

APPLICATION FOR ZONING PERMIT

RACINE COUNTY, WISCONSIN (Rev. 11/20)

PH Item D

PERMIT NO.

DATE PERMIT ISSUED

OWNER Brenda L. Hansen

Mailing Address 8130 McHenry St.

Burlington WI 53105

City State Zip

Phone (H) (262) 806-2870 (W) ---

APPLICANT Matthew A. Tanking

Mailing Address 8130 McHenry St.

Burlington WI 53105

City State Zip

Phone (H) (262) 417-2198 (W) ---

Parcel Id. # 002.02.19.19.003.000

Site Address 8130 McHenry Street

Municipality Town of Burlington Section(s) 19 Town 02 North, Range 19 East

Lot - Block - Subdivision Name NIA CSM # -

Proposed Construction/Use Green house addition to an existing detached garage

New	Principal Bldg.	Size ( <u>16'</u> x <u>48'</u> ) ( <u>   </u> x <u>   </u> ) ( <u>   </u> x <u>   </u> )
Addition <input checked="" type="checkbox"/>	Accessory <input checked="" type="checkbox"/>	Area (sq ft) ( <u>708'</u> ) ( <u>   </u> ) ( <u>   </u> )
Alteration	Deck	# of Units/Stories <u>1 / 1</u> Building Ht.-Avg. (ft.) <u>10.5'</u>
Conversion	Sign	Peak Ht. (ft.) <u>13'</u> 100-Yr. Floodplain Elev. <u>NIA</u>
Temporary	Other	Eave Ht. (ft.) <u>8'</u> Flood Protection Elev. <u>NIA</u>

Contractor Matthew A. Tanking Est. Value w/Labor \$ 37,000.00 ZONING DISTRICT A-2

Existing Nonconforming? <u>N/A</u>	* Yes <u>   </u> No <input checked="" type="checkbox"/>	Yard Setbacks Proposed <u>OK?</u>
*Structure's Fair Mrkt Value \$ <u>   </u>	Cumulative % <u>   </u>	Street-1 <sup>st</sup> (McHenry) <u>±140'</u> <u>yes</u>
*>50% of Fair Market Value? <u>N/A</u> <input checked="" type="checkbox"/>	Yes <u>   </u> No <u>   </u>	Street-2 <sup>nd</sup> (South) <u>±35'</u> <u>   </u>
Structure in Shoreland? (per map) <u>   </u>	Yes <u>   </u> No <input checked="" type="checkbox"/>	Side-1 <sup>st</sup> <u>   </u> <u>   </u>
Structure in Floodplain? (per map) <u>   </u>	Yes <u>   </u> No <input checked="" type="checkbox"/>	Side-2 <sup>nd</sup> (West) <u>±105'</u> <u>yes</u>
Structure in Wetland? (per map) <u>   </u>	Yes <u>   </u> No <input checked="" type="checkbox"/>	Rear <u>   </u> <u>   </u>
Substandard Lot? <u>   </u>	Yes <u>   </u> No <input checked="" type="checkbox"/>	Shore <u>   </u> <u>   </u>
Abutting Lot-Same Owner/Closely Related? <u>   </u>	Yes <u>   </u> No <input checked="" type="checkbox"/>	Total Acc. Structures <u>&lt; allowable</u> <u>yes</u>
BOA Variance Needed? <u>Yes</u> <input checked="" type="checkbox"/> No <u>   </u>	Yes <input checked="" type="checkbox"/> No <u>   </u>	Date of Approval <u>   </u>
Conditional Use/Site Plan Needed? <u>   </u>	Yes <u>   </u> No <input checked="" type="checkbox"/>	Date of Approval <u>   </u>
Shoreland Contract Needed? <u>   </u>	Yes <u>   </u> No <input checked="" type="checkbox"/>	Date of Approval <u>   </u>

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 Brenda L. Hansen Matthew A. Tanking 10/7/21  
 CC Date/Check/Cash # 1001 Signature of Owner /Applicant Date

Shoreland Contract Fee Pd: \$     Brenda L. Hansen Matthew A. Tanking  
 CC Date/Check/Cash #     Print Name(s)

Zoning Permit Fee Pd: \$ 85.00  
 CC Date/Check/Cash #     Notes (revisions, extensions, etc.) JC

Other: Pd: \$    


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

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

PN 0020219 - 19 - 003000

If a private onsite wastewater treatment system (POWTS) serves the property, check here  and complete # 1-6 below:

- 1) Sanitary Permit # 299334 Date issued 7-3-97 Year installed 1997 Failing? No per. APP
- 2) If zoning permit is for an accessory structure without plumbing, check here  and go to #4 below.
- 3a) If a commercial facility, public building, or place of employment, will there be a change in occupancy of the structure, or will the proposed modification affect either the type or number of plumbing appliances, fixtures or devices discharging to the system? Yes\*  No  N/A
- 3b) If a dwelling, will the addition/alteration change the number of bedrooms? Yes\*  No  N/A   
\*If "Yes" above, documentation must be submitted per SPS 383.25 (2) (d) to verify system can be used.
- 4) Will construction interfere with the setback requirements to the POWTS per SPS 383.43 (8) (i)? Yes  No   
If "Yes," provide variance approval date: \_\_\_\_\_
- 5) Has a new sanitary permit been issued to accommodate the structure or proposed modification in wastewater flow or contaminant load and/or County sanitary approval granted? Yes  No
- 6) Comments Proposed greenhouse addition will not impact POWTS
- POWTS Inspector's Signature:  Date: 10-8-2021

#### ZONING PERMIT REQUIREMENTS

A Plat of Survey shall be prepared by a Land Surveyor registered in Wisconsin for all new principal structures located on lots less than five (5) acres in size. All zoning permit applications shall be accompanied by plans drawn to scale, showing the location, actual shape and dimensions of the lot to be built upon and any primary and accessory buildings, the lines within which the building shall be erected, altered or moved, the existing and/or intended use of each building or part of a building and the number of families and/or employees the building is intended to accommodate. Include floodplain, wetlands, environmental corridors, easements and such other information with regard to the lot and neighboring lots or buildings as may be necessary to determine and provide for ordinance enforcement. Adequate driveway access and off-street parking stalls must be provided in accordance with Sec. 20-1088, Racine County Code of Ordinances. In addition, if a private sewage system exists, the location of the tank(s), system and vent shall be shown on the plan with setback distances to the closest part of the proposed construction.

All dimensions shown relating to the location and size of the lot shall be based upon an actual survey. Lot area shall not contain road right-of-way. The lot and location of the building thereon shall be staked out on the ground before construction is started. NOTE: All street yard, side yard, and rear yard setbacks shall be measured from the closest property lines. Shore yard setbacks shall be measured from the closest point of the ordinary highwater mark of a navigable body of water. All elevations shall be provided in mean sea level datum.

All zoning permits issued pursuant to this ordinance are valid for nine (9) months unless substantial construction has commenced and is continuing, otherwise such zoning permits shall become null and void and a new zoning permit is required. It is the responsibility of the applicant to secure all other necessary permits required by any federal, state or local agency. The issuance of a zoning permit is not a guaranty or warranty that the requirements have been met for other necessary permits, or that the site is otherwise suitable for construction.

**NOTICE:** YOU ARE RESPONSIBLE FOR COMPLYING WITH STATE AND FEDERAL LAWS CONCERNING CONSTRUCTION NEAR OR ON WETLANDS, LAKES, AND STREAMS. WETLANDS THAT ARE NOT ASSOCIATED WITH OPEN WATER CAN BE DIFFICULT TO IDENTIFY. FAILURE TO COMPLY MAY RESULT IN REMOVAL OR MODIFICATION OF CONSTRUCTION THAT VIOLATES THE LAW OR OTHER PENALTIES OR COSTS. FOR MORE INFORMATION, VISIT THE DEPARTMENT OF NATURAL RESOURCES WETLANDS IDENTIFICATION WEB PAGE OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER. See DNR web site <http://dnr.wi.gov/wetlands/locating.html> for more information.

#### ADDITIONAL ZONING PERMIT STIPULATIONS (check all that apply)

- Proposed structure is for personal use only and not to be used for human habitation or separate living quarters. No business, commercial or industrial use is allowed.
- All disturbed soils must be reseeded and mulched or sodded immediately upon completion of project.
- Must install the following within 14 days of completion of roof: gutters and downspouts which outlet onto splashblocks or into drain tiles; or a hard surface material that extends at least 16" beyond the dripline of the structure.
- All excess soil not used for backfilling project must be removed from the shoreland area within 10 days of excavation.
- A hard surface material must be placed beneath the deck to prevent soil erosion.
- All existing yard grade elevations will remain unchanged.
- Firmly anchor, no floor < \_\_\_\_'; Buoyant, flammable, explosive or injurious materials/utilities/electric & 1<sup>st</sup> floor ≥ \_\_\_\_'

APPLICATION FOR A VARIANCE/APPEAL

Dated April 26, 2019

Owner: Brenda S. Hansen, Living Trust  
Address: 8130 McHenry St.  
Burlington, WI 53105  
Phone (Hm): 262-806-2870 (Wk)

Applicant/Agent: Brenda L. Hansen + Matthew A. Taokins  
Date petition filed: 10/7/21 Hearing Date: 11/2/21  
Municipality: Town of Burlington  
Zoning district(s): A-2

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 a portion of the existing detached garage and construct a 16' x 48' green house addition to the existing detached garage

at site address 8130 McHenry Street, Section 19, T 02 N, R 19 E  
Lot(s) - Blk - Subd/CSM N/A Parcel Id # 002.02.19.19.003.000  
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 addition will have insufficient street yard setback

Applicant is subject to: Art. VI, Div. 24 A-2 General Farming and Residential District II; 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)

- N/A 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.

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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. Our property of aprox. 2 acres is triangular in shape, and has roads on two of the three sides. With the 75 foot setback we have aprox. one buildable acre of land that contains a two story house, a two car garage, and a concrete block shed, plus several old oak trees.

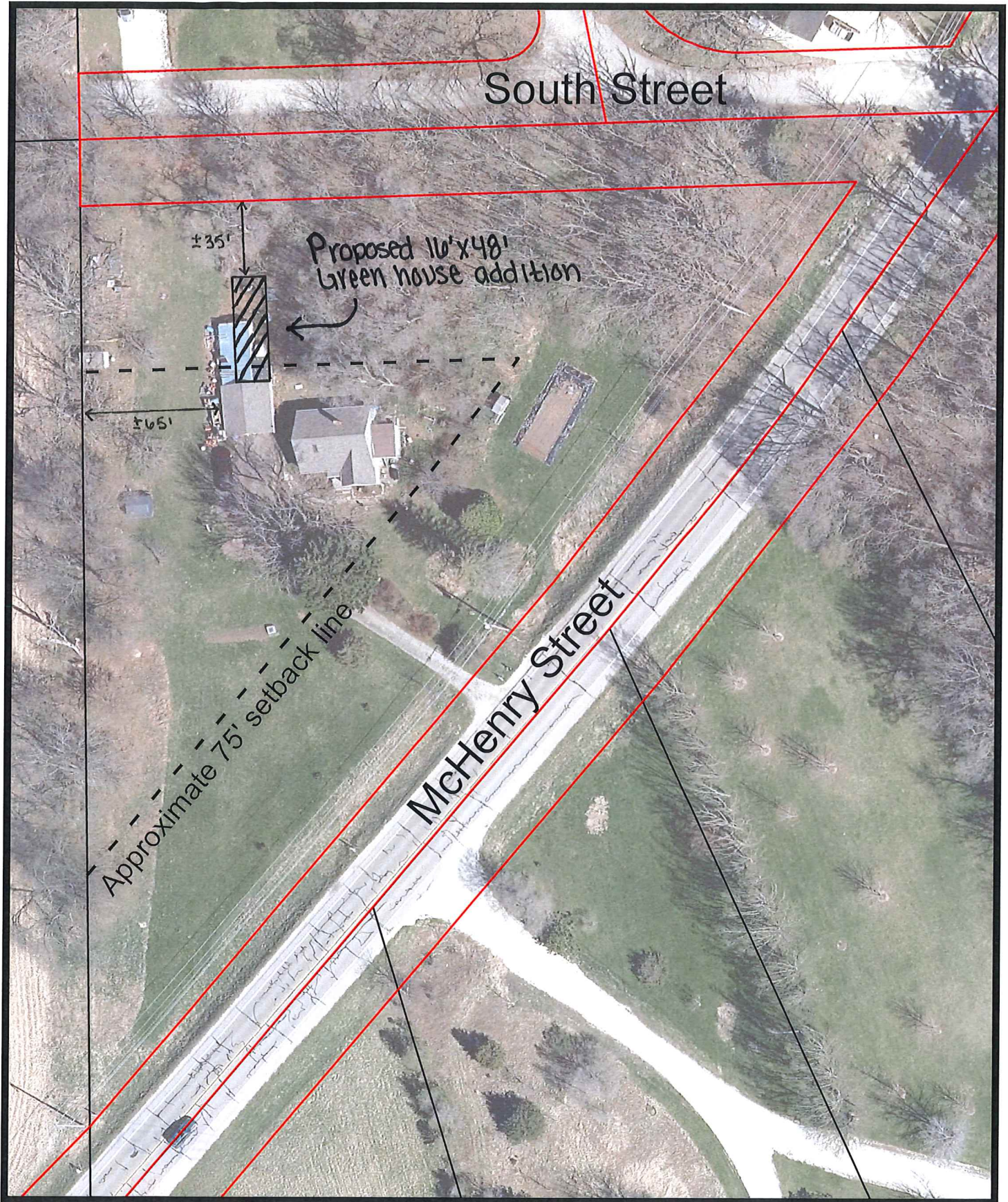
2) Describe the exceptional, extraordinary or unusual circumstances that are unique to this lot or structure. Our property is glaciated and very hilly. There is only one other spot to build our green house on this property, and it would require cutting down several old growth oak trees. Parts of the property flood with heavy rain & snow melt.

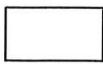
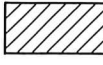

3) Describe how the approval would not create substantial detriment to adjacent property or materially impair or be contrary to the purpose and spirit of zoning or the public interest. There are maybe two houses that would actually be able to see the greenhouse. They are both on South Street. There is nothing else that could cause a detriment for our neighbors.

4) Explain how the request is not based on economic gain or loss and is not self-imposed. It is our plan that this would be our hobby for retirement. This placement is feasible and allows us to clear invasive trees, as opposed to old growth hardwood. Due to the triangular shape of the property, we are bound on two sides by the 75' set back.

Owner/Applicant's Signature Brenda S. Hansen / Matthew A. Taokins Date 10/7/21

Fee pd: \$ 450.00 Ck # 1001 (Payable to Racine County Development Services) Attach required documentation



-  Property Lines
-  Proposed Project
-  Road Right of Ways



1 inch = 60 feet

Property Owner: Brenda Hansen Trust  
 Site Address: 8130 McHenry Street  
 Parcel Number: 002-02-19-19-003-000

2020 Aerial Photo

Racine County Development Services - EJS - 2021