

APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

Owner: Richard Ida

Applicant/Agent: Richard Ida

Address: 1 S 521 Westview
Lombard, IL 60148

Date petition filed: 9/8/2020 Hearing Date: 10/6/2020

Municipality: Town of Burlington

Phone ^{cell} ~~home~~ 630248-3060 (wk)

Zoning district(s): R4

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 raze an existing shed and construct a 36' x 43.79' two-story addition to the existing residence

at site address 8051 W. Lakeshore Dr, Burlington, WI 53105 Section 18, T 2 N, R 19 E
Lot(s) 20 Blk 15 Subd/CSM Oakwood Hills Bohners Lake Parcel Id.# 002-02-19-18-225-000
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 two-story addition will have insufficient street and side yard setbacks

Applicant is subject to: Article VI, Division 7 R-4 Urban Residential District I; Art. VII, Div. 3, Shoreland; Art. VIII, Div. 8 Shoreland Uses; Section 20-191 Substandard nonconforming lots; Sec. 20-1017 Reduction or joint use and 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 Bohners Lake
- Project is all/partially located in the shoreland area of Bohners Lake
- Property is all/partially located in the floodplain area of Bohners Lake
- 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. See Attached

2) Describe the exceptional, extraordinary or unusual circumstances that are unique to this lot or structure. See Attached

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. See Attached

RECEIVED

4) Explain how the request is not based on economic gain or loss and is not self-imposed. See Attached

RACINE COUNTY

Owner/Applicant's Signature Richard I Ida Date 9/8/2020

Fee paid: \$ 450.00 Check # 7917 (Payable to Racine County Planning) •Please attach required documentation

Explain how the Ordinance creates an unnecessary hardship and in the absence of approval no feasible use can be made of the property.

We are unable to build toward the lakeside of the current property because of current ordinances. We would like to eventually retire at this property and would need certain improvements to be completed. We currently do not have a garage and need one. The property currently has a crawlspace for the water heater and furnace. We would like to have a utility room on the main floor of the house along with a washer and dryer on the main floor as well.

Describe the exceptional, extraordinary or unusual circumstances that are unique to this lot or structure.

The current lot is pie shaped and the length of the lot does not provide adequate distance to stay within the variance. We would like to build toward the street side of the property and obey the current ordinance regarding the lakefront side of the property.

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.

Adjacent properties lakeside view will not change. There are also comparable adjacent properties with similar structures.

Explain how the request is not based on economic gain or loss and is not self-imposed.

We plan on retiring at Bohners Lake and need to upgrade our existing structure in order to make it easier to maintain and upkeep as we get older. We would also like to help improve the aesthetic of our lakefront property and the aesthetic of the neighborhood as a whole.

Names and addresses of properties within 100'

1. D Mohr 1421 S Elgin Ave Forest Park IL 60130
2. L Peszynski 3102 S 53rd Court Cicero IL 60804
3. J Kopstein 8041 W Lakeshore Drive Burlington WI 53105

RECEIVED

SEP 08 2020

RACINE COUNTY

APPLICATION FOR ZONING PERMIT

RACINE COUNTY, WISCONSIN (Rev. 11/20)

PERMIT NO. _____

DATE PERMIT ISSUED _____

OWNER Richard Ida

APPLICANT Richard Ida

Mailing Address _____

Mailing Address _____

Address 15521 Westview

Address 15521 Westview

Lombard IL 60148
City State Zip

Lombard IL 60148
City State Zip

Phone (H) 630-248-3060 (W) _____

Phone (H) 630-248-3060 (W) _____

Parcel Id. # 002-02-19-18-225-000

Site Address 8051 W. Lakeshore Dr

Municipality Town of Burlington Section(s) 18 Town J North, Range 19 East

Lot 20 Block 15 Subdivision Name Dakwood Hills of Mohner's Lake CSM # _____

Proposed Construction/Use To construct a 36' x 43.79' two-story addition to the existing residence

New	Principal Bldg.	<input checked="" type="checkbox"/>	Size (<u>36'</u> x <u>43.79'</u>) (_____ x _____) (_____ x _____)
Addition	Accessory	<input checked="" type="checkbox"/>	Area (sq ft) (<u>1,547.72 per survey</u>) (_____) (_____)
Alteration	Deck	<input type="checkbox"/>	# of Units/Stories <u>1 / 2</u> Building Ht.-Avg. (ft.) <u>±21.74'</u>
Conversion	Sign	<input type="checkbox"/>	Peak Ht. (ft.) <u>±25'11"</u> 100-Yr. Floodplain Elev. <u>804.8</u>
Temporary	Other	<input type="checkbox"/>	Eave Ht. (ft.) <u>±17'7"</u> Flood Protection Elev. <u>806.8</u>

Contractor Tom Riggs Est. Value w/Labor \$ _____ ZONING DISTRICT R-4

Existing Nonconforming?	N/A <input checked="" type="checkbox"/>	* Yes <input type="checkbox"/> No <input type="checkbox"/>	Yard Setbacks	Proposed	OK?
*Structure's Fair Mrkt Value \$	_____	Cumulative % _____	Street-1 st (prop.)	<u>12.1'</u>	_____
*>50% of Fair Market Value?	N/A <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Street-2 nd	_____	_____
Structure in Shoreland? (per map)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Side-1 st (prop.)	<u>3.5'</u>	_____
Structure in Floodplain? (per map)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Side-2 nd (existing)	<u>8.5'</u>	<u>yes</u>
Structure in Wetland? (per map)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Rear	_____	_____
Substandard Lot?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Shore (existing)	<u>±40'</u>	<u>yes</u>
Abutting Lot-Same Owner/Closely Related?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Total Acc. Structures	_____	<u>2</u>
BOA Variance Needed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Date of Approval	_____	_____
Conditional Use/Site Plan Needed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date of Approval	_____	_____
Shoreland Contract Needed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	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 Signature of Owner /Applicant Richard J. Ida Date 9-8-2020
Cash/Check/CC Date # 7917

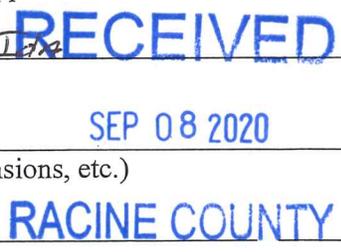
Shoreland Contract Fee Pd: \$ 250.00 Print Name(s) Richard J. Ida

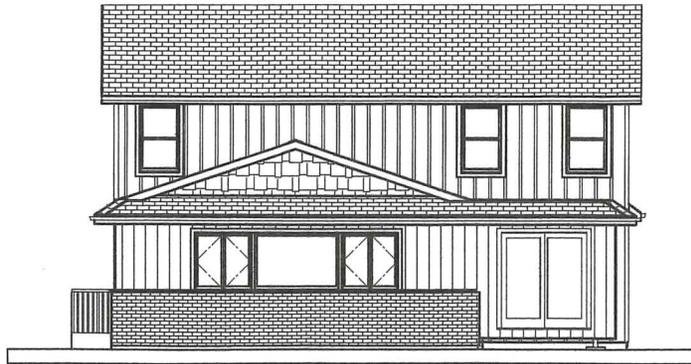
Zoning Permit Fee Pd: \$ 200.00 Notes (revisions, extensions, etc.) _____

Other: _____ Pd: \$ _____ RACINE COUNTY SMR
 if shoreland erosion review fee is included above Zoning Administrator (Staff Initials)

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

PIN 0001919-18-225-000





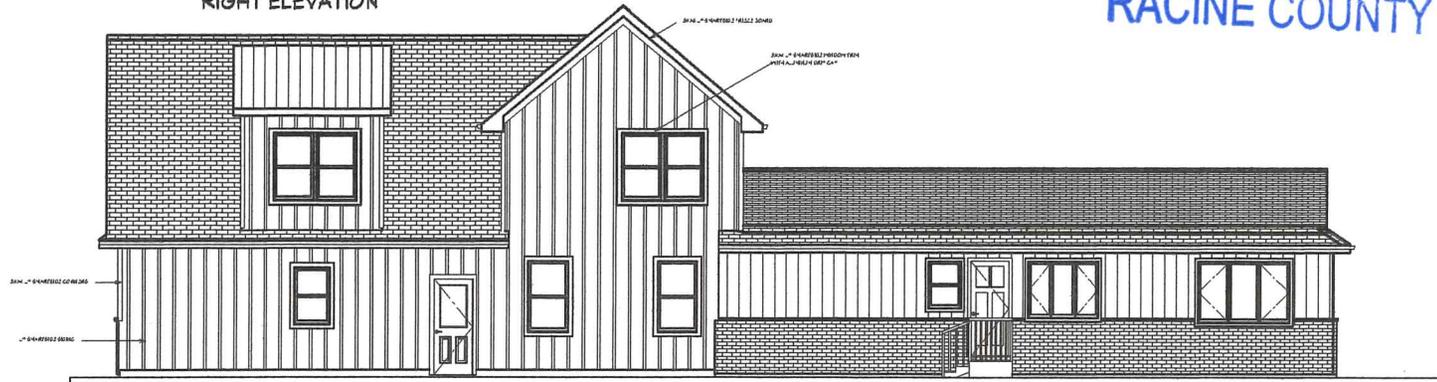
FRONT ELEVATION (LAKE)



REAR ELEVATION (ROAD)



RIGHT ELEVATION



LEFT ELEVATION

RECEIVED
 SEP 08 2020
 RACINE COUNTY

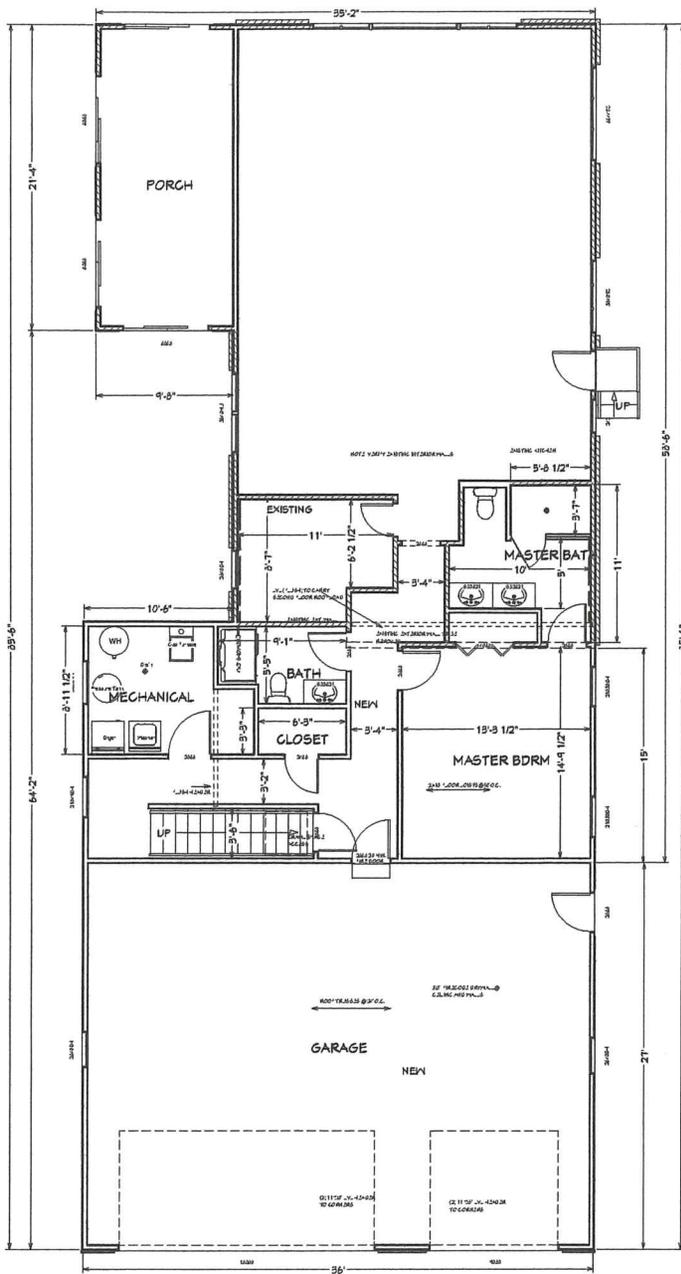
NOTE: THIS DRAWING IN NO WAY REPRESENTS AN ENGINEER DESIGN AND IS ONLY TO BE USED AS A GUIDELINE. THE OWNER/BUILDER OF THE PROJECT MUST ASSUME ALL LIABILITY FOR THE INTEGRITY AND ENGINEERING OF THIS PROJECT. THE OWNER/BUILDER OF THIS PROJECT IS RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS ON THE PLAN.

PROJECT: PROPOSED ADDITION AND GARAGE FOR JOHNNIE IGA
 691 N. LAKESHORE DR.
 BUNNINGTON, VA

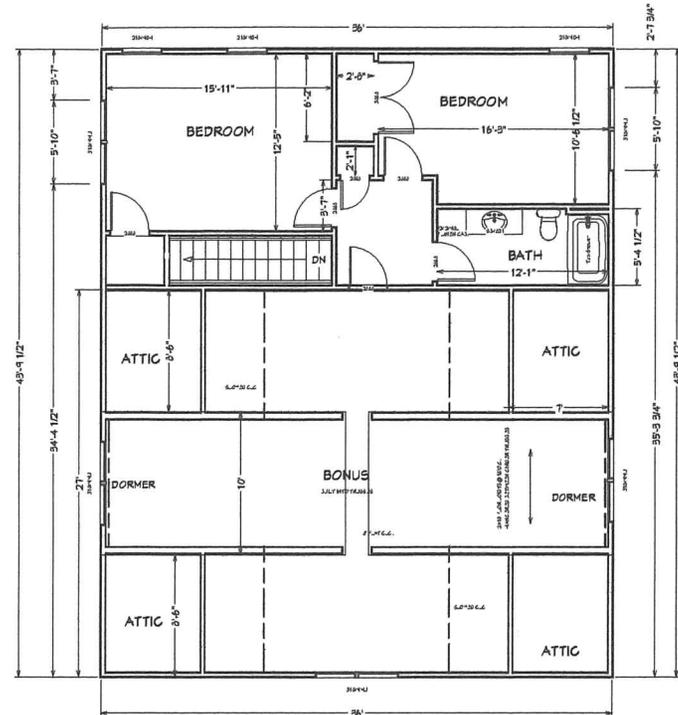
DRAWINGS SUPPLIED BY:
 mch@jag@gmail.com
 CAD: 10-2403



DATE:
 8/26/20
 SCALE:
 1/4"=1'
 SHEET:



FIRST FLOOR PLAN



SECOND FLOOR PLAN

RECEIVED

SEP 08 2020

RACINE COUNTY

NOTE: THIS DRAWING IN NO WAY REPRESENTS AN ENGINEER DESIGN AND THE OWNER OF THE PROJECT HAS TO BE FULLY RESPONSIBLE FOR THE PROJECT. THE CONSULTANT OF THIS PROJECT IS RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS ON THE PLAN.

PROJECT:
 ADDITION AND GARAGE FOR
 JOANNE EDA
 6951 W. LAKESHORE DR.
 BURLINGTON, WI

mtz@racinecounty.com
 (262) 210-3403

DRAWINGS SUPPLIED BY:

 SPRAGUE-HOFF CABINETS & DESIGN, LLC

DATE:

8/26/20

SCALE:

1/4"=1'

SHEET:

P-2



RECEIVED

SEP 08 2020

RACINE COUNTY

Examples of Properties on
Lakeshore Dr. within 1 block
with setbacks less than 25ft.

8041 Lakeshore Dr.
Approx. 14ft setback

RECEIVED

SEP 08 2020

RACINE COUNTY



Example of
properties on
Lakeshore Dr
within 1 block with
setbacks less than 25ft
8011 Lakeshore Dr
Approx. 73ft+ setback



RECEIVED

SEP 08 2020

RACINE COUNTY

Example of property
on Lakeshore Dr. within
1 block, with setbacks
less than 25 ft

8005 W. Lakeshore Dr

Approx. 10 ft Setback.



Example of properties on
Lakeshore Dr. within 1 block
with setbacks less than 25ft.

34006 Lakeshore Dr
Approx. 15 ft setback

RECEIVED

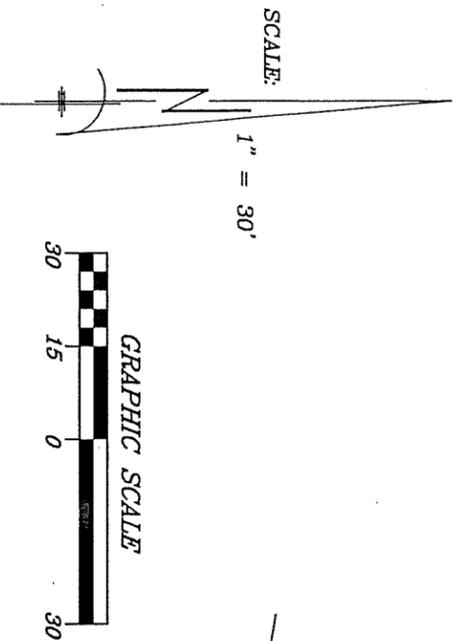
SEP 08 2020

RACINE COUNTY

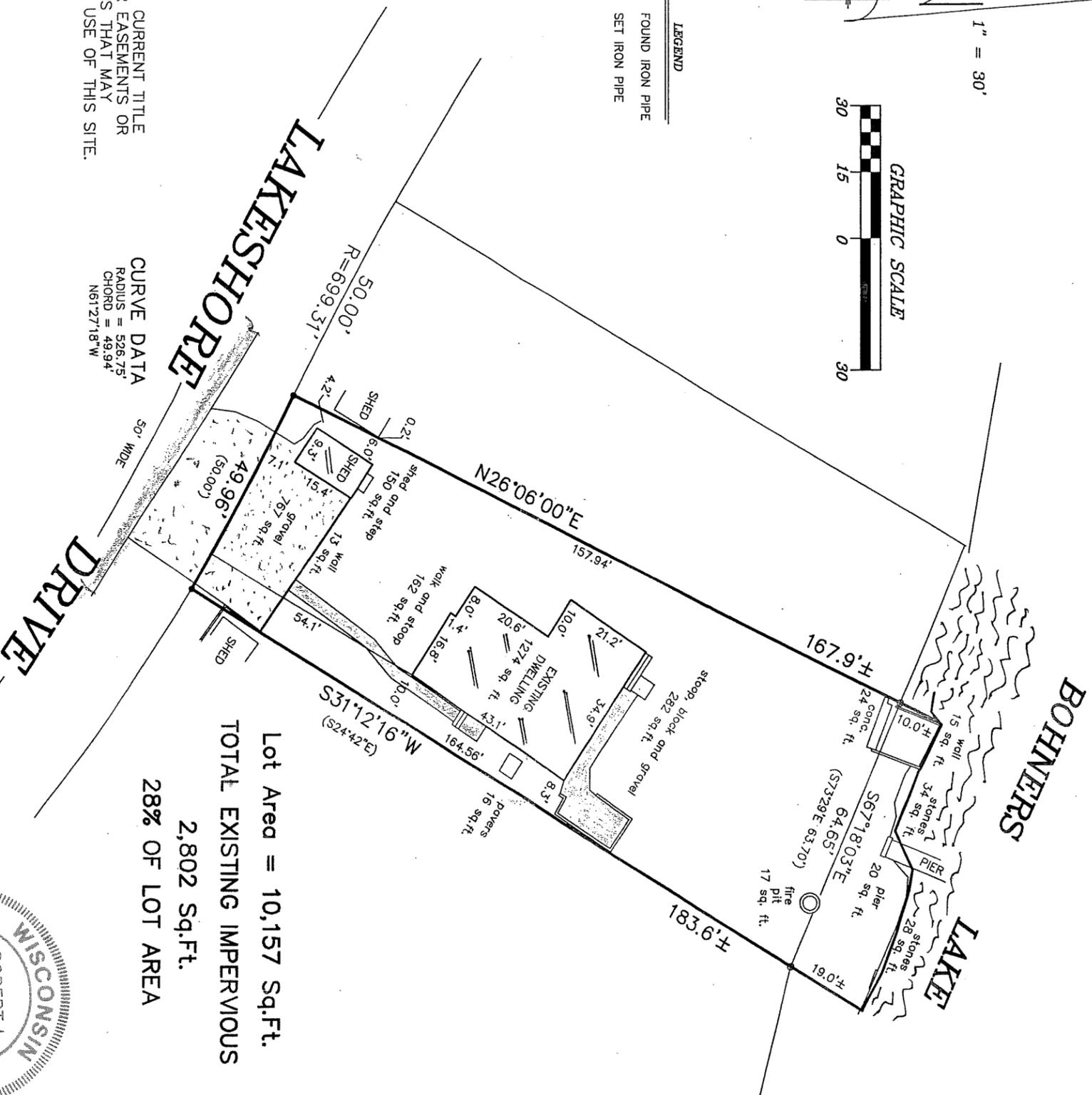
PLAT OF SURVEY
-OF-

LOT 20, BLOCK 15 OAKWOOD HILLS OF BOHNERS LAKE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 19 EAST, SAID LAND BEING IN THE TOWN OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.
SURVEY FOR: RICHARD IDA
SURVEY LOCATION: 8051 W. LAKESHORE DRIVE

BEARINGS HEREON RELATE TO THE NORTHWESTERLY LINE OF LOT 20, BLOCK 15 OF OAKWOOD HILLS OF BOHNERS LAKE, ASSUMED BEARING NORTH 26°06'00" EAST.



- LEGEND
- FOUND IRON PIPE
 - SET IRON PIPE

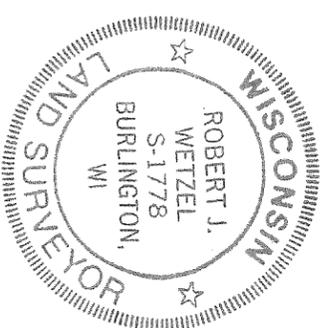


Lot Area = 10,157 Sq.Ft.
TOTAL EXISTING IMPERVIOUS
2,802 Sq.Ft.
28% OF LOT AREA

CURVE DATA
RADIUS = 526.75'
CHORD = 49.94'
N61°27'18"W

REFER TO A CURRENT TITLE REPORT FOR EASEMENTS OR RESTRICTIONS THAT MAY AFFECT THE USE OF THIS SITE.

"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."



RECEIVED
SEP 08 2020

RACINE COUNTY

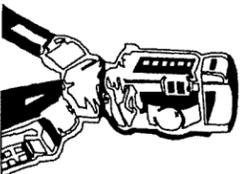
THIS IS NOT AN ORIGINAL PRINT
UNLESS THIS SEAL IS RED.

B.W. SURVEYING, INC.

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

Robert J. Wetzel
ROBERT J. WETZEL
AUGUST 5, 2020
DATE

10184
JOB NUMBER

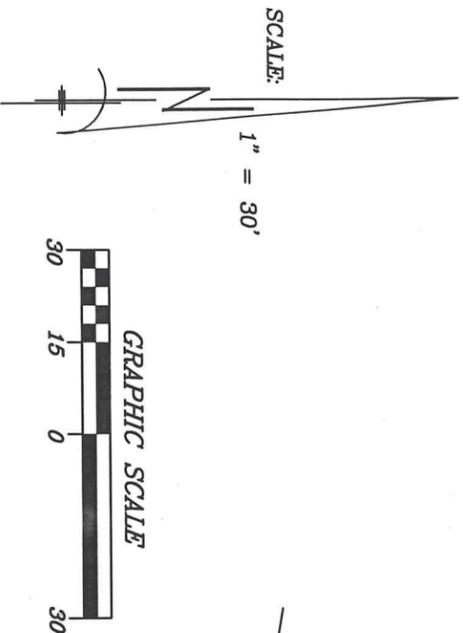


PLAT OF SURVEY
-OF-

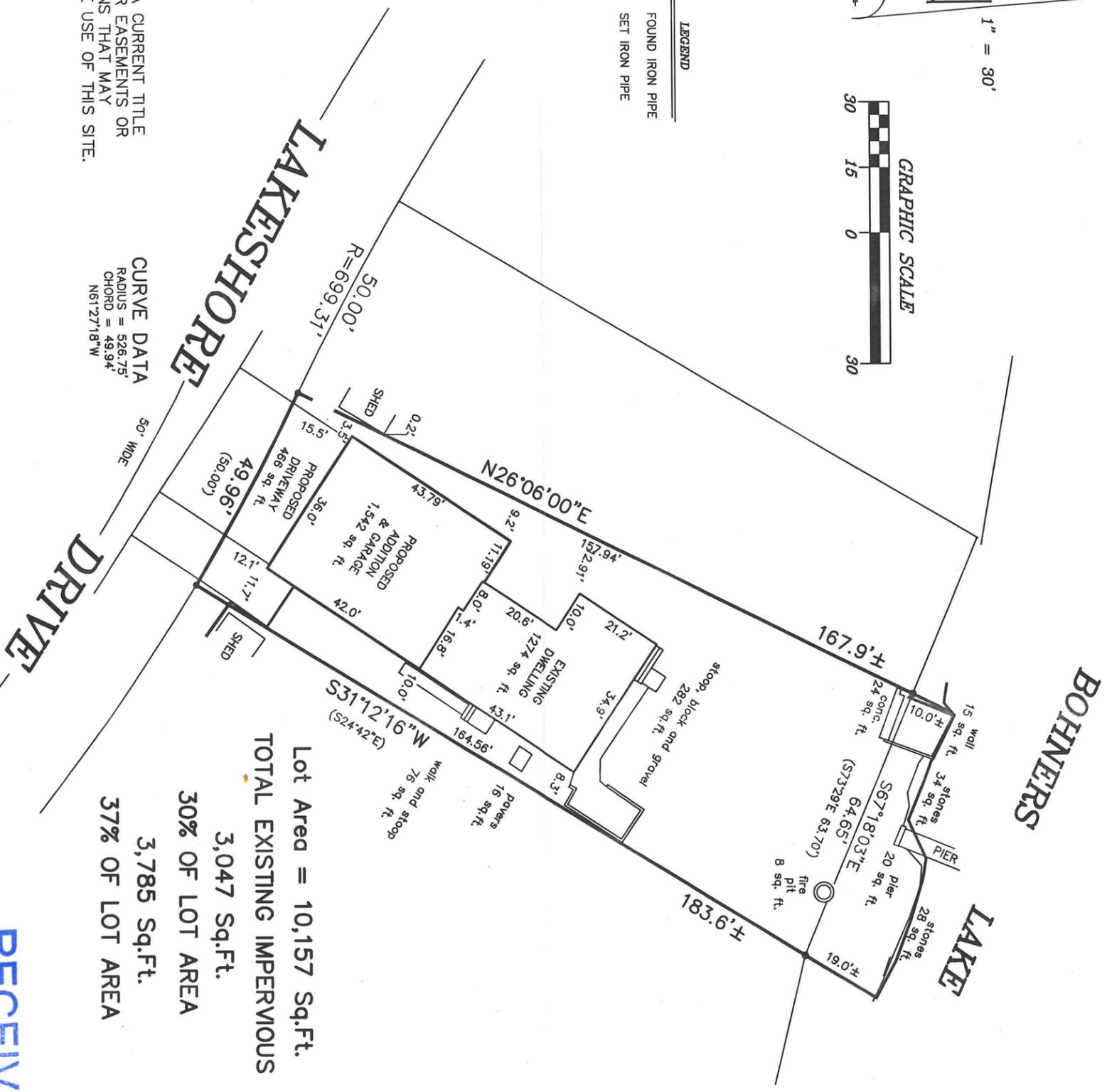
LOT 20, BLOCK 15 OAKWOOD HILLS OF BOHNNERS LAKE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 19 EAST. SAID LAND BEING IN THE TOWN OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

SURVEY FOR: RICHARD IDA
SURVEY LOCATION: 8051 W. LAKESHORE DRIVE

BEARINGS HEREON RELATE TO THE NORTHWESTERLY LINE OF LOT 20, BLOCK 15 OF OAKWOOD HILLS OF BOHNNERS LAKE, ASSUMED BEARING NORTH 26°06'00" EAST.



- LEGEND**
- FOUND IRON PIPE
 - SET IRON PIPE

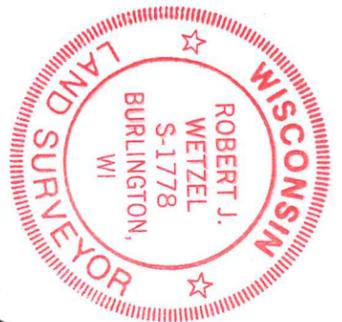


Lot Area = 10,157 Sq.Ft.
TOTAL EXISTING IMPERVIOUS
3,047 Sq.Ft.
30% OF LOT AREA
3,785 Sq.Ft.
37% OF LOT AREA

REFER TO A CURRENT TITLE REPORT FOR EASEMENTS OR RESTRICTIONS THAT MAY AFFECT THE USE OF THIS SITE.

CURVE DATA
RADIUS = 526.75'
CHORD = 48.94'
N61°27'18"W

"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."



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

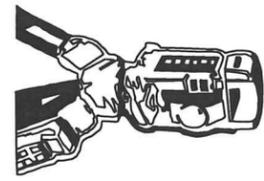
RACINE COUNTY

RECEIVED

SEP 08 2020

B.W. SURVEYING, INC.

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



Robert J. Wetzel
ROBERT J. WETZEL
S-1778

SEPTEMBER 4, 2020
DATE

10184-PROPOSED
JOB NUMBER