

APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

Owner: Justin & Amanda Thompson, Applicant/Agent: Justin Thompson & Amanda T

Address: 740 Log Cabin Drive, Union Grove, WI 53182 Date petition filed: 4/21/26 Hearing Date: 6/13/26 6/4/26 Municipality: Yorkville

Phone # [redacted] Zoning district(s): R-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: The construction of a pole barn

at site address 740 Log Cabin Drive, Section 17, T 03 N, R 20 E Lot(s) - Blk - Subd/CSM - Parcel Id.# 194-03-21-17-011-000 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 pole barn exceeds the maximum allowable building height

Applicant is subject to: Article VI Division 3 R-2 Suburban Residential District (Unsewered) and Section 20-115 Accessory Regulations

[redacted], 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
X 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. our pull behind travel trailer requires an overhead door height of 14'. We are wanting to build a detached garage in order to store it along w/ other items that currently do not fit in our house garage. Storing items in a garage vs outside helps everything last longer and keeps our property looking nice

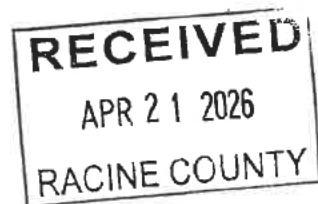
2) Describe the exceptional, extraordinary or unusual circumstances that are unique to this lot or structure. The proposed garage height is not unusual now a days as most travel trailers are 13' tall.

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. The structure being built is set back 100 ft. from the house and the area is at a lower elevation than our house and the other buildings- neighbors' homes and garages. It will not look as if it is towering over other bldgs because of that.

4) Explain how the request is not based on economic gain or loss and is not self-imposed. The building is expected to be used for our family belongings. To make the property organized, the outbuilding needs to be taller to accommodate our travel trailer.

Owner/Applicant's Signature [redacted] Date 4-21-26 Fee paid: \$ 475 Check # [redacted]

#1 cont.) orderly for us and our neighbors.
With the 14' overhead door that requires
the building to have 16' walls, and with
a typical 4/12 pitch roof that means
the height of the building at the peak
would be 21'. The garage would be
30' wide x 50' deep. The size was established
after careful planning on what all we needed
to be able to store in it.



APPLICATION FOR ZONING PERMIT
RACINE COUNTY, WISCONSIN (Rev. 09/24)

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER(s) Justin & Amanda Thompson
 Mailing Address 740 Log Cabin drive
Union Grove WI 53182
 City State Zip

APPLICANT Justin & Amanda Thompson
 Mailing Address 740 Log Cabin drive
Union Grove WI 53182
 City State Zip

Parcel ID No(s) 194032117011000 Site Address 740 Log cabin drive
 Municipality Yorkville Section(s) 17 Town 03 North, Range 20 East
 Lot - Block - Subdivision Name - CSM # _____
 Proposed Construction/Use Pole barn

New	<input checked="" type="checkbox"/>	Principal Bldg.	Size	<u>(30' x 50')</u>	<u>(- x -)</u>	<u>(- x -)</u>
Addition	<input type="checkbox"/>	Accessory	Area (sq ft)	<u>(1500)</u>	<u>(-)</u>	<u>(-)</u>
Alteration	<input type="checkbox"/>	Deck	Peak Ht. (ft.)	<u>21'</u>		100-Yr. Floodplain Elev. <u>-</u>
Conversion	<input type="checkbox"/>	Sign	Eave Ht. (ft.)	<u>16'</u>		Flood Protection Elev. <u>-</u>
Temporary	<input type="checkbox"/>	Other	Building Ht.-Avg. (ft.)	<u>10.5'</u>		

Contractor Home owner Est. Value w/Labor \$ 50,000 ZONING DISTRICT R-2

Existing Nonconforming?	N/A	Yes	No <input checked="" type="checkbox"/>	Yard Setbacks	Proposed	OK?
Structure in Shoreland? (per map)		Yes	No	Street-1 st <u>Log Cabin</u>	<u>± 342'</u>	<u>OK</u>
Mitigation or Buffer Needed?		Yes	No <input checked="" type="checkbox"/>	Street-2 nd <u>S. Colony</u>	<u>± 335'</u>	<u>-</u>
Structure in Floodplain? (per map)		*Yes	No <input checked="" type="checkbox"/>	Side-1 st	<u>± 10'</u>	<u>OK</u>
*Structure's Fair Market Value \$		Cumulative %	<u>-</u>	Side-2 nd	<u>± 105'</u>	<u>OK</u>
*>50% of Fair Market Value?	N/A	Yes	No <input checked="" type="checkbox"/>	Rear	<u>-</u>	<u>-</u>
Structure in Wetland? (per map)		Yes	No <input checked="" type="checkbox"/>	Shore	<u>-</u>	<u>-</u>
Substandard Lot?		Yes	No <input checked="" type="checkbox"/>	Total Acc. Structures	<u>< allowable</u>	
BOA Variance Needed?		Yes <input checked="" type="checkbox"/>	No	Date of Approval		
Conditional Use/Site Plan Needed?		Yes	No <input checked="" type="checkbox"/>	Date of Approval	<u>-</u>	
Shoreland Contract Needed?		Yes	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: \$ <u>475⁰⁰</u>	<u>[Signature]</u>	<u>4-21-26</u>
CC Date/Check#/Cash	<u>4/23/26</u>	Signature of Owner /Applicant/Agent	Date
Shoreland Contract Fee	Pd: \$ _____	<u>Justin Thompson</u>	
CC Date/Check#/Cash		Print Name(s)	
Zoning Permit Fee	Pd: \$ _____		
CC Date/Check#/Cash		Notes (revisions, extensions, etc.)	<u>[Redacted]</u>
Other:	Pd: \$ _____		

if shoreland erosion review fee is included above Zoning Administrator (Staff Initials)

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

PIN 1940321-17-011000

Staff Use Only

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

- 1) Sanitary Permit # _____ Date issued _____ Year installed _____ Failing? _____
- 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 _____

POWTS Inspector's Signature: _____ Date: _____

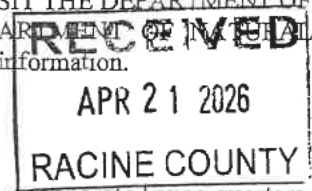
ZONING PERMIT REQUIREMENTS

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 ≥ _____'