

**MINUTES OF THE NEENAH BOARD OF APPEALS**  
**Monday, December 2, 2024**  
**3:00 p.m.**

**Members:**

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

**Also Present:**

Brad Schmidt, Deputy Director of Community Development	Samantha Jefferson, Community Development Specialist	Mae Hiub Yang, 218 Royal Ct. Apt. 1, Appleton, WI 54915
Mitch Nordahl, 8701 Cty Rd M, Larsen, WI, 54947	Flo Bruno, 1002 E. Forest Ave. Neenah, WI	

**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 applicant.

**Minutes:** MSC Hermes/Dolan, the Board, to approve the October 12, 2023 meeting minutes. All voting aye. Motion passed.

1. **Election of Officers**

Member Burkett accepted the nomination of Chairperson and Member Dolan accepted the nomination of Vice Chairperson.

**MSC Hemes/Wedge, the Board of Appeals, to elect Member Burkett as Chairperson. Motion passed unanimously.**

**MSC Hemes/Wedge, the Board of Appeals, to elect Member Dolan as Vice Chairperson. Motion passed unanimously.**

2. **Variance Request – 216 4<sup>th</sup> Street – Section 26-178(2) – Side Yard Setback**

Wildflower Development Group, LLC, is requesting a variance from Section 26-178(2) of the Zoning Code to construct a new single-family residence on property located at 216 4<sup>th</sup> Street. Deputy Director Schmidt and the applicant discussed the property in question. Located along the west side of 4<sup>th</sup> Street and north of Lincoln Street, the subject parcel is currently undeveloped. The subject property is 46 feet wide by 150 feet long. The parcels along 4<sup>th</sup> Street were originally platted as 50-foot-wide lots. However, at some point in the early part of the 1900s, four feet of this property was deeded over to the property adjacent, therefore creating this 46-foot wide lot.

Mitch Nordahl, owner of the property, explained that he is proposing to construct a new single-family residence. If the lot was 50 feet wide, a variance would not be required. The Zoning Code requires a minimum 6-foot side yard setback, with an aggregate of 16 feet for both side yards. The applicant is requesting a reduction in the side yard setback aggregate from 16 feet to 12 feet. Neither side yard setback will be less than the minimum 6 feet, and the other setbacks (front yard and backyard) can be met.

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Without a variance, the applicant would be limited on their ability to place a single-family residence on the subject property. The small lot width is unique in this neighborhood, as most of the lots are at or above 50 feet in width. The Zoning Code requirements create an unnecessary hardship as the lack of lot width and the side yard setback requirement limits the types of structures that can be reasonably built on this lot. In fact, several of the houses along 4<sup>th</sup> Street are non-conforming to the current side yard setback requirements. Staff suggests that granting a variance would not have a negative impact on the surrounding neighborhood nor the interests of the public. The purpose of the side yard setback requirement is to provide adequate space between structures. In this case, the applicant can still meet the minimum side yard setback of 6 feet. Deputy Director Schmidt discussed previous cases when the Zoning Board of Appeals has approved similar variance requests on other substandard lots in the City.

Member Wedge asked about the previous residence that was on the property. A two-family residence (built in 1937) was located on the property before being demolished in 2017.

Chairperson Burkett asked if there were any other neighborhood restrictions on this property. There are no known neighborhood covenants.

Member Hemes asked what this property is zoned. It is zoned R2. He also asked if this zoning would allow rental properties. It does.

Member Wedge asked the applicant if he has developed projects like this in the past. He has, mostly in the Oshkosh area. The base price for this property would be \$274,900. He has not yet built in the City of Neenah.

Member Wedge asked if the city or applicant has heard from any of the neighbors. Neither have heard from neighbors.

**MSC Hemes/Wedge, on the basis of the findings of fact, conclusions of law and the record this matter, the Board orders, the request for a variance for 216 4<sup>th</sup> Street to reduce the side yard setback aggregate from 16 feet to 12 feet to construct a single-family residence.**

All voting aye (Burkett, Hemes, Wedge, and Dolan). Motion passed unanimously.

**Announcements and Future Agenda Items:** None

**Adjournment:** The Board adjourned its meeting at 3:35 p.m. MSC Dolan/Wedge. All voting Aye. Motion passed.

Respectfully Submitted,



Samantha Jefferson

Community Development Specialist, Department of Community Development