

**WINNEBAGO COUNTY PLANNING & ZONING DEPARTMENT**

21-SE-01

**NOTICE OF MEETING PLANNING & ZONING COMMITTEE  
PUBLIC HEARING DATE**

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 Omro. The full application can be viewed at the Winnebago County Planning and Zoning Department.

The Winnebago County Planning & Zoning Committee will be holding a deliberative meeting in which the application will be decided upon on Friday, May 7, 2021, at 7:30 AM in the Room 120 of the County Administration Building located at 112 Otter Ave, Oshkosh WI.

For the welfare of committee members and the public, Public Hearings will be held via Zoom. Attendance may be in person, exercising social distancing, however we are encouraging the public to stay home and stay safe.

**Join the Zoom meeting at:** <https://us02web.zoom.us/j/84371990421?pwd=MCtORkFyOUhnSGpNMmIWRWk1T0NuQT09>

Or

Dial by your location: +1 312 626 6799 US (Chicago)

Meeting ID: 843 7199 0421

Passcode: 469085

Additional Instructions can be found at: <https://www.co.winnebago.wi.us/planning-and-zoning>.

**INFORMATION ON SPECIAL EXCEPTION REQUEST**

Owner(s) of Property: Sarah & Andrew Olson

Location of Premises Affected: West of 5295 Pasture Ln

Tax Parcel Number: 016-1280

Legal Description: Being all of 69 in Sandhill Farms 2 Plat, located in the SE 1/4 of the SE 1/4, Section 11, Township 18 North, Range 15 East, Town of Omro, Winnebago County, Wisconsin.

Explanation: The owner/application is requesting a special exception to construct a garage on a vacant lot adjoining a lot with a principal structure.

DESCRIPTION	CODE REFERENCE
The Zoning Code allows the establishment of an accessory use on a vacant lot; which adjoins a lot under the same ownership; supporting a principal use.	23.8-45(b)

**SPECIAL EXCEPTION**  
INITIAL STAFF REPORT

**OVERLAYS:**

Shoreland: NO                      Floodplain: NO                      SWDD: NO    Wetlands: YES  
Microwave: NO                      Wittman Airport: NO                      Outagamie Airport: NO

County Highway Access: NO

**SURROUNDING ZONING:**

North: A-2  
South: R-2  
East: R-2  
West: R-2

**SECTION REFERENCE OF REGULATION:** Chapter 23, Article 8, Section 23.8-45(b) "Exemption for a vacant lot adjoining another lot in the same ownership" of the Winnebago County Town/County Zoning Code.

**ORDINANCE PROVISION:** The Zoning Code allows the establishment of an accessory use on a vacant lot; which adjoins a lot under the same ownership; supporting a principal use.

**EXPLANATION:** Applicant is requesting a special exception to construct a garage on a vacant lot adjoining a lot with a principal structure.

**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.



**Winnebago County Zoning Department**

P.O. Box 2808  
112 Otter Ave, 3rd Floor  
Oshkosh, WI 54903-2808  
(920) 232-3344  
(920) 232-3347 (fax)



For office use only

Receipt # N/A  
Application #: 21-SE-01

**SPECIAL EXCEPTION APPLICATION**

**Fee: \$0.00**

**Payable to: Winnebago County**

(Please print or type. Please use black ink for duplicating purposes.)

**A. PROPERTY OWNER:**

A-1 NAME: Sarah & Andrew Olson  
Mailing Address: W7507 Lincoln Rd  
Van Dyne WI 54979  
Phone: 920-428-1404 / 920-420-7537 E-mail: Sarahpollesenc@yahoo.com

Permission is hereby granted for appropriate County Staff to enter upon the property for the purpose of conducting inspections. Said permission is to remain in effect until the conclusion of the application and is binding upon all heirs and assigns.

Property Owner's Signature Sarah Olson / Andrew Olson Date 3/16/2021

**I HEREBY APPOINT THE FOLLOWING AS MY AGENT FOR PURPOSES OF THIS APPLICATION:**

A-2 AGENT (NAME): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Agent's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**B. PROPERTY INFORMATION:**

B-1 Tax Key/Parcel #: 1279 / 1280  
B-2 Location of affected property: Sand Hill Farms II Parcel 68 & 69 Town of Omro  
B-3 Current Zoning: \_\_\_\_\_ Proposed Zoning (if applicable): NA Pasture Ln

Zoning Code Legend	
A-1 Agribusiness district	B-1 Local Service Business district
A-2 General Agriculture district	B-2 Community Business district
R-1 Rural Residential district	B-3 General Business district
R-2 Suburban Residential district	I-1 Light Industrial district
R-3 Two-family Residential district	I-2 Heavy Industrial district
R-4 Multifamily Residential district	M-1 Mixed-Use district
R-8 Manufactured/Mobile Home Community district	PDD Planned Development district

B-4 Current Use: Single family home new build site  
Use (Proposed): same with the addition of a larger outbuilding

Revised  
4-19-21  
BPO

Applicant, please fill out of all the questions in your own words.  
Responses may be typed on a separate sheet and attached to this form.

**C-1 Describe the proposed project/request:**

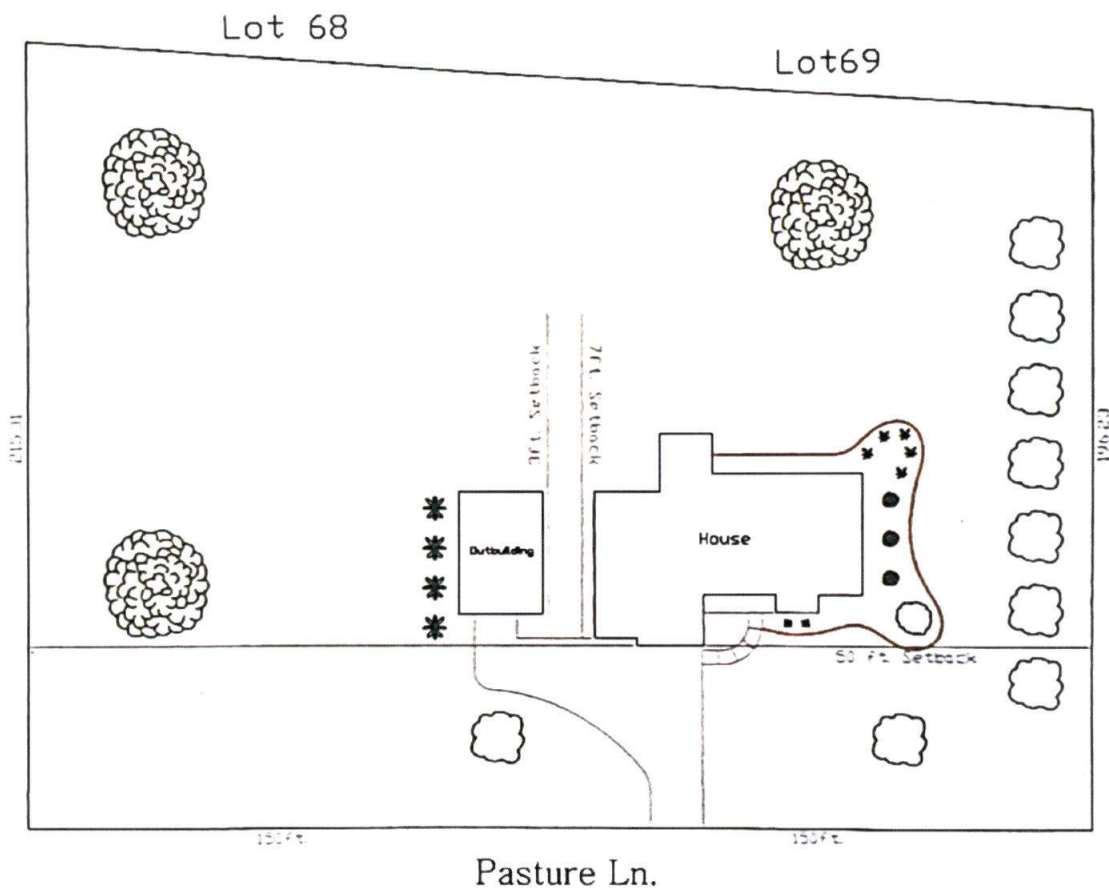
We request to deed restrict lots 68 & 69 on Pasture Ln in Sand Hills Farms subdivision in the Town of Omro, WI. This request is to maximize the accessory use building total square footage utilizing the combined square footage of both lots 68 & 69 owned by us. We will continue to follow all the accessory use building area maximum of 1200 square feet + 1% of lot area in excess of 9,000 square feet, if lots are deed restricted.

**C-2 Provide any information you feel is relevant to your application, including reasons you feel the application should be granted, based upon the following factors that will be considered by the Planning and Zoning Committee:**

- (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 would be in keeping with the overall intent of the Zoning Code;
- (3) whether there are any unique circumstances and the nature of those circumstances that warrant the issuance of the special exception;
- (4) the nature and extent of anticipated impacts to the natural environment that could potentially occur if the special exception 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 the code authorizing the issuance of a special exception; and
- (8) any other factor that relates to the purposes of the Zoning Code as set forth in s. 23.1-5 and other sections as may apply.

1. We plan to build approximately a 2000 square foot home plus a three car attached garage and accessory use building.
2. We will continue to follow the zoning code by taking the combined square footage of the lots into consideration for the garage/accessory use building. Both structures exterior will match.
3. None
4. No impacts to the surrounding environment
5. Positive effects would be good curb appeal, well landscaped property, no negative effects.
6. Not applicable
7. Not applicable
8. Not applicable.

Revised Site Plan  
4-19-21



Andy and Sarah Olson  
(920) 420-7537 (920) 428-1404

# Application #21-SE-01

Date of Hearing:

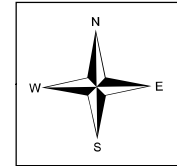
May 25, 2021

Owner(s):

OLSON, ANDREW S /  
OLSON, SARAH A

Subject Parcel(s):

0161280



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



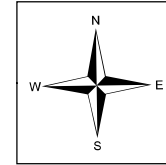
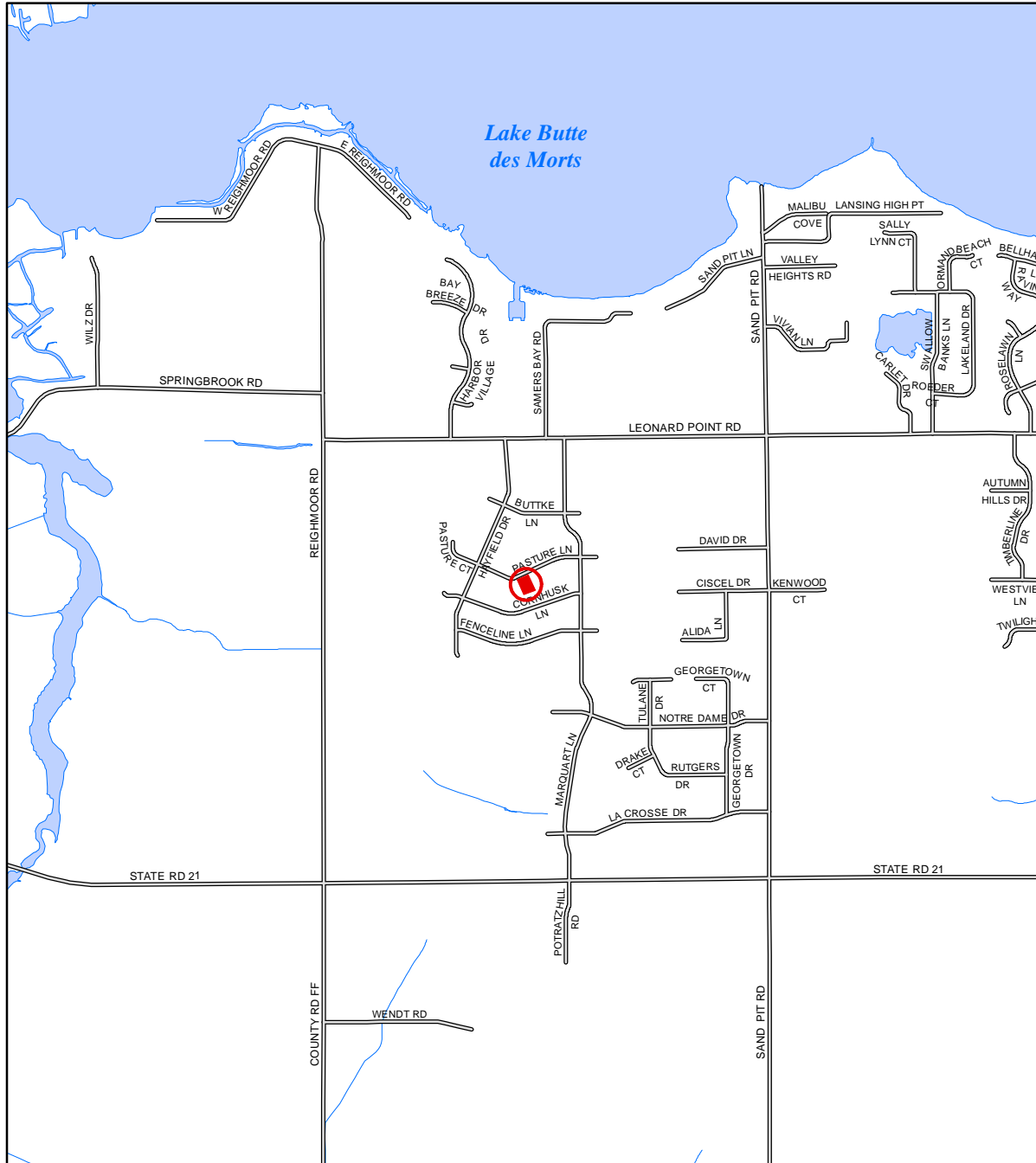
○ = SITE

**Application #21-SE-01**

Date of Hearing:  
May 25, 2021

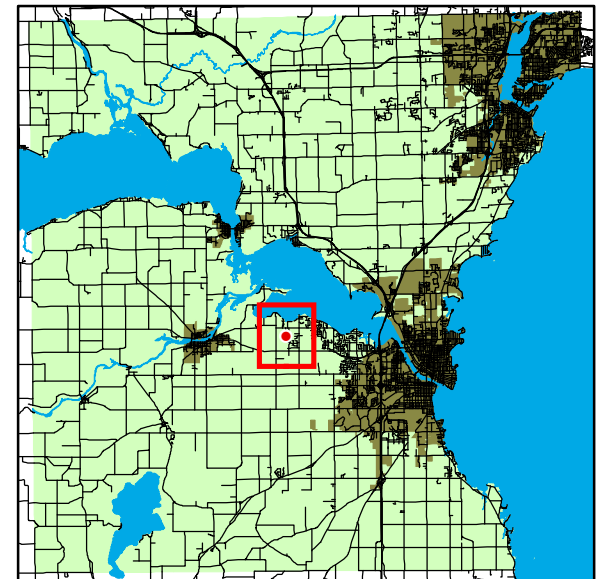
Owner(s):  
OLSON, ANDREW S / OLSON, SARAH A

Subject Parcel(s):  
0161280



Winnebago County  
WINGS Project

● = SITE



1 inch : 2,000 feet

**WINNEBAGO COUNTY**