

Winnebago County Planning and Zoning
Board of Adjustment
112 Otter Ave, Oshkosh, WI 54901, Room 120
PUBLIC HEARING MEETING
August 26, 2025, 5:30PM
Meeting also available via Microsoft Teams

Present

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

Staff: Caleb Edwards, Code Enforcement Officer

Excused: Sue Drexler

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)

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

Applicant is requesting variances 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.

Gil Hantzsch, 7754 Cut Off Ln, applicant – was sworn in and explained what they would like to tear down the current house on the property and rebuild it, making it a little bigger.

G. Kargus asked if they were going to move the existing retaining wall over to the other side of the property and meet the required grade.

T. Verstegen asked if the retaining wall was going to be out past the driveway. G. Hantzsch indicated yes.

G. Kargus asked if there is an artesian well on the property. G. Hantzsch indicated that the well is on his brother's property next door, and it is shared between the two properties. G. Hantzsch indicated they would most likely put in their own well with this project.

T. Tuschl asked if there was something that would prevent them from moving the house back 6 feet to the northeast. G. Hantzsch indicated it would encroach on the usability to use the backyard, and it would add some distant to the driveway and retaining wall.

T. Tuschl asked if the variances weren't granted what would be their next step. G. Hantzsch indicated that they would need to figure out how to fix the existing dwelling without the need for a variance. T. Verstegen asked if this would be a year-round permanent home for them or continue to be a seasonal home. G. Hantzsch indicated it would extend the time that they stay there, but it would not be a permanent residence for them. If the property were sold in the future, it could be sold as a permanent residence.

T. Verstegen asked if the only patio/balcony would be on the second floor. G. Hantzsch indicated yes.

T. Tuschl asked when the house was originally built to this position when was it parceled off to the way it is now. G. Hantzsch indicated prior to the house being built in 1936.

C. Edwards indicated there was no town response.

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

Adjournment

A motion was made by T. Verstegen to adjourn the meeting at 5:49PM. Seconded by J. Hanneman. Motion carried 4-0-1.

Respectfully submitted,
Winnebago County Planning & Zoning