VILLAGE OF CALEDONIA VARIANCE FOR OVERSIZED GARAGE

For Village Use Permit Number: Receipt Number: Account Number:

100-00-44310

Approved / Denied / Denied / Date Issued:

Date:	Address:	
Name:		

Your request for a variance for an oversized garage has been reviewed by the Village Board. Your request has been approved with the following conditions:

- 1. Payment of \$175.00 fee to the Village of Caledonia.
- 2. See the attached memo from the Village Engineer, which is incorporated herein by reference, regarding construction requirements, grading criteria, or other such matters deemed appropriate.
- 3. ANY AND ALL BUSINESS AND/OR COMMERCIAL ACTIVITY IS PROHIBITED WITHIN THE GARAGE APPROVED HEREIN. THE GRANTING OF THIS VARIANCE AND ANY RELATED BUILDING PERMIT IS DONE SO IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE VILLAGE OF CALEDONIA WHICH PROHIBITS BUSINESS AND/OR COMMERCIAL ACTIVITY IN RESIDENTIAL AREAS.
- 4. If you are found to be performing or engaged in any business or commercial activity within this garage, the Village can order the garage to be removed at your cost.
- 5. Approval of a "Variance for an Oversized Garage" does not guarantee that the Village will issue a Building Permit. This is a separate process that must be completed by the applicant.
- 6. This Variance will expire one year from the date of approval by the Village Board unless a completed Building Permit application is submitted.

ACKNOWLEDGEMENT

I, ______, have requested a variance to construct an over-sized garage at the above indicated parcel. I fully understand that the granting of said variance and any related building permit is done so in accordance with the Code of Ordinances of the Village of Caledonia. I fully understand the Village of Caledonia Code as it relates to oversized structures and understand that I am not allowed to perform or engage in <u>any</u> business or commercial activity within this garage. I further understand that if I am found to be performing or engaged in any business or commercial activity within this garage the Village can order the garage to be removed at my cost.

 Date
 Date

The variance is hereby issued in accordance with the approval of the Village Board and the applicant may proceed to obtain a Building Permit.

Public Works Director Date

PROCEDURES FOR VARIANCES TO ALLOW OVERSIZED GARAGES OR ACCESSORY STRUCTURES

The residential maximum size of garages or accessory structures supported by masonry bearing walls is 1200 square feet and for all other detached structure construction methods is 1,050 square feet. Any detached structure exceeding these limits or an addition to any detached structure, can only be constructed after receiving a variance from the Village. Village of Caledonia Zoning Ordinances also further limits accessory structures in residential areas to a height of 17 feet and an area of not greater than 20% of the rear yard area.

An applicant must follow the following procedures as related to the approval of any oversized garage.

- 1. Applicant shall first contact the Village of Caledonia Zoning Department to ensure that the proposal meets all zoning requirements. Zoning Department can let you know what is allowed for each zoning designation within the Village.
- 2. Applicant shall fill out the Village of Caledonia Accessory Building Permit Application form and submit it to the Caledonia Engineering Department. Form can be found online on the Village's website or at the Village Hall.
- 3. Applicant shall pay \$175.00 engineering / review fee to the Village of Caledonia.
- 4. Applicant is to supply a list of names and addresses of abutting property owners including the parcels across the street. This list can be acquired from the Racine County Real Estate Description Department or found on the Racine County GIS website.
- 5. Applicant is to supply a written reason why the building or building addition needs to be larger than 1200 square feet or 1,050 square feet depending on construction methods and what the building will be used for.
- 6. Applicant shall submit a scaled site plan showing parcel boundaries, existing buildings, proposed building location, existing drainage and utility easements, all abutting streets and existing and proposed driveway.
- 7. Building plans showing all dimensions of the structure, including height, shall be submitted to the Engineering Department. Building elevation views showing the materials of construction, type of construction and distinguishing features shall also be provided.
- 8. After the application and supporting information is received, the Village shall notify all abutting property owners of the proposal and advise such owners of the opportunity to be heard at a Village Board General Business Meeting. The applicant must submit all information to the Caledonia Engineering Department at least three weeks prior to the Village Board General Business Meeting.
- 9. The owner or his representative must be present at the Village Board Meeting should any questions arise concerning the proposed construction.
- 10. The Engineering Department and/or Building Department shall provide its written comments to the Village Board.
- 11. The Village Board, after receiving input from the applicant, shall make the final decision regarding approval, conditional approval, or disapproval concerning the oversized garage or accessory structures.

CHECKLIST FOR OVERSIZED STRUCTURE VARIANCES

- 1.) Owner to bring in application to Village of Caledonia for review by the Zoning and Engineering Departments.
- 2.) Owner to pay \$175.00 fee to the Village of Caledonia.
 - 3.) Owner to submit the names and addresses of all of the abutting properties, including those across the street.
- 4.) Owner to submit a written reason why the structure needs to be bigger than 1,050 square feet.
- 5.) Owner to submit a scaled site plan showing boundaries, existing buildings, easements, existing/proposed driveways, and all abutting streets.
 - 6.) Owner to submit building plans showing all dimensions of the building and showing front and side views of the building, including type of construction.
- 7.) Owner to sign attached Variance for Oversized Structure wavier form.

8.)	Village Board	meeting selected.	Date of meeting:

- 9.) Memo to Village Board from Public Works Director
 - 10.) Original memo given to Clerk's Office (in hand). Date:
 - 11.) Copy of Memo in this file.
 - 12.) Letters sent to abutting property owners Date: minimum of 1 ¹/₂ weeks before the above meeting date.
 - 13.) Date of approval by Village Board: Date:

Village of	ACCESSORY	BUILDING PERMIT	Permit No.
Village of CALED	ONIA 5043 CHESTER	PLICATION LANE • RACINE, WI 53402	Parcel No.
		NE (262) 835-6420	Receipt No:
Owner's Name	Owner's Email		
Owner's Mailing Address, City, State &	Zip (if different from Project Address)		Phone ()
Contractor Name	Contractor Email		Phone
		1	()
Contractor Dwelling Certificate #	Exp. Date:	Contractor Qualifier #	Exp. Date:
Contractor Address			
Project Address:			
	Rear Left Right	Distance from main building E	STIMATED BUILDING COST (Required)
Distance from lot lines to structure Ft.	Ft. Ft. Ft.	Ft. \$	
Structure Size	250 sq. ft. or greater	Walls	Construction Type
Width ft in.	No Yes If yes, additional construction		
Depth ft in.	documents required, including		C. Masonry
Total Square Footage	elevation views.	Studs (x) (") 0.	□ Other
Height:	1,050 sq. ft. or greater	Sheathing	
Exterior Wall ft in.		0.1	
To Ridgeftin.	If yes, an oversized structure variance is required.	Siding	_
Overhang ft in.		Masonry	_
Foundation	Roof	Door Header	Roof Pitch
Reinforced Slab	□ Gable □ Hip □ Truss		
Masonry Foundation	□ Rafters: (x)	Opening Sizeft.	Ft
Poured Concrete	(") O.C.	Header Material & Size:	
	Roofing Material:		12ft.
□ Pole Building			
that issuance of the permit crea	with all applicable codes, statutes a tes no legal liability, express or impli NO WORK MAY START PRIOR TO	lied, on the Department or Muni	cipality; and certifies that all of the
CONTACT PERSON (Print))	PHONE:	
SIGNATURE OF APPLICA	ANT	D	ate
Footing, rough fra	NO nming and final inspections req	TE: auired. 24-HOUR NOTICE F	OR ALL INSPECTIONS.
	electrical, plumbing and/or HV		
	OFFICE U	JSE ONLY	
Information checked to be	submitted with application:		
Building Plans & Specifica	ition Plat of Survey	_ Erosion Control	

Drainage Impact Zoning Fees Engineering Fees Road Access (Culvert) Grading & Drainage Bond Grading & Drainage Bond Inspection Fee Cal. #1 Water Impact			Zoning Administrator	
Approval DESCRIPTION AM Drainage Impact			Zoning Administrator	-
Drainage Impact Zoning Fees Engineering Fees Road Access (Culvert) Grading & Drainage Bond Grading & Drainage Bond Inspection Fee Cal. #1 Water Impact				Date:
Zoning Fees Engineering Fees Road Access (Culvert) Grading & Drainage Bond Grading & Drainage Bond Inspection Fee Cal. #1 Water Impact	IOUNT REC	EIPT NO. TRE	EASURER'S SIGNATURE	DATE
Engineering Fees Road Access (Culvert) Grading & Drainage Bond Grading & Drainage Bond Inspection Fee Cal. #1 Water Impact				
Road Access (Culvert) Grading & Drainage Bond Grading & Drainage Bond Inspection Fee Cal. #1 Water Impact				
Grading & Drainage Bond Grading & Drainage Bond Inspection Fee Cal. #1 Water Impact				
Grading & Drainage Bond Inspection Fee Cal. #1 Water Impact				
Inspection Fee Cal. #1 Water Impact				
Sewer Connection				
Park Development				
* Building				
* Heating – HVAC (or) AC				
* Erosion Control				
Neighborhood Planning				
Surcharge <mark>* <i>subject to add'l. 13%</i></mark>				
TOTAL				
e Grading & Drainage Bond posted by:				