

APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

Owner: Alexander Al Lapotko IV
Address: 4525 RIVERSIDE Rd.
WATERFORD, WI 53185
Phone (Hm): 414-337-2195 (Wk) NA

Applicant/Agent: OWNER
Date petition filed: 1/16/20 Hearing Date: 3/3/20
Municipality: Waterford
Zoning district(s): R-3A

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 remove a portion of an existing uncovered deck attached to the residence and construct an addition to the uncovered deck that will connect the residence and detached garage

at site address 4525 Riverside Rd, Section 20, T 4 N, R 19 E
Lot(s) 48-53 Blk 6 Subd/CSM Waterford Woods Parcel Id.# 016041970396000

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 addition to the existing uncovered deck will increase the dimensional nonconformity of the principal structure,

will have an insufficient shore yard setback and will exceed 200-sq. ft. lateral expansion

Applicant is subject to: Art. VI, Div. 6 R-3A Suburban Residential District (Sewered); Art. VII, Div. 3 Shoreland; Art. VIII, Div. 8 Shoreland Uses; Sec. 20-1017 Reduction or Joint Use; Sec. 20-1045 No structure permitted within shoreland setback area, Natural Resources Code 115 Minimum Zoning Standards for Shorelands of the Wisconsin Administrative Code, 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 the FOX RIVER Impoundment
- Project is all partially located in the shoreland area of the FOX RIVER Impoundment
- Property is all partially located in the floodplain area of the FOX RIVER Impoundment
- 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. Privacy, child safety, ROAD NOISE

2) Describe the exceptional, extraordinary or unusual circumstances that are unique to this lot or structure. My property has an extra WIDE LOT. NOT GOING any closer to WATER than existing and closing off EXPOSED AREA for KIDS to get through

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. HAVE A WOODED Buffer on South SIDE of lot and HAVE AN EXTRA 40-45 ft AFTER DECK Addition to South SIDE OF LOT

4) Explain how the request is not based on economic gain or loss and is not self-imposed. NO Economic gain, I think it will COST MORE TO Build the deck than increase the value of my home.

Owner/Applicant's Signature [Signature] Date 1-16-2020


Fee pd: \$ 450.00 Ck # 4183 (Payable to Racine County Development Services) · Attach required documentation

#1) Privacy, child safety, road noise. To provide a use that is enjoyed by others in the area that will not encroach closer to the Fox River than the existing house and existing deck.

#2) My property has an extra wide lot. Not going any closer to the water than existing and closing off exposed area for kids to get through. Steep slope, floodplain and shore yard setback requirements create a hardship which limits the code required setback of the proposed structure.

#3) Have a wooded buffer on the south side of the lot and have an extra 40-45 feet after deck addition to south side of lot. The proposed deck will not block their views to the water.

#4) No economic gain, I think it will cost more to build the deck than increase the value of my home.


1-16-2020

RECEIVED

JAN 16 2020

RACINE COUNTY

APPLICATION FOR ZONING PERMIT
 RACINE COUNTY, WISCONSIN (Rev. 11/11)

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER Al Lapotko
 Mailing Address 4525 RIVERSIDE RD

APPLICANT OWNER
 Mailing Address _____

Waterford WI 53185
 City State Zip
 Phone (H) 414-333-2195 (W) N/A

City State Zip
 Phone (H) _____ (W) _____

Parcel Id. # 010041920394000

Site Address 4525 Riverside Rd

Municipality Waterford Section(s) 20, Town 4 North, Range 19 East

Lot 40-5/8 Block 4 Subdivision Name Waterford Woods CSM # _____

Proposed Construction/Use To remove a portion of an existing uncovered deck attached to the residence and construct an addition to the

uncovered deck that will connect the residence and detached garage

New	Principal Bldg.	Size (<u>Irregular</u>) (____ x ____)
Addition <input checked="" type="checkbox"/>	Accessory	Area (sq ft) (<u>±568ft²</u>)
Alteration	Deck <input checked="" type="checkbox"/>	# of Units/Stories <u>1 / 1</u> Building Ht.-Avg. (ft.) <u><7'</u>
Conversion	Sign	Peak Ht. (ft.) <u>± 7'</u> 100-Yr. Floodplain Elev. <u>775.7</u>
Temporary	Other	Eave Ht. (ft.) _____ Flood Protection Elev. <u>777.7</u>

Contractor _____ Est. Value w/Labor \$ _____ ZONING DISTRICT R-3A

Existing Nonconforming?	N/A <input checked="" type="checkbox"/>	* Yes _____ No _____	Yard Setbacks	Proposed	OK?
*Structure's Fair Mrkt Value \$	_____	Cumulative % _____	Street-1 st ^{exist. gar}	<u>14.0'</u>	_____
*>50% of Fair Market Value?	N/A <input checked="" type="checkbox"/>	Yes _____ No _____	Street-2 nd	<u>N/A</u>	_____
Structure in Shoreland? (per map)	Yes <input checked="" type="checkbox"/> No _____	Yes <input checked="" type="checkbox"/> No _____	Side-1 st ^{existing res}	<u>6.7'</u>	<u>yes</u>
Structure in Floodplain? (per map)	Yes _____ No <input checked="" type="checkbox"/>	Yes _____ No <input checked="" type="checkbox"/>	Side-2 nd	<u>±48'</u>	<u>yes</u>
Structure in Wetland? (per map)	Yes _____ No <input checked="" type="checkbox"/>	Yes _____ No <input checked="" type="checkbox"/>	Rear	<u>N/A</u>	_____
Substandard Lot?	Yes <input checked="" type="checkbox"/> No _____	Yes _____ No _____	Shore ^{existing res}	<u>±48'</u>	_____
Abutting Lot-Same Owner/Closely Related?	Yes _____ No <input checked="" type="checkbox"/>	Yes _____ No <input checked="" type="checkbox"/>	Total Acc. Structures	_____	_____
BOA Variance Needed?	Yes <input checked="" type="checkbox"/> No _____	Yes _____ No _____	--Date of Approval	_____	_____
Conditional Use/Site Plan Needed?	Yes _____ No <input checked="" type="checkbox"/>	Yes _____ No _____	--Date of Approval	_____	_____
Shoreland Contract Needed?	Yes _____ No <input checked="" type="checkbox"/>	Yes _____ No _____	--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
 Cash/Check # 4183

Signature of Individual/Corporation Pres. or Sec./Partner - Date
Al Lapotko 1-16-2020

Shoreland Contract Fee Pd: \$ _____
 Cash/Check # _____

Print Name(s)
Al Lapotko

Zoning Permit Fee Pd: \$ 75.00
 Cash/Check # _____

Notes (revisions, extensions, etc.)
RECEIVED

Other: _____ Pd: \$ _____

Jc
 (Staff Initials)

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

RACINE COUNTY

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

PIN 0100419 - 20 - 19140000

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 Comm 83.25 (2) (d) to verify system can be used.
- 4) Will construction interfere with the setback requirements to the POWTS per Comm 83.43 (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 for all new principal structures located 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. The lot and location of the building thereon shall be staked out on the ground before construction is started. 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.

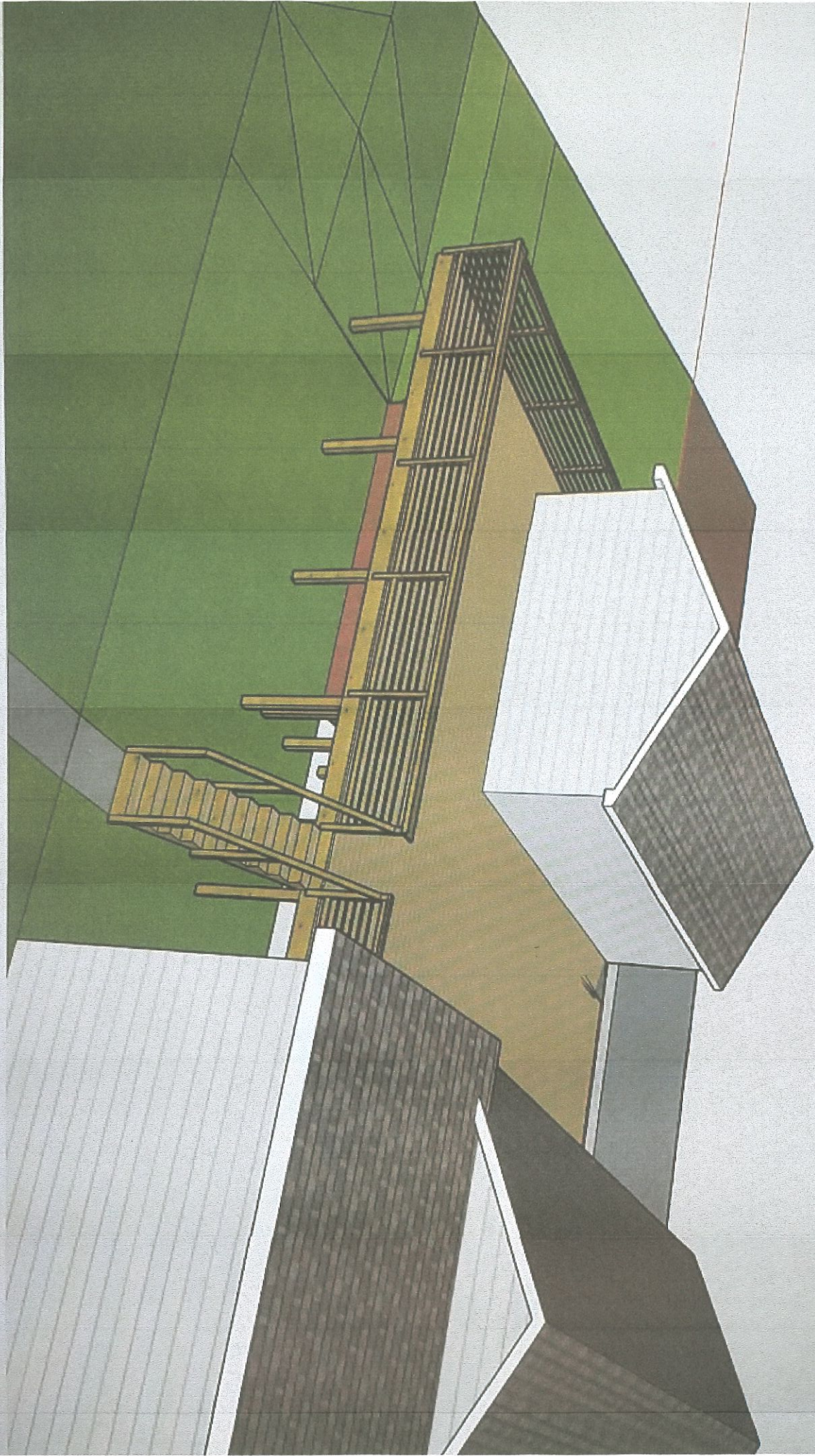
All zoning permits issued pursuant to this ordinance are valid for six (6) months (Village of Caledonia) or nine (9) months (Racine County), unless substantial construction has commenced and is continuing, otherwise such zoning permits shall become null and void and a new zoning permit is required. It 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 personal use only. 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 ≥ _____'

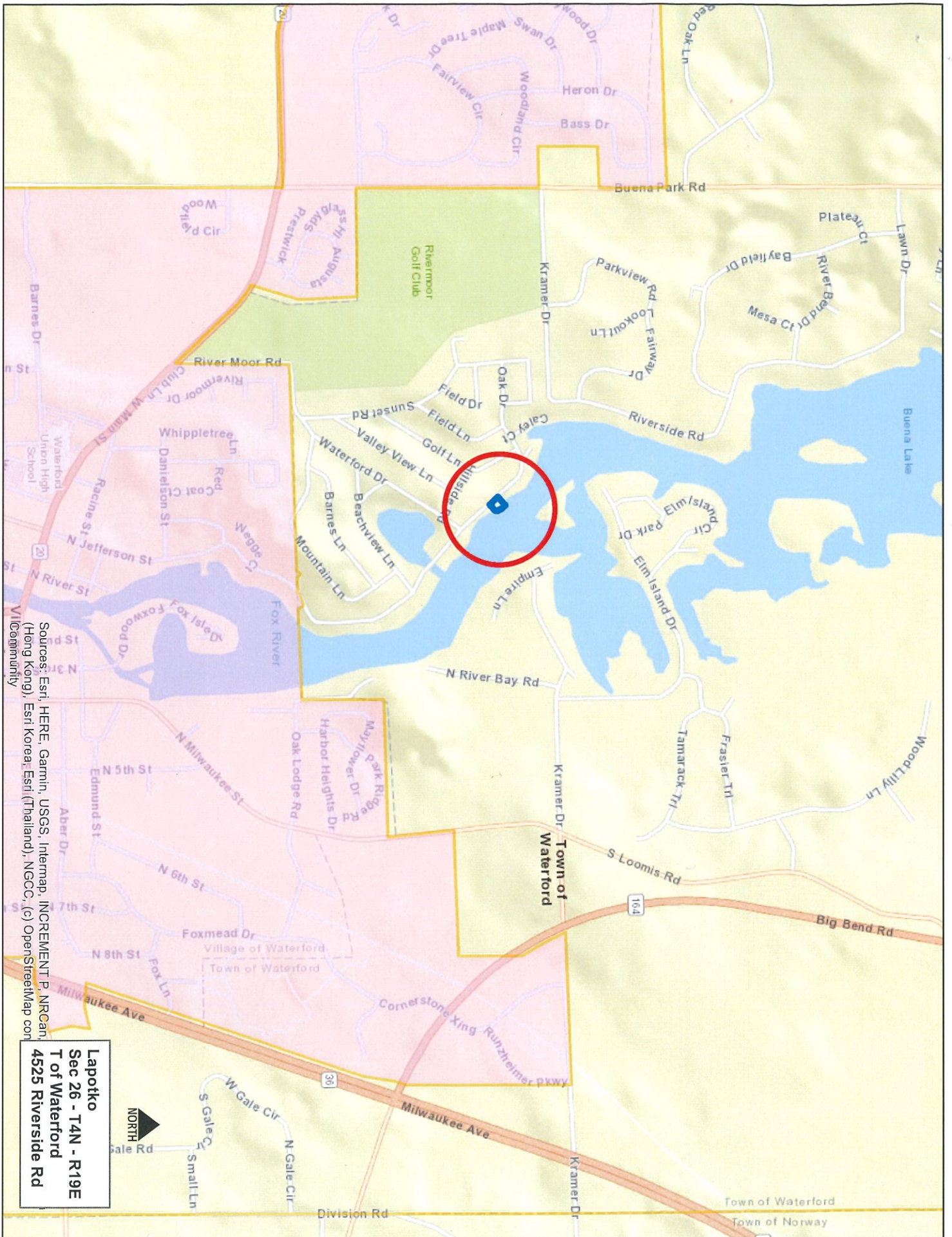
RECEIVED
JAN 16 2020
RACINE COUNTY



rl = suspend gravity.



Measur



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, VICommunity

Lapotko
Sec 26 - T4N - R19E
T of Waterford
4525 Riverside Rd



Lapotko
 Sec 26 - T4N - R19E
 T of Waterford
 4525 Riverside Rd



Floodplain / Fox River



Lapotko
Sec 26 - T4N - R19E
T of Waterford
4525 Riverside Rd

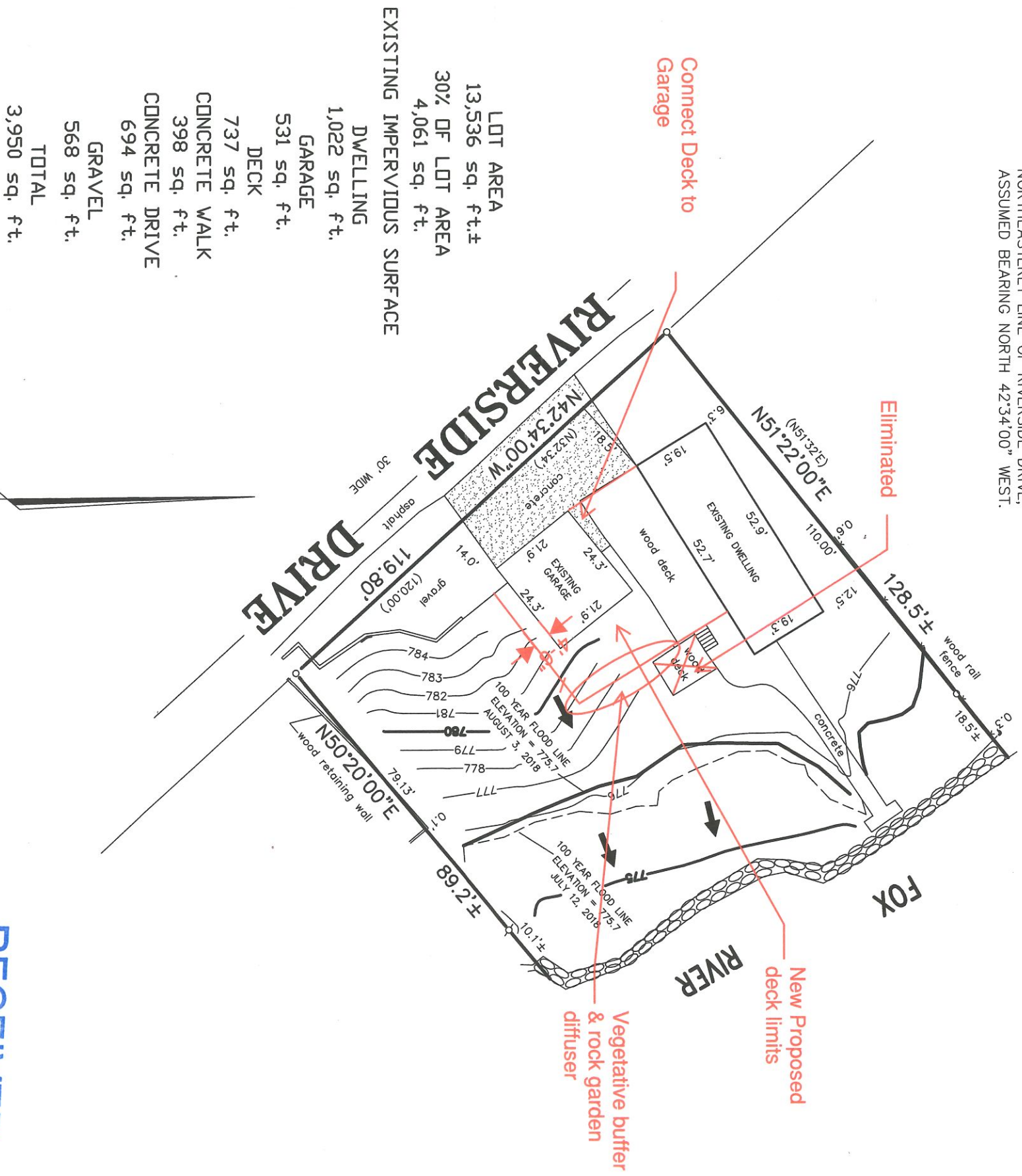
PLAT OF SURVEY

-OF-

LOTS 48, 49, 50, 51, 52, AND 53 IN BLOCK 6 IN WATERFORD WOODS, BEING A SUBDIVISION OF A PART OF THE SOUTH 1/2 OF SECTION 26, TOWN 4 NORTH RANGE 19 EAST OF WATERFORD, RACINE COUNTY, WISCONSIN.

SURVEY FOR: ALEXANDER LAPOTKO
SURVEY ADDRESS: 4525 RIVERSIDE DRIVE

NOTE: BEARINGS HEREON RELATE TO THE NORTHEASTERLY LINE OF RIVERSIDE DRIVE, ASSUMED BEARING NORTH 42°34'00" WEST.



LOT AREA
13,536 sq. ft.±
30% DF LOT AREA
4,061 sq. ft.
EXISTING IMPERVIOUS SURFACE

DWELLING
1,022 sq. ft.
GARAGE
531 sq. ft.
DECK
737 sq. ft.
CONCRETE WALK
398 sq. ft.
CONCRETE DRIVE
694 sq. ft.
GRAVEL
568 sq. ft.
TOTAL
3,950 sq. ft.

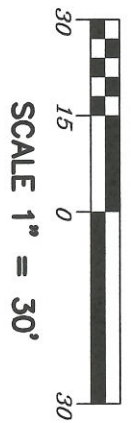
RECEIVED

JAN 16 2020

RACINE COUNTY

- LEGEND
- FOUND IRON PIPE
 - ⊕ FOUND SPIKE IN TREE ROOT
 - () PLAT DIMENSION

GRAPHIC SCALE



THIS IS NOT AN ORIGINAL PRINT
UNLESS THIS SEAL IS RED.

"I, hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments, if any."

"This survey is made for the use of the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."

B.W. SURVEYING, INC.

LAND SURVEYS
MAPPING AND PLANNING
412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225

REVISED: AUGUST 8, 2018
REVISED: AUGUST 6, 2018

ROBERT J. WETZEL
REVISED: JULY 27, 2018
DATE **JULY 12, 2018**

S-1778
9658
JOB NUMBER

