

Owner: Kenneth + Michele Nikolai

Applicant/Age owners

Town: Norway

Zoning district(s): R-3/FFO

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.)

Request a shoreland / floodplain conditional use to place fill in the FFO, Urban Floodplain Fringe Overlay District and construct a 22' x 44' detached garage.

located across the street from
AT (site address): 25404 S. Wind Lake Rd

Subdivision: Lot(s): Block:

Parcel # 010042016024000 Section(s) 16 T 4 N R 20 E

If served by municipal sewer, check here: Sanitary permit #: N/A

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")
- N/A letter of agent status
- hearing/review fee (Fees are non-refundable, & re-publication/amendment fees will be charged where applicable.)
- N/A 3 SETS: landscaping/lighting plan
- 12 SETS: report/cover letter & operations plan
- N/A abutting property owners' names & mailing addresses other

print name: Ken + Michele Nikolai
address: 2131 Neptune Circle
Racine WI 53402

e-mail address: kennikolai@yahoo.com
telephone #: 262 497-7186

signed: [Signature]

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

- The property is all / partially located in the Wind Lake / Wind Lake Drainage Canal shoreland area.
- The project is all / partially located in the " " shoreland area.
- The property is all / partially located in the " " floodplain.
- The project is all / partially located in the " " floodplain.
- The property is all / partially located in the wetland.
- The project is all / partially located in the wetland.

Art VII Div. 3 shoreland, Art VIII Div. 8 Shoreland uses

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

Article VI, Division 5 R-3 Suburban Residential District (Sewered) Sec. 20-191 Substandard non-corr forming lots, Sec. 20-1908 Accessory uses and structures, Sec. 20-1115 Accessory regulations and Sec. 20-1595 Standards for development in the FFO

Shoreland contract: yes no
Public hearing date: May 17, 2021 Site plan review meeting date: N/A
Submittal received by: Janner Crute Date petition filed: 4-20-2021
cash or check #: 7733 amount received: \$ 520.00

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

COPY

PERMIT NO. _____
 DATE PERM. ISSUED _____

OWNER Kenneth + Michele Nikolai
 Mailing Address 2137 Neptune Circle

APPLICANT Same
 Mailing Address _____

City Racine State WI Zip 53404
 Phone (H) 262 497-7186 (W)

City _____ State _____ Zip _____
 Phone (H) _____ (W) _____

Parcel Id. # 010042016 024000

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

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 <input checked="" type="checkbox"/>	Principal Bldg. <input checked="" type="checkbox"/>	Size (<u>22'</u> x <u>44'</u>) (_____ x _____) (_____ x _____)
Addition <input type="checkbox"/>	Accessory <input checked="" type="checkbox"/>	Area (sq ft) (<u>968 ft²</u>) (_____) (_____)
Alteration <input type="checkbox"/>	Deck <input type="checkbox"/>	# of Units/Stories <u>1 / 1</u> Building Ht.-Avg. (ft.) <u>10'</u>
Conversion <input type="checkbox"/>	Sign <input type="checkbox"/>	Peak Ht. (ft.) <u>20'</u> 100-Yr. Floodplain Elev. <u>772.9</u>
Temporary <input type="checkbox"/>	Other <input type="checkbox"/>	Eave Ht. (ft.) <u>10'</u> Flood Protection Elev. <u>774.9</u>

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

Existing Nonconforming? <u>N/A</u> <input checked="" type="checkbox"/> * Yes <input type="checkbox"/> No <input type="checkbox"/>	Yard Setbacks	Proposed	OK?
*Structure's Fair Mkt Value \$ _____ Cumulative % _____	Street-1 st	<u>26.0'</u>	<u>Y</u>
*>50% of Fair Market Value? <u>N/A</u> <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 720 ft²</u>	
BOA Variance Needed? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date of Approval	_____	<u>allowed</u>
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 Kenneth L Nikolai Date 3-27-2022
 Cash/Check/CC Date # 7777 Print Name(s) _____

Shoreland Contract Fee Pd: \$ _____
 Cash/Check/CC Date # _____ Notes (revisions, extensions, etc.) _____

Zoning Permit Fee MAR 02 2021 Pd: \$ 85.00 Other: RACINE COUNTY _____
 Cash/Check/CC Date # _____ Zoning Administrator _____ (Staff Initials) JC

✓ if shoreland erosion review fee is included above Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER

PIN 010042016-024000

To whom it may concern.

We are proposing to build a detached garage across the street from our residence. We will use it to store personal items. Our house has no basement for storage.

Thank you.

Kenneth and Michele Nikolai

Color of garage will be in greys + white
to match our home.

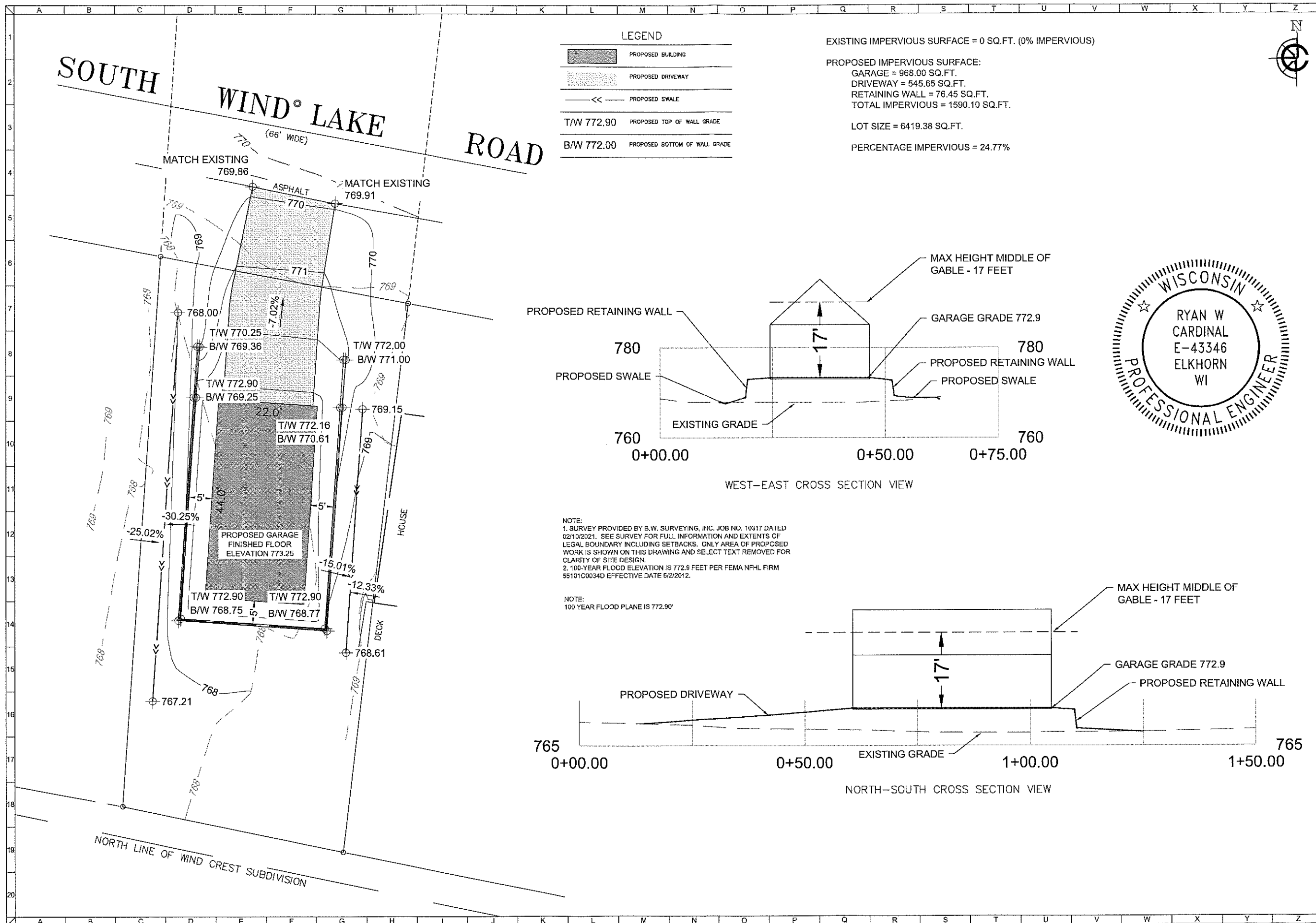
After all permits approved will be
Completed within 6 months

Sewered

RECEIVED

APR 20 2021

RACINE COUNTY



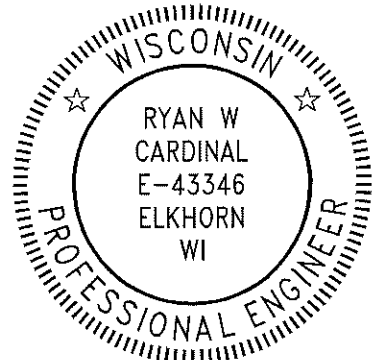
LEGEND

	PROPOSED BUILDING
	PROPOSED DRIVEWAY
	PROPOSED SWALE
T/W 772.90	PROPOSED TOP OF WALL GRADE
B/W 772.00	PROPOSED BOTTOM OF WALL GRADE

EXISTING IMPERVIOUS SURFACE = 0 SQ.FT. (0% IMPERVIOUS)

PROPOSED IMPERVIOUS SURFACE:
 GARAGE = 968.00 SQ.FT.
 DRIVEWAY = 545.65 SQ.FT.
 RETAINING WALL = 76.45 SQ.FT.
 TOTAL IMPERVIOUS = 1590.10 SQ.FT.

LOT SIZE = 6419.38 SQ.FT.
 PERCENTAGE IMPERVIOUS = 24.77%



NOTE:
 1. SURVEY PROVIDED BY B.W. SURVEYING, INC. JOB NO. 10317 DATED 02/10/2021. SEE SURVEY FOR FULL INFORMATION AND EXTENTS OF LEGAL BOUNDARY INCLUDING SETBACKS. ONLY AREA OF PROPOSED WORK IS SHOWN ON THIS DRAWING AND SELECT TEXT REMOVED FOR CLARITY OF SITE DESIGN.
 2. 100-YEAR FLOOD ELEVATION IS 772.9 FEET PER FEMA NFHL FIRM 55101C0034D EFFECTIVE DATE 5/2/2012.

NOTE:
 100 YEAR FLOOD PLANE IS 772.9'

CLIENT

NIKOLAI GARAGE PLAN
 TOWN OF NORWAY

PROPOSED PLAN

DESIGN

CARDINAL ENGINEERING LLC
 DESIGNING IN TRUE DIRECTIONS

1200 LA SALLE STREET
 LAKE GENEVA, WI 53147
 262-757-8178
 CARDINALENGINEERING.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE 1 IN=20 FT
 PROJECT NUMBER 21386
 DATE 4/21/2021
 PROJECT MGR RYAN CARDINAL, PE
 DRAWN BY RWC
 DESIGNED BY RWC

SHEET NUMBER
1 OF 1

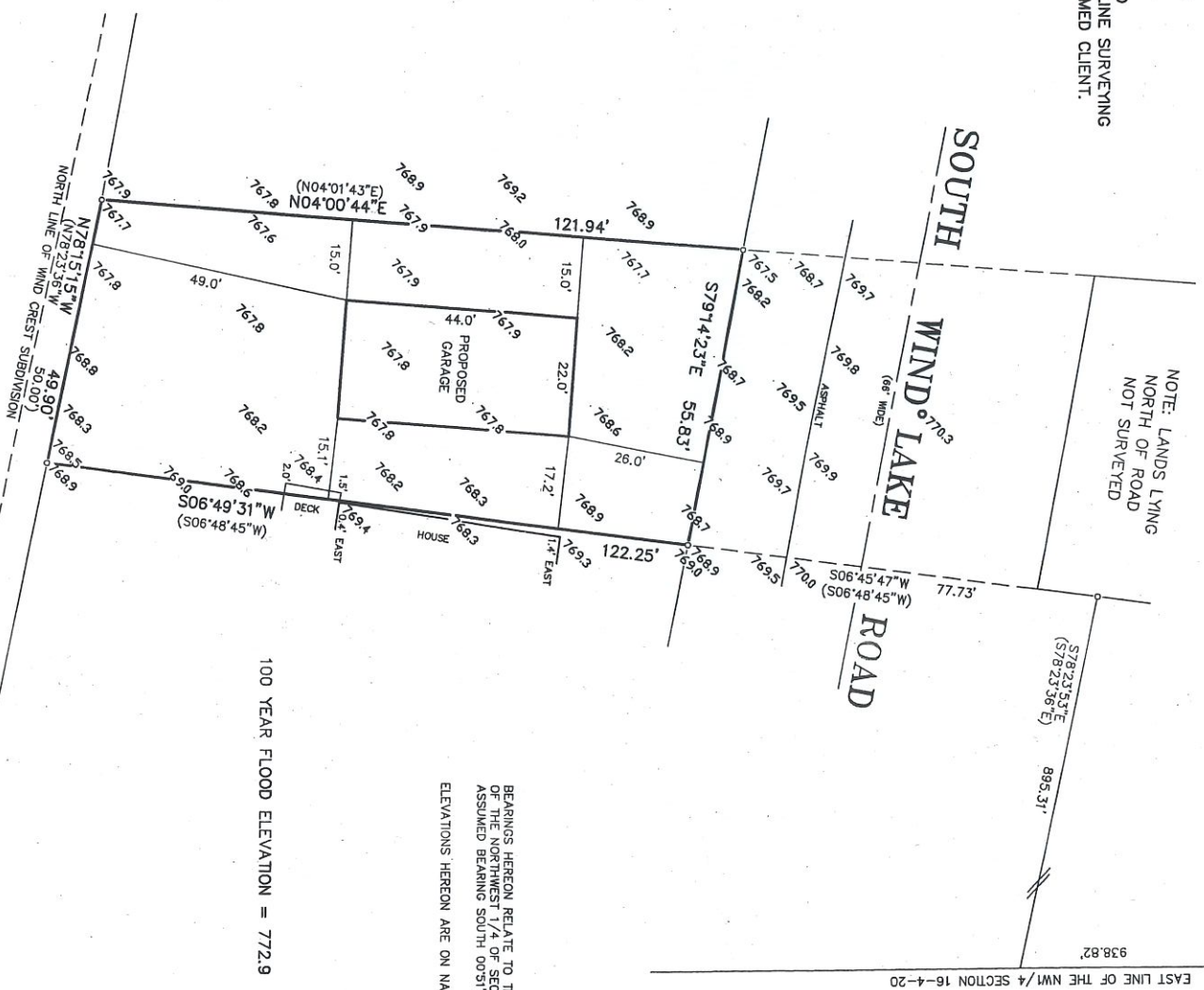
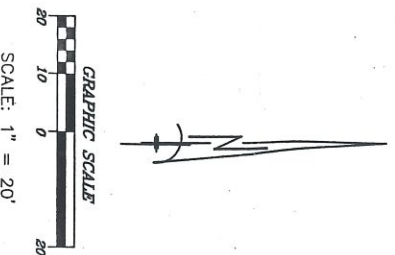
PLAT OF SURVEY
-OF-

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.

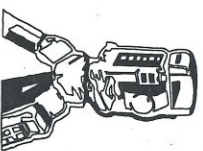
- LEGEND**
- ⌵ FOUND IRON BAR
 - FOUND IRON PIPE
 - ⊙ FOUND COUNTY MONUMENT CONCRETE/CAE
 - ⊙ EXISTING ELEVATION
 - ⊙ SET MASONRY WALL



BEARINGS HEREON RELATE TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 16-4-20, ASSUMED BEARING SOUTH 00°51'04" EAST. ELEVATIONS HEREON ARE ON NAVD 88 DATUM

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 guarantee the title thereto within one year from date hereof.

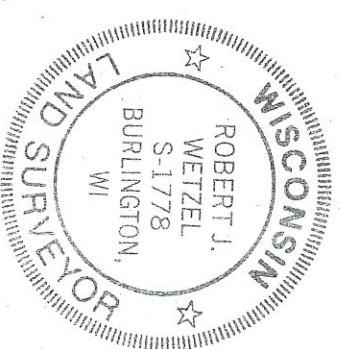
REFER TO A CURRENT TITLE REPORT FOR EASEMENTS OR RESTRICTIONS WHICH MAY AFFECT THE USE OF THIS SITE.



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
S-1778



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

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APR 20 2021

RACINE COUNTY