



VILLAGE OF WINNECONNE

The Community of Opportunity

30 South First Street - P.O. Box 488 - Winneconne, Wisconsin 54986-0488 - 920-582-4381

www.winneconnewi.gov

Minutes Zoning Board of Appeals Monday, April 13th, 2026 @ 6:30 pm Village Board Room, 30 South First Street

Call to Order

Meeting called to order at 6:35pm.

Roll Call:

Chris Boucher, TJ Utschig, James Paulsen, Ben Mathe
Zoning Administrator Allen Mankiewicz – all present

Public Hearing

Open Public Hearing to hear comment on the variance request from the zoning setback standards for 191-0178 (110 Riverview Drive) and 191-0418 (525 S 1st Street)
Todd Hereford and Nancy Hereford – 525 S 1st Street, hoping to get a variance to have a two car garage, he described that he does not have a basement and as such are requesting a 19 foot height instead of the 15 foot requirement. He noted that the proposed plan will have be aesthetically pleasing. He noted that it is impossible to have the proposed garage in another part of their yard. Public Works Director Mankiewicz briefly described the setback requirements. He noted that they are still under the square footage allowed for accessory buildings. The building will extend to 16 feet off of the right of way, not the required 25 feet.

Dan Martis 110 Riverview – His property is zoned R3 Multi-family. The minimum rear setback from the front of the residence is 25 feet for R3-Multi-family. The current setback is 25 feet from the front. The home was built in 1978, it is his understanding that that the family that had owned the property owned multiple parcels. He is requesting to move the garage to the north so that it would match the east setback. The resident is requesting a variance from the board to approve the addition of the one car attached garage by 17’x19’ the 17-foot portion of the addition will be going to the North of the existing garage. This will make the rear setback to the 8 feet instead of the current 25 feet.

1st Call -

2nd Call -

3rd Call -

Close Public Hearing

Close public hearing

New Business

Clerk Saray requested of the Board to confirm the following, “Have there been any private communication and conversations which needs to be disclosed with the Applicants or any other party regarding this topic by the Board members?”

The Winneconne Municipal Center is accessible to the physically disadvantaged. If special accommodations are necessary, please contact the Village Hall at 920-582-4381 and we will make every effort to accommodate the requests.

As defined under Wisconsin State Statute 19.82 a quorum of the Winneconne Village Board members may be present for informational purposes, but no Village Board action will be taken.

1. Chris Boucher – No
2. TJ Utschig – No
3. James Paulsen – No
4. Ben Mathe – No

Consideration and action to approve a variance request from the zoning setback standards for 191-0178 (110 Riverview Drive)

Approving 8-foot setback

Variance will not be contrary to public interest. Enforcement of the ordinance in this situation is considered a burden.

Motion by Utchig

Second by Mathe

Roll Call: Chris Boucher, TJ Utschig, James Paulsen, Ben Mathe – all ayes

Consideration and action to approve a variance request from the zoning setback standards for 191-0418 (525 S 1st Street).

The Board discussed that the road will never be a through street – this is a parcel that is away from visible view.

The approval is for a variance for 6 foot change in the ordinance for setbacks and 19 foot height. Paulson mentioned that it is not a hardship to move the building 6 feet to meet the requirements. However, moving the garage in that way will creep into the DNR water level requirements.

Motion by Utchig

Second by Mathe

Roll Call: Chris Boucher, TJ Utschig, James Paulsen, Ben Mathe – all ayes

Adjourn

Motion by Mathe

Second by utchig

All ayes

Meeting adjourned at 7:23pm

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