



COUNTY OF KENOSHA

December 2012

Department of Planning and Development

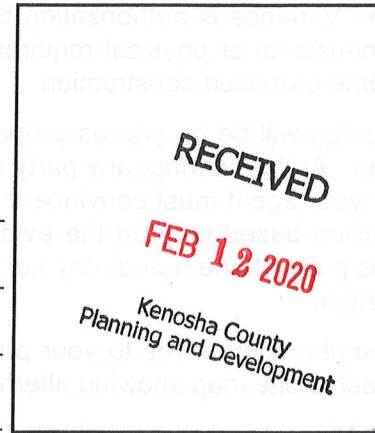
VARIANCE APPLICATION

Owner: Carly Gift Trust

Mailing Address: 331 S Knight

Park Ridge IL 60068

Phone Number(s): 847-417-0732



To the Kenosha County Board of Adjustment:

Please take notice that the undersigned was refused a Zoning Permit by the Kenosha County Department of Planning and Development for lands described below for the reason that the application failed to comply with the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance. The owner or assigned agent herewith appeals said refusal and seeks a variance.

Parcel Number: 60-4-119-182-0290

Zoning District: R-3

Property Address: 8539 406th Avenue

Shoreland: Yes

Subdivision: A C Hesing's Powers Lake Subdivision

Lot(s): 27

Block: -

Current Use: 1965-built s.f. residence, 1950-built detached garage

Proposal: To re-construct a residence and detached garage on the property in a manner that will locate the detached garage in the street yard.

REQUIRED BY ORDINANCE		VARIANCE REQUESTED
Section: <u>III. P. 12.18.4-5</u>	<u>Detached accessory buildings shall be</u>	<u>Street Yard Placement</u>
	<u>located in the side or rear yard only.</u>	
Section: _____	- _____	_____
Section: _____	- _____	_____

VARIANCE APPLICATION

An Area Variance is authorization by the Kenosha County Board of Adjustments to vary one or more of the dimensional or physical requirements of the applicable zoning law, code or ordinance in connection with some proposed construction.

The burden will be on you as property owner to provide information upon which the board may base its decision. At the hearing, any party may appear in person or may be represented by an agent or attorney. You or your agent must convince the zoning board to make a ruling in your favor. The board must make its decision based only on the evidence submitted to it at the time of the hearing. Unless you or your agent is present, the board may not have sufficient evidence to rule in your favor and must then deny your application.

- (1) Describe alternatives to your proposal such as other locations, designs and construction techniques. Attach a site map showing alternatives you considered in each category below:

(A) Alternatives you considered that comply with existing standards. If you find such an alternative, you can move forward with this option with a regular permit. If you reject compliant alternatives, provide the reasons you rejected them.

AS A 50' WIDE, LONG NARROW LAKE PROPERTY,
THERE IS NOT SUFFICIENT WIDTH TO LOCATE
A DETACHED GARAGE IN SIDE OR REAR YARD
AS ALLOWED.

(B) Alternatives you considered that require a lesser variance. If you reject such alternatives, provide the reasons you rejected them.

OWNER CONSIDERED AN ATTACHED GARAGE,
BUT WITH 30' BUILDABLE WIDTH ON THIS
PROPERTY, THERE WOULD BE MINIMAL
ROOM FOR HOUSE ENTRY PAST THE GARAGE.

- (2) Will there be an unnecessary hardship to the property owner to strictly comply with the ordinance?

Unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome.

An applicant may not claim unnecessary hardship because of conditions which are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing that there is no suitable location for a home or claiming that they need more outbuilding space than that permitted to store personal belongings). Courts have also determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel. The property owner bears the burden of proving unnecessary hardship.

VARIANCE APPLICATION

WITH THE PREDOMINANT SOLUTION OF DETACHED GARAGES IN THE STREET YARD IN THE AREA HISTORICALLY, ON THESE NARROW LAKE LOTS, TO NOT ALLOW THIS GARAGE REPLACEMENT IN SIMILAR LOCATION WOULD BE UNNECESSARILY BURDENSOME,

- (3) Do unique physical characteristics of your property prevent compliance with the ordinance? If yes, please explain.

Unique physical limitations of the property such as steep slopes or wetlands that are not generally shared by other properties must prevent compliance with the ordinance requirements. The circumstances of an applicant (growing family, need for a larger garage, etc.) are not a factor in deciding variances. Nearby ordinance violations, prior variances or lack of objections from neighbors do not provide a basis for granting a variance.

NARROW LOT WIDTH AND STEEP GRADES NEAR THE SHORE MAKE A REAR OR SIDE YARD GARAGE IMPOSSIBLE, THOUGH NOT A UNIQUE PROBLEM.

- (4) What would be the effect on this property, the community or neighborhood and the public interest if the variance was granted? How can these impacts be mitigated.

These interests are listed as objectives in the purpose statement of an ordinance and may include: drainage, visual impact, and fire safety and building code requirements.

MINIMAL NEGATIVE EFFECT ON THE COMMUNITY OR NEIGHBORHOOD WITH THIS APPROVAL. RATHER, A POSITIVE EFFECT ON PROPERTY VALUE AND AESTHETIC WITH NEW GARAGE STRUCTURE REPLACING OLD 70 YEAR GARAGE.

The undersigned hereby attests that the above stated information is true and accurate and further gives permission to Planning & Development staff and Board of Adjustment members to view the premises, in relation to the Appeal request made herein, during reasonable daylight hours.

Owners Signature: Monica Lynch Ronald McCormack
 Agent: McCormack + Eiten Architects Signature: Michael J. McCormack
 Agents Address: 400 BROAD ST. LAKE GENEVA, WI 53147
 Phone Number(s): (262) 248-8391 x11



COUNTY OF KENOSHA

Department of Planning & Development

19600 75th Street, Suite 185-3

Bristol, WI 53104-9772

Phone: (262) 857-1895

Fax: (262) 857-1901

ZONING PERMIT APPLICATION

1. What is the Property Address (must include house number) or Tax Key Parcel Number?

8539 406th Ave. Genoa City WI 53128

2. Who owns the subject property (property owner)?

Property Owner Name: Carly Gift Trust, Russ Carynksi

Property Owner Mailing Address: 331 S. Knight Ave, Park Ridge IL 60068

Property Owner Phone Number: 847-417-0732

Property Owner Email Address: carnica@aol.com

3. Who is constructing the proposed structures (contractor)?

Contractor Name: Jonathan Wittrock

Contractor Mailing Address: N5380 Kennel Road, Elkhorn WI 53121

Contractor Phone Number: 262-749-0887

Contractor Email Address: Jon@Jtimothybuilders.com

4. Who is applying for and will be signing for this permit (applicant)?

Applicant Name: J. Timothy Builders

Applicant Mailing Address: N5380 Kennel Road, Elkhorn WI 53121

Applicant Phone Number: 262-749-0887

Applicant Email Address: Jon@Jtimothybuilders.com

5. What is it you are proposing to construct?

You can apply for up to four separate structures on this permit application.

STRUCTURE DESCRIPTION	TYPE OF CONSTRUCTION	SIZE (FENCE) (L' @ H')	SIZE (BLDG.) (L' x W')	AREA (sq. feet)	HEIGHT (feet)	# OF STORIES
Accessory Structure	Wood Frame	35 x 27		945	20	1.5

6. This section is only applicable if you are constructing a principal building such as a new residence or new commercial building. *This section is not applicable for sheds ≤ 150 sq. ft. in area or other accessory structures such as decks, fences and pools.*

If you are proposing to construct a principal building such as a new residence or new commercial building, it is required that a professional surveyor be hired to complete a foundation survey of the property after the foundation is installed for the permitted building and submit said survey document to this office in order to prove that the proposed building has been constructed in the correct location and meets setback requirements.

I anticipate that a foundation survey will be submitted to this office no later than May 15, 2020 (insert date).

We understand this deadline needs to be flexible due to reasons such as weather, construction delays, etc., however a due date later than 18 months from the date of permit issuance will not be accepted. If a foundation survey is not received by the anticipated due date, the property owner will receive an automated letter notifying them of past due status. If a mutually agreed revised due date is not set, and a foundation survey is not submitted, violation and enforcement will proceed.

7. This section is only applicable if you are constructing a residential or commercial building addition or detached accessory building >150 sq. ft. in area. This section is not applicable for new principal structures, sheds ≤150 sq. ft. in area or other accessory structures such as decks, fences and pools.

If you are proposing to construct a residential or commercial building addition or detached accessory building >150 sq. ft. in area you have the option to hire a professional surveyor to complete a foundation survey of the property after the foundation is installed for the permitted building and submit said survey document to this office in order to prove that the proposed building has been constructed in the correct location and meets setback requirements.

Alternatively, the property owner may sign a waiver of liability of foundation survey waiving their obligation to have to hire a professional surveyor at this time, stating that they will build the structure according to code and that if the structure is ever found to violate the code requirements they agree to comply with said ordinance by removal of and relocation of said structure and pay all associated and consequent costs and damages. This waiver document is a legal document that is recorded against the property title in the Register of Deeds. *In the future a lending agency (such as a bank) or a prospective buyer of the property may require that said waiver be released prior to commencing with a loan or sale transaction. To do so, a plat of survey will need to be completed by a professional surveyor showing the location of the permitted structure. If said structure is found by this department to be constructed in the correct location and meets setback requirements, then a release of waiver document will be prepared at the cost of 20.00-dollars to the applicant and issued to the property owner or real estate agent so that it can be recorded with the Register of Deeds, thereby effectively releasing the original waiver of liability document.*

I anticipate that a foundation survey will be submitted to this office no later than _____ (insert date).

or

I anticipate that the property owner will visit Planning & Development to have their signature notarized (driver's license required) and pay for the recordation of a waiver of liability document in the form of 30.00-dollars cash or check payable to the "Register of Deeds" no later than _____ (insert date).

8. Does your project involve the placement of any fill material on the subject property such as dirt, gravel, landscape timbers, rock, shoreline protection material, etc....?

If so, what type of material and how much?

IF ISSUED, THIS ZONING PERMIT IS ISSUED SUBJECT TO:

1. ANY FEDERAL, STATE OR LOCAL RESTRICTIONS AND/OR DEED RESTRICTIONS.
2. EACH APPLICANT FOR A ZONING PERMIT IS CHARGED WITH KNOWLEDGE OF THE MUNICIPAL ZONING ORDINANCE. COPIES OF THE TEXT OF THIS OR PORTIONS THEREOF AND COPIES OF THE OFFICIAL ZONING MAPS ARE AVAILABLE FOR SALE, COPYING OR INSPECTION UPON REQUEST. ANY STATEMENT MADE, SITE PLAN SUBMITTED, ASSURANCE GIVEN OR PERMIT ERRONEOUSLY ISSUED CONTRARY TO THIS ORDINANCE IS NULL AND VOID.
3. THIS PERMIT SHALL EXPIRE EIGHTEEN (18) MONTHS FROM DATE OF ISSUANCE.
4. ANY ADDITIONAL CONDITIONS WRITTEN BY THE ZONING ADMINISTRATOR ISSUING THE ZONING PERMIT.

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 <http://dnr.wi.gov/topic/wetlands/locating.html> OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER (262) 884-2300.



THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION OBTAINED FROM VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.



Source: Kenosha County Department of Planning and Development.

12.21-3 R-3 URBAN SINGLE-FAMILY RESIDENTIAL DISTRICT

- (a) Primary Purpose and Characteristics
The R-3 Urban Single-Family Residential District is intended to provide for single-family residential development, at densities not to exceed 2.2 dwelling units per developable net acre, served only by public sanitary sewage facilities.
- (b) Principal Uses
 - 1 Community living arrangements having a capacity of 8 or fewer persons and which shall be in conformance with all state statutory requirements
 - 2 Essential Services
 - 3 Foster family homes having less than 4 foster children and not exceeding 8 total occupants and are in conformance with all state statutory requirements
 - 4 One single-family dwelling
- (c) Accessory Uses
 - 1 Accessory buildings, such as detached garages, sheds and gazebos, and boathouses (see also section 12.27-6) (8/6/02)
 - 2 Home occupations and professional home offices
 - 3 Small wind energy system
 - 4 Solar energy system
 - 5 Swimming pools and spas (see also section 12.17) (8/6/02)
 - 6 Fences (see also section 12.15) (8/6/02)
 - 7 Decks and Patios (see also section 12.18.3)
- (d) Conditional Uses (see also section 12.29-8)
 - 1 Community living arrangements having 9 but not more than 15 persons and in conformance with all state statutory requirements
 - 2 Model single-family homes and model single-family condominiums and related temporary real estate sales office located within the model unit
 - 3 Utility substation
 - 4 Bed and breakfast establishments (8/9/94)
- (e) Lot Area and Width
 - 1 Lots shall have a minimum area of 20,000 square feet
 - 2 All lots shall be not less than 100 feet in width unless located on a cul-de-sac or curve in which case the lot frontage may be reduced to 50 feet of frontage provided there is at least 100 feet of width at the required building setback line
- (f) Building, Height, Area and Design Standards (9/5/06)
 - 1 No building or parts of a building shall exceed 35 feet in height
 - 2 The total minimum floor area of a dwelling shall be 1200 square feet with a minimum first floor area of 800 square feet
 - 3 All residential dwellings shall be attached to a permanent foundation, be properly connected to all required utilities, have a building footprint of which the dwelling unit is not less than 24-feet in width for at least fifty (50) percent of the length, have a roof pitch of not less than 5/12, and an eave extension of at least twelve (12) inches, except residences with an architectural style defined as Colonial or Greek Revival. (9/5/06)

(g) Yards

- 1 Street yard - not less than 65 feet from the right-of-way of all Federal, State, and County Trunk highways and not less than 30 feet from the right-of-way of all other roads (8/6/02)
- 2 Shore yard - not less than 75 feet from the ordinary high water mark of any navigable water (11/5/86)
- 3 Side yard - not less than 10 feet in width on each side of all structures
- 4 Rear yard - not less than 25 feet

(h) Authorized Sanitary Sewer System

- 1 Public sanitary sewer
- 2 On-site sewage disposal absorption system on lots of record created prior to adoption or amendment of this ordinance, provided that section 12.05-1(d) of this ordinance is fully complied with.

P. ACCESSORY BUILDING REGULATIONS

12.18.4-1 PERMIT REQUIRED

No accessory building shall hereinafter be located, directed, moved, reconstructed, extended, enlarged, converted or structurally altered without a zoning permit from the Division of Planning Operations and without being in conformity with the provisions of this Ordinance, and State Statutes and the Wisconsin Administrative Code. The accessory building shall also meet all the structural requirements of local and State codes.

12.18.4-2 DISTRICTS

Accessory buildings may be located in all districts except the C-1 Lowland Resource Conservancy District and FPO Floodplain Overlay District.

12.18.4-3 APPLICATION

All drawings and plans for the construction, installation, enlargement or alteration of any such accessory building shall first be presented to the Division of Planning Operations for examination and approval as to proper size, location and construction.

All such plans and drawings shall be drawn to scale and shall indicate thereon all distances and dimensions so as to accurately and explicitly show all lot lines, and all information pertaining to the accessory building. Such plans shall also include vertical elevations of the accessory building.

12.18.4-4 CLASSIFICATION

Agricultural buildings, on lots of at least 10 acres, such as barns, silos, bins, sheds, and farm machinery sheds in the A-1, A-2, A-3 and A-4 agricultural districts shall not be considered accessory buildings. Such buildings are principal agricultural buildings and shall comply with the yard and height requirement of the agricultural districts.

Buildings on non-conforming lots in the A-1, A-2, A-3, or A-4 districts less than 10 acres shall be considered accessory buildings and shall comply with the provisions of this section.

12.18.4-5 LOCATION

Accessory buildings shall be detached from the principal structure, provided that the accessory building:

(a) Is on the same lot and then permitted only after their principal structure is present or under construction.

(b) Shall be located in the side or rear yard only.

12.18.4-6 SIZE

Accessory building size is based upon lot size according to table 12.18.4-12.

12.18.4-7 SETBACKS

Accessory buildings shall have the following setbacks. (see table 12.18.4-12)

- (a) A building separation of at least 10 feet between all buildings and structures.
- (b) A minimum 5-foot side and rear yard setback on lots equal to or less than 39,999 square feet, unless zoned R-9, R-10 or R-11 in which case the setback shall be 10 feet.
- (c) A minimum 10-foot side and rear yard setback on lots equal to or greater than 40,000 square feet.
- (d) Detached accessory buildings in all other districts shall meet the minimum setback requirements as outlined in each district.

12.18.4-8 HEIGHT

Accessory buildings shall have the following height. (see table 12.18.4.12)

- (a) A maximum height of 15 feet for buildings (shed, gazebos, pool house) equal to or less than 150 square feet.
- (b) A maximum height of 17 feet for buildings greater than 150 square feet and equal to or less than 720 square feet
- (c) A maximum height of 20 feet for buildings greater than 720 square feet.
- (d) A maximum height of 24 feet for buildings greater than 3,000 square feet.

12.18.4-9 NUMBER OF BUILDINGS

The number of accessory buildings permitted per lot are as follows: (see table 12.18.4-12)

- (a) One of each: shed, gazebo, pool house equal to or less than 150 square feet.
- (b) One accessory building, greater than 150 square feet, on lots equal to or less than 79,999 square feet.
- (c) Two accessory buildings, greater than 150 square feet, on lots equal to or greater than 80,000 square feet.
- (c) If the total number of detached accessory buildings existing on a parcel exceeds the total number permitted in the district, no additional buildings or additions to existing buildings shall be permitted unless buildings in excess of the district standard are removed.

12.18.4-10 OPEN SIDED/SCREENED STRUCTURES (BUILDINGS) SUCH AS GAZEBOS AND SCREEN HOUSES

Open sided and/or screened structures (buildings) such as gazebos, and screen houses are permitted in the shoreyard setback area provided that the following is satisfied in accordance with § 59.692(1v), Stats.

- (a) The part of the structure (building) that is nearest to the water is located at least 35 feet landward from the ordinary high water mark.

TOWN OF RANDALL
ATTN: TREASURER
34530 BASSETT ROAD
BURLINGTON WI 53105



☐ Check For Billing Address Change

CARLY GIFT TRUST
331 S KNIGHT
PARK RIDGE IL 60068

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2019
TOWN OF RANDALL
KENOSHA COUNTY

Bill #: 410900764
Parcel #: 60-4-119-182-0290
Alt. Parcel #: 6041191820290

Total Due For Full Payment \$13,480.16
Pay to Local Treasurer By Jan 31, 2020

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT Pay to Local Treasurer	2ND INSTALLMENT Pay to County Treasurer
\$6,809.58	\$6,670.58
BY January 31, 2020	BY July 31, 2020

Amount Enclosed \$

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2019
TOWN OF RANDALL
KENOSHA COUNTY

CARLY GIFT TRUST
331 S KNIGHT
PARK RIDGE IL 60068

Property Address: 8539 406TH AVE

BILL NUMBER: 410900764

IMPORTANT: Correspondence should refer to parcel number.
See reverse side for important information.
Be sure this description covers your property. This description is
for property tax bill only and may not be a full legal description.

1806618 1380448 1380447 0 ACRES: 0.570
SEC 18, T 01 N, R 19 E, NW 1/4
PLAT: 2940-HESINGS POWERS LAKE SUB, A C
BLOCK/CONDO: N/A 27
149-E LOT 27 A C HESING'S POWERS LAKE SUB SEC
18 T 1 R 19 TOGETHER WITH REPARIAN RIGHTS ETC
V1186 P916 V1562 P663 DOC #1380447 DOC ...

Parcel #: 60-4-119-182-0290
Alt. Parcel #: 6041191820290

Assessed Value Land 665,000	Ass'd. Value Improvements 74,500	Total Assessed Value 739,500	Ave. Assmt. Ratio 0.9572	Net Assessed Value Rate (Does NOT reflect credits) 0.018161177
Est. Fair Mkt. Land 694,700	Est. Fair Mkt. Improvements 77,800	Total Est. Fair Mkt. 772,500	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$1,764.04

Taxing Jurisdiction	2018 Est. State Aids Allocated Tax Dist.	2019 Est. State Aids Allocated Tax Dist.	2018 Net Tax	2019 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
KENOSHA COUNTY	239,761	236,314	3,783.12	3,499.82	-7.5%
TOWN OF RANDALL	157,068	145,142	1,008.11	1,037.98	3.0%
RANDALL CONSOLD SCH DIST	1,413,704	1,302,996	5,473.66	5,317.04	-2.9%
WILMOT UNION HIGH SCHOOL	1,385,859	1,236,668	2,757.98	2,606.40	-5.5%
POWERS LAKE MANAGEMENT			122.71	113.23	-7.7%
GATEWAY TECHNICAL COLLEGE	523,811	494,769	639.83	616.61	-3.6%
LIBRARY			262.67	239.11	-9.0%
Total	3,720,203	3,415,889	14,048.08	13,430.19	-4.4%
	First Dollar Credit		87.76	89.03	1.4%
Parcel #: 60-4-119-182-0290	Lottery & Gaming Credit				
	Net Property Tax		13,960.32	13,341.16	-4.4%

Make Check Payable to: TOWN OF RANDALL ATTN: TREASURER 34530 BASSETT ROAD BURLINGTON WI 53105 262-877-2165	Full Payment Due On or Before January 31, 2020 \$13,480.16	Net Property Tax 13,341.16 GARBAGE & RECYCLING SEI 139.00
And Second Installment Payment Payable To KENOSHA COUNTY TREASURER 1010 56TH ST KENOSHA WI 53140-3738	Or First Installment Due On or Before January 31, 2020 \$6,809.58	#1019 Acct (6402) 12/18/19
	And Second Installment Due On or Before July 31, 2020 \$6,670.58	

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction
RANDALL CONSOLD SCH DIST
RANDALL CONSOLD SCH DIST

Total
Additional Taxes
433,584.10
576,112.13

Total Additional Taxes
Applied to Property
613.75
826.33

Year
Increase Ende
2021
2030

TOTAL DUE FOR FULL PAYMENT

Pay By January 31, 2020
\$ 13,480.16

Warning: If not paid by due dates, installment option is lost
and total tax is delinquent subject to interest and, if applicable,
penalty. Failure to pay on time. See reverse.

AMBIT LAND SURVEYING
8120-312th Avenue
Wheatland, WI. 53105-8934
Licensed Professionals in
both Illinois & Wisconsin

PHONE: 262-537-4874

FAX: 262-537-4221

EMAIL: ambit@tds.net

PER FEMA FLOOD INSURANCE MAP 55059C0116D REVISED JUNE 19, 2012
PARCEL IS LOCATED IN ZONE A. NO BASE FLOOD ELEVATION HAS BEEN DETERMINED.
F:\AMBITPC5\inet\egal\Files\ELEVATION DETERMINATION NOTE.txt

GROSS AREA OF 22,995 sq. ft. IS TO WATERS EDGE
GROSS AREA OF IMPERVIOUS SURFACES IS 8,624 sq. ft.
THEREFORE IMPERVIOUS AREA COVERS 37% OF PARCEL, PLUS OR MINUS
WELL LOCATION UNDETERMINED ON LOT 27

+TRD10 DENOTES DECIDUOUS TREE & DIAMETER IN INCHES
+TRC10 DENOTES CONIFERS & DIAMETER IN INCHES

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December 28, 2018

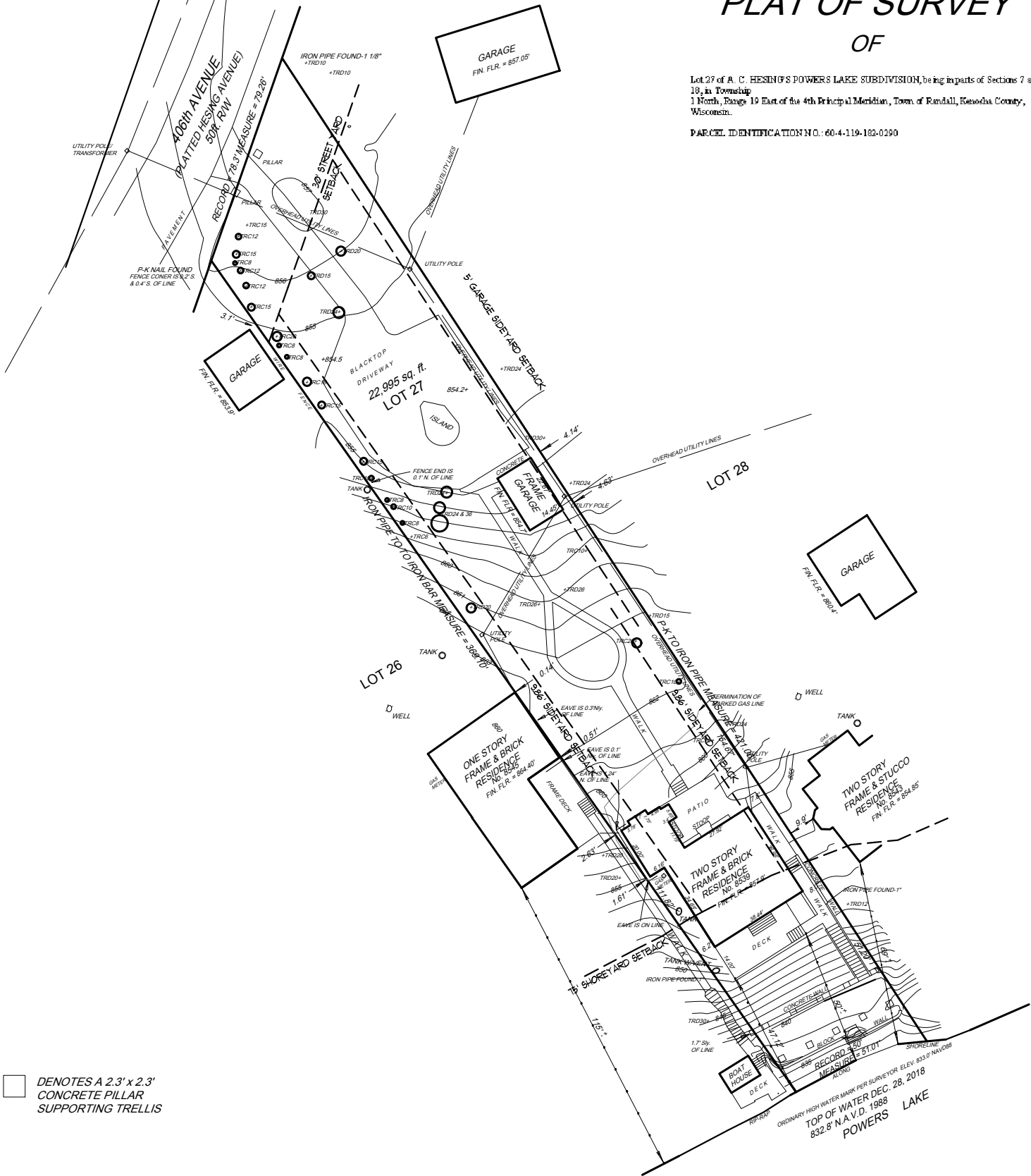


SCALE: 1 inch = 20 feet

ORDERED BY: R. Carynski

JOB NO.: 18328

DENOTES A 2.3' x 2.3'
CONCRETE PILLAR
SUPPORTING TRELLIS



EXISTING PLAT OF SURVEY
SCALE: 1" = 50'-0"

PLAT OF SURVEY OF

Lot 27 of A. C. HESING'S POWERS LAKE SUBDIVISION, being interests of Sections 7 and
18, in Township
1 North, Range 19 East of the 4th Principal Meridian, Town of Randall, Kenosha County,
Wisconsin.

PARCEL IDENTIFICATION NO.: 60.4.119-182-0290

McCormack + Eitten / Architects TM, LLP
400 Broad Street
Lake Geneva, WI 53147
Ph (262) 248-8391
contact@mccormackeitten.com
www.mccormackeitten.com



© McCormack + Eitten / Architects, LLP

NEW RESIDENCE FOR
RUSSELL & MONICA CARYNSKI
8545 406TH AVENUE
GENOA CITY, TOWN OF RANDALL, KENOSHA COUNTY, WI

COMMENTS: NONE

DATE

2-12-2020

PROJECT NO.

1932

SHEET

AS-0

OF

AMBIT LAND SURVEYING
8120-312th Avenue
Wheatland, WI. 53105-8934
Licensed Professionals in
both Illinois & Wisconsin

PHONE: 262-537-4874

FAX: 262-537-4221

EMAIL: ambit@tds.net

PER FEMA FLOOD INSURANCE MAP 55059C0116D REVISED JUNE 19, 2012
PARCEL IS LOCATED IN ZONE A. NO BASE FLOOD ELEVATION HAS BEEN DETERMINED.
F:\AMBIT\PC5\inet\egal\Files\ELEVATION DETERMINATION NOTE.txt

GROSS AREA OF 22,995 sq. ft. IS TO WATERS EDGE
GROSS AREA OF IMPERVIOUS SURFACES IS 8,624 sq. ft.
THEREFORE IMPERVIOUS AREA COVERS 37% OF PARCEL, PLUS OR MINUS
WELL LOCATION UNDETERMINED ON LOT 27

+TRD10 DENOTES DECIDUOUS TREE & DIAMETER IN INCHES
+TRC10 DENOTES CONIFERS & DIAMETER IN INCHES

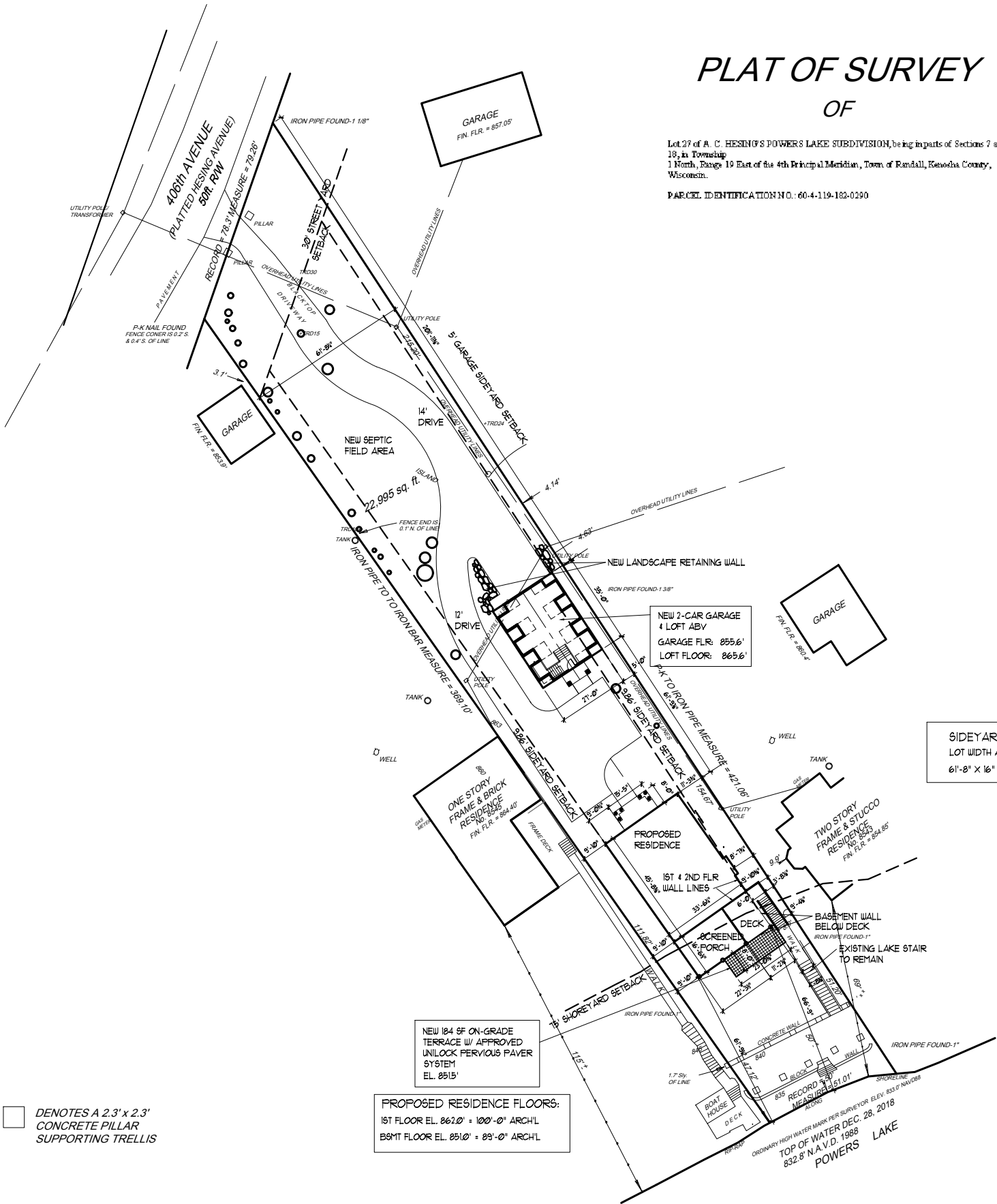
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December 28, 2018



SCALE: 1 inch = 20 feet
ORDERED BY: R. Carynski
JOB NO.: 18328

DENOTES A 2.3' x 2.3'
CONCRETE PILLAR
SUPPORTING TRELLIS



PLAT OF SURVEY OF

Lot 27 of A. C. HESING'S POWERS LAKE SUBDIVISION, being parts of Sections 7 and 18, in Township 1 North, Range 19 East of the 4th Principal Meridian, Town of Randall, Kenosha County, Wisconsin.

PARCEL IDENTIFICATION NO.: 60.4-119-182-0290

SIDEYARD SETBACKS:
LOT WIDTH AT STREET SETBACK
61'-8" x 16" = 9.86'

PROPOSED RESIDENCE FLOORS:
1ST FLOOR EL. 861.0' = 100'-0" ARCH'L
BSMT FLOOR EL. 851.0' = 89'-0" ARCH'L

PROPOSED STAKEOUT PLAN
SCALE: 1" = 50'-0"

NEW RESIDENCE FOR
RUSSELL & MONICA CARYNSKI
8545 406TH AVENUE
GENOA CITY, TOWN OF RANDALL, KENOSHA COUNTY, WI

COMMENTS: NONE

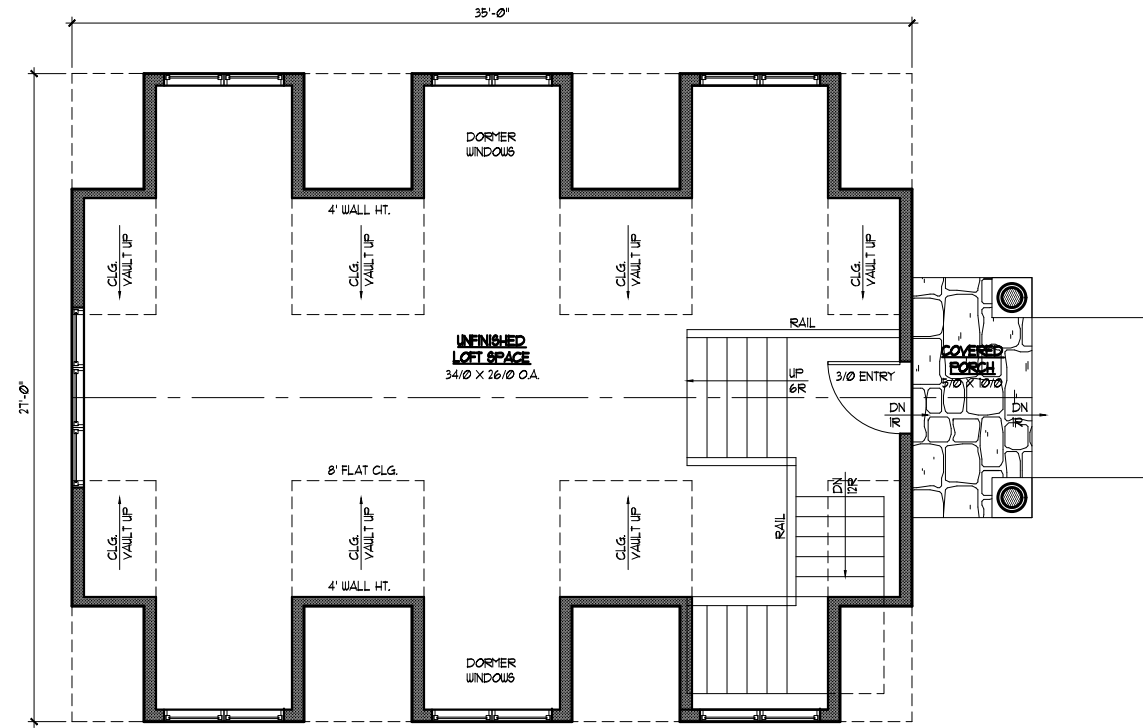
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2-12-2020
PROJECT NO.
1932



LOFT FLOOR PLAN

SCALE: $\frac{1}{8}" = 1'-0"$

GARAGE FLOOR PLAN

SCALE: $\frac{1}{8}'' = 1'-0''$

AREA TABULATION

GARAGE FLOOR:	945 SF
LOFT FLOOR:	751 SF
COVERED PORCH:	50 SF

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NEW RESIDENCE FOR

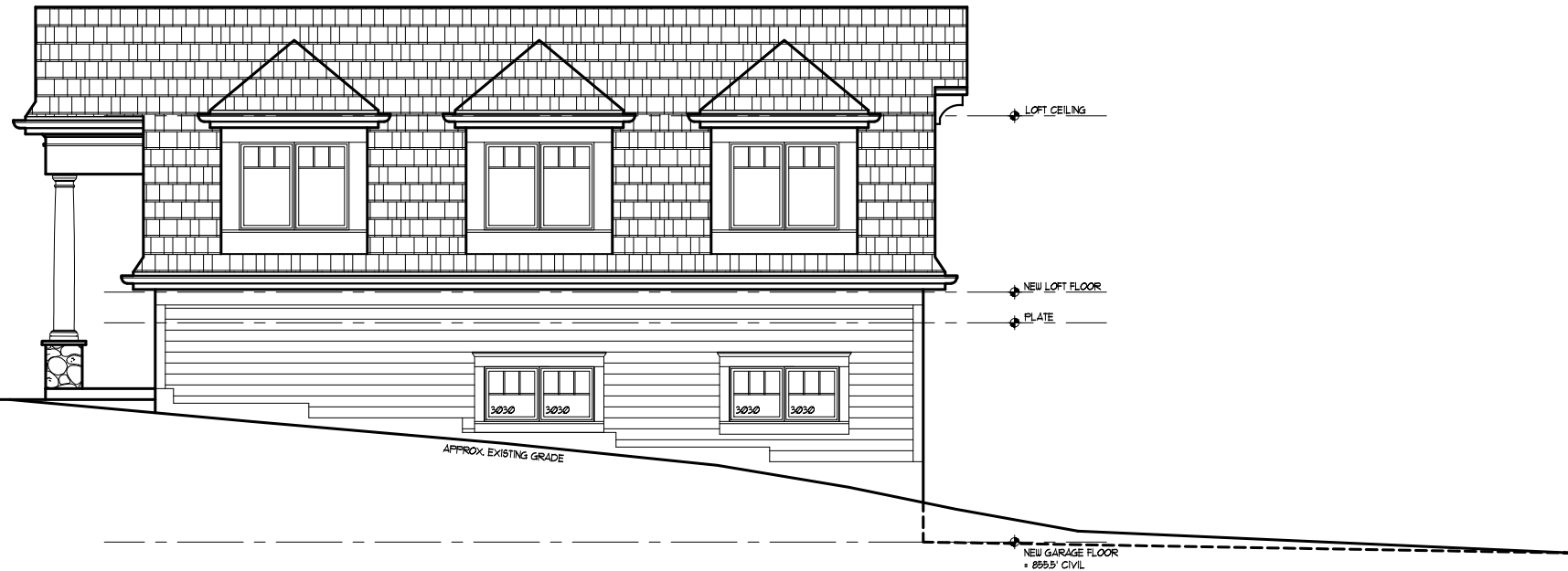
RUSSELL & MONICA CARYNSKI

8545 406TH AVENUE
GENOA CITY, TOWN OF RANDALL, KENOSHA COUNTY, WI

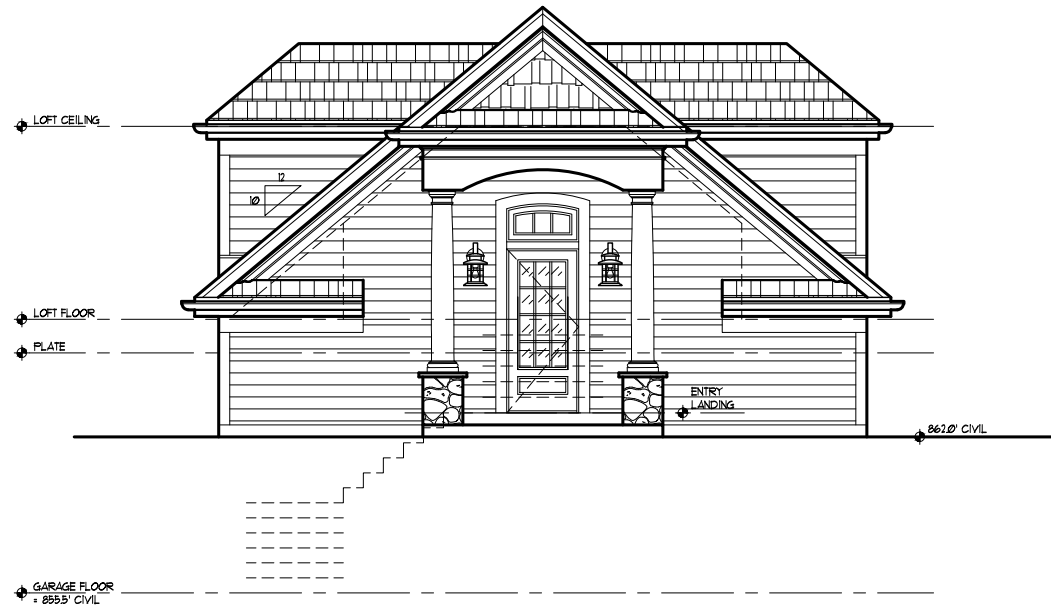
COMMENTS: NONE

SHEET

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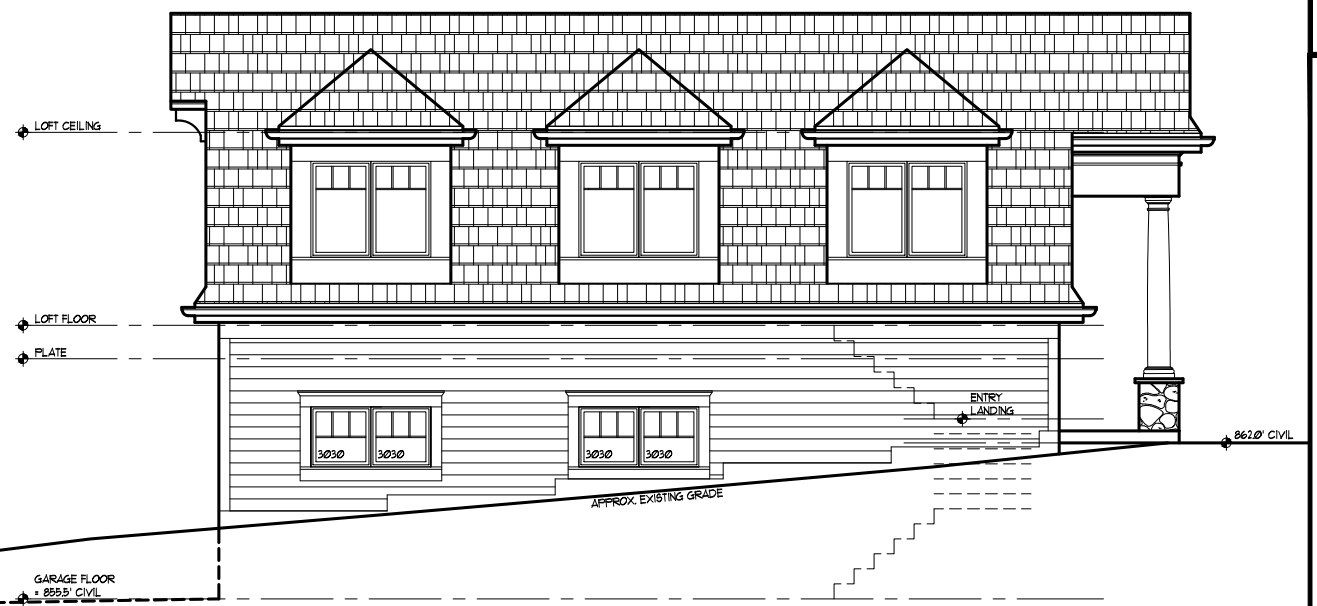
NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTHWEST (STREET) ELEVATION
SCALE: 1/8" = 1'-0"



SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

NEW RESIDENCE FOR

RUSSELL & MONICA CARYNSKI

8545 406TH AVENUE
GENOA CITY, TOWN OF RANDALL, KENOSHA COUNTY, WI

COMMENTS: NONE

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