

APPLICATION FOR ZONING PERMIT
RACINE COUNTY, WISCONSIN (Rev. 11/20)

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER Kevin + Jennifer Hafemann
 Mailing _____
 Address 10405 W. Plum Tree Cr. Unit 205
Hales Corners WI 53130
 City State Zip
 Phone (H) 414.704.204(W) _____

APPLICANT Kelle Builders LLC
 Mailing _____
 Address 15171 W. National Ave Ste 201
New Berlin WI 53151
 City State Zip
 Phone (H) _____ (W) 262.202.8673

Parcel Id. # 016-04-19-11-035-000 Site Address 7228 N. Tichigan Rd. Waterford, WI 53185
 Municipality Waterford Section(s) 11 Town 4 North, Range 19 East

Lot — Block — Subdivision Name Peterson's (unrecorded) CSM # —
 Proposed Construction/Use Raze existing residence + construct new single family residence with attached garage + 2nd story deck + stairs

New	<input checked="" type="checkbox"/>	Principal Bldg.	<input checked="" type="checkbox"/>	Size (<u>33</u> x <u>30</u>) (<u>36</u> x <u>30</u>) (<u>33</u> x <u>11</u>)
Addition	<input type="checkbox"/>	Accessory	<input type="checkbox"/>	Area (sq ft) (<u>856</u>) (<u>832</u>) (<u>368</u>)
Alteration	<input type="checkbox"/>	Deck	<input type="checkbox"/>	# of Units/Stories <u>1 / 2</u> Building Ht.-Avg. (ft.) <u>34-3/4"</u>
Conversion	<input type="checkbox"/>	Sign	<input type="checkbox"/>	Peak Ht. (ft.) <u>38.17"</u> 100-Yr. Floodplain Elev. <u>775.7</u>
Temporary	<input type="checkbox"/>	Other	<input type="checkbox"/>	Eave Ht. (ft.) <u>29.67</u> Flood Protection Elev. <u>777.7</u>

Contractor Kelle Builders LLC Est. Value w/Labor \$ 395,000 ZONING DISTRICT R-3A

Existing Nonconforming?	N/A <input checked="" type="checkbox"/>	* Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yard Setbacks	Proposed	OK?
*Structure's Fair Mrkt Value \$	_____	Cumulative %	Street-1 st	<u>50'</u>	<u>Yes</u>
*>50% of Fair Market Value?	N/A <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Street-2 nd	<u>—</u>	<u>—</u>
Structure in Shoreland? (per map)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Side-1 st	<u>12.00'</u>	<u>Yes</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	<u>17.9'</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	<u>57.2'</u>	<u>Yes</u>
Substandard Lot?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Shore	<u>83.5'</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>0</u>	_____
BOA Variance Needed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" 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	<u>—</u>	_____
Shoreland Contract Needed? <u>if BOA approved</u>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date of Approval	_____	_____
Additional Zoning Permit Stipulations Listed on Back of this Form? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (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 Eric E. Kury 10/8/20
 Cash/Check/CC Date # 5/55 Signature of Owner /Applicant Date

Shoreland Contract Fee Pd: \$ 250.00 _____
 Cash/Check/CC Date # _____ Print Name(s)

Zoning Permit Fee Pd: \$ 500.00 _____
 Cash/Check/CC Date # _____ Notes (revisions, extensions, etc.)

Other: _____ Pd: \$ _____
 if shoreland erosion review fee is included above Zoning Administrator UCT 08 2020 (Staff Initials)

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

RECEIVED

PIN 0160419-11-035000

APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

Owner: Kevin + Jennifer Hafemann

Applicant/Agent: Kable Builders LLC

Address: 10405 W. Plum Tree Cr. Unit 205
Hales Corners, WI 53130

Date petition filed: 10/8/20 Hearing Date: Nov 3, '20

Municipality: Waterford

Phone (Hm) 414-704-2046 (Wk) _____

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 raze the existing residence and construct a single-family residence with attached garage and uncovered deck/stairs

at site address 7228 N Tichigan Rd, Waterford WI, Section 11, T 4 N, R 19 E
Lot(s) _____ Blk _____ Subd/CSM Peterson's -unrecorded Parcel Id.# 016-04-19-11-035-000

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 single-family residence with attached garage and uncovered deck/stairs will not have core area of living space measured at the ground floor, twenty (20) feet by twenty (20) feet

Applicant is subject to: in size and will exceed the maximum height allowed for a substandard lot.

Art. VI, Div. 6 R-3A Suburban Residential District (sewered); Art VII, Div. 3 Shoreland; Art. VIII Div. 8 Shoreland Uses; Sec. 20-191 Substandard nonconforming lots; Sec. 20-1017 Reduction or joint use; Sec 20-1020 Single family dwelling and two family dwellings requirements, and Natural Resources Code 115, 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 Tichigan Lake
- Project is all/partially located in the shoreland area of _____
- Property is all/partially located in the floodplain area of ↓ ↓ (east of ROW)
- _____ 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

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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 Eri E. King

Date 10/8/20

Fee pd: \$ 450⁰⁰ Ck # 5155 (Payable to Racine County Development Services) · Attach required documentation

Re: Hafemann Residence Variance

October 8, 2020

We are seeking a variance to allow a ground floor area without a 20'X20' living space and also seeking a height variance. We feel that we meet the criteria to be granted the variance by meeting the following:

1. Hardship:

The lot is considered a substandard lot and to meet our setbacks and other site standards we are proposing the ground floor to house most of the garage. We are still proposing 368sf of living space on the ground floor. Since the lot is narrow this limits our buildable area. If we built a detached garage or provided the 20X20 living space in addition to a garage space this would increase the impervious surface on site by either providing a long drive to the rear to access the garage or increase the building foot print.

2. Exceptional Circumstances:

As mentioned, the lot is very narrow which limits what we can provide in order to limit our impervious surface and attempt to meet our setbacks without providing a large drive

3. Substantial Detriment:

The proposed home will not have any negative effect on the surrounding properties. We are trying to be mindful with the neighboring views by providing large side setbacks as to limit any disturbance to the neighbors. What we are proposing with a ground floor garage and 2 additional floors above has been constructed a few houses away, adjacent to our proposal. So, what we are proposing is not out of character with what has been done already in the immediate area.

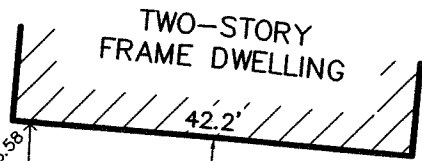
4. Economic gain/loss

This variance request is not self-imposed. We are attempting to build within our setbacks and limited our impervious surface. We are attempting to limit our building footprint and the need for a large/long drive to access the garage.

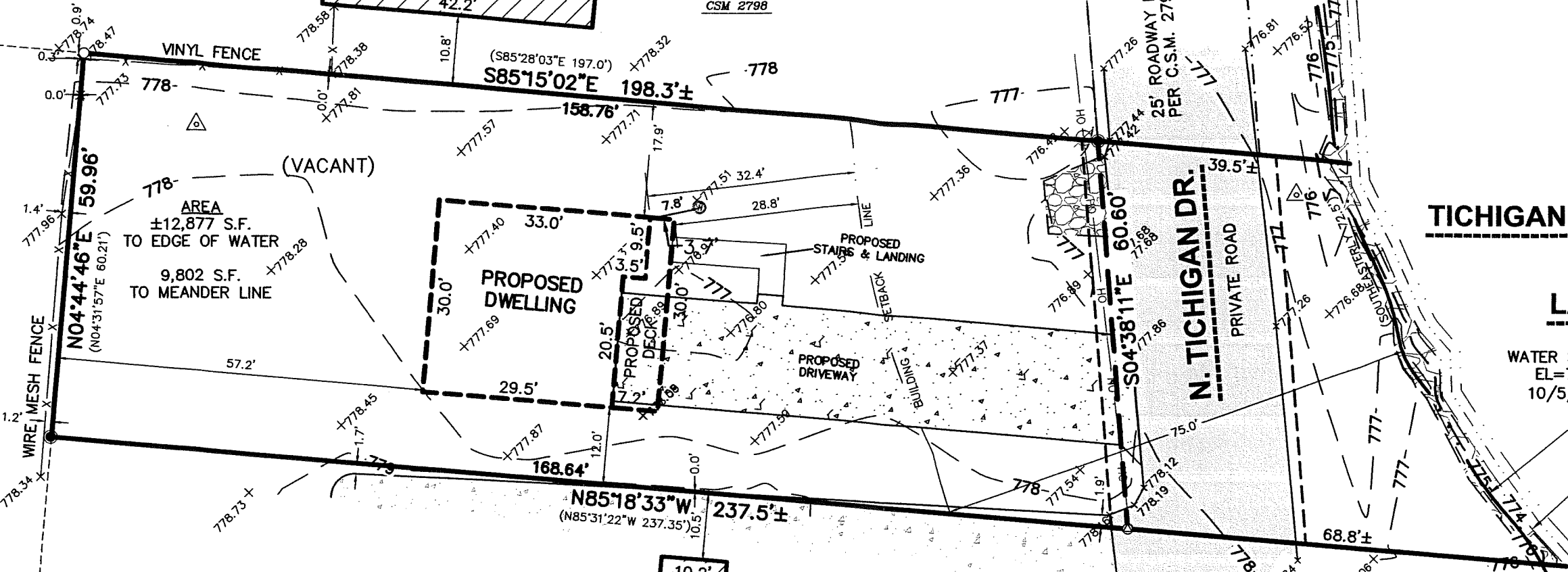
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OCT 08 2020

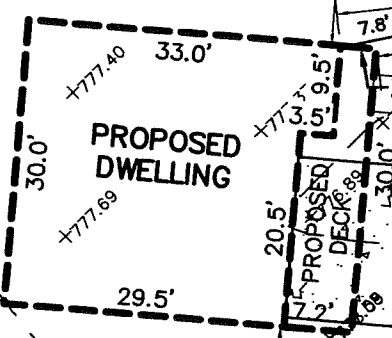
RACINE COUNTY



LOT 1
CSM 2798

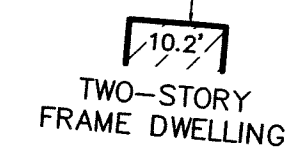


(VACANT)
AREA
±12,877 S.F.
TO EDGE OF WATER
9,802 S.F.
TO MEANDER LINE



PROPOSED
STAIRS & LANDING

PROPOSED
DRIVEWAY



25' ROADWAY EASEMENT
PER C.S.M. 2798

N. TICHIGAN DR.
PRIVATE ROAD

TICHIGAN

LAKE

WATER SURFACE
EL=773.6
10/5/2020

APPROXIMATE ORDINARY
HIGH WATER MARK

EDGE OF WATER

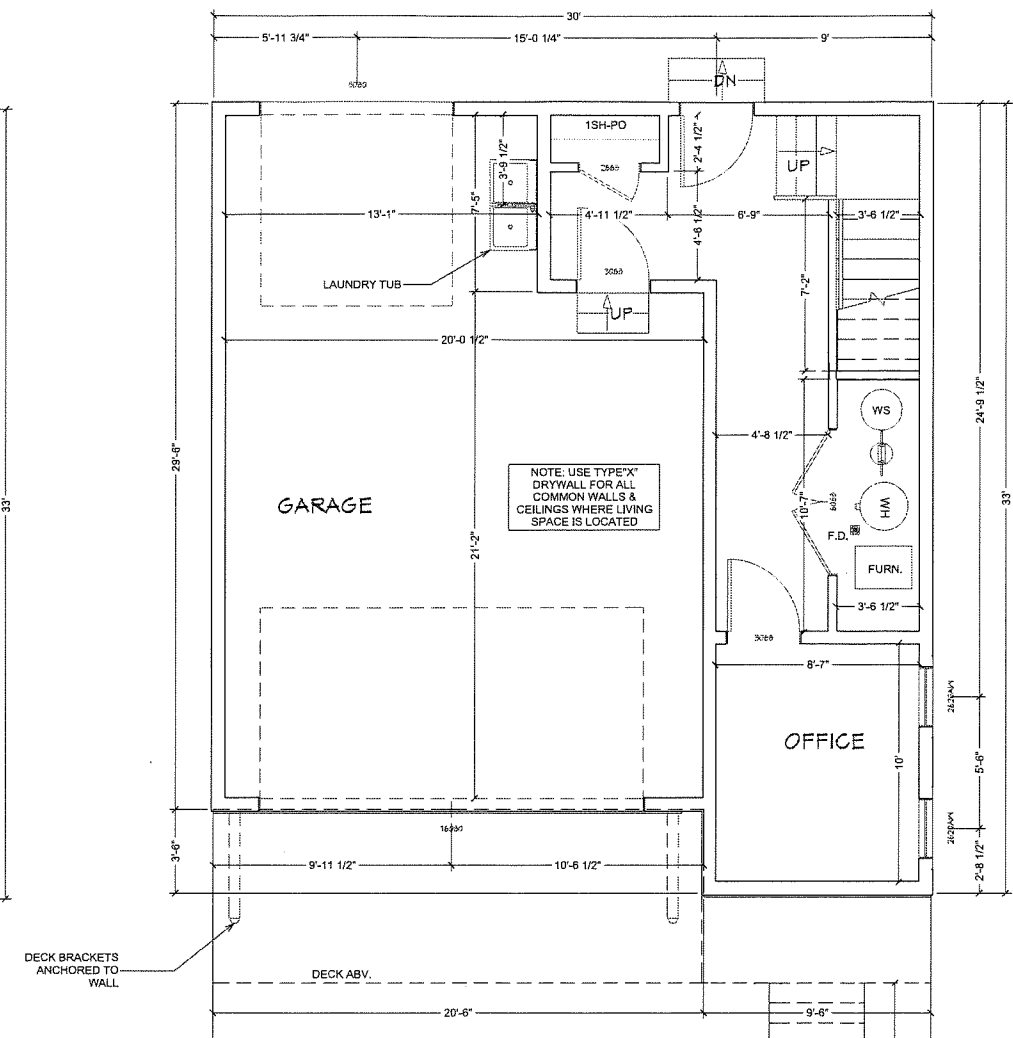
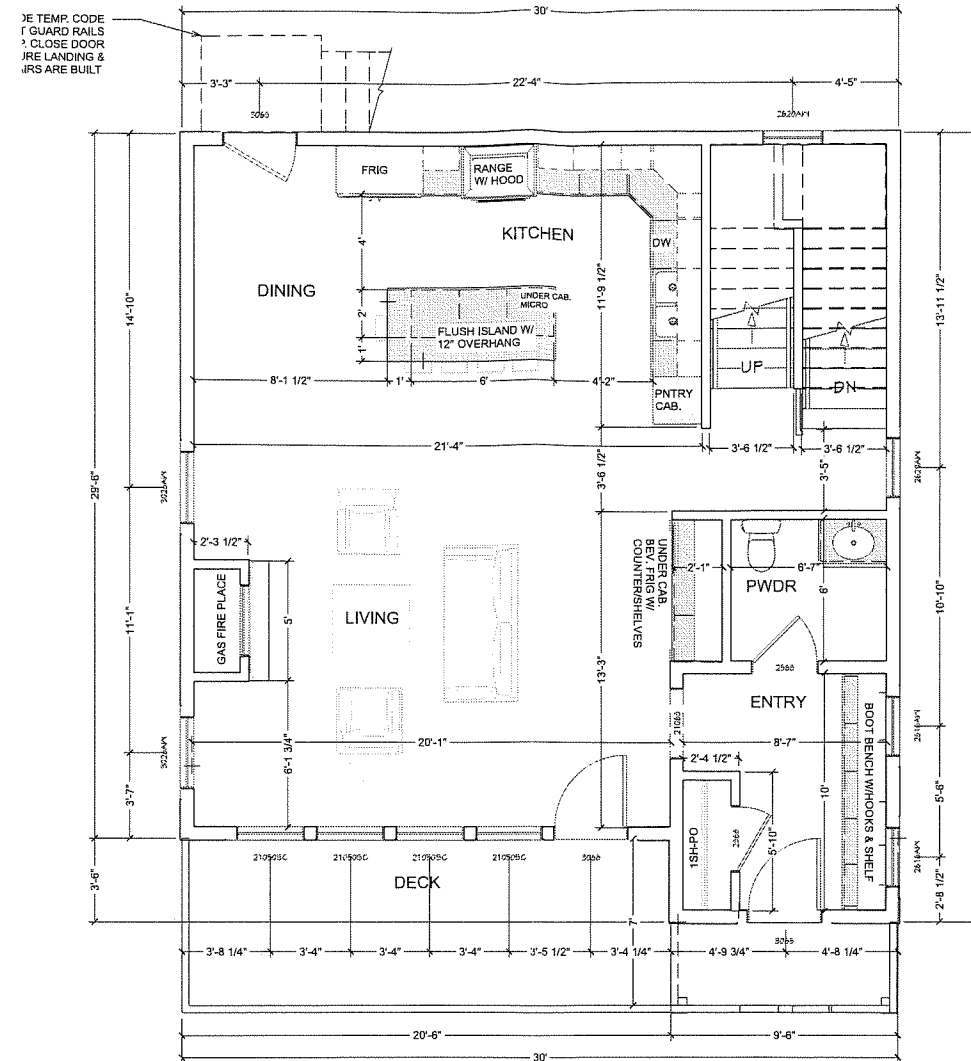
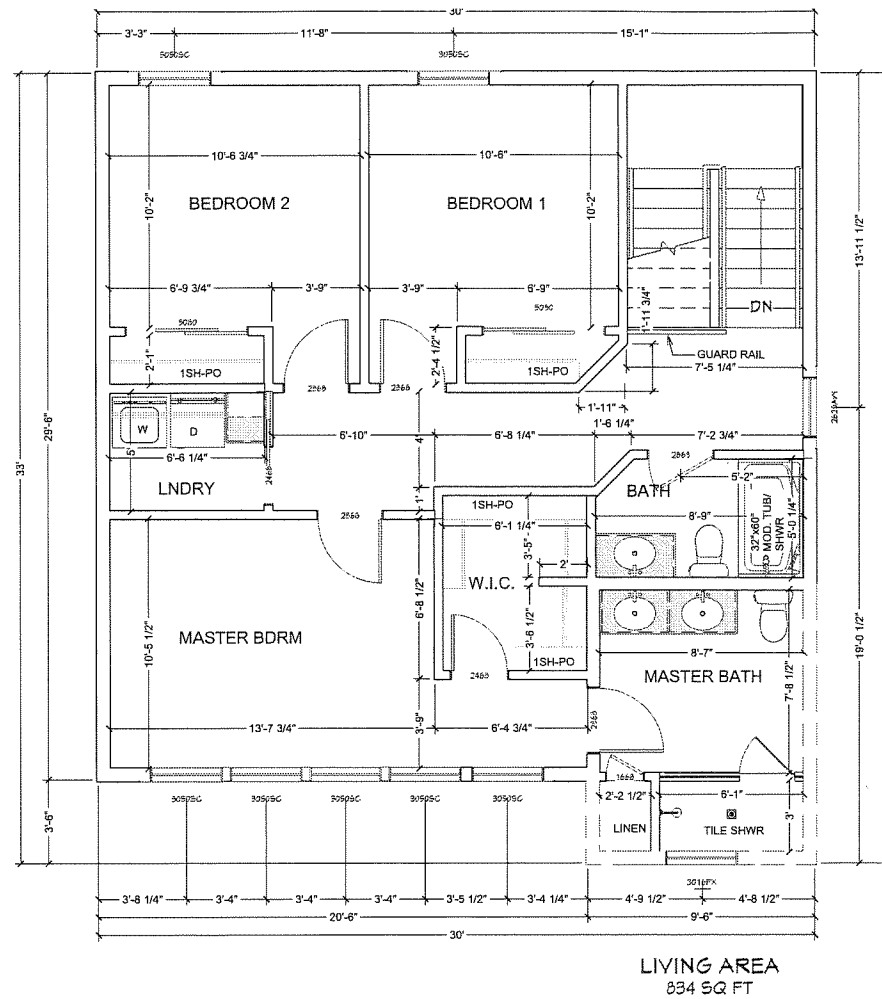
FIR LANE
30' PRIVATE ROAD

UNPLATTED
LANDS

UNPLATTED
LANDS

2"

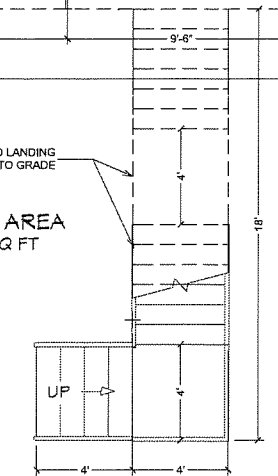
2"

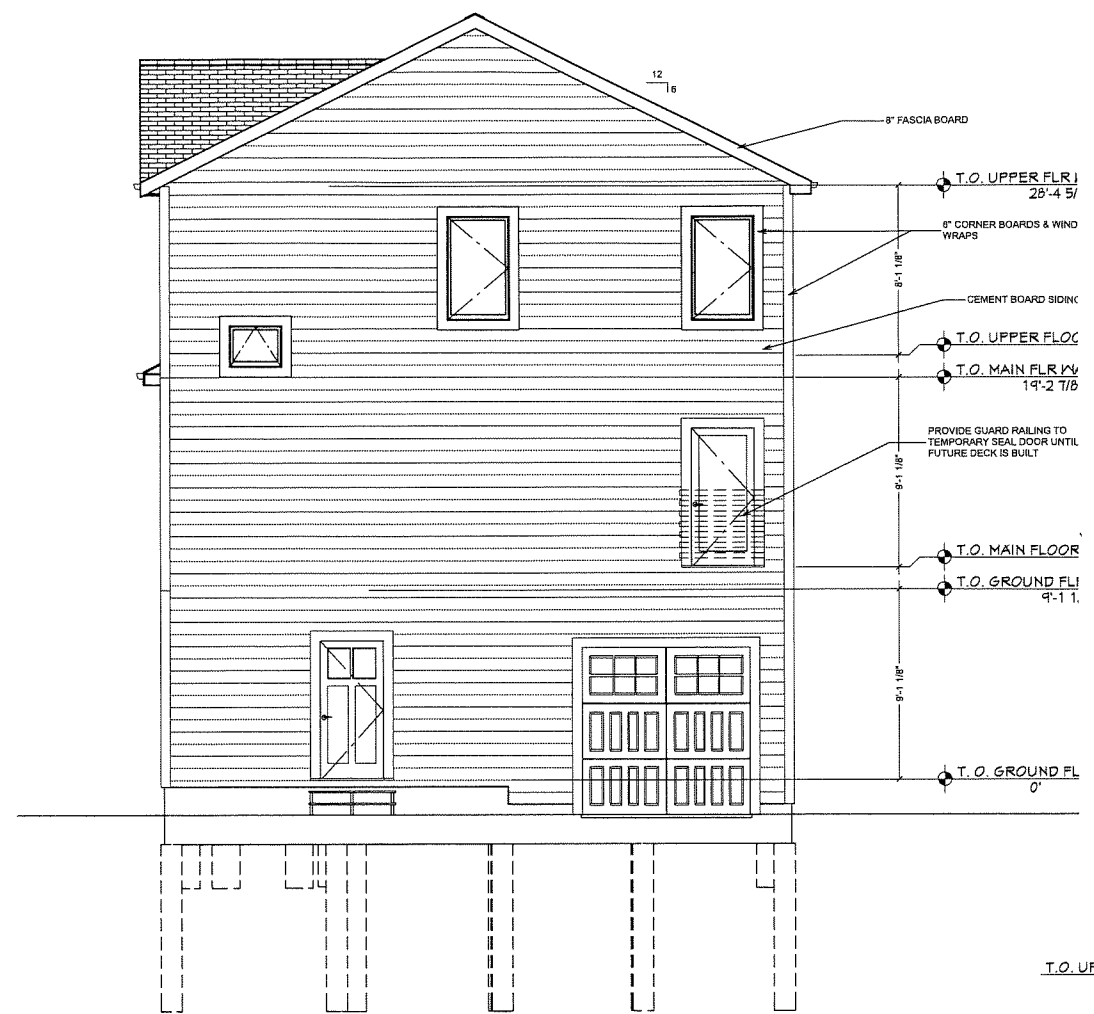


C
A3

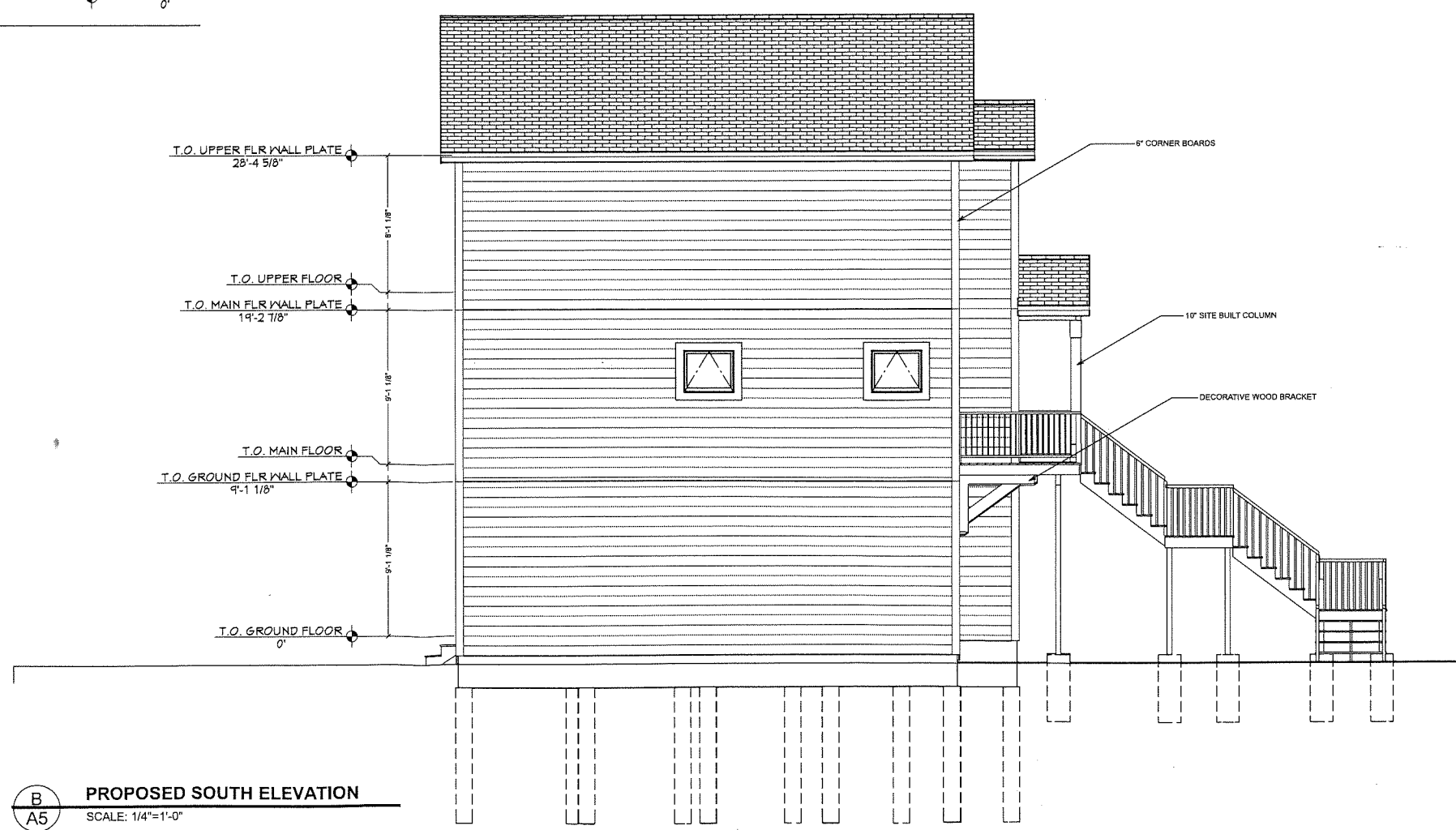
B
A3

A
A3

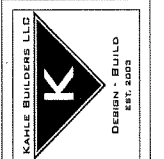




A
A5 **PROPOSED WEST ELEVATION**
SCALE: 1/4"=1'-0"



B
A5 **PROPOSED SOUTH ELEVATION**
SCALE: 1/4"=1'-0"



NO.	DATE	REV. BY	DESCRIPTION

SHEET TITLE:
ELEVATIONS

PROJECT DESCRIPTION:
HAFEMANN RESIDENCE
7228 N. TICHIGAN RD.
WATERFORD, WI

DRAWINGS PROVIDED BY:
KAHLE BUILDERS, LLC.
15171 W. NATIONAL AVE. STE 201
NEW BERLIN, WI 53151

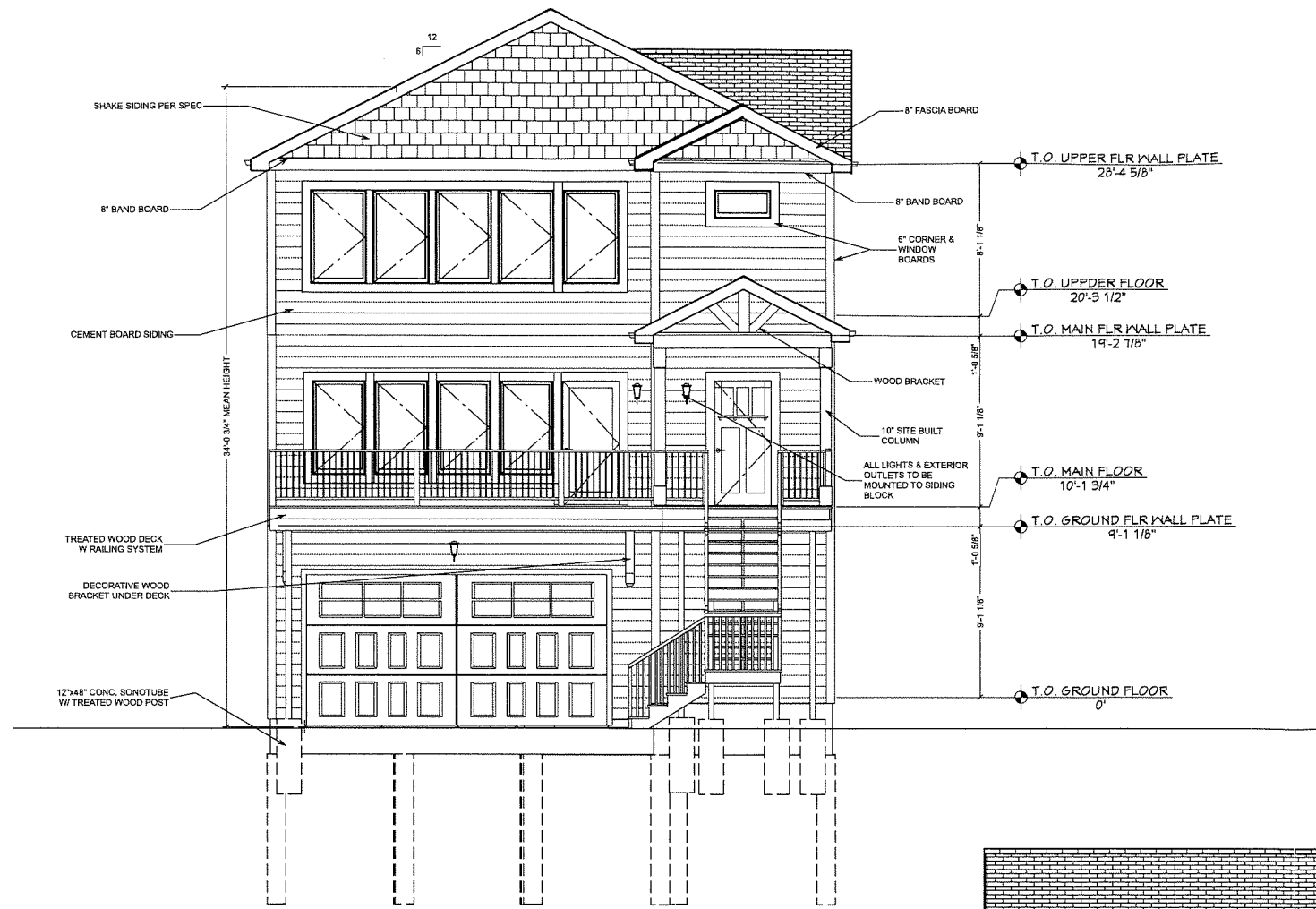
DATE:

09.10.20

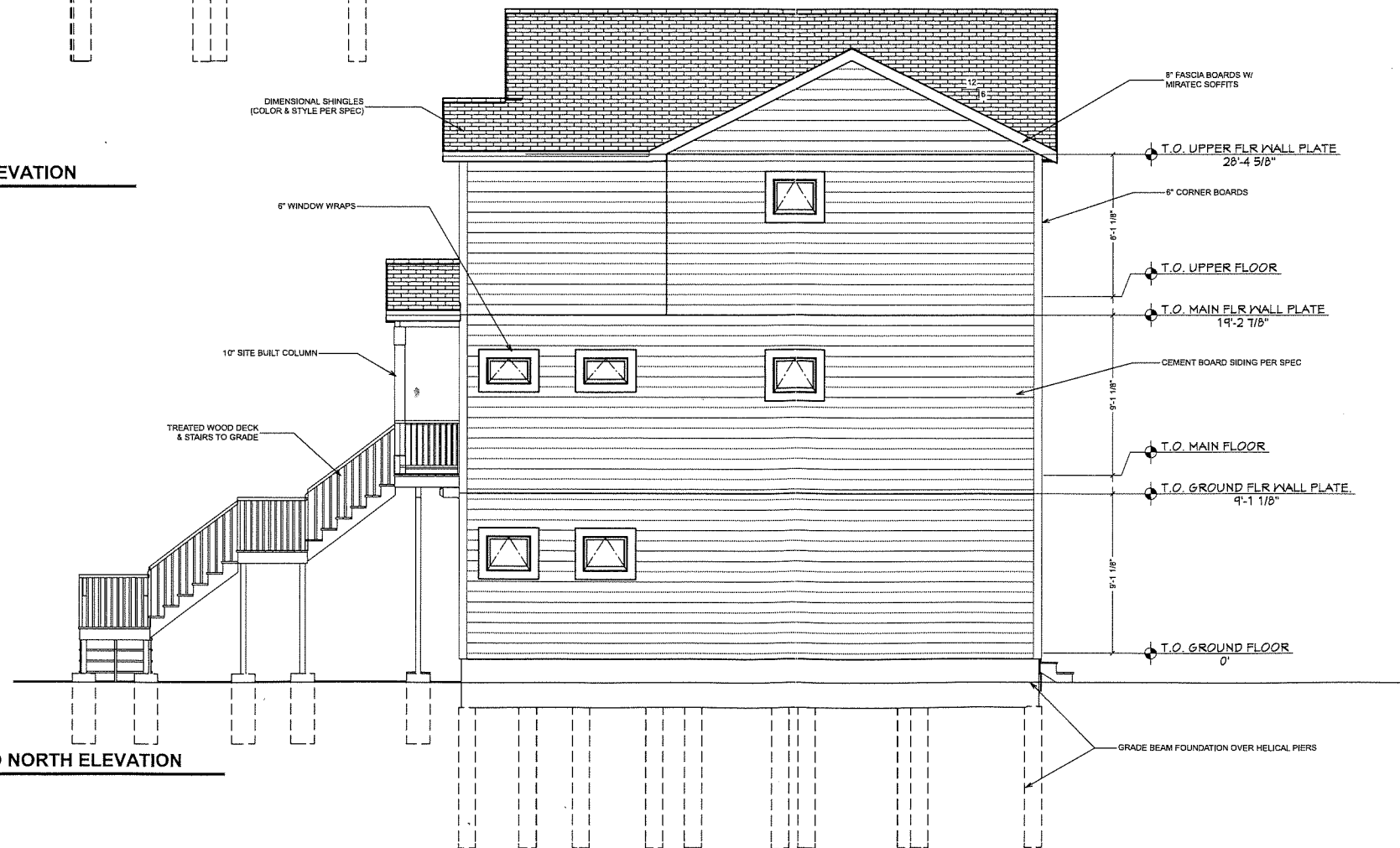
SCALE:

SHEET:

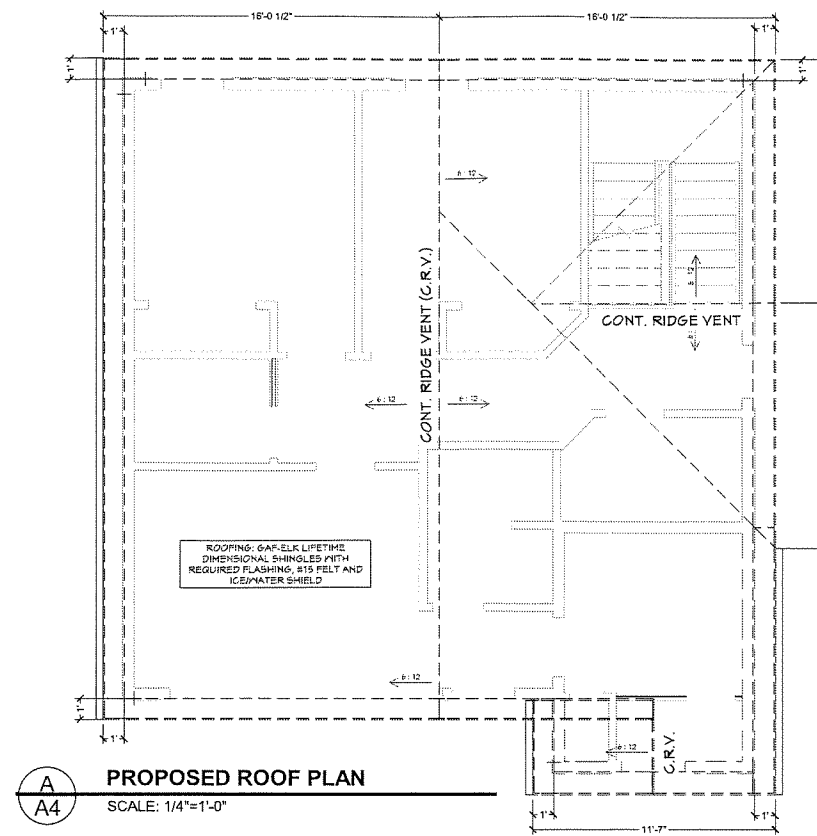
A5




B
A4 **PROPOSED EAST ELEVATION**
SCALE: 1/4"=1'-0"



B
A4 **PROPOSED NORTH ELEVATION**
SCALE: 1/4"=1'-0"



A
A4 **PROPOSED ROOF PLAN**
SCALE: 1/4"=1'-0"

	
REVISION TABLE	REV. BY DESCRIPTION
NO.	DATE
SHEET TITLE: ELEVATIONS & ROOF PLAN	
PROJECT DESCRIPTION: HAFEMANN RESIDENCE 7228 N. TICHIGAN RD. WATERFORD, WI	
DRAWINGS PROVIDED BY: KAHLE BUILDERS, LLC. 15171 W. NATIONAL AVE. STE 201 NEW BERLIN, WI 53151	
DATE:	09.10.20
SCALE:	
SHEET:	A4