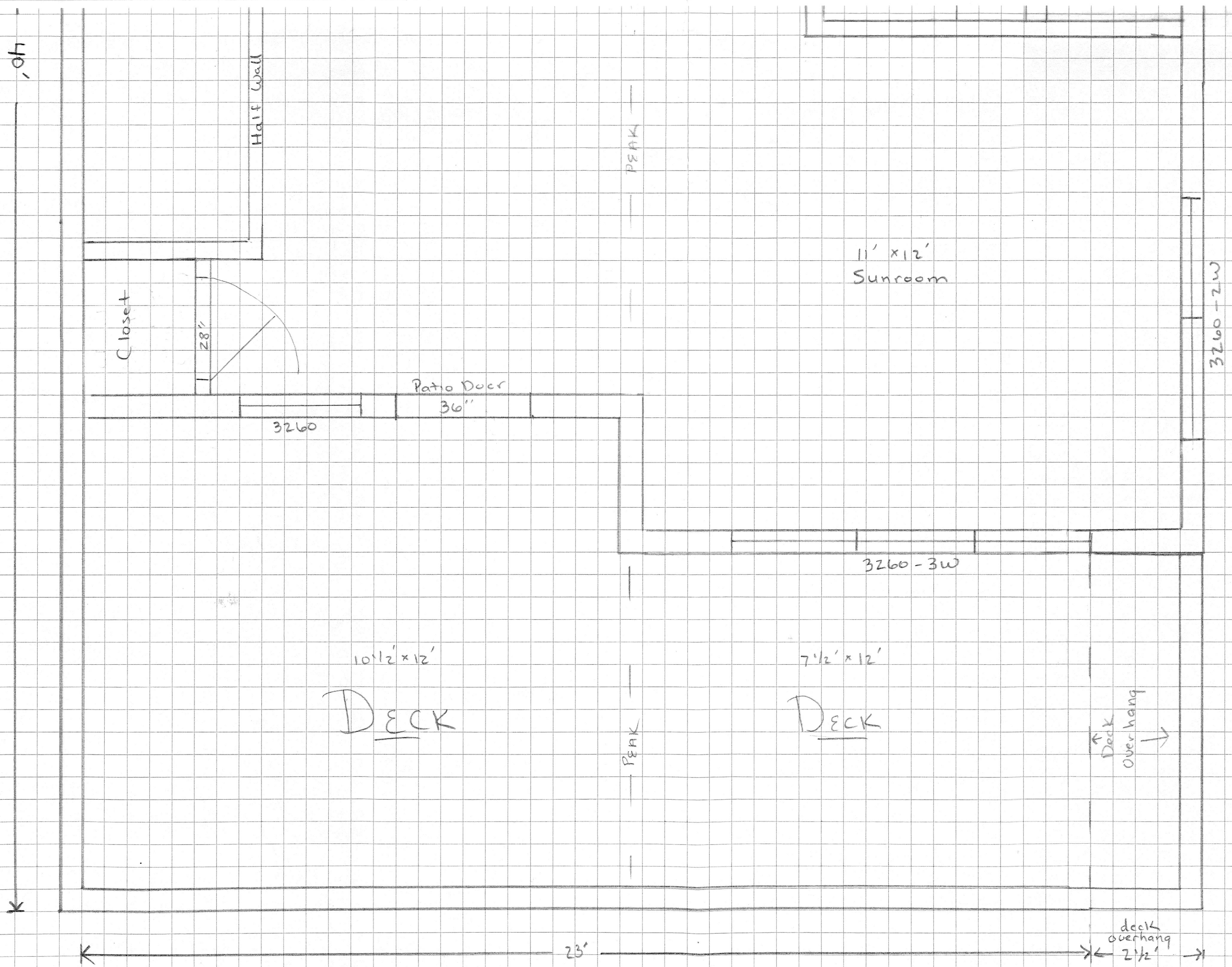
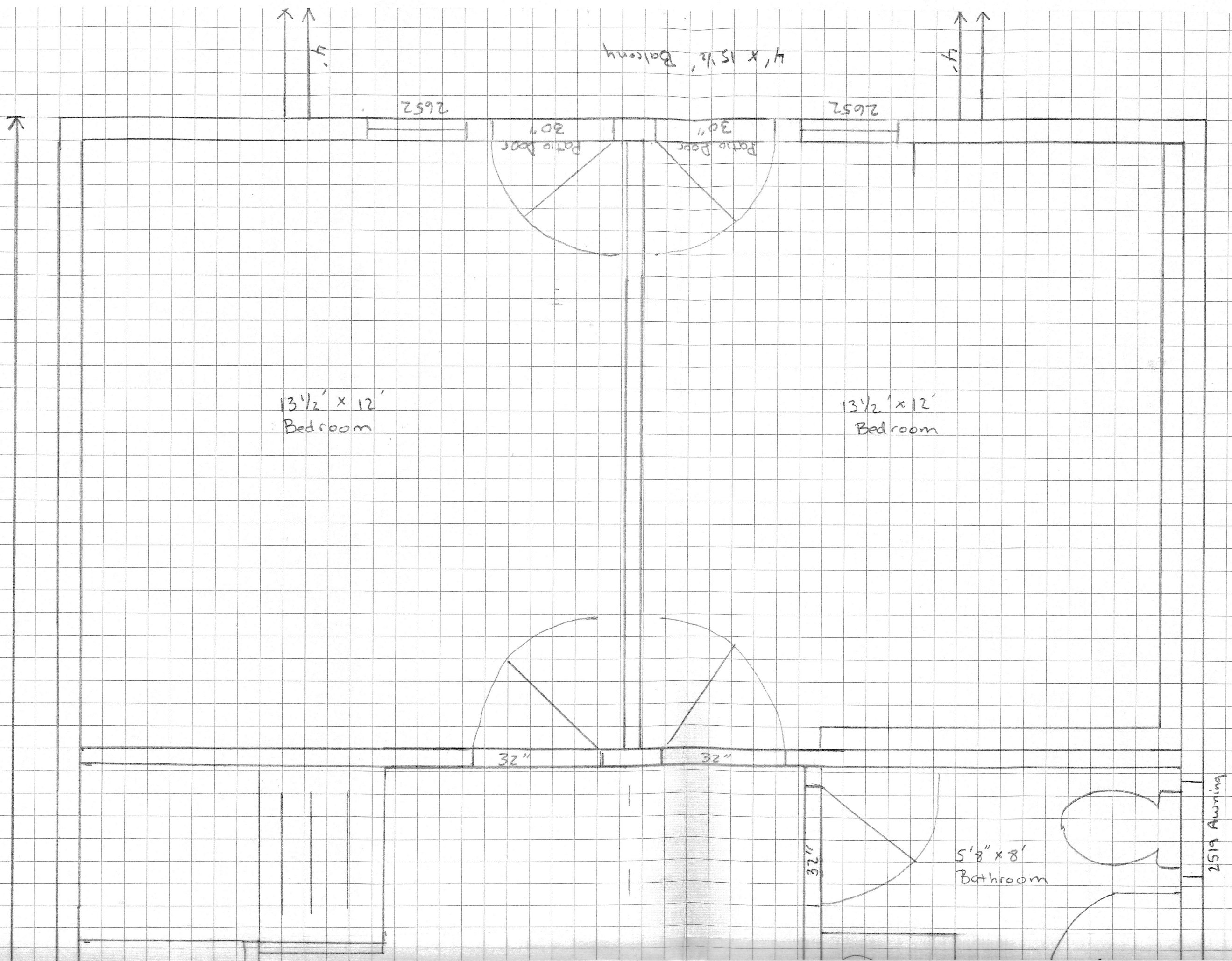


Winnebago County

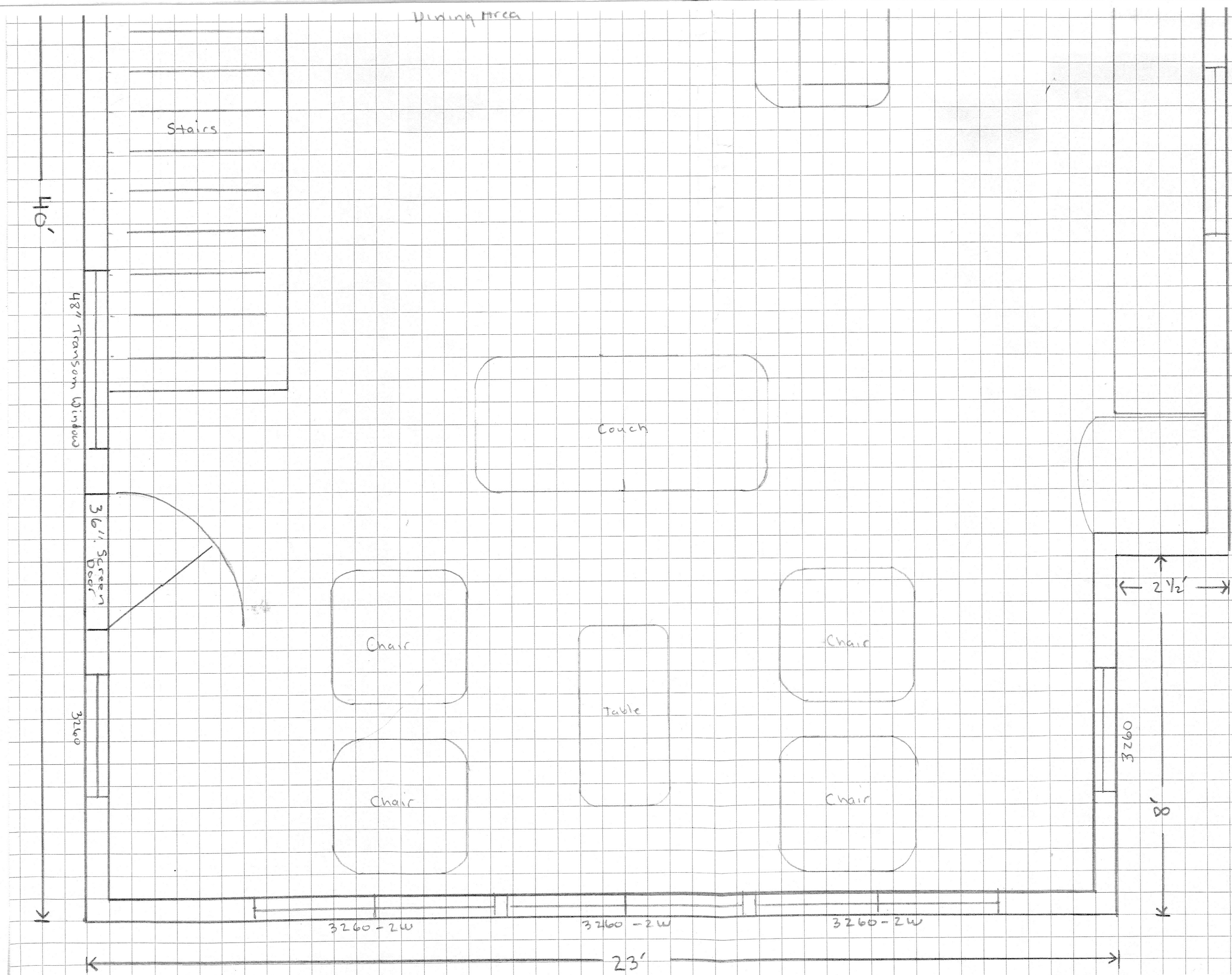
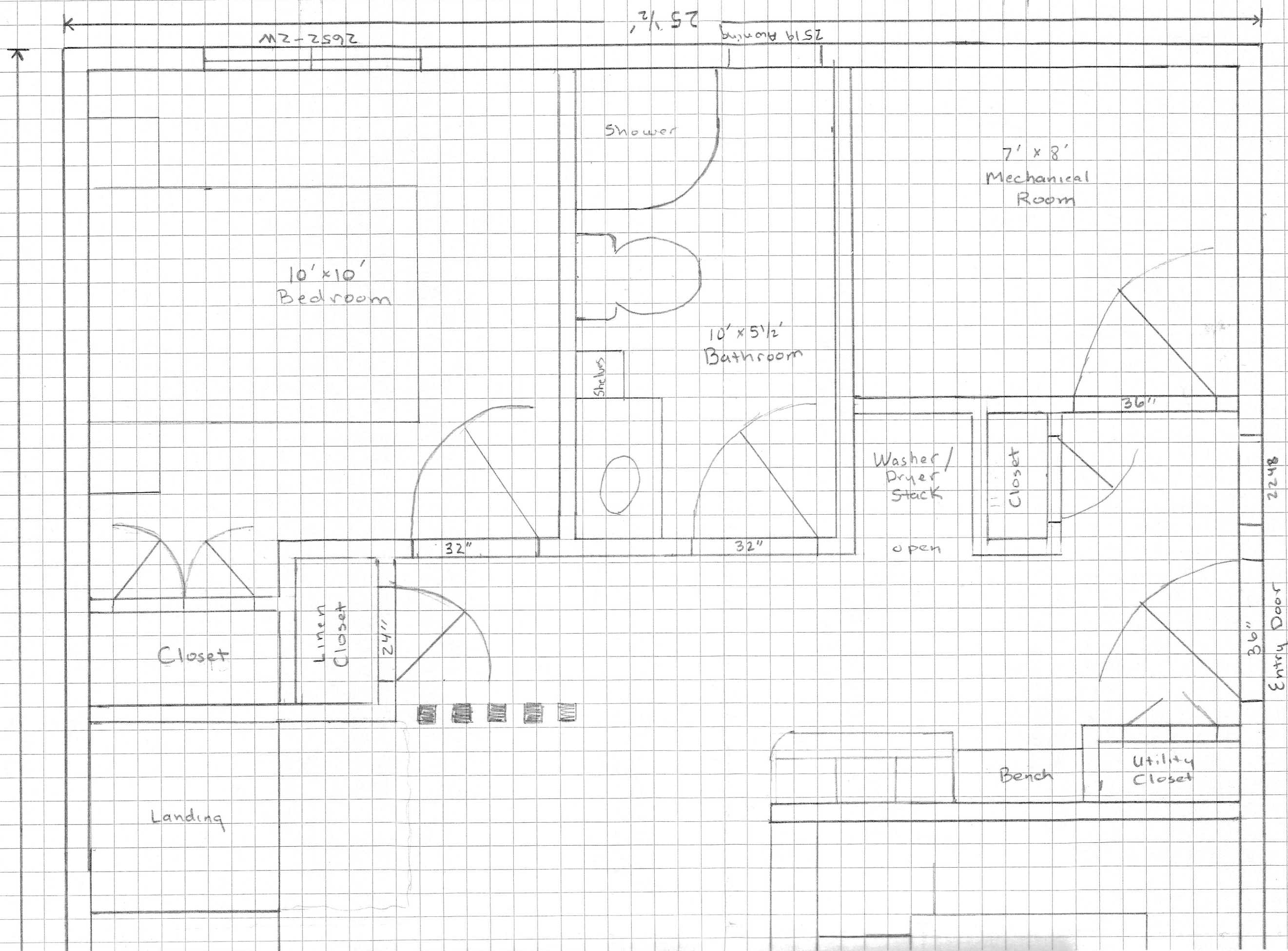
747.09 on 5/25/25

Page 21 of 26

HANTZSCH RESIDENCE
7754 CUT OFF LANE
LAKEWAUWATAMA, WI 54947
PARCEL # 032054621
SECOND FLOOR PLAN



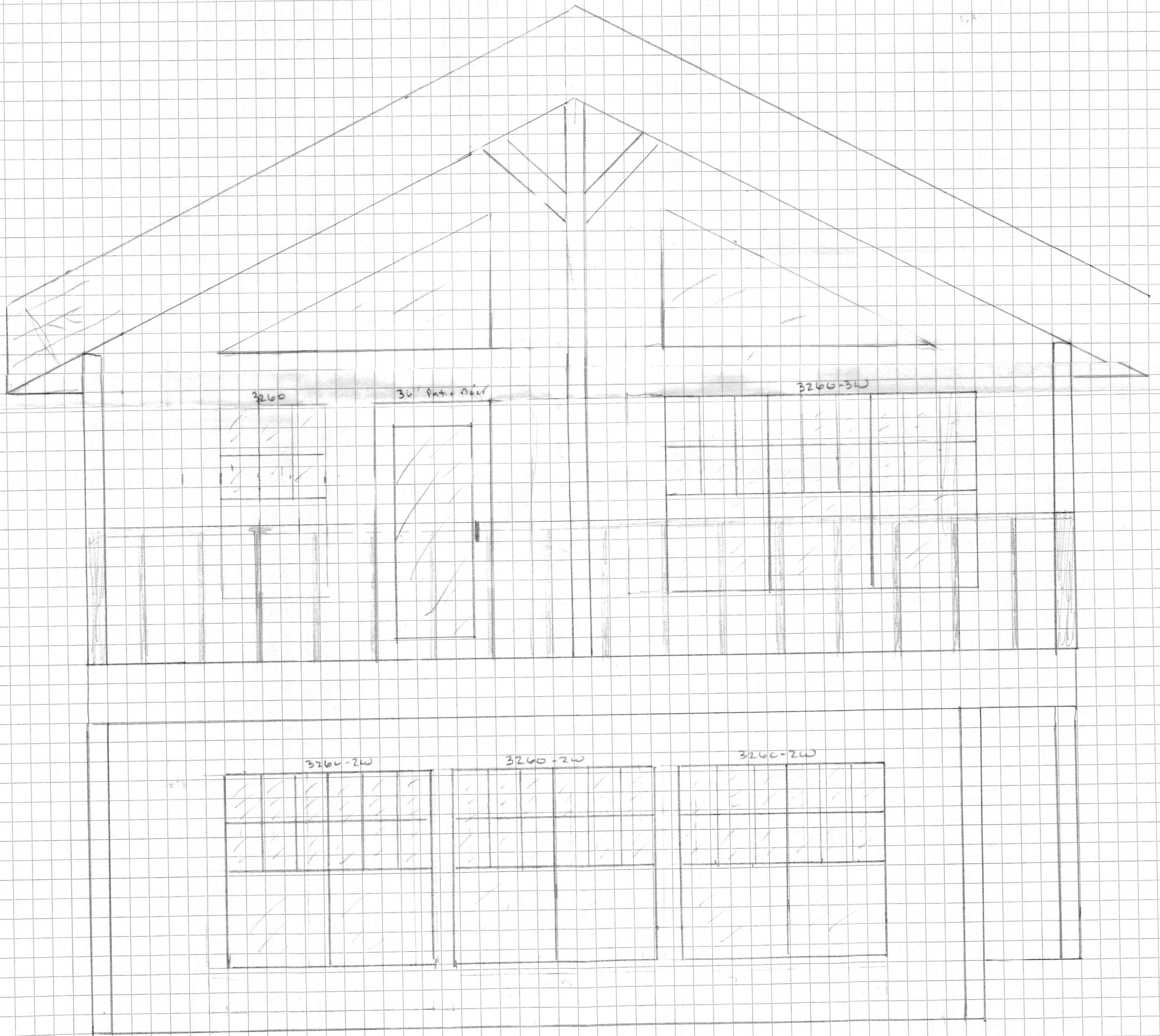
First Floor Plan

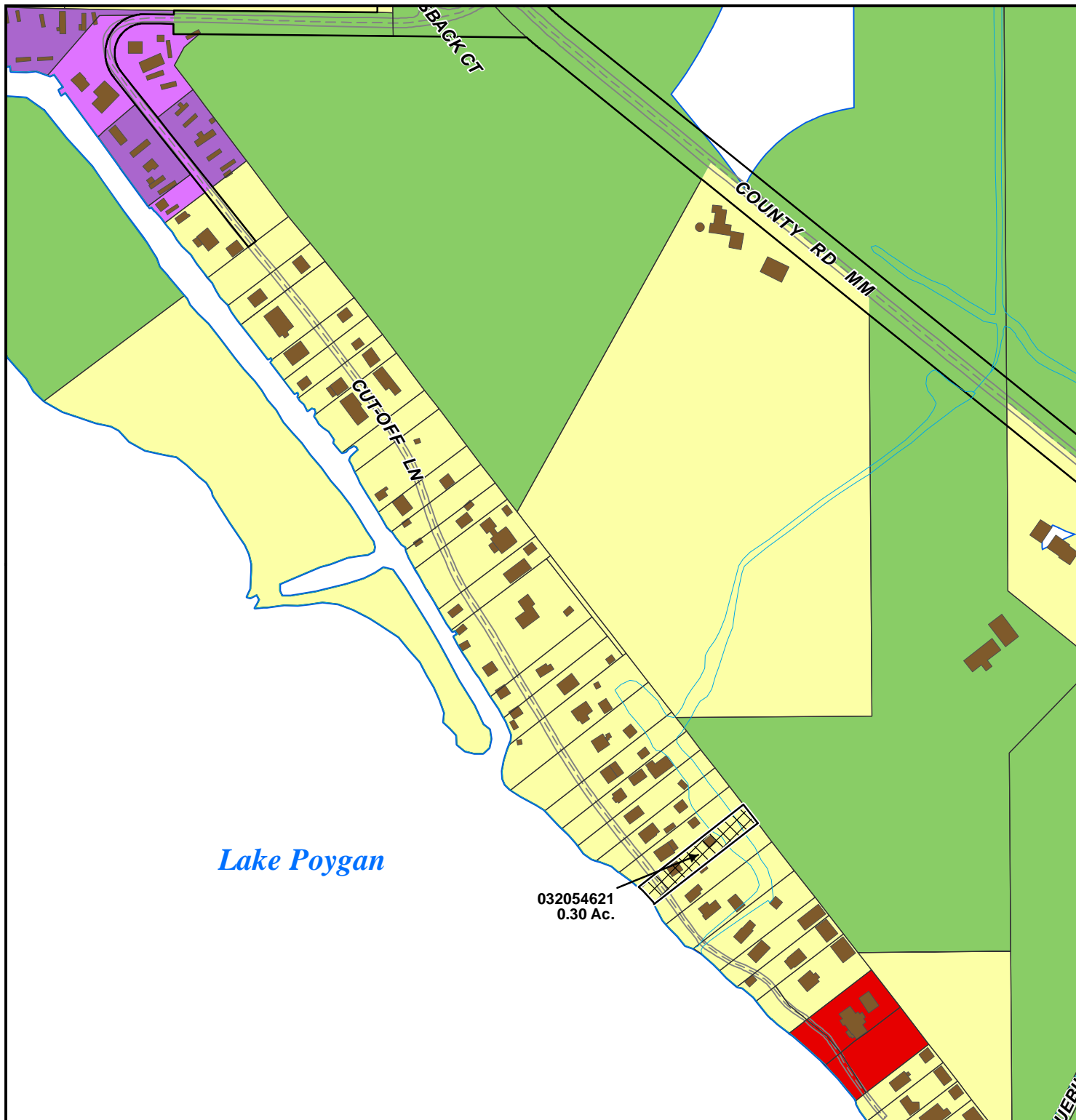


HANTZSCH RESIDENCE
7754 CUT OFF LANE
LAKEVIEW, WI 54947

PARCEL # 032054621

FRONT





Application #25-VA-7050

Date of Hearing:

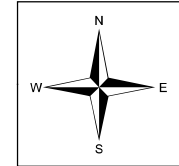
August 26, 2025

Owner(s):

HANTZSCH JT REV TST,
GILBERT A & HILDA E /
BETTY WALTERS /
WILLIAM CARSTENS, et al.

Subject Parcel(s):

032054621



Winnebago County
WINGS Project

Scale

1 inch : 300 feet

County Zoning Districts

R-1	PDD	B-1
R-2	A-1	B-2
R-3	A-2	B-3
R-4	I-1	M-1
R-8	I-2	Town Zoning

City of Oshkosh Extraterritorial
Zoning Jurisdiction

Incorporated Area

○ = SITE

Application #25-VA-7050

Date of Hearing:

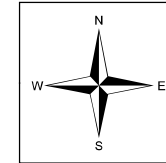
August 26, 2025

Owner(s):

HANTZSCH JT REV TST, GILBERT A & HILDA E /
BETTY WALTERS / WILLIAM CARSTENS, et al.

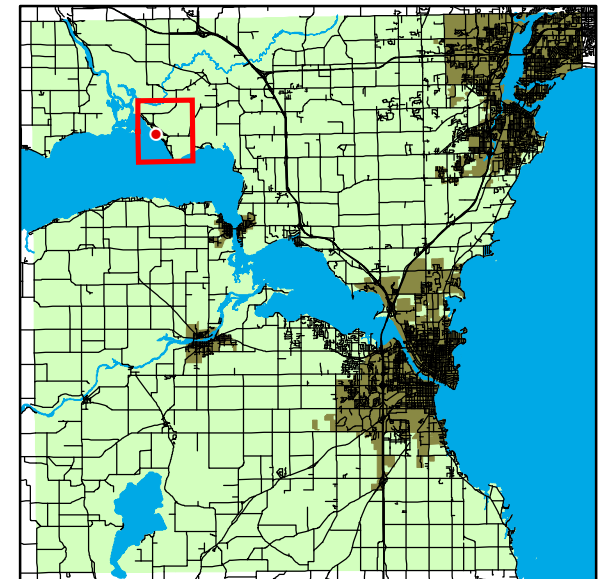
Subject Parcel(s):

032054621

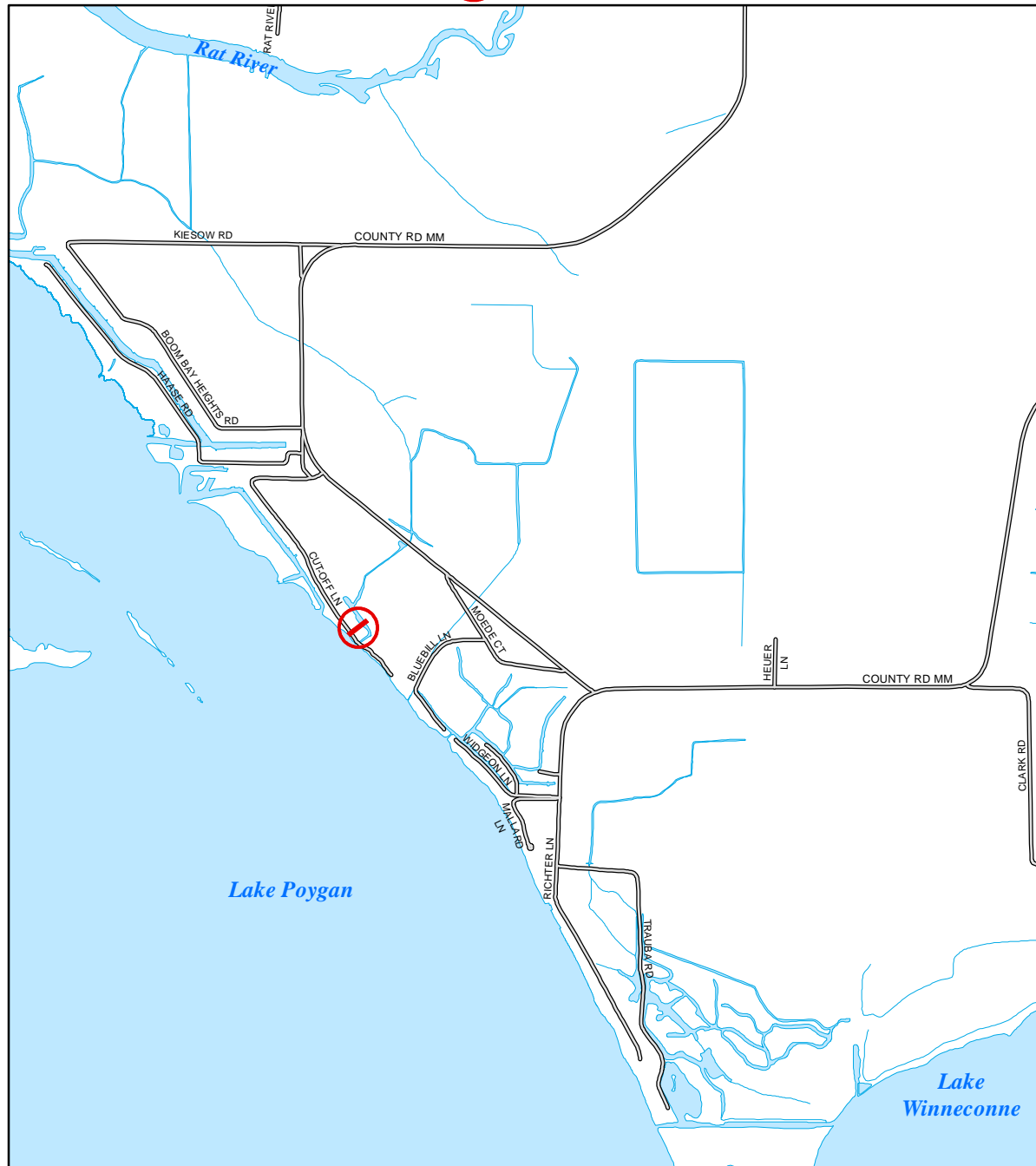


Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet