

Owner: Suzanne M Schmidt
Address: 29024 Elm Island Dr
Waterford WI 53185
Phone (Hm) 414-840-6000 (Wk) -

Applicant/Agent: Suzanne M Schmidt
Date petition filed: 5-4-2021 Hearing Date: 10-1-2021
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 construct a 939 square-foot attached garage with lean-to addition to the existing residence

at site address 29024 Elm Island Drive, Section 2W, T 04 N, R 19 E
Lot(s) - Blk - Subd/CSM N/A Parcel Id.# 010.04.19.20.240.000
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 addition will have insufficient shore and side yard setbacks and will exceed 200 square feet

Applicant is subject to: Article VI, Division 4 R-3A, Suburban Residential District (Sewered); Art. 11, Div. 3 Shoreland; Art VIII, Div. 8 Shoreland uses; Section 20-188.1 Expansion of non conforming principal structure within the shoreland setback; Sec. 20-191 Substandard nonconforming lots; and Sec. 20-1017 Reduction or Joint use, 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 FOX RIVER Impoundment
 Project is all ~~partially~~ located in the shoreland area of _____
 Property is all ~~partially~~ located in the floodplain area of _____
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. I am a 70 yr old single woman who still needs to work for a living. my car is outside in the elements and family is too far away to ~~assist~~ assist. I need a covered walkway between it and the house.

2) Describe the **exceptional, extraordinary or unusual circumstances** that are unique to this lot or structure. The distance from my house to the street does not allow for a garage within ordinary setbacks.

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. Adjacent property owner is in favor of this variance by the fact that they are selling me the land in order to build a garage. The rain garden that I will be constructing will help to reduce runoff even more so than under current conditions they use of natural vegetation instead of grass that needs watering & fertilization

4) Explain how the request is not based on **economic gain or loss** and is not **self-imposed**. my plan is to live in my home until they carry me out or no longer able to live here. Purpose of this variance is to prevent me from hurting my self during the winter months

Owner/Applicant's Signature Suzanne Schmidt Date May 4 2021

Fee pd: \$ 450.00 Ck # 2853 (Payable to Racine County Development Services) Attach required documentation

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

PERMIT NO _____
 DATE PERMIT ISSUED _____

OWNER Suzanne M Schmidt
Mailing Address 29024 Elm Island Dr
Waterford Wi 53185
 City State Zip
Phone (H) 414-840-6000 **(W)** _____

APPLICANT Suzanne M Schmidt
Mailing Address 29024 Elm Island Dr
Waterford Wi 53185
 City State Zip
Phone (H) 414-840-6000 **(W)** _____

Parcel Id. # 010-04-19-20-240-000 Site Address 29024 Elm Island Drive
 Municipality Waterford Section(s) 20 Town 04 North, Range 19 East
 Lot - Block - Subdivision Name N/A CSM # _____
 Proposed Construction/Use Attached garage with lean-to addition to the existing residence

New	Principal Bldg.	<input checked="" type="checkbox"/>	Size (<u>321</u> x <u>221</u>) (<u>4</u> x <u>221</u>) (<u>8</u> x <u>14.7</u>)
Addition	Accessory	<input checked="" type="checkbox"/>	Area (sq ft) (<u>704</u>) (<u>88</u>) (<u>117.6</u>)
Alteration	Deck	_____	# of Units/Stories <u>1</u> / <u>1</u> Building Ht.-Avg. (ft.) _____
Conversion	Sign	_____	Peak Ht. (ft.) _____ 100-Yr. Floodplain Elev. <u>775.7</u>
Temporary	Other	_____	Eave Ht. (ft.) _____ Flood Protection Elev. <u>777.7</u>

Contractor TBD **Est. Value w/Labor** \$ 25,000 ? **ZONING DISTRICT** R-3A

Existing Nonconforming?	N/A <input checked="" type="checkbox"/> * Yes	No _____	Yard Setbacks	Proposed	OK?
*Structure's Fair Mkt Value \$	_____	Cumulative % _____	Street-1 st (existing)	<u>7.4'</u>	_____
*>50% of Fair Market Value?	N/A <input checked="" type="checkbox"/>	Yes _____ No _____	Street-2 nd	_____	_____
Structure in Shoreland? (per map)	Yes <input checked="" type="checkbox"/> No _____	Side-1 st (prop. Ad.)	<u>3.82'</u>	_____	_____
Structure in Floodplain? (per map)	Yes _____ No <input checked="" type="checkbox"/>	Side-2 nd (existing)	<u>7.2'</u>	_____	_____
Structure in Wetland? (per map)	Yes _____ No <input checked="" type="checkbox"/>	Rear	_____	_____	_____
Substandard Lot?	Yes <input checked="" type="checkbox"/> No _____	Shore	<u>21.8'</u>	_____	_____
Abutting Lot-Same Owner/Closely Related?	Yes _____ No <input checked="" type="checkbox"/>	Total Acc. Structures	_____	_____	_____
BOA Variance Needed?	Yes <input checked="" type="checkbox"/> No _____	Date of Approval	_____	_____	_____
Conditional Use/Site Plan Needed?	Yes _____ No <input checked="" type="checkbox"/>	Date of Approval	_____	_____	_____
Shoreland Contract Needed?	Yes <input checked="" type="checkbox"/> 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 Suzanne Schmidt May 4, 2021
CC Date/Check/Cash # 2853 Suzanne M Schmidt Date
Shoreland Contract Fee Pd: \$ _____
CC Date/Check/Cash # _____ Print Name(s)
Zoning Permit Fee Pd: \$ 200.00
CC Date/Check/Cash # _____
Other: Pd: \$ _____ Jc
 Notes (revisions, extensions, etc.) _____

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)

RACINE COUNTY

PIN 0100419-20-240000

RECEIVED

MAY 04 2021

May 6 2021

I, David Hauke authorize my next door neighbor, Suzanne Schmidt, to build a garage on what is currently my property. If/when Racine County approves a garage to be built, the lot will be sold to Suzanne Schmidt. 29024 Elm Island Drive

Sincerely

David Hauke

29030 Elm Island Dr
Waterford WI 53185

Rec'd 5-6-2021 sc

Czuta, Jarmen

From: Suzanne Schmidt <suzannadanna36@yahoo.com>
Sent: Thursday, May 6, 2021 11:21 AM
To: Czuta, Jarmen
Subject: Authorzation Letter from neighbor to build garage on his lot

PLEASE NOTE: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

May 6th, 2021

LOT LINE ADJUSTMENT

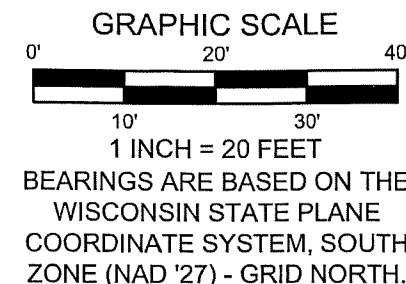
Survey No. 20-5141

LOCATION:
29024 & 29030 Elm Island Drive, Waterford,
Wisconsin

PREPARED FOR:
Suzanne Schmidt

TAX ID & CURRENT OWNER:
016-04-19-26-240-000 - Suzanne M. Schmidt
016-04-19-26-238-000 - David F. Hauke

Surveyor: Lynch & Assoc.
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
(262) 402-5040



- LEGEND**
- FOUND 1" IRON PIPE
 - (XX R) RECORDED AS
 - SET 3/4"x18" IRON 1.5#/L.F.
 - ⊗ LIGHT POLE
 - ⊕ POWER POLE
 - ⊞ TELEPHONE PEDESTAL
 - ⊠ ELECTRIC PEDESTAL
 - ⊙ WELL
 - ⊞ ELECTRIC METER

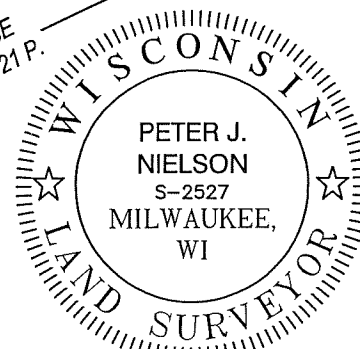
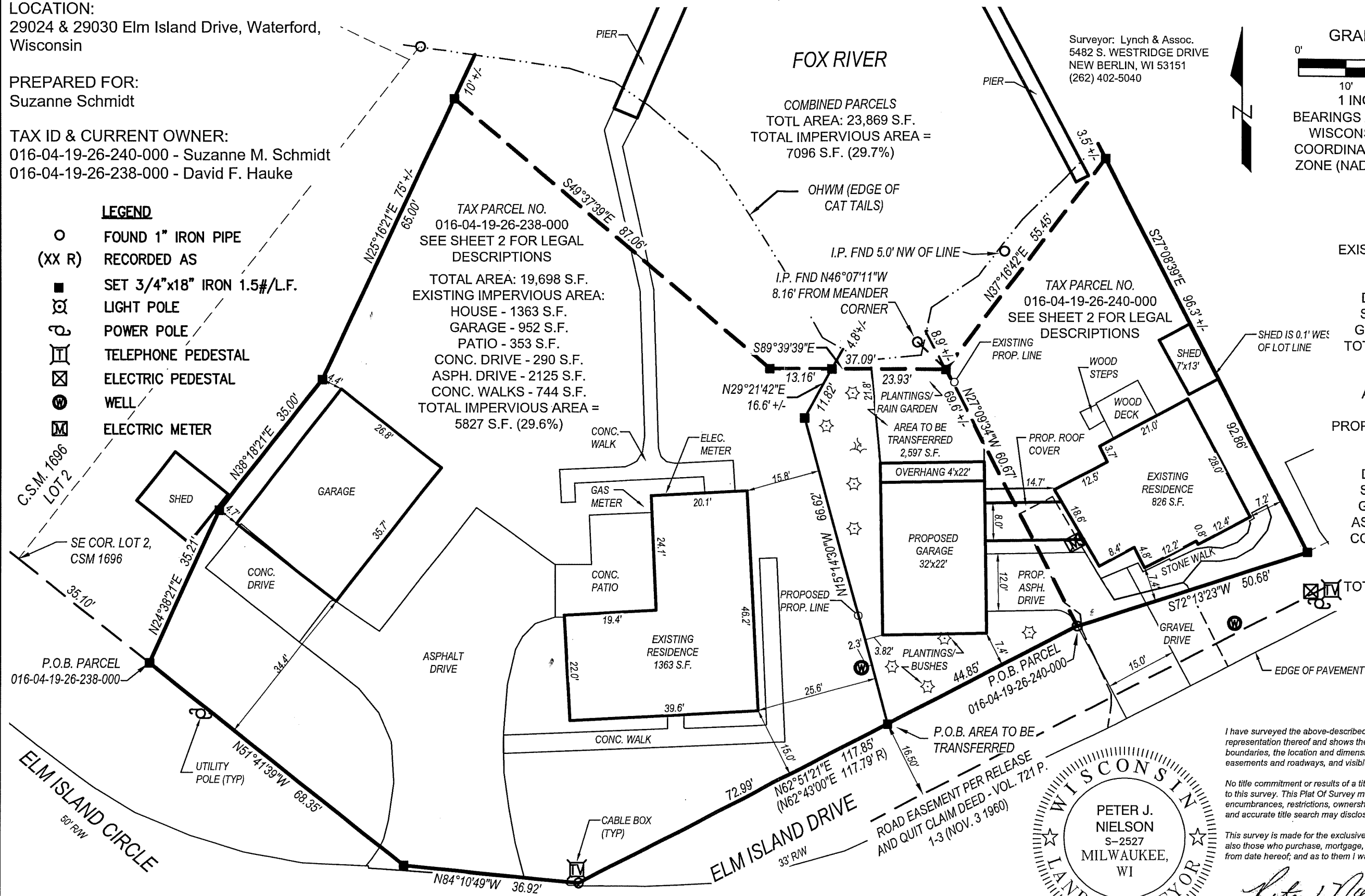
TAX PARCEL NO.
016-04-19-26-238-000
SEE SHEET 2 FOR LEGAL DESCRIPTIONS

TOTAL AREA: 19,698 S.F.
EXISTING IMPERVIOUS AREA:
HOUSE - 1363 S.F.
GARAGE - 952 S.F.
PATIO - 353 S.F.
CONC. DRIVE - 290 S.F.
ASPH. DRIVE - 2125 S.F.
CONC. WALKS - 744 S.F.
TOTAL IMPERVIOUS AREA =
5827 S.F. (29.6%)

TAX PARCEL NO.
016-04-19-26-240-000
SEE SHEET 2 FOR LEGAL DESCRIPTIONS

TAX PARCEL NO.
016-04-19-26-240-000
AREA: 4,186 S.F.
EXISTING IMPERVIOUS AREA:
HOUSE - 826 S.F.
SHED - 91 S.F.
DECK/STEPS - 100 S.F.
STONE WALK - 161 S.F.
GRAVEL DRIVE - 268 S.F.
TOTAL IMPERVIOUS AREA =
1446 S.F. (34.5%)

AREA AFTER LOT LINE
ADJUSTMENT = 6,783
PROPOSED IMPERVIOUS AREA:
HOUSE - 826 S.F.
SHED - 91 S.F.
DECK/STEPS - 100 S.F.
STONE WALK - 128 S.F.
GRAVEL DRIVE - 21 S.F.
ASPHALT DRIVE - 331 S.F.
COVERED WALK - 147 S.F.
GARAGE - 704 S.F.
OVERHANG - 88 S.F.
TOTAL IMPERVIOUS AREA =
2436 S.F. (35.9%)



I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways, and visible encroachments, if any.

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat Of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

Peter J. Nielson

PETER J. NIELSON, PROFESSIONAL LAND SURVEYOR, S-2527

DRAWING BY: SAB
FIELD WORK BY: SO

P:\shared\11 - Projects\2020\20.5141 - Suzanne Schmidt - 29024 & 29030 Elm Island Drive - Waterford\CAD\Design\20.5141.SP.M.dwg