

WINNEBAGO COUNTY BOARD OF ADJUSTMENT

Tuesday, August 30, 2016 – 5:30 p.m.

County Administrative Building Room 408, Oshkosh, Wisconsin

PUBLIC HEARING

Present: Board Members: Arden Schroeder, Greg Kargus, Tom Verstegen, Susan Drexler, and Thomas Tuschl

Excused: None

Also present: Candace Bauer, Zoning Department; Karen Fredrick, court reporter; and guests.

Meeting was called to order at 5:30 p.m. Board members and staff introduced themselves and C. Bauer read the appeals process.

Steven Grunwald – Town of Winneconne

Applicant is requesting a variance for a reduced street yard setback and a reduced setback between detached structures for a detached garage.

Steven Grunwald was sworn in and explained that he is looking for a variance in order to construct a 2-car garage that is 16ft high and 24ft x 26ft in size. Mr. Grunwald explained that there is not enough room between the road right-of-way and the home (with deck). The right-of-way extends into the property, a substantial distance off from the road edge. Mr. Grunwald pointed out that if the setback was from the road edge that he would just about have the required setback.

A. Schroeder inquired about the deck that is currently on the road-side of the home. Mr. Grunwald explained that the 8ft wide deck would be removed and a walkway would exist between the home and the garage, possibly another deck. C. Bauer noted that another deck would be considered a part of the home and therefore the setbacks would apply the same; however, a patio or concrete walkway could be allowed between the two structures without needing to meet the setbacks [between structures].

A. Schroeder informed the applicant that on requests such as these, a firewall on the garage is generally required. Mr. Grunwald explained that he would be ok with that condition.

G. Kargus inquired if Mr. Grunwald shared a driveway with the property to the east. Mr. Grunwald answered that they had separate driveways.

T. Tuschl inquired about the lot depth that was specified on the site plan. He noted that his measurements onsite did not agree with the 146ft depth indicated. Mr. Grunwald explained that he received that information from the Register of Deed's office. C. Bauer added that the County's GIS could not confirm lot depth information but noted that sometimes measurements on water front property are taken to a meander line rather than the shoreline.

Randal Bronecki of 5051 Rivermoor Rd, was sworn in. He noted that he had seen similar maps that show lot dimensions on the plat and that he thought they were measurements to the meander lines.

There was discussion regarding the proposed size of the building and why 24ft x 26ft was specifically chosen. Mr. Grunwald added that 26ft provides room enough for 2 decent sized vehicles. G. Kargus inquired if Mr. Grunwald would be opposed to rotating the garage so that less of a variance could be granted. Mr. Grunwald stated that he would be ok with that.

T. Versteegen inquired if there would be an approach to the garage. Mr. Grunwald explained that it would be on a floating slab with an apron.

There was clarification on the height of the garage. The 8ft indicated in the application is the wall height; the 16ft noted earlier is overall or mid-peak height. A. Schroeder inquired if there would be a second story and if that would count towards the allowed garage size. Mr. Grunwald explained that there wouldn't be a full second story, but an area for storage. Patricia Grunwald was sworn in and stated that she has a lot of hobbies and needs the additional room to store her things. C. Bauer added that in the R-2 zoning district, they are allowed at least 1,200 sq. ft. of accessory structure space and the proposed garage would be well under that limit.

S. Drexler inquired if the home is lived in year round. The applicants explained that they plan to retire to the property in the next couple of years but that it is not currently lived in full time.

Randal Bronecki approached the Board again and inquired what would happen with regards to the well. Mr. Grunwald explained that the well will be extended upwards and that it would be on the corner of the garage. C. Bauer added that the County does not regulate wells, but that if there were concerns or questions, the DNR who regulates wells should be contacted.

C. Bauer read in that the Town of Winneconne recommended approval of the request, though no findings were indicated in their recommendation.

There being no other business, Chairman Schroeder adjourned the meeting at 5:45 p.m.

Respectfully submitted,

Candace M. Bauer

Recording Secretary