

APPLICATION FOR A VARIANCE/APPEAL

PH ITEM #3

Racine County, Wisconsin

Owner: Kelly & Erik Neuens

Applicant/Agent: Larry Zilske

Address: 25715 West Loomis Road
Wind Lake WI 53185

Date petition filed: 7/8/21 Hearing Date: 8/9/21

Municipality: Norway

Phone (Hm) _____ (wks) 847-641-1122

Zoning district(s): R-5

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 raze the existing residence and construct a single-family residence with full basement and covered porch/stairs

a minimum of thirty-three (33) feet of the lot does not abut upon a public street and at site address 25715 W. Loomis Rd, Wind Lake, WI 53185 Section 4, T 4 N, R 20 E

Lot(s) (E172) Blk - Subd/CSM L.T. Thompson Sub No. 2 Parcel Id.# 010 04200 4208000

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 single-family residence with full basement and covered porch/stairs will not have core area of living space measured at the ground floor, twenty (20) feet by twenty (20) feet in size and will have

Applicant is subject to: in sufficient side yard setbacks

Art VI Div. 8 R-5 Urban Residential District II, Sec. 20-191 Substandard nonconforming lots; Sec. 20-1017 Reduction or Joint Use and Sec. 20-102 Single family dwelling and Two family dwelling requirements Sec. 20-986 Site Restrictions, 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 Wind Lake
- Property is all partially located in the floodplain area of Wind Lake
- 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. Existing structure is not up to current building codes and renovation is not financially feasible or safe as confirmed by multiple contractors. Current structure will eventually deteriorate beyond livable standards without options to build a new residence on the lot
- 2) Describe the exceptional, extraordinary or unusual circumstances that are unique to this lot or structure. the current structure is only 18ft wide with 3ft between each side lot line. Lot is a partial lot and current structure was built around 1940.
- 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. New project will remain within current footprint and would only extend approximately 20ft towards the lake
- 4) Explain how the request is not based on economic gain or loss and is not self-imposed. We are looking to build a safe home that will support our growing family for many years to come. Improvement options not requiring a variance have been explored and determined not feasible.

Owner/Applicant's Signature: Larry Zilske Date: 8/30/21

Fee paid: \$ 450.00 Check # 7046 (Payable to Racine County Planning) *Please attach required documentation

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

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER Kelly & Erik Neuens
 Mailing Address 25715 West Loomis Road

APPLICANT Larry Zilske
 Mailing Address 2385 S. 179th Street

City Wind Lake State WI Zip 53185
 Phone (H) _____ (W) 847-641-1122

City New Berlin State WI Zip 53146
 Phone (H) _____ (W) 262-208-9939

Parcel Id. # 010042004208000 Site Address 25715 West Loomis RD Wind Lake

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

Lot (E102) Block - Subdivision Name L.T. Thompson Sub. No. 2 CSM # -

Proposed Construction/Use New Home - Single-Family residence with full basement and covered porch stairs

New	<input checked="" type="checkbox"/>	Principal Bldg.	<input checked="" type="checkbox"/>	Size (<u>62'-0" x 18'-2"</u>) (<u>16'-0" x 17'-2"</u>) (_____ x _____)
Addition	_____	Accessory	_____	Area (sq ft) (<u>2892</u>) (<u>272</u>) (_____)
Alteration	_____	Deck	<input checked="" type="checkbox"/>	# of Units/Stories <u>1 / 2</u> Building Ht.-Avg. (ft.) <u>29'-11 7/8"</u>
Conversion	_____	Sign	_____	Peak Ht. (ft.) <u>29'-11 7/8"</u> 100-Yr. Floodplain Elev. <u>772.8</u>
Temporary	_____	Other	_____	Eave Ht. (ft.) <u>21'-9 1/4"</u> Flood Protection Elev. <u>774.8</u>

Contractor Ware Design Build Est. Value w/Labor \$ 750,000 ZONING DISTRICT R-5

Existing Nonconforming?	N/A	* Yes	_____	No	_____	Yard Setbacks	Proposed	OK?
*Structure's Fair Mrkt Value \$	<u>N/A</u>	Cumulative %	_____	Yes	_____	Street-1 st	<u>117'</u>	<u>yes</u>
*>50% of Fair Market Value?	<u>N/A</u>	Yes	_____	No	_____	Street-2 nd	_____	_____
Structure in Shoreland? (per map)	_____	Yes	<input checked="" type="checkbox"/>	No	_____	Side-1 st Prop. Deck Stairs	<u>1.40'</u>	_____
Structure in Floodplain? (per map)	_____	Yes	_____	No	<input checked="" type="checkbox"/>	Side-2 nd Prop Res.	<u>2.4'</u>	_____
Structure in Wetland? (per map)	_____	Yes	_____	No	<input checked="" type="checkbox"/>	Rear	_____	_____
Substandard Lot?	_____	Yes	<input checked="" type="checkbox"/>	No	_____	Shore	<u>716.0'</u>	<u>yes</u>
Abutting Lot-Same Owner/Closely Related?	_____	Yes	_____	No	<input checked="" type="checkbox"/>	Total Acc. Structures	_____	_____
BOA Variance Needed?	_____	Yes	<input checked="" type="checkbox"/>	No	_____	Date of Approval	_____	_____
Conditional Use/Site Plan Needed?	_____	Yes	_____	No	<input checked="" type="checkbox"/>	Date of Approval	_____	_____
Shoreland Contract Needed?	_____	Yes	<input checked="" type="checkbox"/>	No	_____	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
 Cash/Check/CC Date # 202106

Shoreland Contract Fee Pd: \$ 250.00
 Cash/Check/CC Date # _____

Larry Zilske 6/30/21
 Signature of Owner /Applicant Date
 Larry Zilske
 Print Name(s)

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

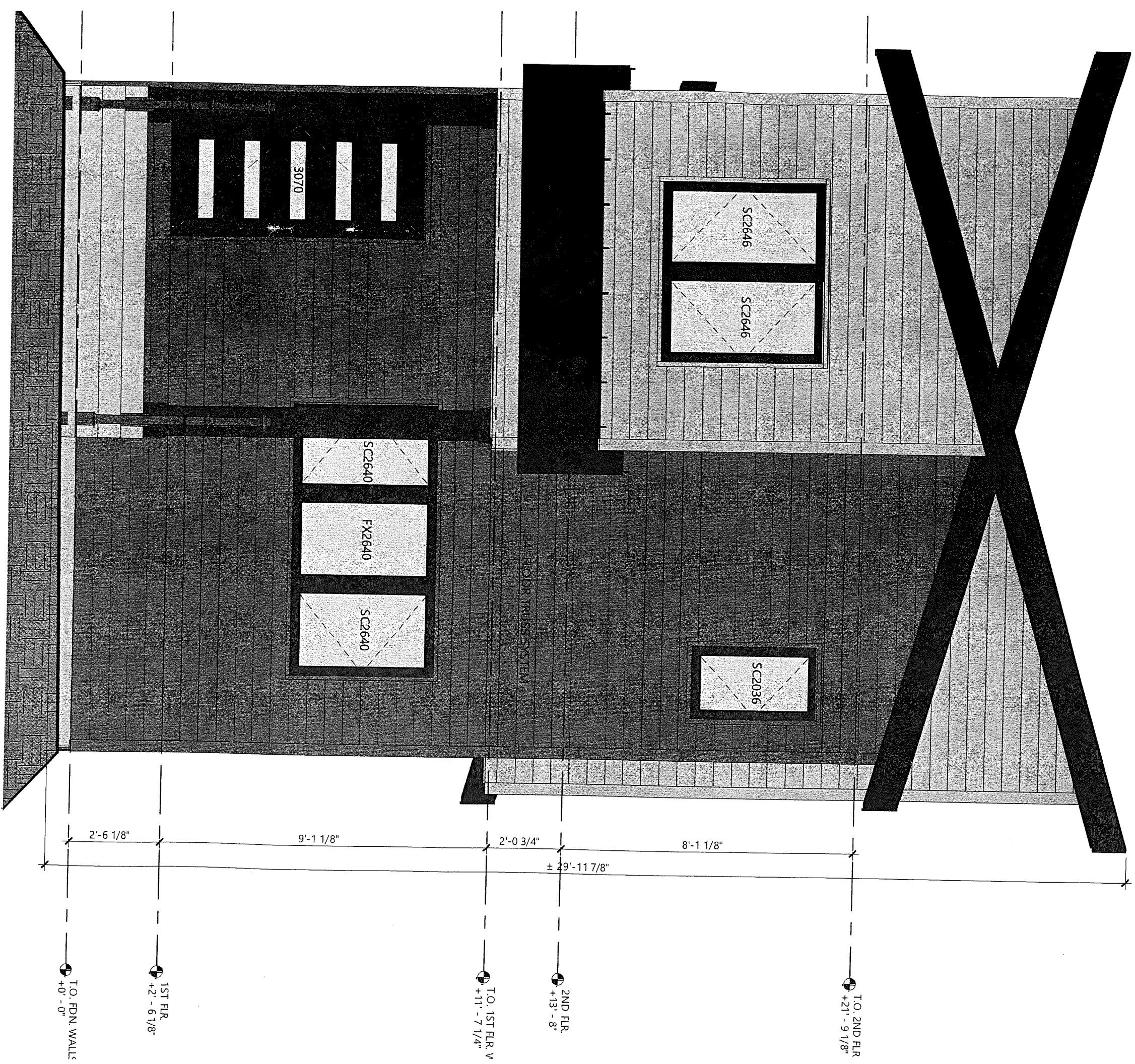
Other: _____ Pd: \$ _____

Notes (revisions, extensions, etc.)
SMR

if shoreland erosion review fee is included above Zoning Administrator (Staff Initials)

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

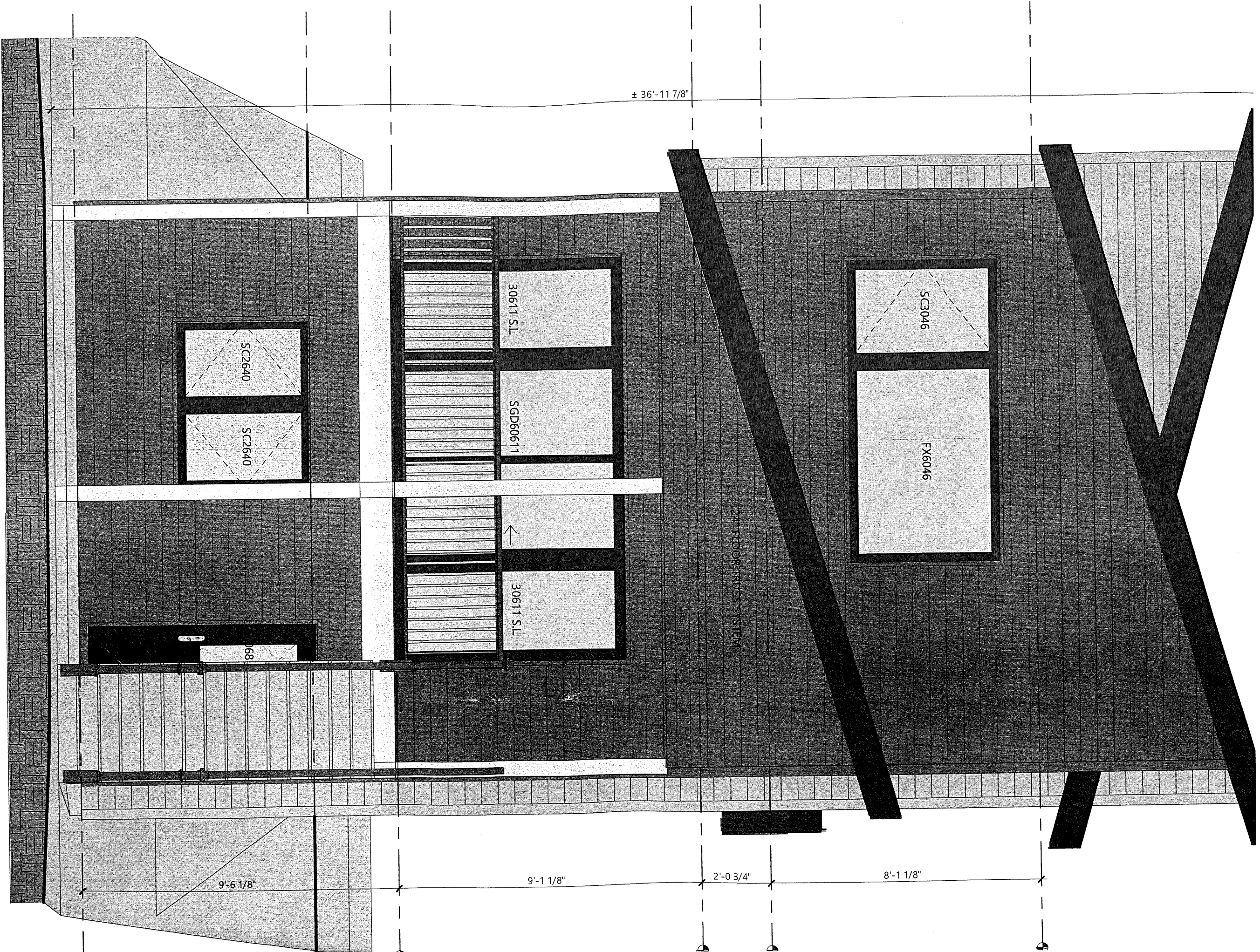
PIN 010042004208000



1

NORTH ELEVATION

SCALE: 3/8" = 1'-0"



2

SOUTH ELEVATION

SCALE: 3/8" = 1'-0"