

Racine County  
Zoning Board of Adjustment Meeting  
Tuesday, November 2, 2021 - 9:00 a.m.

Ives Grove Office Complex Auditorium

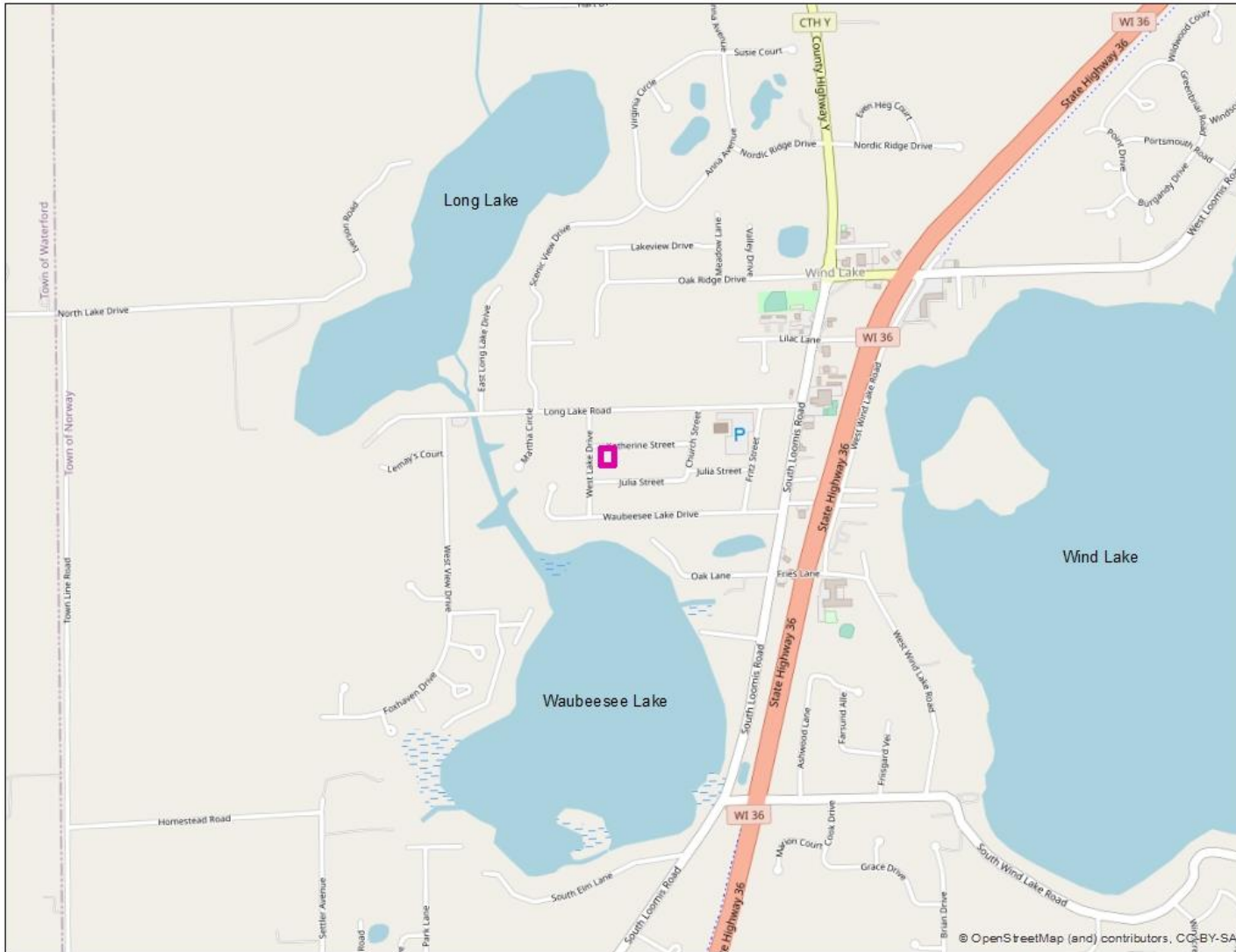


**Katherine J. Romanak Revocable Living Trust, Owners**

**Site Address: 26835 Katherine Street**

**Request R-4 Variance to construct a 10'x16.25' mudroom addition that will connect the existing residence & detached garage**

**Location Map**



© OpenStreetMap (and) contributors, CC-BY-SA



**SEC 8 – T4N – R20E**

**Town of Norway**

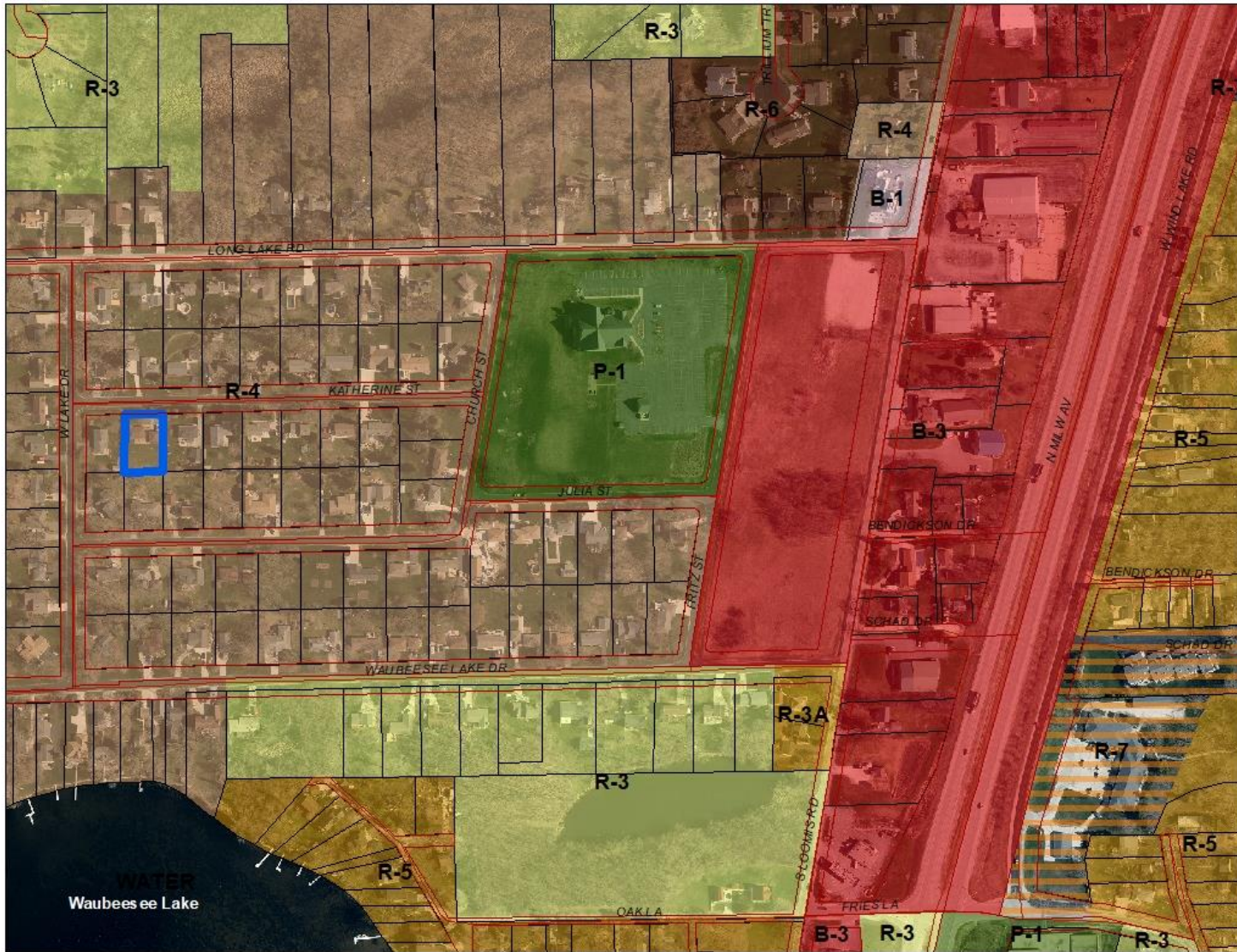


Katherine J. Romanak Revocable Living Trust, Owners

Site Address: 26835 Katherine Street

Request R-4 Variance to construct a 10'x16.25' mudroom addition that will connect the existing residence & detached garage

# Zoning Map



SEC 8 – T4N – R20E

Town of Norway





**Katherine J. Romanak Revocable Living Trust, Owners**

**Site Address: 26835 Katherine Street**

**Request R-4 Variance to construct a 10'x16.25' mudroom addition that will connect the existing residence & detached garage**

**2020 Aerial Photo**



**SEC 8 – T4N – R20E**

**Town of Norway**

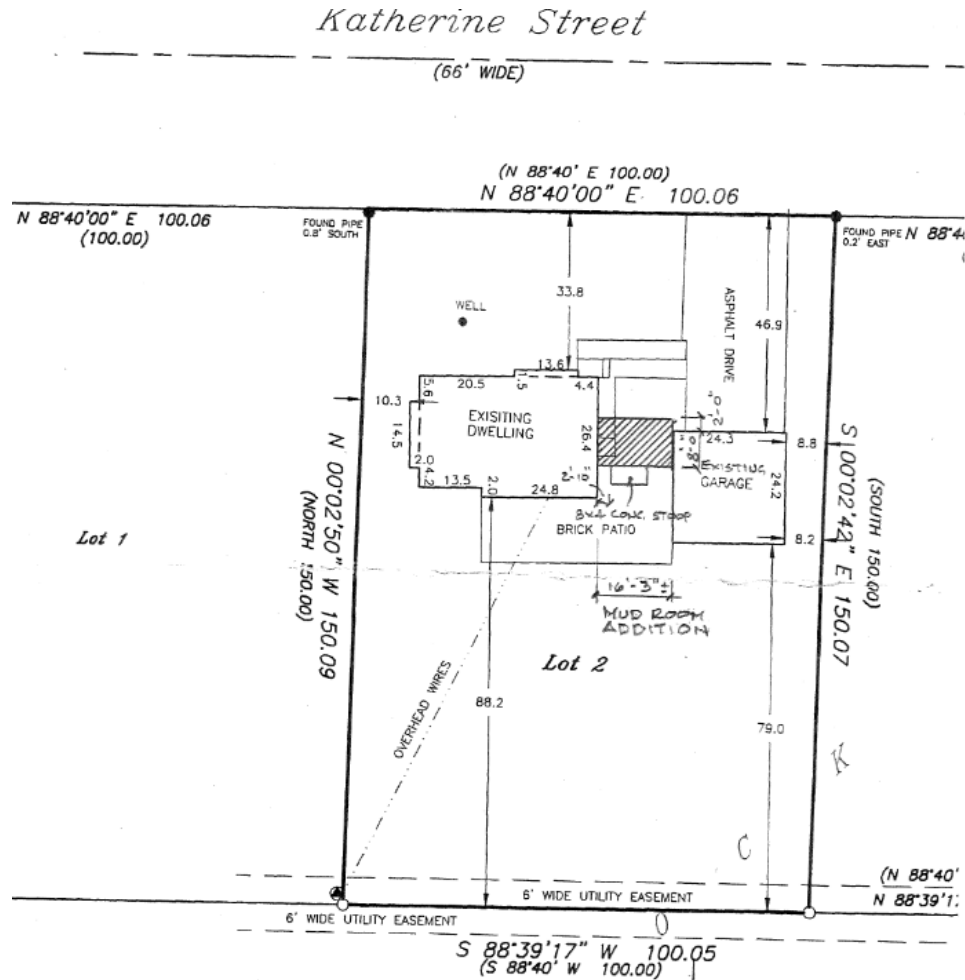


Katherine J. Romanak Revocable Living Trust, Owners

Site Address: 26835 Katherine Street

Request R-4 Variance to construct a 10'x16.25' mudroom addition that will connect the existing residence & detached garage

# Site Plan



MUD ROOM ADDITION SKETCH BY MIKE DELLEVAR ARCH  
 1" = 30'-0" VERIFY ALL DIMENSIONS  
 9.7.21

LEGEND



SEC 8 – T4N – R20E

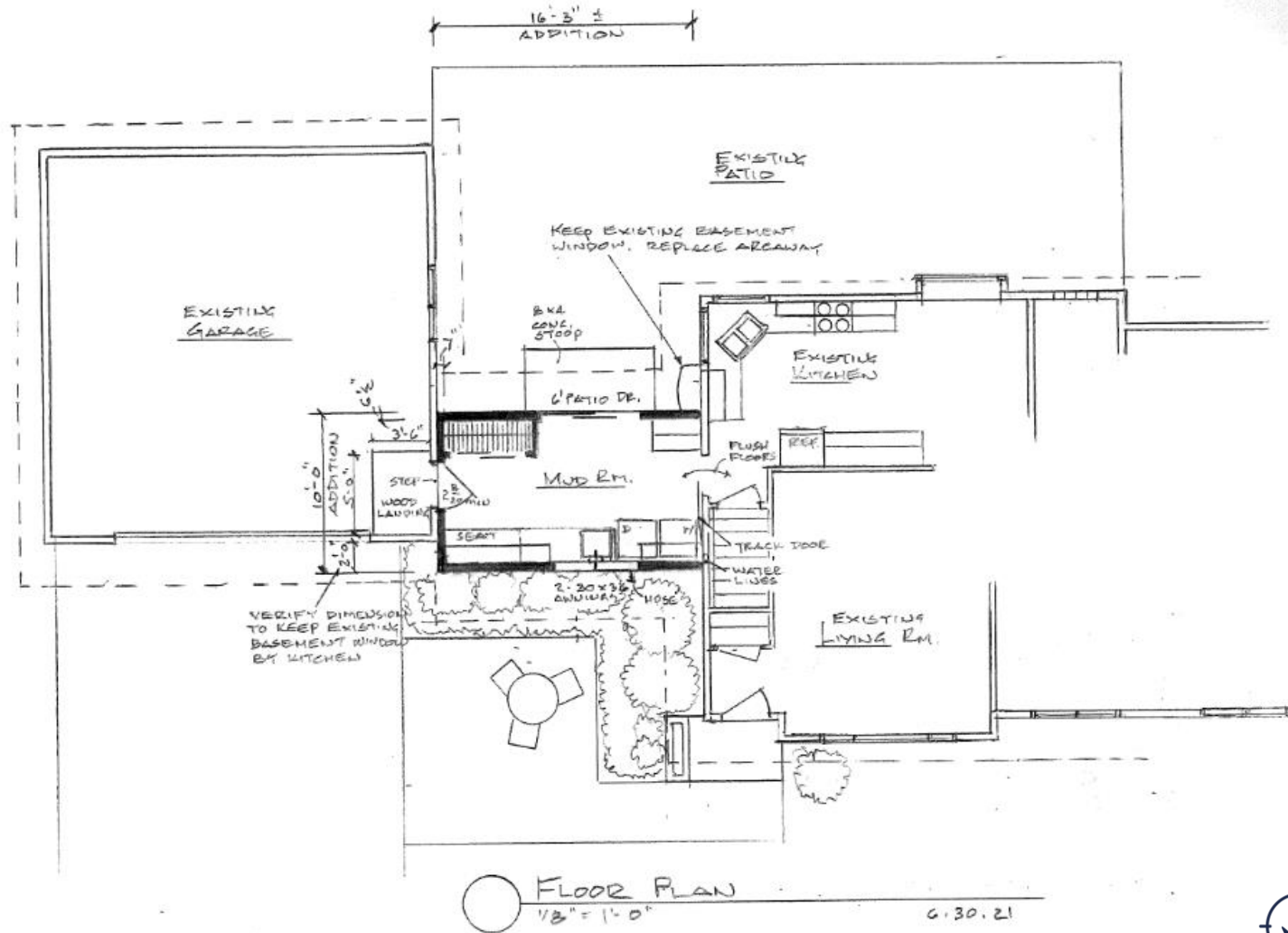
Town of Norway

Katherine J. Romanak Revocable Living Trust, Owners

Site Address: 26835 Katherine Street

Request R-4 Variance to construct a 10'x16.25' mudroom addition that will connect the existing residence & detached garage

Site Plan



SEC 8 – T4N – R20E

Town of Norway



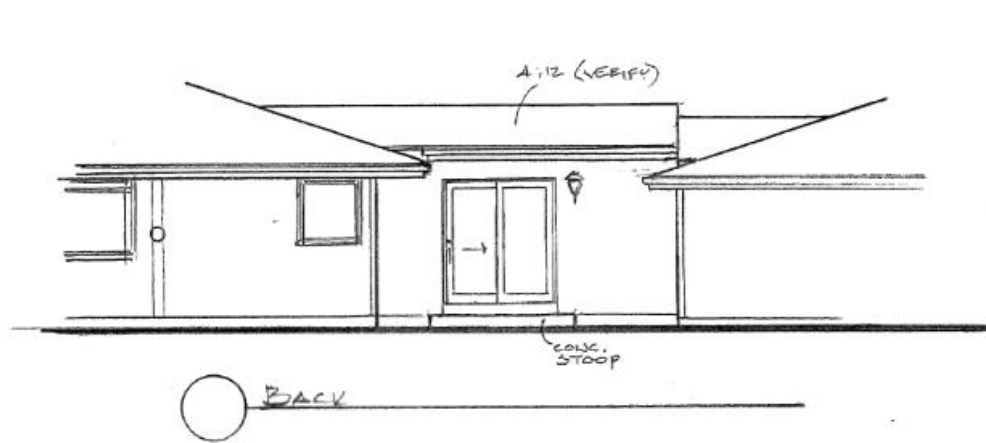


Katherine J. Romanak Revocable Living Trust, Owners

Site Address: 26835 Katherine Street

Request R-4 Variance to construct a 10'x16.25' mudroom addition that will connect the existing residence & detached garage

## Building Elevations



SEC 8 – T4N – R20E

Town of Norway

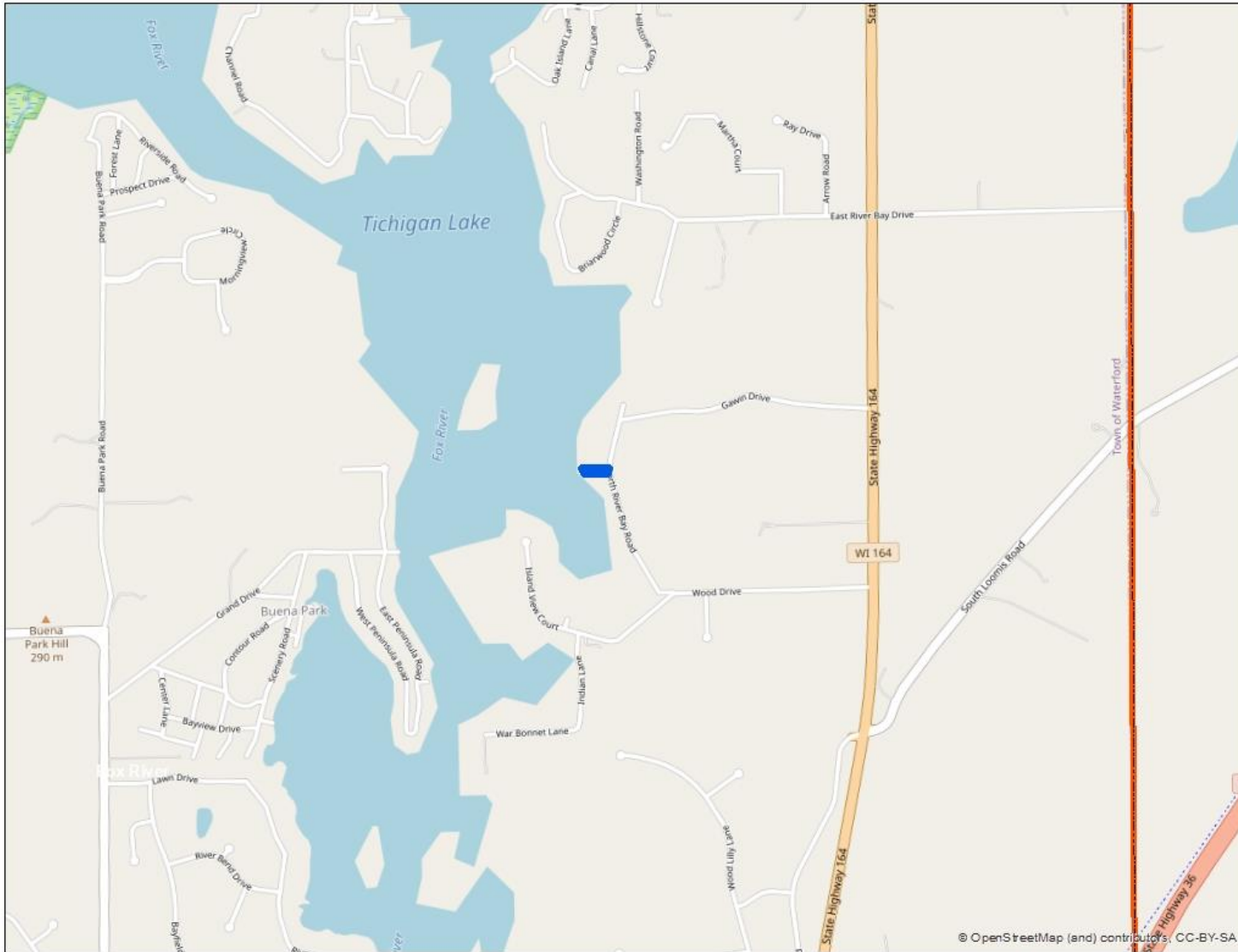


**Gregory & Amy Jo Roanhouse, Owners**

**Site Address: 5916 N River Bay Road**

**Request R-3A Variance to raze the existing detached garage & shed & construct a 27.75' x 36' detached garage**

**Location Map**



**SEC 23 – T4N – R19E**

**Town of Waterford**



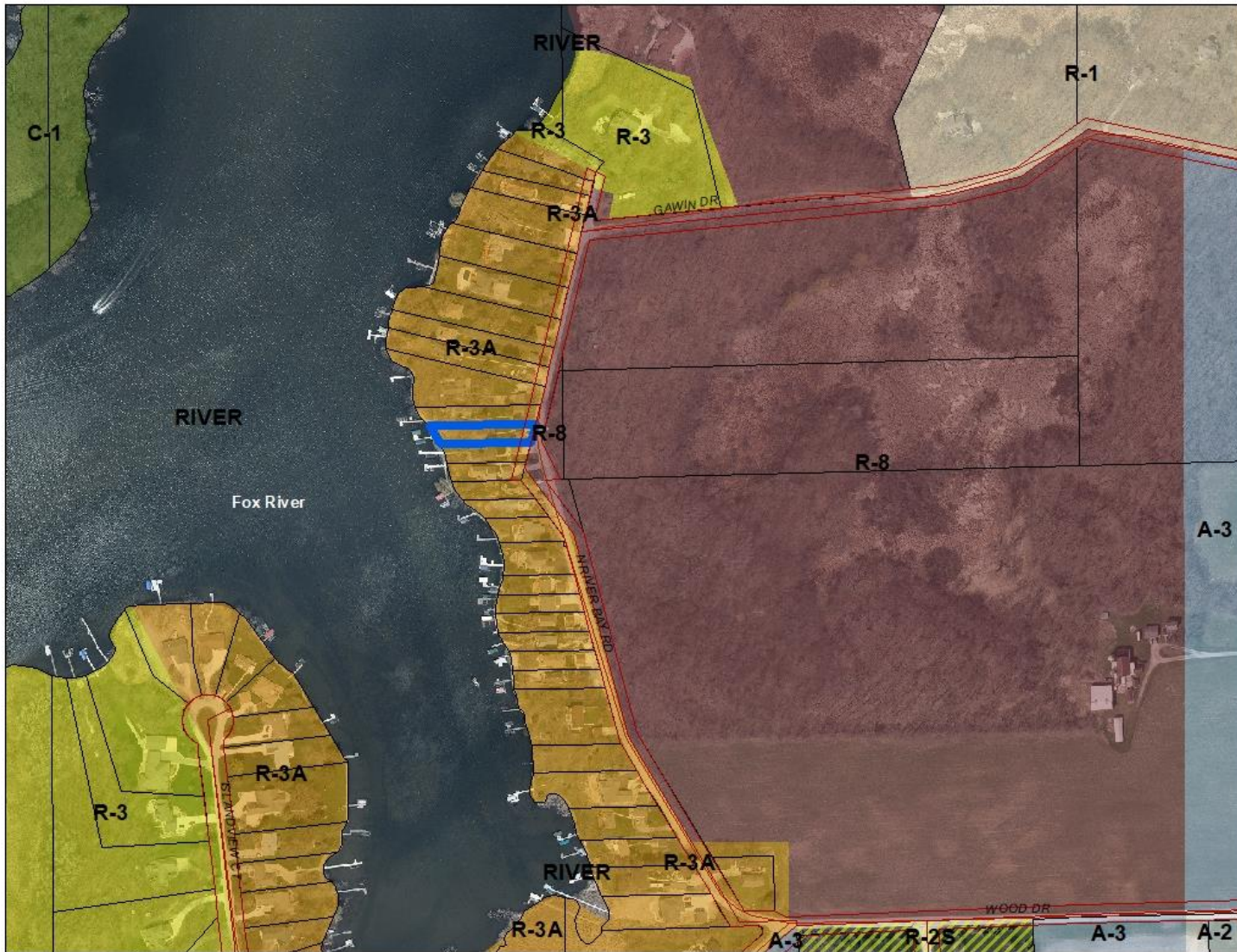


Gregory & Amy Jo Roanhouse, Owners

Site Address: 5916 N River Bay Road

Request R-3A Variance to raze the existing detached garage & shed & construct a 27.75' x 36' detached garage

# Zoning Map



SEC 23 – T4N – R19E

Town of Waterford





**Gregory & Amy Jo Roanhouse, Owners**

**Site Address: 5916 N River Bay Road**

**Request R-3A Variance to raze the existing detached garage & shed & construct a 27.75' x 36' detached garage**

**Floodplain**



**SEC 23 – T4N – R19E**

**Town of Waterford**



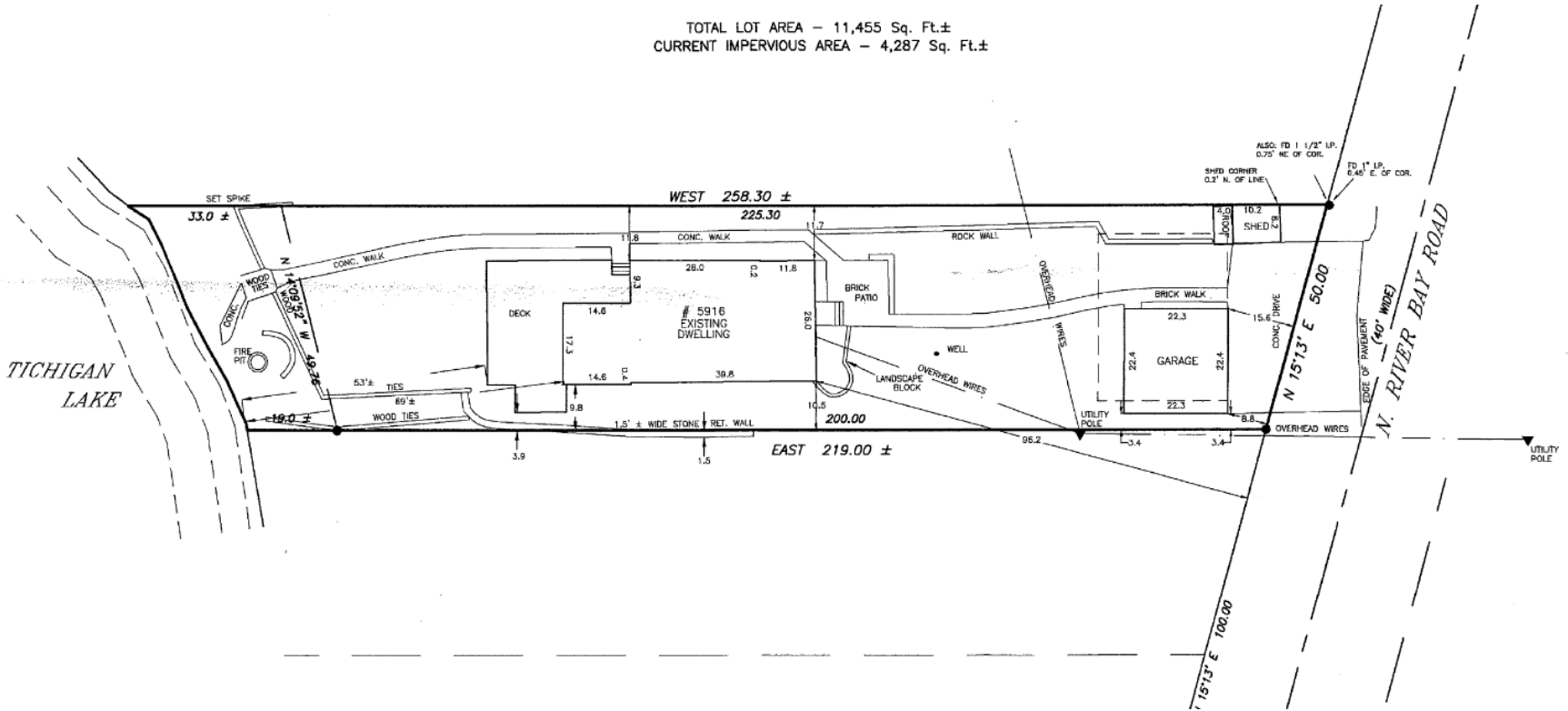
Gregory & Amy Jo Roanhouse, Owners

Site Address: 5916 N River Bay Road

Request R-3A Variance to raze the existing detached garage & shed & construct a 27.75' x 36' detached garage

Existing

TOTAL LOT AREA - 11,455 Sq. Ft.±  
CURRENT IMPERVIOUS AREA - 4,287 Sq. Ft.±



SEC 23 - T4N - R19E

Town of Waterford





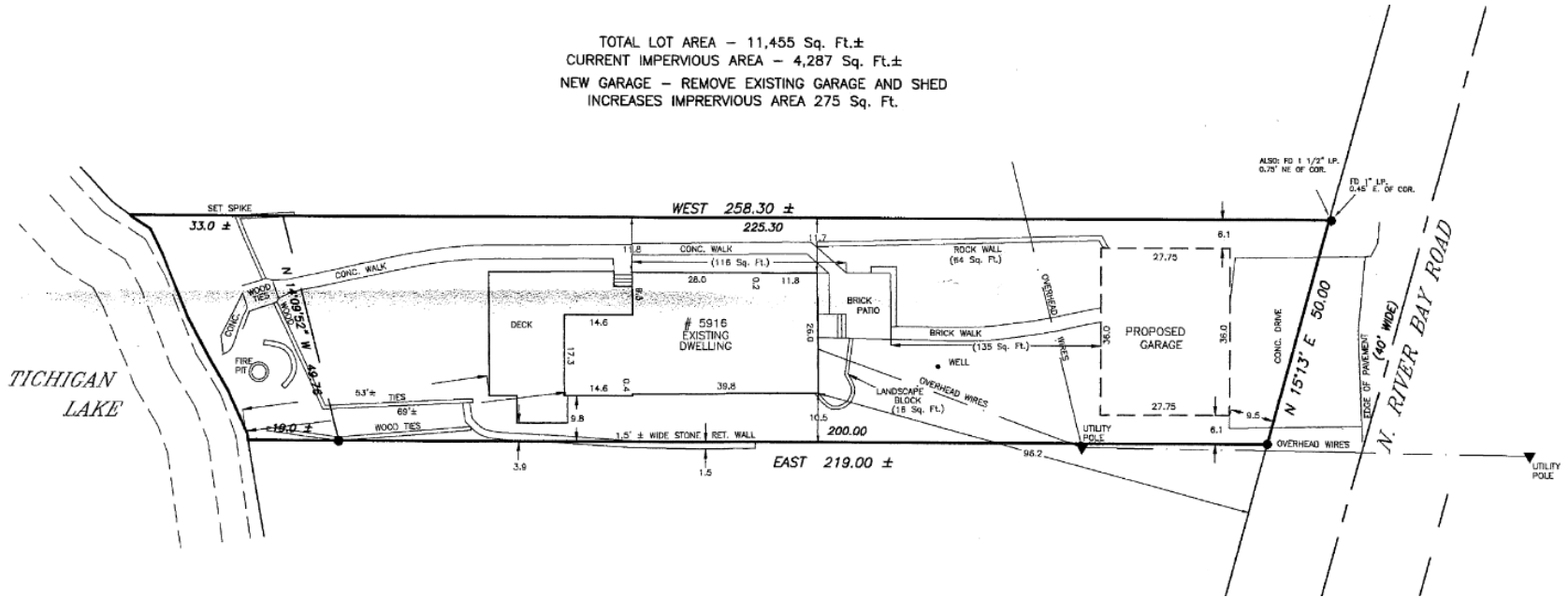
Gregory & Amy Jo Roanhouse, Owners

Site Address: 5916 N River Bay Road

Request R-3A Variance to raze the existing detached garage & shed & construct a 27.75' x 36' detached garage

Proposed

TOTAL LOT AREA - 11,455 Sq. Ft.±  
CURRENT IMPERVIOUS AREA - 4,287 Sq. Ft.±  
NEW GARAGE - REMOVE EXISTING GARAGE AND SHED  
INCREASES IMPERVIOUS AREA 275 Sq. Ft.



SEC 23 - T4N - R19E

Town of Waterford



Gregory & Amy Jo Roanhouse, Owners

Site Address: 5916 N River Bay Road

Request R-3A Variance to raze the existing detached garage & shed & construct a 27.75' x 36' detached garage

## Building Elevations



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

SEC 23 – T4N – R19E

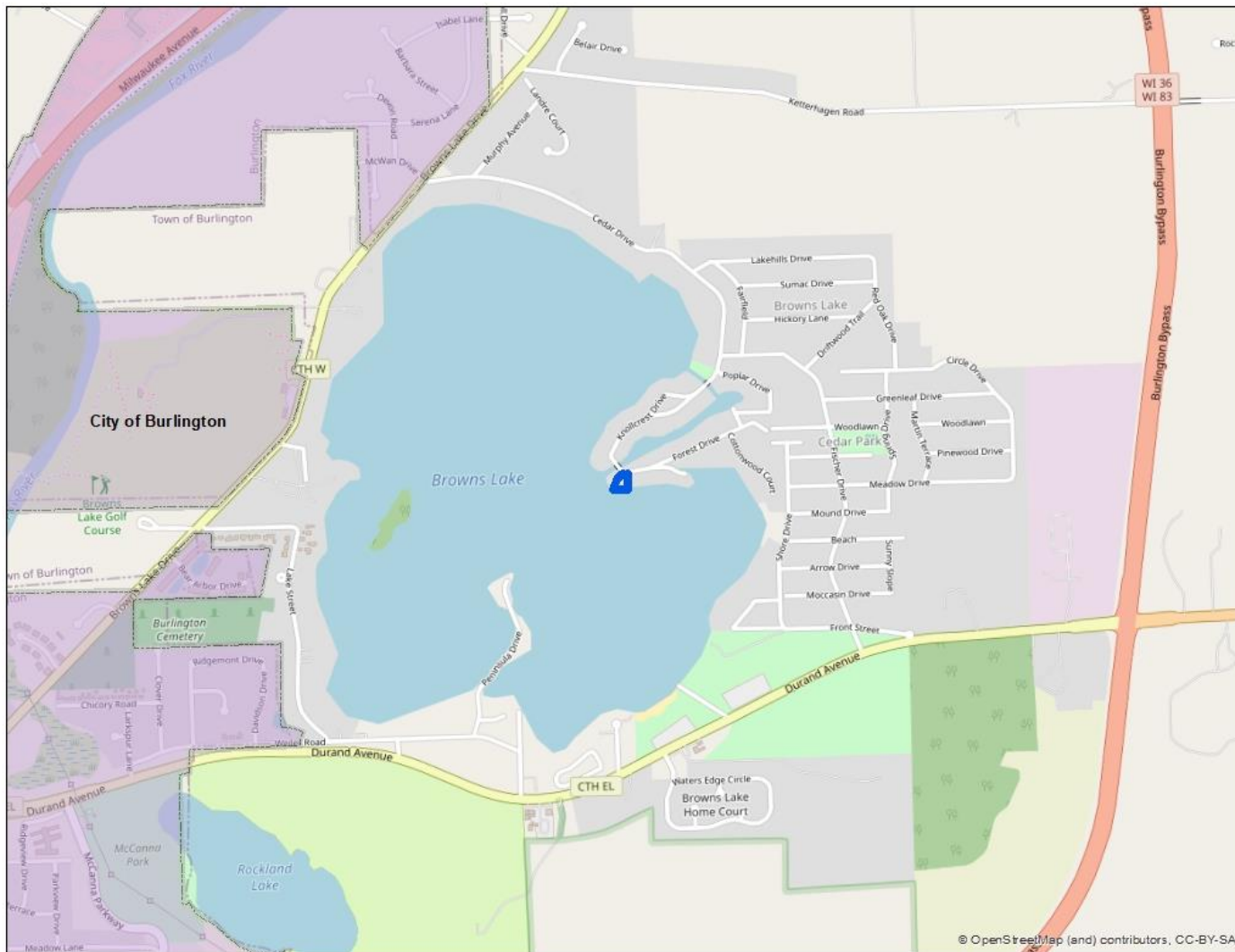
Town of Waterford

Judith T Boyle Living Trust, Owner  
Thomas Boyle, Applicant

Site Address: 30525 Forest Drive

**Request R-4 Variance / Shoreland Conditional Use to raze the existing detached garage & construct a 1013 sf attached garage & mudroom addition to the existing residence**

## Location Map



SEC 27 – T3N – R19E

Town of Burlington





Judith T Boyle Living Trust, Owner  
Thomas Boyle, Applicant

Site Address: 30525 Forest Drive

Request R-4 Variance / Shoreland Conditional Use to raze the existing detached garage & construct a 1013 sf attached garage & mudroom addition to the existing residence

## Zoning Map



SEC 27 – T3N – R19E

Town of Burlington





Judith T Boyle Living Trust, Owner  
Thomas Boyle, Applicant

Site Address: 30525 Forest Drive

Request R-4 Variance / Shoreland Conditional Use to raze the existing detached garage & construct a 1013 sf attached garage & mudroom addition to the existing residence

Floodplain



SEC 27 – T3N – R19E

Town of Burlington



Judith T Boyle Living Trust, Owner  
 Thomas Boyle, Applicant

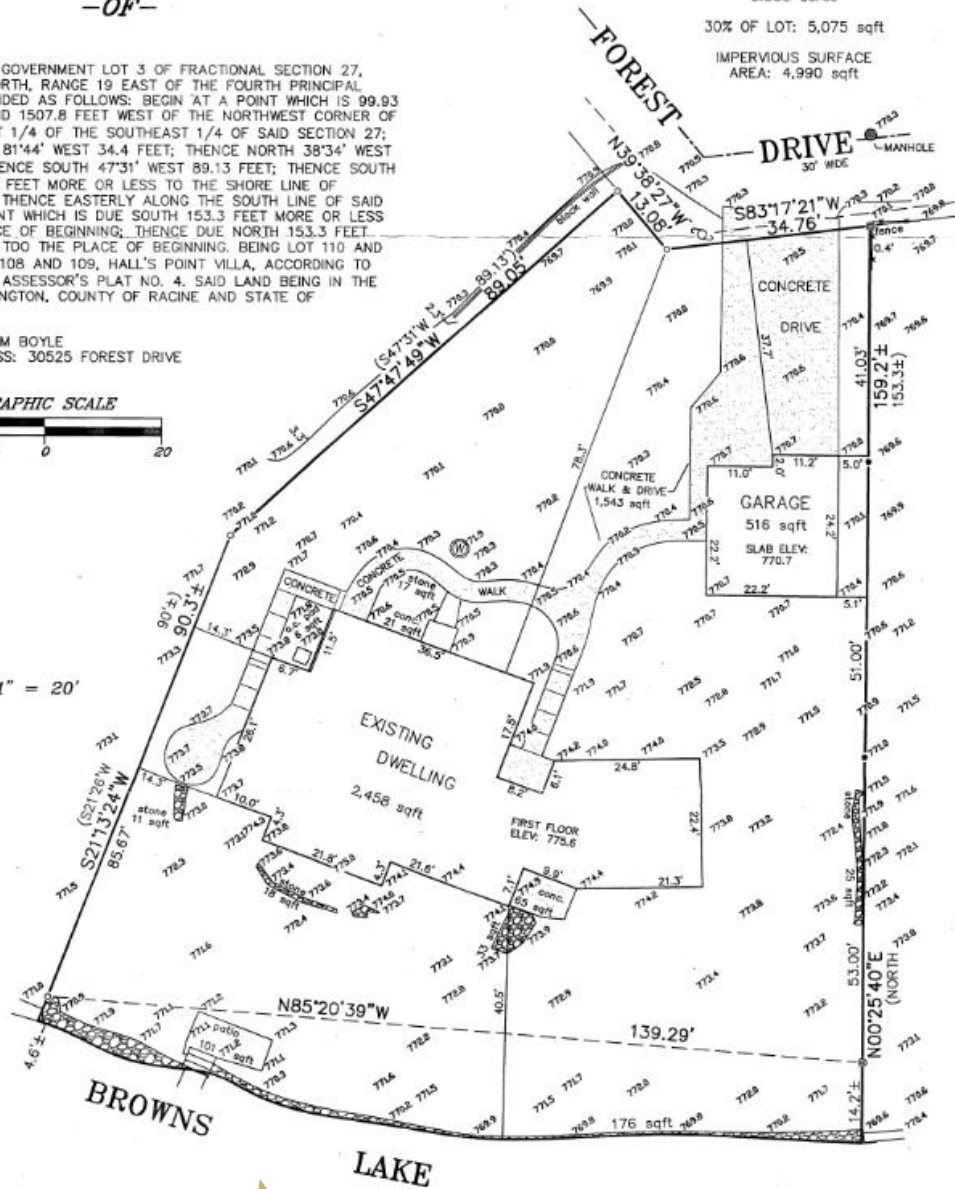
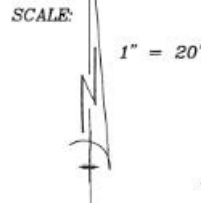
PLAT OF SURVEY  
 -OF-

LOT AREA: 16,916 sqft  
 0.388 acres  
 30% OF LOT: 5,075 sqft  
 IMPERVIOUS SURFACE  
 AREA: 4,990 sqft

Existing

THAT PART OF GOVERNMENT LOT 3 OF FRACTIONAL SECTION 27, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BOUNDED AS FOLLOWS: BEGIN AT A POINT WHICH IS 99.93 FEET SOUTH AND 1507.8 FEET WEST OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE SOUTH 81°44' WEST 34.4 FEET; THENCE NORTH 38°34' WEST 13.08 FEET; THENCE SOUTH 47°31' WEST 89.13 FEET; THENCE SOUTH 21°28' WEST 90 FEET MORE OR LESS TO THE SHORE LINE OF BROWNS LAKE; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LAKE TO A POINT WHICH IS DUE SOUTH 153.3 FEET MORE OR LESS FROM THE PLACE OF BEGINNING; THENCE DUE NORTH 153.3 FEET MORE OR LESS TO THE PLACE OF BEGINNING. BEING LOT 110 AND PART OF LOTS 108 AND 109, HALL'S POINT VILLA, ACCORDING TO THE RECORDED ASSESSOR'S PLAT NO. 4. SAID LAND BEING IN THE TOWN OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

SURVEY FOR: TOM BOYLE  
 SURVEY ADDRESS: 30525 FOREST DRIVE



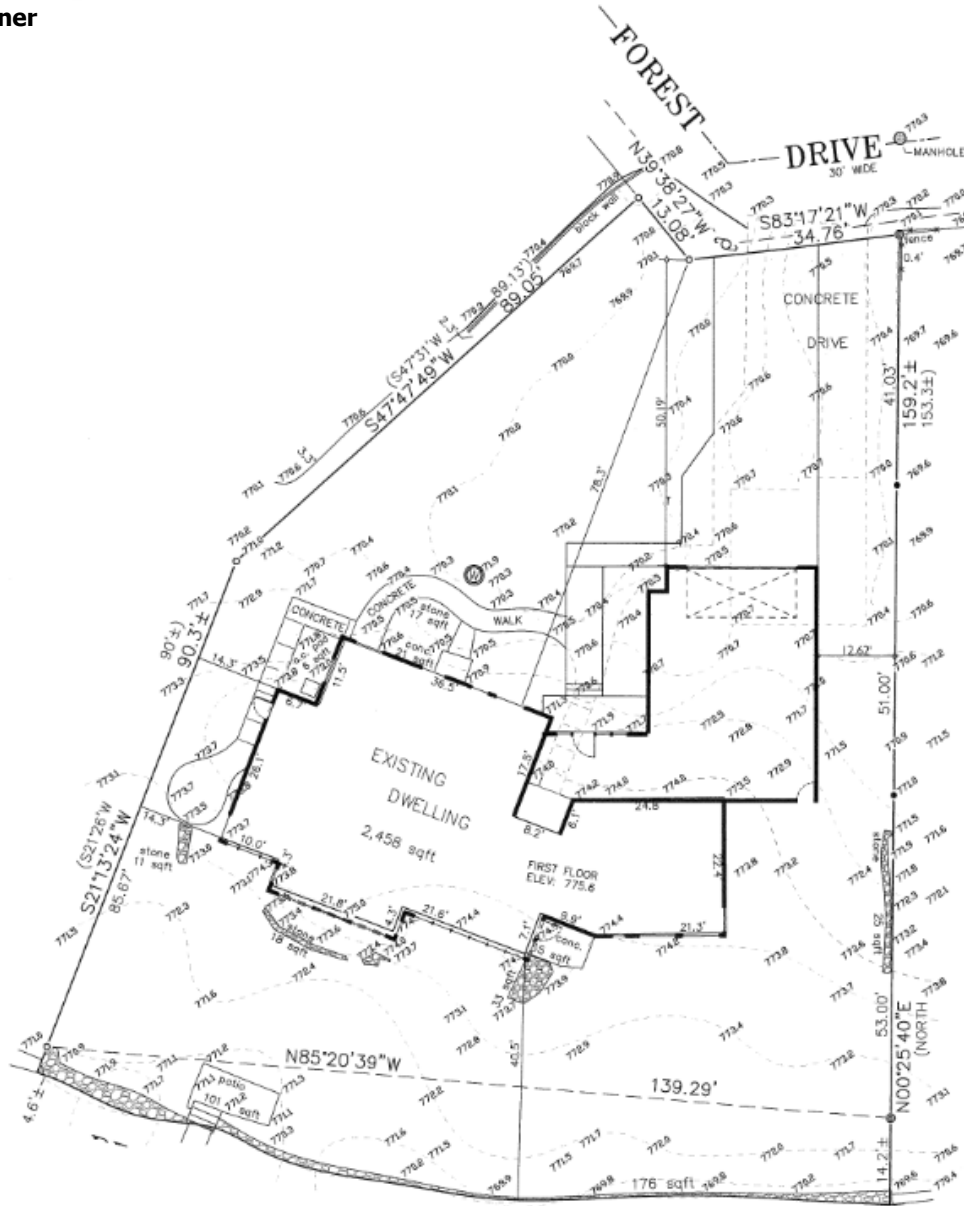
SEC 27 - T3N - R19E  
 Town of Burlington





Judith T Boyle Living Trust, Owner  
Thomas Boyle, Applicant

Proposed



SEC 27 – T3N – R19E

Town of Burlington



Judith T Boyle Living Trust, Owner  
Thomas Boyle, Applicant

Site Address: 30525 Forest Drive

**Request R-4 Variance / Shoreland Conditional Use to raze the existing detached garage & construct a 1013 sf attached garage & mudroom addition to the existing residence**

## Building Elevations



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



29'-7"



SEC 27 - T3N - R19E

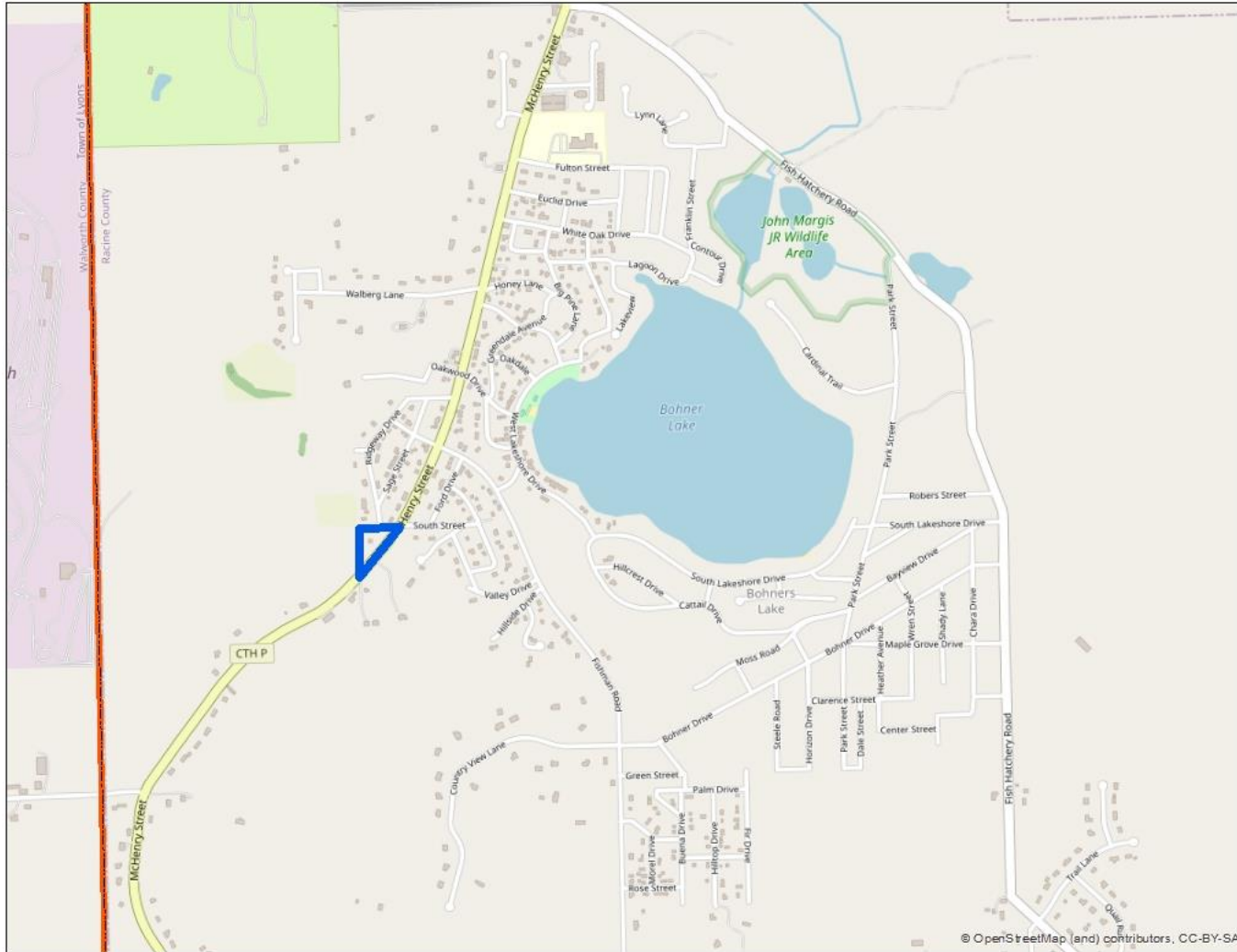
Town of Burlington

**Brenda L Hansen Living Trust, Owners  
Brenda L Hansen, Applicant**

**Site Address: 8130 McHenry Street**

**Request A-2 Variance to raze a portion of the existing detached garage & construct a 16' x 48' greenhouse addition to the existing detached garage**

**Location Map**



**SEC 19 – T2N – R19E**

**Town of Burlington**





Brenda L Hansen Living Trust, Owners

Brenda L Hansen, Applicant

Site Address: 8130 McHenry Street

**Request A-2 Variance to raze a portion of the existing detached garage & construct a 16' x 48' greenhouse addition to the existing detached garage**

## Zoning Map



SEC 19 – T2N – R19E

Town of Burlington





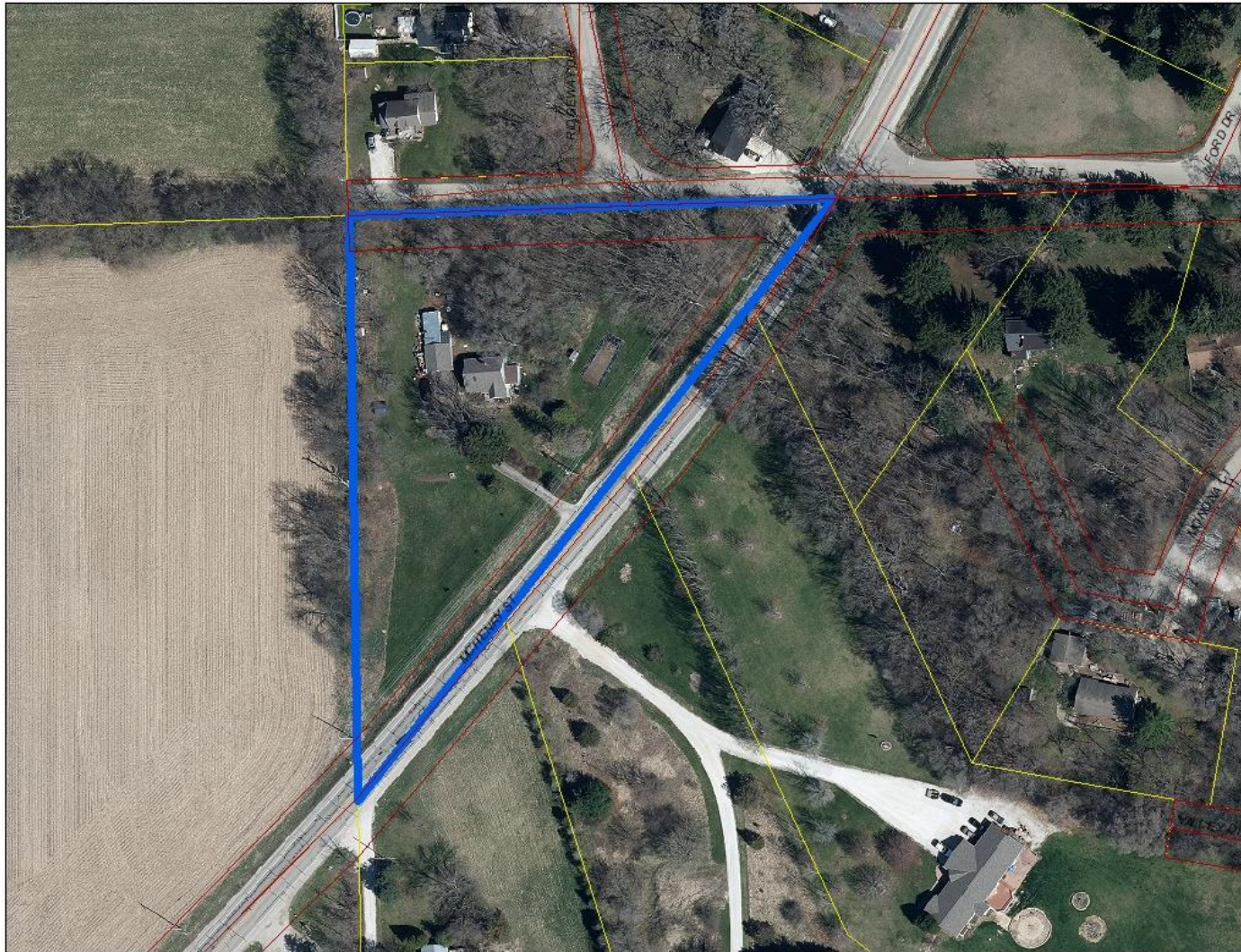
**Brenda L Hansen Living Trust, Owners**

**Brenda L Hansen, Applicant**

**Site Address: 8130 McHenry Street**

**Request A-2 Variance to raze a portion of the existing detached garage & construct a 16' x 48' greenhouse addition to the existing detached garage**

**2020 Aerial**



**SEC 19 – T2N – R19E**

**Town of Burlington**








Brenda L Hansen Living Trust, Owners  
Brenda L Hansen, Applicant

Site Plan



-  Property Lines
-  Proposed Project
-  Road Right of Ways

2020 Aerial Photo



1 inch = 60 feet

Property Owner: Brenda Hansen Trust  
Site Address: 8130 McHenry Street  
Parcel Number: 002-02-19-19-003-000

Racine County Development Services - EJS - 2021

SEC 19 – T2N – R19E

Town of Burlington

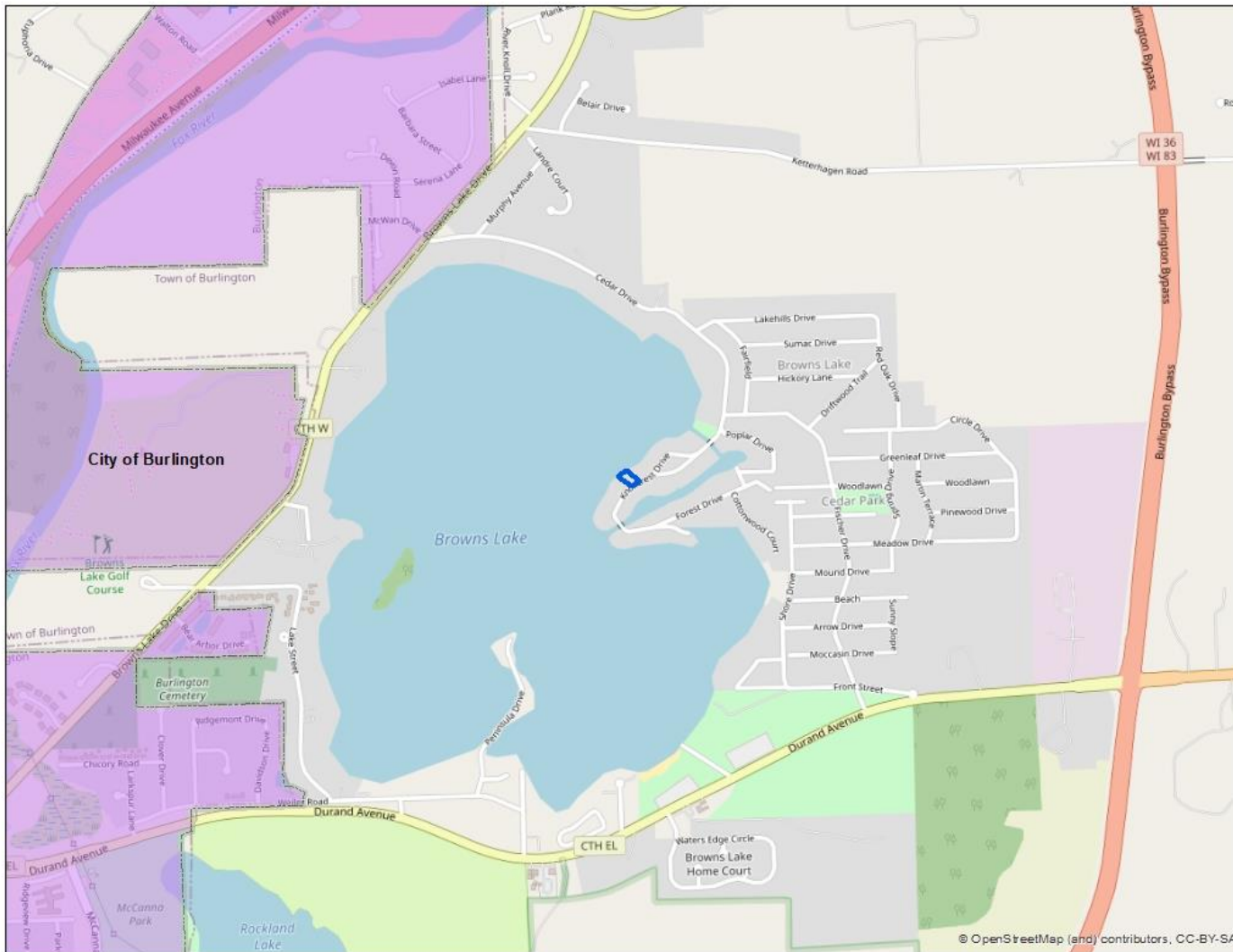




Centurion LLC, Owner  
DeMark, Kolbe, & Brodek SC, Agent  
Site Address: 3008 Knollcrest Drive

# Location Map

**Request R-4 Variance to allow a single-family residence with attached garage & associated open sided structures (not constructed per zoning permit approval) to remain in nonconforming locations**



SEC 27 – T3N – R19E

Town of Burlington



Centurion LLC, Owner  
DeMark, Kolbe, & Brodek SC, Agent  
Site Address: 3008 Knollcrest Drive

# Zoning Map

**Request R-4 Variance to allow a single-family residence with attached garage & associated open sided structures (not constructed per zoning permit approval) to remain in nonconforming locations**



SEC 27 – T3N – R19E

Town of Burlington





Centurion LLC, Owner  
DeMark, Kolbe, & Brodek SC, Agent  
Site Address: 3008 Knollcrest Drive

**Floodplain**

**Request R-4 Variance to allow a single-family residence with attached garage & associated open sided structures (not constructed per zoning permit approval) to remain in nonconforming locations**



SEC 27 – T3N – R19E

Town of Burlington



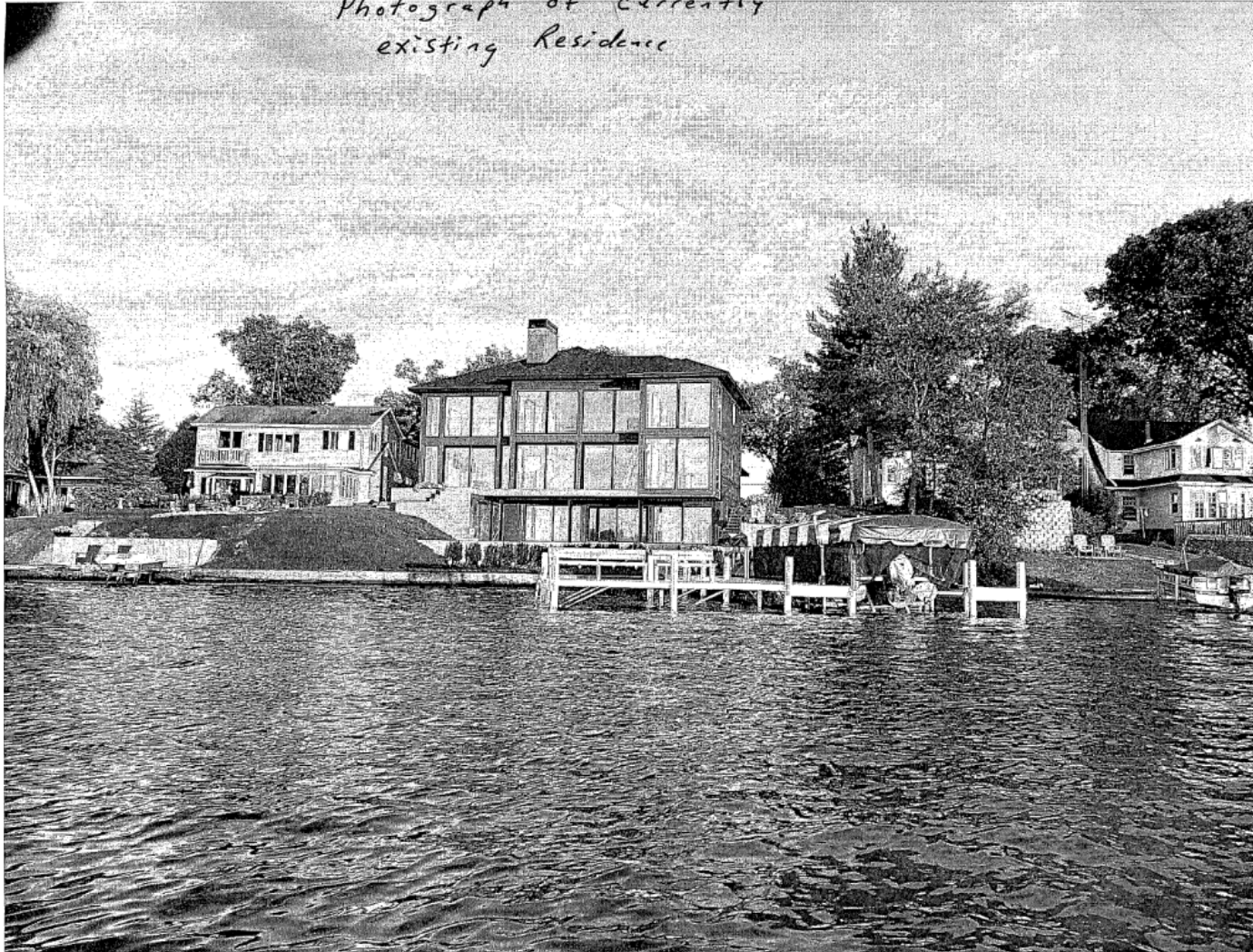


Centurion LLC, Owner  
DeMark, Kolbe, & Brodek SC, Agent  
Site Address: 3008 Knollcrest Drive

Existing Residence

Request R-4 Variance to allow a single-family residence with attached garage & associated open sided structures (not constructed per zoning permit approval) to remain in nonconforming locations

*Photograph of currently existing Residence*



SEC 27 – T3N – R19E

Town of Burlington



Survey submitted in conjunction  
with zoning permit application

PLAT OF SURVEY  
-OF-

LOTS 23 AND 24, TOWNSHIP OF BURLINGTON ASSESSOR'S PLAT NO. 4 (ALSO KNOWN AS HALL'S POINT VILLA UNRECORDED SUBDIVISION) LOCATED IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWNSHIP OF BURLINGTON, RACINE COUNTY, WISCONSIN.

SURVEY FOR: SEBASTIAN MADEJ  
SURVEY LOCATION: 3008 KNOLLCREST DRIVE

ELEVATION DATUM = NAVORS  
BEARINGS HEREIN RELATE TO THE NORTHWESTERLY LINE OF KNOLLCREST DRIVE, ASSUMED BEARING NORTH 29°28'00" EAST.

CURVE DATA  
RADIUS = 100.00'  
ARC = 18.00'

*J. J. idzzk*

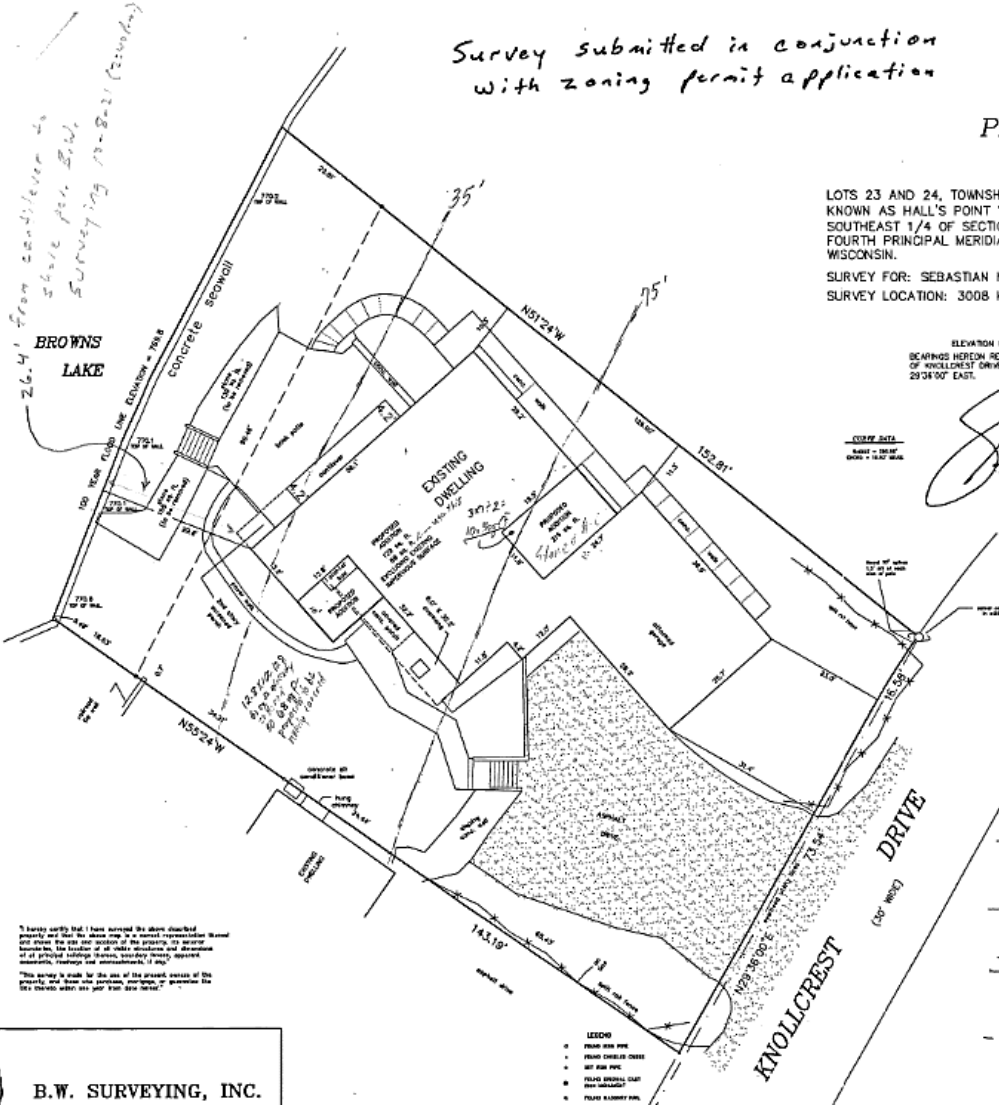
3008 Knollcrest Dr - 9-18-19  
2 add. - 120 sq ft + 160 sq ft  
one w/in 75'  
Over 40% imp. surface currently  
- Need imp. surface current + proposed  
- Need mitigation for add. w/in 75'  
75' record  
- No steel/wood deck @ shoreline  
- No prep patio to 3 off-proposed/landscap  
- will be remove flagstone  
- will get BW to do survey w/ Elev. surface + flood plan  
- will have prop. landscaper do plans for mitigation

LOT AREA	14,206 sq. Ft.
3% OF LOT	4,232 sq. Ft.
SWELLING, CANTILEVER AND OVERHANGS	3,159 sq. Ft.
ASPHALT DRIVE	2,896 sq. Ft.
CONCRETE WALK	473 sq. Ft.
PAVING WALK	89 sq. Ft.
CONCRETE WALL	159 sq. Ft.
CONCRETE WALK AND STONE WALL	828 sq. Ft.
TOTAL EXISTING IMPERVIOUS SURFACE	= 94% imp. surface 6,215 sq. Ft.
IMPERVIOUS SURFACE TO BE ADDED	293 sq. Ft.
IMPERVIOUS SURFACE TO BE REMOVED	277 sq. Ft.
PROPOSED IMPERVIOUS SURFACE POST CONSTRUCTION	= 44% imp. surface 6,231 sq. Ft.

- can do this under the one-time lateral expansion of 2200 sq ft  
- must do mitigation for add's w/in 75' + record @ ROD  
- Not increasing in perv. surface per BW's calculations  
- Brad @ breezy hill Nursery working on landscaping w/ mitigation plan (per 9-30-19 phone call)



- LEADER
- PLANS AND PINS
- PLANS OVERLAP CASE
- SET FOR PINE
- SET FOR PINE
- SET FOR PINE
- SET FOR PINE
- SET FOR PINE



"I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the true and actual location of the property, its several lots, the location of all other structures and improvements, and all physical features of the land, including all natural and artificial boundaries and monuments, if any."

"This survey is made for the use of the present owner of the property, and there are no conditions, covenants, or agreements in this certificate which are not shown on this map."

- LEADER
- PLANS AND PINS
- PLANS OVERLAP CASE
- SET FOR PINE
- SET FOR PINE
- SET FOR PINE
- SET FOR PINE

B.W. SURVEYING, INC.

SEC 27 - T3N - R19E  
Town of Burlington





1st as-built survey

