

APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

Owner: Mark, Wilcox
and Nancy Jo

Applicant/Agent: Same owner

Address: 6846 S Loomis Road
Wind Lake WI 53185

Date petition filed: 11/24/2020 Hearing Date: 11/5/2021

Municipality: Norway

Phone (Hm) 262 210 3159 (Wk) _____

Zoning district(s): R-3

TO THE ZONING BOARD OF ADJUSTMENT/APPEALS: Please take notice that the undersigned was denied a permit or seeks an appeal of the Zoning Administrator for: to construct a 42.0' x 56.0' detached garage

at site address 6846 S. LOOMIS Rd, Section 17, T 4 N, R 20 E
Lot(s) Plot 4 Blk - Subd/CSM Gov Lot Parcel Id.# 010047017060000
in Racine County, Wisconsin, for the reason that the application failed to comply with Chapter 20 (Zoning) of the Racine County Code of Ordinances with respect to: the proposed detached garage will exceed seventeen (17) feet in building height

Applicant is subject to: Art. VI, Div. 5 R-3, Suburban Residential District (Sewered); Sec. 20-1017 Reduction or joint use and Sec. 20-1115 Accessory regulations

_____, of the Racine County Zoning Ordinance.

Check applicable below: (Underline or circle the word "all" or "partially" below, as needed)

- Property is all partially located in the shoreland area of Waukeese Lake
- Project is all partially located in the shoreland area of Waukeese Lake
- Property is partially located in the floodplain area of Waukeese Lake
- N/A Project is all/partially located in the floodplain area of _____
- N/A Property is all/partially located in a wetland area. N/A Project is all/partially located in a wetland area.

Indicate below or attach separate pages showing how your application meets the legal criteria for a variance.

1) Explain how the Ordinance creates an unnecessary hardship and in the absence of approval no feasible use can be made of the property. see attached

2) Describe the exceptional, extraordinary or unusual circumstances that are unique to this lot or structure. see attached

3) Describe how the approval would not create substantial detriment to adjacent property or materially impair or be contrary to the purpose and spirit of zoning or the public interest. see attached

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4) Explain how the request is not based on economic gain or loss and is not self-imposed. see attached

RACINE COUNTY

Owner/Applicant's Signature Mark Wilcox Date 11/23/2020

Fee paid: \$ 450 ⁰⁰ Check # 7058 (Payable to Racine County Planning) •Please attach required documentation

1)The height restriction of this ordinance will not allow me to store a full-size motorhome or be able to have a loft I would be able to stand up in.

Note, half of the adjacent properties have two-story homes on them.

I own the property, there is plenty of room, none of the neighbors will be affected in any way and none of them have any objections to the building I want to but there.

2) The lot is actually 225% of the size of all six properties across the road, nearly 200% the property adjoining to the immediate south, more than 400% the 5 properties across Elm Lane, and slightly larger than my adjoining neighbor to the north. The only property that is slightly larger, is adjoining to the west, where there is a two-story home.

3) The height of this building is little or no taller than some of the adjacent property buildings and is lower than at least one of them.

4) This building will be used for the storage and use of my personal property, motorhome, boat, vehicles, and other normal personal items.

Mark Wilcox

11/23/2020

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RACINE COUNTY

APPLICATION FOR ZONING PERMIT

RACINE COUNTY, WISCONSIN (Rev. 11/11)

PERMIT NO. _____

DATE PERMIT ISSUED _____

OWNER Mark, Wilcox and Nancy Jo

APPLICANT Same

Mailing Address 6846 S Loomis Road

Mailing Address Same

Wind Lake WI 53185
City State Zip

City State Zip

Phone (H) 262-210-3159 (W) _____

Phone (H) 262 210 3159 (W) _____

Parcel Id. # 010047017000000

Site Address 6846 S Loomis Rd Wind Lake, WI 53185

Municipality Norway Section(s) 17, Town 4 North, Range 30 East

Lot 4 of 4 Block - Subdivision Name Gov. Lot. CSM # -

Proposed Construction/Use Detached Garage

New	<input checked="" type="checkbox"/>	Principal Bldg.	Size (<u>42'</u> x <u>56'</u>) (____ x ____)
Addition	____	Accessory	Area (sq ft) (<u>2352</u>) (____)
Alteration	____	Deck	# of Units/Stories <u>1 / 1</u> Building Ht.-Avg. (ft.) <u>19' 4"</u>
Conversion	____	Sign	Peak Ht. (ft.) <u>23'</u> 100-Yr. Floodplain Elev. <u>779.4</u>
Temporary	____	Other	Eave Ht. (ft.) <u>15' 8"</u> Flood Protection Elev. <u>781.4</u>

Contractor <u>Pekul Buildings</u>	Est. Value w/Labor \$ <u>46,000⁰⁰</u>	ZONING DISTRICT <u>R-7</u>
Existing Nonconforming? <u>N/A</u> <input checked="" type="checkbox"/>	* Yes ____ No ____	Yard Setbacks Proposed <u>57.9</u> OK? <u>yes</u>
*Structure's Fair Mkt Value \$ <u>N/A</u>	Cumulative % ____	Street-1 st <u>57.9</u> <u>yes</u>
*>50% of Fair Market Value? <u>N/A</u> <input checked="" type="checkbox"/>	Yes ____ No ____	Street-2 nd <u>-</u> <u>yes</u>
Structure in Shoreland? (per map) <u>yes</u> <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No ____	Side-1 st <u>76.7'</u> <u>yes</u>
Structure in Floodplain? (per map) <u>yes</u> <input checked="" type="checkbox"/>	Yes ____ No <input checked="" type="checkbox"/>	Side-2 nd <u>170'</u> <u>yes</u>
Structure in Wetland? (per map) <u>yes</u> <input checked="" type="checkbox"/>	Yes ____ No <input checked="" type="checkbox"/>	Rear <u>109.8'</u> <u>yes</u>
Substandard Lot? <u>yes</u> <input checked="" type="checkbox"/>	Yes ____ No <input checked="" type="checkbox"/>	Shore <u>-</u> <u>yes</u>
Abutting Lot-Same Owner/Closely Related? <u>yes</u> <input checked="" type="checkbox"/>	Yes ____ No <input checked="" type="checkbox"/>	Total Acc. Structures <u>7808 / 4000</u> <u>yes</u>
BOA Variance Needed? <u>yes</u> <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No ____	--Date of Approval _____
Conditional Use/Site Plan Needed? <u>yes</u> <input checked="" type="checkbox"/>	Yes ____ No <input checked="" type="checkbox"/>	--Date of Approval _____
Shoreland Contract Needed? <u>yes</u> <input checked="" type="checkbox"/>	Yes ____ No <input checked="" type="checkbox"/>	--Date of Approval _____

Additional Zoning Permit Stipulations Listed on Back of this Form? Yes 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: \$ 450⁰⁰ Mark Wilcox 11/23/2020
Cash/Check # 2058 Signature of Individual/Corporation Pres. or Sec./Partner - Date

Shoreland Contract Fee Pd: \$ _____ Mark Wilcox
Cash/Check # _____ Print Name(s)

Zoning Permit Fee Pd: \$ 175⁰⁰ _____
Cash/Check # _____ Notes (revisions, extensions, etc.)

Other: _____ Pd: \$ _____ [Signature]
Zoning Administrator (Staff Initials)

✓ if shoreland erosion review fee is included above

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER)

PIN 010047017-0000000

PLAT OF SURVEY
-OF-

THAT PART OF GOVERNMENT LOT NUMBER FOUR (4) OF THE NORTHWEST FRACTIONAL ONE-QUARTER (1/4) OF SECTION 17, IN THE TOWNSHIP NUMBERED FOUR (4) NORTH, RANGE NUMBERED TWENTY (20) EAST, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE WEST LINE OF SECTION SEVENTEEN (17), WITH THE SOUTHERLY LINE OF THE FIRST ADDITION TO ELM PARK, A RECORDED PLAT, AS RECORDED IN VOLUME P PAGE 2 OF PLATS, RACINE COUNTY REGISTER OF DEEDS OFFICE; RUN THENCE NORTH 79°37'15" EAST (RECORDED AS NORTH 79°45' EAST) A DISTANCE OF 10 FEET TO THE SOUTHEASTERLY CORNER OF LOT 17 IN SAID PLAT; THENCE NORTH 64°50'30" EAST (RECORDED AS NORTH 65° EAST) ALONG THE SOUTHERLY LINE OF SAID PLAT, 218.37 FEET; THENCE SOUTH 49°18'20" EAST, 256.48 FEET; THENCE NORTH 35°47'30" EAST PARALLEL TO THE CENTER LINE OF WISCONSIN STATE TRUNK HIGHWAY NO. 36 A DISTANCE OF 363.78 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; CONTINUE THENCE NORTH 35°47'30" EAST A DISTANCE OF 225.00 FEET; THENCE SOUTH 54°12'30" EAST, 261.54 FEET; TO THE CENTER LINE OF WISCONSIN STATE TRUNK HIGHWAY NO. 36; THENCE SOUTH 35°47'30" WEST ALONG THE CENTER LINE OF SAID HIGHWAY, 225.00 FEET; THENCE NORTH 54°12'30" WEST, 261.54 FEET; TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE TOWN OF NORWAY.

PREPARED FOR: MARK WILCOX
LOCATION: 6846 SOUTH LOOMIS RD.

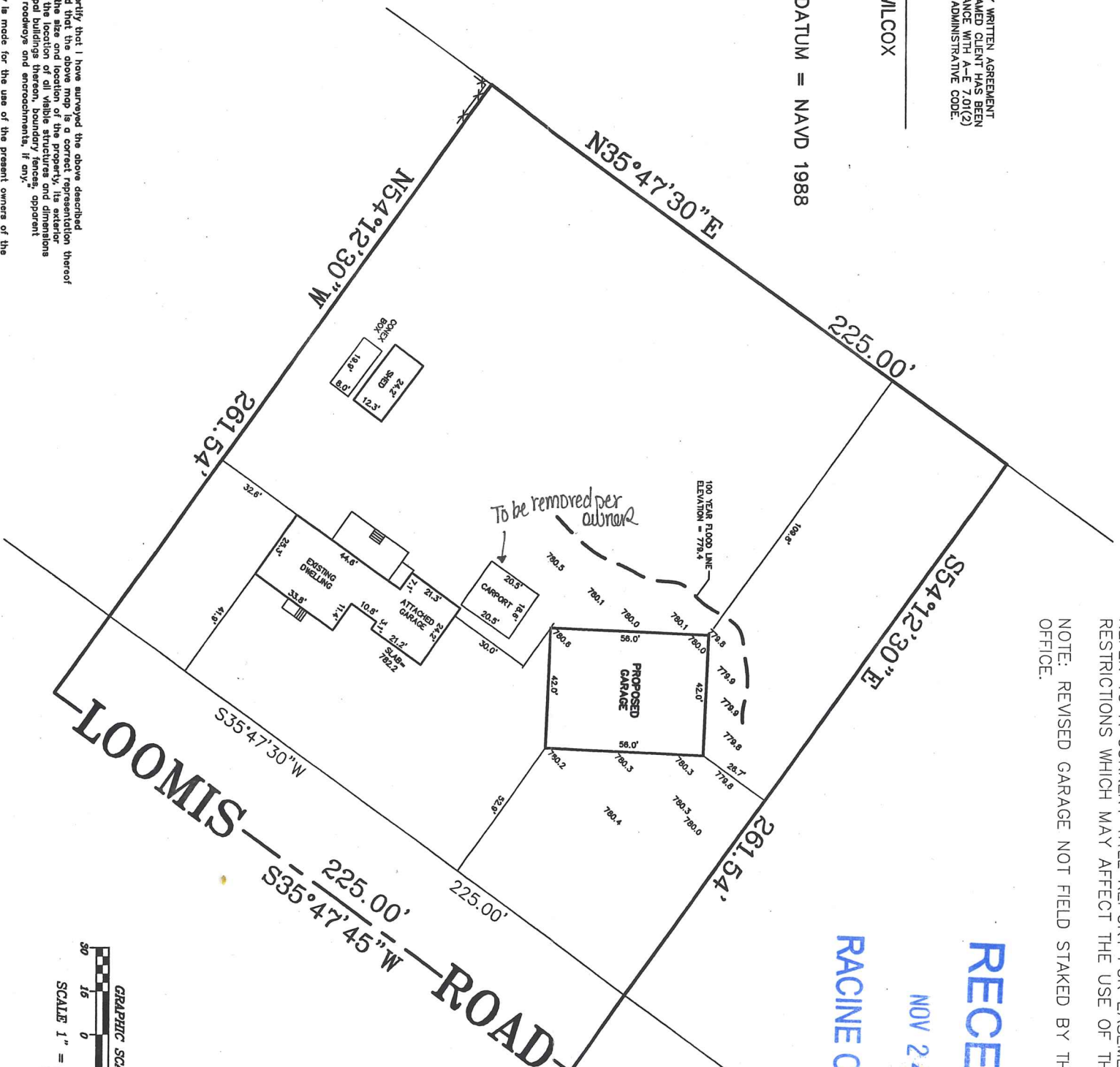
REFER TO A CURRENT TITLE REPORT FOR EASEMENTS AND RESTRICTIONS WHICH MAY AFFECT THE USE OF THIS SITE.
NOTE: REVISED GARAGE NOT FIELD STAKED BY THIS OFFICE.

MONUMENTATION BY WRITTEN AGREEMENT WITH THE ABOVE NAMED CLIENT HAS BEEN WAIVED IN ACCORDANCE WITH A-E 7.01(2) OF THE WISCONSIN ADMINISTRATIVE CODE.

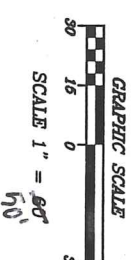
MARK WILCOX

ELEVATION DATUM = NAVD 1988

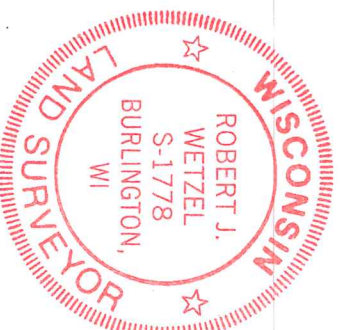
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"I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments, if any."
"This survey is made for the use of the present owners of the property, and those who purchase, mortgage, or title thereto within one year from date hereof."



B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225



THIS IS NOT AN ORIGINAL PRINT
UNLESS THIS SEAL IS RED.
Robert J. Wetzel
ROBERT J. WETZEL
SS-1778

DRAWN BY:	mt/dw	DATE:	SEPTEMBER 17, 2020
CHECKED BY:	rw/dw	DRAWING NO.:	10217d1
JOB NO.:	10217	SHEET	1 OF 1

REVISED: NOVEMBER 11, 2020