

Owner: George Schroeder + Pamela Schroeder Applicant/Agent: Heather Sanchez

Town: Burlington Zoning district(s): A-2 (Proposed)

TO THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE:

The undersigned requests a conditional use / site plan review permit to (specify use, project, structure, size, etc.)

Operate a commercial dog breeding business

AT (site address): 35400 Ridge Road
Subdivision: Burlington West Lot(s): 1 Block: —
Parcel # 002031931053000 Section(s) 31 T 03 N R 19 E
If served by municipal sewer, check here: Sanitary permit #:

Attached are:

- zoning permit application
- 12 SETS: drawn-to-scale site plan that is based on a survey (10 of the 12 should be sized or folded to 8.5" x 11")
- letter of agent status
- hearing/review fee (Fees are non-refundable, & re-publication/amendment fees will be charged where applicable.)
- n/a 3 SETS: landscaping/lighting plan
- 12 SETS: report/cover letter & operations plan
- abutting property owners' names & mailing addresses
- other

print name: Heather Sanchez e-mail address: heather.sanchez781202@gmail.com
address: 35400 Ridge Road telephone #: 262-716-8878
Burlington, WI 53105

signed Heather Sanchez

STAFF USE ONLY:

BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word "all" or "partially".

- n/a The property is all / partially located in the n/a shoreland area.
- n/a The project is all / partially located in the n/a shoreland area.
- n/a The property is all / partially located in the n/a floodplain.
- n/a The project is all / partially located in the n/a floodplain.
- n/a The property is all / partially located in the wetland.
- n/a The project is all / partially located in the wetland.

The applicant is subject to the following Racine County Ordinance provisions (specify article/section):

Article VI Division 24 A-2, General Farming and Residential District 11; and Section 20-1226 Uses Permitted Conditionally

Shoreland contract: yes no X

Public hearing date: November 15, 2021

Site plan review meeting date: N/A

Submittal received by: STM

RECEIVED Date petition filed: 9-27-21

cash or check # 2873

amount received: \$ 475.00

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

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER George & Pamela Schroeder

APPLICANT Heather Sanchez

Mailing Address 8855 McHenry Street

Mailing Address 35400 Ridge Road

Burlington WI 53105
 City State Zip

Burlington WI 53105
 City State Zip

Phone (H) 262-539-2141 (W) 262-539-3525

Phone (H) 262-716-8878 (W) _____

Parcel Id. # 002031931053000 Site Address 35400 Ridge Road

Municipality Town of Burlington Section(s) 31 Town 03 North, Range 19 East

Lot 1 Block - Subdivision Name Burlington West CSM # -

Proposed Construction/Use Operate a commercial dog breeding business

New	Principal Bldg.	Size (____ x ____)	(____ x ____)	(____ x ____)
Addition	Accessory	Area (sq ft)	(____)	(____)
Alteration	Deck	# of Units/Stories	____ / ____	Building Ht.-Avg. (ft.)
Conversion	Sign	Peak Ht. (ft.)	____	100-Yr. Floodplain Elev.
Temporary	Other	Eave Ht. (ft.)	____	Flood Protection Elev.

Contractor - Est. Value w/Labor \$ - ZONING DISTRICT A-2 (Proposed)

Existing Nonconforming?	N/A <u>X</u>	* Yes	No	Yard Setbacks	Proposed	OK?
*Structure's Fair Mrkt Value \$	<u>N/A</u>	Cumulative %		Street-1 st		
*>50% of Fair Market Value?	N/A <u>X</u>	Yes	No	Street-2 nd		
Structure in Shoreland? (per map)		Yes	No <u>X</u>	Side-1 st		
Structure in Floodplain? (per map)		Yes	No <u>X</u>	Side-2 nd		
Structure in Wetland? (per map)		Yes	No <u>X</u>	Rear		
Substandard Lot?		Yes	No <u>X</u>	Shore		
Abutting Lot-Same Owner/Closely Related?		Yes	No <u>X</u>	Total Acc. Structures	<u>-</u>	<u>-</u>
BOA Variance Needed?		Yes	No <u>X</u>	Date of Approval	<u>-</u>	
Conditional Use/Site Plan Needed?		Yes <u>X</u>	No	Date of Approval		
Shoreland Contract Needed?		Yes	No <u>X</u>	Date of Approval	<u>-</u>	

Additional Zoning Permit Stipulations Listed on Back of this Form? Yes ___ No X (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: \$ 475.00
 CC Date/Check/Cash # 2873
 Signature of Owner/Applicant Heather Sanchez Date 9-27-2021

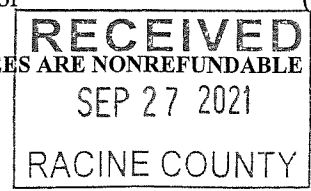
Shoreland Contract Fee Pd: \$ _____
 CC Date/Check/Cash # _____
 Print Name(s) Heather Sanchez

Zoning Permit Fee Pd: \$ 150.00
 CC Date/Check/Cash # _____
 Notes (revisions, extensions, etc.) _____

Other: Pd: \$ _____

✓ 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 0020319 - 31 - 053000

To Whom it May Concern:

September 27, 2021

I reside at 35400 Ridge Road, Burlington WI 53105. It is zoned residential currently and I am requesting that the property be rezoned so that if/when my dogs have puppies, I would be able to sell them. I am not boarding anyone else's dogs and only have four dogs of my own and I do not plan on having any more than these four. I have been allowed to build a heated garage (20 by 24) on my property and wish to use the building to house and breed my dogs and future puppies. I do not plan to have more than one or two litters a year, but the puppies would be kept there as well, if possible. I also will be the sole caretaker of the animals and will not have any additional employees.

I have taken all necessary steps to make sure my dogs are free of diseases or any genetic defects by pulling their DNA and have their hips tested for Hip Dysplasia. I have taken all necessary steps to make sure the noise level from dogs barking been brought down as well. I have installed a chain link fence and have put up screens so that the dogs have their own privacy.

I will not cause any disturbances in the neighborhood when it comes to selling the puppies as I will not have a huge business sign or anything of that nature. Nor will there be any additional traffic. New potential owners will have to make an appointment and will only be picking up their pup at that time or putting down a deposit. Puppies will only be present for around 8 weeks, when they are old enough to be weaned from their mother. I wish to run it as a business for tax reasons and any income the dogs make will be going right back into their care and housing.

I honestly feel that allowing me to sell puppies out of my home a couple times a year would be no more disruptive to the neighborhood than someone operating a home office in their residence. Moreover, there is a business just down the street, so the neighborhood already has a commercial presence, although my small enterprise is in no way equal to that of Absolute Granite and Marble.

I hope that you will agree to consider this change in zoning for the above reasons. I am happy to answer any questions or concerns you may have.

Respectfully yours,

Heather Sanchez

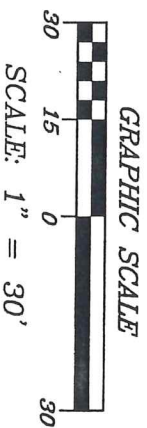
35400 Ridge Road
Burlington, WI 53105
262-716-8878
Heather.sanchez781202@gmail.com



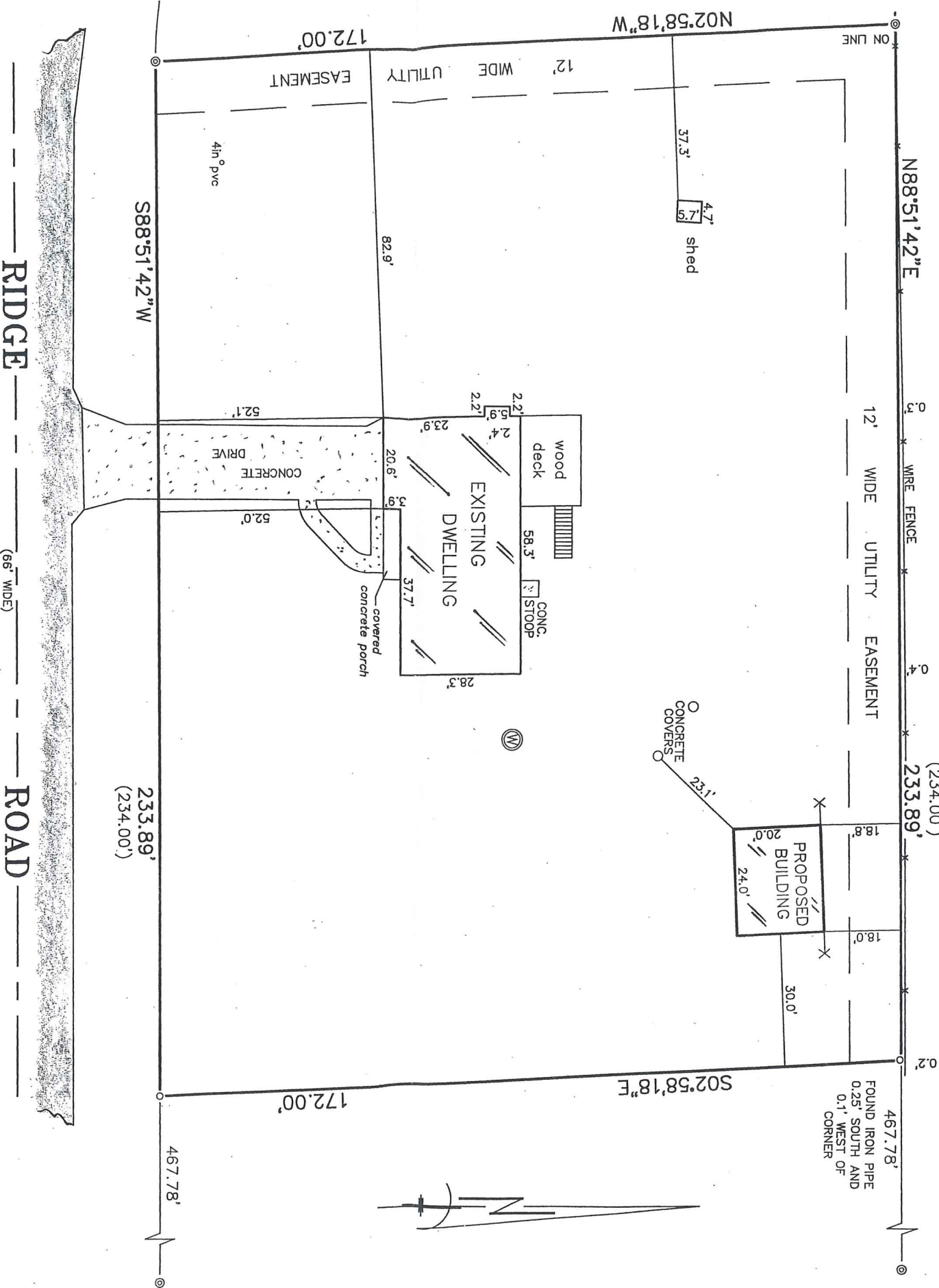
PLAT OF SURVEY -OF-

LOT 1, BLOCK 1 OF BURLINGTON WEST, A SUBDIVISION LOCATED IN PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWN 3 NORTH, RANGE 19 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF BURLINGTON, RACINE COUNTY, WISCONSIN.

SURVEY FOR: HEATHER SANCHEZ
SURVEY ADDRESS: 35400 RIDGE ROAD



- LEGEND**
- (W) WELL
 - () RECORDED AS
 - o FOUND IRON PIPE
 - ⊙ FOUND 2" IRON PIPE

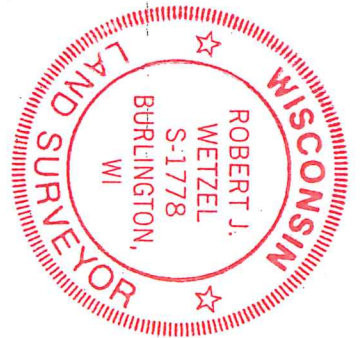


BEARINGS HEREON RELATE TO THE NORTH LINE OF RIDGE ROAD: ASSUMED BEARING SOUTH 88°51'42" WEST. REFER TO A CURRENT TITLE REPORT FOR EASEMENTS AND RESTRICTIONS WHICH MAY AFFECT THE USE OF THIS SITE.

"I, hereby certify that I have surveyed the above described property and that the above map is a correct 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, roadways and encroachments, if any."

"This survey is made for the use of the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."

PROPOSED BUILDING STAKED ON ACTUAL CORNERS WITH 5 FOOT CONTROL ON THE NORTH LINE (AS SHOWN.) IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL STAKES FOR LOCATION AND DIMENSION PRIOR TO CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THIS OFFICE AT ONCE.



THIS IS NOT AN ORIGINAL PRINT
UNLESS THIS SEAL IS RED.

B.W. SURVEYING, INC.

LAND SURVEYS
MAPPING AND PLANNING
412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225



Robert J. Wetzel
ROBERT J. WETZEL
MAY 6, 2021
DATE

J. Wetzel
S-1778
JOB NUMBER 10415

