

Winnebago County Planning and Zoning
Board of Adjustment
112 Otter Ave, Oshkosh, WI 54901, Room 120
PUBLIC HEARING MEETING
May 26, 5:30PM
Meeting is also available via Microsoft Teams

Present

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

Staff: Daniel Lefebvre, Assistant Zoning Administrator

The Meeting was called to order at 5:30PM by Chairperson Greg Kargus. The Board introduced themselves and Daniel Lefebvre, Assistant Zoning Administrator, 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)

**1310 E Main St LLC – Parcel # 002-0028-04 – Vacant lot S of 1900 Leonard Point Rd,
Oshkosh – Town of Algoma - Variance**

Applicants are requesting a variance for reduced shore yard, rear yard, and road right of way setbacks.

Dave Vienola – 4932 Ormand Beach Ct., Oshkosh – Agent, was sworn in and explained he wants to build a house and garage on the lot.

D. Lefebvre asked if the house would be two stories or at least 1,000 square feet. D. Vienola indicated it will be over 1,000 square feet.

T. Tuschl asked what the applicant would do if the application was denied. D. Vienola indicated that the lot would be too small without the reduced setbacks and make the lot unbuildable.

T. Tuschl asked if the house was a spec home. D. Vienola indicated it was. T Tuschl then asked if it was in line aesthetically with the houses in the neighborhood and D. Vienola indicated that it was.

T. Versteegen asked when the lot was created. D. Vienola wasn't sure but knew it was a long time ago. He also said that he has submitted an offer to purchase the lot upon approval of the variance.

Margaret Mahoney – Town Administrator, Town of Algoma – was sworn in and stated the Town of Algoma and is in favor of the variance.

G. Kargus asked M. Mahoney if there were any issues with the driveway on this lot in comparison to the driveway on the house to the north. M. Mahoney indicated that the driveway met the town requirements and the distance would be the same as the neighboring house.

T. Tuschl asked if the town discussed with the builder the possibility of a vegetative buffer or rain garden between the house and the creek. M. Mahoney indicated they did not discuss that.

Caleb Ihrig – 3550 Bambi Ln, Oshkosh – was sworn in and is not in favor of the application due to the size of the lot not being consistent with other lots in the area, but if it is allowed, he hopes that it will be allowed consistently in the neighborhood. D. Lefebvre stated that variances do not set precedence.

D. Lefebvre read in the Town of Algoma correspondence. D. Lefebvre also read in part of a correspondence letter from the WI DNR, the complete letter is available in the Zoning office.

T. Versteegen asked staff if the setback averaging comes into play on this lot. D. Lefebvre indicated no it didn't.

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

Newman, Jay – Parcel ID# 032-0724-12 – 7667 Bluebill Ln, Larsen – Town of Wolf River - Variance

Applicants are requesting a variance for a substandard shore yard and floodplain fill setback requirement for a house.

Jay Newman – 7667 Bluebill Ln, Larsen – was sworn in and explained the project to rebuild a house.

D. Lefebvre indicated that there was an approved variance a year ago that expired and he is now looking to renew the variance. D. Lefebvre also indicated that the new application does not include a retaining wall.

G. Kargus asked if the project would meet the same grade as the neighbor to the north. J. Newman indicated he would. G. Kargus asked what he would do on the south side of the lot for drainage. J. Newman indicated he would be putting in big boulders to go along the lot line to alleviate water going to the property on the south. T. Tuschl asked staff if the boulders would be considered a structure. D. Lefebvre indicated if the boulders are subterraneous or covered, they are not considered structures.

D. Lefebvre read in part of a correspondence letter from the WI DNR, the complete letter is available in the Zoning office.

Adjournment

A motion was made by S. Drexler to adjourn the meeting at 5:57PM. Seconded by T. Verstegen. Motion carried 5-0.

Respectfully submitted,
Winnebago County Planning & Zoning