

APPLICATION FOR ZONING PERMIT

PH item B

RACINE COUNTY, WISCONSIN (Rev. 11/11)

PERMIT NO. \_\_\_\_\_

DATE PERMIT ISSUED \_\_\_\_\_

OWNER Gregory and Amy Jo  
Greg & Amy Roanhouse  
Mailing \_\_\_\_\_  
Address 5916 N. River Bay Rd  
Waterford, WI 53185  
City \_\_\_\_\_ State WI Zip 53185

APPLICANT Owners  
Mailing \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone (H) 262 930 1069 (W) 262 930 1069

Phone (H) \_\_\_\_\_ (W) \_\_\_\_\_

Parcel Id. # 016041923026000

Site Address 5916 N. River Bay Rd.

Municipality Waterford Section(s) 23, Town 4 North, Range 19 East

Lot 3 Block - Subdivision Name Hillside Beach CSM # -

Proposed Construction/Use Detached Garage - For Personal use only

New	Principal Bldg.	Size	( <u>27.75' x 36'</u> ) ( <u>-</u> x <u>-</u> ) ( <u>-</u> x <u>-</u> )
Addition	Accessory <input checked="" type="checkbox"/>	Area (sq ft)	( <u>999ft<sup>2</sup></u> ) ( <u>-</u> ) ( <u>-</u> )
Alteration	Deck	# of Units/Stories	<u>1 / 1 / 1</u> Building Ht.-Avg. (ft.) <u>17'</u>
Conversion	Sign	Peak Ht. (ft.)	<u>19'</u> 100-Yr. Floodplain Elev. <u>775.7</u>
Temporary	Other	Eave Ht. (ft.)	<u>15'</u> Flood Protection Elev. <u>777.7</u>

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

Existing Nonconforming?	N/A <input checked="" type="checkbox"/>	* Yes <input type="checkbox"/> No <input type="checkbox"/>	Yard Setbacks	Proposed	OK?
*Structure's Fair Mrkt Value \$	<u>-</u>	Cumulative %	Street-1 <sup>st</sup> (Det. 6or.)	<u>9.5'</u>	
*>50% of Fair Market Value?	N/A <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Street-2 <sup>nd</sup>	<u>N/A</u>	<u>-</u>
Structure in Shoreland? (per map)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Side-1 <sup>st</sup> (Det. 6or.)	<u>6.1'</u>	<u>yes</u>
Structure in Floodplain? (per map)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Side-2 <sup>nd</sup> (Det. 6or.)	<u>6.1'</u>	<u>yes</u>
Structure in Wetland? (per map)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Rear	<u>N/A</u>	<u>-</u>
Substandard Lot?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Shore (Det. 6or.)	<u>&gt;100'</u>	<u>yes</u>
Abutting Lot-Same Owner/Closely Related?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Total Acc. Structures	<u>&lt; Allowable ft<sup>2</sup></u>	
BOA Variance Needed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	--Date of Approval	_____	
Conditional Use/Site Plan Needed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	--Date of Approval	_____	
Shoreland Contract Needed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	--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 # 8245

[Signature]  
Signature of Individual/Corporation Pres. or Sec./Partner - Date  
Greg Roanhouse Amy Roanhouse  
Print Name(s)

Shoreland Contract Fee Pd: \$ \_\_\_\_\_  
Cash/Check # \_\_\_\_\_

Zoning Permit Fee Pd: \$ 85.00  
Cash/Check # \_\_\_\_\_

Notes (revisions, extensions, etc.)  
Jc

Other: Pd: \$ \_\_\_\_\_

if shoreland erosion review fee is included above Zoning Administrator (Staff Initials)

PIN 0160419-23-026000

APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

Owner: Gregory and Amy Jo  
Greg + Amy Roanhouse

Applicant/Agent: Owners

Address: 5916 N. River Bay Rd  
Waterford WI 53185

Date petition filed: 10-4-21 Hearing Date: 11-2-21

Municipality: Waterford

Phone (Hm) 762 930 1069 (Wk) 762 930 1069

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 raze the existing detached garage and shed and construct a 27.75' x 36' detached garage

at site address 5916 N. River Bay Road, Section 23, T 4 N, R 19 E  
Lot(s) 3 Blk - Subd/CSM Hillside Beach Parcel Id.# 016041923026000

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 detached garage will have insufficient street yard setback

Applicant is subject to: Art. VI Div. 6 R-3A Suburban Residential District (Sewered);  
Sec. 20-1017 Reduction or joint use and Sec. 20-1115 Accessory regulations

\_\_\_\_\_, 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 the Fox River Impoundment
- Project is all/partially located in the shoreland area of the Fox River Impoundment
- Property is all/partially located in the floodplain area of the Fox River Impoundment
- 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. 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 9/1/21

Application for Variance, questions 1-4

Greg and Amy Roanhouse

5916 North River Bay Road

Waterford, WI 53185

- 1) The existing garage is 8.8' from the right of way, the proposed garage will be 9.5' from the right of way. The proposed garage will be moved off the right of way as far as possible without interfering with existing overhead power lines on the west side of the proposed garage. The location and orientation are consistent with the other properties on the street.
  
- 2) What really makes my lot unique is the fact that over half of the driveway is in the "right of way". The lot is a narrow lake lot with overhead power lines extending from the west side of the existing garage to the house. The proposed garage location is really the only option with the narrow lake lot and existing over-head power lines and the orientation of the road.
  
- 3) The proposed garage is similar in size and style to the existing homes/garages on my street. I believe the style, size and location will be consistent and appreciated by adjacent property owners. The approval would not cause any change for our neighbors in the way of view of the waterway or lack of a safe view of the road.
  
- 4) The request is for the new garage it to create an enough space to store items associated with the water. The existing garage is very small and old. We currently have a small driveway and have 3 cars sitting in the driveway and have items stored on the side of the house because the garage is too small to accommodate our needs. We feel our lack of proper storage is not appealing to the public eye and does not add curb appeal to our home/neighborhood. An updated garage would update the neighborhood. Our neighborhood has become increasingly more well maintained with improved storage from our neighbors we have fewer driveways filled with stored boats, wave runners and vehicles etc.

Survey of  
Existing Conditions

ALL THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWN 4 NORTH, RANGE 19 EAST, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE 1/8 CORNER ON THE EAST LINE OF SAID SECTION 23; THENCE WEST ON SAID 1/8 LINE, 104.7 FEET; THENCE N 15°13' E, 100 FEET TO A STAKE AT THE SOUTHEAST CORNER OF THE LOT TO BE CONVEYED; THENCE WEST PARALLEL TO SAID 1/8 LINE, 213 FEET MORE OR LESS TO INTERSECT THE EASTERLY SHORE LINE OF LAKE TICHIGAN, SAID POINT BEING THE PLACE OF BEGINNING OF THE LOT HEREINAFTER DESCRIBED; THENCE EAST ON THE LINE PARALLEL TO THE 1/8 LINE, 213 FEET, MORE OR LESS TO THE STAKE AT THE SOUTHEAST CORNER OF THE LOT HEREIN CONVEYED; THENCE N 15°13' E, 50 FEET; THENCE WEST PARALLEL TO SAID 1/8 LINE, 243 FEET, MORE OR LESS TO THE SHORE OF LAKE TICHIGAN; THENCE SOUTHERLY ALONG SAID SHORE LINE, 50 FEET, MORE OR LESS TO THE PLACE OF BEGINNING, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN.

RIGHT-OF-WAY (NOT SURVEYED): ALSO THE USE IN COMMON WITH OTHERS OF A DRIVE-WAY, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCE AT A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, WHICH IS 84 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE N 15°13' E, 663.13 FEET; THENCE N 86°15' E, 930.35 FEET; THENCE N 78°03' E, 194.2 FEET; THENCE N 55°54' E, 211.2 FEET; THENCE S 76°22' E, 517.6 FEET; THENCE S 85°07' E, 777.5 FEET TO THE CENTER LINE OF THE PUBLIC HIGHWAY ON THE NORTH AND SOUTH 1/4 LINE OF SECTION 24, SAID DRIVEWAY BEING 40 FEET IN WIDTH, 20 FEET ON EACH SIDE OF THE ABOVE DESCRIBED CENTER LINE FOR THE 663.13 FEET AND 30 FEET IN WIDTH, 15 FEET ON EACH SIDE OF THE CENTER LINE FOR THE BALANCE OF ITS LENGTH. SUBJECT TO THE RIGHTS OF THE PUBLIC IN THAT PORTION OF THE ABOVE DESCRIBED PREMISES LYING BELOW THE ORDINARY HIGH WATER MARK OF LAKE TICHIGAN.

\* REFER TO A CURRENT TITLE REPORT FOR EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD THAT MAY AFFECT THIS LAND. \*

PROJECT

PLAT OF SURVEY

PROJECT NO.

215044  
215044S1.DWG

DATE

AUGUST 27, 2021

REVISIONS

SURVEYOR

GARY B. FOAT  
DEGEN - FOAT SURVEYING LLC  
(262) 534-5404 / FAX# 534-2022

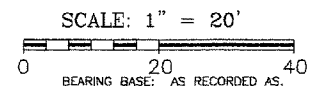
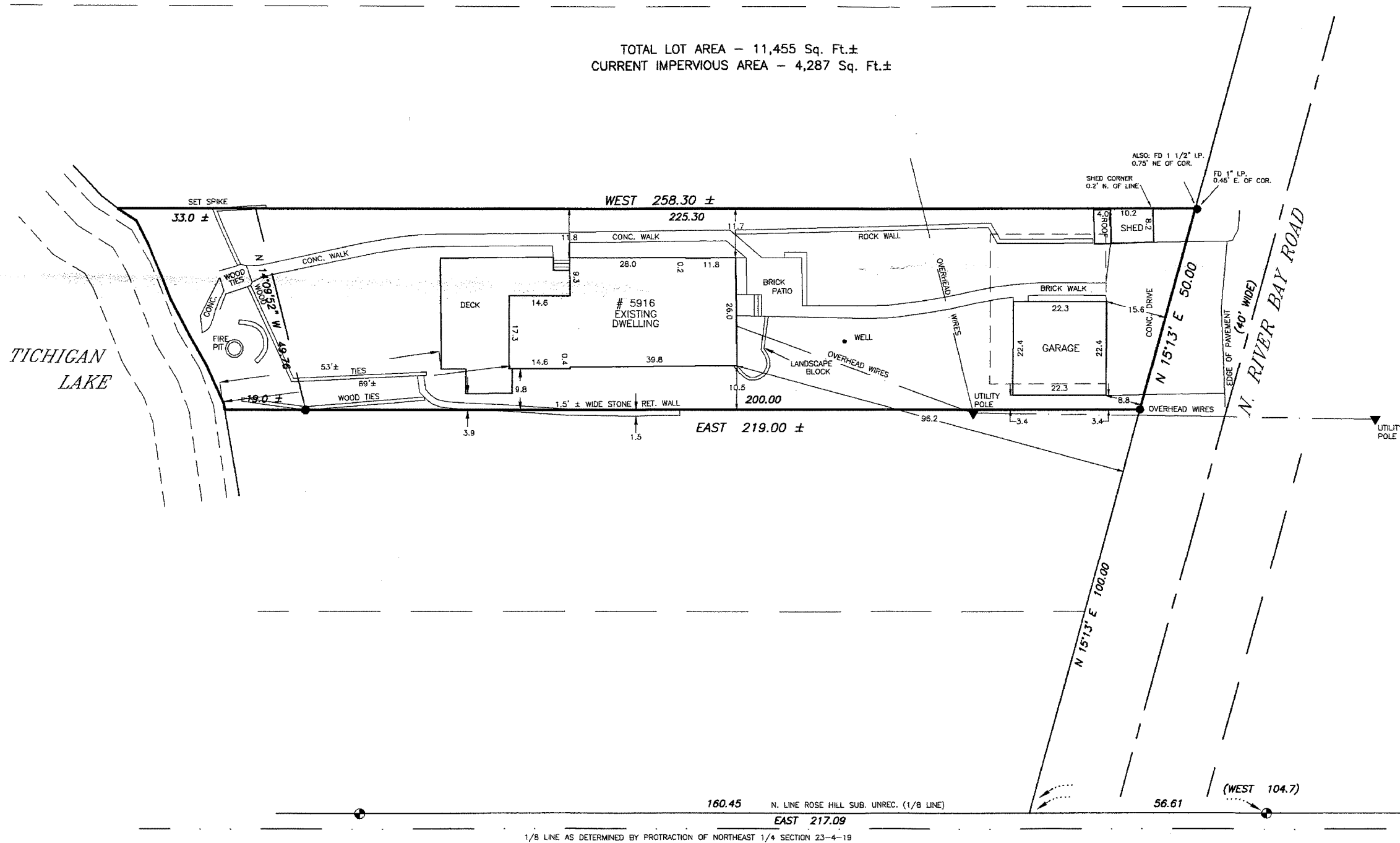
PREPARED FOR

GREG ROANHOUSE  
5916 RIVER BAY ROAD  
WATERFORD, WI 53185

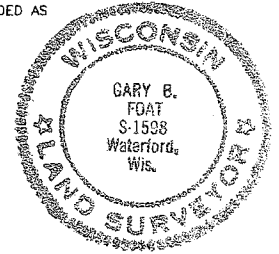
SCALE

1" = 20'

DEGEN - FOAT SURVEYING, INC.  
100 SOUTH SECOND STREET  
WATERFORD, WISCONSIN 53185  
(262)534-5404 (FAX)534-2022



BEARING BASE: AS RECORDED AS  
LEGEND  
● - FOUND CONCRETE MONUMENT  
● - FOUND IRON PIPE  
( ) - RECORDED AS



I HEREBY CERTIFY THAT 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, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY.  
THIS SURVEY IS MADE FOR THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, OR GUARANTEE THE TITLE THEREOF WITHIN (1) YEAR FROM THE DATE HEREOF.  
DATED AT WATERFORD, WI THIS 27th DAY OF AUGUST 2021

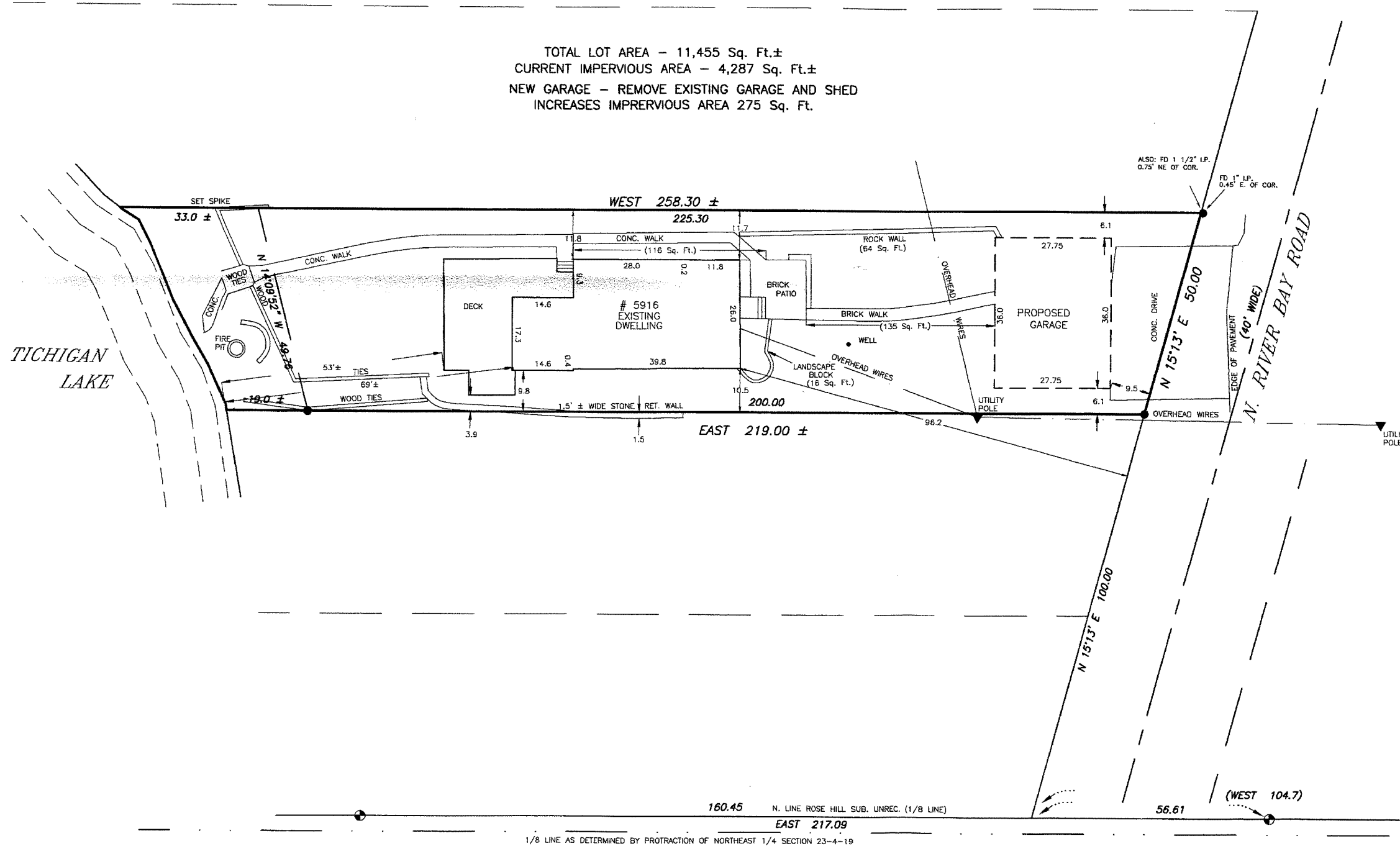
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TOTAL LOT AREA - 11,455 Sq. Ft.±  
CURRENT IMPERVIOUS AREA - 4,287 Sq. Ft.±  
NEW GARAGE - REMOVE EXISTING GARAGE AND SHED  
INCREASES IMPERVIOUS AREA 275 Sq. Ft.



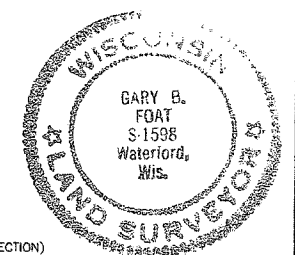
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1" = 20'

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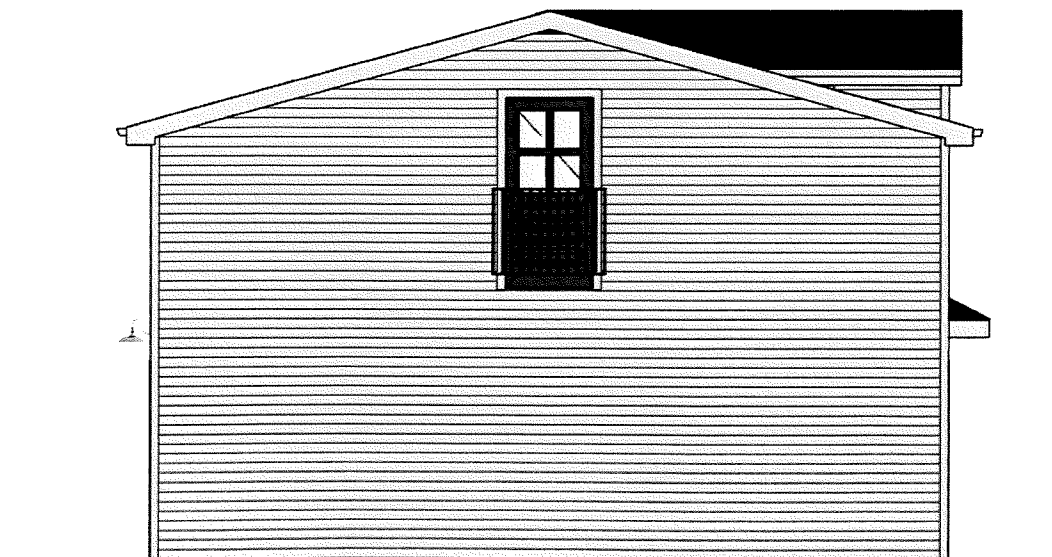
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

NO.	DESCRIPTION	BY	DATE
1	PRELIM 1	JJK	9/24/21
2	PRELIM 2	JJK	9/29/21

SHEET TITLE:

PROJECT DESCRIPTION:  
**GREG & AMY ROANHOUSE**  
 5916 NORTH RIVER BAY ROAD  
 WATERFORD, WI 53185

DATE:

9/30/2021

SCALE:

1/4" = 1'-0"

SHEET:

**A-2**