

Owner: Brett + Rhonda Marschke
Address: 6730 Irma Lane 6730
Waterford, WI 53185
Phone (Hm) 414-840-9064 (Wk) 262-442-3553

Applicant/Agent: Kuebl Builders LLC
Date petition filed 8-5-21 Hearing Date: 9-7-2021
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: Shoreland conditional use and a variance to raze the existing residence and construct a single-family residence with full basement, attached garage and uncovered / screened-in deck

at site address 6730 Irma Lane, Waterford, Section 13, T 4 N, R 19 E
Lot(s) 9 Blk - Subd/CSM Breezy Point Parcel Id. # 016-04-19-13-120-000

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: a minimum of thirty-three (33) feet of the lot does not abut upon a public street and the proposed single-family residence with full basement, attached garage and uncovered screened in deck will have insufficient shore yard setback

Applicant is subject to Art VI, Division 6, R-3A Suburban Residential District (sewered); Art VII, Div. 3 Shoreland; Art VIII, Div. 8 Shoreland Uses; Section 20-191 Substandard Non-Conforming Lots; Sec. 20-986 Site Restrictions 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 Tichigan Lake
- Project is all/partially located in the shoreland area of Tichigan Lake
- Property is all/partially located in the floodplain area of Tichigan 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. With proper setbacks a new structure would not be able to be built

2) Describe the **exceptional, extraordinary or unusual circumstances** that are unique to this lot or structure. The setbacks would prohibit building a new home, making the property useless.

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. New structure does not impact adjacent properties due to proposed setbacks & will not impair neighbors view of the lake

4) Explain how the request is not based on **economic gain or loss** and is not **self-imposed**. Just want a new home, nothing to do financially

Owner/Applicant's Signature [Signature] Date 8-5-21

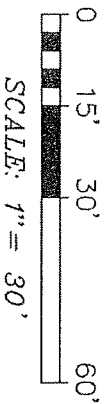
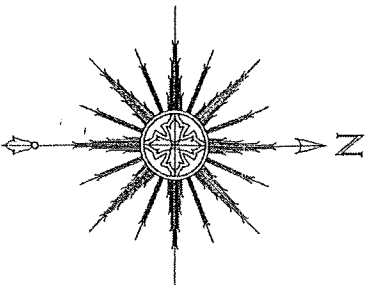
Fee pd: \$ 600.00 Ck # 2970 (Payable to Racine County Development Services) Attach required documentation

NOTE: THERE ARE NUMEROUS AMBIGUITIES BETWEEN FOUND IRON MONUMENTS AND EXISTING SURVEY RECORDS MAKING IT VERY DIFFICULT TO POSITIVELY IDENTIFY THE PROPERTY LINES OF THE SUBJECT PROPERTY. THIS OFFICE HELD THE PROPERTY CORNER MONUMENTS FOUND ON THE NORTHERLY CORNER LANE AS DEPICTED HEREON AS THE SOUTHERLY LINE OF THE "RESURVEY OF BREEZY POINT" SUBDIVISION, WHICH ALSO COINCIDES WITH "RED OAK PARK" SUBDIVISION AND PREVIOUS SURVEYS OF RECORD.

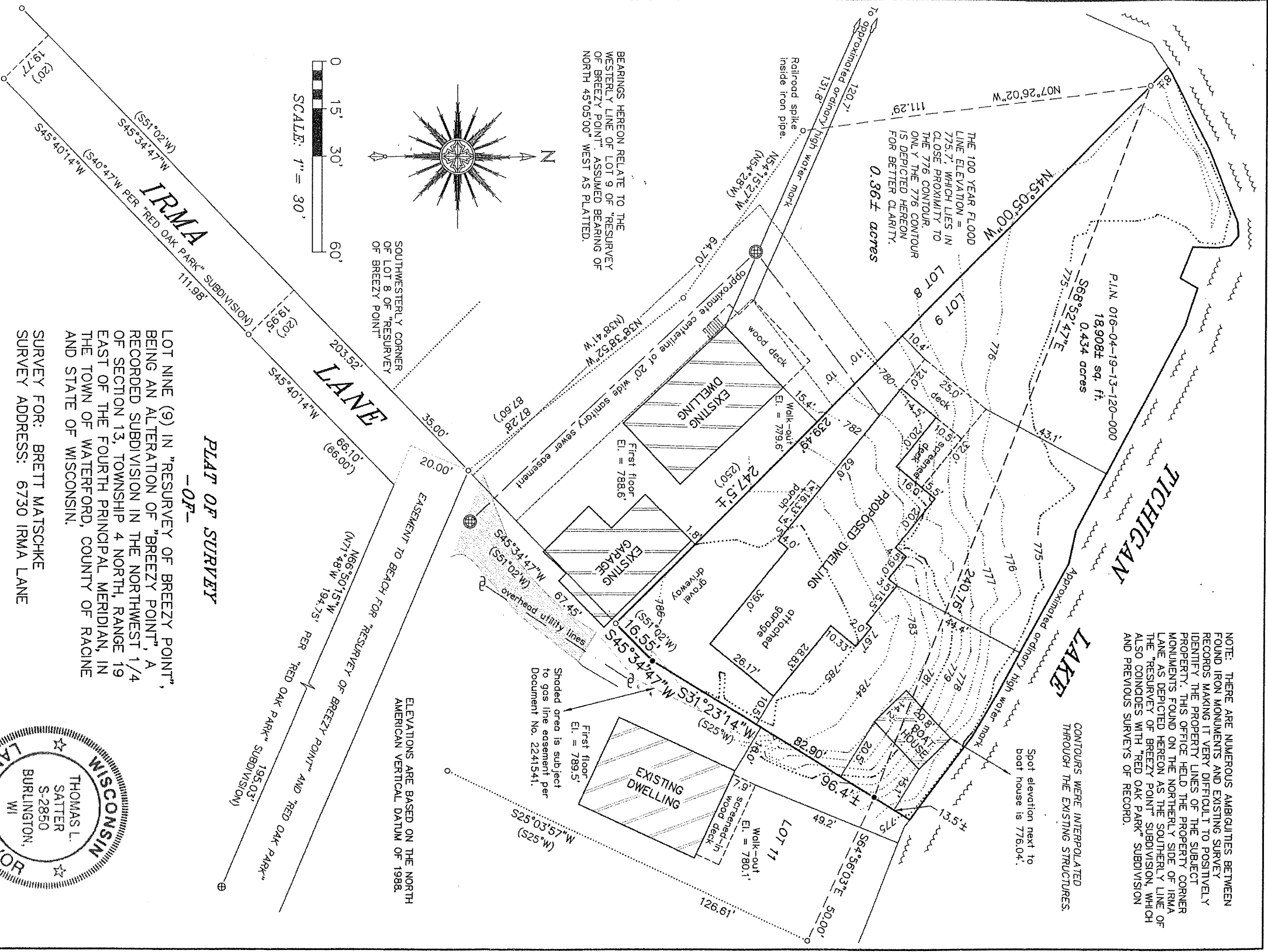
CONTOURS WERE INTERPOLATED THROUGH THE EXISTING STRUCTURES.

THE 100 YEAR FLOOD LINE ELEVATION = 775.7, WHICH LIES IN CLOSE PROXIMITY TO THE 776 CONTOUR. ONLY THE 776 CONTOUR IS DEPICTED HEREON FOR BETTER CLARITY.
0.36 ± acres

BEARINGS HEREON RELATE TO THE WESTERLY LINE OF LOT 9 OF "RESURVEY OF BREEZY POINT", ASSUMED BEARING OF NORTH 45°05'00" WEST AS PLATTED.



SOUTHWESTERLY CORNER OF LOT 8 OF "RESURVEY OF BREEZY POINT"



PLAT OF SURVEY
- OF -

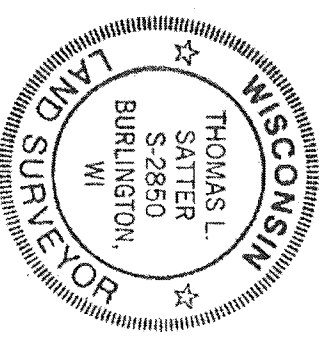
LOT NINE (9) IN "RESURVEY OF BREEZY POINT", BEING AN ALTERATION OF "BREEZY POINT", A RECORDED SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF WATERFORD, COUNTY OF RACINE AND STATE OF WISCONSIN.

SURVEY FOR: BRETT MATSCHKE
SURVEY ADDRESS: 6730 IRMA LANE

LEGEND

- ⊕ FOUND CONCRETE MONUMENT
- FOUND IRON PIPE
- SET IRON PIPE
- ⊕ MANHOLE
- () RECORDED AS
- ⌒ UTILITY POLE

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 THERE TO WITHIN ONE YEAR FROM DATE HEREOF."

SATTER SURVEYING, LLC
LAND SURVEYS, MAPPING AND PLANNING

272 ORIGEN STREET
BURLINGTON, WI 53105
262-661-4239

Thomas L. Satter
THOMAS L. SATTER
S-2850

REVISSED: 7/14/21
REVISSED: 1/21/21
DECEMBER 21, 2020
DATE

JOB NUMBER 102020

Rec'd 8-5-2021

Survey of Existing Conditions

SUBJECT PROPERTY ELEVATIONS

FIRST FLOOR = 786.7
GARAGE SLAB = 785.4
WALK-OUT = 779.5

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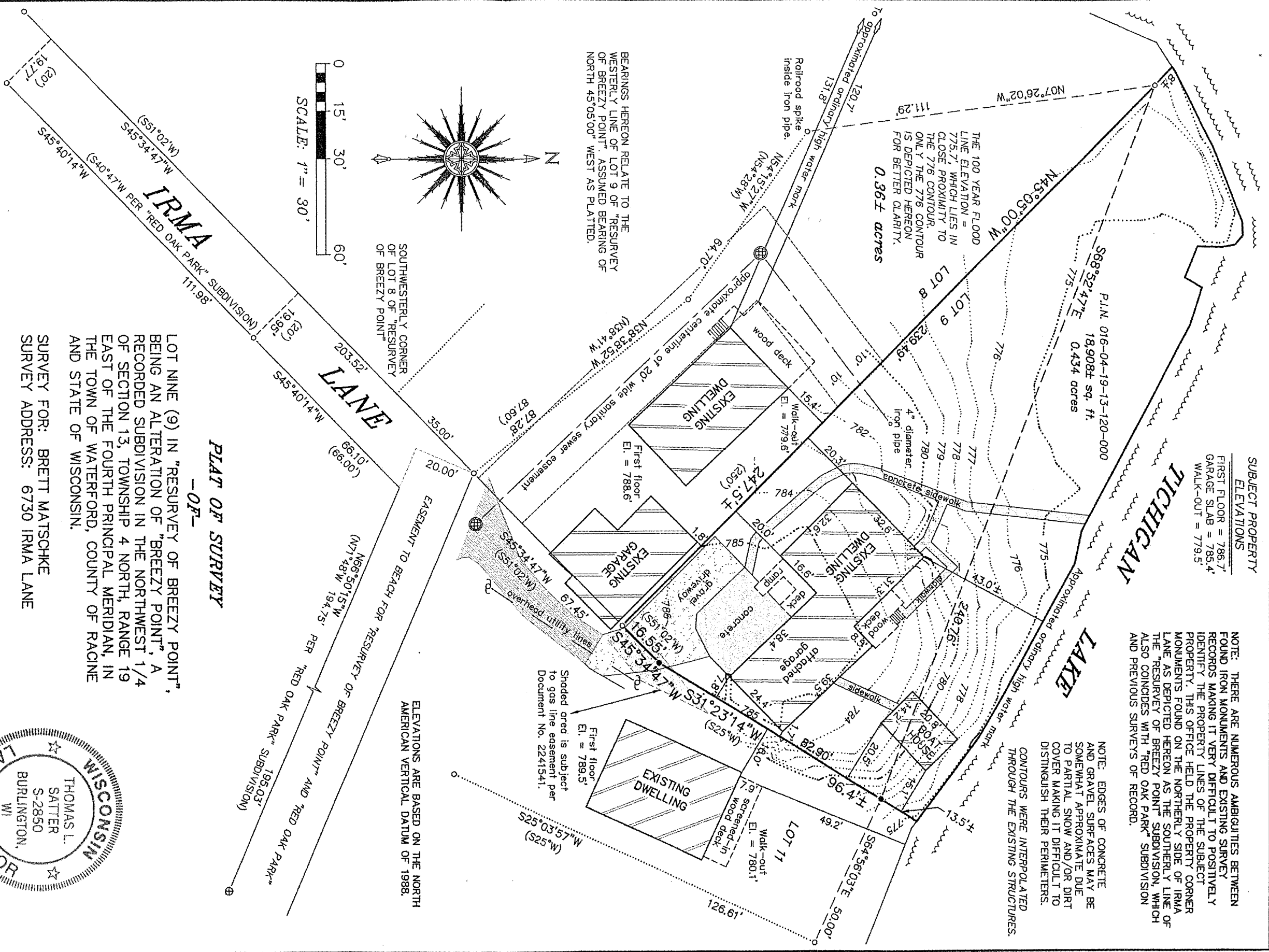
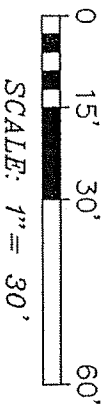
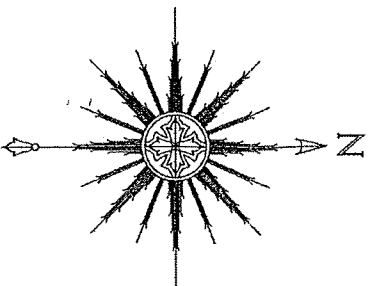
NOTE: EDGES OF CONCRETE AND GRAVEL SURFACES MAY BE SOMEWHAT APPROXIMATE DUE TO PARTIAL SNOW AND/OR DIRT COVER MAKING IT DIFFICULT TO DISTINGUISH THEIR PERIMETERS.

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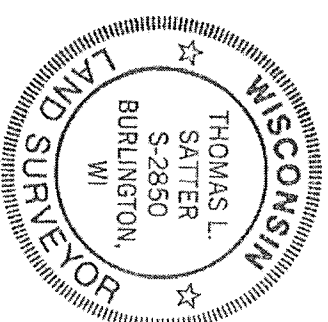
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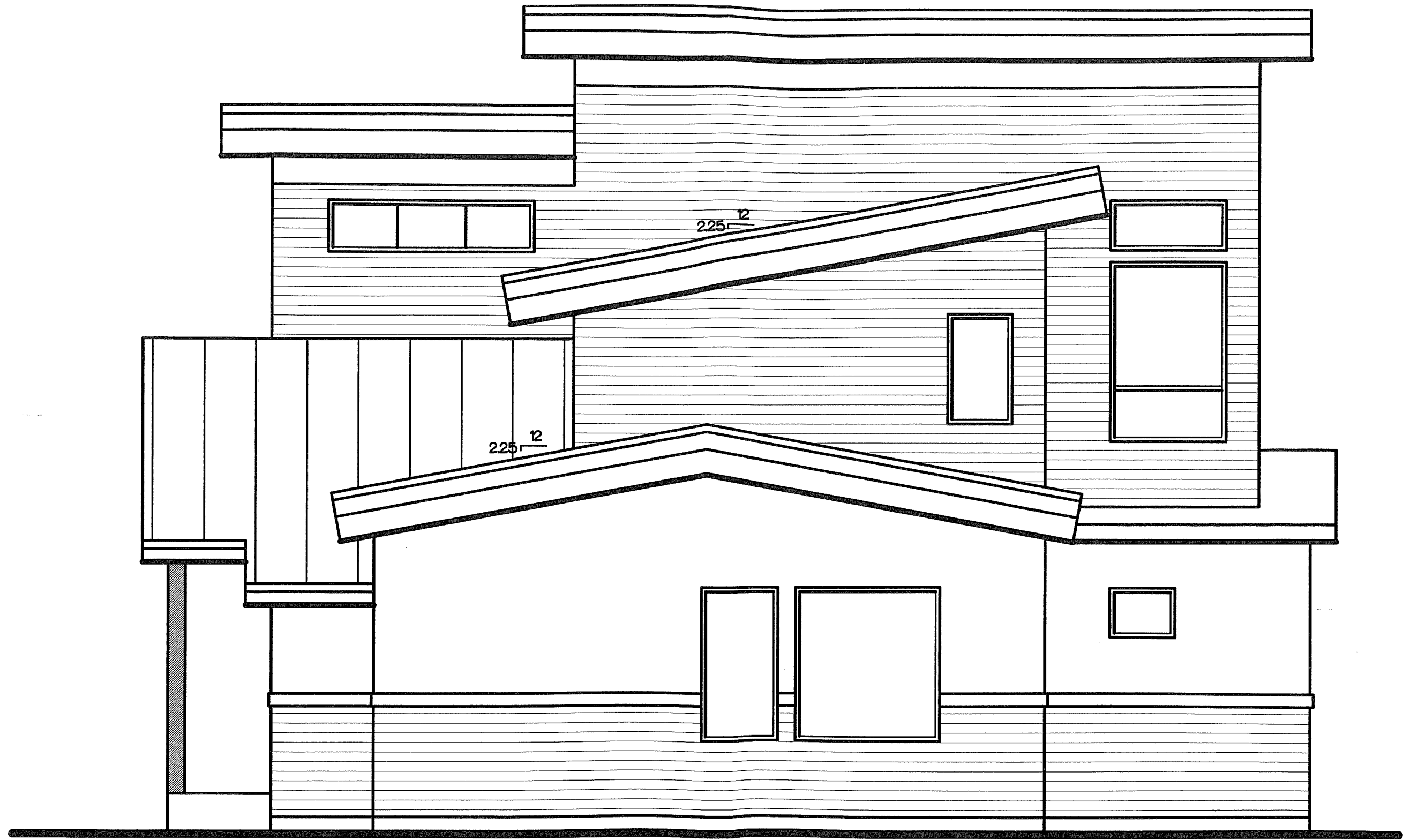
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1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"