

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Racine County, Wisconsin

Owner: Michael & Karen Scasny
Town: Norwalk

Applicant/Agent: [Signature]
Zoning district(s): R-15

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 single family residence with an attached garage & covered front entry.

AT (site address): Sandy Point Dr
Subdivision: Sandy Point Subdivision Lot(s): 17 Block: 7
Parcel #: 110047009044000 Section(s): 9 T 4 N R 70 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.)
- 3 SETS: landscaping/lighting plan
- 12 SETS: report/cover letter & operations plan
- abutting property owners' names & mailing addresses
- other

print name: Michael Scasny #105 e-mail address: SCASNYMK@YAHOO.COM
address: 7250 S BALL PARK DR telephone #: 414-217-7167
FRANKLIN WI 53132

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 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.
- 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 8 R-15 Urban Residential Dist II; Art VII Div 7 Shoreland; Art VIII Div 8 Shoreland Uses; Sec 20-191 Substandard non-conforming lots; 20-1595 Standards for Development in the FFO

Shoreland contract: yes no
Public hearing date: June 21, 2021 Site plan review meeting date: N/A
Submittal received by: [Signature] Date petition filed: May 25, 2021
cash or check #: 6467 amount received: \$ 520.00

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

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER Mike Scasny
 Mailing _____
 Address 7250 S. Ballpark DR #105

APPLICANT Jewell Homes LLC
 Mailing _____
 Address 575 W17237 Janesville rd

Franklin WI 53132
 City State Zip

MUSKEGO WI 53150
 City State Zip

Phone (H) 414-217-7167 (W) _____

Phone (H) 262-971-1002 (W) _____

Parcel Id. # 010047009004000

Site Address Sandy point Dr

Municipality NORWAY Section(s) 9 Town 4 North, Range 30 East

Lot 12 Block 2 Subdivision Name SANDY point subdivision CSM # -

Proposed Construction/Use single family residence with attached garage & covered front entry

New Addition	<input checked="" type="checkbox"/>	Principal Bldg.	<input checked="" type="checkbox"/>	Size (Finished Area)	<u>46' x 39.04'</u>	(<u>1998</u> sq ft)	(<u>780</u> sq ft)	(<u>1</u> x <u>1</u>)	(<u>1</u> x <u>1</u>)	(<u>1</u> x <u>1</u>)
Alteration	_____	Deck	_____	# of Units/Stories	<u>2</u>	<u>1</u>	<u>1</u>	Building Ht.-Avg. (ft.)	<u>± 8th fl</u>	
Conversion	_____	Sign	_____	Peak Ht. (ft.)	<u>28' 11"</u>			100-Yr. Floodplain Elev.	<u>772.8</u>	
Temporary	_____	Other	_____	Eave Ht. (ft.)	<u>± 18'</u>			Flood Protection Elev.	<u>774.8</u>	

Contractor Jewell Homes LLC Est. Value w/Labor \$ 200,000 ZONING DISTRICT R-5

Existing Nonconforming?	N/A <input checked="" type="checkbox"/>	* Yes	_____	No	_____	Yard Setbacks	Proposed	OK?
*Structure's Fair Mkt Value \$	<u>N/A</u>	Cumulative %	_____	Street-1 st	<u>80.87'</u>		<u>yes</u>	
*>50% of Fair Market Value?	N/A <input checked="" type="checkbox"/>	Yes	_____	No	_____	Street-2 nd		
Structure in Shoreland? (per map)	Yes <input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	_____	Side-1 st	<u>9.07'</u>	<u>yes</u>
Structure in Floodplain? (per map)	Yes <input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	_____	Side-2 nd	<u>9.07'</u>	<u>yes</u>
Structure in Wetland? (per map)	Yes <input checked="" type="checkbox"/>	Yes	_____	No	<input checked="" type="checkbox"/>	Rear		
Substandard Lot?	Yes <input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	_____	Shore	<u>771.7'</u>	<u>yes</u>
Abutting Lot-Same Owner/Closely Related?	Yes <input checked="" type="checkbox"/>	Yes	_____	No	<input checked="" type="checkbox"/>	Total Acc. Structures		<u>1</u>
BOA Variance Needed?	Yes <input checked="" type="checkbox"/>	Yes	_____	No	_____	Date of Approval		
Conditional Use/Site Plan Needed? w/Shoreland	Yes <input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	_____	Date of Approval		
Shoreland Contract Needed?	Yes <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: \$ 570.00
 Cash/Check/CC Date # 10463

Shoreland Contract Fee Pd: \$ _____
 Cash/Check/CC Date # _____

Zoning Permit Fee Pd: \$ 500.00
 Cash/Check/CC Date # _____

Other: Pd: \$ _____

Michael Scasny
 Signature of Owner/Applicant Date 04-14-20

MICHAEL SCASNy
 (Print Name(s))

Notes (revisions, extensions, etc.) _____

[Signature]
 (Staff Initials)

if shoreland erosion review fee is included above Zoning Administrator

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

PIN 01004700-09-004000

Cover Letter Outline

1. Existing use: Raw land
2. Proposed use: Single family home
3. No employees, homeowner occupied residence
4. Construction start date of July 2021, completion January 2022
5. Sewered lot

Abutting homeowner information

Homeowner to West:

Elaine D Lecus

24510 Sandy Point Rd

Wind Lake WI 53185

Homeowner to East:

Robert and Susan Snyder

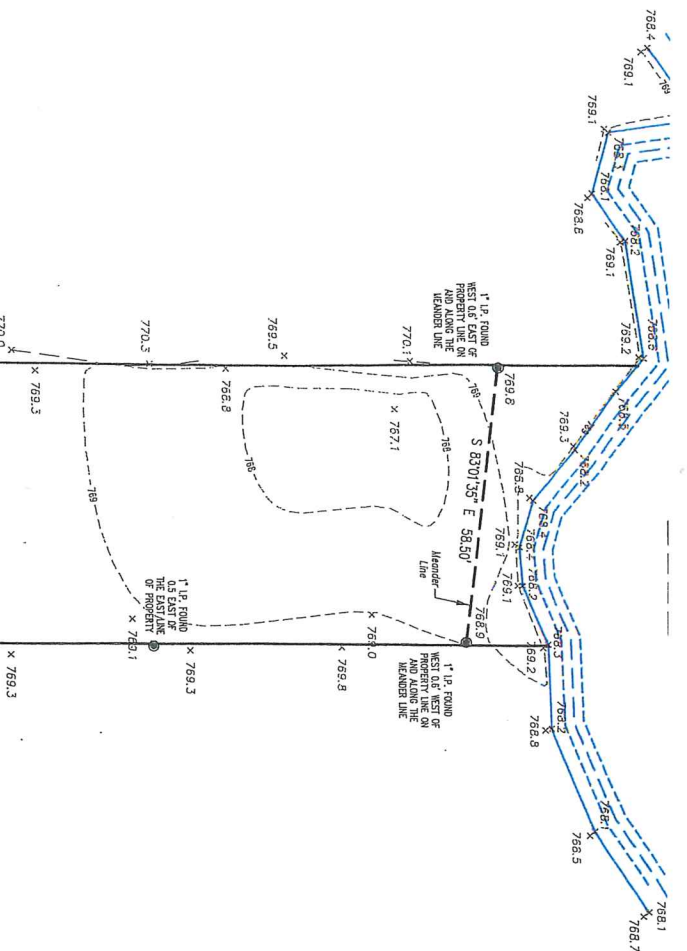
24502 Sandy Point Dr

Wind Lake, WI 53185

RECEIVED

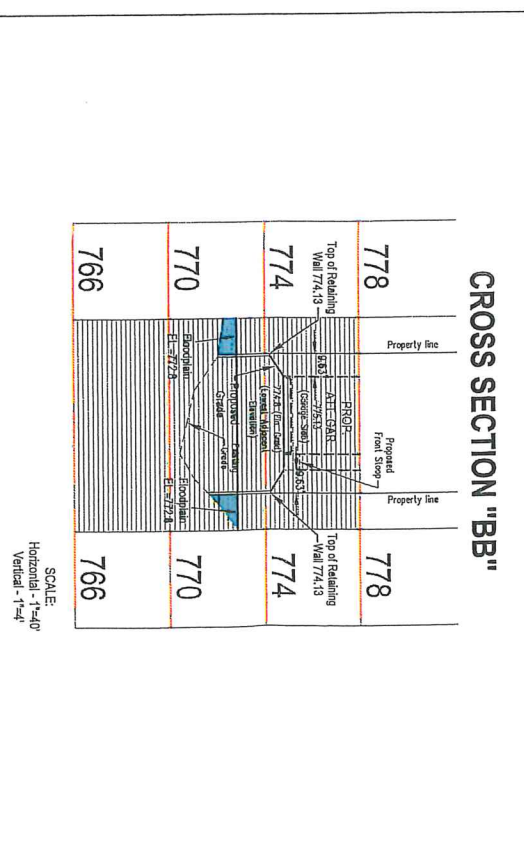
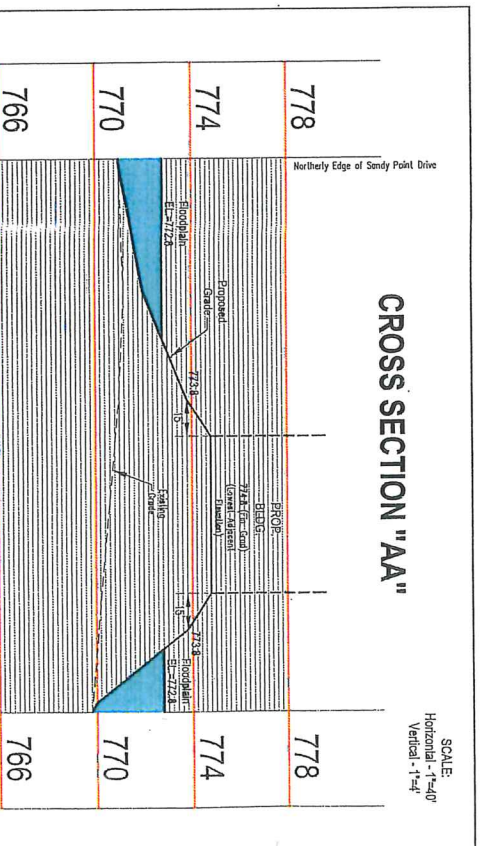
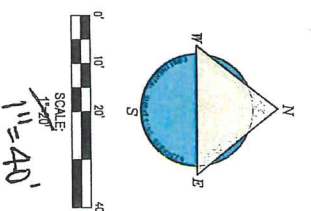
MAY 25 2021

RACINE COUNTY



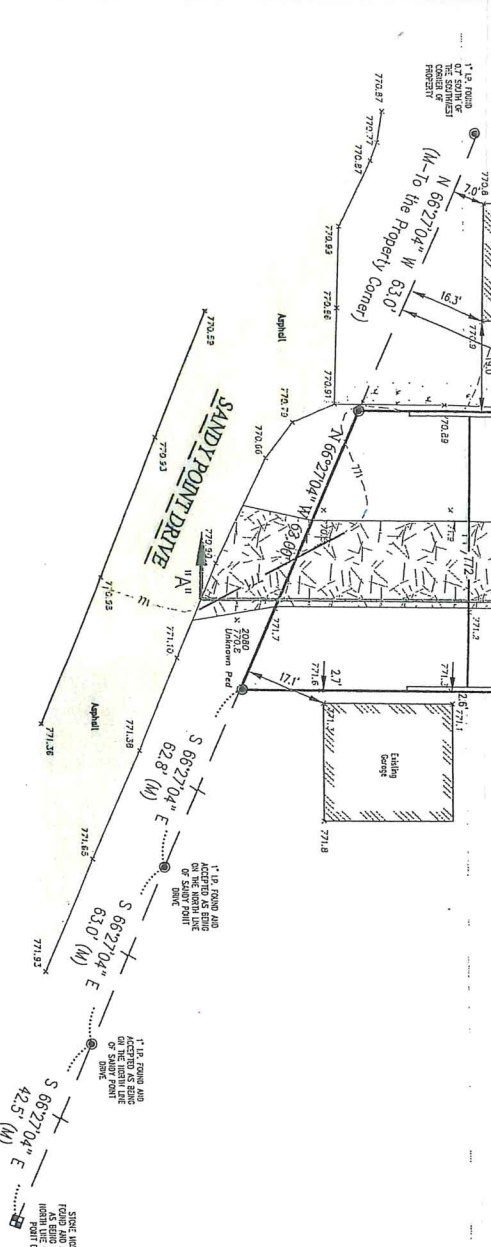
PROPOSED BUILDING NOTE:
 The proposed building (not an addition) is shown in blue. The building footprint is shown with a blue outline. The building footprint is shown with a blue outline. The building footprint is shown with a blue outline.

PROPOSED GRADES NOTE:
 The proposed grades are shown in blue. The proposed grades are shown in blue. The proposed grades are shown in blue. The proposed grades are shown in blue.



Conversion Table

Decimal	Inches
0.1	1/8"
0.2	1/4"
0.3	3/8"
0.4	1/2"
0.5	5/8"
0.6	3/4"
0.7	7/8"
0.8	15/16"
0.9	1 1/16"
1.0	1"
1.1	1 1/8"
1.2	1 1/4"
1.3	1 3/8"
1.4	1 1/2"
1.5	1 5/8"
1.6	1 3/4"
1.7	1 7/8"
1.8	1 15/16"
1.9	1 17/16"
2.0	2"



MENTAL EYING ICES LLC
 2059 Hwy 73, Suite X
 Richfield, WI 53076

CLIENT:
 Jewel Homes LLC

PROPERTY ADDRESS:
 Sandy Point drive
 Watertown,
 Wisconsin 53085

LEGAL NOTICE: UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND OR MAKING CHANGES OF ANY KIND MAP CONTINENTAL SURVEYING SERVICES LLC'S NAME, OR THE SURVEYOR'S NAME MAY BE A FEDERAL OFFENSE IN

NOTE: Guarantees and Title Policy
 No title policy has been provided and unless an ALTA/SUPERS Survey has been ordered this title shall

NOTE: Underground Utilities
 Location of Underground utilities are not part of the agreement made between the Surveyor and the client. The Surveyor shall not be responsible for the location of underground utilities.

Statement of Fieldbook Encroachments:
 A field book was prepared for this survey. The field book contains the names of the encroachments and the names of the owners of the encroachments. The field book is available for review by the client.



I HEREBY CERTIFY THAT I HAVE SUPERVISED THE WORK DESCRIBED ON THIS MAP AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF WISCONSIN. I HAVE REVIEWED THE RECORDS OF THE REGISTER OF DEEDS AS FAR AS THE SAME AFFECT THIS SURVEY AND I AM SURE OF THE CORRECTNESS OF THE DATA HEREON. I HAVE DENIES STATE OF LANDLORDS IN RECORDS TO SIGN

RECEIVED
 MAY 25 2021
 RACINE COUNTY

Rick R. Hillmann S-3005

REVISION TABLE			
NUMBER	DATE	REV. BY	DESCRIPTION
1-1	12/4/20	JDK	BID SET
1-2	5/25/21	JDK	PERMIT SET

575 W. 7237 Juncosville Rd, Ste 200
 Muskego, WI 53150
 262.971.1002 Office
 262.971.1001 Fax



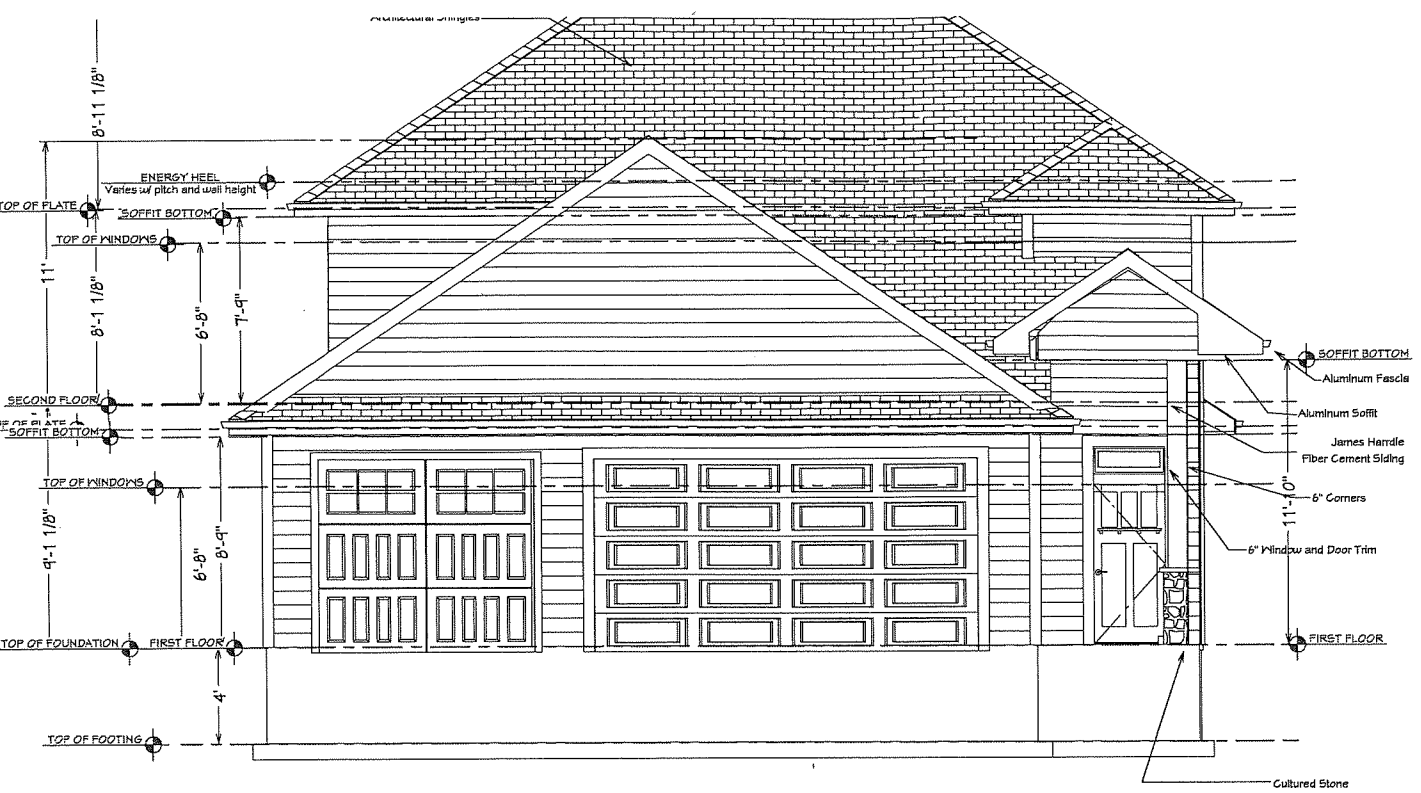
DATE:

5/25/21

SCALE

1/4"

SHEET



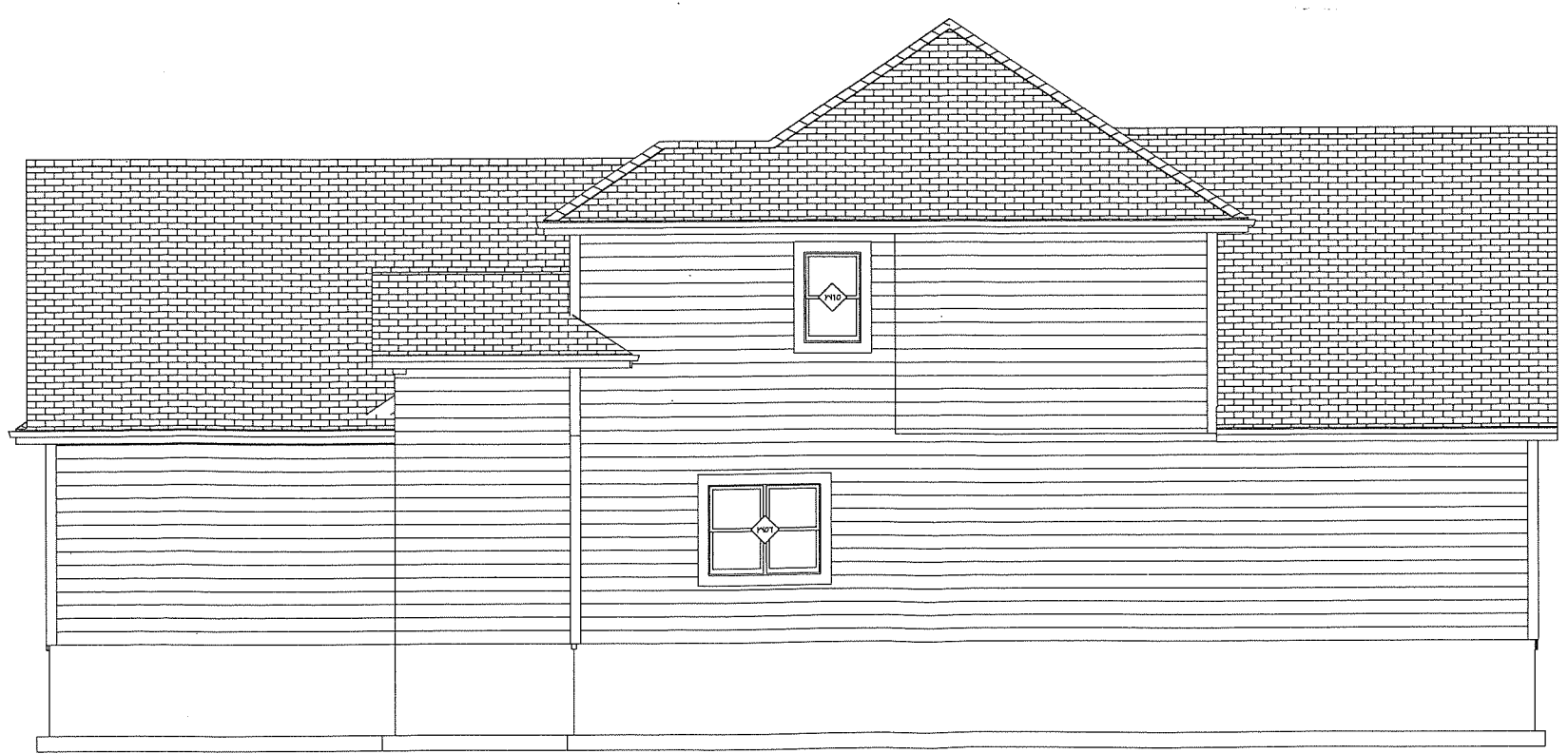
Elevation 1



Elevation 2



Elevation 3



Elevation 4