

APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

Owner: Kenneth + Michele Nikolai
Address: 2137 Neptune Circle
Racine WI 53404

Applicant/Agent: owner
Date petition filed: 7/7/2021 Hearing Date: 4/16/2021
Municipality: Norway

Phone (Hm) 767 497 7186 (Wk) _____

Zoning district(s): R-3 / FFO

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 22' x 44' detached garage

across the street from
at site address 25404 S. Wind Lake Rd, Section 16, T 4 N, R 20 E
Lot(s) Blk - Subd/CSM _____ Parcel Id.# 0100420 16 024000

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 be

located on a parcel of land without the presence of a principal structure and will exceed the maximum aggregate total footprint area.
Applicant is subject to: Article VI, Division 5 R-3 Suburban Residential District (Sewered); Section 20-191 Substandard nonconforming lots; Sec. 20-1008 Accessory uses and structures, 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 Wind Lake
- Project is all / partially located in the shoreland area of _____
- Property is all / partially located in the floodplain area of _____
- Project is all / partially located in the floodplain area of _____
- Property is all / partially located in a wetland area. _____ 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.

X 1) Explain how the Ordinance creates an unnecessary hardship and in the absence of approval no feasible use can be made of the property. we would like to build a garage and it is not feasible to build on lake side of street so we need to build across street from the house

X 2) Describe the exceptional, extraordinary or unusual circumstances that are unique to this lot or structure. Property is one tax key and the street splits the property

X 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. a garage would be less intrusive than a house would be. Buffer of trees also in back of lot.

X 4) Explain how the request is not based on economic gain or loss and is not self-imposed. Not planning on selling + its for storage of our own property.

X Owner/Applicant's Signature [Signature] Date 2-27-2021

Fee paid: \$ 450.00 Check # 7773 (Payable to Racine County Planning) *Please attach required documentation

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

PERMIT NO. _____
 DATE PERM. ISSUED _____

OWNER Kenneth + Michele Nikolai
 Mailing Address 2137 Neptune Circle
Racine WI 53404
 City Racine State WI Zip 53404
 Phone (H) 262 497-7186 (W) _____

APPLICANT Same
 Mailing Address _____
 City _____ State _____ Zip _____
 Phone (H) _____ (W) _____

Parcel Id. # 010042016 024000

Site Address 25404 S. Wind Lake Rd
across the street from

Municipality Norway Section(s) 16 Town 4 North, Range 20 East

Lot _____ Block _____ Subdivision Name _____ CSM # _____

Proposed Construction/Use Detached Garage - for personal use only

New Principal Bldg. Size (22' x 44') (____ x ____)
 Addition Accessory Area (sq ft) (968)
 Alteration Deck _____ # of Units/Stories 1 / 1 Building Ht.-Avg. (ft.) 10'
 Conversion Sign _____ Peak Ht. (ft.) 88' 100-Yr. Floodplain Elev. 772.9
 Temporary Other _____ Eave Ht. (ft.) 10' Flood Protection Elev. 774.9

Contractor TMD Est. Value w/Labor \$ 25,000 ZONING DISTRICT R-3

Existing Nonconforming?	N/A <input checked="" type="checkbox"/>	* Yes <input type="checkbox"/>	No <input type="checkbox"/>	Yard Setbacks	Proposed	OK?
*Structure's Fair Mrkt Value \$	_____	Cumulative %	_____	Street-1 st	<u>26.0'</u>	<u>Y</u>
*>50% of Fair Market Value?	N/A <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Street-2 nd	_____	_____
Structure in Shoreland? (per map)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Side-1 st	<u>15.0'</u>	<u>Y</u>	
Structure in Floodplain? (per map)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Side-2 nd	<u>15.1'</u>	<u>Y</u>	
Structure in Wetland? (per map)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Rear	<u>49'</u>	<u>Y</u>	
Substandard Lot?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Shore	_____	_____	
Abutting Lot-Same Owner/Closely Related?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Total Acc. Structures	<u>968 exceeds 720ft²</u>	<u>allowed</u>	
BOA Variance Needed?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Date of Approval	_____	_____	
Conditional Use/Site Plan Needed?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Date of Approval	_____	_____	
Shoreland Contract Needed?	Yes <input checked="" type="checkbox"/>	No <input 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: \$ 450.00 Signature of Owner /Applicant [Signature] Date 2-27-202
 Cash/Check/CC Date # 7777

Shoreland Contract Fee Pd \$ _____ Print Name(s) Kenneth L Nikolai

Zoning Permit Fee MAR 02 2021 Pd: \$ 85.00 Notes (revisions, extensions, etc.) _____

Other: RACINE COUNTY Pd \$ _____ (Staff Initials) JC

if shoreland erosion review fee is included above Zoning Administrator

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

RECEIVED

PIN 010042016-024000

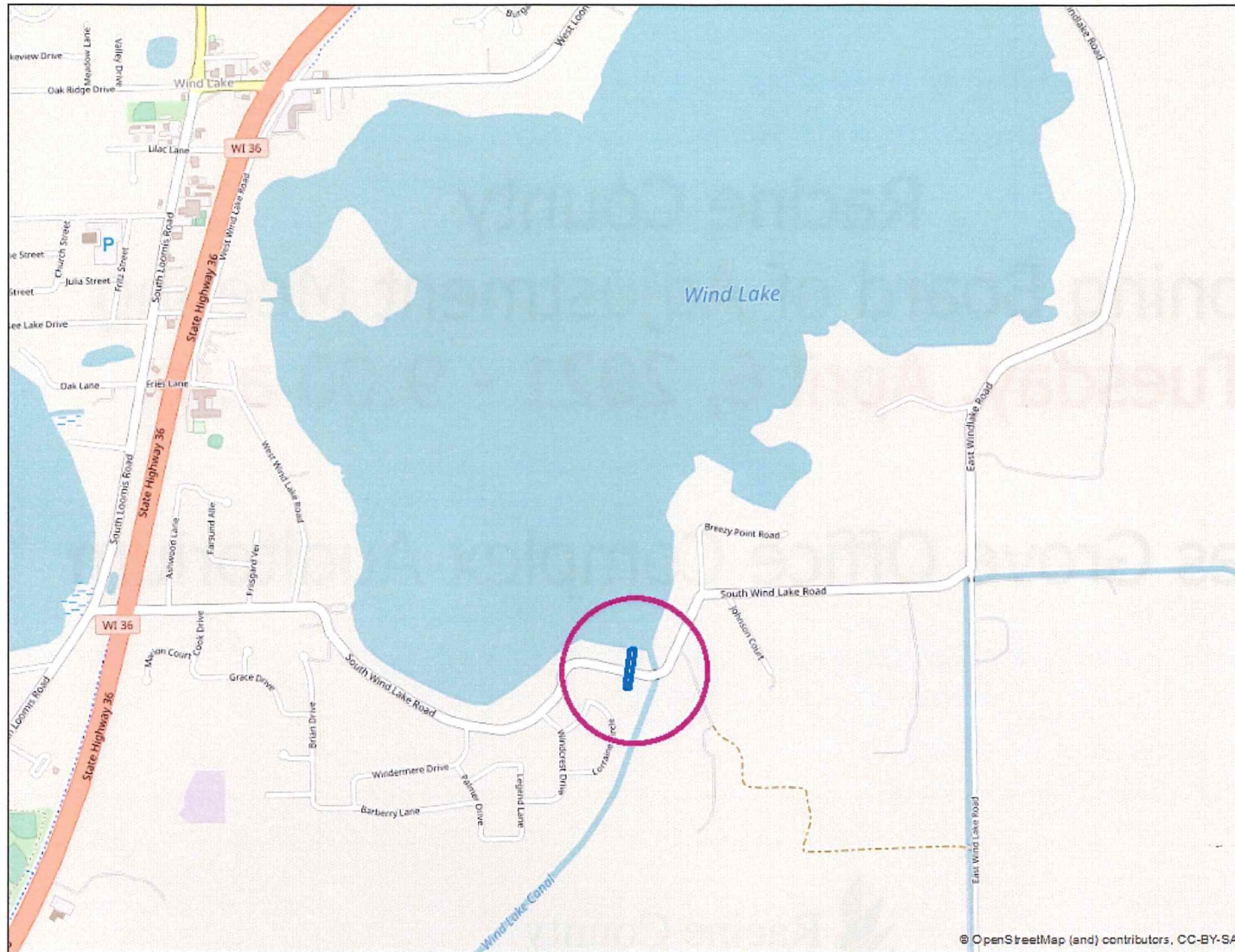
Racine County
Zoning Board of Adjustment Meeting
Tuesday, April 6, 2021 - 9:00 a.m.

Ives Grove Office Complex Auditorium



Kenneth & Michele Nikolai, Owners
Site Address: across from the street from 25404 S. Wind Lake Road
Request R-3 Variance to construct a 22'x44' detached garage

Location Map



SEC 16 – T4N – R20E
Town of Norway



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Zoning Map



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**2020 Aerial /
Floodplain**



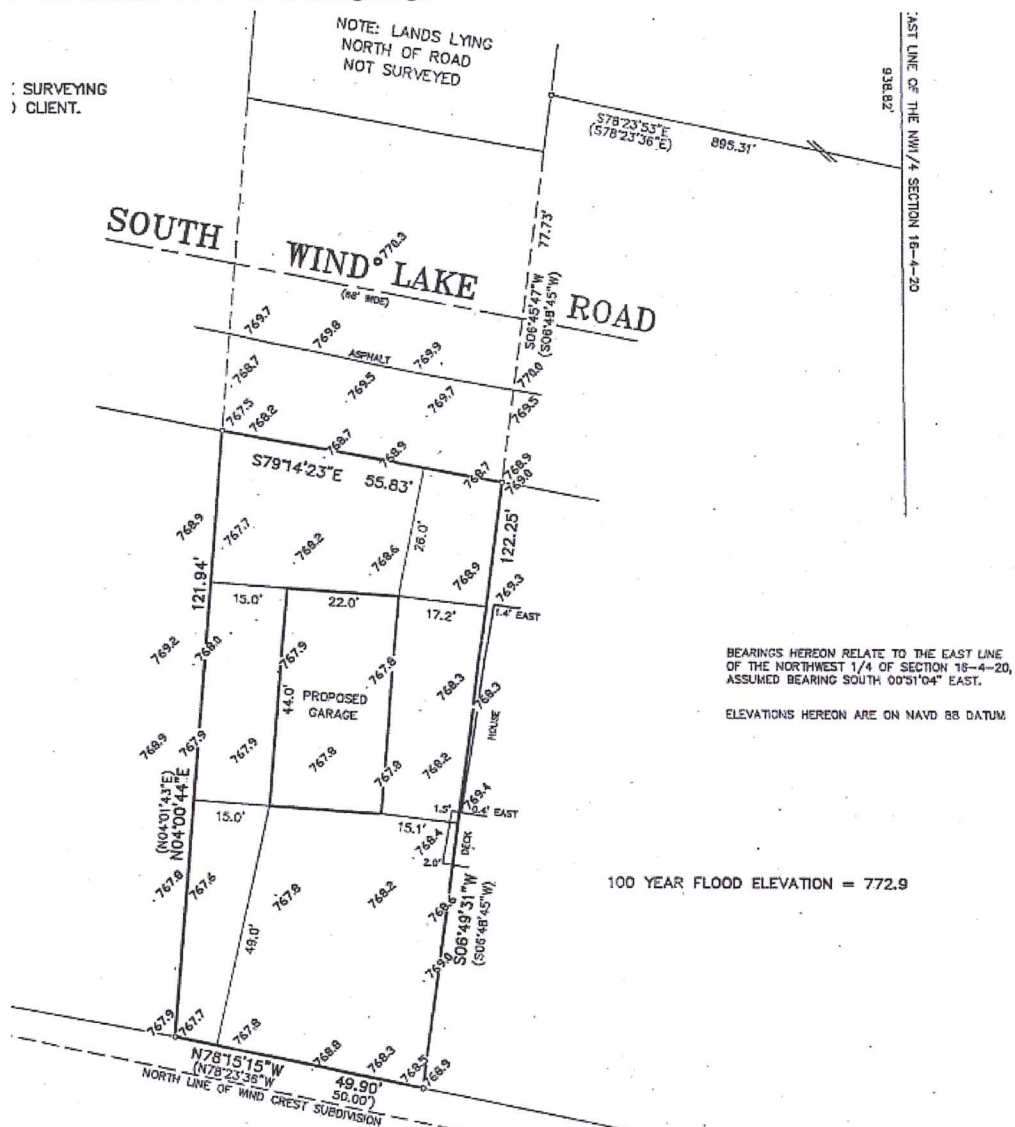
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Site Plan



SEC 16 - T4N - R20E

Town of Norway



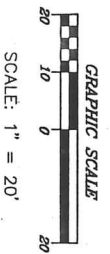
PLAT OF SURVEY
-OF-

THAT PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 20 EAST, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE SOUTH 00°51'04" EAST, ALONG THE EAST LINE OF SAID 1/4 SECTION, 938.82 FEET TO A POINT, THENCE NORTH 78°23'36" WEST, 895.30 FEET TO A 3/4 INCH IRON PIPE FOUND, SAID POINT BEING THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE SOUTH 06°48'45" WEST, 200.00 FEET TO A POINT; THENCE NORTH 78°23'36" WEST, 50.00 FEET TO A 3/4 INCH IRON PIPE FOUND; THENCE NORTH 04°01'43" EAST, 372.70 FEET TO A 2 INCH IRON PIPE FOUND ON THE MEANDER LINE OF WIND LAKE; THENCE SOUTH 81°58'32" EAST ALONG THE MEANDER LINE, 67.94 FEET TO A POINT; THENCE SOUTH 06°48'04" WEST, 175.00 FEET TO THE POINT OF BEGINNING, ALSO INCLUDING THOSE LANDS IN BETWEEN THE MEANDER LINE AND THE SHORE OF WIND LAKE, SAID LAND BEING IN THE TOWN OF NORWAY, COUNTY OF RACINE, AND STATE OF WISCONSIN, RESERVING THEREFROM, 66 FEET AS SHOWN FOR PUBLIC ROAD.

SURVEY FOR: KEN NIKOLAI
SURVEY ADDRESS: 25404 SOUTH WIND LAKE ROAD

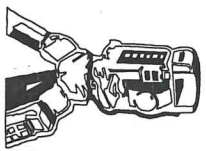
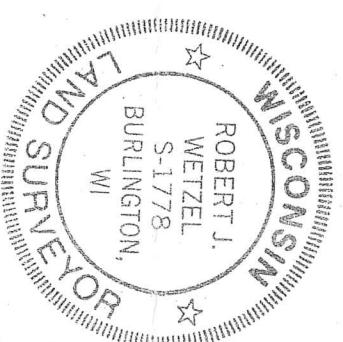
NOTE: ROAD RIGHT OF WAY AS SHOWN PER FOUND MONUMENTATION AND PREVIOUS SURVEY BY INTERLINE SURVEYING DATED 4/10/08 AS FURNISHED BY THE ABOVE NAMED CLIENT.

- LEGEND**
- ⊕ FOUND IRON BAR
 - FOUND IRON PIPE
 - ⊕ FOUND COUNTY MONUMENT
 - ⊕ CONCRETE/CAIP
 - ⊕ EXISTING ELEVATION
 - SET MASONRY NAIL



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, adjacent 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 guarantee the 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
\$41778

DRAWN BY:	RW	DATE:	02/10/2021
CHECKED BY:	BW/DW	DRAWING NO.:	10317D1
JOB NO.:	10317	SHEET	1 OF 1

RECEIVED

MAR 02 2021

RACINE COUNTY