

Owner: Heidi Michel  
Town: Norway

Applicant/Agent: Heidi Michel  
Zoning district(s): A-2

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.)  
Indoor storage of landscaping vehicles and equipment associated with  
"A.R. Tree Removal" as well as indoor off-season storage of recreational  
vehicles and cars, inside existing accessory structures on the property.

AT (site address): 22320 W 6 Mile Rd Franksville, WI 53126

Subdivision: N/A Lot(s): N/A Block: N/A

Parcel # 010-04-20-11-023-001 Section(s) 11 T 4 N R 20 E

If served by municipal sewer, check here:  Sanitary permit #: Pre-1982

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")
- N/A 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: Heidi Michel

e-mail address: hamichel2013@gmail.com

address: 12102 County Rd K  
Franksville, WI 53126

telephone #: 262-939-6037

signed: Heidi Michel

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.
- The property is all / partially located in the Goose Lake Branch Canal floodplain.
- N/A The project is all / partially located in the N/A floodplain.
- 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 #; Sec 20-1226  
Uses permitted conditionally.

Shoreland contract: yes  no

Public hearing date: 6/17/2024

Site plan review meeting date: N/A

Submitted received by: PL

Date petition filed: 5/2/2024

cash MAY 04 2024 #: CC Date 5/2/2024

amount received: \$ 475.00

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

PERMIT NO. \_\_\_\_\_  
 DATE PERMIT ISSUED \_\_\_\_\_

OWNER Heidi Michel  
 Mailing Address 12102 County Rd K  
Franksville, WI 53126  
 City State Zip

APPLICANT Heidi Michel  
 Mailing Address \_\_\_\_\_  
 City State Zip

Phone 262-939-6037

Phone \_\_\_\_\_

Email hammichet@hammichel2003@gmail.com

Email \_\_\_\_\_

Parcel Id. # 010042011023001

Site Address 22320 W. 6 Mile Rd

Municipality Norway Section(s) 11 Town 4 North, Range 20 East

Lot — Block — Subdivision Name — CSM # —

Proposed Construction/Use \_\_\_\_\_

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

Contractor	<u>N/A</u>	Est. Value w/Labor \$	<u>N/A</u>	ZONING DISTRICT	<u>A-2</u>
Existing Nonconforming?	N/A	Yes	No	Yard Setbacks	Proposed OK?
Structure in Shoreland? (per map)		Yes	No <input checked="" type="checkbox"/>	Street-1 <sup>st</sup>	
Mitigation or Buffer Needed?		Yes	No <input checked="" type="checkbox"/>	Street-2 <sup>nd</sup>	
Structure in Floodplain? (per map)		*Yes	No <input checked="" type="checkbox"/>	Side-1 <sup>st</sup>	
*Structure's Fair Market Value \$		Cumulative %		Side-2 <sup>nd</sup>	
*>50% of Fair Market Value?	N/A	Yes	No	Shore	
Structure in Wetland? (per map)		Yes	No <input checked="" type="checkbox"/>	Rear	
Substandard Lot?		Yes	No	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	No <input checked="" type="checkbox"/>	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: \$ 475.00 Heidi Michel 5/1/24  
 Signature of Owner / Applicant/Agent Date  
 CC Date/Check#/Cash 5/2/2024  
 Print Name(s)  
 Shoreland Contract Fee Pd: \$ \_\_\_\_\_  
 CC Date/Check#/Cash \_\_\_\_\_  
 Zoning Permit Fee Pd: \$ \_\_\_\_\_  
 CC Date/Check#/Cash \_\_\_\_\_  
 Notes (revisions, extensions, etc.)  
 Other: Pd: \$ \_\_\_\_\_

if shoreland erosion review fee is included above Zoning Administrator  
 Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE

PIN 0100420 - 11 - 023001

**RECEIVED**  
 (Staff Initials)  
 MAY 01 2024  
 RACINE COUNTY

**TO:** Racine County Planning Commission

**FROM:** Heidi Michel  
12102 County Rd K  
Franksville, WI 53126  
Cell: 262-939-6037 and Email: hamichel2013@gmail.com

**RPT DATE:** April 18, 2024

**MTG DATE:** May 20, 2024 or June 17, 2024

**RE:** Rieger Farms and A.R. Tree Removal, LLC – Conditional Use Permits (CUPs)

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**BACKGROUND:**

1. Petitioner: Heidi Michel (Rieger Farms and A.R. Tree Removal, LLC)
2. Property Owner: Heidi Michel
3. Property Address: 22320 W 6 Mile Road
4. Tax Key Number: 010-04-20-11-023-001
5. Area: 20.1 Acres
6. Existing Zoning: A-2
7. Existing Land Use: Agricultural

**REQUEST FOR TWO (2) CONDITIONAL USE PERMITS (CUPs) OVERVIEW:**

Heidi Michel is requesting approval of two (2) conditional use permits (CUPs) for storage in existing buildings on the Rieger Farm property.

The first CUP request is for farm equipment and daily placement of commercial vehicles in the furthest south equipment shed. This accessory building was constructed over 35 years ago. The shed is 60' x 150' and no changes to the structure of this building are necessary. This shed will be used for the storage of Rieger farm equipment, off-season storage and A.R. Tree Removal equipment and commercial trucks when not in use. Previously, this equipment was not always kept indoors and could be seen in random places on the premises. Hours of operation will be daily during daylight hours. The proposed use will not cause adverse impacts to the current or future adjacent uses of the property. This will not impose an undue burden to any adjacent properties. The benefits of the proposed use outweigh any adverse impacts to the neighborhood. There will not be any outdoor display of storage of equipment, and none will be sold upon the premises.

The second CUP request is for Off-Season Storage in the furthest north equipment shed. This accessory building was constructed over 35 years ago. The shed is 58' x 95' and no changes to the structure of this building are necessary. This shed will be used for the storage of Rieger farm equipment and off-season storage of boats, pontoons, cars and campers. Previously some of these items were kept outside of the storage buildings. The hours of operation will be from 7am – 5pm Monday through Friday, Saturday, and Sunday. All off-season storage will be contained inside either of the existing equipment buildings. The proposed use will not adversely impact the surrounding neighborhood. The conditional use will not negatively affect the health, safety, welfare or morals of the general public.



Owner (s): <b>DEBACK TRUST HAROLD R &amp; CAROL J</b>		Location: <b>Sect. 14, T4N,R20E</b>	
Mailing Address: <b>DEBACK TRUST HAROLD R &amp; CAROL J W198 S10957 RACINE AV MUSKEGO, WI 53150-0000</b>		School District: <b>4011 - NORWAY J7 6083 - WATERFORD UNION HS</b>	
<a href="#">Request Mailing Address Change</a>			
Tax Parcel ID Number: <b>010-04-20-14-004-000</b>	Tax District: <b>010-TOWN OF NORWAY</b>	Status: <b>Active</b>	
Alternate Tax Parcel Number:	Government Owned:	Acres: <b>39.4400</b>	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): <b>NW1/4 NE1/4 EXC COM 181N OF SE COR NW1/4 NE1/4 S181 W 297 NE TO TO POB **TOTAL ACRES** 39.44</b>			
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.) <b>6 MILE RD W FRANKSVILLE, WI 53126</b>			

Owner (s): <b>LARSON, JOHN RANDY</b>		Location: <b>Sect. 12, T4N,R20E</b>	
Mailing Address: <b>JOHN RANDY LARSON 22200 W 6 MILE RD FRANKSVILLE, WI 53126-0000</b>		School District: <b>4011 - NORWAY J7 6083 - WATERFORD UNION HS</b>	
<a href="#">Request Mailing Address Change</a>			
Tax Parcel ID Number: <b>010-04-20-11-023-060</b>	Tax District: <b>010-TOWN OF NORWAY</b>	Status: <b>Active</b>	
Alternate Tax Parcel Number:	Government Owned:	Acres: <b>13.4900</b>	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): <b>SE1/4 CSM #2510 V7 P839 PCL 2 FROM 010042011023000 IN 03 FOR 04 ROLL **TOTAL ACRES** 13.49</b>			
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.) <b>22200 6 MILE RD W FRANKSVILLE, WI 53126</b>			

Owner (s): <b>GUNTLY, DAVID A</b>		Location: <b>Sect. 14, T4N,R20E</b>	
Mailing Address: <b>DAVID A GUNTLY 22031 W 6 MILE RD FRANKSVILLE, WI 53126</b>		School District: <b>4011 - NORWAY J7 6083 - WATERFORD UNION HS</b>	
<a href="#">Request Mailing Address Change</a>			
Tax Parcel ID Number: <b>010-04-20-14-001-100</b>	Tax District: <b>010-TOWN OF NORWAY</b>	Status: <b>Active 02-19-2024</b>	
Alternate Tax Parcel Number:	Government Owned:	Acres: <b>67.6500</b>	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): <b>PT NE 1/4 COM NE COR TH W462 TO POB TH S362 E462 S1934 W635 SW83 SW67 SW119 S308 W431 N2647 E861 TO POB INCL CSM 2996 Y9PG691 DOC #2258288 PARCEL 1 EXC V2507P988 V2971P987 DOC#1550738 FROM PT 010042014001000 IN 88 FOR 88 ROLL PT TO 010042014001020 IN 96 FOR 97 ROLL PT TO 010042011030000 IN 99 FOR 2000 ROLL PT TO 010042014001040 IN 2010 FOR 2011 ROLL PT FROM 010042014001040 IN 2020 FOR 2021 ROLL PT FROM 010042014001040 IN 2024 FOR 2025 ROLL **TOTAL ACRES** 67.65 ***DEEDS IN ERROR***</b>			
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.) <b>22031 6 MILE RD W FRANKSVILLE, WI 53126</b>			

Owner (s): <b>SWARTZ, JUSTIN R SWARTZ, TINA L</b>		Location: <b>Sect. 12, T4N,R20E</b>	
Mailing Address: <b>JUSTIN R SWARTZ TINA L SWARTZ 22130 W 6 MILE RD FRANKSVILLE, WI 53126-0000</b>		School District: <b>4011 - NORWAY J7 6083 - WATERFORD UNION HS</b>	
<a href="#">Request Mailing Address Change</a>			
Tax Parcel ID Number: <b>010-04-20-11-023-050</b>	Tax District: <b>010-TOWN OF NORWAY</b>	Status: <b>Active</b>	
Alternate Tax Parcel Number:	Government Owned:	Acres: <b>2.3400</b>	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): <b>SE1/4 CSM #2510 V7 P839 PCL 1 FROM 010042011023000 IN 03 FOR 04 ROLL **TOTAL ACRES** 2.34</b>			
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.) <b>22130 6 MILE RD W FRANKSVILLE, WI 53126</b>			

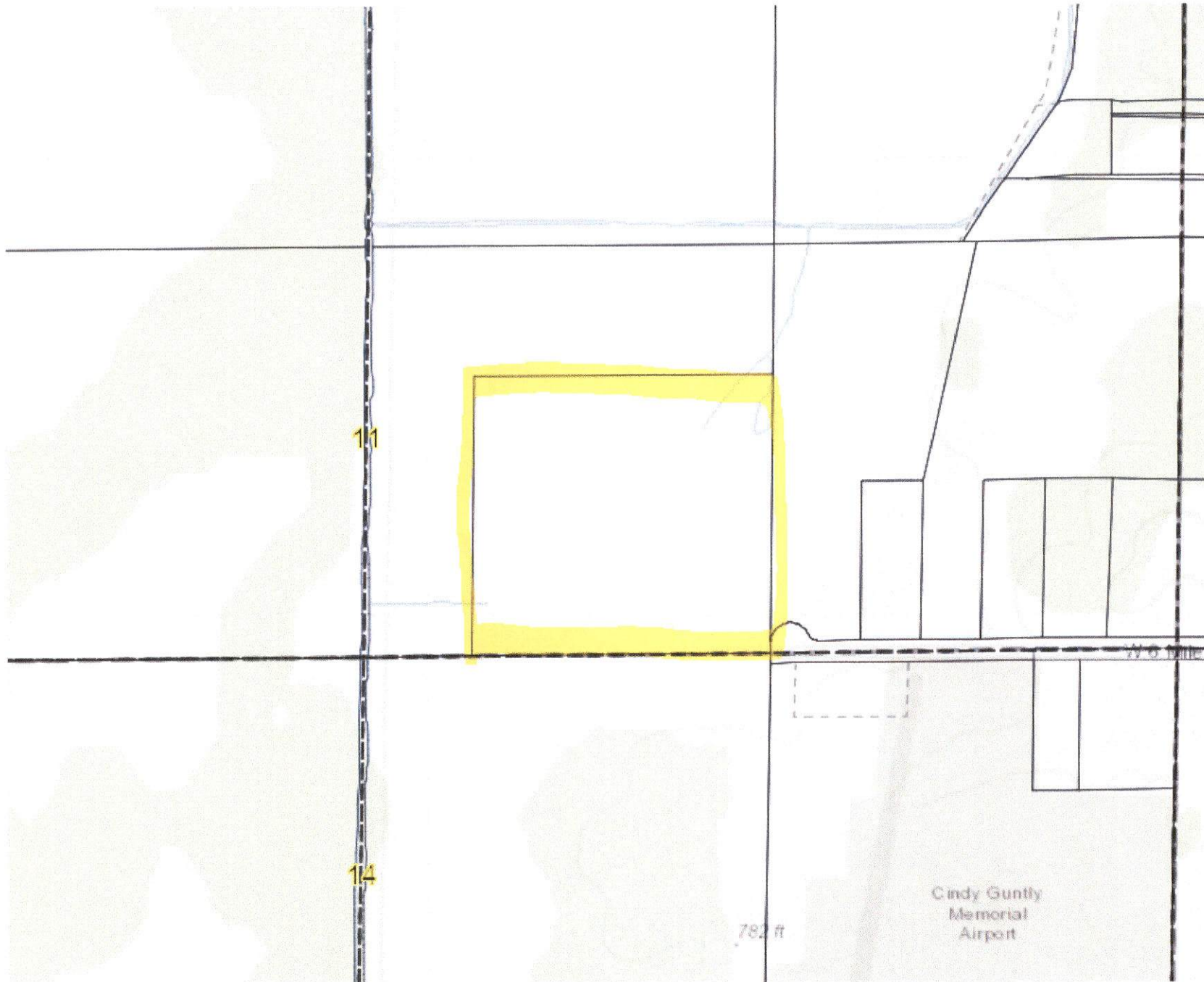
Owner (s): <b>GULTCH, JOHN GULTCH, DEBORAH M</b>		Location: <b>Sect. 12, T4N,R20E</b>	
Mailing Address: <b>JOHN GULTCH DEBORAH M GULTCH 22104 W 6 MILE RD FRANKSVILLE, WI 53126-0000</b>		School District: <b>4011 - NORWAY J7 6083 - WATERFORD UNION HS</b>	
<a href="#">Request Mailing Address Change</a>			
Tax Parcel ID Number: <b>010-04-20-11-023-030</b>	Tax District: <b>010-TOWN OF NORWAY</b>	Status: <b>Active</b>	
Alternate Tax Parcel Number:	Government Owned:	Acres: <b>2.3400</b>	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): <b>SE1/4 CSM #2509 V7 P835 DOC#1899345 PCL 2 FROM 010042011023000 IN 03 FOR 04 ROLL **TOTAL ACRES** 2.34</b>			
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.) <b>22104 6 MILE RD W FRANKSVILLE, WI 53126</b>			

Owner (s): <b>STEVER, MICHAEL</b>		Location: <b>Sect. 11, T4N,R20E</b>	
Mailing Address: <b>MICHAEL STEVER 1000 S 124TH ST FRANKSVILLE, WI 53126-0000</b>		School District: <b>4011 - NORWAY J7 6083 - WATERFORD UNION HS</b>	
<a href="#">Request Mailing Address Change</a>			
Tax Parcel ID Number: <b>010-04-20-11-023-002</b>	Tax District: <b>010-TOWN OF NORWAY</b>	Status: <b>Active</b>	
Alternate Tax Parcel Number:	Government Owned:	Acres: <b>20.0000</b>	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): <b>PT SE1/4 COM SE1/4 COR W2297 TO POB N901 E973 N420 W1323 S1321 E349 TO POB FROM 010042011023001 IN 08 FOR 09 ROLL **TOTAL ACRES** 20.00</b>			
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.) <b>6 MILE RD W FRANKSVILLE, WI 53126</b>			

Rieger Farms – 22320 W 6 Mile Rd, Franksville, WI 53126 (page 1 of 4)



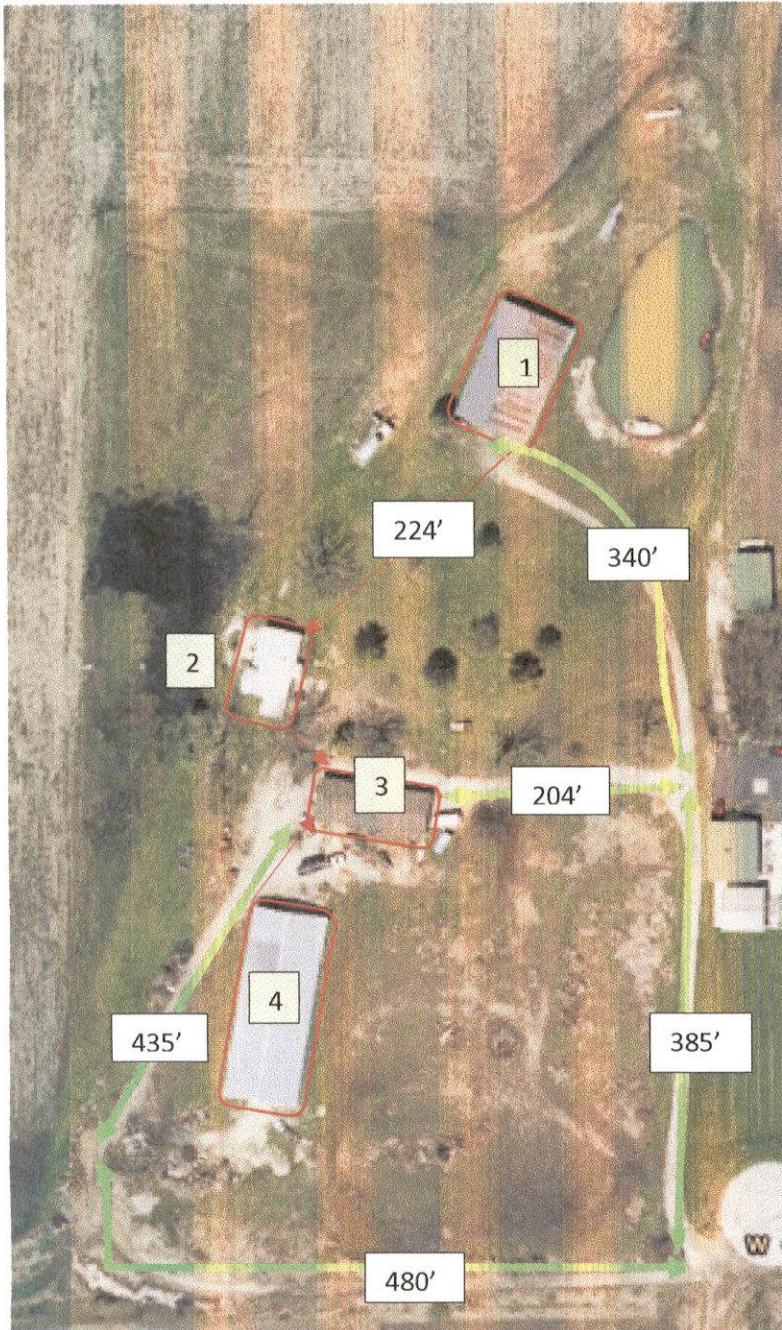
Rieger Farms – 22320 W 6 Mile Rd, Franksville, WI 53126 (page 2 of 4)



Rieger Farms – 22320 W 6 Mile Rd, Franksville, WI 53126 (page 3 of 4)



**Rieger Farms – 22320 W 6 Mile Rd, Franksville, WI 53126 (page 4 of 4)**



**1. Furthest North Storage Shed: 58' x 95'**

**Seasonal Storage – Boats, Pontoons, Campers**

**Hours of Operation: 7AM – 5PM Daily, only as needed**

**2. House: 35' x 70'.**

**North Storage Shed to the house is 224'**

**From the house to the Garage/Workshop is 60'**

**3. Garage/Workshop: 33' x 87'**

**From the Garage/Workshop to the**

**South Equipment Shed is 90'**

**4. Furthest South Equipment Storage Shed: 60' x 150'**

**From the South Shed to the Garage/Workshop is 90'**

**Hours of Operation: During daylight hours, only as needed**





# SE WI Regional land Information: Zoning in Racine county – April 11, 2024

Property: 22320 W 6 Mile Rd



22320 6 MILE RD W

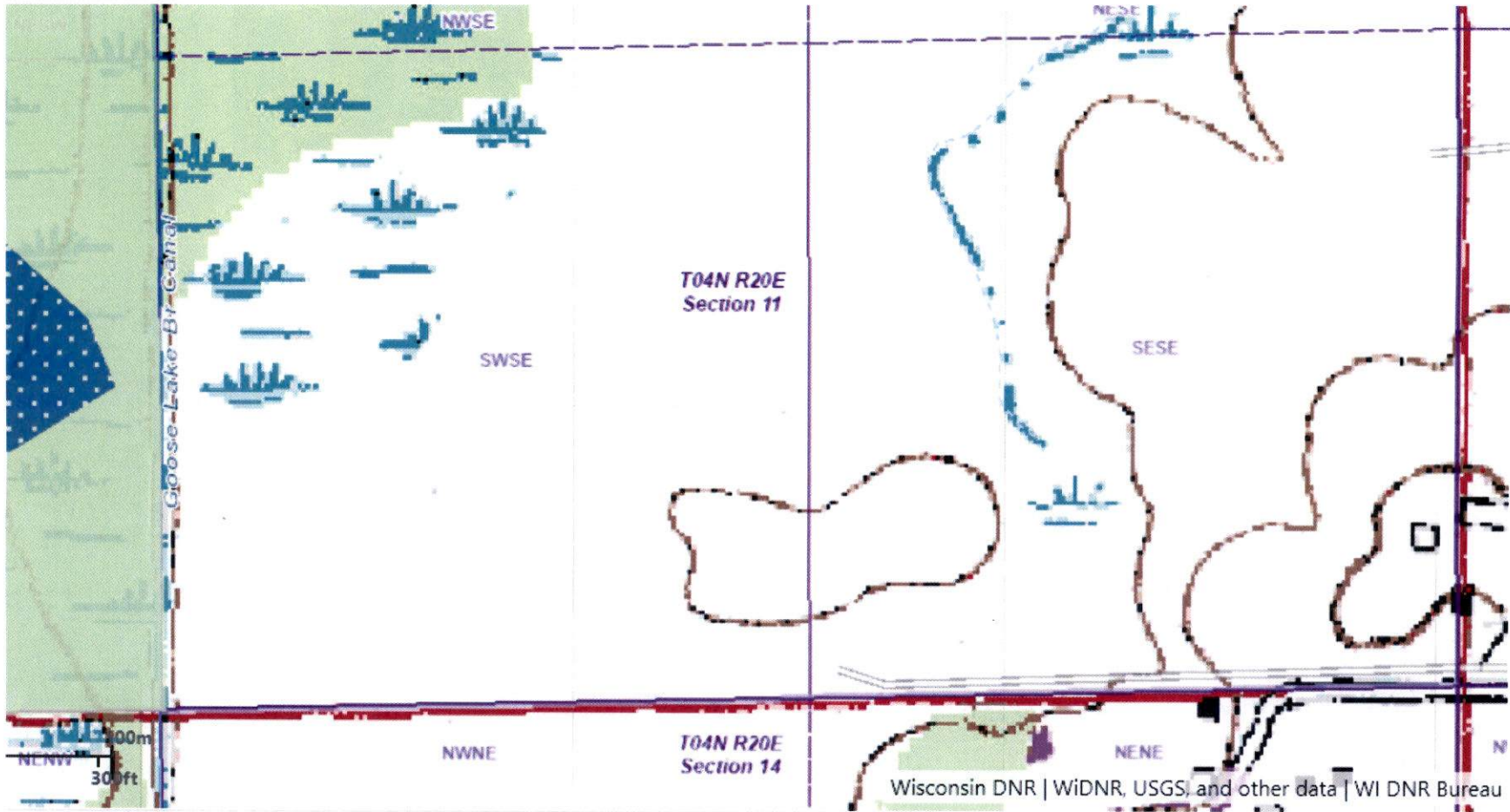


Show search results for 22320 6 MILE...

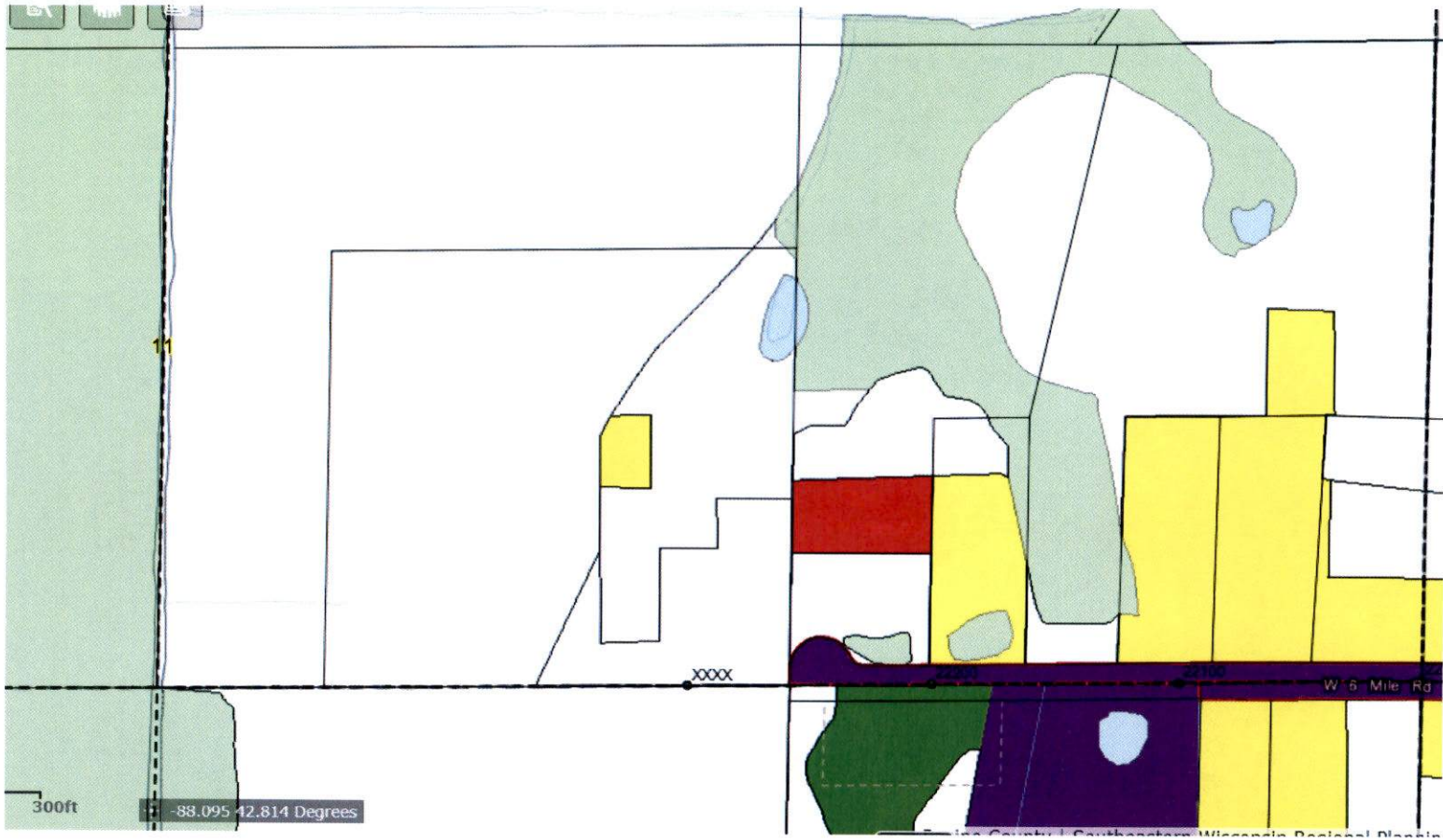


0.2mi

Town of Norway  
Town of Raymond



Wisconsin DNR | WIDNR, USGS, and other data | WI DNR Bureau



- 2010 Land Use
- Residential
  - Commercial
  - Industrial
  - Transportation, Communication, and Utilities
  - Governmental and Institutional
  - Recreational
  - Extracitve and Landfill
  - Wetlands
  - Woodlands
  - Argicultural and Other Open Land
  - Surface Water





Spring 2022 Aerial View:





2010 Spring Aerial View:



2005 Spring Aerial View:



2000 Aerial View:



