

APPLICATION FOR ZONING PERMIT

RACINE COUNTY, WISCONSIN (Rev. 11/11)

PERMIT NO. _____

DATE PERMIT ISSUED _____

OWNER Michael and Stephanie Hood
Mailing Address 3520 W 7 Mile Road

APPLICANT Joshua Meyer
Mailing Address 14437 71st Place

Caledonia WI 53108
City State Zip

Kenosha WI 53142
City State Zip

Phone (H) 414-333-4016 (W) _____

Phone (H) 262-300-9777 (W) 262-945-7517

Parcel Id. # 016-04-19-12-082-000

Site Address 7523 N. Tichigan Road

Municipality Waterford Section(s) 12, Town 4 North, Range 19 East

Lot 5 Block 1 Subdivision Name WELTZIEN SUD CSM # -

Proposed Construction/Use New single family residence WITH CRAWL SPACE,
Attached garage, covered front porch and uncovered patio

New X Principal Bldg. X Size (59.00 x 46.50) (x) (x)
Addition Accessory Area (sq ft) (2886.4) (per plans)
Alteration Deck # of Units/Stories 1 / 2 Building Ht.-Avg. (ft.) 20.75'
Conversion Sign Peak Ht. (ft.) 34' 100-Yr. Floodplain Elev. 776.00 775.7
Temporary Other Eave Ht. (ft.) 19.5' Flood Protection Elev. 778' 777.7

Contractor Meyer Builders, Inc. Est. Value w/Labor \$ 750,000 ZONING DISTRICT R-3A

Existing Nonconforming? N/A X * Yes No Yard Setbacks Proposed OK?
*Structure's Fair Mrkt Value \$ Cumulative % Street-1st 27.00
*>50% of Fair Market Value? N/A X Yes No Street-2nd
Structure in Shoreland? (per map) Yes X No Side-1st 9.25
Structure in Floodplain? (per map) Yes No X Side-2nd 9.24
Structure in Wetland? (per map) Yes No X Rear
Substandard Lot? Yes No X Shore (patio) 88'
Abutting Lot-Same Owner/Closely Related? Yes No X Total Acc. Structures
BOA Variance Needed? Yes X No --Date of Approval
Conditional Use/Site Plan Needed? Yes No X --Date of Approval
Shoreland Contract Needed? Yes X No --Date of Approval

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: \$ 600.00
Cash/Check # 4252

Signature of Individual/Corporation Pres. or Sec./Partner - Date
J. A. Meyer 10-6-22

Shoreland Contract Fee Pd: \$
Cash/Check #

Print Name(s)

Zoning Permit Fee Pd: \$ 500.00
Cash/Check #

Notes (revisions, extensions, etc.)

Other: Pd: \$ Jc

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 016-04-19-12-082-000

APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

Owner: Michael and Stephanie Hood
Address: 3520 W 7 Mile Road
Caledonia, WI 53108
Phone (Hm) 414-333-4016 (Wk)

Applicant/Agent: Joshua Meyer
Date petition filed: 10.6.22 Hearing Date: 11.1.22
Municipality: Waterford
Zoning district(s): R-3A

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: Shoreland and conditional use approval and a variance to raze the existing residence and detached garage and construct a single-family residence with attached garage

at site address 7523 N. Tichigan Road Waterford, WI 53158, Section 12, T 4 N, R 19 E
Lot(s) 5 Blk 1 Subd/CSM WELTZIEN SUB. Parcel Id.# 016-04-19-12-082-000

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 single-family residence with attached garage will have insufficient street and side yard setbacks

Applicant is subject to: Article VI, Division 6 R-3A, Suburban Residential District (Sewered); Art. VII Div. 3 Shoreland; Art. VIII, Div. 8 Shoreland Uses; and Section 20-1017 Reduction or Joint Use

, of the Racine County Zoning Ordinance.

Check applicable below: (Underline or circle the word "all" or "partially" below, as needed)

- X Property is all/partially located in the shoreland area of Tichigan Lake
X Project is all/partially located in the shoreland area of
X 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.

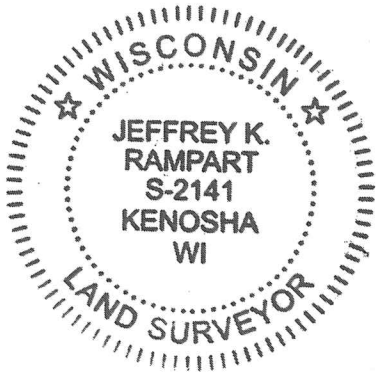
Indicate below or attach separate pages showing how your application meets the legal criteria for a variance.

- 1) Explain how the Ordinance creates an unnecessary hardship and in the absence of approval no feasible use can be made of the property. The biggest contributing factor for our inability to comply the zoning setback ordinance, is the fact that the 100 year Floodline elevation absorbs over half of the parcel. We have plenty of room to the shoreline setback in the rear yard, but cannot make use of that space with the location of the floodplain line. The location of the floodplain line makes it impossible to comply with all other zoning ordinances for a modest home.
2) Describe the exceptional, extraordinary or unusual circumstances that are unique to this lot or structure. The location of the floodplain elevation eliminates roughly 35% of our buildable area. Not only are we trying to avoid any impact to the floodplain with the structure, but also trying to avoid any impact with any phase of construction as well as any potential, future impact with landscaping or grading. The floodplain is also inconsistent in the way it moves through the property, forcing the house to be moved further away than if were to run in a straight line.
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. We believe that not only are we avoiding creating a detriment to the neighboring properties, but that we are in fact improving the scenario for the properties. The existing structures on our property are only a few feet off of each side property line. Once these are removed, we will be nearly in compliance with the side setback if the variance is approved.
4) Explain how the request is not based on economic gain or loss and is not self-imposed. This request has nothing to do with economic gain or loss. The owners would simply like to make an improvement to the property by removing the two existing structures, and building a new, reasonably sized home for their family. The Hood family has owned the property for several years, and are trying to make this their permanent residence.

Owner/Applicant's Signature John A Meyer Date 10-6-22

Fee pd: \$ 000.00 Ck # 4252 (Payable to Racine County Development Services) Attach required documentation

J.K.R. SURVEYING, INC.
 8121 22ND AVENUE
 KENOSHA, WI 53143



I hereby certify that this property was surveyed under my direction and this plat is a true representation thereof.

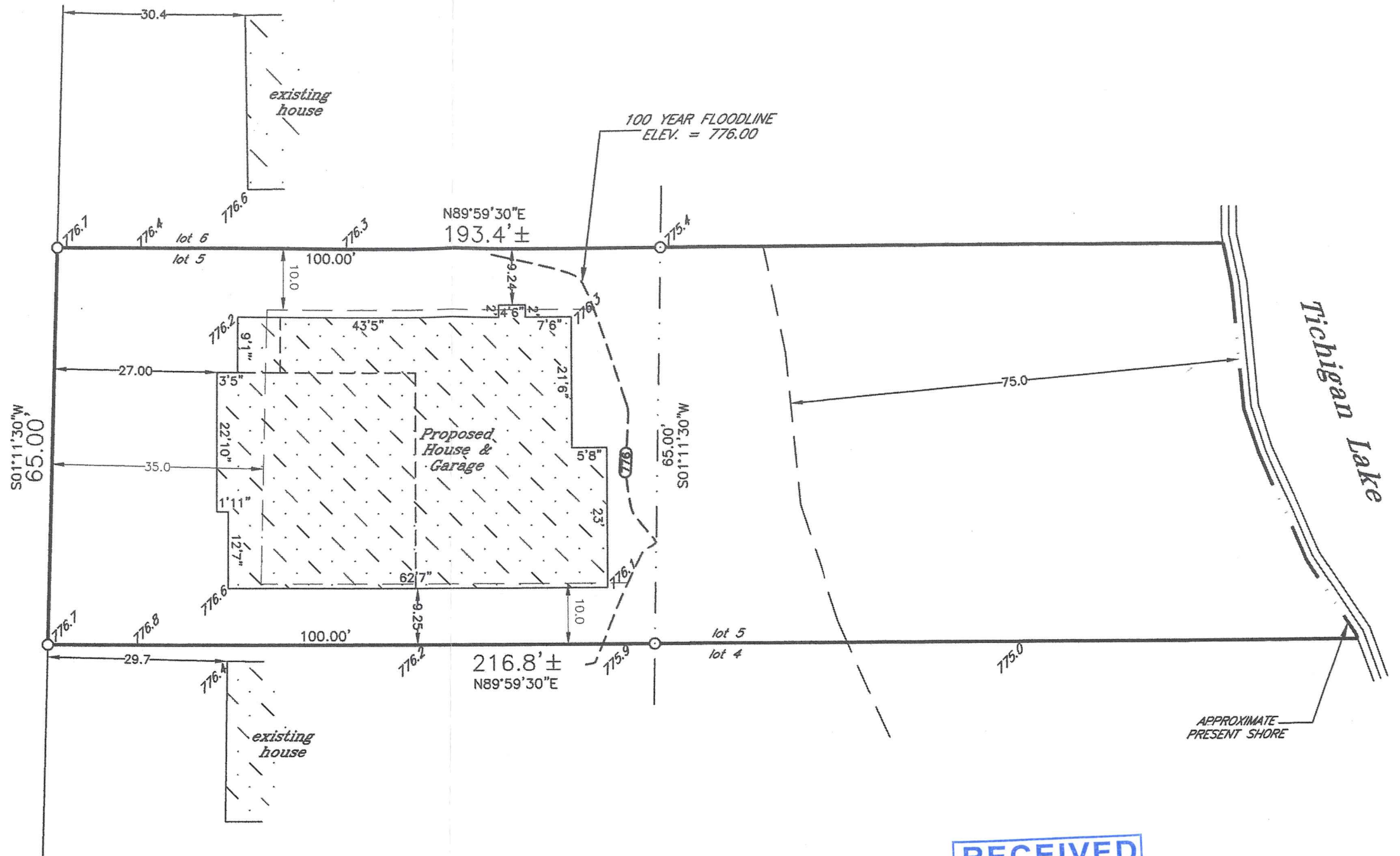
JKR
 Reg. Land Surveyor
 April 27, 2022
 Revised 9/13/22

* Verify exact number with Town Engineering Department

* outside finish grade = EL 776.50 (advisory only) - top of foundation = EL 777.17 (advisory only) unless otherwise determined in writing by Town Engineering Department

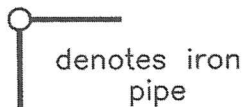
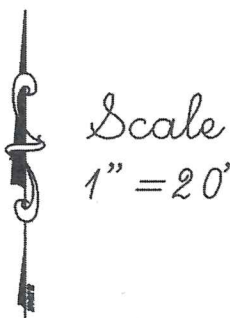
project BENCHMARK - paint spot in center of pavement elev. = 777.79

N. Tichigan Road
 edge of pavement



RECEIVED
 OCT 06 2022
 RACINE COUNTY

Plat of Survey of
 LOT 5 BLOCK 1 & LAND TO LAKE
 WELTZIEN SUBDIVISION
 in NW1/4 Section 12-4-19
 TOWN OF WATERFORD
 RACINE COUNTY, WIS.
 -for-
 Meyer Builders



address: 7523 N. Tichigan Road
 tax key no.: 016-04-19-12-082-000

Proposed building field staked true size. Contractor to verify all dimensions before building by same and adhere to drainage plan in effect for this subdivision. Refer to a current title report for easements or restrictions which may affect the use of this site that are not shown on the recorded subdivision plat.