

PH ITEM #6

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Racine County, Wisconsin

Owner: James and Deborah Liadis

Applicant/Agent: Custom Craft Carpentry Inc / Gary Tenfel

Town: Norway

Zoning district(s): R-3, R-5

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.)

Request a shoreland/floodplain conditional use to place fill in the FFO, Urban Flood Fringe Overlay District and construct a single family residence with a crawlspace, attached garage, open deck, covered porch and detached garage.

AT (site address): 25430 S Windlake Rd Windlake WI 53185

Subdivision: Southeast Wind Lake - Unrecorded Lot(s): 9 Block: _____

Parcel # 010-04-20-16-030-000 Section(s) 16 T 4 N R 20 E

If served by municipal sewer, check here: [checked] Sanitary permit #: _____

Attached are:

- zoning permit application [checked]
hearing/review fee (Fees are non-refundable, & re-publication/amendment fees will be charged where applicable.) [checked]
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") [checked]
letter of agent status [checked]
3 SETS: landscaping/lighting plan [N/A]
12 SETS: report/cover letter & operations plan [checked]
abutting property owners' names & mailing addresses [checked]
other []

print name: Gary Tenfel e-mail address: gary@cccloghomes.com

address: 627 E Main ST Waterford WI 53185 telephone #: 414-659-5026

signed: [Signature]

STAFF USE ONLY:

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

- The property is [X] partially located in the Wind Lake shoreland area.
The project is [X] partially located in the Wind Lake shoreland area.
The property is [X] partially located in the floodplain.
The project is [X] partially located in the floodplain.
The property is [] all / partially located in the wetland.
The project is [] all / partially located in the wetland.

RECEIVED OCT 19 2021

The applicant is subject to the following Racine County Ordinance provisions (specify article/section): Art. VI, Div. 5, R-3, Suburban Residential District (Sewered), Art VII, Div. 3, Shoreland, Art. VIII, Div. 8, Shoreland Uses; Sec. 20-191 Substandard non conforming lots; Sec 20-1008, Accessory Uses; Sec 20-1115 Accessory Regulations

Public hearing date: NOVEMBER 15, 2021 Site plan review meeting date: N/A

Submittal received by: [Signature] Date petition filed: OCTOBER 19, 2021

cash or check # 9136 amount received: \$ 520.00

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 Southeast Wind Lake - Unrecorded CSM # -

Proposed Construction/Use Request a shoreland/flood plain conditional use to place fill in the FFC Urban Flood Fringe Overlay District and construct a single family residence with a crawl space, attached garage, open deck, covered porch, and detached garage.

	Home	Garage	Covered porch and deck	
New <input checked="" type="checkbox"/>	Principal Bldg. <input checked="" type="checkbox"/>	Size (<u>42.10 x 39.50</u>) (<u>26 x 24</u>) (<u>9.10 x 39.50</u>)	<u>8</u>	<u>x 13.50</u>
Addition _____	Accessory _____	Area (sq ft) (<u>1663.</u>) (<u>624</u>) (C.P. <u>108</u> D. <u>359.45</u>)		
Alteration _____	Deck <input checked="" type="checkbox"/>	# of Units/Stories <u>2 /</u>	Building Ht. - Avg. (ft.) <u>10.10'</u>	
Conversion _____	Sign _____	Peak Ht. (ft.) <u>24'-4 1/8"</u>	100-Yr. Floodplain Elev. <u>772.8</u>	
Temporary _____	Other _____	Eave Ht. (ft.) <u>8'-9" / 18'-10"</u>	Flood Protection Elev. <u>774.8</u>	

Contractor <u>Custom Craft Carpentry Inc</u> Est. Value w/Labor \$ _____		ZONING DISTRICT R-3, R-5		
Existing Nonconforming? <u>N/A</u> <input checked="" type="checkbox"/>	* <u>Yes</u> <input type="checkbox"/> No <input type="checkbox"/>	Yard Setbacks	Proposed	OK?
*Structure's Fair Mrkt Value \$ _____	Cumulative % _____	Street-1 st <u>25'</u>	<u>37.4</u>	<u>yes</u>
*>50% of Fair Market Value? <u>N/A</u> <input checked="" type="checkbox"/>	Yes _____ No _____	Street-2 nd _____	<u>-</u>	<u>-</u>
Structure in Shoreland? (per map) _____	Yes <input checked="" type="checkbox"/> No _____	Side-1 st <u>10'</u>	<u>10.2</u>	<u>yes</u>
Structure in Floodplain? (per map) _____	Yes <input checked="" type="checkbox"/> No _____	Side-2 nd <u>10'</u>	<u>10.5</u>	<u>yes</u>
Structure in Wetland? (per map) _____	Yes _____ No <input checked="" type="checkbox"/>	Rear _____	<u>-</u>	<u>-</u>
Substandard Lot? _____	Yes <input checked="" type="checkbox"/> No _____	Shore <u>75'</u>	<u>77.4</u>	<u>yes</u>
Abutting Lot-Same Owner/Closely Related? _____	Yes _____ No <input checked="" type="checkbox"/>	Total Acc. Structures _____		
BOA Variance Needed? _____	Yes _____ No <input checked="" type="checkbox"/>	--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: \$ 520.00 Signature of Individual/Corporation Pres. or Sec./Partner - Date 10/18/2021
 Cash/Check # 9136

Shoreland Contract Fee Pd: \$ _____ Custom Craft Carpentry Inc / Gary Tenfel
 Cash/Check # _____ Print Name(s)

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

Other: _____ Pd: \$ _____

if shoreland erosion review fee is included above Zoning Administrator

RECEIVED Staff Initials

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

RECEIVED
 OCT 18 2021
 RACINE COUNTY

PIN 0100420-18-030000

Racine County Zoning Permit & Conditional Use Submittal

October 19, 2021

To Whom it May Concern:

The following documents are being submitted for consideration of a Zoning Permit & Conditional Use application for the property located at 25430 South Wind Lake Road, Wind Lake, WI with Parcel ID #010-04-20-16-030-000.

Existing and Proposed Property Use: The property currently has a single family home on a portion of the parcel and vacant portion across the street. The owners would like to raise the existing structure and build a new single family home with detached garage to be located on the vacant portion across the street. This variance has already been granted. The property is currently single family residential and would remain as such.

Existing and Proposed Structure: The existing structure is a cottage style home with white wood ship lap siding built approximately 80-100 years ago. The proposed home would be a lofted style log home with 8" round logs with vertical corners per plan design by Golden Eagle Log & Timber Homes. Finished with natural earth tone colors.

Construction Schedule: Construction would begin as soon as all permits are issued (no later than December 1, 2021 following permits) with a completion date of July 31, 2022 (approximately 8 months construction time).

Sewered or Unsewered Development: We would be temporarily disconnecting the existing sewer lateral, and then re-connecting the new structure. All work to be completed by a licensed contractor.

- 1) Application for Permit
- 2) Agent Authorization Letter
- 3) Names and Addresses of surrounding property owners
- 4) (12) copies of Plat of Survey existing home with proposed garage
- 5) (12) copies of Plat of Survey with proposed new home and proposed garage
- 6) Check #9136 in the amount of \$520.00 for filing fee

Property Owners:

James P. and Deborah A. Liadis
5515 W. Warwick Ave
Chicago, IL 60641
Phone: (H) 773-870-0036 (W) 872-227-1273

Above documents submitted by Gary Tenfel, President of Custom Craft Carpentry, Inc. as agent for the owners.

Gary Tenfel
Custom Craft Carpentry, Inc.
627 East Main Street
Waterford, WI 53185
Phone: (C) 414-659-5026



October 18th, 2021

PERMIT PLAT

Survey No. 21-5086

LOCATION: 25430 Wind Lake Road, Wind Lake, Wisconsin

PREPARED FOR: Gary Tenfel - Custom Craft Carpentry

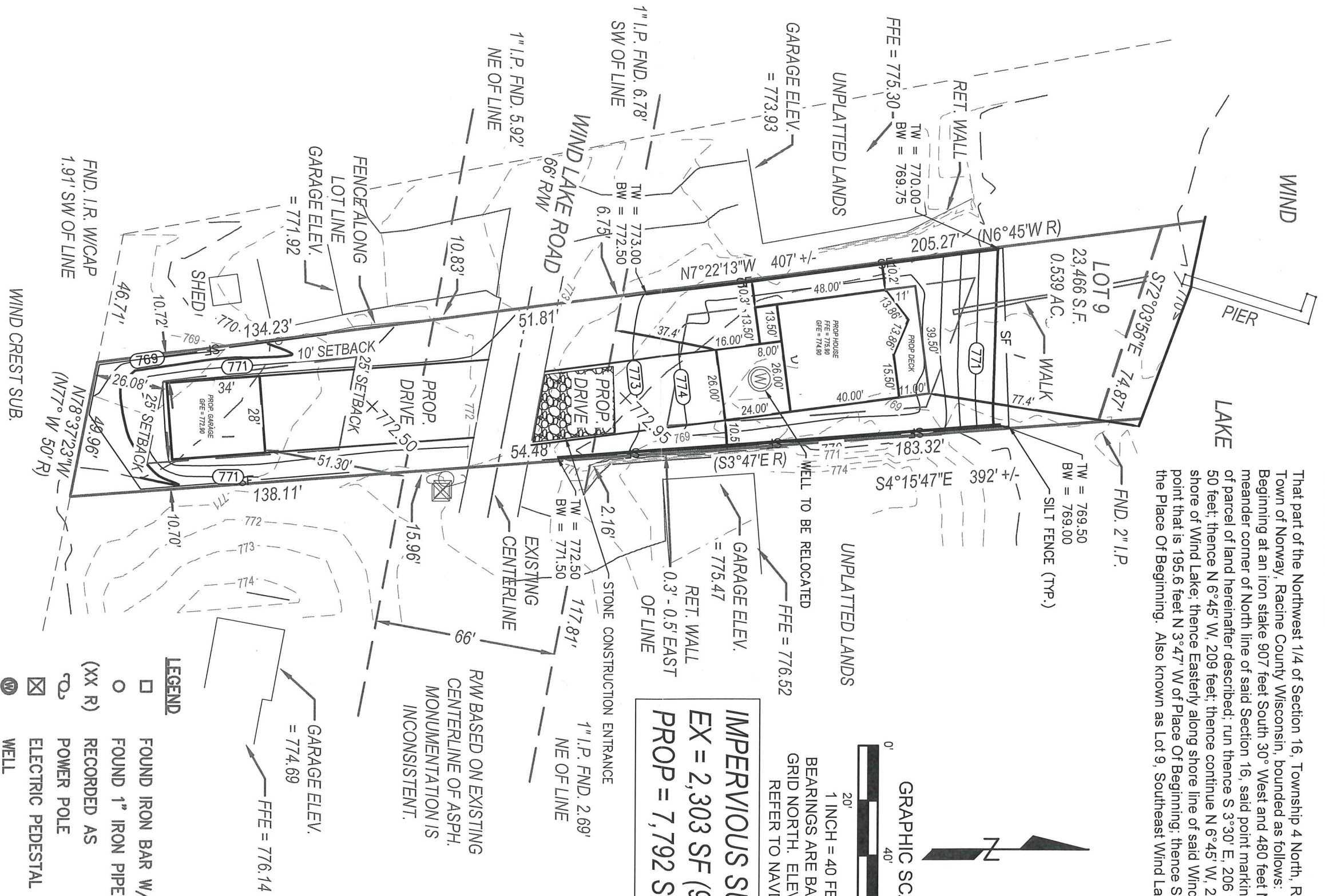
CURRENT OWNER: James P. & Deborah A. Liadis

TAX ID: 010-04-20-16-030-000

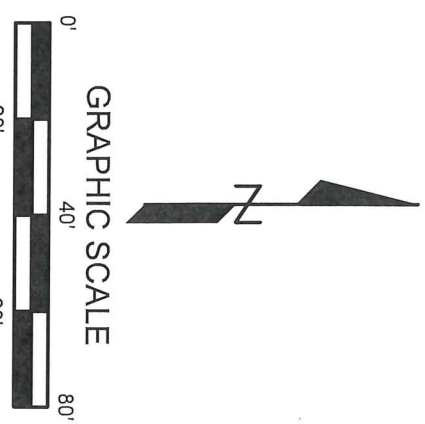


LEGAL DESCRIPTION:

That part of the Northwest 1/4 of Section 16, Township 4 North, Range 20 East, in the Town of Norway, Racine County Wisconsin, bounded as follows: Beginning at an iron stake 907 feet South 30° West and 480 feet North 77° West from meander corner of North line of said Section 16, said point marking Place Of Beginning of parcel of land hereinafter described; run thence S 3°30' E, 206 feet; thence N 77° W, 50 feet; thence N 6°45' W, 209 feet; thence continue N 6°45' W, 206.4 feet to a point at shore of Wind Lake; thence Easterly along shore line of said Wind Lake 68.7 feet to point that is 195.6 feet N 3°47' W of Place Of Beginning; thence S 3°47' E, 193.6 feet to the Place Of Beginning. Also known as Lot 9, Southeast Wind Lake.



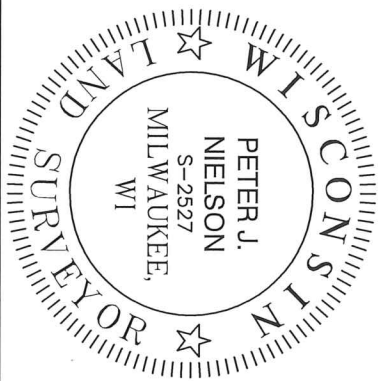
IMPERVIOUS SURFACE
EX = 2,303 SF (9.8%)
PROP = 7,792 SF (33.2%)



- LEGEND**
- FOUND IRON BAR W/CAP
 - FOUND 1" IRON PIPE
 - (XX R) RECORDED AS
 - ⊕ POWER POLE
 - ⊗ ELECTRIC PEDESTAL
 - ⊙ WELL

R/W BASED ON EXISTING CENTERLINE OF ASPH. MONUMENTATION IS INCONSISTENT.

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040



I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways, and visible encroachments, if any.
No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat Of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.
This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof, and as to them I warrant the accuracy of said survey map.
Peter J. Nielson
PETER J. NIELSON, PROFESSIONAL LAND SURVEYOR, S-2527

