

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING BOARD OF ADJUSTMENT 5/30/2017

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 5/30/2017 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:

MAYER, JOHN, MAYER, MARK, MAYER, RICHARD

Agent:

None

File Number:

2017-VA-4060

Location of Premises:

6455 PAULSON RD
WINNECONNE, WI 54986

Tax Parcel No.:

030-020109

Legal Description:

Being a part of the Fractional E 1/2, Section 16, Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin.

Description of Proposed Project:

Applicant is requesting a variance for reduced floodplain fill to bring an existing cottage into compliance with floodplain regulations. Applicant is also requesting a variance for reduced floodplain fill for an addition to the cottage

DESCRIPTION:	CODE REFERENCE:	REQUIRED:	PROPOSED:
Reduced floodplain fill	Section 26.5-23(b)(1) of the Winnebago County Floodplain Zoning Code	15'	5.5'

INITIAL STAFF REPORT

Sanitation:

Existing System
Municipal System

Overlays:

Floodplain
Shoreland

Current or Proposed Zoning:

R-1 Rural Residential

Code Reference:

Section 26.5-23(b)(1) of the Winnebago County Floodplain Zoning Code.

Description of Proposed Use:

Applicant is requesting a variance for reduced floodplain fill to bring an existing cottage into compliance with floodplain regulations. Applicant is also requesting a variance for reduced floodplain fill for an addition to the cottage

Surrounding Zoning:

North: R-1

South: R-1

East: R-1

West: Lake

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe your project, include the proposed dimensions and setbacks:

Proposed 28 x 34 addition to east side of existing cottage. See attached site plan for dimensions and setbacks. Also will bring existing cottage in compliance with flood plain fill requirements.

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

The existing cottage sits 5.5 feet from the existing property line. A variance will be required to bring the structure into flood plain compliance. The proposed addition will be in line with existing houses.

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

This is a 60' wide lot with an existing cottage.

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

The variance request is for flood plain fill only. All other setbacks will be met.

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.

Floodplain Zoning Code

26.6-7 Variances

(a) **Review criteria.** The Board of Adjustment may, upon appeal, grant a variance from the standards of this chapter if an applicant convincingly demonstrates that (1) literal enforcement of this chapter will cause unnecessary hardship; (2) the hardship is due to adoption of the floodplain chapter and unique property conditions, not common to adjacent lots or premises—in such case the chapter or map must be amended—; (3) the variance is not contrary to the public interest; and (4) the variance is consistent with the purpose of this chapter in s. 26.1-5.

(b) **Additional criteria.** In addition to the criteria in subsection (a), to qualify for a variance under FEMA regulations, the following criteria must be met:

- (1) The variance shall not cause any increase in the regional flood elevation;
- (2) Variances can only be granted for lots that are less than 0.5 acres and are contiguous to existing structures constructed below the regional flood elevation;
- (3) Variances shall only be granted upon a showing of good and sufficient cause, shall be the minimum relief necessary, shall not cause increased risks to public safety or nuisances, shall not increase costs for rescue and relief efforts, and shall not be contrary to the purpose of the chapter.

(c) **Limitations.** A variance shall not (1) grant, extend, or increase any use prohibited in the zoning district; (2) be granted for a hardship based solely on an economic gain or loss; (3) be granted for a hardship which is self-created; (4) damage the rights or property values of other persons in the area; (5) allow actions without the amendments to this chapter or map(s) required in s. 26.6-4; or (6) allow any alteration of an historic structure, including its use, which would preclude its continued designation as an historic structure.

Shoreland Zoning Code

27.6 -8 Variances

(a) **Generally.** The Board of Adjustment may, upon appeal, grant a variance from the standards of this chapter if an applicant convincingly demonstrates that (1) literal enforcement of this chapter will cause unnecessary hardship; (2) the hardship is due to unique property conditions, not common to adjacent lots or premises; (3) the variance is not contrary to the public interest; and (4) the variance is consistent with the purpose of this chapter.

Floodplain Fill Variance – Additional Information Required

An additional sheet must be filed for each side of the structure where the floodplain fill requirement will not be met.

Retaining wall YES OR Sloped to property line _____

Sloped to property line – Benchmark must be established by a Registered Land Surveyor

Surveyor M&E Date (BM Established) 9.19.16

BM Elevation 752.03 BM Description NAIL IN PP

A. Regional Floodplain elevation 750.4

B. Required Elevation of fill (A + 1 ft) 751.4

Side (Circle one) (N) S E W

C. Lowest ground elevation along property line, in affected area 750.0

D. Depth of Fill required (B – C) 1.4

E. Length of horizontal slope using 3:1 slope (D x 3) 4.2 FT

F. Width of Swale (if proposed) 1 FT

G. Side yard setback proposed for structure 5.5 to 6.1

H. Total horizontal fill proposed (G – E – F) 60 FEET

Retaining Wall

Side (Circle one) (N) S E W

Total fill proposed (from foundation to outer edge of retaining wall) _____ ft 4 FT to 5 FEET

Will the retaining wall(s) meet the 75' required setback from the Ordinary High Water Mark?

YES _____ NO X

If no, variance requested for retaining wall? 67 ft

List any measures proposed to prevent run-off onto neighboring properties:

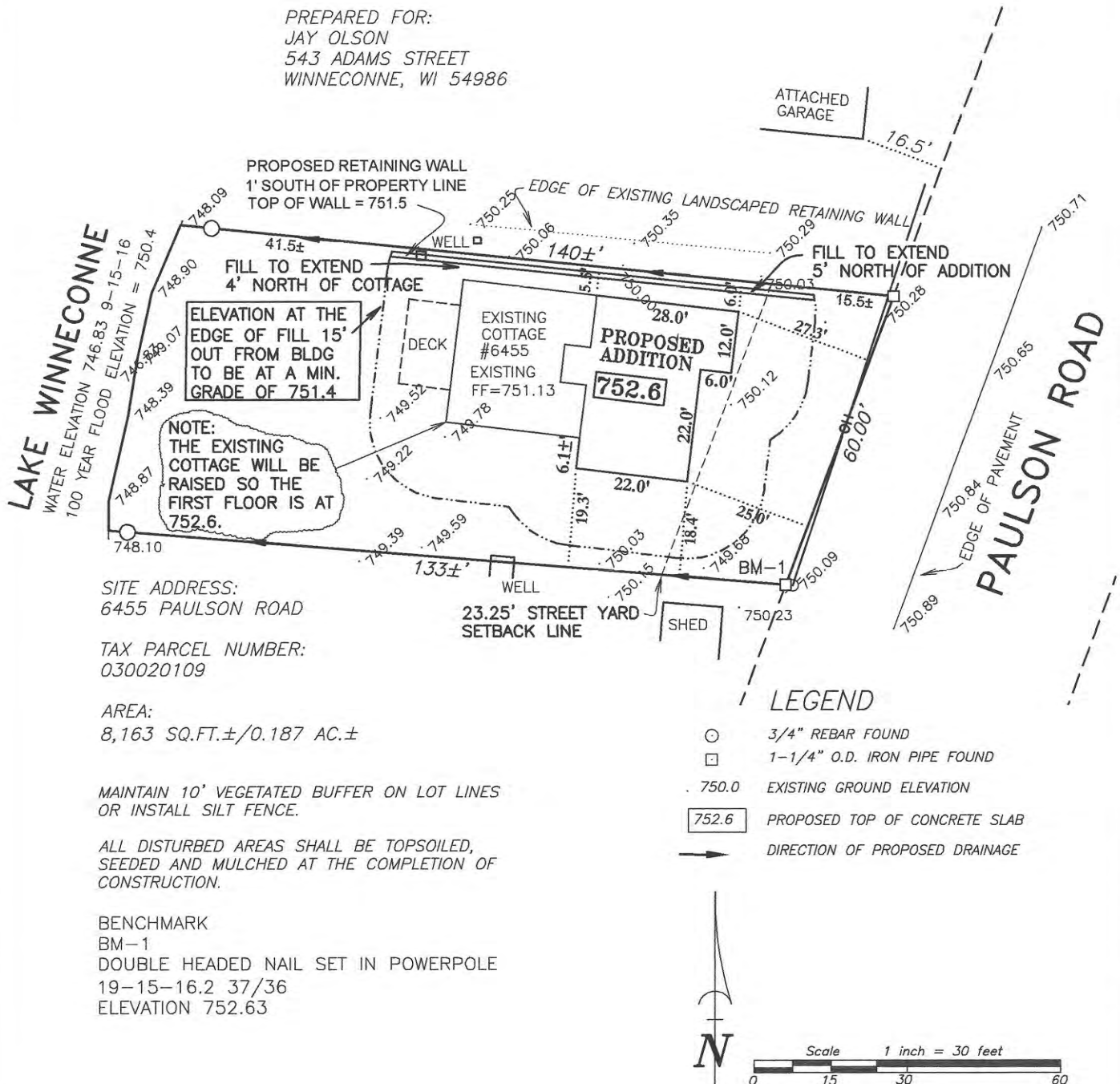
X Swale _____ Drain Tile X Downspouts to lake/ditch

_____ Other:

SITE PLAN

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 19 NORTH,
RANGE 15 EAST, TOWN OF WINNECONNE, WINNEBAGO COUNTY, WISCONSIN.

PREPARED FOR:
JAY OLSON
543 ADAMS STREET
WINNECONNE, WI 54986



Martenson & Eisele, Inc.



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

Planning
Environmental
Surveying
Engineering
Architecture

PROJECT NO. 0-2099-001

FILE 2099001CRS.DWG

THIS INSTRUMENT WAS DRAFTED BY: DSL

Application #17-VA-4060

Date of Hearing:

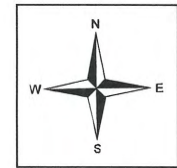
May 30, 2017

Owner(s):

Mayer/ Mark, Richard & John
(Daniel & Christine Mayer Life
Estate)

Subject Parcel(s):

030020109



Winnebago County
WINGS Project

Scale

1 inch : 300 feet

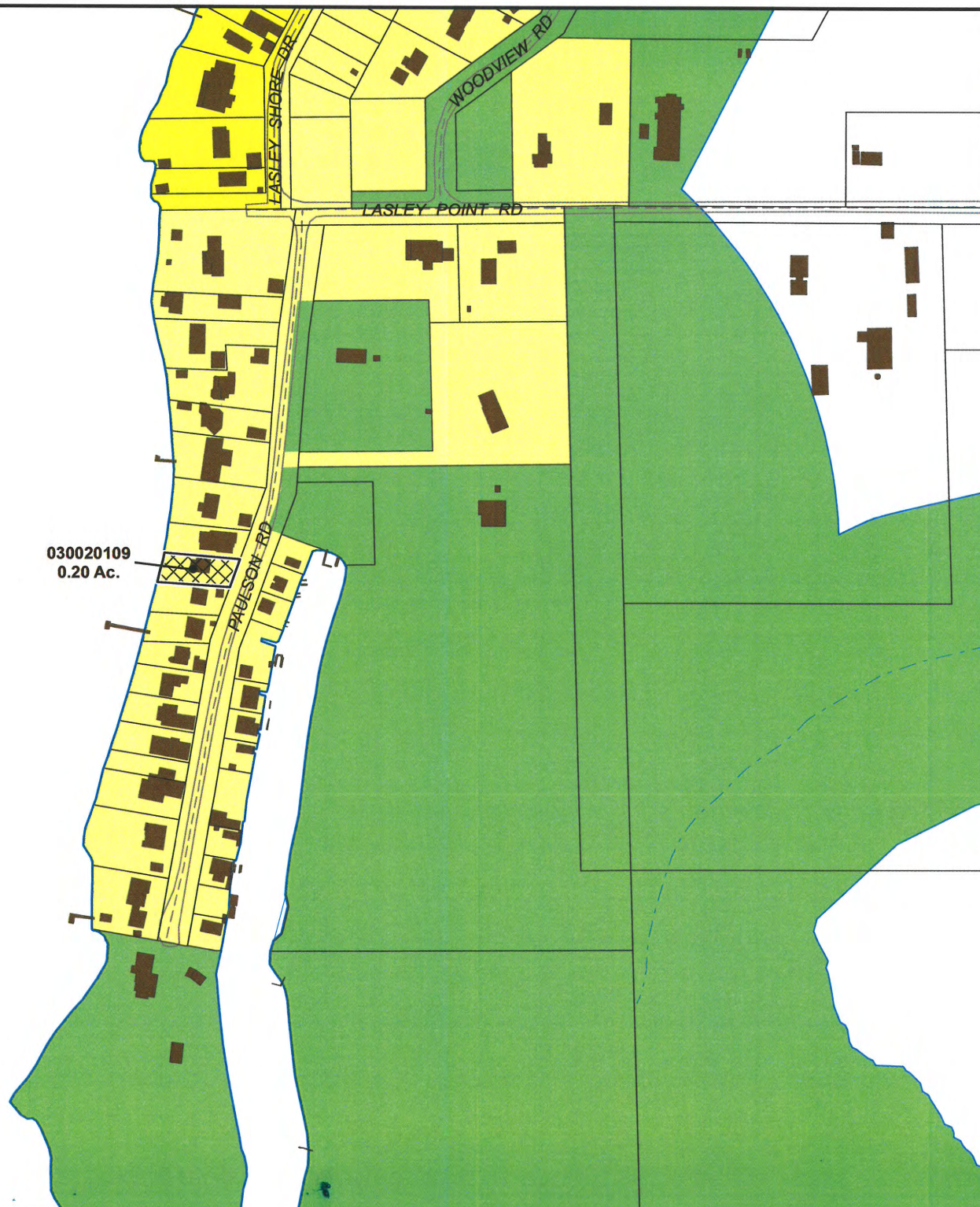
County Zoning Districts

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

030020109
0.20 Ac.



○ = SITE

Application #17-VA-4060

Date of Hearing:

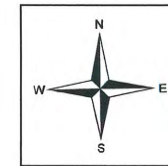
May 30, 2017

Owner(s):

Mayer/ Mark, Richard & John
(Daniel & Christine Mayer Life Estate)

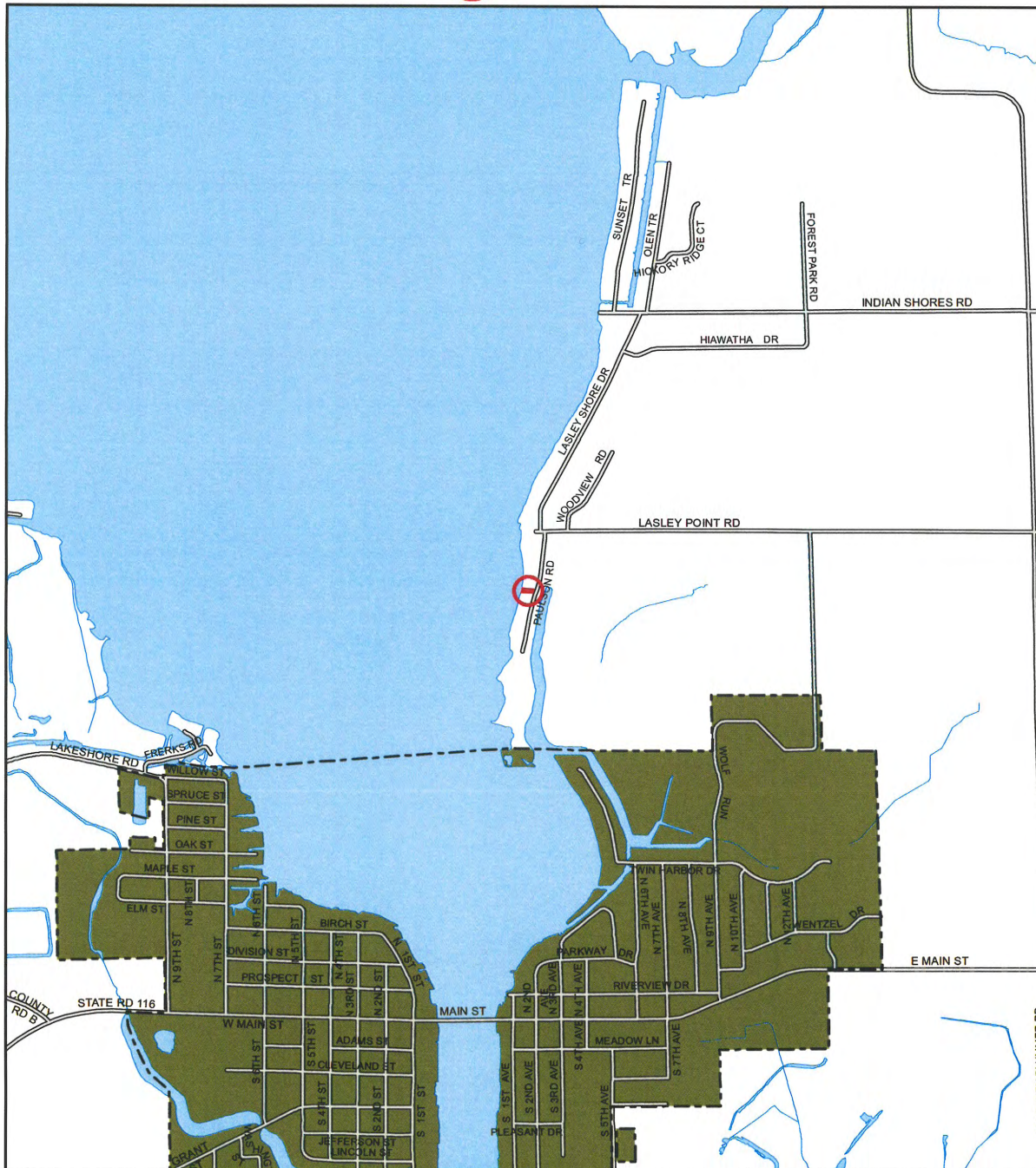
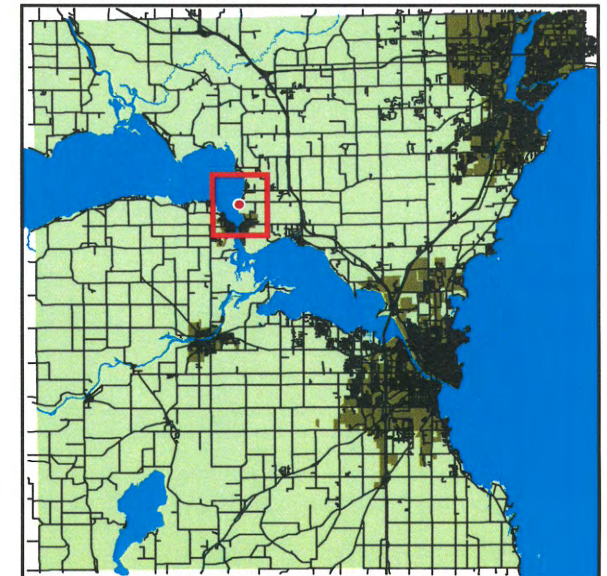
Subject Parcel(s):

030020109



Winnebago County
WINGS Project

● = SITE



1 inch : 2,000 feet

WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING BOARD OF ADJUSTMENT 5/30/2017

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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:

SHORT, TIMOTHY
VANEVENHOVEN, ANN

Agent:

None

File Number:

2017-VA-4070

Location of Premises:

432 RAINBOW BEACH RD
NEENAH, WI 54956

Tax Parcel No.:

010-067101

Legal Description:

Being a part of Neuser's Plat, Lots 31 & 32, Block 1, located in Government Lot 1, Section 3, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Description of Proposed Project:

Applicant is requesting a variance to be allowed to relocate existing impervious surfaces with a reduced shore yard setback.

DESCRIPTION:	CODE REFERENCE:	REQUIRED:	PROPOSED:
Shore yard setback	Chapter 27, Section 6.1 of the Winnebago County Shoreland Zoning Code	75'	66'

INITIAL STAFF REPORT

Sanitation:

Existing System
Municipal System

Overlays:

Floodplain
Shoreland

Current or Proposed Zoning:

R-2 Suburban Low Density Residential

Code Reference:

Chapter 27, Section 6.1 of the Winnebago County Shoreland Zoning Code

Description of Proposed Use:

Applicant is requesting a variance to be allowed to relocate existing impervious surfaces with a reduced shore yard setback.

Surrounding Zoning:

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe your project, include the proposed dimensions and setbacks:

We are proposing to relocate existing impervious structures to an area within the shore yard setback.

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

There is very limited compliant location on the property to relocate the impervious surfaces.

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

Most of the impervious surfaces being relocated are within the shore yard setback. Existing development does not allow for a compliant relocation area.

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

The total impervious area on the property will be decreased and several impervious surfaces will be moved to a more compliant location with regards to the shore yard setback.

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.

Floodplain Zoning Code

26.6-7 Variances

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(b) **Additional criteria.** In addition to the criteria in subsection (a), to qualify for a variance under FEMA regulations, the following criteria must be met:

- (1) The variance shall not cause any increase in the regional flood elevation;
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(c) **Limitations.** A variance shall not (1) grant, extend, or increase any use prohibited in the zoning district; (2) be granted for a hardship based solely on an economic gain or loss; (3) be granted for a hardship which is self-created; (4) damage the rights or property values of other persons in the area; (5) allow actions without the amendments to this chapter or map(s) required in s. 26.6-4; or (6) allow any alteration of an historic structure, including its use, which would preclude its continued designation as an historic structure.

Shoreland Zoning Code

27.6 -8 Variances

(a) **Generally.** The Board of Adjustment may, upon appeal, grant a variance from the standards of this chapter if an applicant convincingly demonstrates that (1) literal enforcement of this chapter will cause unnecessary hardship; (2) the hardship is due to unique property conditions, not common to adjacent lots or premises; (3) the variance is not contrary to the public interest; and (4) the variance is consistent with the purpose of this chapter.

Parcel #: 010-0671-01
 Address: 432 Rainbow Beach Rd
 Owner: Tim Short
 Contact: Mark Cowling

Proposed

Key	Description	Length	Width	Sq. Ft.
D	Sea Wall	28	1.5	42
F	Sea Wall	76	1.5	114
J	Patio	20	5.5	110
K	Patio	20	13	260
N	Patio	16	14	224
O	Home	44	18	792
P	Home	58	12	696
Q	Home	56	14	784
R	Home	26	8	208
S	Home	36	19	684
T	Home	60	20	1200
U	Driveway (new)	25	40	1000
V	Sidewalk (new)	25	4	100
W	Entry Slab			36
X	Proposed relocation Patio			402
Total				6652

Lot Size (square feet) 18,245

Existing IS (percent) 36.4593039

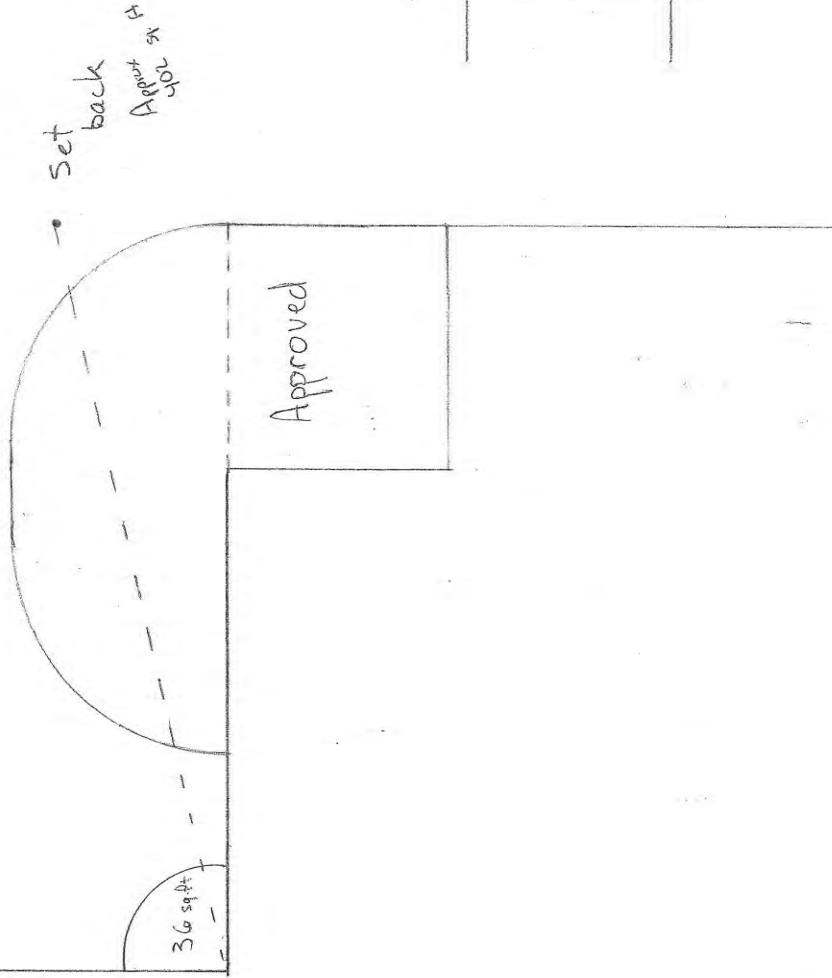
Allowed IS (percent) 30

Remaining IS (square feet) -1178.5

Onsite: ERR 3-21-17

66' to OHWM
per 682 on-st 4-12-12

Existing patio



Short Res.
 $\frac{1}{8}'' = 1'$

[illegible]

Rasmussen, Eric

From: Ann Vanevenhoven <avanevenhoven@encapsys.com>
Sent: Thursday, April 13, 2017 10:29 AM
To: Rasmussen, Eric
Cc: Tim Short; Ann Vanevenhoven
Subject: Rainbow Beach Road
Attachments: Rainbow Beach Road 4-13-17.pptx

Hi Eric...

Sorry to have missed you yesterday. By the time I arrived from working in Appleton you had already gone.

Attached is the Rainbow Beach site map. As requested we have circled in red the letters of areas we would like to relocate.

Please let us know if you have questions.

Thank you

Ann

Parcel #: 010-0671-01
 Address: 432 Rainbow Beach Rd
 Owner: Tim Short
 Contact: Mark Cowling

Existing

Key	Description	Length	Width	Sq. Ft.
A	Sidewalk	140	4	560
B	Concrete Pad	5	6.5	32.5
C	Fire pit	10.6	10.6	112.36
D	Sea Wall	28	1.5	42
E	Boat Ramp	12	9	108
F	Sea Wall	76	1.5	114
G	Sea Wall	13	1.5	19.5
H	Sea Wall	13	1.5	19.5
I	Fire pit (5' Diameter)			19.6
J	Patio	20	5.5	110
K	Patio	20	13	260
L	Driveway (old)	37.5	20	750
M	Sidewalk (old)	24	3.5	84
N	Patio	16	14	224
O	Home	44	18	792
P	Home	58	12	696
Q	Home	56	14	784
R	Home	26	8	208
S	Home	36	19	684
T	Home	60	20	1200
U	Driveway (new)	25	40	1000
V	Sidewalk (new)	25	4	100
W	Entry Slab			36
Total				7955.46

Lot Size (square feet) 18,245

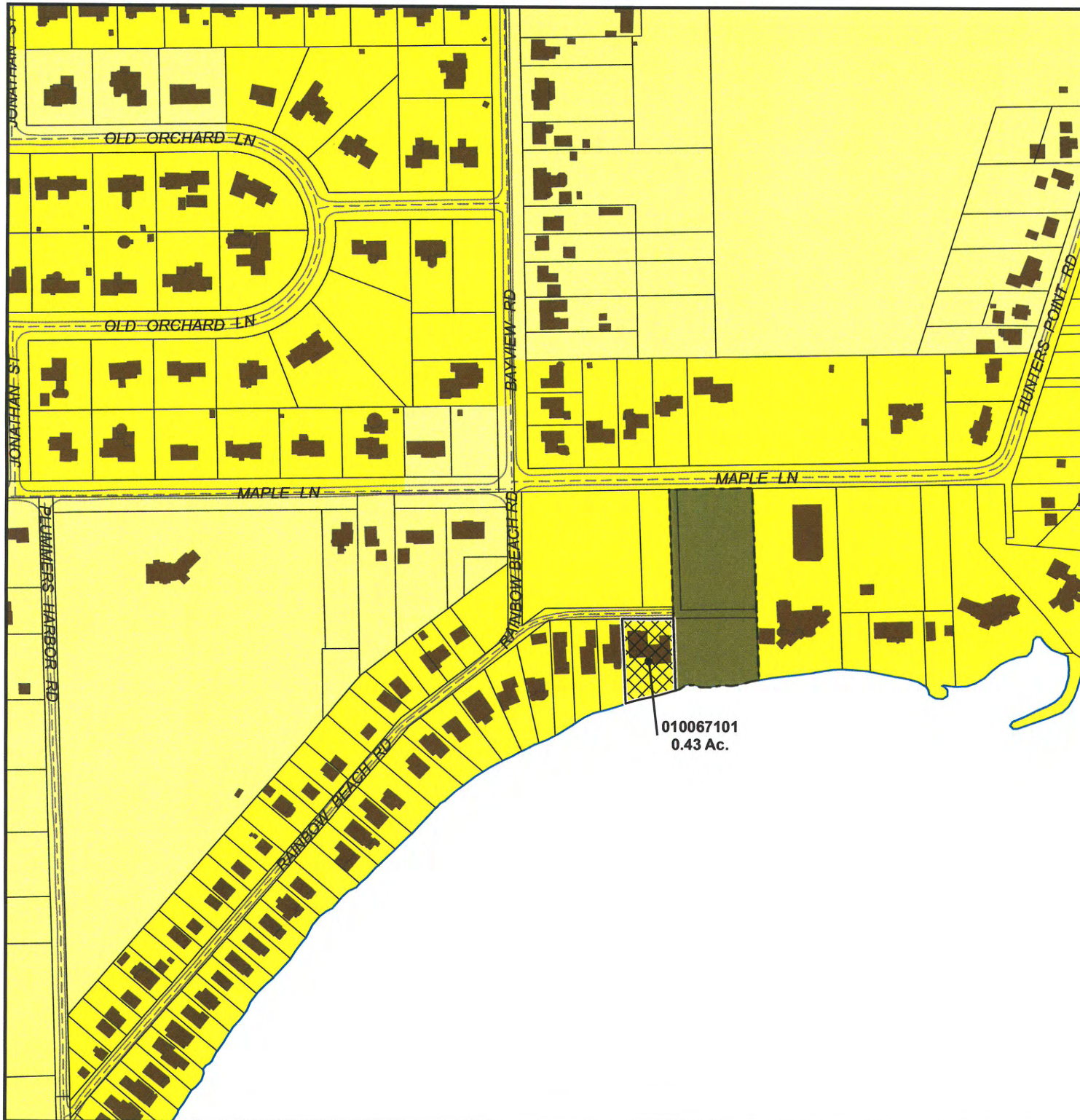
Existing IS (percent) 43.6035078

Allowed IS (percent) 30

Remaining IS (square feet) -2481.96

Onsite: ERR 3-21-17

NOTE: Size of new garage and sidewalk to be submitted on revised site plan for ZP issued for residential addition ZP 210604 Issued 9/19/2016



Application #17-VA-4070

Date of Hearing:

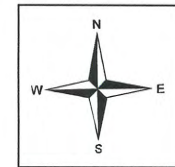
May 30, 2017

Owner(s):

Vanevenhoven, Ann /
Short, Tim

Subject Parcel(s):

010067101



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

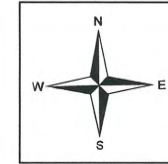
○ = SITE

Application #17-VA-4070

Date of Hearing:
May 30, 2017

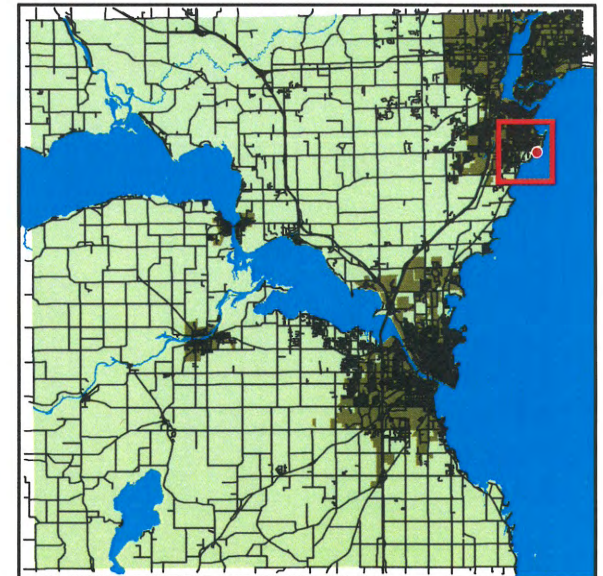
Owner(s):
Vanevenhoven, Ann / Short, Tim

Subject Parcel(s):
010067101

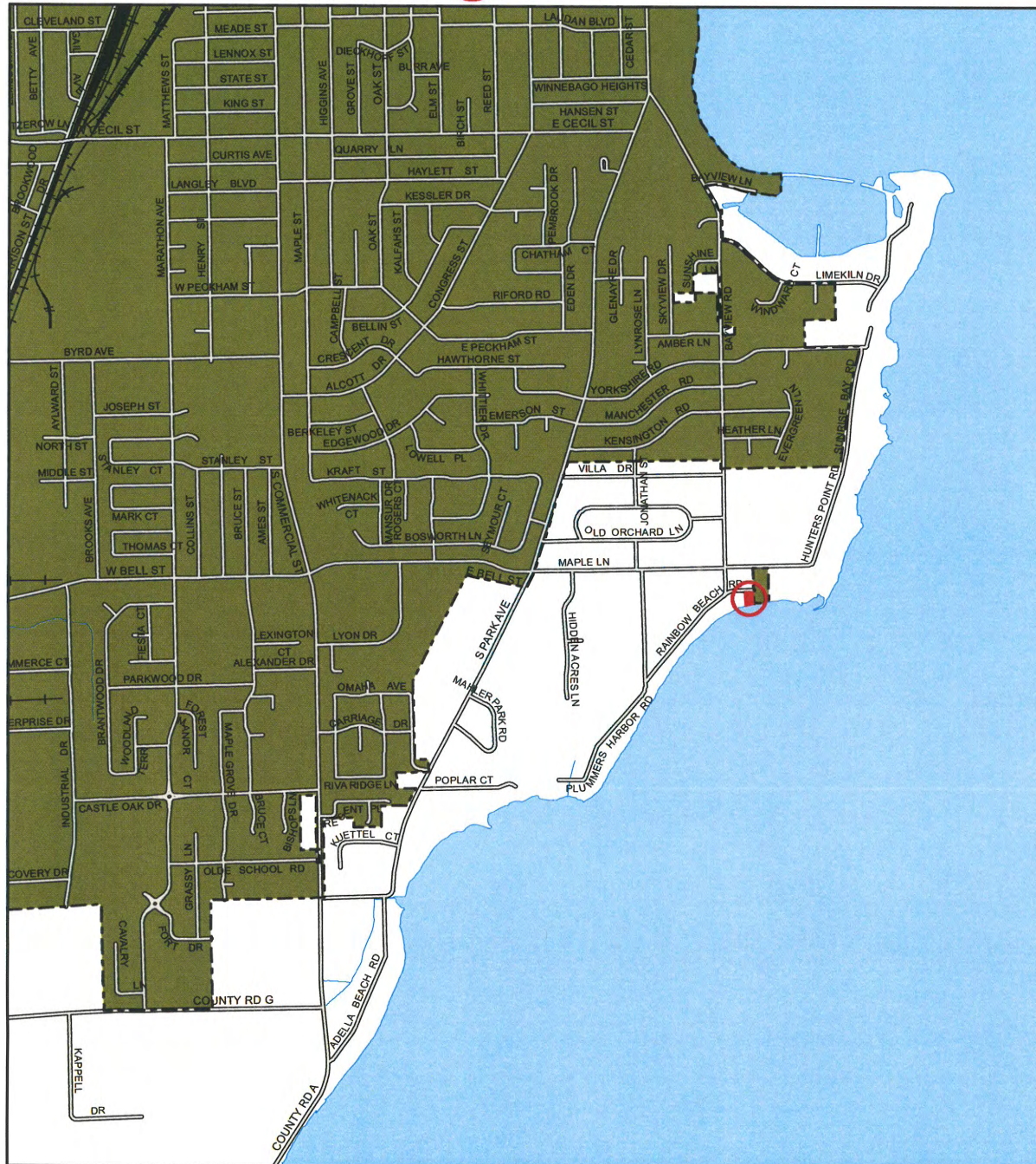


*Winnebago County
WINGS Project*

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet

Winnebago County Planning and Zoning Department

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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:

GROSKOPP, THERESA
GROSKOPP, WILLIAM

Agent:

WOLFRATH, CHAD

File Number:

2017-VA-4120

Location of Premises:

9374 BLANCO RD
WINNECONNE, WI 54986

Tax Parcel No.:

020-012804

Legal Description:

Being a part of Government Lot 4, Section 18, Township 19 North, Range 14 East, Town of Poygan, Winnebago County, Wisconsin.

Description of Proposed Project:

Applicant is requesting a variance to be allowed to relocate existing impervious surfaces with a reduced shore yard setback

DESCRIPTION:	CODE REFERENCE:	REQUIRED:	PROPOSED:
Shore yard setback	Chapter 27, Section 6.1 of the Winnebago County Shoreland Zoning Code.	75'	56'

INITIAL STAFF REPORT

Sanitation:

Existing System
Municipal System

Overlays:

Floodplain
Shoreland

Current or Proposed Zoning:

R-1 Rural Residential

Code Reference:

Chapter 27, Section 6.1 of the Winnebago County Shoreland Zoning Code.

Description of Proposed Use:

Applicant is requesting a variance to be allowed to relocate existing impervious surfaces with a reduced shore yard setback

Surrounding Zoning:

North: Lake

South: R-1

East: R-1

West: R-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe your project, include the proposed dimensions and setbacks:

We would like to relocate and replace an existing impervious surface with a permeable paver system to help direct rain back into the earth and reduce runoff. We would remove approximately 588 square feet of old concrete slab that leads up to the boat ramp on our property. We would relocate this impervious surface to create a 326 square-foot patio using a permeable paver system. The location of the patio will be found on the attached site plan. We would also extend a walkway consisting of 110 square feet from the patio to the sliding door entrance to the house and then to the northwest corner of the house as noted on the site plan. The walkway would also be made with a permeable paver system. The current setback of the concrete slab is 5 feet from the ordinary high water mark as established by Eric Rasmussen, Winnebago County Zoning Dept. on 9/8/2016. The new setback for the permeable paver patio would be approximately 56 feet from the ordinary high water mark.

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

The current shoreland zoning code allows a property owner to "relocate or modify an existing impervious surface with similar or different impervious surface, provide the relocation or modification does not result in an increase in the percentage of impervious surface that existed on the effective date of the county shoreland ordinance, and the impervious surface meets the applicable setback requirements in sections 6.1 or 6.2." Section 6.1 allows relocating of existing impervious surfaces provided all the structures in the shoreland setback area will not exceed 200 square feet. However, the existing foundation of our property already lies a few feet within the 75-foot setback. Therefore, we are not currently allowed to relocate an existing impervious surface based on the current shoreland zoning code.

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

As stated above under C-2, because the existing foundation already lies within the current 75-foot setback we would require a variance allowing us to relocate an existing impervious surface within this setback area. It is unique that we have a large area of impervious surface we are able to relocate and

replace with a permeable paver system further from the lake shore. We believe would this project will improve the property and the environment by reducing runoff.

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

Our project involves removing and relocating an existing concrete slab farther away from the shoreline using a permeable paver system. We will decrease the current square footage of the impervious surface area by 24% and improve the property by using a permeable paver system that will improve drainage and reduce runoff. This in turn will be beneficial to the environment and have no adverse impact on our neighbors.

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.

Floodplain Zoning Code

26.6-7 Variances

(a) **Review criteria.** The Board of Adjustment may, upon appeal, grant a variance from the standards of this chapter if an applicant convincingly demonstrates that (1) literal enforcement of this chapter will cause unnecessary hardship; (2) the hardship is due to adoption of the floodplain chapter and unique property conditions, not common to adjacent lots or premises—in such case the chapter or map must be amended—; (3) the variance is not contrary to the public interest; and (4) the variance is consistent with the purpose of this chapter in s. 26.1-5.

(b) **Additional criteria.** In addition to the criteria in subsection (a), to qualify for a variance under FEMA regulations, the following criteria must be met:

- (1) The variance shall not cause any increase in the regional flood elevation;
- (2) Variances can only be granted for lots that are less than 0.5 acres and are contiguous to existing structures constructed below the regional flood elevation;
- (3) Variances shall only be granted upon a showing of good and sufficient cause, shall be the minimum relief necessary, shall not cause increased risks to public safety or nuisances, shall not increase costs for rescue and relief efforts, and shall not be contrary to the purpose of the chapter.
- (c) **Limitations.** A variance shall not (1) grant, extend, or increase any use prohibited in the zoning district; (2) be granted for a hardship based solely on an economic gain or loss; (3) be granted for a hardship which is self-created; (4) damage the rights or property values of other persons in the area; (5) allow actions without the

amendments to this chapter or map(s) required in s. 26.6-4; or (6) allow any alteration of an historic structure, including its use, which would preclude its continued designation as an historic structure.

Shoreland Zoning Code

27.6 -8 Variances

(a) **Generally.** The Board of Adjustment may, upon appeal, grant a variance from the standards of this chapter if an applicant convincingly demonstrates that (1) literal enforcement of this chapter will cause unnecessary hardship; (2) the hardship is due to unique property conditions, not common to adjacent lots or premises; (3) the variance is not contrary to the public interest; and (4) the variance is consistent with the purpose of this chapter.

SITE PLAN

PART OF GOVERNMENT LOT 4, SECTION 18, TOWNSHIP 19 NORTH,
RANGE 14 EAST, TOWN OF POYGAN, WINNEBAGO COUNTY, WISCONSIN

FOR: BAYER BUILDERS, INC.

TAX PARCEL NO.: 020 012804

PARCEL AREA: 38,654 SQ.FT.±

PROPERTY ADDRESS: 9374 BLANCO ROAD

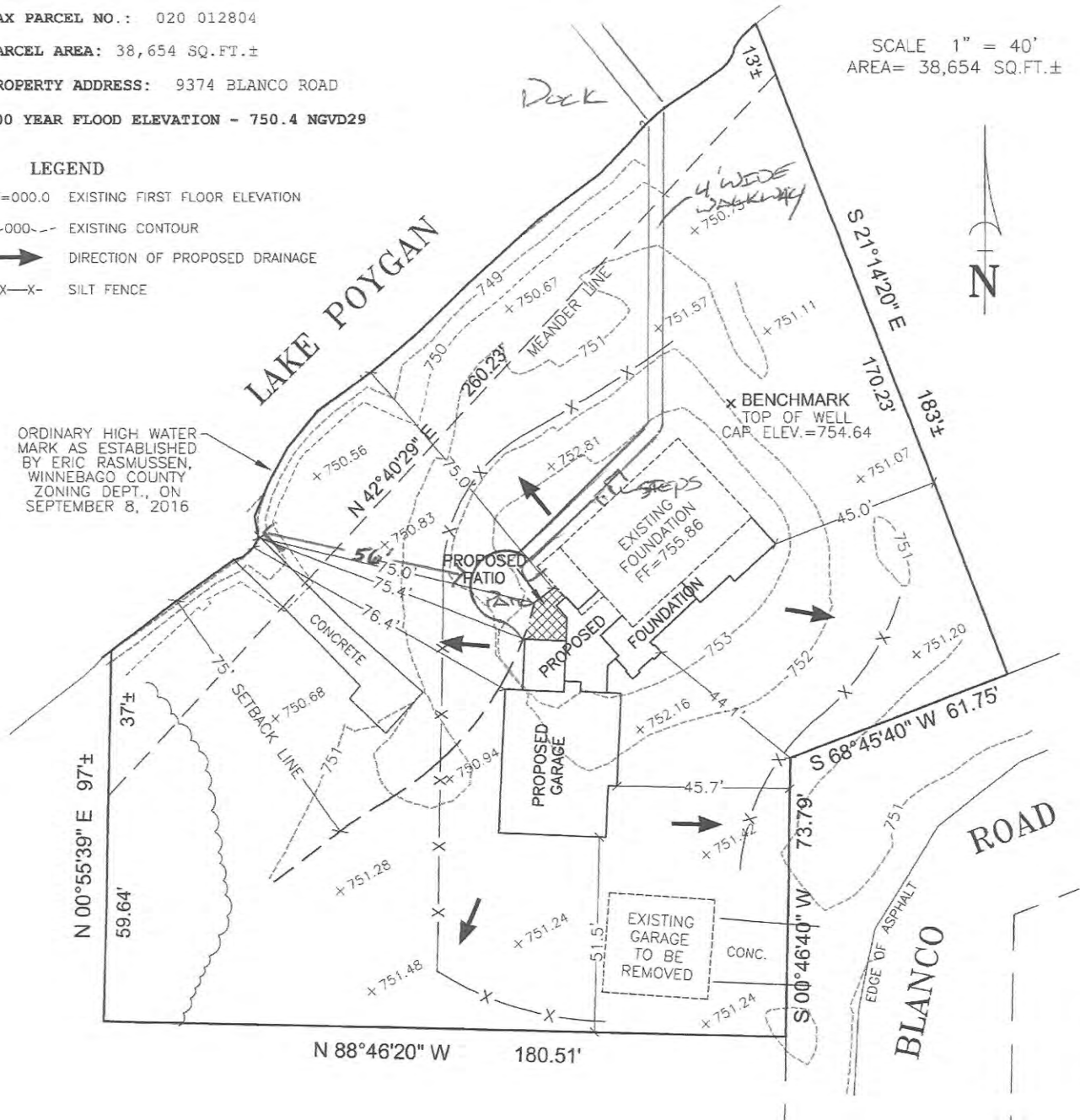
100 YEAR FLOOD ELEVATION - 750.4 NGVD29

SCALE 1" = 40'
AREA= 38,654 SQ.FT.±

LEGEND

- FF=000.0 EXISTING FIRST FLOOR ELEVATION
- 000--- EXISTING CONTOUR
- ➔ DIRECTION OF PROPOSED DRAINAGE
- X-X- SILT FENCE

ORDINARY HIGH WATER
MARK AS ESTABLISHED
BY ERIC RASMUSSEN,
WINNEBAGO COUNTY
ZONING DEPT., ON
SEPTEMBER 8, 2016



Martenson & Eisele, Inc.



1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

Planning
Environmental
Surveying
Engineering
Architecture

PROJECT NO. 1-0104-006
FILE 1-0104-006sp.dwg
THIS INSTRUMENT WAS DRAFTED BY: A.Sedlar

Parcel #: 020-0128-04
Address: 9374 Blanco Rd
Owner: Bill Groskopp
Contact: same

Existing

Key	Description	Length	Width	Sq. Ft.
A	Home			3877.5
B	Fire pit			177
C	Boat Ramp	47	10	470
D	Boat Ramp	14	15	210
E	Driveway	39	65	2535
F	Sidewalk (triangle)			180
G	Walkway to lake	85	4	340
H				
I				
J				
K				
L				
Total				7789.5

Lot Size (square feet) 40,348

Existing IS (percent) 19.3057896

Allowed IS (percent) 30

Remaining IS (square feet) 4314.9

Onsite: ERR 4-12-17

NOTES: Sidewalk to lake has not been installed but is approved as part of ZP for new home

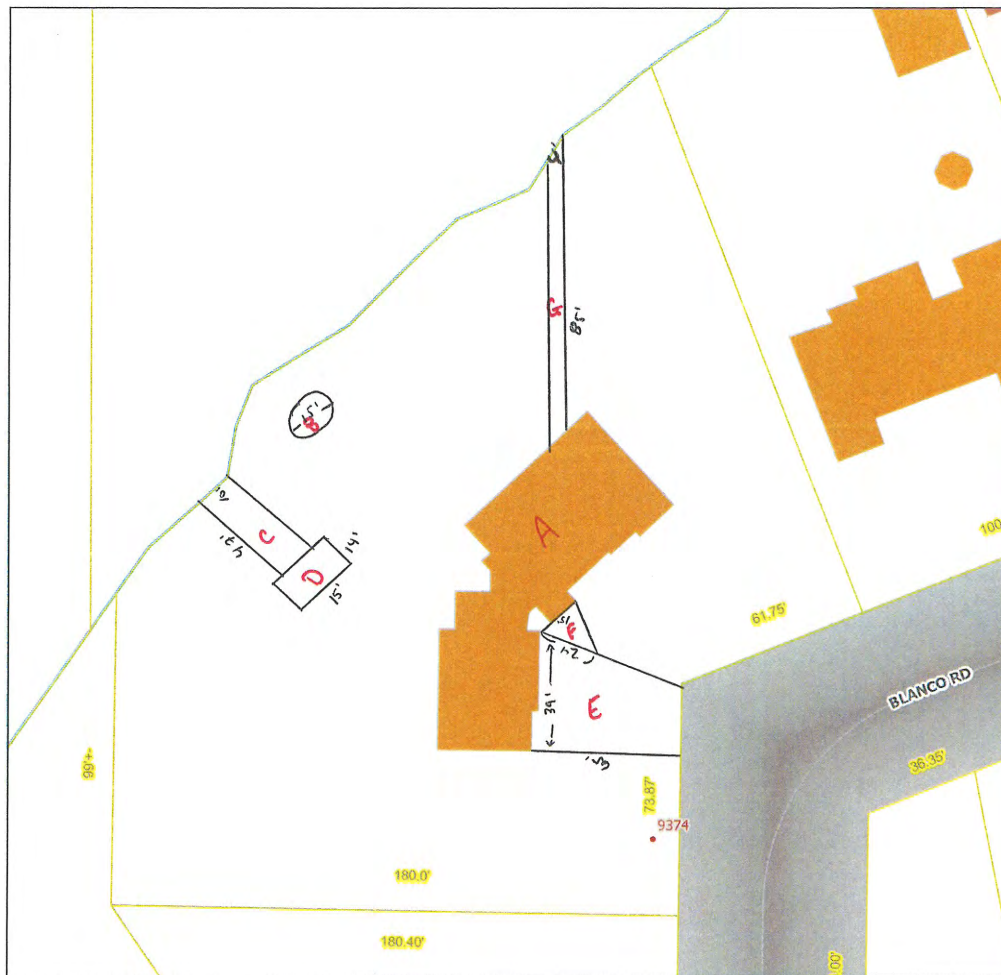
Parcel #: 020-0128-04
Address: 9374 Blanco Rd
Owner: Bill Groskopp
Contact: same

Proposed

Key	Description	Length	Width	Sq. Ft.
A	Home			3877.5
B	Fire pit			177
E	Driveway	39	65	2535
F	Sidewalk (triangle)			180
G	Walkway to lake	85	4	340
H				
I	Proposed Patio			326
J	Proposed Sidewalk			110
K				
L				
Total				7545.5
Lot Size (square feet)				40,348
Existing IS (percent)				18.7010509
Allowed IS (percent)				30
Remaining IS (square feet)				4558.9

Onsite: ERR 4-12-17

NOTES: Sidewalk to lake has not been installed but is approved as part of ZP for new home



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
- Conveyance Divisions

20 0 20 40 ft

1 Inch = 40 Feet

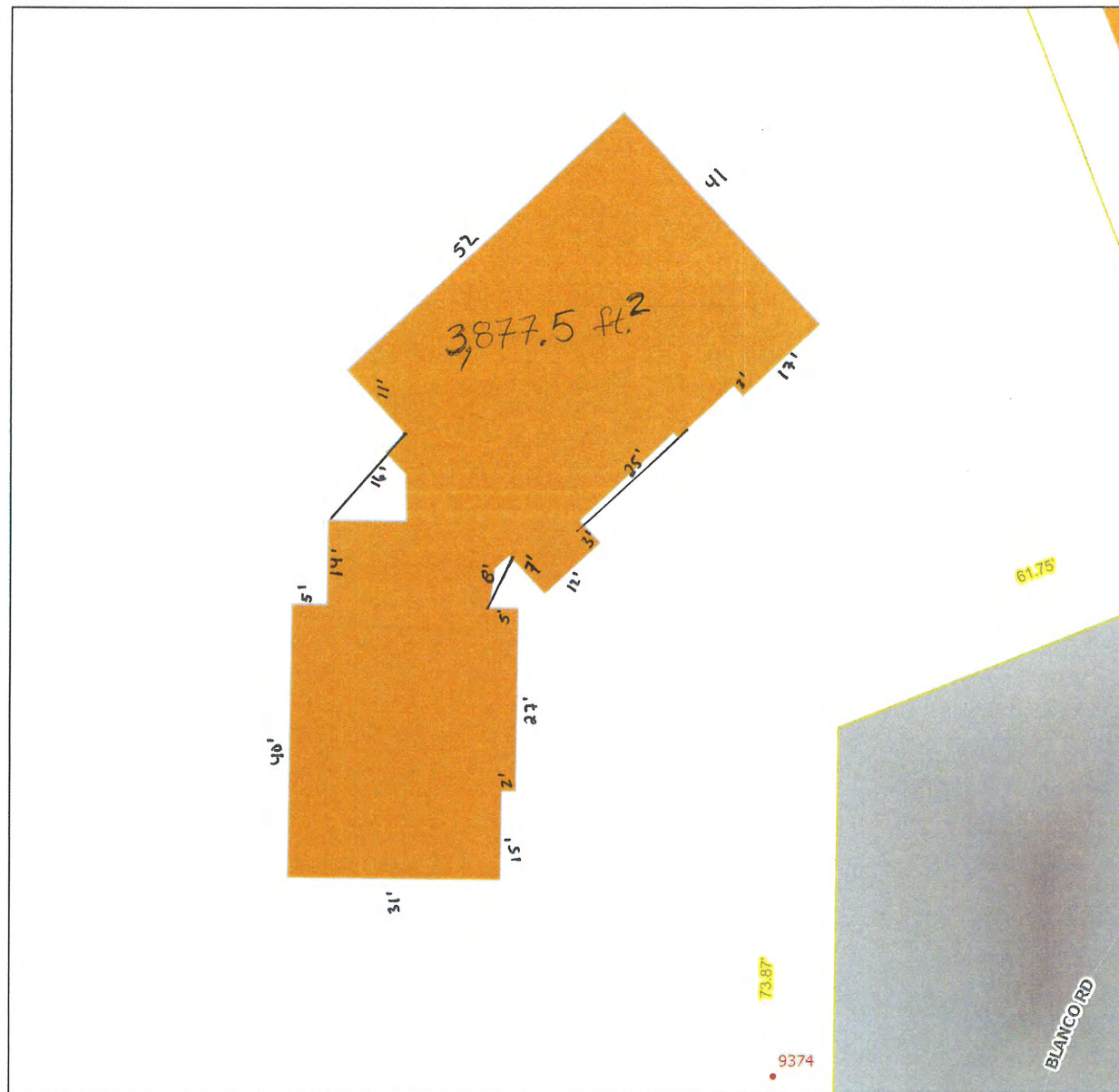


W.I.N.G.S. Project Disclaimer
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Apr 12, 2017 @ 08:57 AM

ERR onsite 4-12-17.

Sidewalk (G) has not been installed but is approved as part of ZP for home.



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
- Conveyance Divisions

10 0 10 20 ft

1 Inch = 20 Feet



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Apr 18, 2017 @ 10:29 AM

Application #17-VA-4120

Date of Hearing:

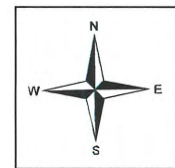
May 30, 2017

Owner(s):

Groskopp, William C. /
Groskopp, Theresa K.

Subject Parcel(s):

020012804



Winnebago County
WINGS Project

Scale

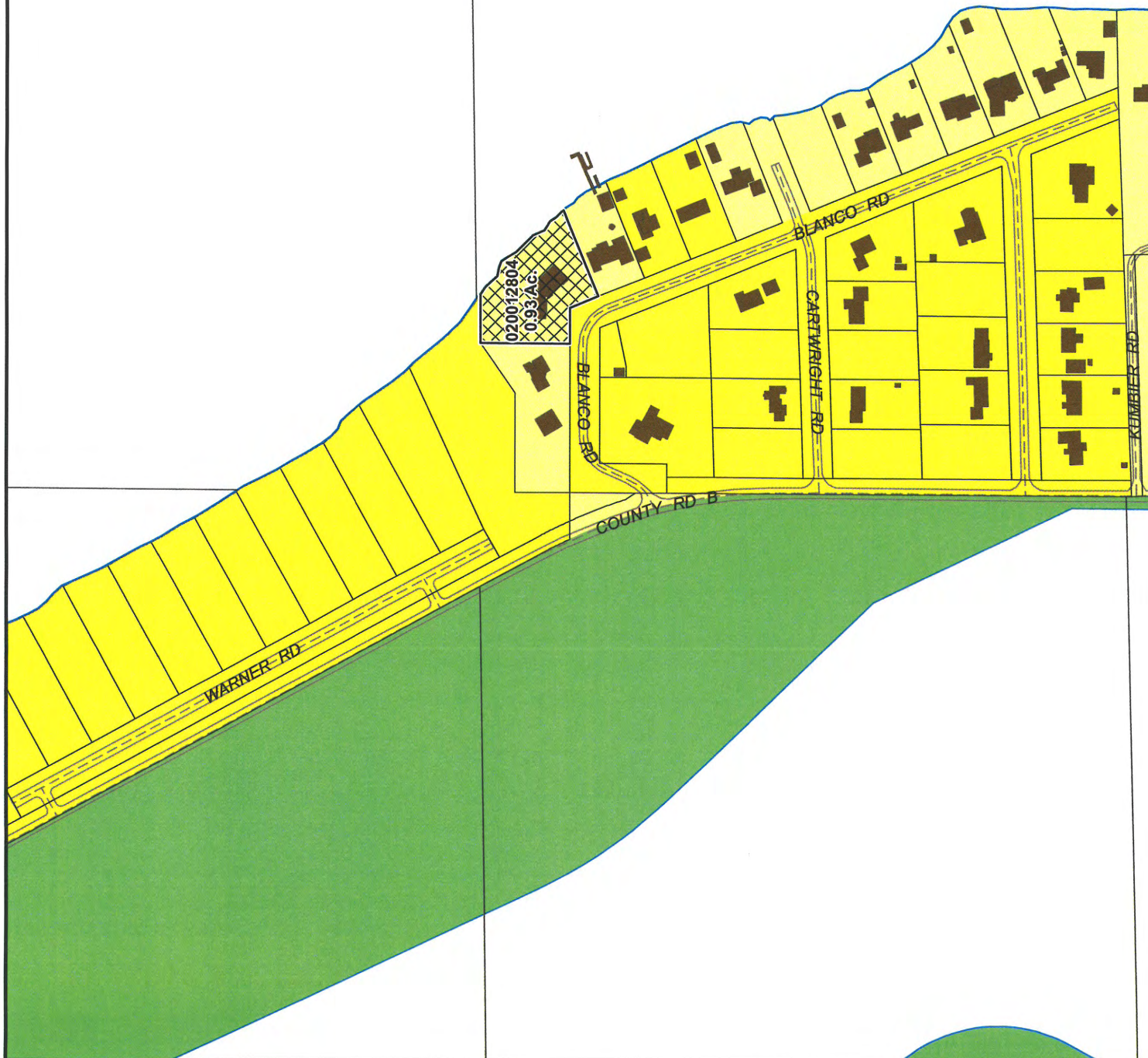
1 inch : 300 feet

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 #17-VA-4120

Date of Hearing:

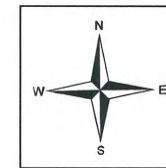
May 30, 2017

Owner(s):

Groskopp, William C. /
Groskopp, Theresa K.

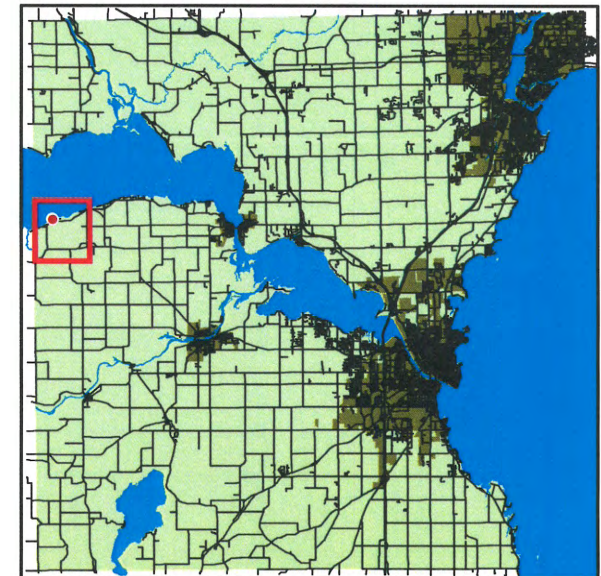
Subject Parcel(s):

020012804



*Winnebago County
WINGS Project*

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet