

**APPLICATION FOR ZONING PERMIT**  
**RACINE COUNTY, WISCONSIN (Rev. 11/20)**

Public Hearing Item #1

PERMIT NO. \_\_\_\_\_  
 DATE PERMIT ISSUED \_\_\_\_\_

OWNER Eagle Disposal  
 Mailing \_\_\_\_\_  
 Address 21107 Omega Circle

APPLICANT Hunzinger Construction Company  
 Mailing \_\_\_\_\_  
 Address 21100 Enterprise Avenue

Franksville WI 53126  
 City State Zip  
 Phone (H) \_\_\_\_\_ (W) (262) 898-4800

Brookfield WI 53045  
 City State Zip  
 Phone (H) \_\_\_\_\_ (W) 262-797-0797

Parcel Id. # 010-04-20-12-035-150 Site Address 7400 Norairie Drive

Municipality Town of Norway Section(s) 12 Town 4 North, Range 20 East

Lot 1 Block \_\_\_\_\_ Subdivision Name \_\_\_\_\_ CSM # 2277

Proposed Construction/Use to construct & utilize a 60' x 175' industrial building for the maintenance & repair of waste hauling trucks

New <input checked="" type="checkbox"/>	Principal Bldg. <input checked="" type="checkbox"/>	Size ( <u>60</u> x <u>175'</u> ) ( _____ x _____ ) ( _____ x _____ )
Addition <input type="checkbox"/>	Accessory <input type="checkbox"/>	Area (sq ft) ( <u>10,500 ft<sup>2</sup></u> ) ( _____ ) ( _____ )
Alteration <input type="checkbox"/>	Deck <input type="checkbox"/>	# of Units/Stories <u>1</u> / <u>1</u> Building Ht.-Avg. (ft.) <u>±70'</u>
Conversion <input type="checkbox"/>	Sign <input type="checkbox"/>	Peak Ht. (ft.) <u>±70'</u> 100-Yr. Floodplain Elev. <u>n/a</u>
Temporary <input type="checkbox"/>	Other _____	Eave Ht. (ft.) <u>-</u> Flood Protection Elev. <u>n/a</u>

Contractor <u>Hunzinger Construction Company</u>	Est. Value w/Labor \$ <u>2.5M</u>	ZONING DISTRICT <u>M-3</u>
Existing Nonconforming? <u>N/A X</u>	* Yes _____ No _____	Yard Setbacks <u>Proposed</u> <u>OK?</u>
*Structure's Fair Mrkt Value \$ <u>N/A</u>	Cumulative % _____	Street-1 <sup>st</sup> <u>±704'</u> <u>yes</u>
*>50% of Fair Market Value? <u>N/A X</u>	Yes _____ No _____	Street-2 <sup>nd</sup> _____
Structure in Shoreland? (per map) _____	Yes _____ No <u>X</u>	Side-1 <sup>st</sup> <u>70'</u> <u>yes</u>
Structure in Floodplain? (per map) _____	Yes _____ No <u>X</u>	Side-2 <sup>nd</sup> (prop. bldg) <u>±198'</u> <u>yes</u>
Structure in Wetland? (per map) _____	Yes _____ No <u>X</u>	Rear <u>75.85'</u> <u>yes</u>
Substandard Lot? _____	Yes _____ No <u>X</u>	Shore _____
Abutting Lot-Same Owner/Closely Related? _____	Yes _____ No <u>X</u>	Total Acc. Structures _____
BOA Variance Needed? _____	Yes _____ No <u>X</u>	Date of Approval _____
<u>Conditional Use</u> Site Plan Needed? _____	Yes <u>X</u> No _____	Date of Approval _____
Shoreland Contract Needed? _____	Yes _____ No <u>X</u>	Date of Approval _____

Additional Zoning Permit Stipulations Listed on Back of this Form? Yes X No \_\_\_\_\_ (If "Yes," see back)

The applicant hereby acknowledges receipt of notice contained herein and certifies that submitted information/ attachments are true and correct to the best of the knowledge and belief of the signer, and that all construction/ use will be done in accordance with the Zoning Ordinance, applicable stipulations, and Wisconsin laws.

BOA Conditional Use Site Plan Pd: \$ 475.00  
 CC Date/Check/Cash # 4870  
 Shoreland Contract Fee Pd: \$ \_\_\_\_\_  
 CC Date/Check/Cash # \_\_\_\_\_  
 Zoning Permit Fee Pd: \$ \_\_\_\_\_  
 CC Date/Check/Cash # \_\_\_\_\_  
 Other: \_\_\_\_\_ Pd: \$ \_\_\_\_\_

Signature of Owner /Applicant \_\_\_\_\_ Date 6.23.20  
 James R. Hunzinger - Executive Vice President  
 Print Name(s) \_\_\_\_\_

Notes (revisions, extensions, etc.) **RECEIVED**

✓  if shoreland erosion review fee is included above Zoning Administrator \_\_\_\_\_ (Staff Initials) smc

Make checks payable to "Racine County Development Services" - **RACINE COUNTY** - Note: ALL FEES ARE NON-REFUNDABLE (OVER)

PIN 0100420-12-035150

If a private onsite wastewater treatment system (POWTS) serves the property, check here  and complete # 1-6 below:

- 1) Sanitary Permit # \_\_\_\_\_ Date issued \_\_\_\_\_ Year installed \_\_\_\_\_ Failing? \_\_\_\_\_
  - 2) If zoning permit is for an accessory structure without plumbing, check here  and go to #4 below.
  - 3a) If a commercial facility, public building, or place of employment, will there be a change in occupancy of the structure; or will the proposed modification affect either the type or number of plumbing appliances, fixtures or devices discharging to the system? Yes\*  No  N/A
  - 3b) If a dwelling, will the addition/alteration change the number of bedrooms? Yes\*  No  N/A   
\*If "Yes" above, documentation must be submitted per SPS 383.25 (2) (d) to verify system can be used.
  - 4) Will construction interfere with the setback requirements to the POWTS per SPS 383.43 (8) (i)? Yes  No   
If "Yes," provide variance approval date: \_\_\_\_\_
  - 5) Has a new sanitary permit been issued to accommodate the structure or proposed modification in wastewater flow or contaminant load and/or County sanitary approval granted? Yes  No
  - 6) Comments \_\_\_\_\_
- POWTS Inspector's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

#### ZONING PERMIT REQUIREMENTS

A Plat of Survey shall be prepared by a Land Surveyor registered in Wisconsin for all new principal structures located on lots less than five (5) acres in size. All zoning permit applications shall be accompanied by plans drawn to scale, showing the location, actual shape and dimensions of the lot to be built upon and any primary and accessory buildings, the lines within which the building shall be erected, altered or moved, the existing and/or intended use of each building or part of a building and the number of families and/or employees the building is intended to accommodate. Include floodplain, wetlands, environmental corridors, easements and such other information with regard to the lot and neighboring lots or buildings as may be necessary to determine and provide for ordinance enforcement. Adequate driveway access and off-street parking stalls must be provided in accordance with Sec. 20-1088, Racine County Code of Ordinances. In addition, if a private sewage system exists, the location of the tank(s), system and vent shall be shown on the plan with setback distances to the closest part of the proposed construction.

All dimensions shown relating to the location and size of the lot shall be based upon an actual survey. Lot area shall not contain road right-of-way. The lot and location of the building thereon shall be staked out on the ground before construction is started. NOTE: All street yard, side yard, and rear yard setbacks shall be measured from the closest property lines. Shore yard setbacks shall be measured from the closest point of the ordinary highwater mark of a navigable body of water. All elevations shall be provided in mean sea level datum.

All zoning permits issued pursuant to this ordinance are valid for nine (9) months unless substantial construction has commenced and is continuing, otherwise such zoning permits shall become null and void and a new zoning permit is required. It is the responsibility of the applicant to secure all other necessary permits required by any federal, state or local agency. The issuance of a zoning permit is not a guaranty or warranty that the requirements have been met for other necessary permits, or that the site is otherwise suitable for construction.

**NOTICE: YOU ARE RESPONSIBLE FOR COMPLYING WITH STATE AND FEDERAL LAWS CONCERNING CONSTRUCTION NEAR OR ON WETLANDS, LAKES, AND STREAMS. WETLANDS THAT ARE NOT ASSOCIATED WITH OPEN WATER CAN BE DIFFICULT TO IDENTIFY. FAILURE TO COMPLY MAY RESULT IN REMOVAL OR MODIFICATION OF CONSTRUCTION THAT VIOLATES THE LAW OR OTHER PENALTIES OR COSTS. FOR MORE INFORMATION, VISIT THE DEPARTMENT OF NATURAL RESOURCES WETLANDS IDENTIFICATION WEB PAGE OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER. See DNR web site <http://dnr.wi.gov/wetlands/locating.html> for more information.**

#### ADDITIONAL ZONING PERMIT STIPULATIONS (check all that apply)

- Proposed structure is for personal use only and not to be used for human habitation or separate living quarters. No business, commercial or industrial use is allowed.
- All disturbed soils must be reseeded and mulched or sodded immediately upon completion of project.
- Must install the following within 14 days of completion of roof: gutters and downspouts which outlet onto splashblocks or into drain tiles; or a hard surface material that extends at least 16" beyond the dripline of the structure.
- All excess soil not used for backfilling project must be removed from the shoreland area within 10 days of excavation.
- A hard surface material must be placed beneath the deck to prevent soil erosion.
- All existing yard grade elevations will remain unchanged.
- Firmly anchor, no floor < \_\_\_\_\_'; Buoyant, flammable, explosive or injurious materials/utilities/electric & 1<sup>st</sup> floor ≥ \_\_\_\_\_'

Owner: Eagle Disposal, Inc.

Applicant/Agent: Hunzinger Construction Company  
Nielsen Madsen + Barber SC

Town: Norway

Zoning district(s): M-3

**TO THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE:**

The undersigned requests a conditional use / site plan review permit to (specify use, project, structure, size, etc.)  
to construct & utilize a 40' x 175' industrial building for the maintenance  
& repair of waste hauling trucks & future 55' x 40' office addition

AT (site address): 7400 Noraire Drive

Subdivision: Parcel 1, CSM 2277

Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_

Parcel # 010-04-20-12-035-150

Section(s) 12 T 4 N R 20 E

If served by municipal sewer, check here: \_\_\_\_\_ Sanitary permit #: \_\_\_\_\_

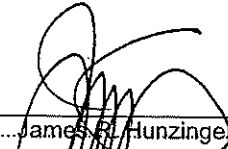
**Attached are:**

- zoning permit application
- 12 SETS:  
drawn-to-scale site plan that is based on a survey (10 of the 12 should be sized or folded to 8.5" x 11")
- letter of agent status
- hearing/review fee (Fees are non-refundable, & re-publication/amendment fees will be charged where applicable.)
- 3 SETS: landscaping/lighting plan
- 12 SETS: report/cover letter & operations plan
- abutting property owners' names & mailing addresses
- other

print name: Hunzinger Construction c/o: Andy Seiter/Jim Hunzinger e-mail address: aseiter@hunzinger.com

address: 21100 Enterprise Avenue telephone #: (262) 780-9148

Brookfield WI 53045

signed:  James R. Hunzinger, Executive Vice President

**STAFF USE ONLY:**

BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word "all" or "partially".

- N/A The property is all / partially located in the \_\_\_\_\_ shoreland area.
- N/A The project is all / partially located in the \_\_\_\_\_ shoreland area.
- N/A The property is all / partially located in the \_\_\_\_\_ floodplain.
- N/A The project is all / partially located in the \_\_\_\_\_ floodplain.
- N/A The property is all / partially located in the wetland.
- N/A The project is all / partially located in the wetland.

The applicant is subject to the following Racine County Ordinance provisions (specify article/section):

Art VI Div 29 M-3 Heavy Industrial District; sec 20-1274 uses permitted conditionally

Shoreland contract: yes \_\_\_\_\_ no X

Public hearing date: July 30<sup>th</sup>, 2020

Site plan review meeting date: N/A

Submittal received by: SMR

Date petition filed: June 23<sup>rd</sup>, 2020

cash  check #: 4820

amount received: \$ 475.00