

WINNEBAGO COUNTY
BOARD OF ADJUSTMENT
PUBLIC HEARING

January 29, 2019
5:30 P.M.

First Floor Conference Room 120 – County Administration Building

PRESENT: Members: Greg Kargus, Sue Drexler, Arden Schroeder, and Tom Tuschl
Cory Zibung (Code Enforcement Officer) Lynn Egan (court reporter)

Excused: Larry Kriescher

The meeting was called to order by Greg Kargus at 5:33 P.M. and the board members introduced themselves.

1. Koehn property, 9682 Welsch Rd., Town of Poygan – Variance Request

Applicant is requesting to tear down and reconstruct an existing non-conforming single family dwelling utilizing the existing foundation with a proposed house, deck and garage addition 73.5' from the OHWM where 75' is required.

Owners, Karen and Steve Koehn, sworn in to discuss the nature of their proposed project. Steve K mentioned that they were looking to raze the existing house and rebuild on the same foundation with a home, deck and attached garage addition. All board members present had questions to clarify the proposed project on site map as the site map of the proposed project was difficult to determine where exactly the proposed house, deck and attached garage addition were proposed due to cross-hatched area on the map which represented impervious surface areas. Steve addressed each board member so that they were all on the same page as to where the addition to the home would start. The proposed attached deck on the southeast corner of the proposed home is shown to be approximately 74.4' from the OHWM of Lake Poygan. Field verification conducted in late summer/fall of 2018 determined the existing southeast corner of the house to be 73.5' from the OHWM which puts the proposed house addition 1.5' within the minimum 75' setback and the proposed deck approximately 6.5' within the 75' setback.

Cory Zibung was asked if there were any other options the owners had at this time or prior to the variance application. Cory stated there were options discussed prior to the owner applying for the variance. 1. Tear down and rebuild in the existing footprint without expanding the footprint. 2. Tear down and rebuild the home in the existing footprint with proposed additions that meet the 75' minimum requirement. 3. Tear down and rebuild within the existing footprint and place the proposed additions within the 75' setback provided 3 points of mitigation were obtained. 4. Apply for and be granted a variance to construct the proposed home within the 75' setback without mitigation.

Sue then asked about the seawall and how it was constructed. Steve mentioned that it was mostly large rocks and small areas of poured concrete pieces. The fire pit on the northwest part of the lot near the lake in the gravel area was discussed and Steve mentioned that the gravel area would stay, along with the stone patio adjacent to the boathouse, but other impervious surface would be removed on the property to remain at or below the allowed impervious surface amount.

No additional testimony was given and this portion of the hearing was closed.

ADJOURNMENT

MOTION made by Arden Schroeder to adjourn the meeting. Seconded by Sue Drexler. Motion carried 4-0. Meeting adjourned at 5:52 P.M.

Respectfully submitted,

Cory Zibung
Recording Secretary