

1004 W. Golf Rd  
Libertyville, IL 60048

PH ITEM # 3

Susan Bissing and  
APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

Owner: DAWN QUIST Applicant/Agent: owner

Address: 33418 S. LAKESHORE DR Date petition filed: 8/10/21 Hearing Date: 9/7/21

BURLINGTON WI 53105 Municipality: Burlington

Phone (Hm) 847-411-3475 (Wk) 847-508-8062 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 ± 1700 square-foot two-story addition to the existing residence

at site address 33418 S. LAKESHORE DR., Section 70, T 7N, R 19E  
Lot(s) 7 Blk 7 Subd/CSM 2nd add. OAKWOOD HILLS OF BOHNS LAKE Parcel Id.# 0020719 20078000  
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: Art VI, Div. 7 R-4 Urban Residential District 1; Art VII Div. 3 Shoreland; Art VIII Div 8 Shoreland uses; 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 partially located in the shoreland area of Bohns Lake  
 Property is partially located in the shoreland area of "  
 Property is partially located in the floodplain area of "  
 N/A Project is all/partially located in the floodplain area of N/A  
 Property is all/partially located in a wetland area. N/A Project is all/partially located in a wetland area.

SEPARATE SHEET

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

\* 4) Explain how the request is not based on economic gain or loss and is not self-imposed. see attached

Owner/Applicant's Signature [Signature] Date 8-6-21

Fee paid: \$ 490.00 Check # 5481 (Payable to Racine County Planning) • Please attach required documentation

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AUG 06 2021  
RACINE COUNTY

L:\Dept\Share\Forms\variances\applic1/66

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

My husband's current employment is in Wauwatosa and we are seeking to move into this property full time. Because of this, we will be in need of a garage that will be used to store our vehicles along with maintenance equipment needed to keep up the property. Without this additional space, we will not be able to use this property as a full time residence.

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

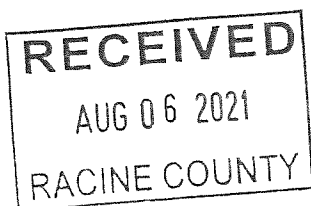
The construction of the original home did not account for future garage space under the current set back rules.

- 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 approval would not lead to any impaired "view" of the lake by other property owners, or any other adversities that would decrease our neighbor's enjoyment of their own properties or the lake itself. In fact, this construction would help to maintain or increase the desirability of the Bohner's Lake neighborhood we would have space to store things that currently get left outside. We also feel it will provide a bit of security for neighbors due to our family living at the property full time.

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

The intent is for our family to move into this home on a full time basis. Obviously, being on a lake, we would like for this property to remain in our family for years to come. Having this additional space would help meet our storage needs along with our ability to keep the home properly maintained.

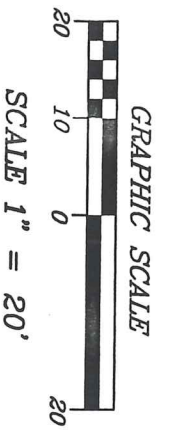


# PLAT OF SURVEY -OF-

LOT 3, BLOCK 3 OF THE SECOND  
ADDITION OF OAKWOOD HILLS OF  
BOHNERS LAKE, ACCORDING TO THE  
RECORDED PLAT THEREOF. SAID LAND  
BEING IN THE TOWN OF BURLINGTON,  
COUNTY OF RACINE AND STATE OF  
WISCONSIN.

SURVEY FOR: SUSAN BISSING  
SURVEY ADDRESS: 33418 S. LAKESHORE DR.

Lot Area = 9,396 Sq.Ft.  
Proposed Impervious Surface = 2,827 Sq.Ft.  
*↳ With shed removed = 7,759 Sq. Ft.*



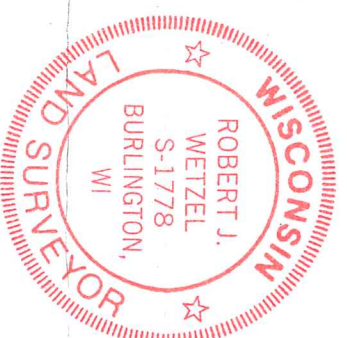
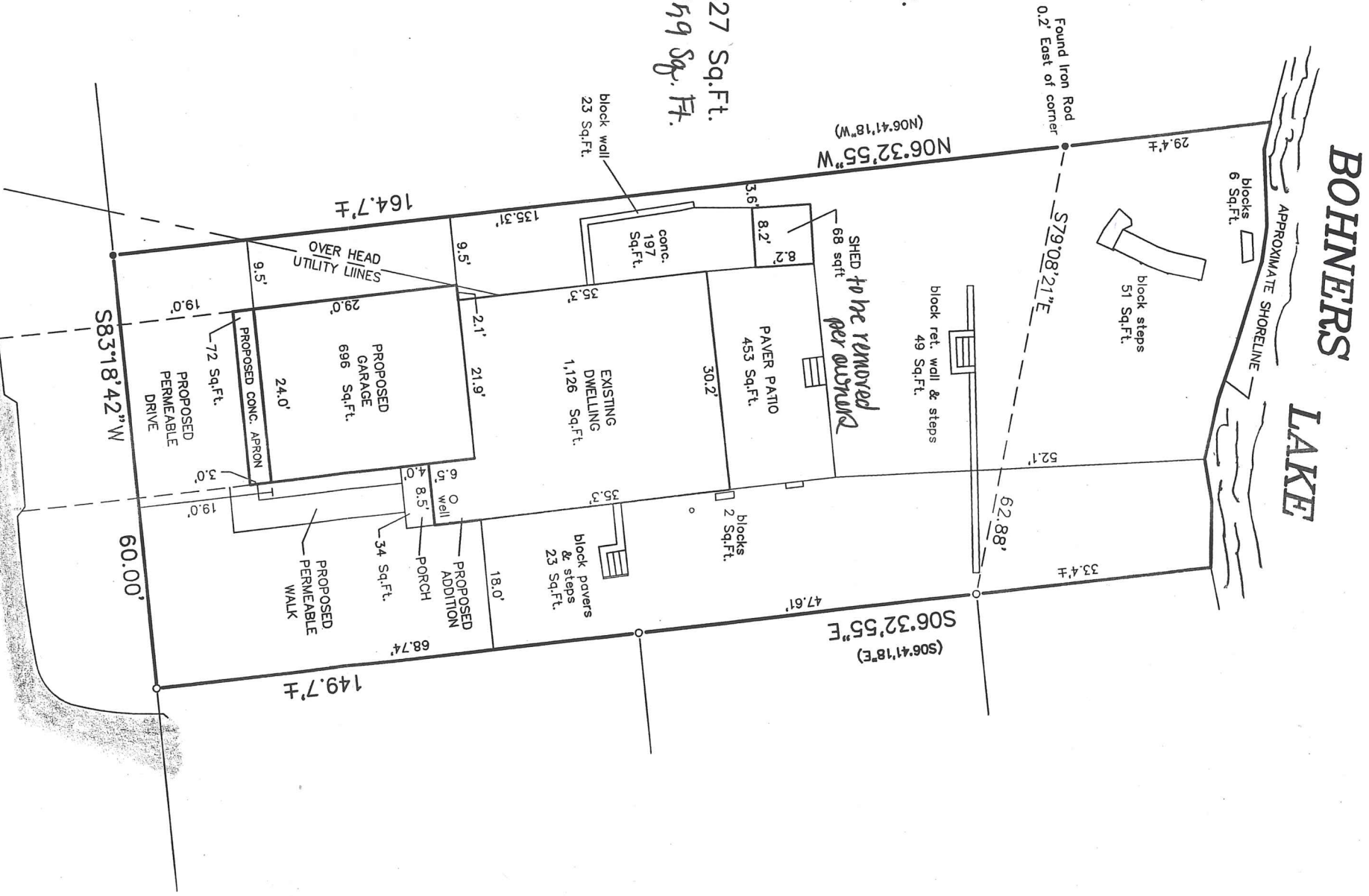
- LEGEND**
- FOUND IRON PIPE
  - FOUND IRON ROD IN CONCRETE

BEARINGS HEREOF RELATE TO THE NORTH  
LINE OF LAKESHORE DRIVE. ASSUMED  
BEARING OF S83°18'42"E.

"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."

## SOUTH LAKESHORE DRIVE (PLATTED LAKEVIEW DRIVE)



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  
REVISED: AUGUST 2, 2021  
MARCH 24, 2021  
DATE

10334-NEW  
JOB NUMBER

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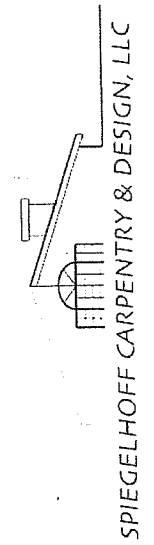


REAR ELEVATION (ROAD)

PROJECT:  
 ATTACHED GARAGE AND SECOND FLO  
 MIKE AND DANN QUIST  
 33418 S. LAKESHORE DR.  
 BURLINGTON, WI

mkspiegs@gmail.com  
 (262)210-3403

DRAWINGS SUPPLIED BY:



SPIEGELHOFF CARPENTRY & DESIGN, LLC

DATE:

7/29/21

SCALE: