

Joshua Demant
APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

Owner: Josh Demant

Applicant/Agent: Neil Demant (3D Const)

Address: 18221 2 Mile Rd

Date petition filed: 11/4/2024 Hearing Date: 12/4/2024

Franksville, WI 53120

Municipality: Yorkville

Phone (Hm) 262-349-3290 (Wk)

Zoning district(s): A-2

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: To raze an existing detached garage and construct a 30' x 44' attached garage addition to the existing residence

at site address 18221 2 Mile Rd., Section 5, T 3 N, R 21 E
Lot(s) Blk Subd/CSM Parcel Id.# 194032105016000

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 attached garage will have an insufficient street yard setback

Applicant is subject to: Article VI Division 24 A-2 General Farming and Residential District II 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)
- Property is all/partially located in the shoreland area of _____
 - Project is all/partially located in the shoreland area of _____
 - 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. Ord "Future Rd" Easement. Existing Building (garage) to be razed IS RTAT to line. New structure to be 3' further from line than existing.

2) Describe the exceptional, extraordinary or unusual circumstances that are unique to this lot or structure. Designated future Rd will now be done. Was done when development was first created.

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. Approval would not change anything to neighboring properties. In fact, new structure will be further away from line than existing structure is.

4) Explain how the request is not based on economic gain or loss and is not self-imposed. request is solely for extra storage for owner, as they do not have a basement. Structure can not be attached to house elsewhere, due to septic & well location.

Owner/Applicant's Signature Neil Demant Date 11/4/2024

Fee paid: \$450 Check # 17192 (Payable to Racine County Planning) • Please attach required documentation

APPLICATION FOR ZONING PERMIT

RACINE COUNTY, WISCONSIN (Rev. 02/22)

PERMIT NO. _____

DATE PERMIT ISSUED _____

OWNER Josh Demant

APPLICANT Neil Demant (3D Construction)

Mailing Address 18221 2 Mile Rd

Mailing Address 20911 White Ash Rd

City Franksville State WI Zip 53126

City Union Grove State WI Zip 53182

Phone 262-349-3290

Phone 262-206-0607

Email Josh.demant@wellsconcrete.com

Email neil@3dconstructionwi.com

Parcel Id. # 194032105016000

Site Address 18221 2 Mile Rd

Municipality Yorkville Section(s) 5 Town 3 North, Range 21 East

Lot — Block — Subdivision Name — CSM # —

Proposed Construction/Use To construct a 30' x 44' attached garage addition to the existing residence. Note: Existing detached garage will be razed

New	<input checked="" type="checkbox"/>	Principal Bldg.	<input checked="" type="checkbox"/>	Size (30' x 44')	(— x —)	(— x —)
Addition	<input checked="" type="checkbox"/>	Accessory	<input type="checkbox"/>	Area (sq ft)	(1320 sq ft)	(—)
Alteration	<input type="checkbox"/>	Deck	<input type="checkbox"/>	Peak Ht. (ft.)	22'-7"	100-Yr. Floodplain Elev. —
Conversion	<input type="checkbox"/>	Sign	<input type="checkbox"/>	Eave Ht. (ft.)	10'-6"	Flood Protection Elev. —
Temporary	<input type="checkbox"/>	Other	<input type="checkbox"/>	Building Ht.-Avg. (ft.)	16'-6"	

Contractor 3D Construction Est. Value w/Labor \$ 65,000 ZONING DISTRICT A-2

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	35.5'	
Mitigation or Buffer Needed?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Street-2 nd	N/A	
Structure in Floodplain? (per map)		*Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Side-1 st	67.97'	yes
*Structure's Fair Market Value \$	—	Cumulative %	—	Side-2 nd	±125.0'	yes
*>50% of Fair Market Value?	N/A <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Shore	N/A	
Structure in Wetland? (per map)		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Rear	158.13'	yes
Substandard Lot?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Total Acc. Structures	N/A	
BOA Variance Needed?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Date of Approval		
Conditional Use/Site Plan Needed?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Date of Approval		
Shoreland Contract Needed?		Yes <input type="checkbox"/>	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: \$ 450.00 Neil Demant (3D Construction) 10/21/24
CC Date/Check#/Cash 17193 Signature of Owner /Applicant/Agent Date

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

Zoning Permit Fee Pd: \$ 250.00
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 NON-REFUNDABLE (OVER)

RECEIVED JC
OCT 22 2024 (Staff Initials)

PIN 1940321-05-016000

Staff Use Only

If a private onsite wastewater treatment system (POWTS) serves the property, check here and complete #1-6 below: July 1980

- 1) Sanitary Permit # ? Date issued prior to July 1980 Year installed prior to July 1980 Failing? No per. All.
- 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 Proposed Attached Garage will Not Alter # of Bedrooms and minimum required POWTS setbacks exceeded per Applicant

POWTS Inspector's Signature: _____

Date: _____

ZONING PERMIT REQUIREMENTS

J.C. 11-5-2024

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 ≥ ___'