

# Winnebago County Planning and Zoning Department

## NOTICE OF PUBLIC HEARING BOARD OF ADJUSTMENT 8/30/2016

### TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a variance which is regulated by one or more of the following ordinances: Chapter 23, the Town/County Zoning Code, Chapter 26, the Floodplain Zoning Code, and Chapter 27, the Shoreland Zoning Code. You are receiving this notice because this application or petition for action: 1. affects area in the immediate vicinity of property which you own; 2. requires your agency to be notified; 3. requires your Town to be notified; or 4. requires you, as the applicant, to be notified.

The Winnebago County Board of Adjustment will be holding a public hearing on 8/30/2016 at 5:30 p.m. in Conference Room 408 of the County Administration Building located at 112 Otter Ave, Oshkosh, WI.

All interested persons wishing to be heard at the public hearing are invited to be present. For further detailed information concerning this notice, contact the Town Clerk or the Winnebago County Zoning Office, where the application is available for viewing.

### INFORMATION ON VARIANCE REQUEST

**Applicant:**

GRUNWALD, PATRICIA A  
GRUNWALD, STEVEN R

**File Number:**

2016-VA-3700

**Location of Premises:**

5053 RIVERMOOR DR  
OMRO, WI 54963

**Tax Parcel No.:**

030-0967

**Legal Description:**

Being a part Rivermoor Plat, Lot 19, located in Government Lot 4, Section 34, Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin.

**Description of Proposed Project:**

Applicant is requesting a reduced street yard setback of 17 ft and a reduced separation between detached buildings of 6 ft in order to build a 24 ft' x 26 ft detached garage.

<b>DESCRIPTION:</b>	<b>CODE REFERENCE:</b>	<b>REQUIRED:</b>	<b>PROPOSED:</b>
A 30 ft street yard setback and 10 ft of separation between detached buildings is required for a new detached garage.	Section 23.8-64(a), Exhibit 8-2 of the Town/County Zoning Code.	1. 30 ft street yard 2. 10 ft separation between detached buildings	1. 17 ft 2. 6 ft

## INITIAL STAFF REPORT

**Sanitation:**

Existing System  
Private System

**Overlays:**

Floodplain  
Shoreland

**Current or Proposed Zoning:**

R-2 Suburban Low Density Residential

**Code Reference:**

Section 23.8-64(a), Exhibit 8-2 of the Town/County Zoning Code.

**Description of Proposed Use:**

Applicant is requesting a reduced street yard setback of 17 ft and a reduced separation between detached buildings of 6 ft in order to build a 24 ft' x 26 ft detached garage.

**Surrounding Zoning:**

**North:** Lake  
**South:** R-2  
**East:** R-2  
**West:** R-2

### THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

**Describe your project, include the proposed dimensions and setbacks:**

Put in a garage (24 x 26 x 8) with gambrel roof. Front of garage 17' from road, 8.5' from lot lines, 6' between rear of garage to house.

**Describe how compliance with the requirement in question unreasonably prevents or restricts development of a permitted use on the property:**

The 10' between buildings cannot be met and the 30' from road cannot be met.

**Describe the unique physical characteristics or limitations that prevent the property from being developed in compliance with the requirement in question:**

Just the clearance between house & garage.  
Just the clearance between garage & road.

**Describe how the granting of the requested variance will not harm the public interest or have adverse affects on surrounding properties:**

It would fit in with the rest of the neighbor hood and not look out of place.

### SECTION REFERENCE AND BASIS OF DECISION

**Town/County Zoning Code**

**23.7-234 Basis of decision**

When making its decision, the Board of Adjustment shall consider each of the following standards:

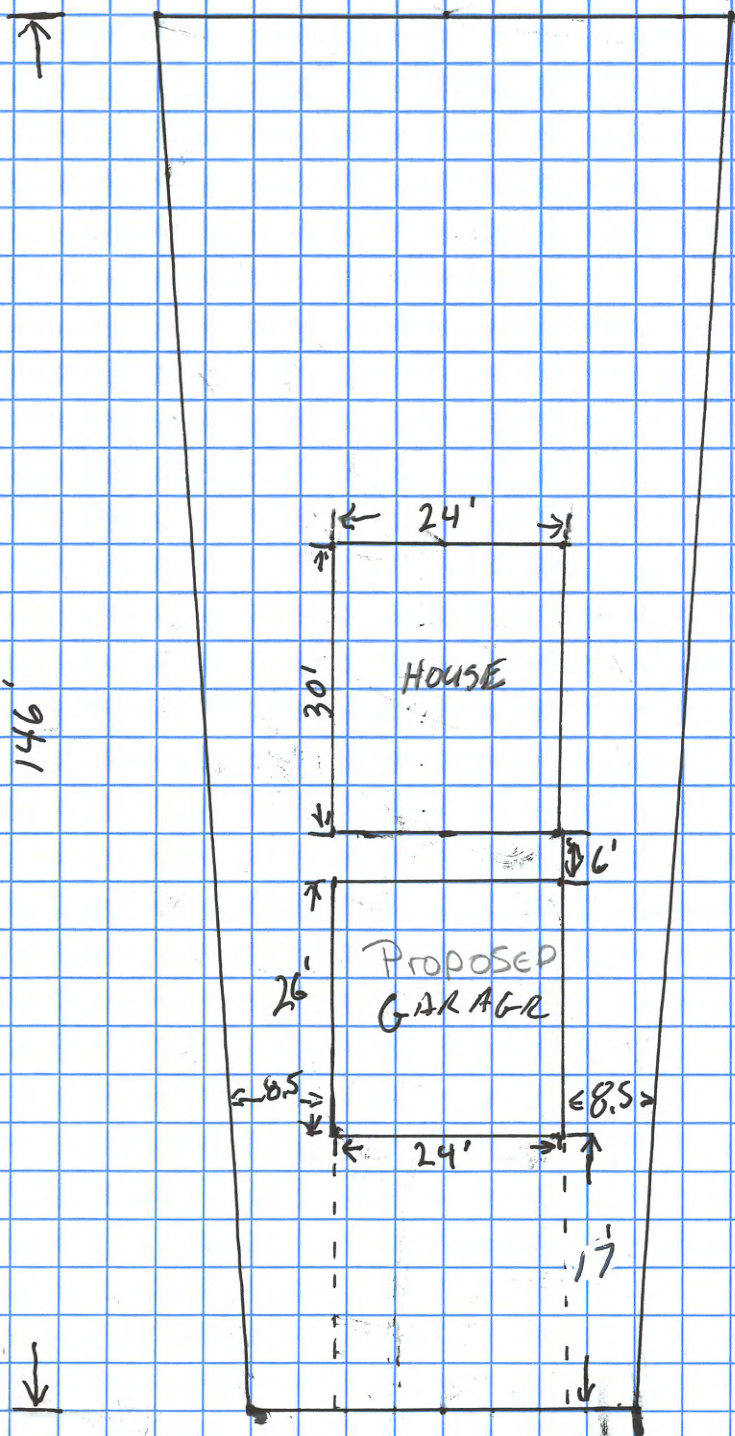
- (1) The requirement in question would unreasonably prevent the property owner from using the property for a permitted purpose or would render conformity with such requirement unnecessarily burdensome and such circumstances were not self-created.

- (2) The subject property has unique physical characteristics or limitations that prevent the property from being developed in compliance with the requirement in question.
- (3) The granting of the variance will not be contrary to or harm the public interest given the general purposes of the zoning regulations and the specific purposes of the requirement in question.

The board shall grant a variance only if the board can make an affirmative finding for all of the criteria listed in this section.

RIVER

30



146'

HOUSE

← 24' →

30'

PROPOSED GARAGE

26'

← 24' →

6'

← 8.5' →

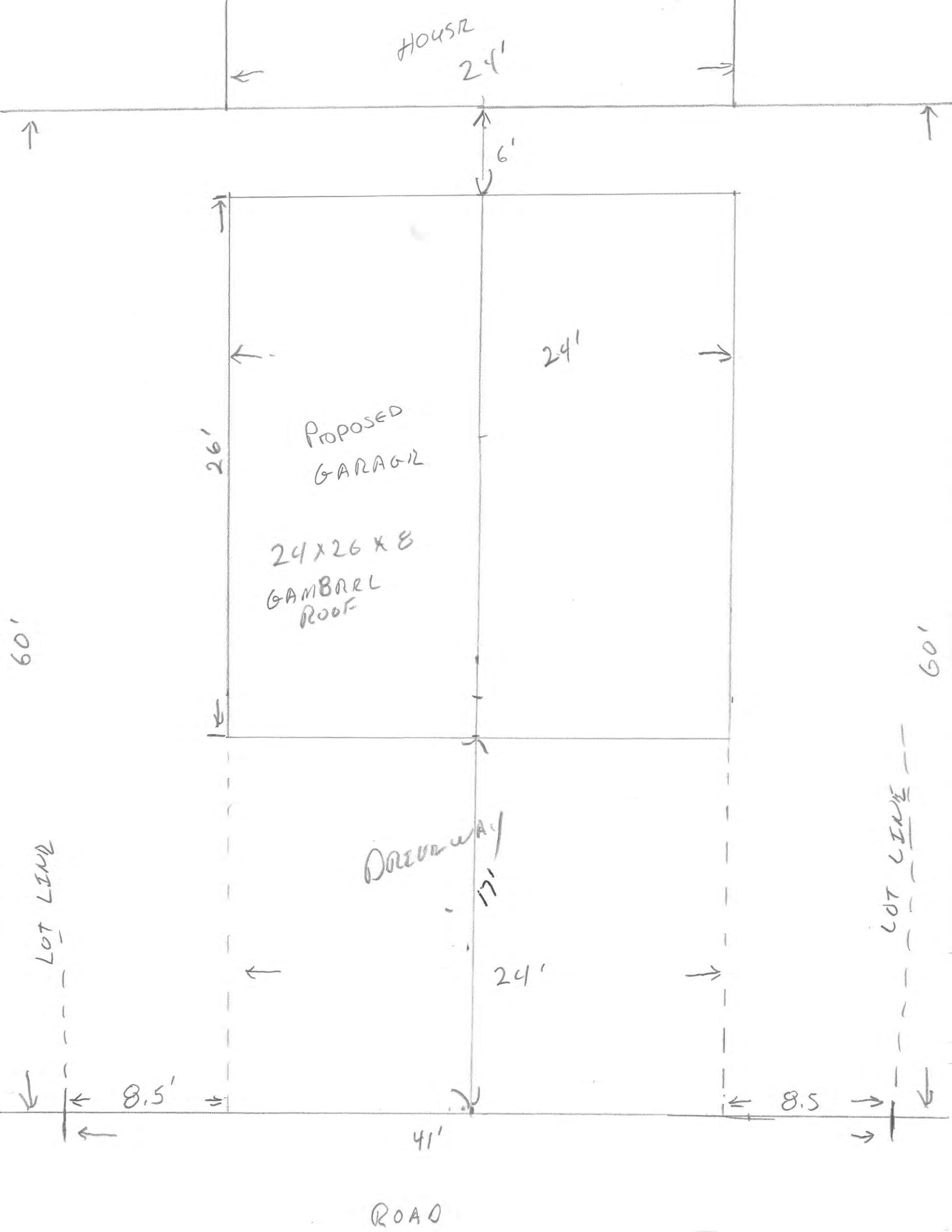
← 8.5' →

17'

ROAD

1 SQUARE = 5 FEET





**Application #16-VA-3700**

Date of Hearing:

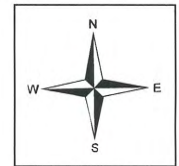
**August 30, 2016**

Owner(s):

**Grunwald, Steven & Patricia**

Subject Parcel(s):

**0300967**



*Winnebago County  
WINGS Project*

**Scale**

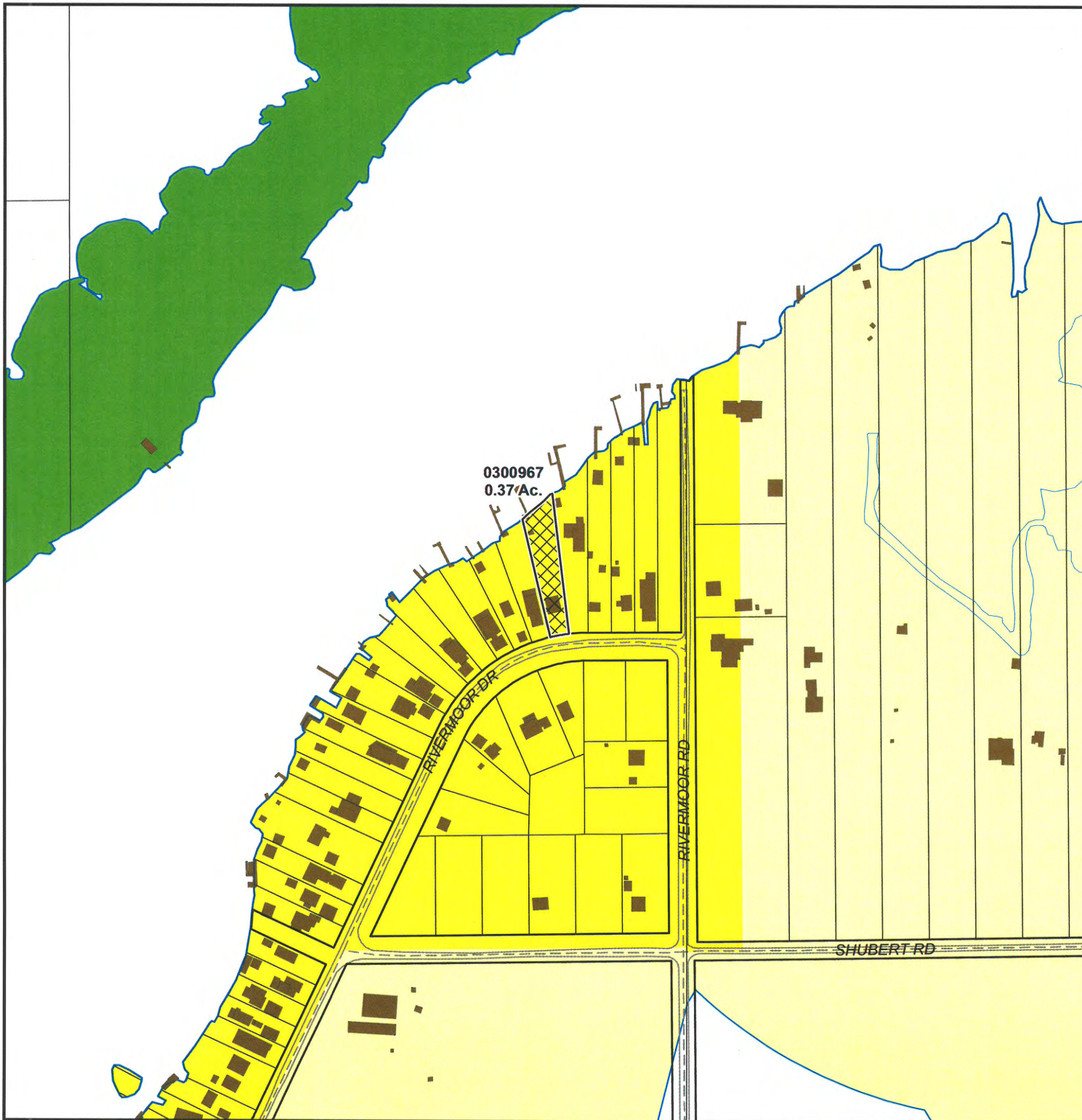
**1 inch : 300 feet**

**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*





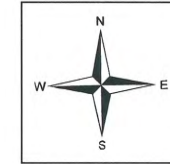
○ = SITE

**Application #16-VA-3700**

Date of Hearing:  
August 30, 2016

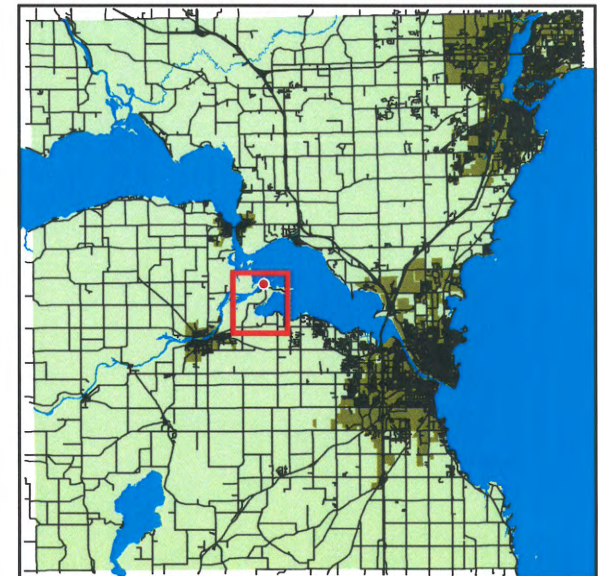
Owner(s):  
Grunwald, Steven & Patricia

Subject Parcel(s):  
0300967



*Winnebago County  
WINGS Project*

● = SITE



1 inch : 2,000 feet

**WINNEBAGO COUNTY**