

Winnebago County Planning and Zoning
Board of Adjustment
112 Otter Ave, Oshkosh, WI 54901, Room 120
PUBLIC HEARING MEETING
March 31, 2026, 5:30PM
Meeting also available via Microsoft Teams

Present

Board Members: Greg Kargus, Chairman; Tom Tuschl, Vice Chairperson; Sue Drexler, Tom Verstegen; Jim Hanneman

Staff: Caleb Edwards, Code Enforcement Officer

The Meeting was called to order at 5:30PM by Chairperson Greg Kargus. The Board introduced themselves and Caleb Edwards, Code Enforcement Officer, explained the appeals process.

Public comments on Agenda items

No public comments on agenda items.

Business Items: - (Action may be taken on any business items)

**Sunset Terrace Homeowners' Association - Parcel ID# 010-1976-02 - 718 Milkweed Ct,
Neenah - Town of Neenah – Variance**

Applicant is requesting a variance for a substandard road right of way setback.

Ben Hamblin, McMahon & Associates – 1445 McMahon Dr, Neenah – Agent, was sworn in and explained the applicant is looking to build a structure that will house a new emergency backup generator at the lift station located on this parcel.

T. Tuschl asked if the lift station would be inside or outside of the new structure. Hamblin indicated that the new generator and the lift station control panel will be inside the structure but clarified the concrete lift station will remain outside of the structure.

T. Verstegen asked if all lift stations have generators. B. Hamblin indicated they do not, it depends on the municipality and what they want to have on the sites.

T. Tuschl asked about the noise level of the generator. B. Hamblin indicated that it is gas operated so it should be quiet in the neighborhood.

S. Drexler asked if the building would be marked somehow so that it can be seen at night. B. Hamblin indicated that there would be LED lights on the building and they are also putting lights in front of the lift station to see the lift station and structure.

C. Edwards read in the Town of Neenah correspondence recommending approval of the variance.

No further testimony was given, and the item was closed.

Barany, Darren - Parcel ID# 018-0612 - 2959 Sunset Point Ln, Oshkosh - Town of Oshkosh - Variance

Applicant is requesting a variance for a reduced floodplain fill setback from the side lot lines and road right way. They are also asking for a reduced shore yard setback for a retaining wall.

Darryl Lehman – Martenson & Eisele Inc, 101 W Main St, Omro – Agent – was sworn in and explained the project.

Discussion was had by J. Hannemann and D. Lehman about the width of the retaining walls.

G. Kargus asked if the retaining walls would be on both sides and what would the walls be constructed of. D. Lehman indicated both on the north and south side and the material to build the walls has not been determined yet.

S. Drexel asked about the fill and D. Lehman indicated that the ground needs to be up another 1 ½ feet higher to meet FEMA regulations.

T. Verstegen asked how far off the property lines the retaining walls would be. D. Lehman indicated they would about ½ foot off the property lines.

T. Tuschl asked for clarification on the road right of way fill request. D. Lehman explained that they want to make it 8 ft to make the slope lower to the road.

G. Kargus asked how big the garage would be. D. Lehman stated that the garage would be 26' and that the house is going to be built on top of the garage.

T. Tuschl indicated the house that was on the property was torn down and asked how they intended to proceed if the variance was denied. D. Lehman stated that they would build in the footprint they were allowed to.

Jim Erdmann – 2492 Hickory Ln, Oshkosh - Town of Oshkosh Chairman, was sworn in and indicated that the length of the driveway was widened for the sanitary district to add sewer lines and that there will be plenty of room for parking.

Kim Wenzel – 2963 Sunset Point Ln, Oshkosh, was sworn in and her concern was how the water will be stopped from going to the neighboring properties with the slope of the fill that is going to be added to the project.

Sally Sawicki – 2973 Sunset Point Ln, Oshkosh, was sworn in and is concerned about where water will go with the slope of the fill that is going to be added to the property and also

doesn't believe that the drain tiles that are going to be put in will stop water from running off to the surrounding properties.

Bob Wenzel – was sworn in and asked if any consideration was made for the shared well between the two lots. C. Edwards indicated that the Wisconsin DNR regulates the new well and cannot answer that question.

Adjournment

A motion was made by S. Drexler to adjourn the meeting at 6:25PM. Seconded by J. Hanneman. Motion carried 5-0.

Respectfully submitted,
Winnebago County Planning & Zoning