

OFFICE USE

Site Address:

Date Call Received:

Name of Caller:

Ph.# of Caller:

Date given to

Zoning Officer:

Inspection Date #1

Inspection Date #2

Inspection Date #3

Non-compliance

Found of:

Date notified of

Non-compliance:

Re-Inspection Date:

Foundation Survey

Received

Comments:

Zoning Officer/Date:

SITE INFO

Subdivision Crystal Bowl

Lot 12 Block C

Zoning B-3

Section 12 T 3 N, R 15 E

SETBACKS

Street Yard _____ ft.

Rear Yard See ft.

Side Yard _____ ft.

Side Yard 19 ft ft.

Shore Yard _____ ft.

Height _____ ft.

NOTICE OF COMPLIANCE:

The applicant/owner is responsible for full compliance with the Walworth County Code of Ordinances – Zoning/ Shoreland Floodplain Zoning, Walworth County, WI

Issued

by:

WALWORTH COUNTY DEPARTMENT OF ZONING (262) 741-7908

Person Issuing:

Date Issued:

12/18/12

Permit Expires: 3/18/15

Owner:

Wanda Kochaniak

Building Site Address:

N 6513 Anderson Dr.

Tax Key Number:

CCR 00069 Township: Richmond

Keep this card posted until construction is complete.

WALWORTH COUNTY ZONING PERMIT

NUMBER: 50608

ISSUED FOR THE CONSTRUCTION OF:

Convert to 6 rental rooms / deck / porch

CONDITIONS OF APPROVAL:

As per revised plan. The 5 downstairs rental rooms cannot be dwelling units

- ☒ This permit is approved per plans submitted. Any change in plans shall require County review and approval prior to construction.
- ☐ This permit shall require the submittal of a foundation survey, prepared by a Registered Land Surveyor, to the Zoning Department within 30 days of backfilling.
- ☒ In lieu of the survey as required above, the owner is eligible to complete the inspection waiver form in the same time frame.
- ☒ This permit shall require the applicant to call the Zoning Division at 262-741-7908 for an inspection to assure compliance with the setback requirements of zoning. The applicant shall call the Zoning Division immediately upon backfilling the foundation. Lot boundaries shall be clearly marked for inspection.
- ☒ This permit is not valid until all other applicable permits have been obtained.

ZONING PERMIT NUMBER: 52608
WALWORTH COUNTY COMMERCIAL ZONING PERMIT APPLICATION
TAX KEY NUMBER(S): CC REC069
OWNER'S NAME: DAVIDA KOCHANIAK
MAILING ADDRESS: N 6513 ANDERSON DR DELAWARE
TELEPHONE: 728-1741
FAX NO.: SAME
PROJECT ADDRESS: SAME
CONTRACTOR'S NAME: GREG WHITE
MAILING ADDRESS: SAME AS ABOVE
TELEPHONE: 262-7291181
FAX NO.:
SECTION: T N, R E.
SUBDIVISION NAME: Coastal Beach
LOT NO.: 12
BLOCK NO.: C
PLEASE MARK ALL THAT APPLY
NEW COMMERCIAL STRUCTURE
COMMERCIAL ADDITION/ALTERATION
PARKING LOT
OTHER: CONCRETE RENTALS
A. Construction Size/Dimensions: 16' ft. x 13.3' ft.
B. Total Square Footage: 213.8 sq. ft.
C. Structure is used for: Building Height is the vertical distance measured from the lowest finished grade along the street yard elevation of the structure to the ridge of the highest roofline of the structure.
TOTAL \$: 100 YEAR FLOODPLAIN ELEVATION: 100 FEET FROM BUILDING FOUNDATION TO 100 YEAR FLOODPLAIN
FLOODPLAIN SETBACK:
NUMBER OF EXISTING, MARKED PARKING STALLS: 24
DIMENSIONS OF EXISTING, MARKED PARKING STALLS: 16' x 13.3'
NUMBER OF PROPOSED, 180sq. ft. MINIMUM PARKING STALLS:
DIMENSIONS OF PROPOSED STALLS: () x ()
NUMBER OF EXISTING EMPLOYEES:
NUMBER OF EMPLOYEES ADDED:
TOTAL NUMBER OF EMPLOYEES:
MUNICIPAL SEWER
PRIVATE SEWAGE SYSTEM
Is there a proposed change in the use of an existing structure? YES NO
Is there a proposed change in the type or number of fixtures discharging to an existing private sewage system? YES NO
If either answer is YES, please explain:
The owner agrees to comply with the Walworth County Code of Ordinances Chapter 74 and with the conditions of this permit; understands that the issuance of the permit creates no legal liability, express or implied, of the Department, Municipality, Agency or Inspector; and certifies that all the above information is accurate.
SIGNATURE OF OWNER: [Signature] DATE: 11/16/10
PERMIT EXPIRATION: PERMIT EXPIRES WITHIN TWENTY-FOUR (24) MONTHS AFTER THE ISSUANCE OF THE PERMIT IF THE STRUCTURE FOR WHICH A PERMIT IS ISSUED IS NOT SUBSTANTIALLY COMPLETED. (Chapter 74, Division 11, Walworth County Code of Ordinances)

WALWORTH COUNTY LAND USE AND RESOURCE MANAGEMENT DEPARTMENT
100 W. WALWORTH ST., P.O. BOX 1001, ELKHORN, WI 53121 • PHONE# 262-741-4972 • FAX# 262-741-4974

This permit is issued subject to any federal, state or local restrictions. Each applicant for a zoning permit is charged with knowledge of the Walworth County Code of Ordinances. Copies of the text of the zoning ordinances 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 the zoning ordinances is null and void. Any modification of approved permit requires zoning permit review and approval.

This permit shall require the submittal of a foundation survey prepared by a Registered Land Surveyor, to the zoning department within 30 days of backfilling.

In lieu of the survey as required above, the owner is eligible to complete the inspection waiver form in the same time frame.

This permit shall require the applicant to call the zoning division at 262-741-3664 for an inspection to assure compliance with the setback requirements of zoning. The applicant shall call the zoning division immediately upon backfilling the foundation. Lot boundaries shall be clearly identified for inspection.

This permit is not valid until all other applicable permits have been obtained.

As per revised plan, this 5 down-sizes vented rooms in location of canal or dwelling units.

OKAY TO ISSUE

PERMIT REVIEWED BY THE WALWORTH COUNTY ZONING DIVISION REVIEW DATE: 11/30/10

ISSUING OFFICER: [Signature] ISSUE DATE: 12/13/12

FEE: 200- EROSION CONTROL APPLICATION TO LCC 11-16-10

DOUBLE FEE: 300- RETURNED TO ZONING

OTHER FEEs: 500- NOT IN SHORELAND

TOTAL: 500- IN SHORELAND

ZONING DISTRICT(S): B-3

SANITARY APPROVAL (INITIALS): [Signature] SANITARY PERMIT NO. 1617

DATE OF SANITARY PERMIT APPROVAL: 11/17/13

NAME: DATE:

ORDINANCE REQUIRES:

APPLICANT IS REQUESTING:

INSTRUCTIONS

** MISSING INFORMATION MAY CAUSE A LENGTHY DELAY**

- A. IT IS EXTREMELY IMPORTANT THAT THE TAX KEY/TAX PARCEL NUMBER OF THE PARCEL IN QUESTION BE INCLUDED ON THE PERMIT APPLICATION. THIS NUMBER IS FOUND IN THE UPPER RIGHT HAND CORNER OF THE TAX BILL.
- B. FILL IN ALL UNSHADED AREAS DOWN TO "SIGNATURE OF OWNER/AGENT".
- C. THE INFORMATION NEEDED TO COMPLETE SECTION 1. "SITE" INFORMATION MAY BE FOUND ON A COPY OF YOUR TAX BILL AND/OR A PLAT OF SURVEY.
- D. SECTIONS 2 THROUGH 5 ARE ASKING FOR PROJECT INFORMATION. BE AS SPECIFIC AS POSSIBLE. (ATTACH COPIES OF PLANS)
- E. SECTION 6: PROVIDE INFORMATION WHEN THE PROJECT SITE IS LOCATED WITHIN A FLOODPLAIN. FLOODPLAIN MAPS ARE AVAILABLE AT THE LAND USE AND RESOURCE MANAGEMENT DEPARTMENT. THE LOWEST FLOOR ELEVATION SHALL BE AT LEAST TWO (2) FEET ABOVE THE 100 YEAR FLOOD ELEVATION.
- F. SECTION 7: PARKING: PROVIDE PARKING INFORMATION. IF A PARKING AREA EXISTS, BUT THE STALLS ARE NOT MARKED, YOU MAY BE CREDITED FOR THE AREA WITH THE ASSUMPTION THAT EVERY 180 SQ. FT. IS AN EXISTING PARKING STALL. BE SURE ALL EXISTING AND PROPOSED PARKING AREAS AND STALLS ARE SHOWN ON YOUR SITE PLAN.
- G. SECTION 8: EMPLOYEES: PROVIDE THE NUMBER OF EMPLOYEES EXISTING/PROPOSED.
- H. SECTION 9: "SANITARY FACILITIES": THIS INFORMATION IS REQUIRED TO ENSURE THAT THE LOCATION AND/OR ADDITIONS MEET ALL OF THE REQUIREMENTS OF COMM 83. ADDITIONS TO A COMMERCIAL STRUCTURE, OR A CHANGE IN USE, MAY REQUIRE SANITARY REVIEW. CONTACT THE WALWORTH COUNTY SANITATION DEPARTMENT PRIOR TO THE SUBMITTAL OF THIS FORM.
- I. A PLAT OF SURVEY IS REQUIRED WHEN:
1. THE PROJECT IS NEW CONSTRUCTION AND THE SETBACKS ARE LESS THAN 1½ TIMES THE SETBACK REQUIREMENT FROM THE LOT LINES.
 2. THE PROJECT IS AN ADDITION TO AN EXISTING STRUCTURE WHERE THE ADDITION AND/OR THE ORIGINAL STRUCTURE IS LESS THAN 1½ TIMES THE SETBACK REQUIREMENT FROM ALL LOT LINES.
- J. SITE PLAN: A SITE PLAN DRAWN TO SCALE MAY BE SUBMITTED IN LIEU OF A PLAT OF SURVEY ONLY WHEN THE STRUCTURE IS AT LEAST 1½ TIMES THE REQUIRED SETBACKS FROM ALL LOT LINES. A SITE PLAN SHALL CONTAIN THE SAME INFORMATION AS PROVIDED BY A PLAT OF SURVEY.
- K. ONCE A ZONING PERMIT HAS BEEN ISSUED, FOR A PERIOD OF SIX MONTHS FROM THE DATE OF ISSUANCE, ANY AMENDMENT TO THAT ZONING PERMIT SHALL REQUIRE A FEE OF \$80.00 AND A REVISED SITE PLAN. AFTER SIX MONTHS FROM THE DATE OF ISSUANCE, ANY AMENDMENTS SHALL REQUIRE A NEW ZONING PERMIT APPLICATION AND FEE.
- L. FEES: SEE THE FEE SCHEDULE FOR SPECIFIC FEES.

WALWORTH COUNTY COMMERCIAL
ZONING PERMIT APPLICATION

Please read and complete the following to help Walworth County expedite your permit application. Instructions are located on the back page to assist you in completing this application.

✓ IF THE ZONING OFFICE HAS QUESTIONS REGARDING THE PERMIT APPLICATION, PLEASE CONTACT: (print) Wanda Kochaniak VIA:

☑ PHONE 262-728-1741 ☐ FAX _____ ☐ MAIL (attach printed address) _____

✓ WHEN THE PERMIT IS READY TO BE ISSUED, PLEASE PROCESS THE APPROVED PERMIT BY:

☐ MAIL

PLEASE MAIL TO: (include full name and address)

Refunds only
when applicable

☑ WILL PICK UP

CALL (MR./MS.) Wanda Kochaniak
AT (262) 728-1741
AREA CODE PHONE NUMBER

TO NOTIFY THEM THAT THE ZONING PERMIT IS READY TO BE PICKED UP.
THE PERMIT WILL BE AT THE FRONT COUNTER UNTIL IT IS PICKED UP.

WALWORTH COUNTY LAND USE AND RESOURCE MANAGEMENT DEPARTMENT
100 W. WALWORTH ST., P.O. BOX 1001, ELKHORN, WI 53121 • PHONE# 262-741-4972 • FAX# 262-741-4974

3-18-13 - called & spoke w/ Wanda permit ready

LAND USE AND RESOURCE
MANAGEMENT DEPARTMENT

100 WEST WILSON

ELKHORN, WY
262-741-1111
262-741-4111
ZN 00000000

Date 11/16/2010

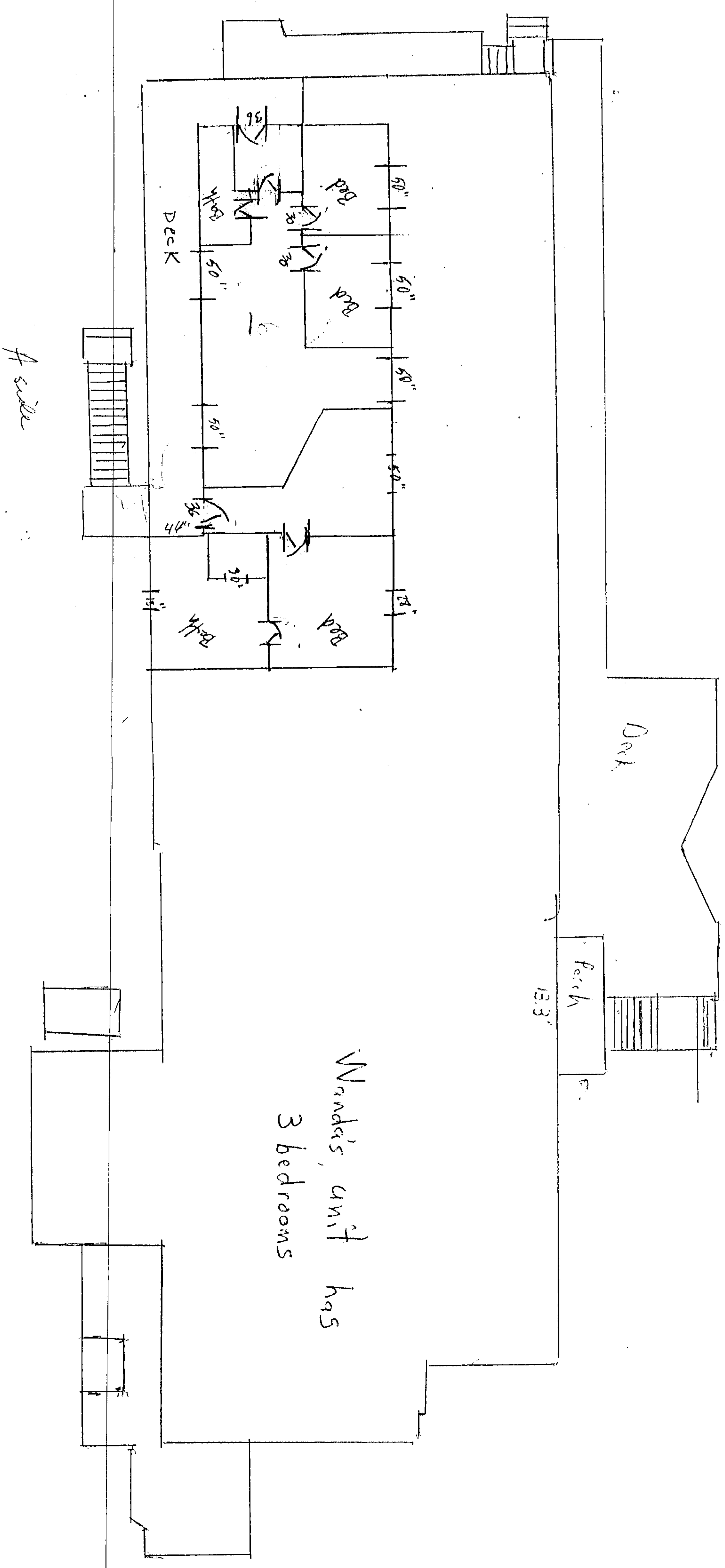
=====

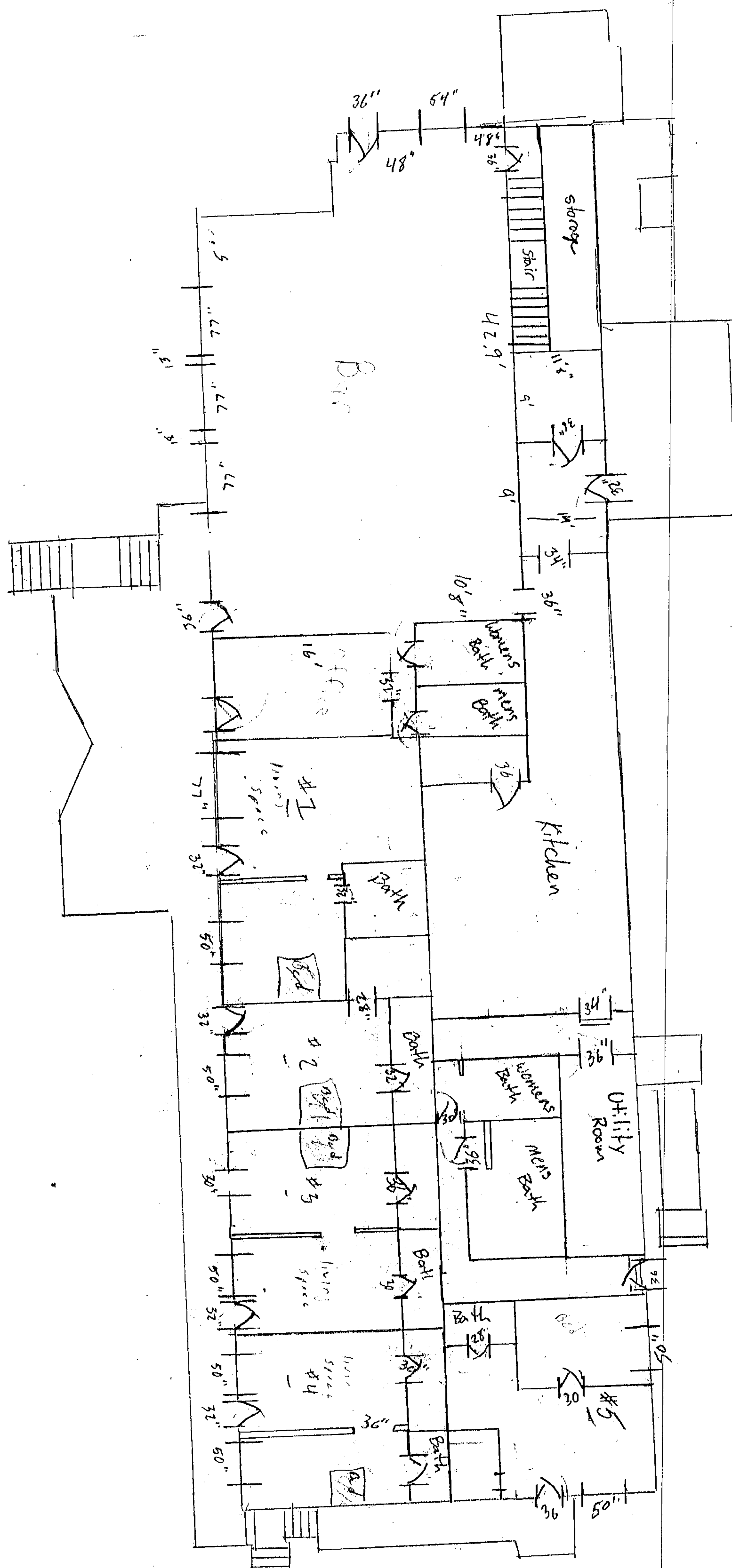
Received of: KOCHANIAK, WANDA & ZBIGNIEW
For: KOCHANIAK, WANDA
How Paid: CK 500.00
CK #2021 / TAX KEY #CCR 00069 / RCHMND

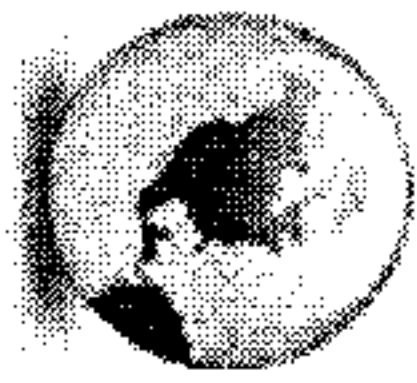
Amount: 500.00
Init: WB Return: 500.00

Account Number	Description	Amount	Code	Qty	Size
1330 -43160 -	ZONING PERMITS	200.00	2411	1	5'x8'

Lin = 1246 in







Re: Town of Richmond Update
red1
to:
dschwank
12/16/2012 09:16 PM
[Show Details](#)

518-N4N

Hello Darrin
Thank you for the response to my inquiry. I have a meeting at 3:30 Tuesday afternoon at the Gov. Center.
Would you be available for a short update(5minutes) prior to that scheduled meeting?
Wayne Redenius

--- dschwank@co.walworth.wi.us wrote:

From: dschwank@co.walworth.wi.us
To: <red1@ticon.net>
Subject: Re: Town of Richmond Update
Date: Tue, 11 Dec 2012 15:22:25 -0600

Hello Wayne,
Wanda has been in last week and this week trying to take care of all her issues. From what she has told me she has moved the trailer on unit 6 so that it meets the 15' setback from the right-of-way. She had a surveyor locate the 15' setback and had the trailer moved. I have not been out to verify it yet, but I intend to get out there this week to check on things.

She also indicated that she has the receipts for the missing years, but forgot them at home so she is dropping them off yet this week. If they support what we have then she could have RV trailers on units 1,2,3,6,7,8, and 9.

She has also submitted all the paperwork to convert the motel area down to 5 rental rooms plus the two existing dwelling units. Along with that the permit will include the deck that never had any permits from the 80's as well as the foyer entrance to the bar.

As far as Mr. Lehman I issued a zoning permit January 2012 for the accessory structures on his lot. He combined the parcels into one before I issued the zoning permit. He never called for the final inspection to close out the permit, but I can check on that as well and see if he has it completed.

Let me know if you have anymore questions

Thank you,
Darrin Schwanke
Code Enforcement Officer
Walworth County Land Use and Resource Management
262-741-4972
262-741-7905

From: <red1@ticon.net>
To: <dschwank@co.walworth.wi.us>
Date: 12/11/2012 01:04 PM
Subject: Town of Richmond Update

Darrin
Please update me on the status of what sites Turtle Inn has proven to exist by receipts that you were waiting for.
I have been informed that a trailer was being relocated and excavation taking place last Sunday. Was this

Waking Up to Wetlands

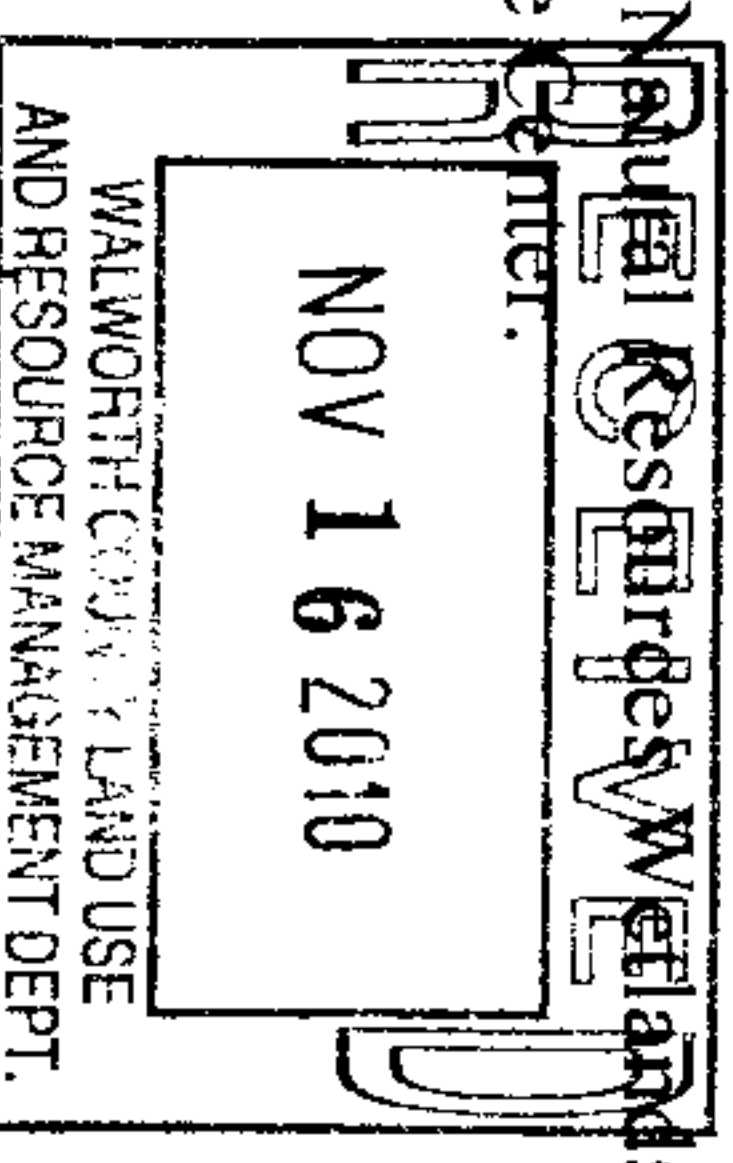
Know Before You Buy or Build

A helpful guide for determining wetlands



In accordance with Wisconsin State Statute 59.691, the information provided herein is to give you notice regarding potential Wetlands. 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 Service Identification Web Page or contact a Department of Natural Resources Service Center.

I (applicant) acknowledge notice of this wetland information.



Signature

[Handwritten signature]

Date

11/16/10

Wetlands may not be obvious. You can take some simple steps to learn if property you're interested in buying or building on has these valuable natural resources that are protected by law.

In addition, all the maps and other information you need can be found on DNR's website at dnr.wi.gov/wetlands. Click on *Getting Started*.

Step 1: Review Maps

If the maps show a wetland or a potential wetland, consult a wetland professional to verify that you have a wetland and to identify its boundaries.

Step 2: Put Boots on the Ground

Walk the property with this checklist*, and look for wetland clues. Photos of common plants, wetland soils and evidence of water can be viewed on DNR's website on the *Physical Clues* page.

*This checklist is not intended to represent an inclusive listing of all wetland characteristics, but is a rough guide. You must get a professional to verify a wetland is present and determine wetland boundaries.

Step 3: Explore Your Options

If the maps indicate wetlands and/or you answered “Yes” to any wetland clue questions, a wetland is likely present.

If you're buying land, please consider completing a wetland real estate addendum, found at DNR's website and attach it to your offer to purchase. This addendum allows more time to consult with a professional to verify if a wetland is present and if so, you can renegotiate or rescind your offer.

If you're planning to build on land you already own, consult a wetland professional to verify wetlands and mark their boundaries so you can plan your project to avoid them. If you can't avoid them, apply for state and federal permits detailed on DNR's website and contact your local government to see if any local rules apply. Half of Wisconsin's original wetlands have been destroyed, so permit applications are reviewed carefully and are not automatically granted.

Wetlands are wonderlands that are great places to enjoy and explore. Some wetlands may be in poor health making them good candidates for landowners who want to restore or enhance them. To learn more visit DNR's website.

Wetland Clues Checklist

Is there evidence of water?

Yes No

- ☐ Are there ponds, lakes, streams, springs or seeps?
- ☐ Are there “low spots” where water collects or the ground is soggy for at least a week?
- ☐ Are there drainage channels or has the site been ditched or tiled in spots to “dry it out?”
- ☐ If the site is a farm field, are there areas where crops do not grow or the plants are stunted or yellowing during years with normal rainfall?
- ☐ Are there water marks or stains on tree trunks?
- ☐ Do trees have a shallow root system?
- ☐ Are there areas where water has scoured away plants and leaves, flattened vegetation or where no vegetation is growing?
- ☐ Are sticks, leaves, soil and other debris deposited by water in a line on plants and trees?

Are water-loving plants present?

Yes No

- ☐ Are these plants present: cattails, reed canary grass, sedges, rushes, blue flag iris, joe-pye-weed, new england aster, sensitive fern, skunk cabbage or sphagnum moss?
- ☐ Are these shrubs present: dogwoods, willows, alder, leatherleaf, spiraea or blueberry?
- ☐ Are these trees present: willows, silver maple, box elder, black or green ash, cottonwood, elm, balsam fir, tamarack or spruce?
- ☐ Do plants have roots growing from their stems above the soil?
- ☐ Do trees have multiple trunks or are the trunks expanded or swollen at the base?

Are there wet soils or signs of them?

Dig a hole down 20 inches:

Yes No

- ☐ Is the soil dark brown or black?
- ☐ Does the soil feel moist or can you squeeze out water?
- ☐ Is the soil primarily peat (decaying plants) or muck?
- ☐ Does the hole fill partially with water or does water trickle down the sides?
- ☐ Is the soil gray, gray-blue or gray-green or marked with reddish or yellowish spots or dark streaks?
- ☐ Are there crayfish burrows -- mounds of dirt with a hole?

STAFF COMMENTS

3-26-09

OWNER: <u>Wanda Kochaniak</u>		
TAX PARCEL NUMBER: <u>CCR 00069</u>		
☐ ZONING PERMIT # <u>50608</u> ☐ EROSION <u>148596</u>		
☐ REZONE ☐ CONDITIONAL USE ☐ VARIANCE/BOA ☐ EROSION		
DATE	BY:	NOTES/COMMENTS
11/16/10	DS	Sanitation# xxx001091
12/8/10	DS	Met with Wanda to discuss the history of the building. She brought in rough drawings of the number of units. I shared her the 1970 photos attached to the sanitary permit and the permit and drawings of the 1979 permit. I told her the B-3 zone district allows a residential as a principal use with a residence is a conditional use. Once she gets the rest of the history then I tell her she will have to get a CUP to add to the residential portion.
12/13/12	DS	This permit is for the interior alterations to reduce the number of rental units to 6. The structure will have 5 units down stairs (one unit is down (metal frame) and the upper quarters above the door. The permit is also for the porch that is outside the main door entrance. The permit also is for the deck and deck screen that was put in in 1985 or 86.
3-19-13	DS	SCANNED approved zoning