

Owner: P.G. Sempf Investments

Applicant/Agent: Paul G. Sempf

Town: Norway

Zoning district(s): M-3

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.)

Construction of 80' x 50' storage building

AT (site address): 7501 Nordale Ave.

Subdivision: —

Lot(s): 2

CSM # 2571
Block: —

Parcel # 010022012035165

Section(s) 12

T 4 N R 20 E

If served by municipal sewer, check here: —

Sanitary permit #: 573854

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.)
- 3 SETS: landscaping/lighting plan
- 12 SETS: report/cover letter & operations plan
- abutting property owners' names & mailing addresses
- other

print name: Paul G. Sempf

e-mail address: rockie@PGSempf.com

address: 7441 Noraire Dr.
Franksville, WI 53126

telephone #: 414-491-9912

signed: Paul G Sempf

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 — shoreland area.
- N/A The project is all / partially located in the — shoreland area.
- N/A The property is all / partially located in the — floodplain.
- N/A The project is all / partially located in the — 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):

Art. VI Div. 29 M-3, Heavy Industrial Dist.; Sec. 20-1226 Uses permitted conditionally

Shoreland contract: yes — no

Public hearing date: —

Site plan review meeting date: 3/21/22

Submittal received by: BDT

Date petition filed: Feb. 17, 2022

cash or (check #) 1007

amount received: \$ 200.00

APPLICATION FOR ZONING PERMIT
 RACINE COUNTY, WISCONSIN (Rev. 02/22)

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER P.G. Senft Investments
 Mailing Address 7441 Norraire Dr.
Franksville, WI. 53126
 City State Zip

APPLICANT Paul G. Senft
 Mailing Address 7441 Norraire Dr.
Franksville, WI. 53126
 City State Zip

Phone 414-491-9912 / 262-895-2166
 Email rocko@pgsenft.com

Phone _____
 Email _____

Parcel Id. # 010042012035165

Site Address 7501 Norraire Dr.

Municipality Norway Section(s) 12 Town 4 North, Range 20 East
 Lot 2 Block - Subdivision Name - CSM # 2571

Proposed Construction/Use Storage building

New	<input checked="" type="checkbox"/>	Principal Bldg.	Size (<u>80'</u> x <u>50'</u>) (_____ x _____) (_____ x _____)
Addition	<input type="checkbox"/>	Accessory <input checked="" type="checkbox"/>	Area (sq ft) (<u>4,000</u>) (_____) (_____)
Alteration	<input type="checkbox"/>	Deck	Peak Ht. (ft.) <u>26'</u> 100-Yr. Floodplain Elev. <u>N.A.</u>
Conversion	<input type="checkbox"/>	Sign	Eave Ht. (ft.) <u>18'</u> Flood Protection Elev. <u>N.A.</u>
Temporary	<input type="checkbox"/>	Other	Building Ht.-Avg. (ft.) <u>22'</u>

Contractor <u>Owner</u>	Est. Value w/Labor \$ <u>90,000</u>	ZONING DISTRICT <u>M-3</u>
Existing Nonconforming? N/A <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yard Setbacks Proposed OK?
Structure in Shoreland? (per map) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Street-1 st <u>50'</u> <u>YES</u>	
Mitigation or Buffer Needed? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Street-2 nd <u>-</u> <u>-</u>	
Structure in Floodplain? (per map) *Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Side-1 st <u>30'</u> <u>YES</u>	
*Structure's Fair Market Value \$ <u>-</u> Cumulative % <u>-</u>	Side-2 nd <u>437.05'</u> <u>YES</u>	
*>50% of Fair Market Value? N/A <input checked="" type="checkbox"/>	Shore <u>-</u> <u>-</u>	
Structure in Wetland? (per map) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Total Acc. Structures <u>-</u>	
Substandard Lot? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Rear <u>170'</u> <u>YES</u>	
BOA Variance Needed? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date of Approval <u>-</u>	
Conditional Use <u>Site Plan Needed?</u> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date of Approval <u>-</u>	
Shoreland Contract Needed? Yes <input type="checkbox"/> 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: \$ 700.00 Paul G Senft 3/2/22
 CC Date/Check#/Cash 1007 Signature of Owner /Applicant/Agent Date
 Shoreland Contract Fee Pd: \$ _____ Paul G. Senft
 CC Date/Check#/Cash _____ Print Name(s)
 Zoning Permit Fee Pd: \$ _____
 CC Date/Check#/Cash _____ Notes (revisions, extensions, etc.)
 Other: _____ Pd: \$ _____ BDDJ
 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 0100420-12-035165

Staff Use Only

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

- 1) Sanitary Permit # 573854 Date issued 10/20/14 Year installed 2016 Failing? no
- 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 No Potable Water Supply - Cold Storage

POWTS Inspector's Signature: [Signature] Date: 2/21/22

ZONING PERMIT REQUIREMENTS

A Plat of Survey shall be prepared by a Land Surveyor registered in Wisconsin illustrating new principal structure's location 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. 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 owner residential 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 & 1st floor ≥ ___'

PG Senft Investment
Proposed 50'x80' cold storage
Building.

A: Storage yard For trailers and
to keep weather sensitive materials
inside For my Trenching Business.

B. 1- existing on site Bldg
and proposed Building for added
storage.

C Employees - 25 full time.

D: Hours 6:00 AM to 4:00 PM

E proposed start 8/1/22

F. unsewered property.

Paul G Senft

Paul G Senft 3/2/22

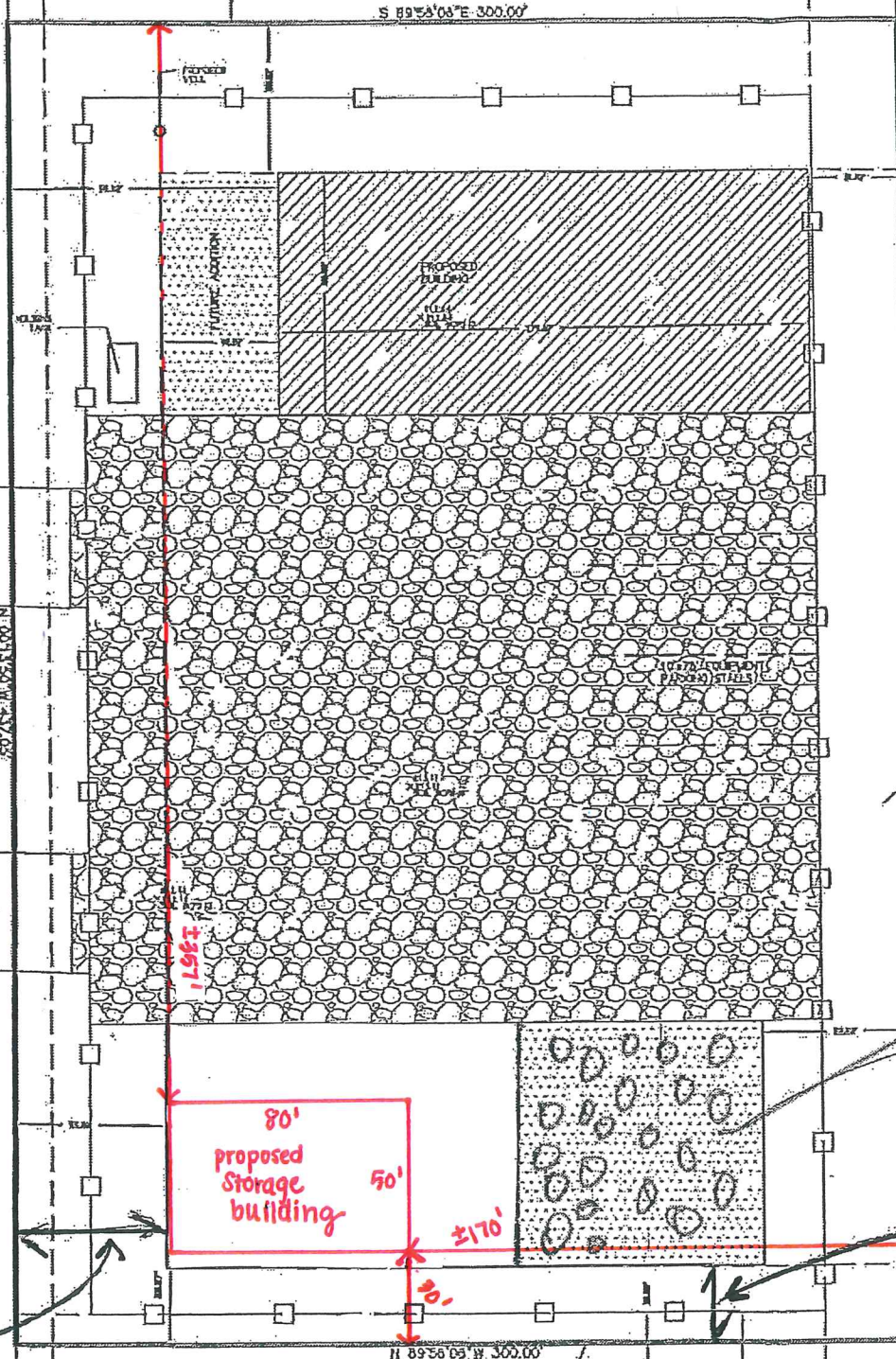


OUTLOT 1

[RURAL ROADWAY]

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE WEST 1/2 NORWAY, COUNTY OF RACINE, STATE OF WISCONSIN.
LOT AREA: 3.0100 ACRES

NORDALE AVENUE



50' to road right-of-way

stone

30' side property line

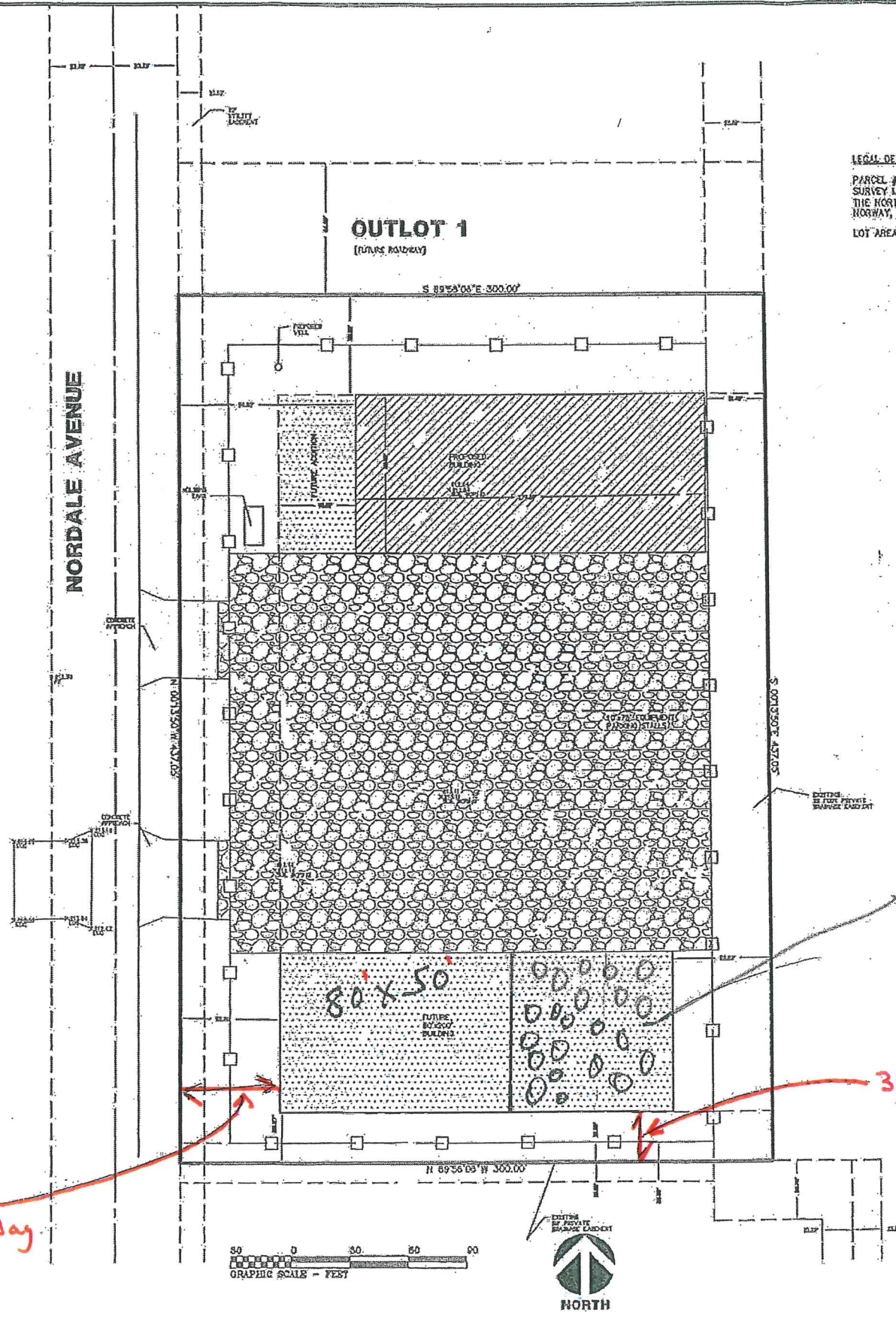
~~RECEIVED
DEC 08 2017
RACINE COUNTY~~

~~RECEIVED
APR 2 2014
RACINE COUNTY~~

TOWN OF NORWAY

DRAWN BY: PLB
CHECKED BY: PLB
REVISIONS:
DATE:

*scaled @ 1"=40' ↑N



LEGAL DESCRIPTION:
 PARCEL #2 OF CERTIFIED SURVEY MAP NO. 2521, VOLUME 6, PAGE 52, BEING A PART OF PARCEL #3 OF CERTIFIED SURVEY MAP NO. 1384, VOLUME 4, PAGE 321, BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12 TOWN 4 NORTH, RANGE 20 EAST, IN THE TOWN OF NORWAY, COUNTY OF RACINE, STATE OF WISCONSIN.
 LOT AREA: 3.0100 ACRES

50' to road right-of-way

30' side property line



~~RECEIVED~~
 DEC 06 2017
 RACINE COUNTY

~~RECEIVED~~
 APR 2 2014
 RACINE COUNTY



DRAWN BY:	PLB	REVISIONS:	DATE
CHECKED BY:	PLB		
PLOT SCALE:	1" = 30'		
DATE:	04/16/2014		
JOB NO.:	2014023		
DWG. FILE:	JN2014032	CLIENT NO.:	04657

TOWN OF NORWAY
 PROJECT:
SITE PLAN
 PREPARED FOR: PAUL, BENEFIT & SONS

Sheet
1
 of
5

RECEIVED
 FEB 17 2022
 RACINE COUNTY

Not to Scale