

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

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER James and Deborah Liadis
 Mailing _____
 Address 5515 W Warwick Av.

APPLICANT Custom Craft Carpentry Inc
 Mailing _____
 Address 627 E Main ST

Chicago Illinois 60641
 City State Zip
 Phone (H) 773-870-0036 (W) 872-227-1273

Waterford WI 53185
 City State Zip
 Phone (H) 414-659-5026 (W) 414-659-5026

Parcel Id. # 010-04-20-16-030-000 Site Address 25430 south Windlake Rd Windlake WI 53185

Municipality Town of Norway Section(s) 16, Town 4 North, Range 20 East

Lot 9 Block _____ Subdivision Name _____ CSM # _____

Proposed Construction/Use 28' x 34' Garage Use for storage of boat and yard tools.

New	<input checked="" type="checkbox"/>	Principal Bldg.	_____	Size (<u>28</u> x <u>34</u>) (_____ x _____) (_____ x _____)
Addition	_____	Accessory	<input checked="" type="checkbox"/>	Area (sq ft) (<u>952</u>) (_____) (_____)
Alteration	_____	Deck	_____	# of Units/Stories <u>1</u> / _____ Building Ht.-Avg. (ft.) <u>14'-2"</u>
Conversion	_____	Sign	_____	Peak Ht. (ft.) <u>14'-2"</u> 100-Yr. Floodplain Elev. <u>772.8</u>
Temporary	_____	Other	_____	Eave Ht. (ft.) <u>9'-1 1/8"</u> Flood Protection Elev. <u>774.8</u>

Contractor Custom Craft Carpentry Inc Est. Value w/Labor \$ 64,000.00 **ZONING DISTRICT** R-3, R-5

Existing Nonconforming?	N/A	<input checked="" type="checkbox"/> * Yes	No _____	Yard Setbacks	Proposed	OK?
*Structure's Fair Mrkt Value \$	_____	Cumulative %	_____	Street-1 st 25'	<u>51.30</u>	yes
*>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"/>	No _____	Side-1 st 10'	<u>10.70</u>	yes
Structure in Floodplain? (per map)	_____	Yes <input checked="" type="checkbox"/>	No _____	Side-2 nd 10'	<u>10.72</u>	yes
Structure in Wetland? (per map)	_____	Yes _____	No <input checked="" type="checkbox"/>	Rear 25'	<u>26.08</u>	yes
Substandard Lot?	_____	Yes <input checked="" type="checkbox"/>	No _____	Shore	_____	_____
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 <input checked="" type="checkbox"/>	No _____	--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: \$ 450⁰⁰

Cash/Check # 9110

[Signature] President 09/08/2021
 Signature of Individual/Corporation Pres. or Sec./Partner - Date

Shoreland Contract Fee Pd: \$ _____

Cash/Check # _____

Custom Craft Carpentry Inc / Gary Tenfel
 Print Name(s)

Zoning Permit Fee Pd: \$ 85,00

Cash/Check # _____

Notes (revisions, extensions, etc.)

Other: _____ Pd: \$ _____

✓ if shoreland erosion review fee is included above Zoning Administrator

RECEIVED (Staff Initials) Jcc

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

SEP 09 2021
 RACINE COUNTY

PIN 010-04-20-16-030-000

APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

Owner: Liadis, James and Debbie

Applicant/Agent: Custom Craft Carpentry Inc / Gary Tenfel

Address: 5515 W. WARWICK AVE
Chicago, IL 60641

Date petition filed: 09/09/21 Hearing Date: 10/05/21

Municipality: Town of Norway

Phone (Hm) 773-870-0036 (Wk) 872-227-1273

Zoning district(s): R-3, 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 CONSTRUCT A 28' X 34' detached garage

ACROSS THE STREET FROM
at site address 25430 south Windlake Rd Windlake WI 53185, Section 16, T 4 N, R 20 E Lot(s) 9 Blk Subd/CSM Parcel Id.# 010-04-20-16-030-000

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 detached garage will be located on a parcel of land without the presence of a principal structure and will exceed the maximum aggregate total footprint area.

Applicant is subject to: Article VI, Division 5 R-3 Suburban Residential District (Sewered); Section 20-191 Substandard Nonconforming Lots; Section 20-1008 Accessory Uses and Structures and Section 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 Windlake
Project is all/partially located in the shoreland area of Windlake
Property is all/partially located in the floodplain area of Windlake
Project is all/partially located in the floodplain area of Windlake
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.

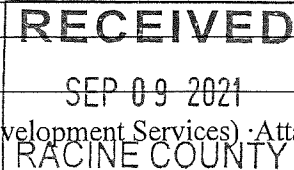
1) Explain how the Ordinance creates an unnecessary hardship and in the absence of approval no feasible use can be made of the property. Only one residence for this lot and with South Windlake Rd Dividing the lot makes the lot across the street to only accept an accessory building which what was applied for. With road being a natural division of property, this makes the lot not have an average of 65' wide or minimum area of 10,000 square foot for residential home.

2) Describe the exceptional, extraordinary or unusual circumstances that are unique to this lot or structure. Many other properties in the vicinity of this property have accessory buildings (garages) across street from there residential homes. This is an ideal lot for a garage as like the other s they store their boats in them. Not to be an eye sore.

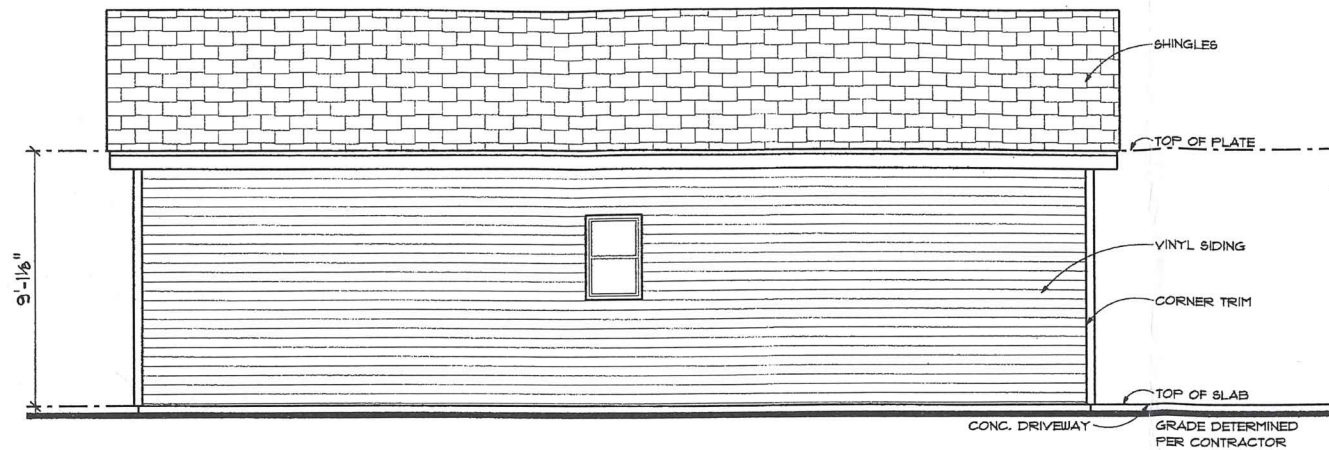
3) Describe how the approval would not create substantial detriment to adjacent property or materially impair or be contrary to the purpose and spirit of zoning or the public interest. This garage would be very similar to adjacent properties so there will be no negative impact on those properties. This garage would give storage to the boats and trailers that now sit outside

4) Explain how the request is not based on economic gain or loss and is not self-imposed. The property is being built to become a primary residence with no intention to sell. Properties in this area have been divided by the road for many years. This garage they would like to use it for boats and there trailers

Owner/Applicant's Signature [Signature]
Fee pd: \$ 450.00 Ck # 9110 (Payable to Racine County Development Services)

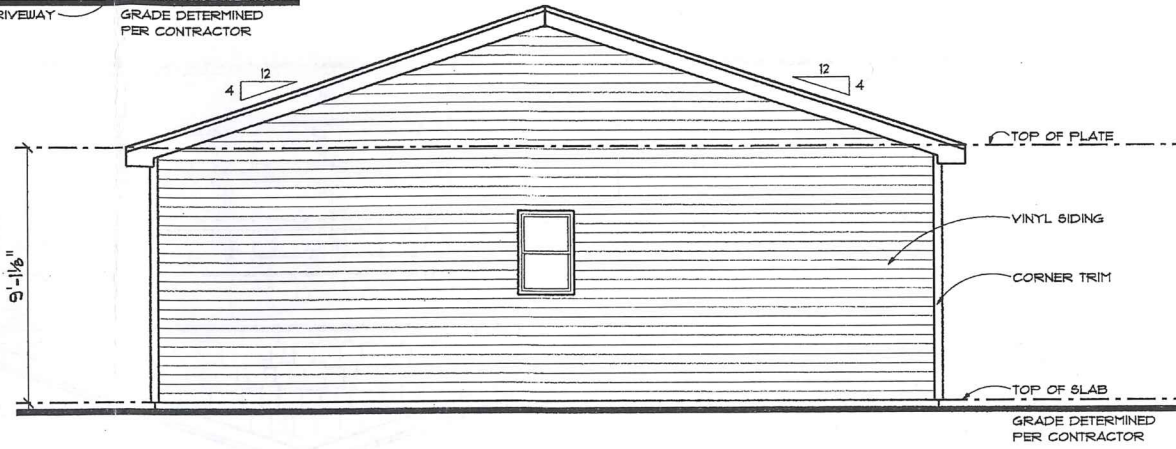


Date 09/08/2021



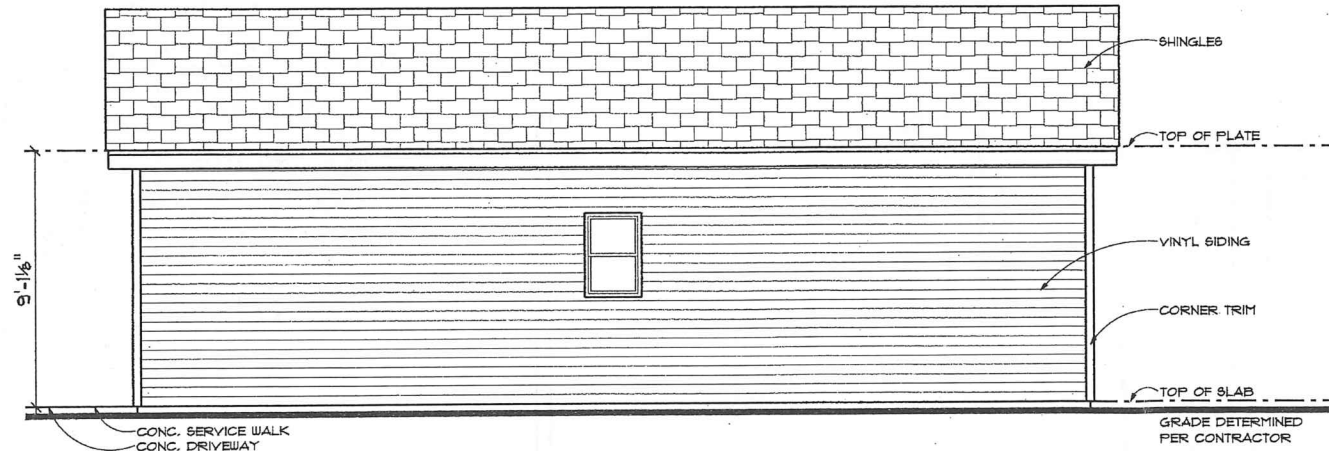
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



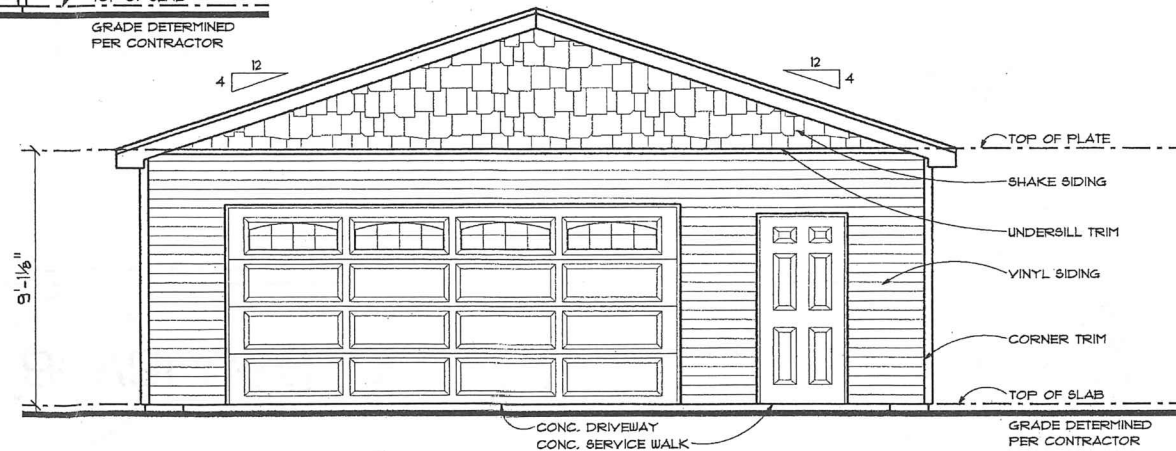
REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

MENARDS
ALL STRUCTURE IS
DESIGNED BY MENARDS
LUMBERYARD
DESIGN-IT-CENTER. AHP IS
NOT LIABLE FOR ANY
STRUCTURE.
HOMEOWNER/CONTRACTOR
TO VERIFY ALL STRUCTURE
BEFORE CONSTRUCTION.

PRELIM
FINAL
06/29/21
REVISION

James Liadis



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15185

SHEET
2
OF
6

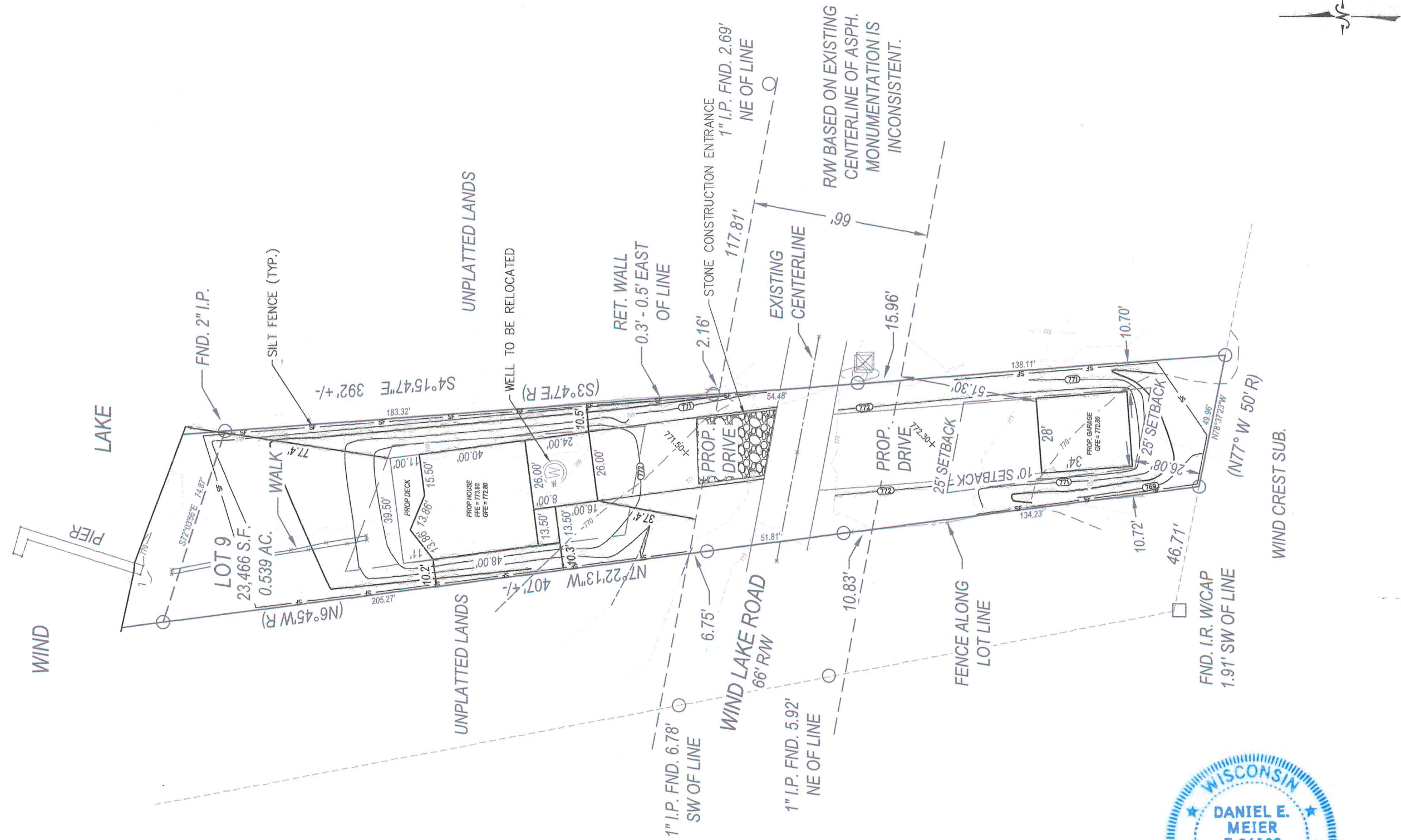
100% SCALE = 18" x 24"

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GENERATED 6/9/2021

RECEIVED
JUN 16 2021
BACINE COUNTY

RECEIVED
 SEP 18 2021
 RACINE COUNTY



12.9.21

SITE IMPROVEMENT PLANS FOR
25430 WIND LAKE ROAD
 WIND LAKE, WI

LYNCH & ASSOCIATES
 ENGINEERING CONSULTANTS, LLC

GRADING PLAN

NO.	REVISIONS	BY	DATE

ISSUED FOR

PLAN DATE 09.09.2021
 DESIGNED BY NJO



PROJECT NO.
21-5086

SHEET NO.

C100