

MINUTES OF THE NEENAH BOARD OF APPEALS
Monday, February 3, 2025
3:00 p.m.

Members:

Denise Burkett, Chairperson	PRESENT	Gail Dolan, Vice Chairperson	PRESENT	Robert Wedge	PRESE33 NT
Ken Bonkoski,	PRESENT	Peter Allen	PRESENT	Jim Hermes	PRESENT

Also Present:

Brad Schmidt, Deputy Director of Community Development	Lisa Mroczkowski, Public Works Office Manager	Heidi Hunter, 3200 Elk Ridge Dr., Apt D, Oshkosh WI
Eric Hunter, 3200 Elk Ridge Dr., Apt D, Oshkosh WI	Mae Hub Yang, Wildflower Development Group, LLC	Heidi Huntington, 827 Edward St., Neenah WI
Joan Doucette, 819 Edward St., Neenah WI	Dawn Peterson, 819 Edward St., Neenah WI	Nanci Huntington, 827 Edward St., Neenah WI
Scott Becher, 1061 Green Acres Ln., Neenah WI	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 members of the Board.

Minutes: MSC Hermes/Wedge, the Board, to approve the December 2, 2024, meeting minutes. All voting aye. Motion passed.

Chairperson Burkett turned the floor over to Deputy Director Schmidt

1. Variance Request – 815 Edwards St – Side Yard Setback Variance Sec 26-178(2)

Deputy Director Schmidt went over the property in question. The applicant, Wildflower Development Group, LLC, on behalf of Eric and Heidi Hunter the owner of the property, are requesting a variance from Section 26-178(2) of the Zoning Code to construct a new single-family residence on the property located at 815 Edward Street. He stated that the zoning code requires a 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 13.5 feet or a 2.5-foot setback reduction.

Member Allen asked for the basis of the variances that have been granted in the past like this request. Deputy Director Schmidt stated that there are three tests, limitation due to physical nature of property, the variance can't harm the public interest, and there is an unnecessary hardship.

Chairperson Burkett swore in applicants Mae Yang, Heidi Hunter and Eric Hunter.

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Applicant Mae Yang stated that this request is similar to another that she brought before the Board of Appeals for a property on 4th Street. She stated that the request is for an aggregate 13.5 side yard setback. She stated the home will be a three bedroom, 2 bath.

Member Allen asked Deputy Director Schmidt if any of the reasons stated earlier have not been met. Deputy Director Schmidt stated that, in his opinion, they have all been met.

Member Allen asked the applicant what the square footage is of the home. Applicant Yang stated 1,300 square feet.

Heidi Huntington, 827 Edwards St., Neenah-asked if they meet the 6-foot side yard setback why did they require a variance. Deputy Director Schmidt stated that the minimum side yard setback is 6-feet, but anytime the principal structure has two side yards the minimum aggregate side yard setback must be 16 feet. He stated in this case that requirement is not being met.

Member Wedge asked the applicant each side will have at least a 6-foot minimum side yard setback. The applicant stated yes, the west side yard setback will be 7.5 feet, and the east side yard setback will be 6 feet.

Member Wedge stated that he would like to urge the applicant to place the 7.5 feet setback on the west side of the property allowing for more room between the new house and the existing neighbor. Applicant stated that she will talk to consult staff to see if that is possible.

Dawn Peterson, 819 Edward St., Neenah-spoke on behalf of her mother who lives to the west of this proposed home. She asked if building the home will affect the property value of her mother's home and if the eaves will encroach onto her property. Deputy Director Schmidt stated that the eaves must remain within the setback and there should be no adverse effect to property value.

Joan Doucett, 819 Edward St., Neenah-stated that she is worried about property value and encroachment onto her property.

Eric and Heidi Hunter, applicants, stated that they currently live in Oshkosh and are very excited to move to Neenah. The applicants stated they bought this lot because of the location. They stated it is close to downtown, bike trails and the Loop to Lake trail.

Scott Becher, 1061 Green Acres Ln., Neenah-Chairperson Burkett swore Mr. Becher in. Mr. Becher stated that he worked 12 years in the State legislature and the city must continue to have buildable single-family lots and encourage development.

Motion by Wedge, seconded by Hemes to approve the variance for 815 Edward Street to reduce the side yard setback aggregate requirement (Sec. 26-178(2) from 16 feet to 13.5 feet to construction a new single-family residence. All voting aye. Motion passed.

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Announcements and Future Agenda Items: None

Adjournment: The Board adjourned its meeting at 3:33 p.m. MSC Hemes/Dolan. All voting Aye. Motion passed.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Lisa Mroczkowski".

Lisa Mroczkowski

Public Works Office Manager