

WINNEBAGO COUNTY PLANNING & ZONING DEPARTMENT

FILE NO. 23-SE-001

NOTICE OF MEETING PLANNING & ZONING COMMITTEE

09/08/23

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 RUSHFORD. 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, SEPTEMBER 08, 2023, at 7:30 AM in the 3rd Floor Conference Room of the County Administration Building located at 112 Otter Ave, Oshkosh WI.

INFORMATION ON SPECIAL EXCEPTION REQUEST

Owner(s) of Property: PUTZER, JOHN & KATE

Location of Premises Affected: SOUTH OF 2679 LOST LN

Tax Parcel Number: 022-0837

Legal Description: Being part of Outlot 43 and the adjacent abandoned railroad right-of-way in the Map of Waukau located in the NE 1/4 of the SE 1/4 of Section 36, Township 18 North, Range 14 East, Town of Rushford, Winnebago County, Wisconsin.

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

DESCRIPTION	CODE REFERENCE
Building a 30'x60' garage in place of existing shed.	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.

Property Owner: John & Kate Putzer
Applicant: Same
Parcel Number: 022-0837
Special Exception #: 23-SE-001

SPECIAL EXCEPTION
INITIAL STAFF REPORT

OVERLAYS:

Shoreland: YES Floodplain: YES SWDD: NO Wetlands: YES
Microwave: NO Wittman Airport: NO Outagamie Airport: NO
County Highway Access: NO

SURROUNDING ZONING:

North: R-1
South: R-2
East: A-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.

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:

Remove old steel shed. Replace with 30' x 60' garage. New garage will be located on the smaller lot to the south. Garage is for personal use. New garage will be 75ft from creek and 30ft from east lot line. It will not affect my neighbors property.

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.

I don't want to pay to survey my properties. Too expensive and new garage will be on its own lot. Natural environment not affected garage already there.

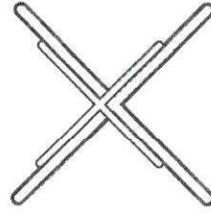
Site Map

Legend

- Address Marker
- Tax Parcel
- Local Road
- - - Private Road
- Road R.O.W.
- Simultaneous Conveyance
- Certified Survey
- Condominium
- Assessor Plat
- Subdivision
- Plat of Survey
- Outlots

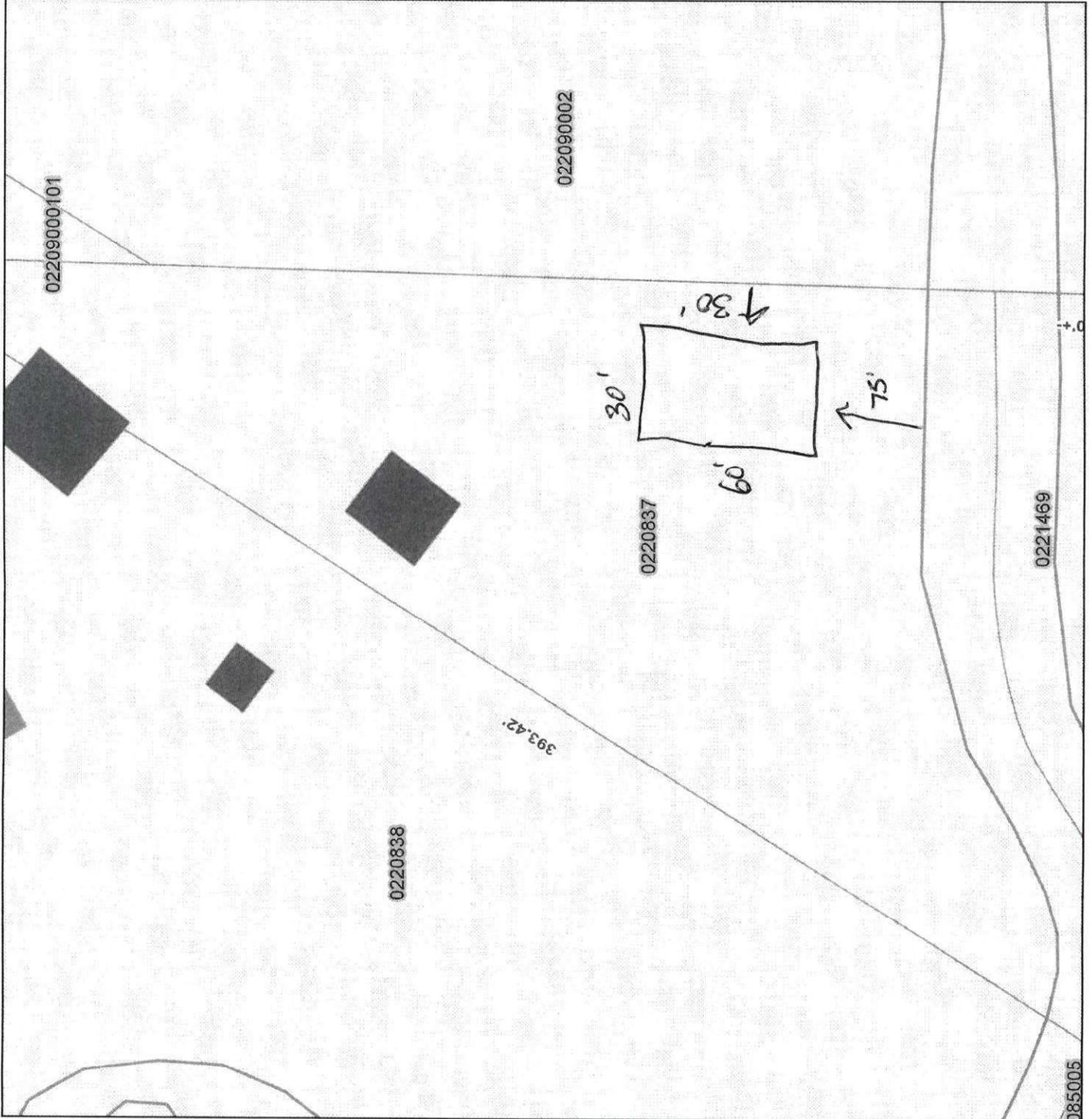


1 Inch = 40 Feet



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May 01, 2023 @ 12:02 PM

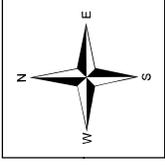


Application #23-SE-001

Date of Hearing:
August 29, 2023

Owner(s):
PUTZER REV TST, KATE E /
PUTZER REV TST, JOHN M

Subject Parcel(s):
0220837



Winnebago County
WINGS Project

Scale
1 inch : 400 feet

County Zoning Districts

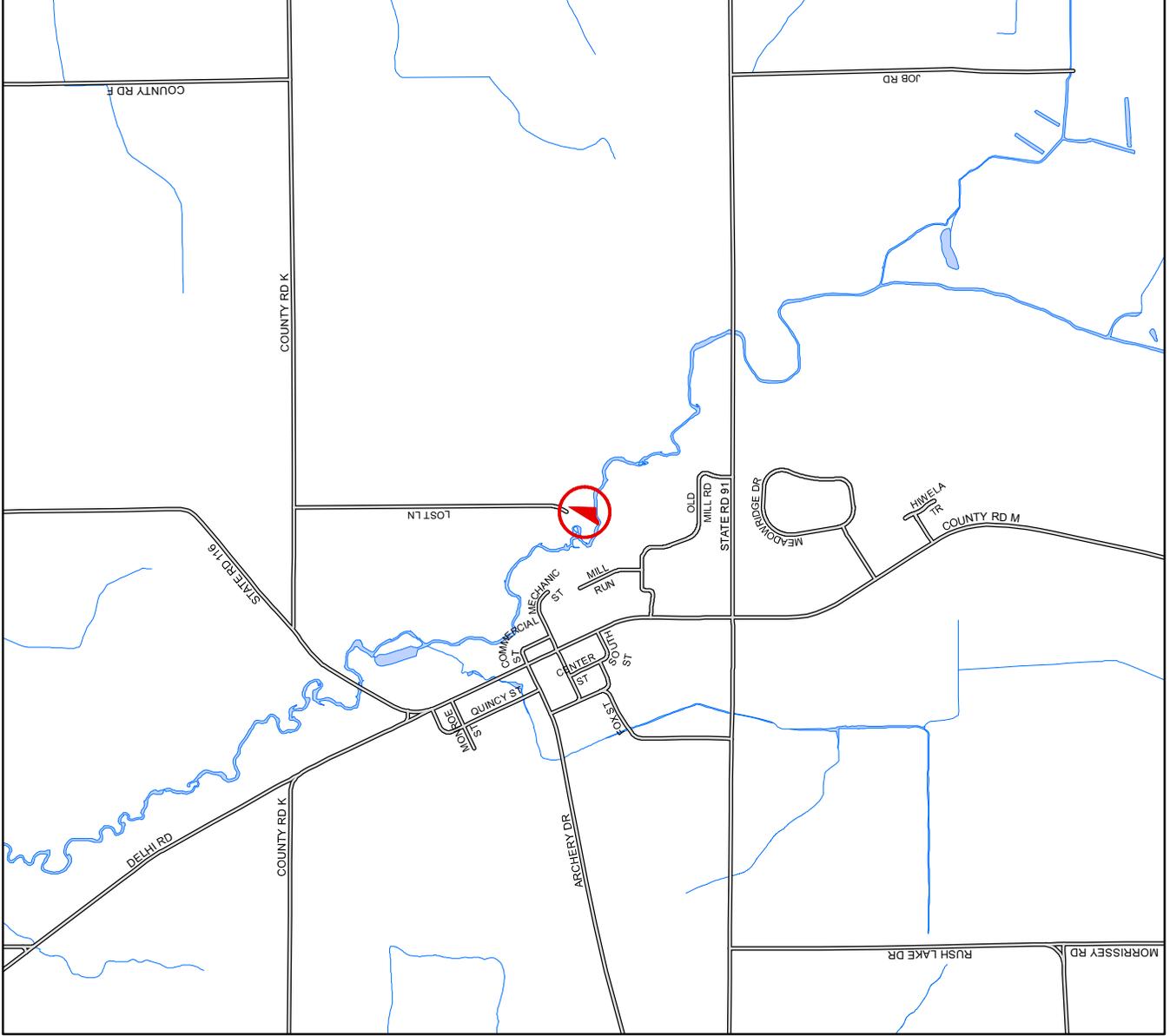
R-1	PDD	B-1
R-2	A-1	B-2
R-3	A-2	B-3
R-4	I-1	M-1
R-8	I-2	Town Zoning

City of Oshkosh Extraterritorial
Zoning Jurisdiction

Incorporated Area



○ = SITE

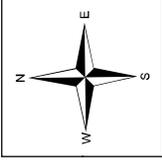


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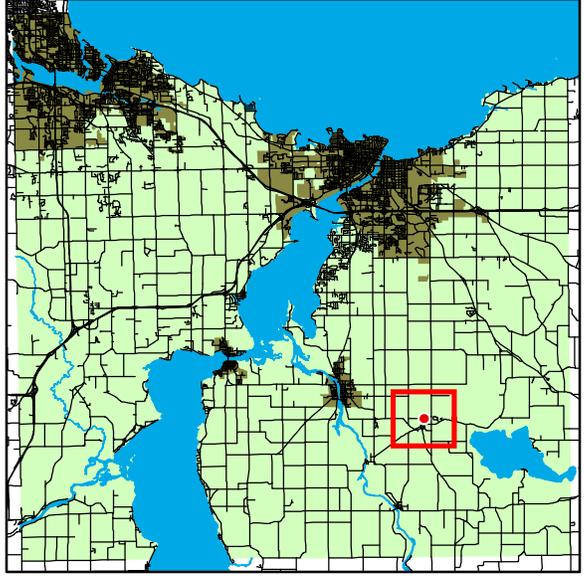
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PUTZER REV TST, JOHN M

Subject Parcel(s):
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*Winnebago County
WINGS Project*

● = SITE



1 inch : 2,000 feet

WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
August 29, 2023

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Conditional Use which is regulated by either Chapter 23, the Town/County Zoning Code, or 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 Planning and Zoning Committee will be holding a public hearing on August 29, 2023 at 6:30 PM in Conference Room 120 of the County Administration Building located at 112 Otter Ave, Oshkosh, WI.

All interested persons wishing to be heard at the public hearing may appear in person or via Zoom using the meeting information below. A direct link to the Zoom Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date.

Zoom Meeting Information Link: <https://www.co.winnebago.wi.us/planning-and-zoning/p-z-meeting-links>

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

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 CONDITIONAL USE REQUEST

Application No.: 2023-CU-6430

Property Owner(s): KRATZ/WAGNER

Agent: WAGNER, ERIC; WAGNER, WALLACE

Tax Parcel No.: 002-0171

Location of Premises: VACANT LOT NORTH OF 3711 PIERCE LN

Legal Description: Being all of Lot 2 of CSM-4300 located in the SE 1/4 of the NE 1/4 of Section 18, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

Code Reference: Chapter 23, Article 8, Division 3, Section 23.8-41, Exhibit 8-1, (14.02)

Description of Proposed Use: Applicant is requesting a conditional use permit for a personal storage facility.

INITIAL STAFF REPORT

Sanitation: Required; Municipal

Overlays: NONE

Current Zoning: A-2 General Agriculture

Code Reference: Chapter 23, Article 8, Division 3, Section 23.8-41, Exhibit 8-1, (14.02)

Description of Proposed Use: Applicant is requesting a conditional use permit for a personal storage facility.

Surrounding Zoning: North: R-2;A-2; South: R-2;A-2; East: R-2; West: R-2;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/AGENT

Describe the proposed use: SEE ATTACHED.

Describe how the proposed use will not have any adverse effects on surrounding property: SEE ATTACHED.

SECTION REFERENCE AND BASIS OF DECISION

Basis of Decision

The town board and town plan commission of the town in which the proposed conditional use is located in making their recommendation and Planning and Zoning Committee in making its decision shall consider the following factors:

- (1) the size of the parcel on which the proposed use will occur;
- (2) the presence of and compatibility with other uses on the subject property;
- (3) the location of the proposed use on the subject property (e.g., proximity of the proposed use to other existing or potential land uses);
- (4) effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site;
- (5) the suitability of the subject property for the proposed use;
- (6) effects of the proposed use on the natural environment;
- (7) effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances;
- (8) effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district and adjoining districts; and
- (9) 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.

In the event the conditional use being proposed is an adult-oriented establishment, the above-named decision-making bodies shall not consider the nature of expressive conduct protected by the U.S. Constitution with regard to any of the above-mentioned criteria.

C-1 Describe the proposed Use:

The existing parcel is currently being farmed. It is proposed to be used as a self-storage facility. The work being proposed consists of 3 modern, non-temperature controlled storage facilities that are approximately 50 ft by 240 ft; with an ultimate build-out of nine 50 ft by 240 feet buildings. Driveway and interior aisles will be asphaltic concrete with gravel shoulders. There will be no designated parking onsite because there will be no office provided and no employees continually onsite during regular business hours. Proposed road frontage signs will be in accordance to Section 23.12-10.

C-2 Describe how the proposed use will not have adverse effects on surrounding property:

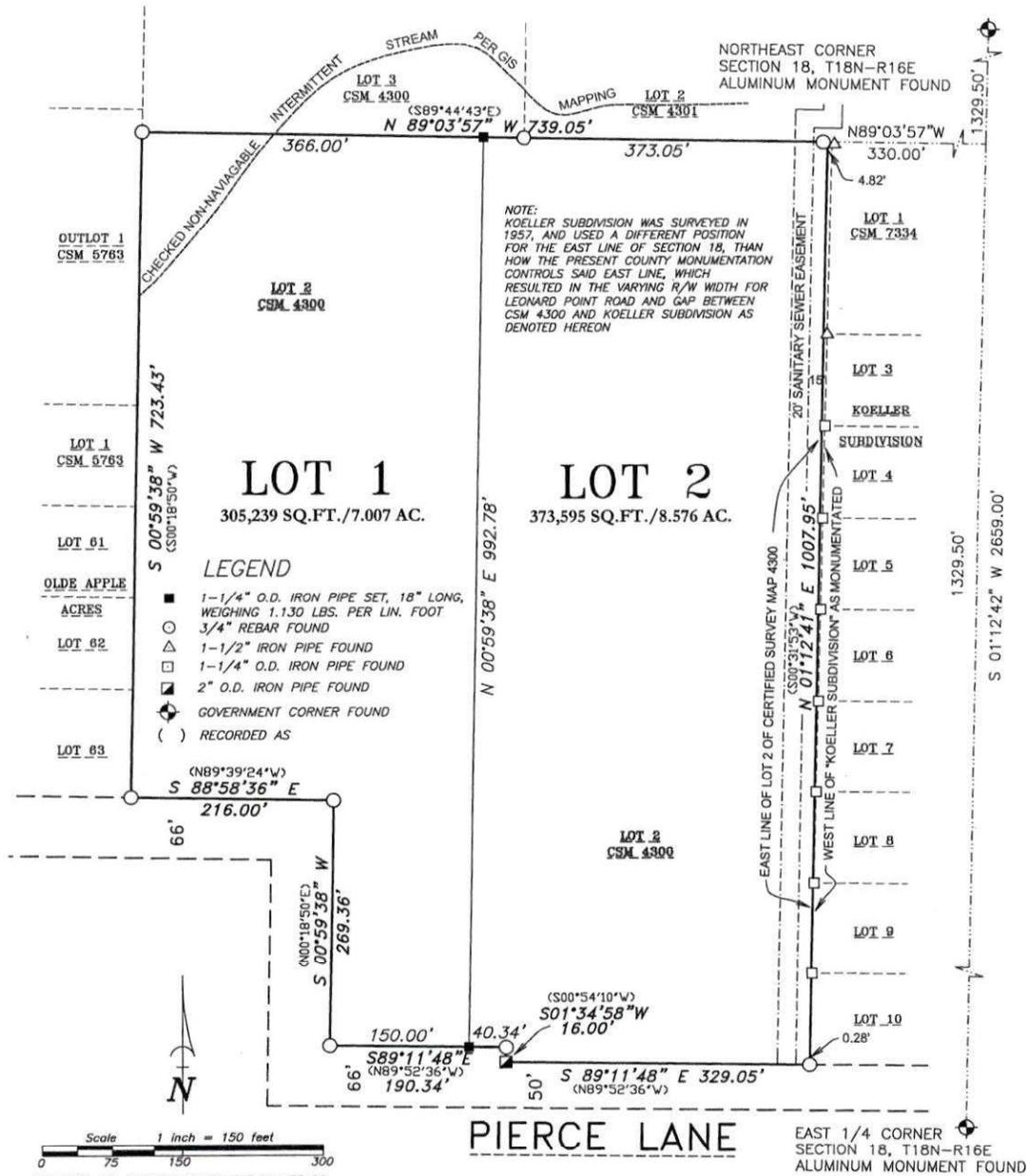
The proposed buildings have been designed to minimize adverse visual impacts on nearby properties. The buildings will be orientated so all the doors open on the East and West faces of the building and not South towards Pierce Lane or North towards Duchess Lane. On the easternmost buildings, no doors will open towards the East property line. The exterior colors of the proposed metal buildings will be from the earth tone color palate. The site will take advantage of existing trees and additional landscape plantings in the proposed setback area along Pierce Lane. The trees along the East property line will also remain. A berm will be constructed along the West property line and will be topped with evergreens and other plantings to further enhance aesthetics. Furthermore, my business partner will be constructing new, single family homes on vacant parcels to South, West, and North of the proposed self-storage facility. Any proposed lighting will be down lighting fixtures affixed to the exterior of the buildings.

The developed site will meet all County erosion control and stormwater requirements. The wet pond will be constructed first and used as a sediment basin. A sediment basin is the best sediment control practice in reducing the amount of sediment leaving the site during construction.

CERTIFIED SURVEY MAP NO. _____

LOT 2 OF CERTIFIED SURVEY MAP 4300, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, IN SECTION 18, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
ERIC WAGNER
4314 STONEGATE COURT
OSHKOSH, WI 54904



Martenson & Eisele, Inc.



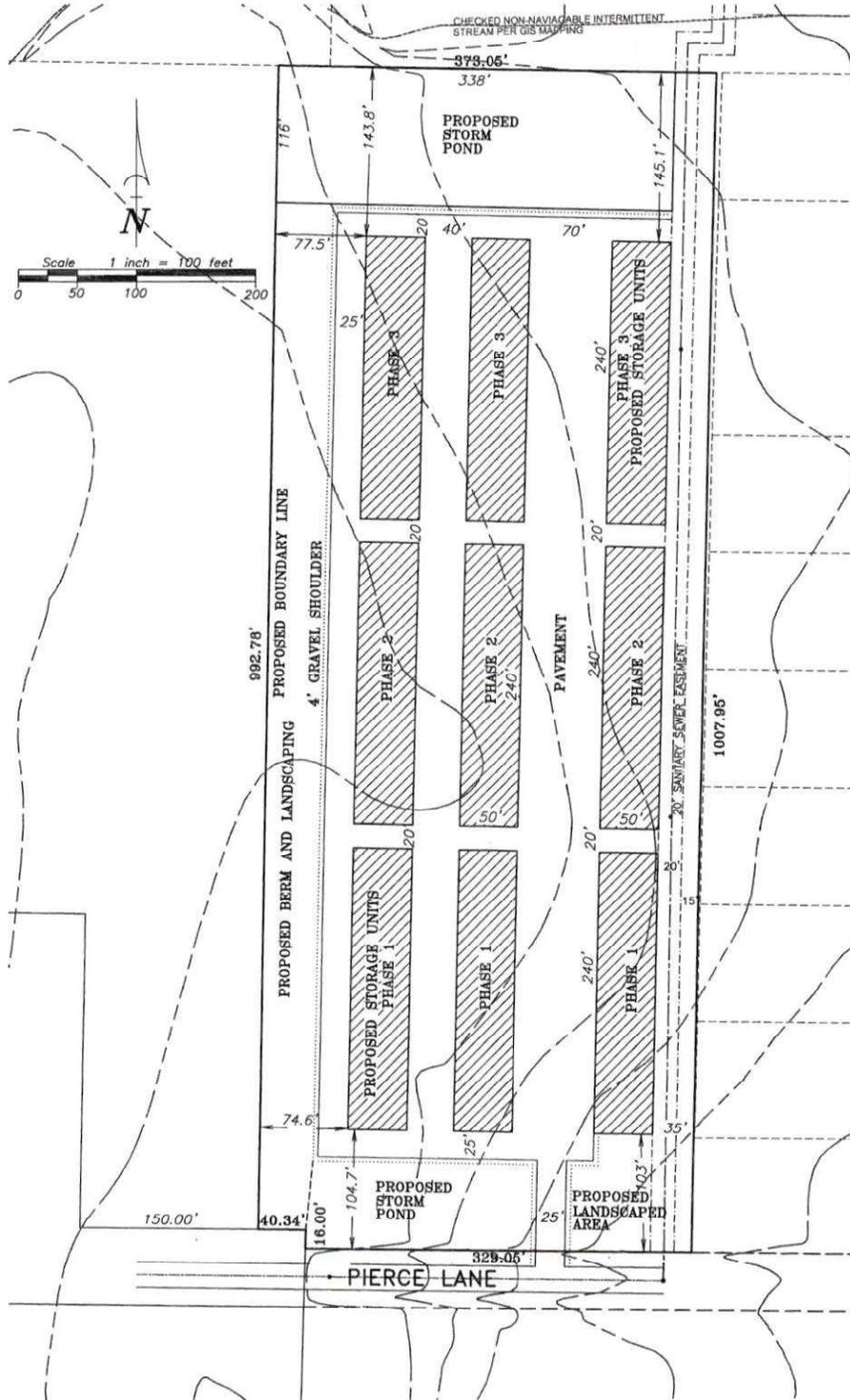
101 West Main Street
Omro, WI 54963
www.martenson-eisele.com
P 920.685.6240

Planning
Environmental
Surveying
Engineering
Architecture

PROJECT NO. 0-1430-003
FILE 1430003CSM SHEET 1 OF 3
This instrument was drafted by: DSL

PRELIMINARY SITE PLAN

PART OF LOT 2 OF CERTIFIED SURVEY MAP 4300, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, IN SECTION 18, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.



Martenson & Eisele, Inc.



101 West Main Street
Omro, WI 54963
www.martenson-eisele.com
P 920.685.6240 F 920.685.6340

PREPARED FOR:
ERIC WAGNER
4314 STONEGATE COURT
OSHKOSH, WI 54904

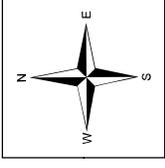
PROJECT NO. 0-1430-003
FILE 1430003CONCEPT.DWG
THIS INSTRUMENT WAS DRAFTED BY: DSL

Application #23-CU-6430

Date of Hearing:
August 29, 2023

Owner(s):
KRATZ, STEPHEN C

Subject Parcel(s):
0020171



Winnebago County
WINGS Project

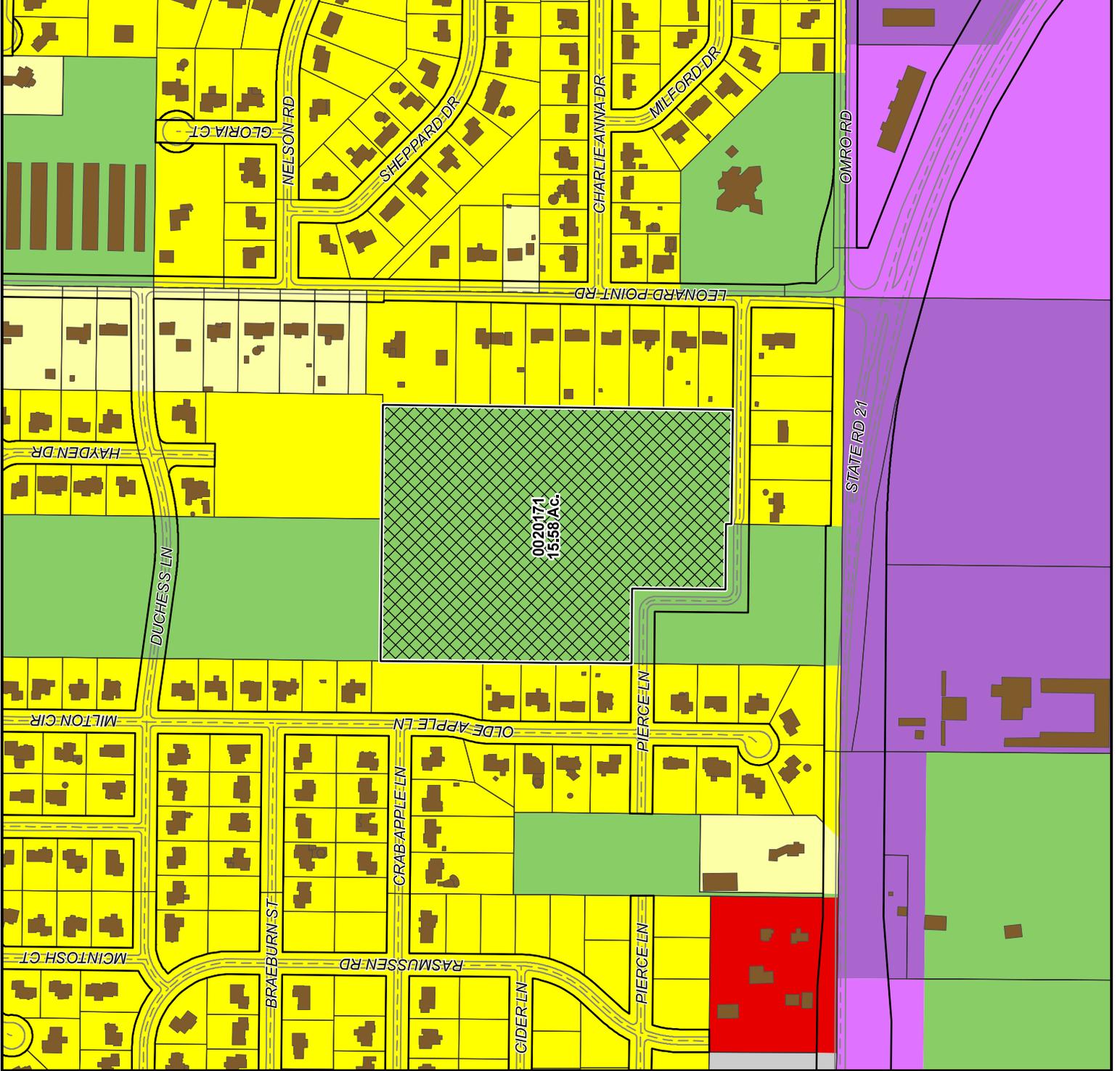
Scale
1 inch : 400 feet

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

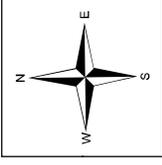


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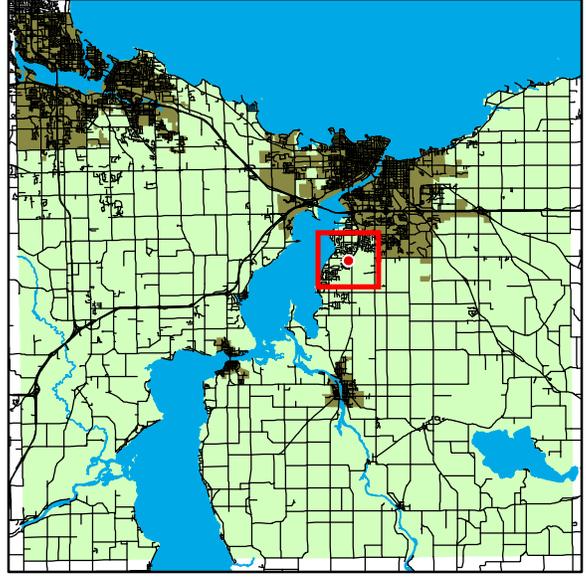
Owner(s):
KRATZ, STEPHEN C

Subject Parcel(s):
0020171



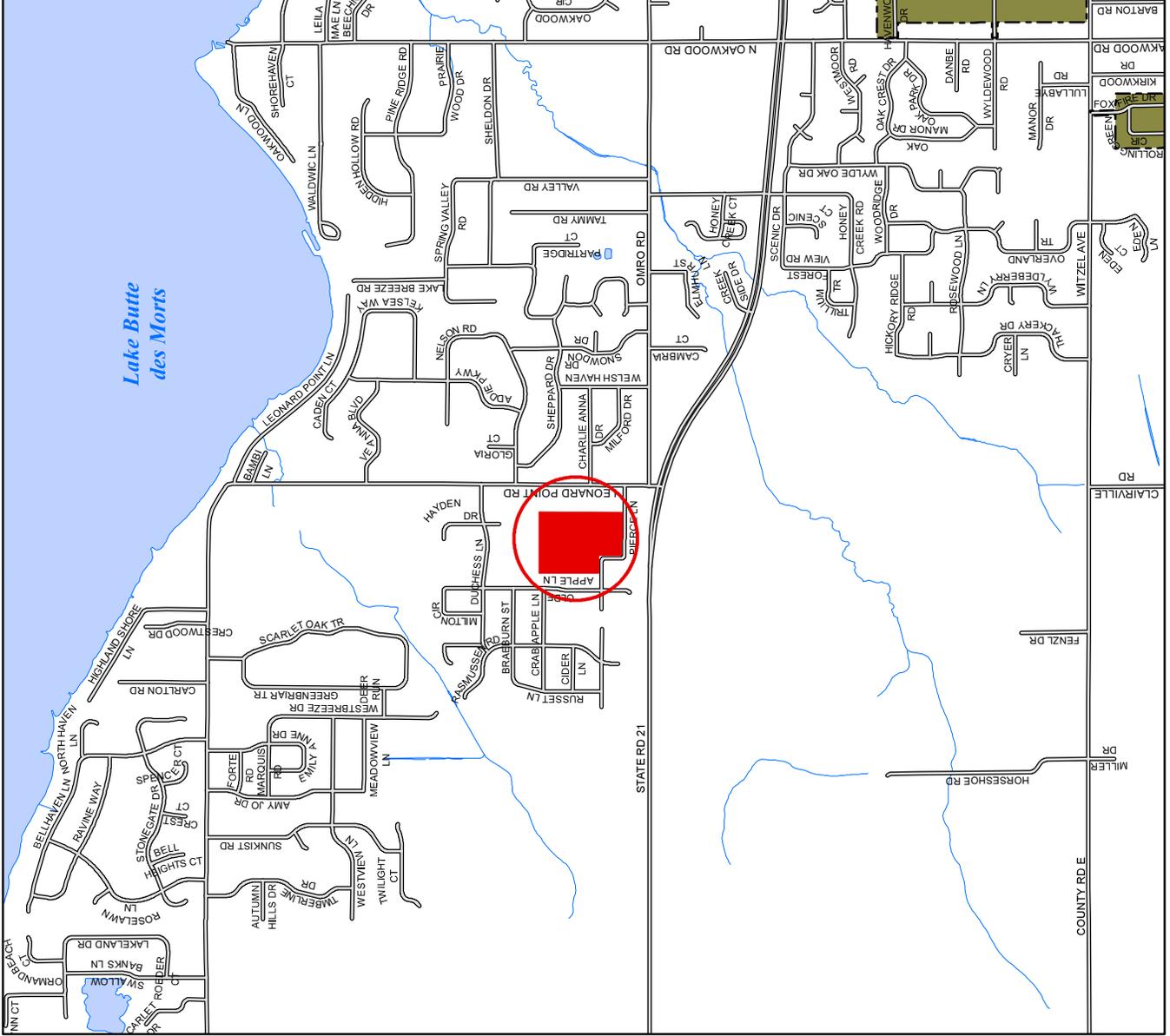
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WINGS Project*

● = SITE



WINNEBAGO COUNTY

○ = SITE



1 inch : 2,000 feet

BRIAN P. O'ROURKE
Associate Planner



112 OTTER AVE, PO BOX 2808
OSHKOSH, WI 54903-2808

OSHKOSH (920) 232-3340
FOX CITIES (920) 727-2880
FAX (920) 232-3347

Winnebago County
Zoning Department

Zoningdepartment@winnebagocountywi.gov

The Wave of the Future

5/30/2023

TO: Winnebago County Property Owner

FM: Land Use Planner, Winnebago County

RE: Preliminary Plat Approval Informational Hearing – Scholar Ridge Estates (Clayton)

Dear Property Owner:

The Winnebago County Planning and Zoning Committee will conduct a public informational hearing regarding the above referenced plat on June 27th, 2023, at 6:30 P.M. in the 1st Floor Conference Room of the Winnebago County Administration Building located at 112 Otter St, Oshkosh. As an adjacent property owner, you are hereby notified that you may attend the hearing at the time indicated and present testimony for or against the proposal. At the hearing you may either represent yourself, or, you may be represented by agent or attorney.

General Location of Property: Southwest of the intersection of County Rd II and Clayton Road.

Proposed Use of Property: Residential

Applicant: Clayton Development Group, LLC

Please feel free to contact me at your convenience if you have questions concerning this matter.

Respectfully,

Brian O'Rourke, AICP
Associate Planner

Cc: McMahon Associates INC

ALL OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

OWNER/SUBSCRIBER:
 CLAYTON DEVELOPMENT GROUP, LLC
 2065 AMERICAN DRIVE, SUITE A
 NEENAH, WI 54956
 (920) 428-9451

DELEGATING JURISDICTIONS:
 DEPARTMENT OF ADMINISTRATION
 DEPARTMENT OF REVENUE
 DEPARTMENT OF TRANSPORTATION
 DEPARTMENT OF NATURAL RESOURCES
 DEPARTMENT OF WORKERS COMPENSATION
 DEPARTMENT OF SAFETY

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, WHICH BEARS N89°22'51"E PER SURVEY RECORDS ON FILE AT THE REGISTERED PLAT OFFICE AS PUBLISHED FOR WINNEBAGO COUNTY.

OWNER/SUBSCRIBER:
 CLAYTON DEVELOPMENT GROUP, LLC
 2065 AMERICAN DRIVE, SUITE A
 NEENAH, WI 54956
 (920) 428-9451

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NO.	DATE	REVISION

PRELIMINARY PLAT - SCHOLAR RIDGE ESTATES
 PART OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

OWNER/SUBSCRIBER:
 CLAYTON DEVELOPMENT GROUP, LLC
 2065 AMERICAN DRIVE, SUITE A
 NEENAH, WI 54956
 (920) 428-9451

DELEGATING JURISDICTIONS:
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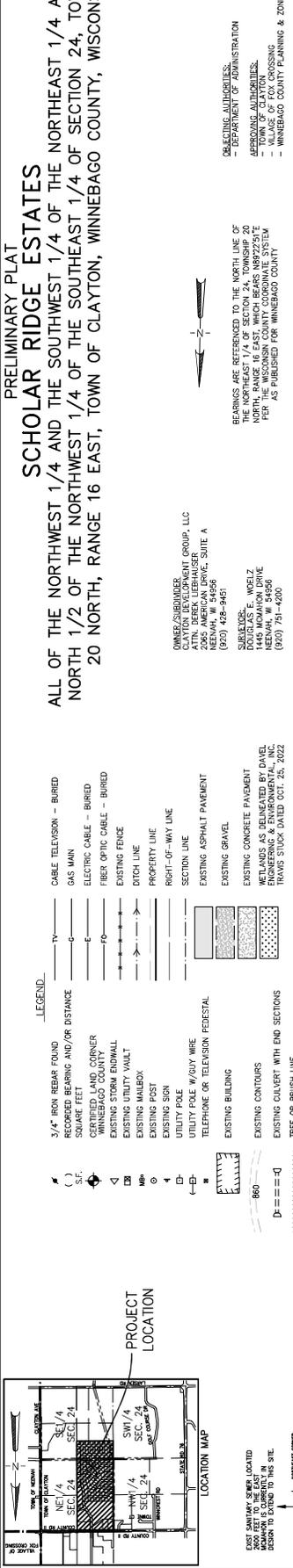
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DATE: 10/20/23
 TIME: 10:00 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]

Site Map

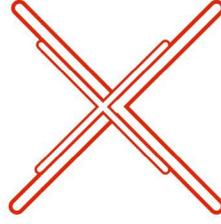
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- Plat of Survey
- Outlots

200 0 200 400 ft



1 Inch = 400 Feet



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Jun 02, 2023 @ 03:27 PM

