

WINNEBAGO COUNTY PLANNING & ZONING DEPARTMENT

NOTICE OF MEETING
PLANNING & ZONING COMMITTEE
July 8, 2016

TO WHOM IT MAY CONCERN:

The property owner/applicant listed below has requested a SPECIAL EXCEPTION which is regulated by the Town/County Zoning Code, Chapter 23. You are receiving this notice because this application or petition for action affects area within the Town of Wolf River.

The Winnebago County Planning & Zoning Committee will be holding a meeting on Friday, July 8, 2016 at 7:30 AM in the 3rd Floor Conference Room of the County Administration Building located at 112 Otter Ave, Oshkosh WI. The full application can be viewed at the Winnebago County Planning and Zoning Department.

INFORMATION ON SPECIAL EXCEPTION REQUEST

Application Number: 16-SE-03

Owner(s) of Property: Brett Olson

Agent: NA

Location of Premises Affected: 560 Hunters Point Rd

Tax Parcel Numbers: 010-0866 & 010-0830

Legal Description: Being all of lot 21 of Diener's Plat and all of Lot 21, Block 2 of the First Addition to Diener's Plat and the vacated adjacent street, all located in Government Lot 4, Section 35, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a special exception to be allowed to re-construct a garage on a vacant lot adjoining a lot with the principal use in the same ownership.

DESCRIPTION	CODE REFERENCE
An accessory land use is not to be established prior to the establishment of a principal use unless the situation meets an exemption.	23.8-45(b)

Sanitation: ☐ Existing ☒ Required ☒ Municipal ☐ Private System

Overlays: Shoreland: YES Floodplain: YES SWDD: NO

Wetlands: NO Microwave: NO Airport: NO

Current Zoning: R-2 Suburban Residential District

Existing Use of Property: Storage use, vehicle, lawn mower, ATV, boat

Proposed Use of Property: Same

Surrounding Zoning Classifications:

North	R-2
South	R-2
East	Lake
West	R-1

SECTION REFERENCE OF REGULATION: 23.8-45(b) Exemption for a vacant lot adjoining another lot in same ownership.

ORDINANCE PROVISION: Under section 23.8-45 of the Zoning Code, an accessory land use is not to be established prior to the establishment of a principal use unless the situation meets an exemption.

EXPLANATION: Applicant is requesting a special exception to be allowed to re-construct a garage on a vacant lot adjoining a lot with the principal use in the same ownership.

THE FOLLOWING IS PROVIDED BY THE APPLICANT

DESCRIBE THE PROPOSED PROJECT/REQUEST:

The proposed project is to replace the old existing garage with a new and improved garage which will be more functional. 24' x 24' garage.

DESCRIBE HOW THE PROPOSED USE WILL BE COMPATIBLE WITH ADJACENT USES AND WILL NOT HAVE ADVERSE EFFECTS ON NEIGHBORING PROPERTIES:

The proposed garage will be highly compatible with the neighboring properties. It is replacing the existing garage with a more aesthetically pleasing and functional garage which will enhance the neighborhood.

PROVIDE ANY OTHER INFORMATION YOU FEEL IS RELEVANT TO THE REVIEW OF YOUR APPLICATION, INCLUDING REASONS YOU FEEL THE APPLICATION SHOULD BE GRANTED:

It is financially more feasible to replace the garage and cracked foundation. When the new garage is built it will need to be moved to comply with setback footage/right of way which has changed since existing garage was built.

BASIS OF DECISION:

The Planning and Zoning Committee in making its decision shall consider the following factors:

(1) the size of the property in comparison to other properties in the area;

- (2) the extent to which the issuance of the special exception permit would be in keeping with the overall intent of the this chapter;
- (3) whether there are any unique circumstances and the nature of those circumstances that warrant the issuance of the special exception permit;
- (4) the nature and extent of anticipated impacts to the natural environment that could potentially occur if the special exception permit was granted;
- (5) the nature and extent of anticipated positive and negative effects on properties in the area;
- (6) actions the applicant will undertake to mitigate the negative effects, if any, of the proposed special exception;
- (7) a factor specifically listed under a section of this chapter authorizing the issuance of a special exception permit; and
- (8) any other factor that relates to the purposes of this chapter as set forth in s. 23.1-5 and other sections as may apply.

Parcel # 010-0866 Revised 6/16/16

Site Map

Legend

Address Marker

Tax Parcel

Section Number

Conveyance Divisions

Conveyance Types

Certified Survey

Condominium

Assessor Plat

Subdivision

Plat of Survey

Lakes

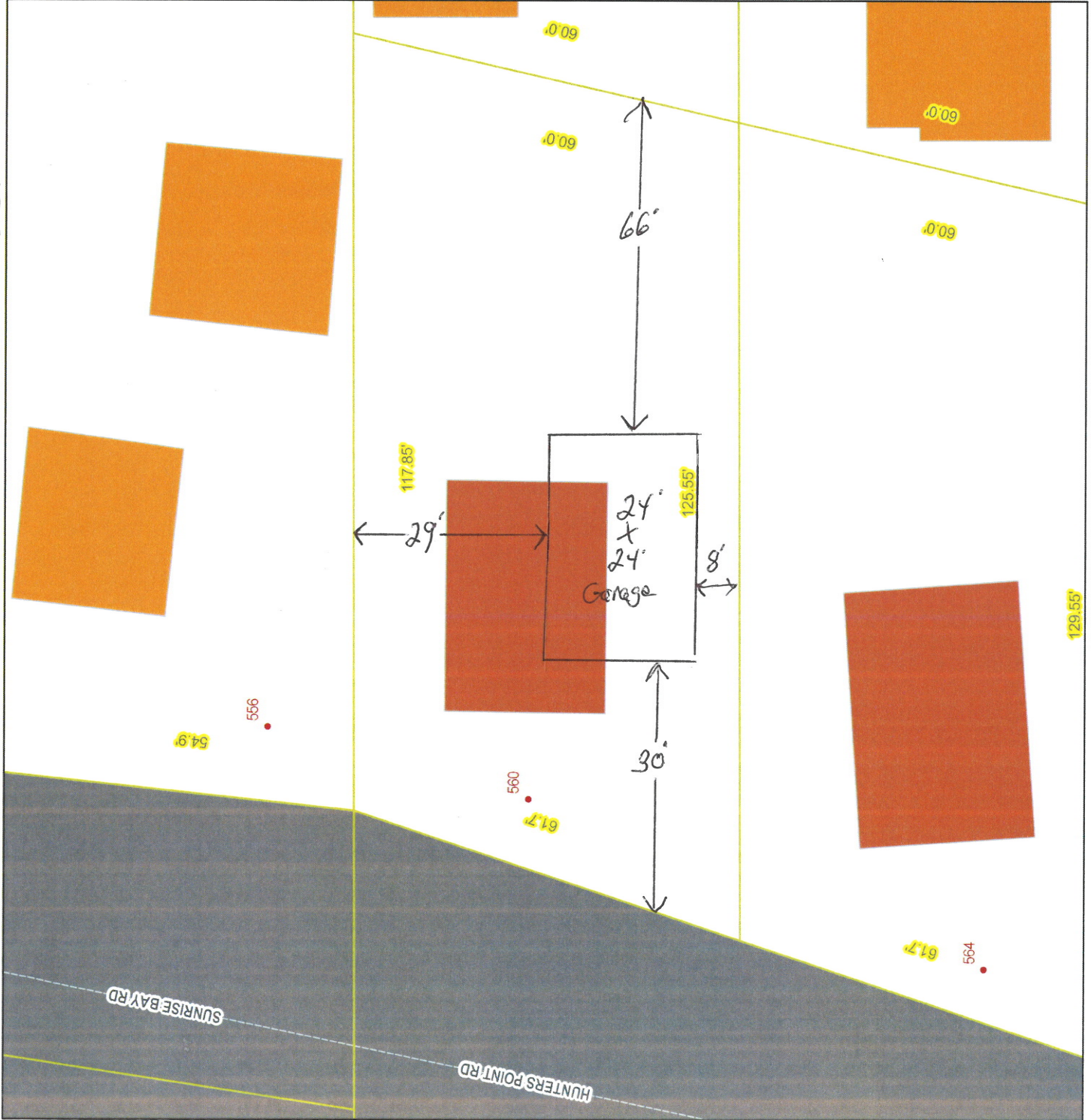
10 0 10 20 ft

1 Inch = 20 Feet



WINGS Project Disclaimer
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Jun 16, 2016 @ 07:57 AM

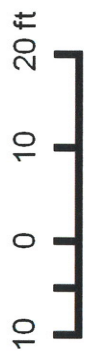


Parcel # 0100866

Site Map

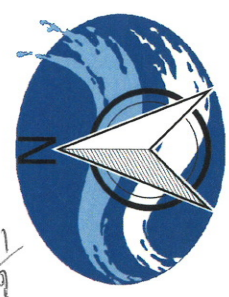
Legend

- Address Marker
- Tax Parcel
- Section Number
- Conveyance Divisions
- Conveyance Types
- Certified Survey
- Condominium
- Assessor Plat
- Subdivision
- Plat of Survey
- Lakes



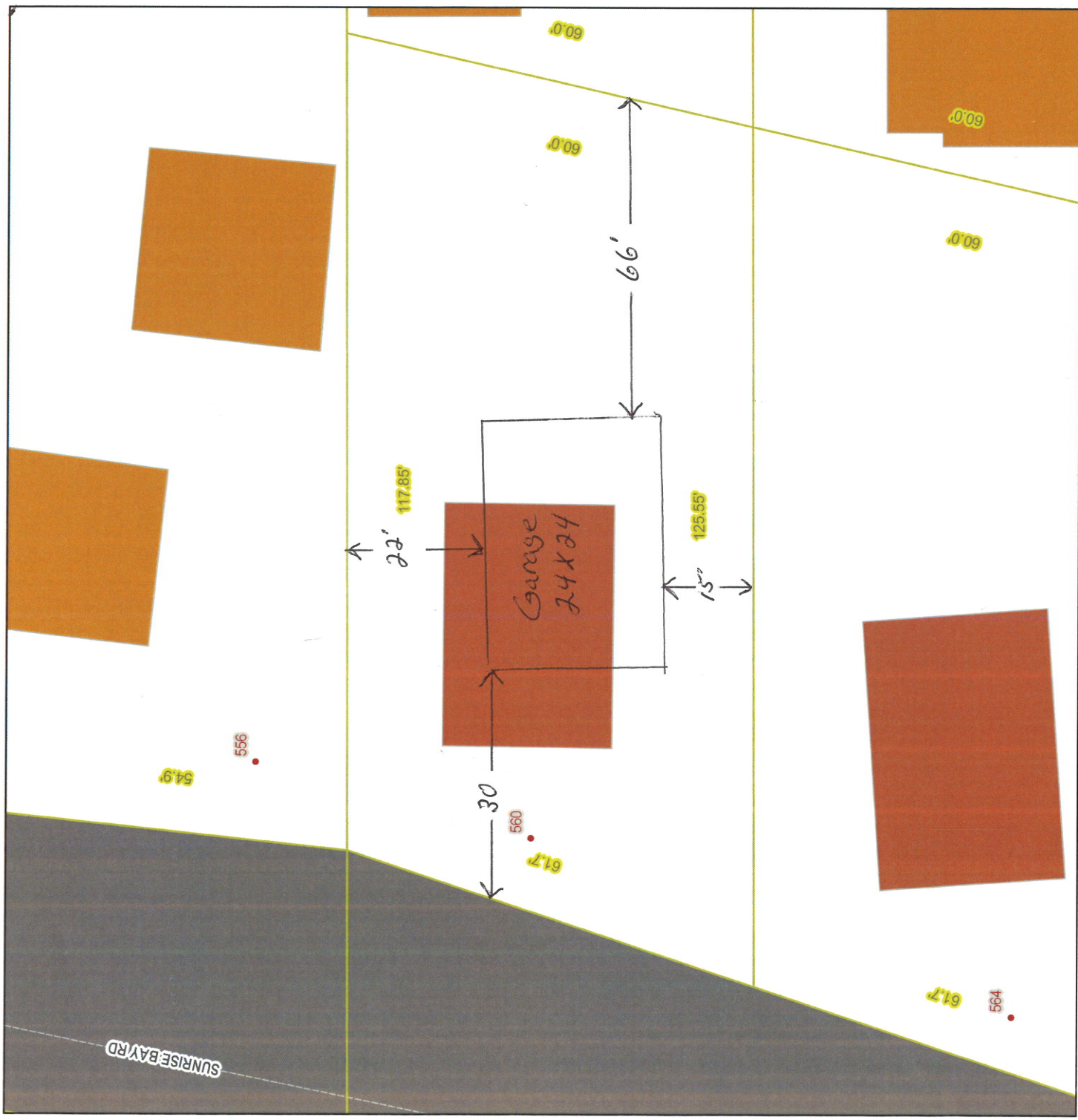
1 Inch = 20 Feet

7/17/2019



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May 05, 2016 @ 10:58 AM

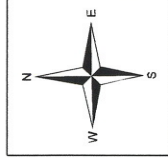


Application #16-SE-03

Date of Hearing:
July 8, 2016

Owner(s):
Olson, Brett A. & Kalyn E.

Subject Parcel(s):
0100830 & 0100866



Winnipeg County
WINGS Project

Scale
1 inch : 300 feet

County Zoning Districts

R-1	PDD	B-1
R-2	A-1	B-2
R-3	A-2	B-3
R-4	I-1	M-1
R-8	I-2	Town Zoning

City of Oshkosh Extraterritorial
Zoning Jurisdiction

Incorporated Area



○ = SITE

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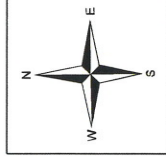
Date of Hearing:
July 8, 2016

Owner(s):

Olson, Brett A. & Kalya E.

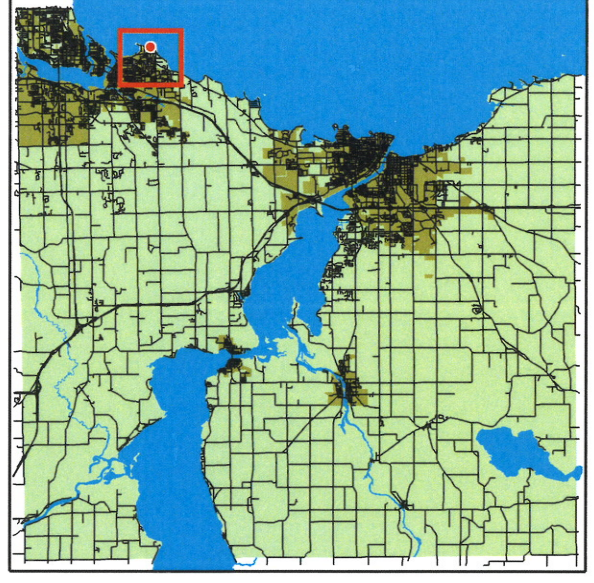
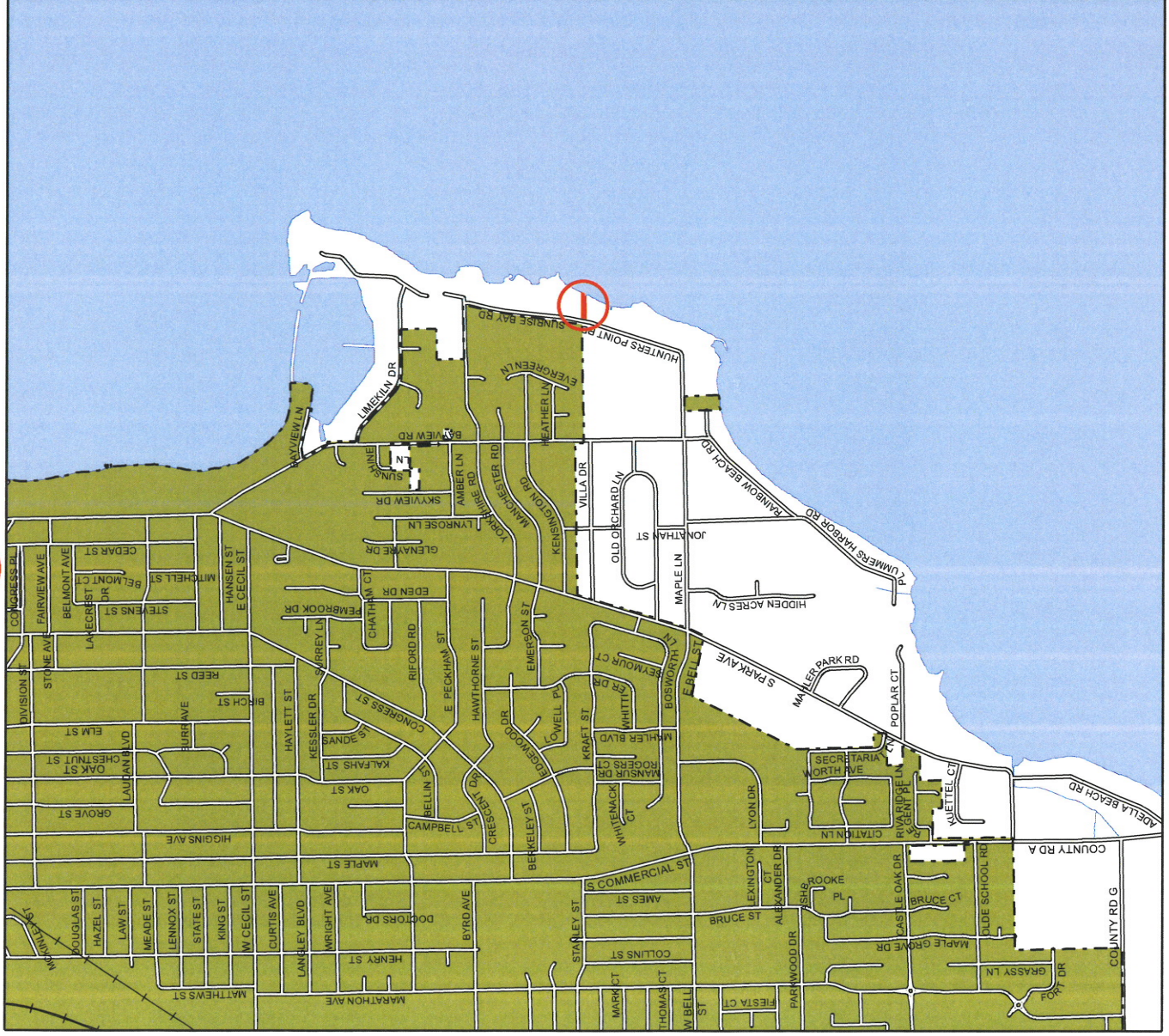
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0100830 & 0100866



Winnebago County
WINGS Project

● = SITE



1 inch : 2,000 feet

WINNEBAGO COUNTY