

Jeffrey and Tracie Losch  
APPLICATION FOR A VARIANCE/APPEAL

TEK Building and Remodeling  
Racine County, Wisconsin

Owner: Tracie & Jeff Losch  
Address: 25718 Portsmouth Road  
Wind Lake, WI 53185  
Phone (Hm) 414 517-3179 (Wk) ---

Applicant/Agent: Travis Krast  
Date petition filed: 6/17/21 Hearing Date: 8/3/21  
Municipality: Town of Portmy  
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: request a variance to allow a residence (not constructed per zoning permit approval) to remain in a non conforming location

at site address 25718 Portsmouth Road, Section 4, T 4 N, R 20 E  
Lot(s) 21 Blk 5 Subd/CSM Harbor Point Parcel Id.# 010042004163216  
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 residence (not constructed per zoning permit approval) has insufficient rear yard setback

Applicant is subject to: Article VI, Division 5, R-3 Suburban Residential District (Sewered); Section 20-11 Violations and Sec. 20-1017 Reduction or joint use

\_\_\_\_\_, 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 \_\_\_\_\_
- 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.

1) Explain how the Ordinance creates an unnecessary hardship and in the absence of approval no feasible use can be made of the property. The ordinance prevents the owners from investing in their property to increase the property + property tax values. A variance is requested so a substantial upgrade investment can be made to the property.

2) Describe the exceptional, extraordinary or unusual circumstances that are unique to this lot or structure. The original builder of the property violated the setback limit established by the developer and County of Racine. Other properties in the same subdivision were originally built in violation as well.

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. The most adjacent neighbor to the rear is not adversely impacted by the proposed ~~at~~ variance request as their property is elevated above our property with ample trees + landscaping between them.

4) Explain how the request is not based on economic gain or loss and is not self-imposed. Had the property been built to the correct setback limit originally, the variance request would be virtually inconsequential based on the additional space required to achieve the renovation addition to the property.

Owner/Applicant's Signature \_\_\_\_\_ Date 4/24/21

Fee paid: \$ 450.00 Check # 1851 (Payable to Racine County Planning) • Please attach required documentation

PLAT OF SURVEY

ACTION: Portsmouth Road, Norway, Wisconsin

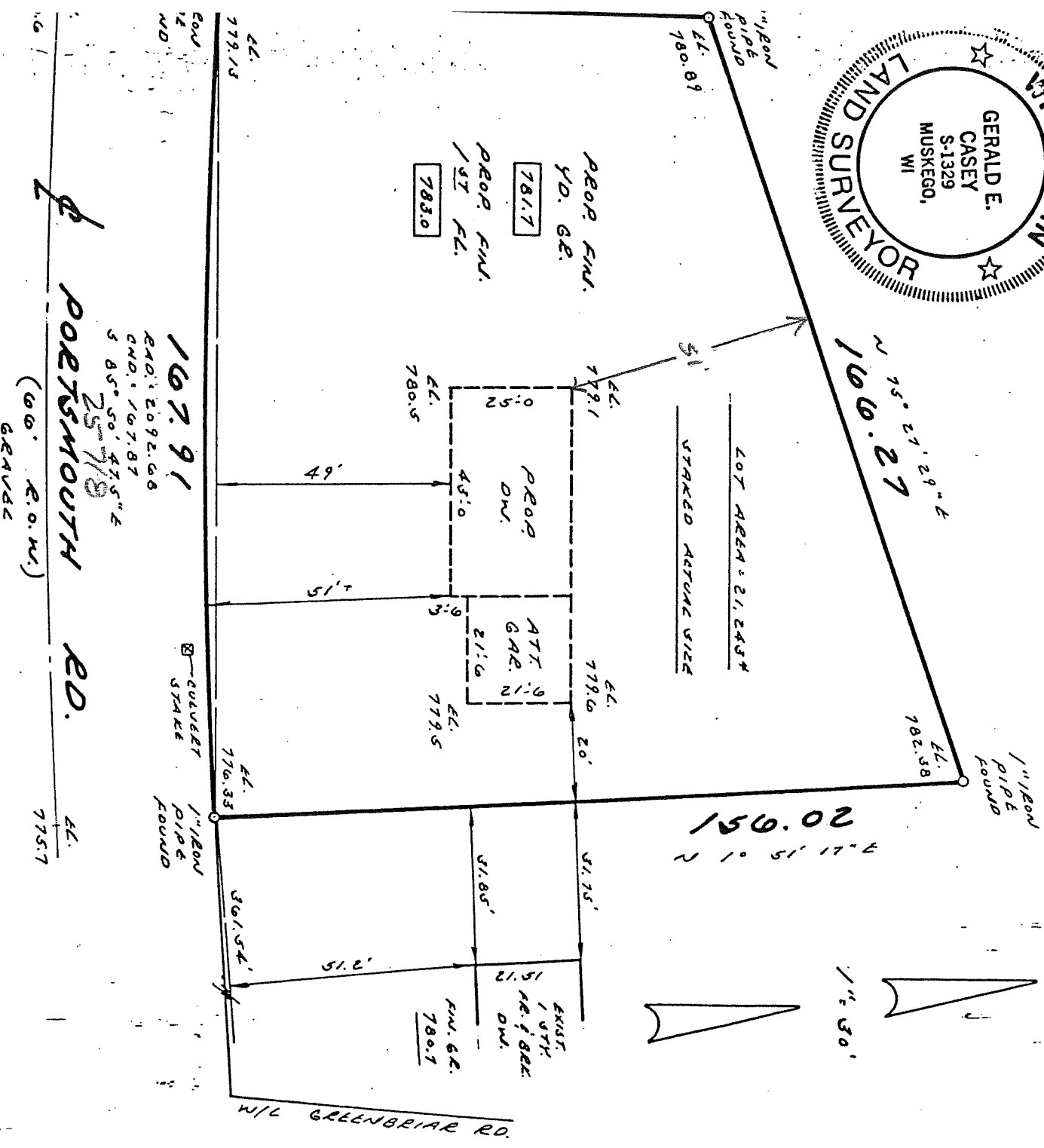
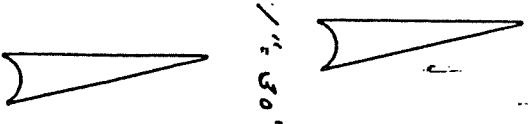
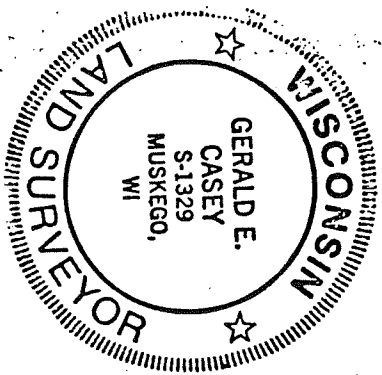
1987 Survey that was submitted for Zoning Permit

LEGAL DESCRIPTION: Lot 21 in Block 5 in HARBOR POINT SUBDIVISION, part of Government Lot 2, being part of the Northwest 1/4 of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4, Government Lot 3, being part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 and the Southeast 1/4 and the Northeast 1/4 of the Northwest 1/4; Government Lot 4, being part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 4, Town 4 North, Range 20 East, in the Town of Norway, Racine County, Wisconsin.

September 30, 1987

Survey No. 72167

308/17



TROPOLITAN SURVEY SERVICE, INC.

REGISTERED LAND SURVEYORS  
DREST HOME AVE., SUITE 107 HALES CORNERS, WI 53130  
529-5380

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE 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 AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THEREOF WITHIN ONE (1) YEAR FROM DATE HEREOF.

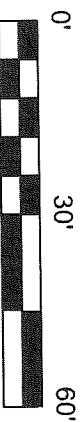
SIGNED

Gerald E. Casey  
Registered Land Surveyor S-1328

used finished yard, 1st floor or top  
undation grade shown on this  
ing is a suggested grade and  
ould be verified by the owner  
or the builder.

# Plat of Survey

Property Description: Document No. 2286925  
 Lot Twenty-one (21) in Block Five (5) in HARBOR POINT  
 SUBDIVISION, being a Subdivision of a part of the Northwest  
 One-quarter ( 1 / 4 ) and the Southwest One-quarter ( 1 / 4 ) of Section  
 Four (4), in Township Four (4) North, Range Twenty-two (22) East,  
 in the Town of Norway, County of Racine, State of Wisconsin.



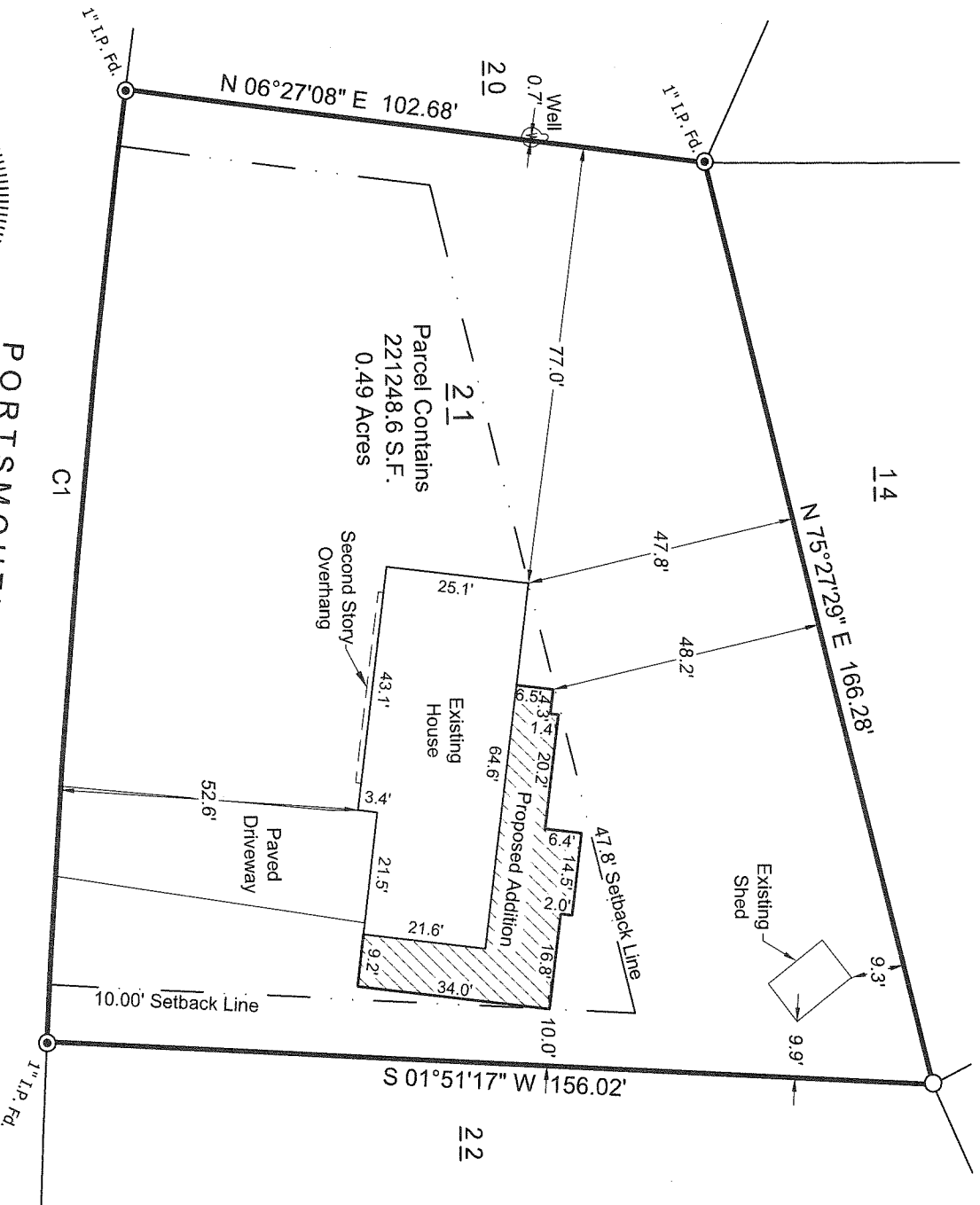
PREPARED FOR:  
 TEK Building & Remodeling  
 P.O. Box 270151  
 Milwaukee, WI 53227

PROPERTY ADDRESS:  
 25718 Portsmouth Rd  
 Wind Lake, WI 53185

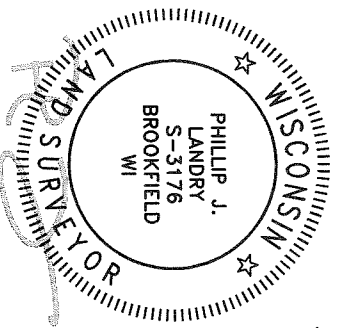
BEARINGS ARE REFERENCED TO  
 HARBOR POINT, NORTH LINE  
 LOT 21, BLOCK 5 BEARS N 75°27'29" E

- LEGEND**
- 3/4"x1/8" IRON ROD SET  
1.50Lbs./LINEAL FOOT
  - MONUMENT FOUND AS NOTED  
(Measured Outside Diam.)
  - ( ) INDICATES RECORDED AS  
DISTANCES ARE MEASURED TO THE  
NEAREST HUNDRETH OF A FOOT

- Notes:
1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
  2. Some features may be shown due to snow and ice.
  3. Field work completed on 02-18-21.



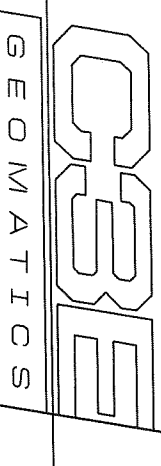
**C1 Curve Data**  
 RAD. = 2092.68'  
 ARC = 167.91'  
 CHD. = 167.87'  
 BRG. = N 85°50'47.5" W



**SURVEYORS CERTIFICATE**

I hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

Revised 06/08/21 revised proposed addition  
 Revised 04/05/21 to show proposed addition



18575 Brookfield Lake Drive • Unit 61  
 Brookfield, WI 53045 • (262) 312-1034  
 c3geomatics.com

Dated this 24th Day of February, 2021: Phillip J. Landry S-3176

Job# 21025