

APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

Owner: Jacqui & Tri Nguyen

Applicant/Agent: Jacqui Nguyen

Address: 2500 Cedar Dr.

Date petition filed: 11/19/2020 Hearing Date: 1/9/2021

Burlington WI 53105

Municipality: Burlington

Phone (Home) 847 840 2136 (Work) ---

Zoning district(s): R-4

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 construct a 14.0' X 24.3' addition to the existing detached garage

at site address 2500 Cedar Dr, Section 77, T 3 N, R 19 E
Lot(s) --- Blk --- Subd/CSM --- Parcel Id.# 002071977 012000

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 detached garage will exceed seventeen (17) feet in building height and will cause the detached garage to have insufficient side yard setback

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, Sec 20-10.17 Reduction or joint use, Sec. 20-1115 Accessory regulations 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 Brown's Lake
 Project is all partially located in the shoreland area of Brown's Lake
 Property is all partially located in the floodplain area of Brown's Lake
N/A Project is all/partially located in the floodplain area of N/A
N/A Property is all/partially located in a wetland area. N/A 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. We have become full time residents at the property. We need more storage as the house does not have a basement. Expansion of an existing garage would allow expanded storage for full time usage + outdoor lake items.

2) Describe the exceptional, extraordinary or unusual circumstances that are unique to this lot or structure. Due to the contour of our lot, (hill on the east side) the driveway is pushed towards the west which pushes the garage to the west & close to the lot line.

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. The current garage already exists close to the lot line. An extension is not going to create any visual or negative impact/detriment to adjacent properties.

4) Explain how the request is not based on economic gain or loss and is not self-imposed. The request is based on need of increase storage as we will live full time at the residence. We are not seeking economic gain/loss with the garage expansion - only seeking increase covered storage.

Owner/Applicant's Signature Jacqui Nguyen

Date 11/15/2020

Fee paid: \$ 400.00 Check # 3178 (Payable to Racine County Planning)

• Please attach required documentation

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

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER JACQUETTE NGUYEN
 Mailing _____
 Address 2500 Cedar Dr

APPLICANT Jacquette Nguyen
 Mailing _____
 Address 185W 2500 Cedar Dr

Burlington WI 53105
 City State Zip

Burlington WI 53105
 City (c) State Zip

Phone (H) (847) 840-2636 (W)

Phone (H) 847-840-2636 (W)

Parcel Id. # 007071977017000

Site Address 2500 Cedar Dr. Burlington WI 53105

Municipality Town of Burlington Section(s) 27 Town 3 North, Range 19 East

Lot - Block - Subdivision Name _____ CSM # -

Proposed Construction/Use Addition to the existing detached garage

New _____	Principal Bldg. _____	Size (<u>14'</u> x <u>24.3'</u>) (_____ x _____) (_____ x _____)
Addition <u>X</u>	Accessory <u>X</u>	Area (sq ft) (<u>340.743</u>) (_____) (_____)
Alteration _____	Deck _____	# of Units/Stories <u>1 / 1</u> Building Ht.-Avg. (ft.) <u>19'</u>
Conversion _____	Sign _____	Peak Ht. (ft.) <u>21'</u> 100-Yr. Floodplain Elev. <u>769.8</u>
Temporary _____	Other _____	Eave Ht. (ft.) <u>17'</u> Flood Protection Elev. <u>771.8</u>

Contractor MIDWEST BUILDERS Est. Value w/Labor \$ 15,000.00 ZONING DISTRICT R-4

Existing Nonconforming? <u>N/A</u>	* Yes _____ No <u>X</u>	Yard Setbacks Proposed <u>OK?</u>
*Structure's Fair Mkt. Value \$ <u>N/A</u>	Cumulative % _____	Street-1 st (proposed) <u>37.07'</u> <u>yes</u>
*>50% of Fair Market Value? <u>N/A X</u>	Yes _____ No _____	Street-2 nd _____ <u>-</u>
Structure in Shoreland? (per map) _____	Yes <u>X</u> No _____	Side-1 st (proposed) <u>4.2'</u> _____
Structure in Floodplain? (per map) _____	Yes _____ No <u>X</u>	Side-2 nd (exist. detgar) <u>± 59'</u> <u>yes</u>
Structure in Wetland? (per map) _____	Yes _____ No <u>X</u>	Rear _____ <u>-</u>
Substandard Lot? _____	Yes _____ No <u>X</u>	Shore (exist. detgar) <u>± 200'</u> <u>yes</u>
Abutting Lot-Same Owner/Closely Related? _____	Yes _____ No <u>X</u>	Total Acc. Structures <u>974.86/7000</u> <u>yes</u>
BOA Variance Needed? _____	Yes <u>X</u> No _____	Date of Approval _____
Conditional Use/Site Plan Needed? _____	Yes _____ No <u>X</u>	Date of Approval _____
Shoreland Contract Needed? _____	Yes _____ No <u>X</u>	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/CC Date # 7/78
 Signature of Owner/Applicant Jacquette Nguyen Date 10/31/2020

Shoreland Contract Fee Pd: \$ _____
 Cash/Check/CC Date # _____
 Print Name(s) JACQUETTE NGUYEN | TRI NGUYEN

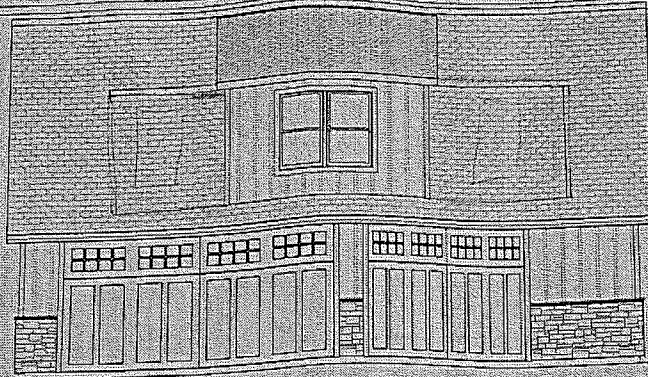
Zoning Permit Fee Pd: \$ 85.00
 Cash/Check/CC Date # _____
 Notes (revisions, extensions, etc.) _____

Other Pd: \$ _____
 NOV 19 2020 SMM
 ✓ if shoreland erosion review fee is included above Zoning Administrator (Staff Initials)

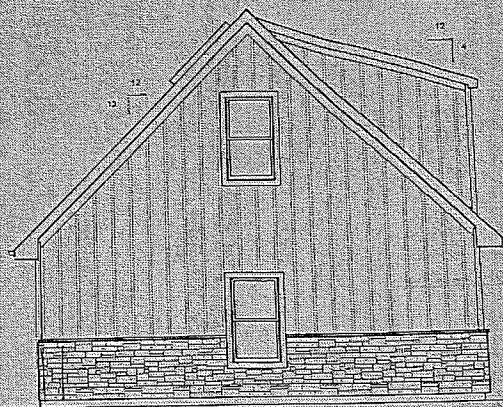
Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER _____)

PIN 0070719-27-017000

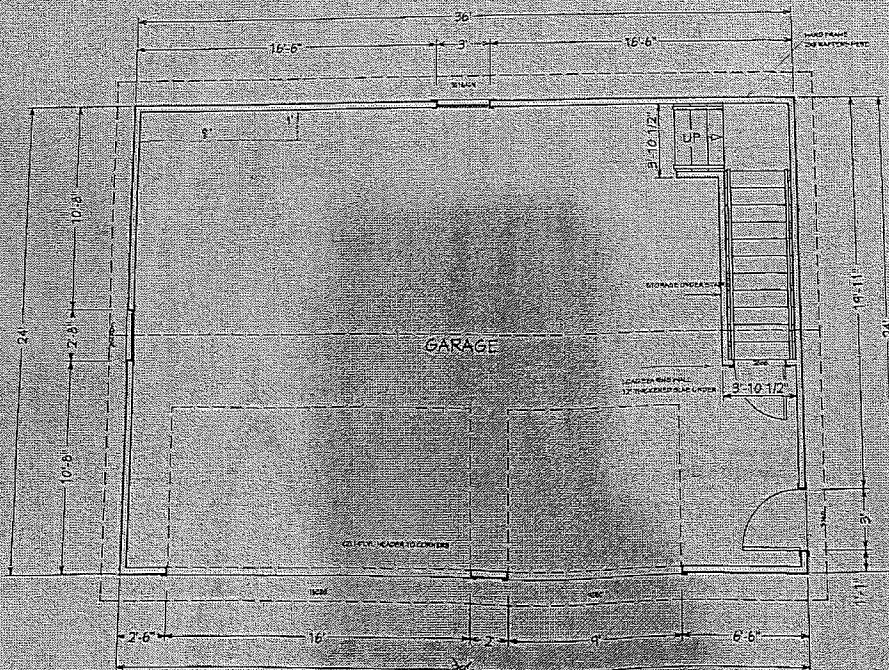
RECEIVED



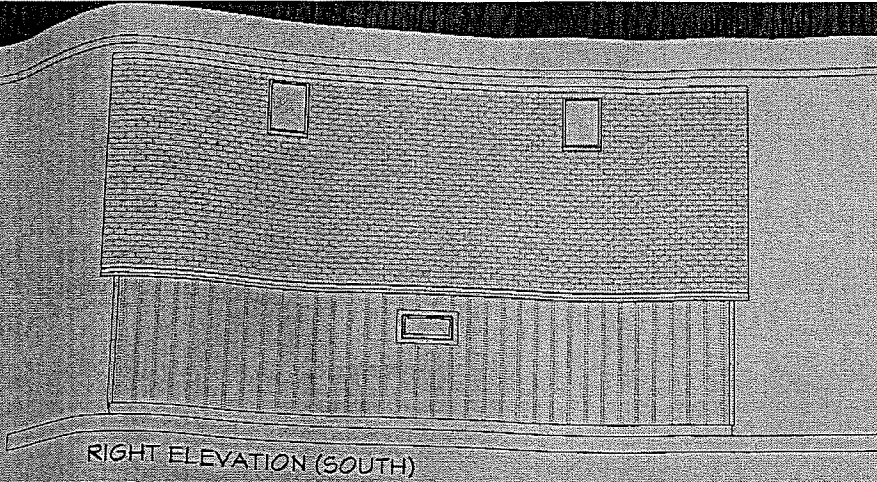
LEFT ELEVATION (NORTH)



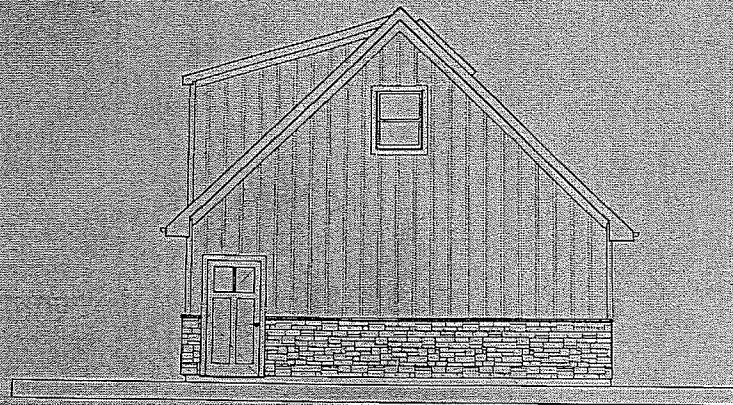
FRONT ELEVATION (LAKE)



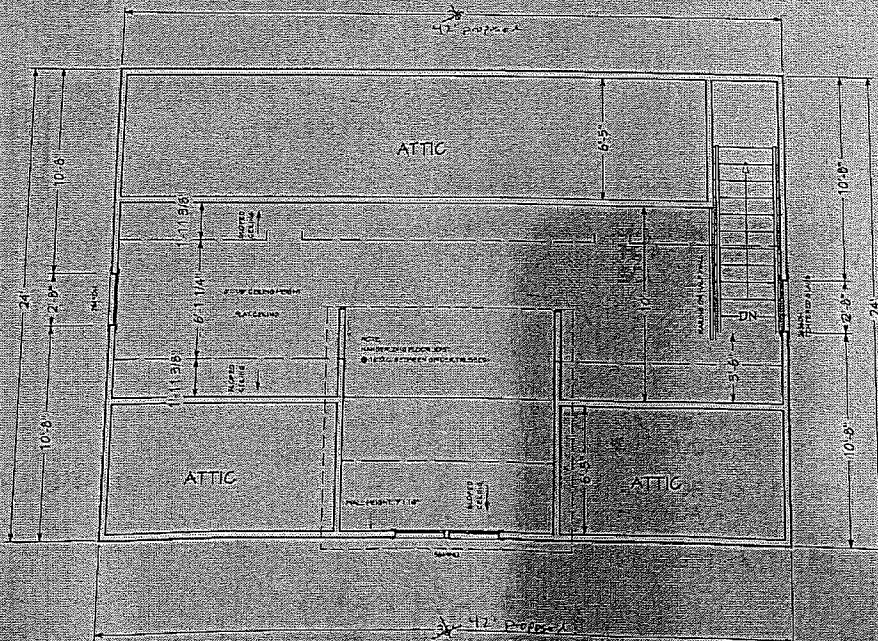
FIRST FLOOR PLAN



RIGHT ELEVATION (SOUTH)



REAR ELEVATION (ROAD)



SECOND FLOOR PLAN

NOTE: THIS DRAWING IS SO REPRESENTS AN ENGINEER DESIGN AND IS ONLY TO BE USED AS A GUIDE LINE. 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:

miskipe@gnail.com
 (262) 210-3403



DATE:

9/12/19

SCALE:

1/4" = 1'

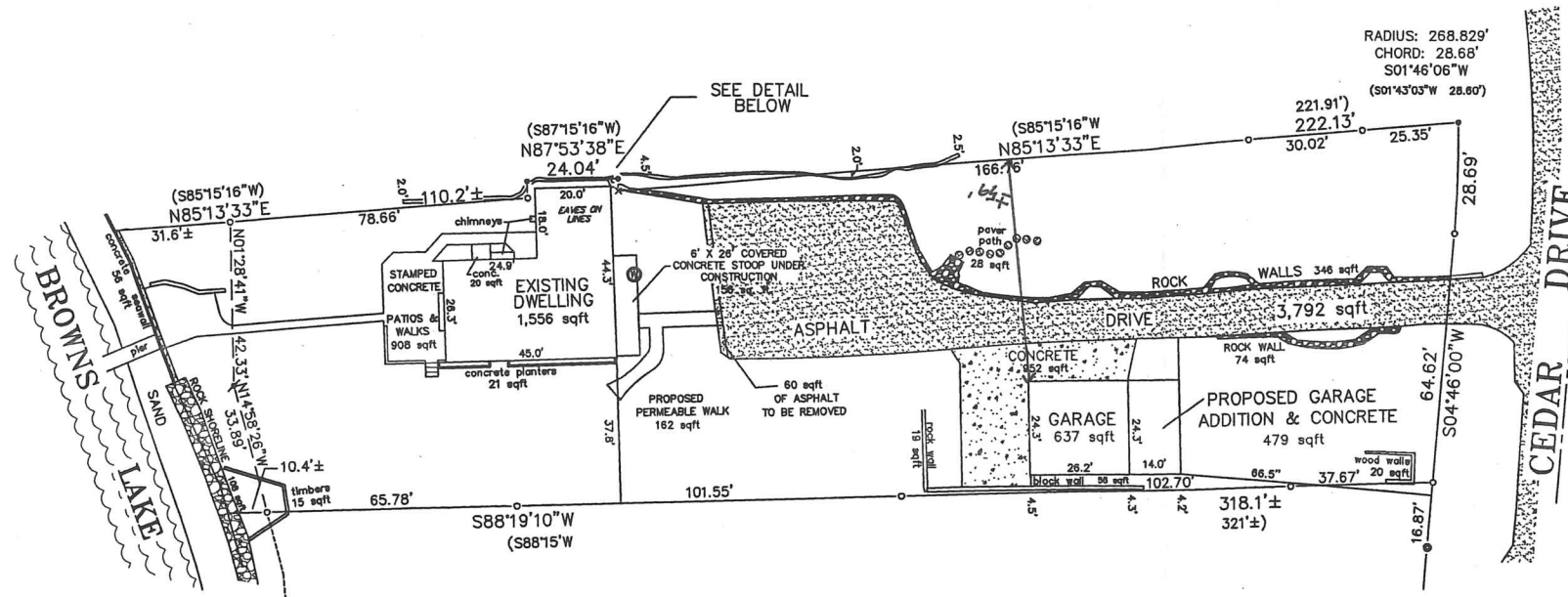
SHEET:

P.1

PLAT OF SURVEY

-OF-

TOTAL LOT AREA: 28,284 sqft - 0.65 acres
 30% OF TOTAL LOT AREA: 8,485 sqft
 EXISTING IMPERVIOUS SURFACES: 9,209 sqft
 PROPOSED IMPERVIOUS SURFACES: 9,183 sqft



PARCEL 1: THAT PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 19 EAST, TOWN OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN, BOUNDED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 27, TOWN AND RANGE AFORESAID; RUN THENCE WEST ALONG EAST AND WEST QUARTER LINE OF SAID SECTION 27, 1856.5+ FEET TO A POINT ON THE WEST LINE OF CEDAR DRIVE; RUN THENCE NORTH 4'46" EAST ALONG SAID WESTERLY LINE, 537+ FEET TO A CONCRETE MONUMENT; THENCE CONTINUE NORTH 4'46" EAST ALONG SAID WESTERLY LINE, 16.79 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE SOUTH 88'15" WEST, 321 FEET, MORE OR LESS, TO THE WATERS EDGE OF BROWNS LAKE; THENCE NORTHWESTERLY ALONG SAID WATERS EDGE TO A POINT 15 FEET, MORE OR LESS, SOUTH 88'15" WEST OF A CONCRETE MONUMENT; THENCE NORTH 88'15" EAST, 15 FEET, MORE OR LESS, TO A CONCRETE MONUMENT; THENCE CONTINUE NORTH 88'15" EAST, 319.30 FEET TO THE WESTERLY LINE OF CEDAR DRIVE; THENCE SOUTH 4'46" WEST ALONG SAID WESTERLY LINE, 33.21 FEET TO THE POINT OF BEGINNING.

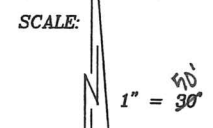
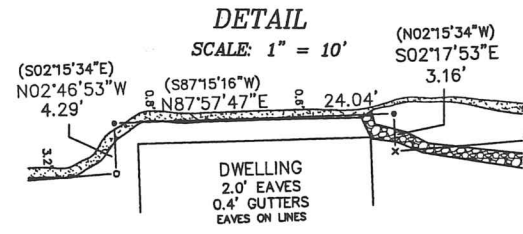
ALSO THE RIGHT TO USE FOR HIGHWAY PURPOSES A STRIP OF LAND 3 RODS WIDE JOINTLY WITH FLORENCE C. HALL, HER EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND ALSO THE RIGHT TO USE FOR HIGHWAY PURPOSES STRIPS OR PIECES OF LAND 2 RODS WIDE IN SECTION 27, CONVEYED TO ONE FLORENCE C. HALL BY WILLIAM HOCKING AND WIFE AND JOHN CALLAHAN RESPECTIVELY, AND A STRIP OF LAND 2 RODS WIDE IN SAID SECTION CONVEYED TO FLORENCE C. HALL, BY ANN PATTERSON, ELIZA MEINHARDT AND OTHERS, ALL OF WHICH LAST 3 STRIPS ARE MORE PARTICULARLY DESCRIBED IN A CERTAIN DEED OF COVEYANCE FROM JOHN KATTERHAGEN TO FLORENCE C. HALL, WHICH DEED OF COVEYANCE IS DATED JULY 17, 1889 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN, IN VOLUME 105-568, REFERENCE TO WHICH IS HEREBY MADE FOR GREATER CERTAINTY, ALSO RESERVING TO THE GRANTOR IN THE DEED TO S.C. SACKET, HER HEIRS AND ASSIGNS A RIGHT-OF-WAY OVER THE EAST 25 FEET IN WIDTH OF THE ABOVE DESCRIBED PREMISES AND GRANTING TO S.C. SACKET A RIGHT-OF-WAY OVER THE EAST 25 FEET IN WIDTH OF THE 50 FOOT LOT IMMEDIATELY ADJOINING THE ABOVE DESCRIBED LOT TO THE SOUTH.

PARCEL 2: PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWNSHIP OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 27, RUN THENCE SOUTH 88'03'53" WEST, ALONG THE SOUTH LINE OF FAIRFIELD SUBDIVISION, 1312.72 FEET; THENCE SOUTH 87'51'30" WEST, ALONG THE SOUTH LINE OF FAIRFIELD SUBDIVISION, 568.63 FEET TO THE WESTERLY LINE OF A PUBLIC ROAD SHOWN ON THE PLAT OF FAIRFIELD SUBDIVISION; THENCE NORTH 4'46" EAST, ALONG THE WESTERLY LINE OF SAID ROAD, 587.13 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SACKETT LANDS AS DESCRIBED IN DEED RECORDED IN VOLUME 221 OF DEEDS ON PAGE 423, SAID CONCRETE MONUMENT MARKS THE PLACE OF BEGINNING OF PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE NORTH 4'46" EAST, ALONG THE WESTERLY LINE OF THE AFOREMENTIONED ROAD, 31.40 FEET; THENCE CONTINUE NORTHERLY ALONG THE WESTERLY LINE OF SAID ROAD ON THE ARC OF A CURVE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 268.829 FEET AND A CHORD OF 28.60 FEET WHICH BEARS NORTH 1'43'03" EAST; THENCE SOUTH 85'15'16" WEST, 221.91 FEET; THENCE NORTH 2'15'34" WEST, 3.16 FEET TO AN IRON PIPE STAKE; THENCE SOUTH 87'59'16" WEST, 24.04 FEET TO AN IRON PIPE STAKE; THENCE SOUTH 2'15'34" EAST, 4.29 FEET TO AN IRON PIPE STAKE; THENCE SOUTH 85'15'16" WEST, 110.22 FEET; MORE OR LESS, TO THE WATERS EDGE OF BROWNS LAKE; THENCE SOUTHERLY ALONG THE WATERS EDGE OF BROWNS LAKE TO A POINT THAT IS SOUTH 88'19" WEST, FROM THE PLACE OF BEGINNING; THENCE NORTH 88'19" EAST, 335.65 FEET TO THE PLACE OF BEGINNING.

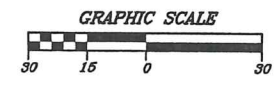
SURVEY FOR: MIDWEST BUILDERS
 SURVEY ADDRESS: 2500 CEDAR DRIVE

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

BEARINGS HEREON RELATE TO THE WEST LINE OF CEDAR DRIVE, ASSUMED BEARING SOUTH 04'46'00" WEST.

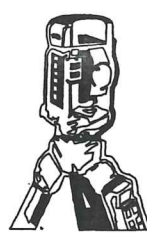


- LEGEND
- WELL
 - SET IRON PIPE
 - FOUND IRON PIPE
 - FOUND CONCRETE MONUMENT
 - x FOUND CHISEL CUT IN CONCRETE
 - ⚡ FOUND IRON ROD

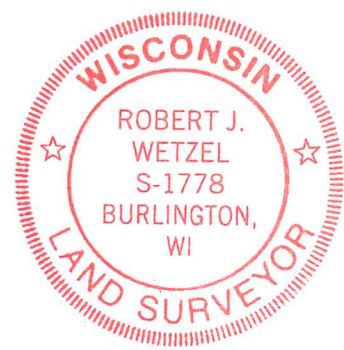


"I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, 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.
 412 N. PINE STREET
 BURLINGTON, WI 53105
 (262)-767-0225



THIS IS NOT AN ORIGINAL PRINT UNLESS THIS SEAL IS RED.
Robert J. Wetzel
 ROBERT J. WETZEL S-1778

RECEIVED
 NOV 19 2020
 RACINE COUNTY

REVISED: OCTOBER 26, 2020

DRAWN BY: MT/BW	DATE: AUGUST 27, 2020
CHECKED BY: BW/DW	DRAWING NO.: 10215D
JOB NO.: 10215	SHEET 1 OF 1