

**WINNEBAGO COUNTY
BOARD OF ADJUSTMENT
DELIBERATIVE HEARING**

August 9, 2018
7:00 A.M.

Third Floor Conference Room – County Administration Building

PRESENT: Members: Sue Drexler, Tom Tuschl, Greg Kargus, Larry Kriescher and Arden Schroeder Cory Zibung (Code Enforcement Officer) Karen Fredrick (court reporter) and guests present.

The meeting was called to order by Arden Schroeder at 7:04 A.M. and the committee agreed to rearrange the order of items listed on the agenda as follows:

1. Timothy Krizek et al – 7714 Bay Ln., Town of Wolf River – Variance Request

Committee discussed the request and asked questions about the proposed addition between the non-conforming detached garage and the conforming single family dwelling that would ultimately combine the two structures into a single family dwelling with attached garage. Sue Drexler read the findings for approval in order to take action on the variance request to widen the non-conforming detached garage by 9' and attach to the house at its existing location 4' from the front property line where the average front street setback of 22.5' is required.

MOTION by Sue Drexler to approve the request as submitted based on the findings for approval, seconded by Larry Kriescher.

Motion carried 4-1. No conditions were requested for the approval.

2. Tony Welnicke, 6449 Paulson Rd. -Town of Winneconne - Variance Request

Committee discussed the request and debated the amount of fill needed around the proposed house because of drainage concerns by nearby property owners. The parcel to the north was recently filled and a retaining wall was no longer needed as proposed since both owners agreed to create a swale at the property line directing the flow of surface water to the lake. The amount of fill south of the proposed home was also debated and the decision was made to require the full 15' of fill south of the proposed house location and not the proposed 9.2' since the parcel south of the subject property has not been filled and is lower than the subject property. The proposed retaining wall 61.3' would still be needed in order to hold the required 15' of fill in place.

MOTION by Greg Kargus was made to approve +/- 7' of fill to the north property line of the subject parcel eliminating the need for the proposed north retaining wall and to approve the 61.3' south proposed retaining wall setback to the ordinary high water mark of Lake Winneconne, seconded by Tom Tuschl.

Motion carried 5-0 with the follow conditions:

1. All impervious surface water on the proposed site shall be collected and directed to the lake and/or road if the road has an adequate drainage ditch
2. The proposed fill shall gradually be sloped away from the house on all sides. The north side shall create a swale with the neighbor's new fill and the south side shall be a gradual slope to the retaining wall. All fill shall be pulverized top soil or sand.
3. Retaining wall needed for retention of fill, to maintain slope and/or drainage on the south side of the proposed house within the 75' shoreland setback. No retaining wall needed or required on north side since property owners have agreed to create shared swale to divert water to the lake.

3. Approval of minutes from March 8, July 5, July 26 and July 31, 2018 meetings

Committee reviewed minutes.

MOTION by Greg Kargus to approve the minutes, seconded by Arden Schroeder.

Motion carried 4-0. Larry Kriescher abstained since he was not on the BOA for the March 8 meeting.

4. Reorganization of Board of Adjustment members

Committee discussed the need to reorganize board as Chairman Arden Schroeder will be stepping down from the board in the near future. Arden made recommendation to appoint Greg Kargus as Chairman and Tom Tuschl as Vice Chairman of the board.

MOTION by Sue Drexler and seconded by Larry Kriescher, to appoint Greg Kargus as Chairman and Tom Tuschl as Vice Chairman of the Board of Adjustment effective immediately.

Motion carried 5-0.

ADJOURNMENT

MOTION made by Greg Kargus to adjourn the meeting. Seconded by Larry Kriescher.

Motion carried 5-0. Meeting adjourned at 7:43 A.M.

Respectfully submitted,

Cory Zibung
Recording Secretary