

PH ITEM #4

APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

Owner: Deborah Gamm
Address: 7922 S. Loomis Rd
Wind Lake, WI 53185
Phone (Hm) 414 252 4218 (Wk) 262 895 7300

Applicant/Agent: Deborah Gamm
Date petition filed: 7/8/21 Hearing Date: 8/3/21
Municipality: NORWALK
Zoning district(s): B-7

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 allow a detached garage (not razed per. 2012 conditional use approval) to remain in a nonconforming location

at site address 7922 S. Loomis Road, Section 8, T 4 N, R 20 E
Lot(s) 7 Blk - Subd/CSM 78 Parcel Id.# 010042008047003

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 detached garage (not razed per. 2012 conditional use approval) has insufficient setback to the principal structure

Applicant is subject to: Art. VI, Div. 18 B-3 Commercial Service District; Sec. 20-11 Violations; Sec. 20-1017 Reduction or Joint Use 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
- N/A Project is all/partially located in the shoreland area of N/A
- 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. 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. see attached

2) Describe the **exceptional, extraordinary or unusual circumstances** that are unique to this lot or structure. see attached

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. see attached

4) Explain how the request is not based on **economic gain or loss** and is not self-imposed. see attached

Owner/Applicant's Signature [Signature] (husband) Date 7-8-21

Fee paid: \$ 450.00 Check # 10871 (Payable to Racine County Planning) •Please attach required documentation

TOWN OF NORWAY

RACINE COUNTY, WI
6419 HEG PARK ROAD
WIND LAKE, WI 53185

Town Clerk 262-895-6335
Treasurer 262-895-2463
Bldg. Insp. 262-895-2732
Fax # 262-895-6601

July 13, 2021

Brian Jensen
Development Services
Ives Grove Office Complex
14200 Washington Ave.
Sturtevant, WI 53177

Re: Town of Norway Letter of support for Deborah Gamm, owner of Badlander's Pub & Grill,
7922 S. Loomis Rd. Wind Lake, WI 53185. Parcel #010-04-20-08-047-003

Dear Brian,

At the July 12, 2021 Town Board meeting, the board approved this Letter of Support to allow the garage to remain on the property located at 7922 S. Loomis Rd., Wind Lake, parcel #010-04-20-08-047-003.

If you have any questions, please contact me at 262-895-6335 or by email at clerk@townofnorway.org.

Sincerely,


Patricia Campbell
Clerk

Cc: Deborah Gamm, Owner
Sarah Reed, Racine County
Ben Peters, Town of Norway

RECEIVED

JUL 13 2021

RACINE COUNTY

To Whom It May Concern:

When we applied for and received the permit and conditional use in 2012, we were assured by David Hendricks, the town building inspector, that we would not need to raze the garage as it had never been 10 feet from the tavern building to begin with and was grandfathered in. At the time of construction, the tavern and garage. We were advised by Mr. Hendricks that we were in compliance with the building code and no further action was necessary. We are requesting this variance for not only that reason but because:

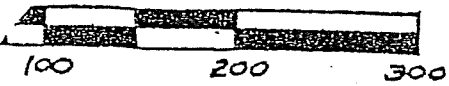
1. The building is in excellent condition as we have spent several thousand dollars in the last 9 years to make several improvements including but not limited to siding, roofing, gutters and new garage door.
2. The building serves as storage for the restaurant and bar, we would be forced to build another structure to accommodate the storage needs of the business.
3. The building is also a noise and sight buffer between the outside bar and the residences in the area. We have had zero complaints from any of our neighbors and in fact, we have received several compliments on how attractive the building is compared to when we bought the business.
4. The building has been there for the 17 years that I have owned the property and for much longer prior to that.
- 5.

The substantial detriment to the adjacent property would be that the residents behind us would be exposed to the sights and sounds of the business. While we are primarily a restaurant, we do have bar patrons that can be louder and we value that building very much as a noise buffer.

This request is not based on economic gain because we do not rent out any of the space in the garage not do we make any income from it at all. This is also not self imposed because we bought the property with the existing buildings which were not 10 feet apart from the onset.

NE of 1/4 SECTION
 S 88° 36' 05" E.

E 1" = 150'

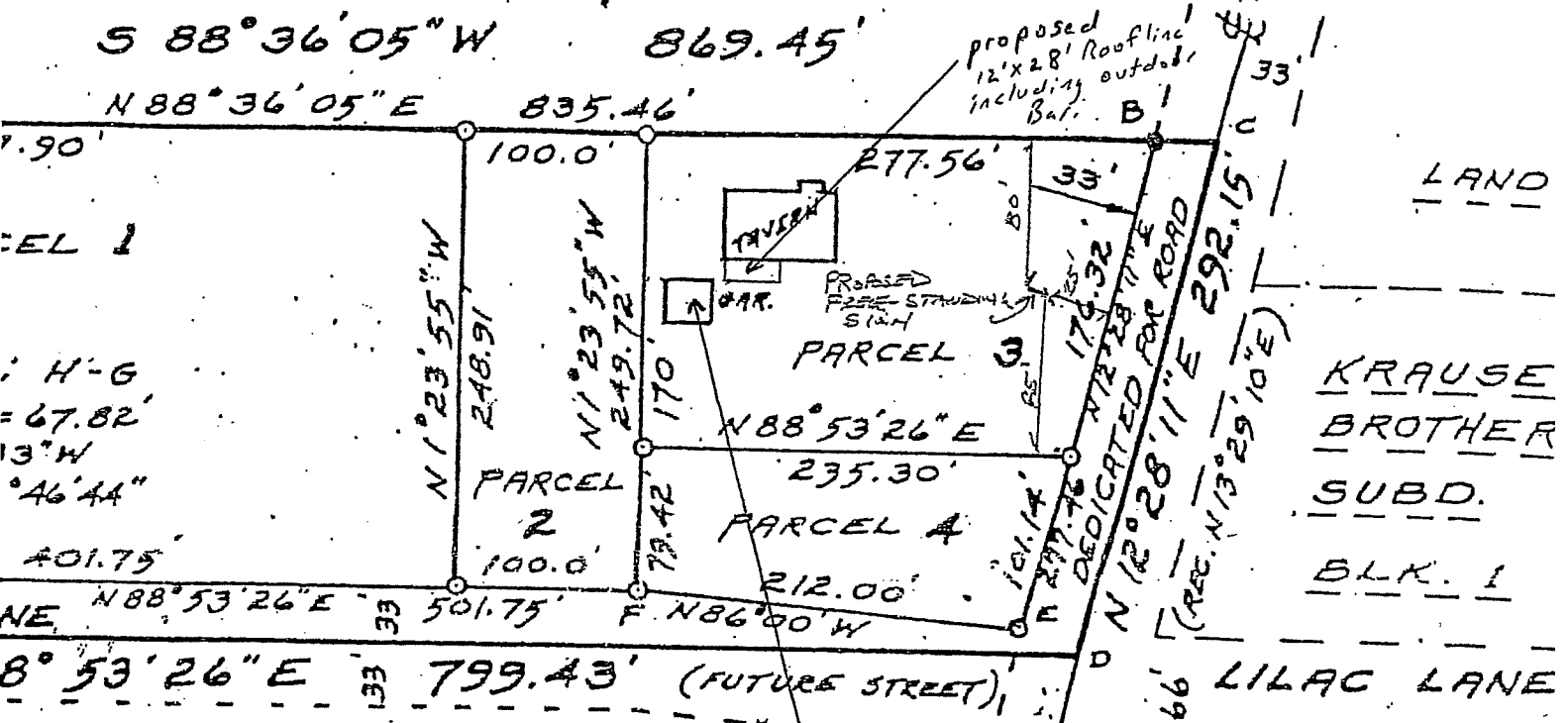


- - DENOTES 2" x 30" IRON PIPE WEIGHING 3.65 LBS. PER LIN. FT.
- - DENOTES 1" x 24" IRON PIPE WEIGHING 1.13 LBS. PER LIN. FT.

NE CORNER OF THE 1/4 SEC. 8 - COORDINATES 307,712.2, 493,878.1 CAST IRON WITH BRASS

1" = 100'

LANDS



LAND

KRAUSE BROTHER SUBD. BLK. 1

66 LILAC LANE

LANDS

PRESENTLY



To Be razed per owner

FOUND 2" IRON PIPE

LOT AREAS:

PAR. 1	112,170.53
PAR. 2	24,916.00
PAR. 3	43,757.29
PAR. 4	19,947.58

BLK. 2

[Signature]
 31512012

OLD LOOMIS ROAD

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yed,
 hat
 t 1/4 of

4 North, Range 20 East, in the Town of Norway, Racine
 o-wit:

northeast corner of said 1/4 Section; thence South 88° 36' North line of said 1/4 Section 22.44 feet; thence South 12° the centerline of Old Loomis Road, 352.64 feet to the pair South 88° 36' 05" West and parallel with the north line 59.45 feet to a point, said point being the northeast of land recorded on January 12, 1968 in Volume 071 - 5

Wind Lake Volunteer Fire Company, Inc.
7857 S Loomis Rd
Wind Lake WI 53185
262-895-7533
www.WindLakeFireDepartment.org

Date: July 7, 2021

To: Badlanders, 7922 S. Loomis Rd. (Deb Gamm).

Subject: Variance.

Ms. Gamm,

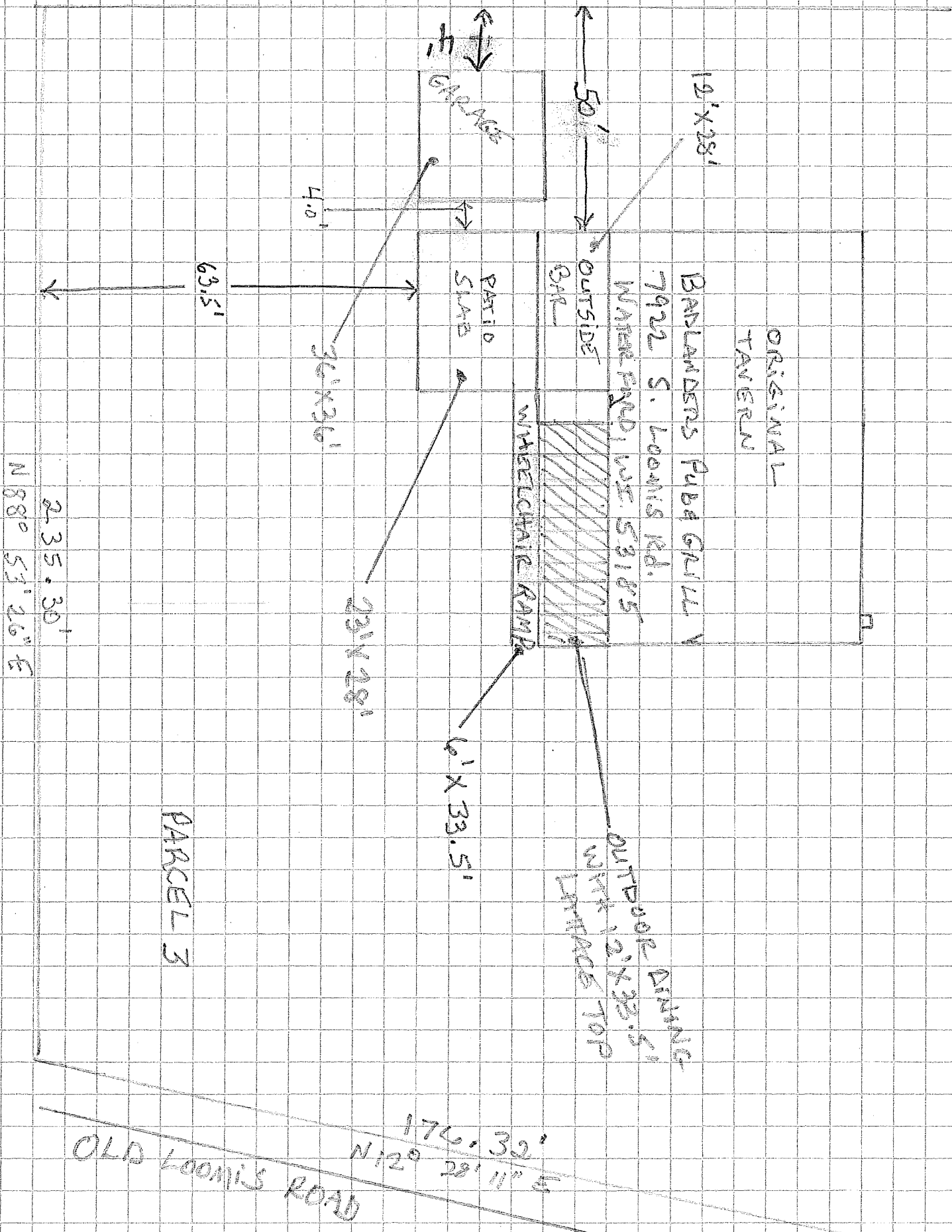
Upon review of previous fire inspection records of your property, the Wind Lake Volunteer Fire Company does not see any reason that you should not receive a variance for the out building, for your cold storage items, I believe that the very few minor violations that you have had, you repaired or replaced all items, in a timely manner. Should you have any questions, please contact us.

Sincerely,

Willy R. Ellertson

Willy R. Ellertson

Fire Inspector.



Abutting Property owners & Across the St.

Name	Address	City	State	Zip
Lee & Kari Spitz	7910 S. Loomis	Wind Lake	WI	53185
Kulchar-Fohr Post 8343	7934 S. Loomis	Wind Lake	WI	53185
Georgiann Bosanoe	26532 Lilac Lane #1	Wind Lake	WI	53185
Richard R Caveney	320 W Woodside Drive	Hales Corners	WI	53130
Kivisto Investments LLC	8626 Country View Lane	Burlington	WI	53105
South East Telephone Co of WI	525 Junction Road	Madison	WI	53717
Leslie Kreig	26602 Lilac Lane #12	Wind Lake	WI	53185
Christine Dobesh	26632 Richard Dr	Wind Lake	WI	53185
Joshua Rotzoll	26602 Lilac Lane #14	Wind Lake	WI	53185
B&B Investments of Rhinelander	N152S8017 Mystic Drive	Muskego	WI	53150
Jennifer Dickinson	26602 Lilac Lane #16	Wind Lake	WI	53185
Marc Addis	W12239 County Road GG	Hancock	WI	54943

RECEIVED

MAR 15 2012

RACINE COUNTY

