



**City of Neenah**  
**Board of Appeals Agenda**  
**Tuesday, June 16, 2026 at 4:00 PM**  
**Neenah City Hall – 211 Walnut Street**  
**Hauser Room**

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- I. Call to Order
- II. Approval of Minutes
  - A. Approval of the minutes of the June 16, 2025 meeting.
- III. New Business
  - A. Variance Request - 324 Bosworth Lane - Section 26-152(1) - Front Yard Setback for an Accessory Structure
- IV. Announcements and Future Agenda Items
- V. Adjournment

**Notice:** Pursuant to the requirements of Wis. Stats. Sec. 19.84 (Open Meeting Notice Law), a majority of the Neenah Common Council may be present at this meeting. Common Council members may be present to gather information about a subject on which they have decision-making responsibility. This may constitute a meeting of the Neenah Common Council and must be noticed as such. The Council will not take any formal action at this meeting.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Neenah will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance, or reasonable accommodation in participating in this meeting or event due to a disability as defined under the ADA, please call the Clerk's Office (920) 886-6100 or e-mail [clerk@neenahwi.gov](mailto:clerk@neenahwi.gov) at least 48 hours prior to the scheduled meeting or event to request an accommodation.

**MINUTES OF THE NEENAH BOARD OF APPEALS**  
**Thursday, June 26, 2025**  
**4:00 p.m.**

**Members:**

Denise Burkett, Chairperson	PRESENT	Gail Dolan, Vice Chairperson	PRESENT	Robert Wedge	PRESENT
Ken Bonkoski	PRESENT	Peter Allen	PRESENT	Jim Hermes	PRESENT

**Also Present:**

Brad Schmidt, Deputy Director of Community Development	Kayla Kubat, Administrative Assistant of Community Development	Gordon Stillings- 1806 Respect Ave Neenah
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**Minutes:** MSC Hermes/Allen, the Board, to approve the February 3, 2025 meeting minutes. All voting aye. Motion passed.

**Roll Call and Declaration of Quorum:** Chairperson Burkett called the meeting to order at 3:00 p.m. and indicated a quorum of the Board was in attendance. Chairperson Burkett proceeded to read the Announcement of Proceedings for the Boards of Appeals meeting and swore in the members of the Board.

Chairperson Burkett turned the floor over to Applicant Gordon Stillings.

**1. Variance Request – 1806 Respect Avenue – Section 21-38(c)(1) – Fence Height**

Applicant Gordon Stillings went over the aspects of his property. He states the rear of his property faces County Rd G. The applicant is wanting to place a fence at the rear of his yard, however, with a fence height of 8-feet instead of the fence height limit of 6-feet. With having two additional feet, he is hoping for noise reduction as well as privacy. The applicant states the north 50-feet of his lot is a drainage easement and there are also wetlands to the east. Neither would be affected by the placement of this fence. The applicant states with the slope of his lot towards County Rd G, a 6-foot would not create an adequate buffer to noise. He also discussed the speed limit on County Rd G is still 55mph with the speed reducing to 45mph at Woodenshoe Rd. There have been efforts made to reduce the speed limit on County Rd G, that have been unsuccessful, and he is unsure if it will be reduced in the future.

Applicant Gordon Stillings states he has talked with both immediate neighbors, and neither is opposed to his proposed fence height. He states both neighbors have left the most rear portion of their lots in a semi-natural state. The applicant has also done the same with his portion. He also has planted two chestnut trees, wildflowers and pollinator plants.

Applicant Gordon Stillings showed a photo of his backyard where there is a pavement patio, a stone wall and the drainage easement. He states he is unable to put a fence in the drainage easement. The stone wall was put in place to try and level out his backyard.

Deputy Director Schmidt went over how the code states any structure placed in the rear yard shall not exceed 6 feet of height. There is a provision in the code that allows for an 8-foot fence to enclose a patio, pool, or deck. He states there is an opportunity for the applicant to proceed

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with an 8-foot fence around his patio, however, the fence would need to come much closer to the home. Deputy Director Schmidt went over the drainage easement in the yard of the applicant and the three adjacent neighbors. This is a wide drainage easement to meet the drainage and stormwater needs of the subdivision. He showed an aerial view of the applicant's property with dimensions.

Chairperson Burkett asked if the applicant's lot lines go right up the drainage easement by County Rd G. Deputy Director Schmidt clarified where the property lines are and that the drainage easement is within his property. The applicant has left the portion closest to County Rd G of the drainage easement in a natural state.

Member Allen asked about the stone wall and if that is right at the edge of the drainage easement. Applicant Gordon Stillings stated yes, the stone wall is at the edge of the easement. Member Allen stated it looks like there is a small drop from the yard to the drainage easement. He asked if the applicant would be able to create a 2-foot berm with a 6-foot fence on the berm. Deputy Director Schmidt stated the code is interpreted that a fence must be at grade level and the grade cannot be disturbed. Applicant Gordon Stillings stated he does not want to disturb the current stone wall due to the initial cost of installing it. Member Allen asked if he needed to have the stone wall. The applicant states they did not need to have the stone wall, the thought of installing the stone wall was to level out the backyard.

Member Wedge states by looking at the photo, there was already a berm in place, and it was removed when installing the stone wall. He stated if a 6-foot fence was constructed at grade level, that is the 2-foot difference prior to placing the stone wall.

Chairperson Burkett clarified the applicant cannot disturb the elevation; however, he could place a 6-foot fence where the stone wall is now. Applicant Gordon Stillings states he could put a 6-foot fence on the home side of the stone wall; however, he states in doing so the yard will feel more enclosed than what was originally wanted. He showed on a photo where he would be able to put either a 6-foot or an 8-foot fence. He states he is trying to keep the fence further away from the home to maximize his yard space.

Member Bonkoski asked about building up the grade of the yard to accommodate only a 6-foot fence. Deputy Director Schmidt went over how there have been requests like this in the past. In this scenario, to meet the drainage needs of the neighborhood, these lots needed to have a slope to the drainage easement. He asked if the applicant has a unique situation since his neighbors also have the drainage easement in their rear yards that face County Rd G.

Applicant Gordon Stillings states he is unable to put in a berm and then plant trees and shrubs on top of the berm to help with privacy and noise since he is unable to disturb the elevation. He states this has been a solution for other homes that face County Rd G.

Chairperson Burkett asked how long the drainage easement has been in this location. Deputy Director Schmidt stated since around 2019-2020. Chairperson Burkett asked the applicant when he purchased this lot. Applicant Gordon Stillings stated the home was partially built when he purchased the lot in 2021.

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Deputy Director Schmidt discussed the difference between this subdivision versus other subdivisions near County Rd G, which is the drainage easement in the rear yard. Other subdivisions would be able to place a fence in the rear yard or a berm.

Member Bonkoski asked if the applicant could plant trees along the stone wall. He states possibly some evergreen trees planted in this area could provide a noise buffer and privacy. Deputy Director Schmidt states there is not a restriction on tree height, however, it would need to be a specific tree in order to handle the water of the drainage easement.

Deputy Director Schmidt stated there are physical limitations to the applicant's yard, however, these limitations are not unique to the applicant's property since the adjacent neighbors also have the drainage easement.

Applicant Gordon Stillings stated the speed limit does play a large factor into the noise in his backyard.

Deputy Director Schmidt went over that the threshold to approve a variance is very high. Looking to see if the hardship is unique due to the physical limitations, not due to the personal hardship of the applicant. He states there are unique limitations but asked if these limitations are unique to this property. Also, making sure the variance will not harm the public. Since this is not a true border fence and only a section of fence, it does not enclose the entire property. Lastly, he asked if unnecessary hardship exists. Deputy Director Schmidt states in this case, there are other options to accomplish noise reduction and the other concerns. He also went over when discussing a variance, there are always concerns with precedent setting and when a similar situation comes forward in the future. The Board should be consistent with these decisions.

Member Bonkoski discusses the noise issue and that a 2-foot difference in a fence is probably not going to make big a difference. He suggested trees as a buffer. Applicant Gordon Stillings states they had plans of purchasing 10-foot arborvitaes, however, at the time that height was not available. He also does not want to take up that much of his yard with large arborvitaes.

Chairperson Burkett asked how the chestnut trees were holding up with the water. Applicant Gordon Stillings stated they are doing okay with the wet weather.

Applicant Gordon Stillings showed a photo at eye level in his backyard. He then brought up the possibility of putting a fence by the patio since that could be 8-feet in height, however, that would break up his backyard.

Applicant Gordon Stillings states he didn't realize how loud the road noise was upon purchasing this property.

Member Wedge states if the applicant followed the current stone wall, then he'd accomplish the 8-foot fence. The fence would be more for privacy as opposed to noise. He states planting trees and shrubs would give the most benefit of the sound issue with unlimited height. Applicant Gordon Stillings states upon his research there really isn't much of a noise barrier with planting trees and shrubs.

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Member Wedge asked if the applicant has noticed an increase or decrease in the amount of traffic on County Rd G. Applicant Gordon Stillings states he is unsure but there is a lot more construction traffic due to the new developments in the surrounding areas.


Chairperson Burkett asked for any other comments or questions and closed discussion. No one in attendance spoke.

**MSC Allen/Hermes, the Board, to approve the variance request for the applicant at 1806 Respect Avenue, to construct an 8-foot-high fence. All voting nay. Variance denied.**

**Announcements and Future Agenda Items:** None

**Adjournment:** The Board adjourned its meeting at 3:32 p.m. MSC Allen/Hermes. All voting Aye. Motion passed.

Respectfully Submitted,



Kayla Kubat  
Administrative Assistant, Department of Community Development

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## M E M O R A N D U M

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**DATE:** June 16, 2026  
**TO:** Board of Appeals  
**FROM:** Brad Schmidt, AICP, Deputy Director  
**RE:** Variance – 324 Bosworth Lane – Sec. 26-152(1)

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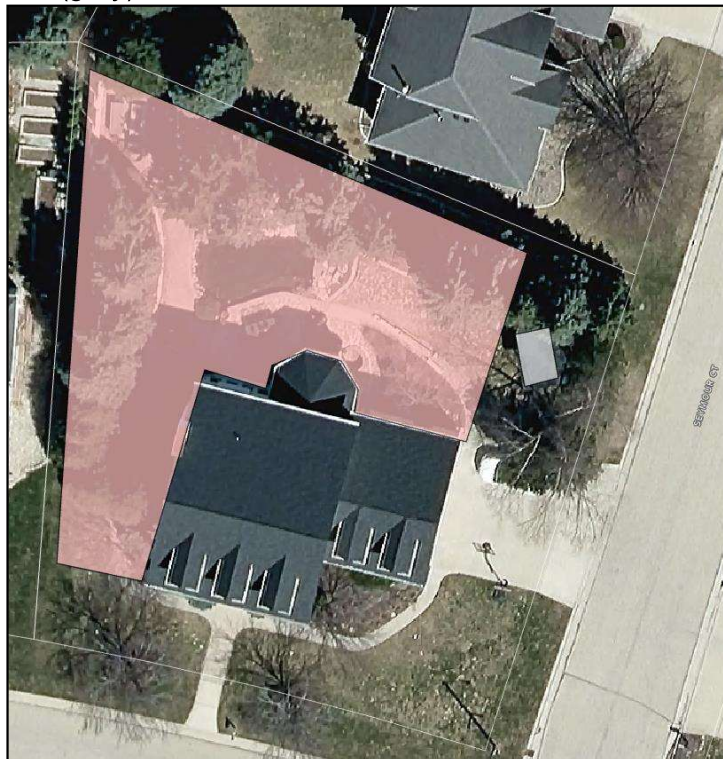
### Request

Troy Noel, owner of 324 Bosworth Lane, is requesting a variance to reduce the front yard setback for an accessory structure (shed) from the required 25 feet to 8 feet.

### Consideration

The applicant is requesting a variance from section 26-252(1) of the Neenah Zoning Code which identifies the minimum front yard setback as “25 feet or the average setback for a principal dwelling or use along the block”. A shed was placed within the 25-foot building setback area at a location which is about 8 feet from the front property line along Seymour Court on the northeast corner of the property.

The property, 324 Bosworth Lane, is a corner lot located along Bosworth Lane and Seymour Court. Corner lots contain two frontages per the zoning code. Buildings shall be setback 25 feet (or the average setback of the block) from the front property line. The image below shows the location of the shed (grey) relative to the location where the shed would be permitted (red).



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To approve a variance, the Board of Appeals shall indicate in their findings that the three required tests have been met.

The first is the presence of unique physical property limitation(s). The subject property is about 15,680 square feet (0.36 acres) in size which is larger than the minimum lot size for a residential lot (minimum 7,200 square feet). While the property is a corner lot, many residential lots within this neighborhood and throughout the city are similar in shape and size to this lot. The lot is not irregular in shape or has any other physical limitations that would limit the applicant's ability to locate the shed elsewhere on the property.

The next test is that the variance would not harm public interest. It's not likely the granting of a variance to keep the shed in its current location would harm the public interest, such as reducing property values, impacting public health or safety, or negatively impacting community character.

Finally, the last test is whether an unnecessary hardship exists when compliance with setback standards unreasonably prevents the owner from using the property or would render conformity with such restrictions unnecessarily burdensome. The applicant may have limited locations to place the shed due to landscaping, hardscaping and other features located in the rear of the house. These are all self-created hardships. Based on the areas identified on the previous image, approximately 6,500 square feet or 41% of the property, are permitted locations for the shed.

The Board of Appeals can approve the variance, approve the variance with conditions, or deny the variance.

It is Staff's opinion that the variance does not meet the findings and that the request for a variance be denied.

# PLANNING SERVICES APPLICATION

Department of Community Development  
 211 Walnut St. P.O. Box 426  
 Neenah, WI 54957-0426  
 Phone (920) 886-6125 | Fax (920) 886-6129



PROPERTY OWNER		APPLICANT	
Name:	Troy Noel	Name:	Troy Noel
Mailing Address:	324 Bosworth Lane Neenah 54956	Mailing Address:	324 Bosworth Lane Neenah 54956
Email:	troy.a.noel@gmail.com	Email:	troy.a.noel@gmail.com
Phone:	920-659-2955	Phone:	920-659-2955

PROPERTY	
Site Address:	324 Bosworth Lane
Parcel Number (PIN):	119
Current Use:	Residential
Proposed Use:	Residential
Current Zoning:	Residential
Proposed Zoning:	Residential

SITE PLAN		ZONING	
Description of Proposed Project / Request:			
<input type="checkbox"/> Minor Site Plan <sup>1</sup>	<input type="checkbox"/> Parking Lot <sup>3</sup>	<input type="checkbox"/> Rezoning	<input type="checkbox"/> PDD Project Approval
<input type="checkbox"/> Major Site Plan <sup>2</sup>	<input type="checkbox"/> Change of Use <sup>4</sup>	<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> TND Project Approval
<input type="checkbox"/> Telecommunications Tower		<input checked="" type="checkbox"/> Appeal or Variance	<input type="checkbox"/> CH Project Approval
<input type="checkbox"/> Shoreland / Floodplain Land Use Permit		<input type="checkbox"/> Map Amendment	<input type="checkbox"/> Master Plan Review

CERTIFIED SURVEY MAP / PLAT REVIEW		ANNEXATION	
Property Identification / Legal Description:			
Number of Lots / Outlots:		Temporary Zoning Requested: <input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> City CSM	<input type="checkbox"/> Preliminary Plat	If yes, Describe Request:	
<input type="checkbox"/> Extraterritorial CSM	<input type="checkbox"/> Final Plat		

Date
  Owner / Agent Signature (Agent acknowledges they can sign on property owner's behalf)

- 1: Minor Site Plan: Building addition less than or equal to 5,000 SqFt or less than 50% of existing building, parking lot addition greater than 10 parking stalls, construction of accessory structure.
- 2: Major Site Plan: New construction, building addition greater than or equal to 5,000 SqFt or more than 50% of existing building.
- 3: Parking Lot: Parking lot construction / addition of 10 stalls or more.
- 4: Change of Use: No new construction or additions; Property use changing from one land use to another.



*Cosmetically Appearing  
Neighbors like  
it*







*So unable to put shed here  
Pond in back yard*









*View from street*



Subject  
Neighbor Acknowledgment of Shed Placement

Dear City Board,

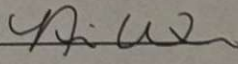
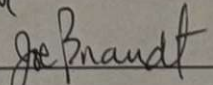
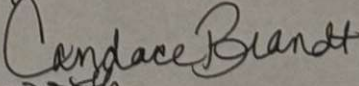
We are writing to formally acknowledge that the placement of our "she shed" structure, while not fully compliant with current city code due to its location on our property, has been reviewed and accepted by our immediate neighbors.

We have discussed the placement with the adjacent property owners, and they have expressed no objections or concerns regarding its position. They understand the nature of the structure and its intended use, and they are supportive of it.

We respectfully request that this letter be considered as part of our application or review process. Attached are signatures of our surrounding neighbors.

Thank you for your time and consideration.

Sincerely,  
Troy and Lisa Noel  
324 Bosworth Lane Neenah  
920.659.2955

	Printed name	Address	signature
1.	Nicole Winiack	1424 Seymour Ct Neenah, WI	
2.	Joe Brandt	403 Bosworth Ave Neenah, WI	
3.	Candace Brandt	403 Bosworth Lane Neenah, WI	

4. Son Walczak 1429 Seymour Ct 54956 *[Signature]*  
Reva Barrett

5. REVA C BARRETT 320 BOSWORTH LANE

6. Katie Kearny 321 Bosworth Ln. *[Signature]*

7. Stephanie Erasting 1428 Seymour Ct *[Signature]*

8. Chris Winicki 1424 Seymour Ct. *[Signature]*

9. \_\_\_\_\_

10. \_\_\_\_\_