

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING BOARD OF ADJUSTMENT 10/22/2019

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 10/22/2019 at 5:30 p.m. 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 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:

STATE ROAD TWENTY ONE LLC

Agent:

KOHLBECK, MICHAEL P - MCMAHON ASSOCIATES INC

File Number:

2019-VA-5110

Location of Premises:

4266 STATE RD 21
OSHKOSH, WI 54904

Tax Parcel No.:

002-0179

Legal Description:

Being a part of the SW 1/4 of the NW 1/4, Section 18, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

Description of Proposed Project:

Applicant is requesting a variance to expand the use of a salvage yard within 600 feet from a residential and commercial zoning district.

DESCRIPTION:	CODE REFERENCE:	REQUIRED:	PROPOSED:
The applicant is seeking a variance for expanding the use of salvage yard within 600 feet of a residential and commercial zoning district.	23.8-420 (a)	600 feet	199 feet from R-2 parcel west of subject property.

INITIAL STAFF REPORT

Sanitation:

Existing System
Private System

Overlays:

Microwave Radio Path
Shoreland
Surface Water Drainage District
Wetlands

Current or Proposed Zoning:

I-2 Heavy Industrial

Code Reference:

23.8-420 (a)

Description of Proposed Use:

Applicant is requesting a variance to expand the use of a salvage yard within 600 feet from a residential and commercial zoning district.

Surrounding Zoning:

North: A-2
South: PDD;B-2
East: R-4;R-1
West: R-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe your project, include the proposed dimensions and setbacks:

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

VARIANCE APPLICATION

C-1 Describe your project, include the dimension and proposed setbacks:

The Owner of Wally's U Pull It, State Road Twenty One LLC, is proposing to construct a new 19,558 SF (77'x254') vehicle processing building on parcel 0020179 to accommodate the growth of their existing salvage yard business. The proposed building will be used for the processing of incoming vehicles, a process that currently occurs outdoors. In addition to the proposed building, the Owner is proposing to construct a stormwater retention pond on parcel 0020182 to meet Wisconsin Department of Natural Resources and Winnebago County Stormwater Management requirements.

Refer to the included site plan. The proposed 77' X 254' building will be located approximately 199 feet east of the west property line of parcel 0020179, 45 feet east of the existing Wally's U Pull It building, approximately 50-feet west of the eastern property line of parcel 0020179 and approximately 70-feet north of the north right-of-way line of STH 21. The proposed location of the stormwater management pond is northeast of the proposed building, on parcel 0020182. The pond would be located approximately 20-feet east of the western property line of parcel 0020182, 20-feet west of the west property line of 002018201, and approximately 275-feet north of the north right-of-way line of STH 21.

C-2 Describe how compliance with the requirement in question unreasonably prevents or restricts development of a permitted use on the property:

The requirements of Zoning Ordinance 23.8-420 unreasonably prevents or restricts further development of the permitted use on parcels 0020179 and 0020182. Ordinance 23.8-420 states that all buildings, structures, and outdoor storage areas and any other activity areas (related to a salvage yard) shall be located at least 600 feet from a property in residential, mixed-use, or commercial zoning district.

Wally's U Pull It currently operates on parcels 0020179, 0020182, and 0020177. Referring to the included County Zoning Site Map, there are residentially zoned parcels located to both the east and west of the subject parcels and business/commercial (B-2) zoned parcels to the south of the subject parcels, along the south side of STH 21. There is also a residentially zoned parcel, parcel 002018201, that is surrounded by parcel 0020182. This parcel is owned by State Road Twenty One LLC.

The overall east-west dimension of parcels 0020179 and 0020182 is approximately 975 feet. If a 600-foot setback line is mapped from both the west

property line of parcel 0020179 and the east property line of 0020182, in accordance with Ordinance 23.8-420, the setback lines would overlap each other and there would be no area on the parcel where a structure related to the existing salvage yard use could not be constructed.

With regards to the business/commercially zoned properties along the south side of STH 21, if the proposed Wally's U Pull It building were constructed in a location that is 600-feet from the business/commercially zoned properties, the proposed building would have to be constructed 415 feet north of the north right-of-way line of STH 21. There are however delineated wetlands that bisect parcel 0020179 (east-west) at this location. To avoid the wetlands, while meeting wetland setback requirements, and the 600-foot setback requirement from business/commercially zoned parcels, the building would need to be constructed approximately 60 feet further to the north or approximately 475 feet north of the north right-of-way line of STH 21. Although this location would meet the 600-foot setback requirement from the business/commercially zoned parcels, the location does not work for the established and permitted Wally's U Pull It facility. As mentioned earlier, the proposed building will be used for the processing of incoming salvaged vehicles. For the established salvage yard facility to function efficiently, the proposed building needs to be located adjacent to the existing Wally's U Pull It building and as close to STH 21 as possible for ease of deliveries. Constructing the building in the middle of the property would position the proposed building too far from the existing building and too far from STH 21 for the business to function as intended and would be unnecessarily burdensome.

C-3 Describe the unique physical characteristics or limitations that prevent the property from being developed in compliance with the requirement in question:

As stated in the previous section, the overall east-west dimension of parcels 0020179 and 0020182 is approximately 975 feet. This is the limitation that prevents the property from being developed in compliance with Ordinance 23.8-420. To be in compliance with Ordinance 23.8-420, the minimum width of a parcel would need to be roughly 1250 feet. This would allow for a 600-foot setback to both the east and west property lines and a 50' wide building.

C-4 Describe how the granting of the requested variance will not harm public interest or have adverse effects on surrounding properties:

If the requested variance is granted public interest would not be harmed and the surrounding properties would not be adversely affected for the following reasons:

- The existing salvage yard business has been a permitted use on the property for over 15 years (based on a review of historical aerial photographs) and is part of the community. Give the dimensions of the existing property, all the existing buildings, structures, outdoor storage areas, and activity areas related to the existing salvage yard operation currently do not meet the requirements of Ordinance 23.8-420. If the requested variance is granted, the proposed building

and stormwater management pond would be constructed within the footprint of the existing salvage yard operation, i.e. the salvage yard operation would not be expanded closer to the residentially zoned properties to accommodate the new building.

- The addition of a new building in the location identified on the site plan would provide a visual barrier between STH 21 and the salvage yard area to the north. This could be viewed as a benefit the public.
- The reason for requesting a variance to Ordinance 23.8-420 is to construct a building that will be used for the processing of incoming vehicles for the salvage yard. The processing of incoming vehicles currently occurs outside of the existing buildings in open air. With the construction of the proposed building, a majority of vehicle processing will be moved indoors. Moving the processing inside will reduce noise and shield the operation from the public's view. This could be viewed as a benefit the public.

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

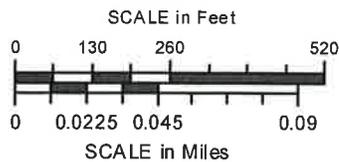
27.6 -8 Variances

(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.

County Zoning Site Map



August 30, 2019



W.I.N.G.S. Project Disclaimer
 This data was created for use by the Winnebago County Geographic Information System project. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. Winnebago County disclaims all liability regarding fitness of the information for any use other than Winnebago County business. *Data for this map copyrighted December 31, 2006*



C-002

DATE	DESCRIPTION

PROJECT NO. 4266 STATE ROAD 21
 SHEET NO. C-002
 DATE 06/30/2019

WALLY'S U PULL IT
4266 STATE ROAD 21
PROPOSED SITE PLAN

SCALE: 1" = 100'

NO.	DATE	DESCRIPTION

PROJECT NO. 4266 STATE ROAD 21
 SHEET NO. C-002
 DATE 06/30/2019

McMAHON
 SURVEYING & CONSULTING, INC.
 1400 W. 10TH STREET, SUITE 100
 DENVER, CO 80202
 PH: 303.733.1000 FAX: 303.733.1001
 WWW.McMAHONSURVEYING.COM



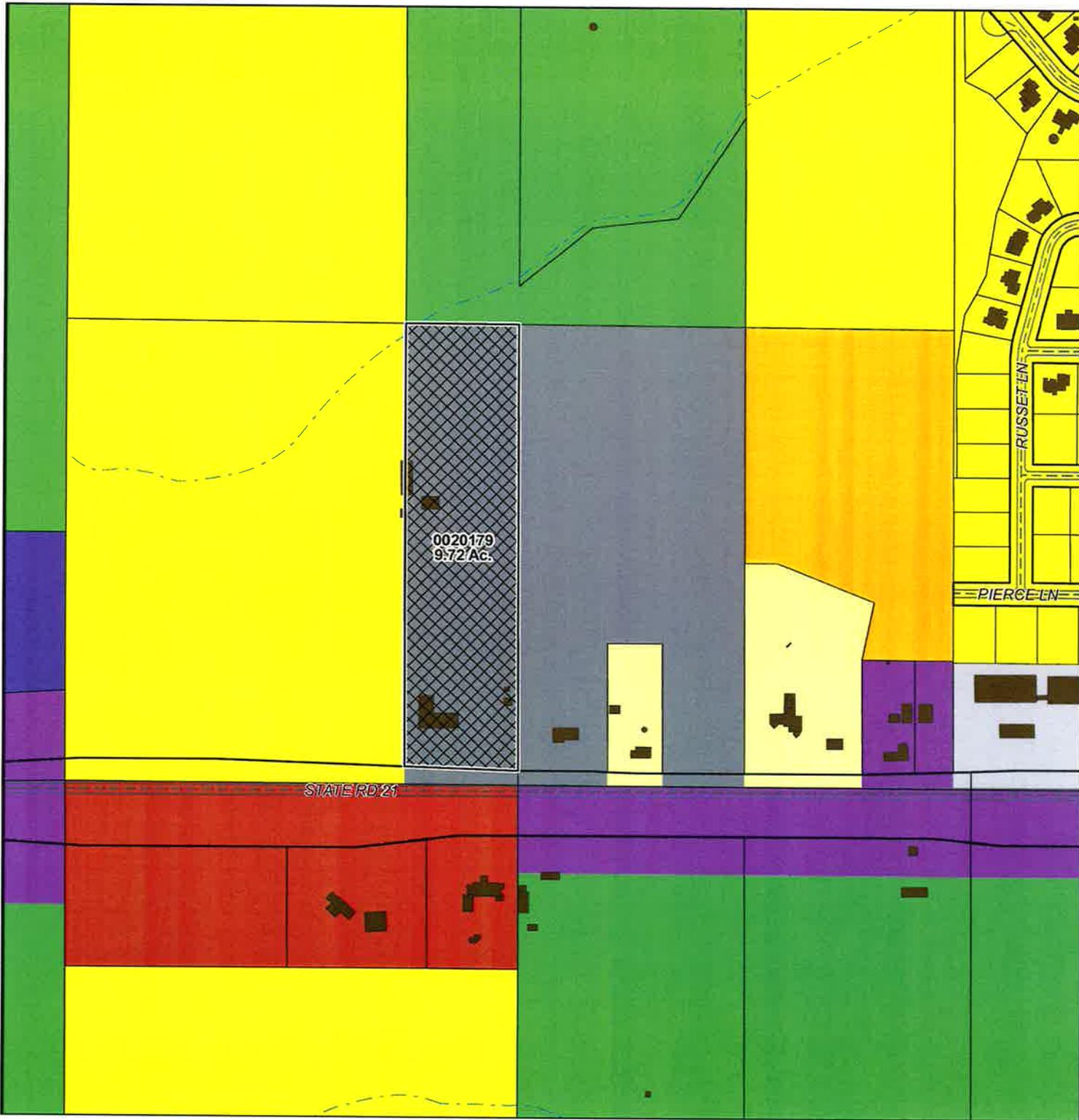
C-003

WALLY'S U PULL IT
4266 STATE ROAD 21
PROJECT AREA OVERVIEW

NO.	DATE	DESCRIPTION

DATE PLOTTED: 8/30/2019 1:45:26 PM
 PLOTTER: HP DesignJet T1100e
 PLOT SCALE: 1" = 100'

McMAHON
 CIVIL ENGINEERING & ARCHITECTURE, INC.
 1000 W. UNIVERSITY DRIVE, SUITE 1000
 MARIETTA, GA 30067
 PHONE: 770.426.1000 FAX: 770.426.1001
 WWW.McMAHONCIVIL.COM



Application #19-VA-5110

Date of Hearing:

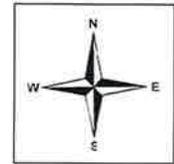
October 31, 2019

Owner(s):

State Road Twenty One LLC

Subject Parcel(s):

0020179



Winnebago County
WINGS Project

Scale

1 inch : 400 feet

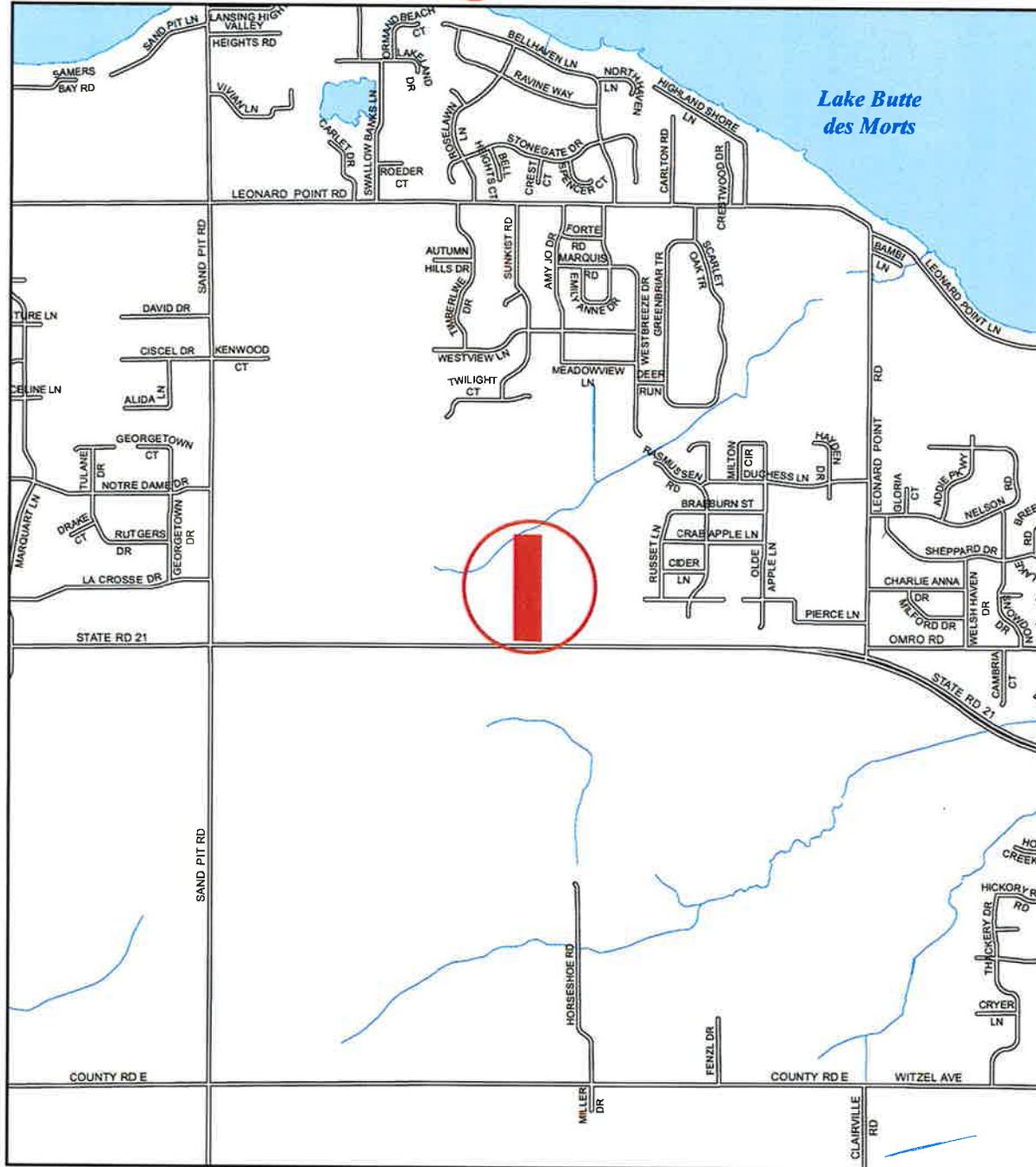
County Zoning Districts

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



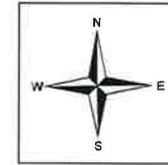
1 inch : 2,000 feet

Application #19-VA-5110

Date of Hearing:
October 31, 2019

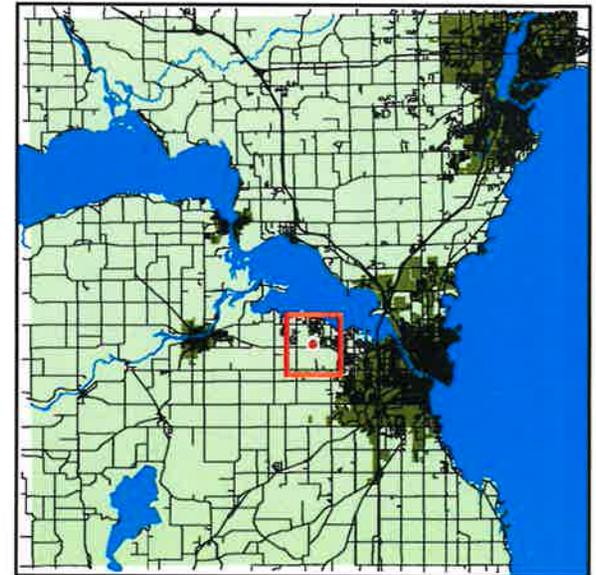
Owner(s):
State Road Twenty One LLC

Subject Parcel(s):
0020179



*Winnebago County
WINGS Project*

● = SITE



WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING BOARD OF ADJUSTMENT 10/22/2019

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 10/22/2019 at 5:30 p.m. 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 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:

WHITE, LYNDA M
WHITE, PAUL D

Agent:

None

File Number:

2019-VA-5100

Location of Premises:

8166 MILDRED LN
WINNECONNE, WI 54986

Tax Parcel No.:

020-000904

Legal Description:

Being a part of Government Lot 4, Section 10, Township 19 North, Range 14 East, Town of Poygan, Winnebago County, Wisconsin.

Description of Proposed Project:

Applicant is requesting 7.5 feet and 8.5 feet of floodplain fill, where 15 feet is required.

DESCRIPTION:	CODE REFERENCE:	REQUIRED:	PROPOSED:
Applicant is seeking a variance to reduce the required amount of fill to flood proof a structure within the floodplain. Applicant is requesting 7.5 feet of fill on the West side of the home with a retaining wall and 8.5 on the east side of home. The fill on the East side of the home will be level with neighboring property's grade.	Ch. 26.5-23 (b) (1)	15 feet	8.5 feet and 7.5 feet.

INITIAL STAFF REPORT

Sanitation:

Existing System
Municipal System

Overlays:

Floodplain
Shoreland

Current or Proposed Zoning:

R-1 Rural Residential

Code Reference:

Ch. 26.5-23 (b) (1)

Description of Proposed Use:

Applicant is requesting 7.5 feet and 8.5 feet of floodplain fill, where 15 feet is required.

Surrounding Zoning:

North: Lake Poygan

South: R-1

East: R-1

West: R-1

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

Describe your project, include the proposed dimensions and setbacks:

Proposed new single family home. Property is in floodplain. Property width is 50'. Proposed side yard setback on east - 8.5'; on west - 7.5'. Fill requirements around home is 15' in floodplain. Asking variance from 15' of fill on sides of home. See attached site plan.

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

With the lot being only 50' wide and the fill requirement of 15' on each side of home makes compliance difficult with a reasonably sized home.

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

Main limitation is the width of property. 50'

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

Proposed home will be reasonably safe from flooding with proposed fill of 7.5' and retaining wall. Fill of 8.5' on east side will blend in with fill of 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

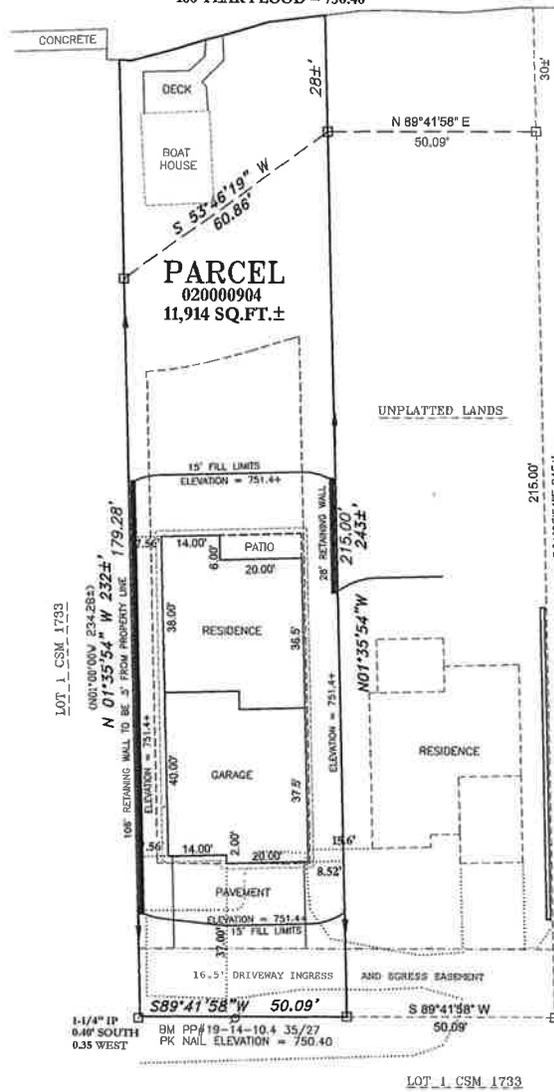
(a) **Generally.** The Board of Adjustment may, upon appeal, grant a variance from the standards of this chapter if an applicant convincingly demonstrates that (1) literal enforcement of this chapter will cause unnecessary hardship; (2) the hardship is due to unique property conditions, not common to 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 FRACTIONAL GOVERNMENT LOT 4, SECTION 10, TOWNSHIP 19 NORTH, RANGE 14 EAST,
TOWN OF POYGAN, WINNEBAGO COUNTY, WISCONSIN.

LAKE POYGAN
100 YEAR FLOOD = 750.40

SURVEY FOR:
PAUL WHITE
504 STEEPLE VIEW ROAD
WEST BEND, WI 53095



SITE ADDRESS:
8166 MILDRED LANE

TAX PARCEL NUMBER:
020000904

TOTAL AREA:
11,914 SQ.FT.±/0.273 AC.±

30% OF TOTAL AREA = 3,574 SQ.FT.

EXISTING IMPERVIOUS AREA
DECK = 188 SQ.FT.
BOAT HOUSE = 366 SQ.FT.
SHED = 104 SQ.FT.
COTTAGE = 940 SQ.FT.
CONCRETE = 100 SQ.FT.
GRAVEL = 1145 SQ.FT.
= 2843 SQ.FT.

EXISTING IMPERVIOUS % = 23.86%

PROPOSED IMPERVIOUS SURFACES

30% OF TOTAL AREA = 3,574 SQ.FT.

EXISTING DECK = 188 SQ.FT.
EXISTING BOAT HOUSE = 366 SQ.FT.

PROPOSED HOUSE WITH 16" OVERHANG = 3002 SQ.FT.

PROPOSED PAVEMENT = 640 SQ.FT.

PROPOSED RETAINING WALLS = 133 SQ.FT.

= 4,329 SQ.FT.

IMPERVIOUS % = 36.34%

MAINTAIN 10' VEGETATED BUFFER ON LOT LINES OR INSTALL SILT FENCE.

ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED AND MULCHED AT THE COMPLETION OF CONSTRUCTION.

LEGEND

770.0 PROPOSED FINISHED GRADE ELEVATION

[752.5] PROPOSED FIRST FLOOR ELEVATION

→ DIRECTION OF PROPOSED DRAINAGE

□ 1-1/4" O.D. IRON PIPE FOUND

() RECORDED AS

Martenson & Eisele, Inc.



101 West Main Street
Omro, WI 54983
www.martenson-eisele.com
P 920.685.6240 F 920.685.6340

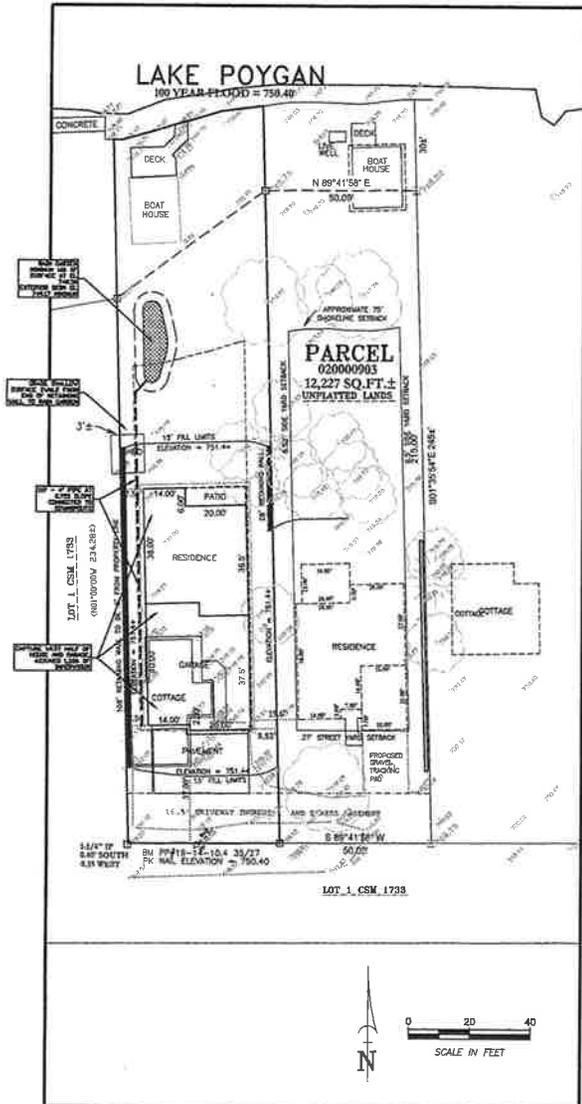
Planning
Environmental
Surveying
Engineering
Architecture

PROJECT NO. 0-2356-001

FILE 2356001POS.DWG

THIS INSTRUMENT WAS DRAFTED BY: DSL

PAUL WHITE RESIDENCE: RAIN GARDEN DETAIL



RAIN GARDEN NOTES:

DUE TO THE SITE'S SANDY SOILS, THE RAIN GARDEN FOOTPRINT MUST BE ABOUT 10% OF THE AREA OF THE CAPTURED DRAINAGE BASIN

THE RAIN GARDEN BED SHOULD BE LEVEL AND THE EXTERIOR BERM SHOULD BE A MINIMUM OF 8" HIGHER THAN BED

CARE SHOULD BE TAKEN TO MINIMIZE COMPACTION OF THE SUBGRADE BELOW THE RAIN GARDEN DURING CONSTRUCTION

THE RAIN GARDEN SHOULD BE PLANTED WITH A MINIMUM PLANTING DENSITY OF 1 PLANT PER SQ.FT. A PLANTING TABLE HAS BEEN PROVIDED WITH PLANTS SUITED TO THE SOILS AND EXPECTED SUN. THE QUANTITIES OF EACH PLANT CAN BE ADJUSTED AS LONG AS THE REQUIRED PLANTING DENSITY IS MAINTAINED

SURVEY FOR:
EXISTING DECK
504-37200E VIEW ROAD
WEST 800, W 3300S

SITE ADDRESS:
8768 MALDEN LAKE

TAX PARCEL NUMBER:
020000904

TOTAL AREA:
11,914 SQ.FT. ± / 0.273 AC ±

USE OF TOSSE AREA = 2,824 SQ.FT.

EXISTING IMPERVIOUS AREA

- DECK = 188 SQ.FT.
- BOAT HOUSE = 388 SQ.FT.
- DRIVE = 104 SQ.FT.
- COTTAGE = 840 SQ.FT.
- CONCRETE = 1145 SQ.FT.
- DRIVEL = 2843 SQ.FT.

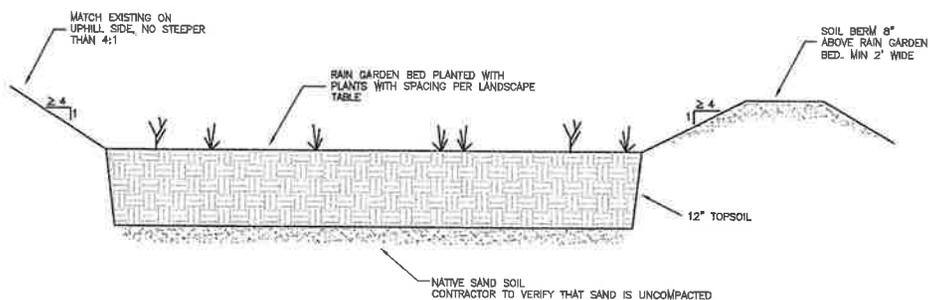
EXISTING IMPERVIOUS = 22,882

PROPOSED IMPERVIOUS SURFACES

- USE OF TOTAL AREA = 3,574 SQ.FT.
- EXISTING DECK = 188 SQ.FT.
- EXISTING BOAT HOUSE = 388 SQ.FT.
- PROPOSED HOUSE WITH 16" OVERHANG = 3002 SQ.FT.
- PROPOSED PAVEMENT = 840 SQ.FT.
- PROPOSED RETAINING WALLS = 133 SQ.FT.
- IMPERVIOUS = 4,329 SQ.FT.

PROPOSED TREATMENT - RAIN GARDEN

- TOTAL SITE AREA = 11,914 SQ.FT.
- PROPOSED TOTAL IMPERVIOUS = 4,329 SQ.FT.
- TREATING IMPERVIOUS = 1,328 SQ.FT. ROOFTOP
- PROPOSED UNTREATED IMPERVIOUS = 3,003 SQ.FT.
- UNTREATED IMPERVIOUS = 22,227



LANDSCAPE SCHEDULE					
COMMON NAME	BOTANICAL NAME	COLOR	SIZE	SPACING	QUANT.
RED MILVARD	<i>Asclepias incarnata</i>	red	3'-5'	2'	18
WHITE FALSE INDIGO	<i>Baptista lactea</i>	white	3'-5'	2'	7
Blue Flag Iris	<i>Iris versicolor</i>	blue	2'-3'	1'	4
Shoosh Fern	<i>Pennemon digitalis</i>	white	2'-3'	1'	9
Prarie Blazingstar	<i>Liatris pycnostachya</i>	pink	3'-5'	1'	15
Wild Quinine	<i>parthenon Integrifolium</i>	white	3'-5'	1'	14
Yellow Cornflower	<i>rhodiola, pinnata</i>	yellow	3'-6'	1'	16
False Aster	<i>actinola, asteroides</i>	white/pink	2'-4'	1'	12
Sweet Black-eyed Susan	<i>rubricola, sublaevigata</i>	yellow	4'-6'	2'	9
Ironweed	<i>vernonia, fasciculata</i>	magenta	4'-6'	1'	16
New England Aster	<i>actin, nove-angliae</i>	pink/purple	3'-6'	1'	25
Stiff Goldenrod	<i>solidago rigida</i>	yellow	3'-5'	1'	35
Fox Sedge	<i>Carex vulpinoidea</i>	green	1'-3'	1'	135
TOTAL PLANTS					295

CONTRACTOR MAY SUBSTITUTE OTHER SUITABLE PLANTINGS WITH THE APPROVAL OF THE ENGINEER.

Martenson & Eisele, Inc.
Planting
Environmental
Engineering
Architecture

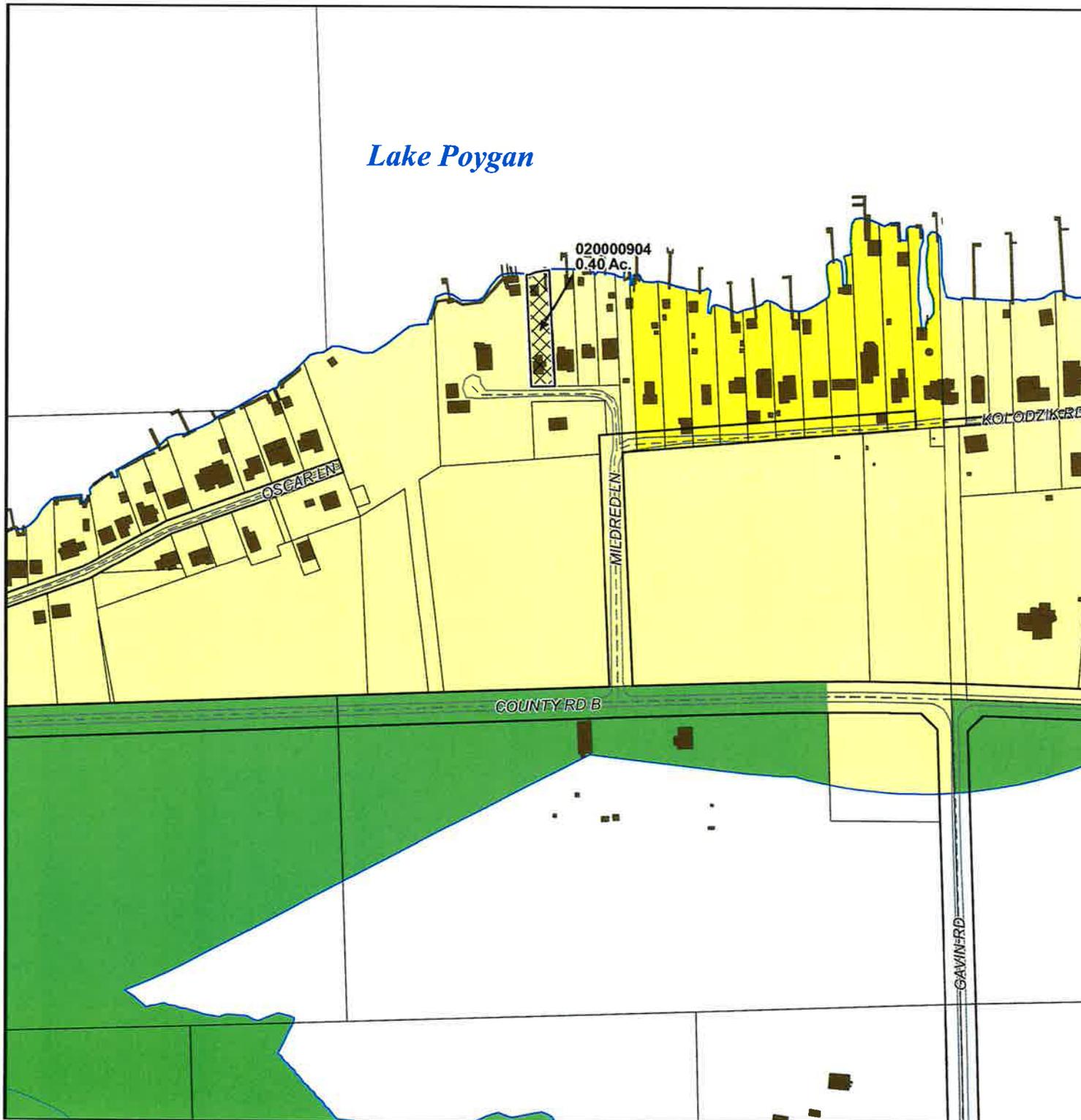
1377 Milway Road
Menasha, WI 54952
www.martensoneisele.com
info@martensoneisele.com
920.731.0381 4800.638.0381

DRAWN BY	CHKD	CHECKED	APP'D	DATE	REVISIONS	
					NO.	DATE

RAIN GARDEN DETAIL
PAUL WHITE RESIDENCE
SHORELAND ZONING APPLICATION
TOWN OF POYGAN, WINNEBAGO COUNTY, WISCONSIN

SCALE DATE
BAR SCALE 8/14/2019
COMPUTER FILE
0-204-0010a.dwg

DRAWING NO.
C1.1



Application #19-VA-5100

Date of Hearing:

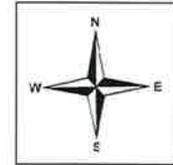
October 31, 2019

Owner(s):

White, Paul D. & Lynda M.

Subject Parcel(s):

020000904



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 #19-VA-5100

Date of Hearing:

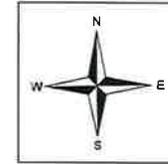
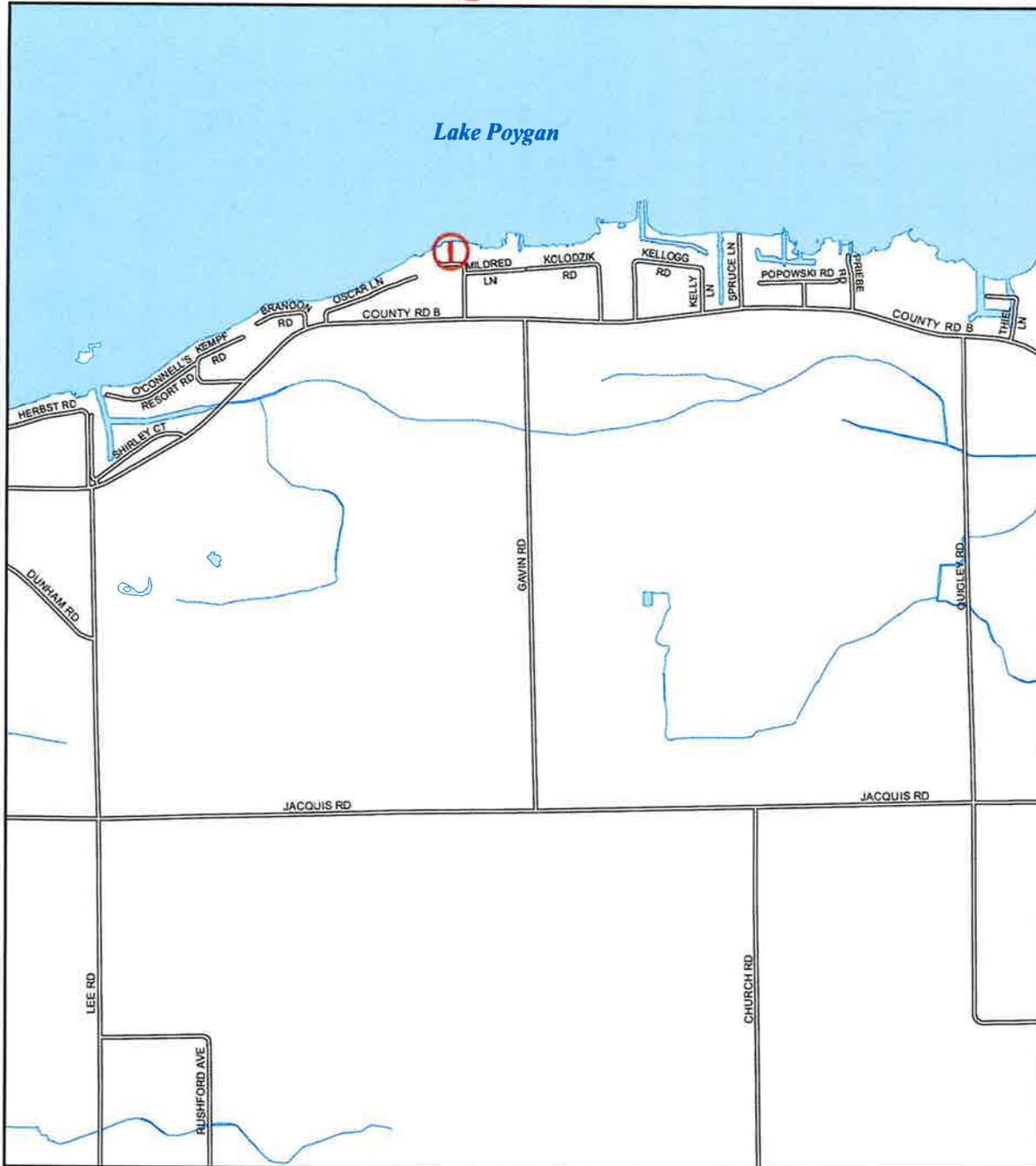
October 31, 2019

Owner(s):

White, Paul D. & Lynda M.

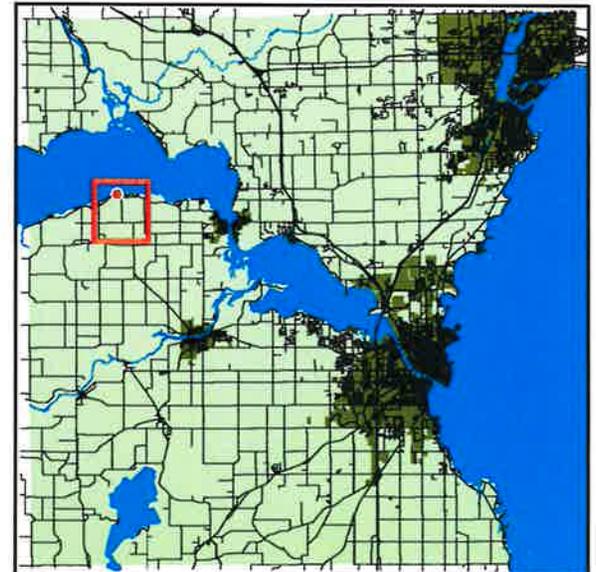
Subject Parcel(s):

020000904



*Winnebago County
WINGS Project*

● = SITE



WINNEBAGO COUNTY

1 inch : 2,000 feet