

Winnebago County Planning and Zoning
Board of Adjustment
112 Otter Ave, Oshkosh, WI 54901, 3rd Floor
DELIBERATIVE
January 09, 2025, 7:30AM

Present

Greg Kargus, Chairperson, Tom Tuschl, Vice Chairperson; Sue Drexler; Tom Verstegen; Daniel Lefebvre, Assistant Zoning Administrator; Caleb Edwards, Code Enforcement Officer, Karen Fredrick, Court Reporter via Microsoft Teams.

Excused: Jim Hanneman

The Meeting was called to order at 7:32AM by Vice Chairperson T. Tuschl.

Approval of Minutes

Board reviewed October 24th Viewing, October 29th Public Hearing, and November 7th, 2024, minutes as presented. MOTION make by T. Verstegen to approve minutes as presented, seconded by S. Drexler. Motion carried 4-0-1.

A request was made by G. Kargus to move Business Item #3 to Business Item #1. No objections from the board and unanimously approved.

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

1. **Committee review and approval of the 2025 Board of Adjustment schedule.**

There were no changes on the 2025 Board of Adjustment meeting schedule as proposed. MOTION made by S. Drexler to approve the 2025 meeting schedule as presented, seconded by G. Kargus. Motion carried 4-0-1.

G. Kargus was excused from the meeting at 7:40AM.

2. **Harness, Luke – Parcel ID #026-0004 – 2677 County Rd JJ, Neenah – Variance**

Applicant is requesting a variance for a substandard shore yard setback for a driveway.

The Board discussed the variance request. Discussion included staff advisory conditions, that a new crossing isn't being added on the property, and the current crossing won't change with the approval or denial of the variance.

MOTION made by T. Verstegen to approve the variance with all advisory conditions. Seconded by S. Drexler. T. Verstegen read the findings for approval as discussed by the Board. The Board determined the variance has met the required variance criteria based on the findings. Motion carried 3-0-2.

3. Newman, Jay – Parcel ID #032-0609-04 – 7667 Bluebill Ln, Larsen - Variance

Applicant is requesting a variance for a substandard shore yard and floodplain fill setback requirement for a house and retaining walls.

The Board discussed the variance request. Discussion included the materials that will be used to build the retaining wall. The board believes that the retaining wall should be made of living material and not rock.

MOTION made by S. Drexler to approve shore yard setbacks of 38.8' and 25.7' for the house and the floodplain fill of 7.35' and 8.25' but deny the shore yard setback with the retaining wall at 17' and 25', seconded by T. Verstegen. S. Drexler read the findings for approval and denial as discussed by the board. The Board determined the house, and the floodplain fill variance has met the required variance criteria based on the findings but has not met the required variance criteria for the retaining wall. Motion carried 3-0-2.

Adjournment

A motion was made by T. Verstegen to adjourn the meeting at 7:56AM. Seconded by S. Drexler. Motion carried 3-0-2.

Respectfully submitted,
Caleb Edwards, Code Enforcement Officer