

Judith T. Boyle Living Trust

PH item C

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

PERMIT NO. _____
DATE PERMIT ISSUED _____

OWNER Thomas & Judith Boyle
Mailing Address 30525 Forest Drive

APPLICANT Thomas Boyle
Mailing Address Same

Burlington WI 53105
City State Zip

City State Zip

Parcel Id. # 002031927502000

Site Address 30525 Forest Drive

Municipality Burlington Section(s) 27 Town 3 North, Range 19 East

Lot 108, 109 & 110 Block — Subdivision Name Hall's Point Villa CSM # —

Proposed Construction/Use Addition (Attached garage and mudroom 1st floor and Loft, 2 Bedrooms, storage and walk in closet 2nd floor) to the existing residence

New	Principal Bldg. <input checked="" type="checkbox"/>	Size (<u>Irregular</u>) (<u>—</u> x <u>—</u>) (<u>—</u> x <u>—</u>)
Addition <input checked="" type="checkbox"/>	Accessory <input type="checkbox"/>	Area (sq ft) (<u>±1013 1st fl. + ±1526 sq ft 2nd Floor</u>)
Alteration <input type="checkbox"/>	Deck <input type="checkbox"/>	# of Units/Stories <u>1 / 2</u> Building Ht.-Avg. (ft.) <u>28.29'</u>
Conversion <input type="checkbox"/>	Sign <input type="checkbox"/>	Peak Ht. (ft.) <u>32' 10"</u> 100-Yr. Floodplain Elev. <u>769.8</u>
Temporary <input type="checkbox"/>	Other <input type="checkbox"/>	Eave Ht. (ft.) <u>23' 9"</u> Flood Protection Elev. <u>771.8</u>

Contractor T.B.D Est. Value w/Labor \$ 200,000 ZONING DISTRICT R-4

Existing Nonconforming? <u>N/A</u> <input checked="" type="checkbox"/>	* Yes <input type="checkbox"/> No <input type="checkbox"/>	Yard Setbacks	Proposed	OK?
*Structure's Fair Mrkt Value \$ <u>—</u>	Cumulative % <u>—</u>	Street-1 st (Add'n)	<u>50.19'</u>	<u>yes</u>
*>50% of Fair Market Value? <u>N/A</u> <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Street-2 nd	<u>N/A</u>	<u>—</u>
Structure in Shoreland? (per map) <u>Yes</u> <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Side-1 st (Add'n)	<u>12.62'</u>	<u>yes</u>
Structure in Floodplain? (per map) <u>Yes</u> <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Side-2 nd (Add'n)	<u>14.3'</u>	<u>yes</u>
Structure in Wetland? (per map) <u>Yes</u> <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? <u>Yes</u> <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Shore (Exist.)	<u>40.5'</u>	<u>yes</u>
Abutting Lot-Same Owner/Closely Related? <u>Yes</u> <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Total Acc. Structures	<u>—</u>	<u>—</u>
BOA Variance Needed? <u>Yes</u> <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date of Approval	_____	_____
Conditional Use/Site Plan Needed? <u>Yes</u> <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date of Approval	_____	_____
Shoreland Contract Needed? <u>Yes</u> <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" 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: \$ 600.00 Thomas J Boyle 10/6/21
 CC Date/Check/Cash # _____ Signature of Owner/Applicant Date
 +
 Shoreland Contract Fee Pd: \$ _____ Thomas J Boyle
 CC Date/Check/Cash # _____ Print Name(s)

Zoning Permit Fee Pd: \$ 200.00
CC Date/Check/Cash # _____ Notes (revisions, extensions, etc.)

Other: _____ Pd: \$ _____ JC
 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)

PIN 0020319 - 27 - 502000

Judith T. Boyle Living Trust

APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

Owner: Thomas + Judith Boyle

Applicant/Agent: Thomas Boyle

Address: 609 Hillcrest Drive
30525 Forest Drive
Libertyville, IL 60048
Burlington, WI 53105

Date petition filed: 10-6-21 Hearing Date: 11-2-21

Municipality: Burlington

Phone (Hm) 847-247-8215 (Wk) ---

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: Request shoreland conditional use and a variance to raze the existing detached garage and construct a ± 1013 square-foot attached garage and mudroom addition to the existing residence

at site address 30525 Forest Dr., Section 27, T 3 N, R 19 E

Lot(s) 109310 Blk --- Subd/CSM Hells Point Villa Parcel Id.# 002031927502000

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 portion of the proposed addition will have insufficient shore yard setback and will exceed 200 square feet

Applicant is subject to: Art. VI Div. 7 R-4 Urban Residential District I; Art. VII Div. 3 Shoreland; Art. VIII Div. 8 Shoreland Uses; Sec. 20-188.1 Expansion of non conforming principal structure within the shoreland setbacks 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 Browns Lake
- Project is all/partially located in the shoreland area of Browns Lake
- Property is all/partially located in the floodplain area of Browns 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. 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 10/6/21

Fee pd: \$ 600.00 Ck # 190 (Payable to Racine County Development Services) Attach required documentation

Legal Requirement for Variance (Part of Application)

Thomas and Judith Boyle Home Remodel

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

We will become full time residents at the property. As we get older we need easier and safer access to the house from our cars. An attached garage will allow for easier and safer access to the house.

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

Presently our house is 41 feet from the lake on the lakeside. This addition will be on the street side, behind the present house. It will be approximately 64 feet from the lake.

- 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 on the public interest.**

There will be no negative impact to the adjacent property. The current detached garage will be removed and the new garage will actually increase the distance from the lot line to the new attached garage. Therefore the distance between the houses will be increased.

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

The request is based on need for increased safety and convenience as we age. This is not related to economic gain/loss with attached garage. We are only seeking increased safety.

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Racine County, Wisconsin

Owner: Judith T. Boyle Living Trust

Applicant/Agent: Thomas Boyle

Town: Burlington

Zoning district(s): R-4

TO THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE:

The undersigned requests a conditional use / site plan review permit to (specify use, project, structure, size, etc.)

shoreland conditional use and a variance to raze the existing detached garage and construct a ±1013 square-foot attached garage and mudroom addition to the existing residence

AT (site address): 30525 Forest Dr.

Subdivision: Hell's Point Villg

Lot(s): 108, 109 & 110 Block: —

Parcel # 002031927502000

Section(s) 27 T 3 N R 19 E

If served by municipal sewer, check here:

Sanitary permit #: NIA

Attached are:

- zoning permit application
- 12 SETS: drawn-to-scale site plan that is based on a survey (10 of the 12 should be sized or folded to 8.5" x 11")
- letter of agent status
- hearing/review fee (Fees are non-refundable, & re-publication/amendment fees will be charged where applicable.)
- NIA 3 SETS: landscaping/lighting plan
- NIA 12 SETS: report/cover letter & operations plan
- abutting property owners' names & mailing addresses
- NIA other

print name: Thomas Boyle

e-mail address: tjboyle85@gmail.com

address: 609 Hillcrest Dr
Libertyville, IL 60098

telephone #: 847-247-8215

signed: Thomas Boyle

STAFF USE ONLY:

BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word "all" or "partially".

- The property is all / partially located in the Browns Lake shoreland area.
- The project is all / partially located in the Browns Lake shoreland area.
- The property is all / partially located in the Browns Lake floodplain.
- The project is all / partially located in the _____ floodplain.
- The property is all / partially located in the wetland.
- The project is all / partially located in the wetland.

The applicant is subject to the following Racine County Ordinance provisions (specify article/section):

See Legal Notice

Shoreland contract: yes no

Public hearing date: 11-2-2021

Site plan review meeting date: NIA

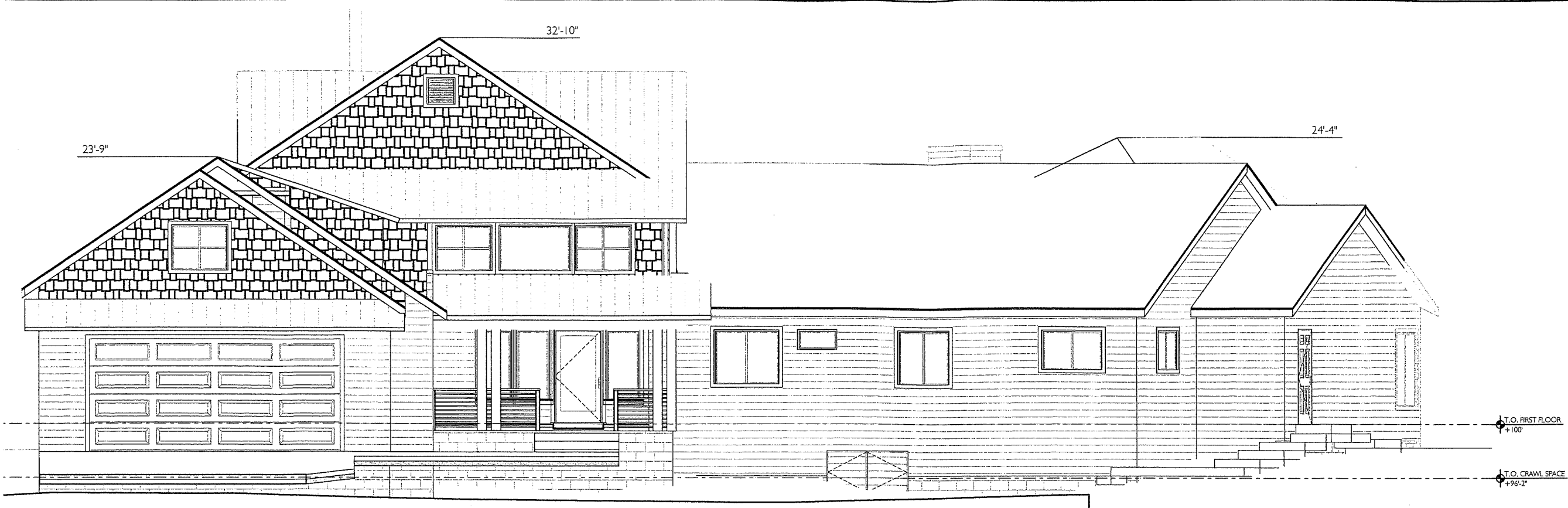
Submittal received by: Jarmer Crute

Date petition filed: 10-6-2021

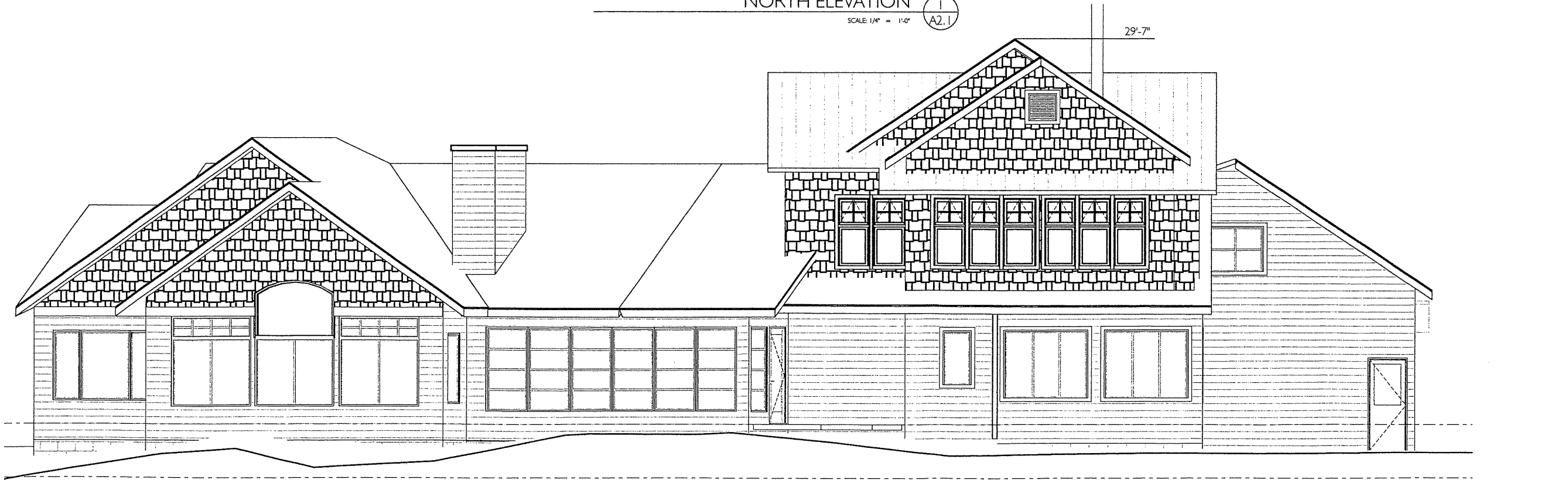
cash or check #: 190

amount received: \$600.00 BDA & shoreland

conditional use



NORTH ELEVATION ①
SCALE: 1/4" = 1'-0" A2.1



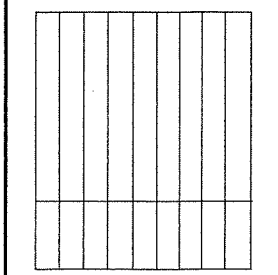
SOUTH ELEVATION ②
SCALE: 1/4" = 1'-0" A2.1

ELEVATION NOTES

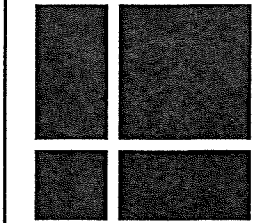
1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. SEE PLANS FOR LOCATIONS. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO HOUSE WITH OWNER.
2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
3. PROVIDE ATTIC & CRAWL SPACE VENTILATION PER STATE & LOCAL CODE REQUIREMENTS.
4. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TRIM MEMBERS AND BRICK/

BOYLE RESIDENCE
PROJECT # 10576
30525 FOREST DRIVE
BURLINGTON, WI 53105

NOT FOR
CONSTRUCTION



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PLANS IS PROHIBITED BY LAW



GENESIS
Architecture, LLC

1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL . 262-752-1894
FAX . 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

9/30/21

Survey of Existing Conditions

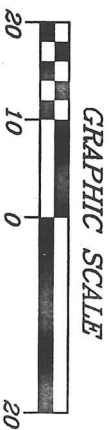
PLAT OF SURVEY

-OF-

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

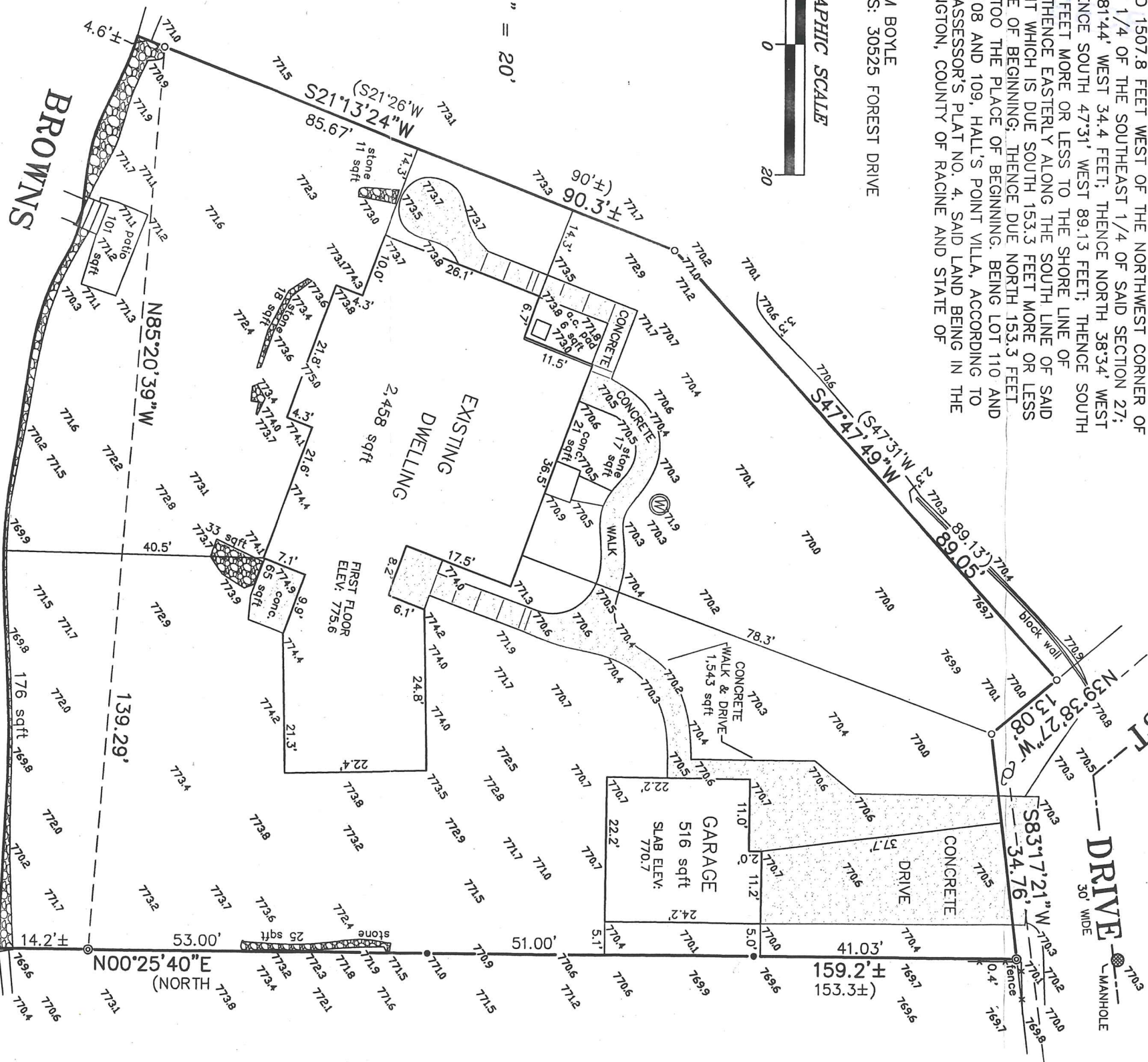
THAT PART OF GOVERNMENT LOT 3 OF FRACTIONAL SECTION 27, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BOUNDED AS FOLLOWS: BEGIN AT A POINT WHICH IS 99.93 FEET SOUTH AND 1507.8 FEET WEST OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE SOUTH 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°26' 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



SCALE:

1" = 20'



LEGEND

- ⊗ WELL
- ⊕ UTILITY POLE
- () RECORDED AS
- SET IRON PIPE
- FOUND IRON PIPE
- ⊙ FOUND CAST IRON MONUMENT

REFER TO A CURRENT TITLE REPORT FOR EASEMENTS AND RESTRICTIONS WHICH MAY AFFECT THE USE OF THIS SITE. BEARINGS HEREON RELATE TO THE EAST LINE OF LOT 110; ASSUMED BEARING NORTH 00°25'40" EAST AS SHOWN ON A SURVEY BY JOHN F. DEGEN DATED NOVEMBER 29, 1993.

"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."



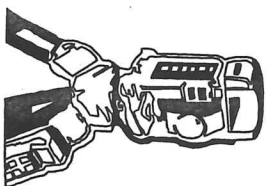
THIS IS NOT AN ORIGINAL PRINT
UNLESS THIS SEAL IS RED.

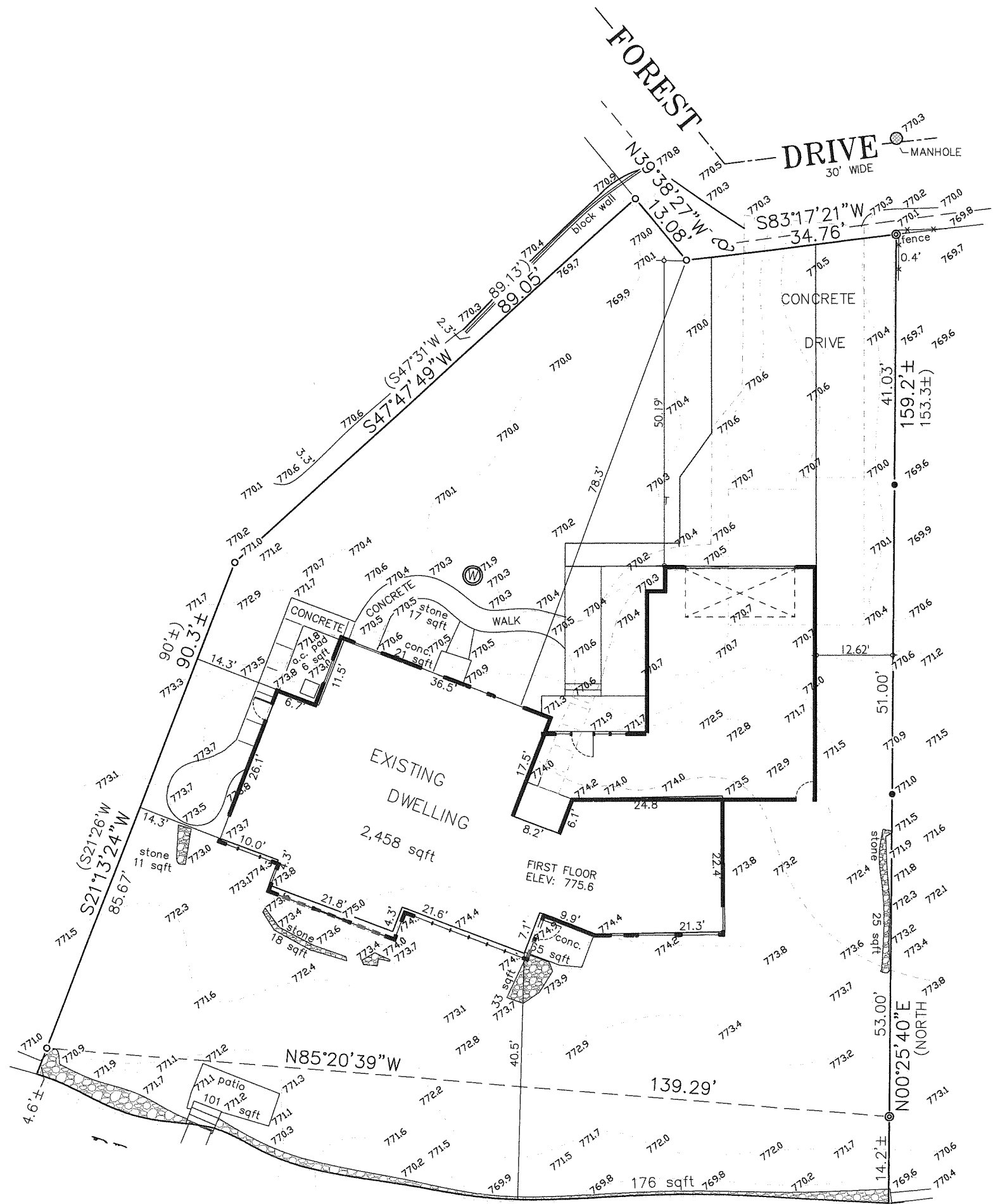
B.W. SURVEYING, INC.

LAND SURVEYS
MAPPING AND PLANNING
412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225

Robert J. Wetzel
ROBERT J. WETZEL S-1778
JUNE 24, 2021
DATE

8378 A
JOB NUMBER



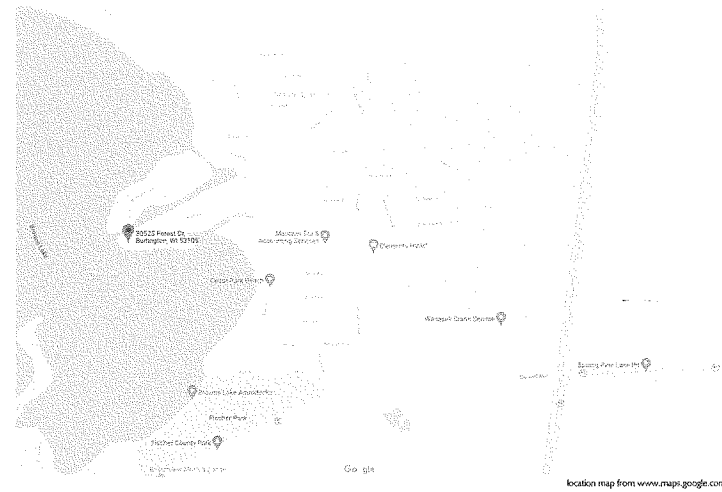


SITE PLAN KEY

PROPERTY LINE	---
SETBACK LINE	- - - -
EXISTING CONTOUR	-----
EXISTING 5' CONTOUR	-----
PROPOSED CONTOUR	-----
PROPOSED 5' CONTOUR	-----
EXISTING DRIVE/TRAIL	=====
PROPOSED DRIVE/TRAIL	=====
CENTERLINE	-----
EXISTING TREE TO BE REMOVED	(X)
EXISTING TREE TO REMAIN	(O)

Sq. Ft. SITE COVERAGE

644	EXISTING HARDSCAPE TO REMAIN
2,458	EXISTING DWELLING FOOTPRINT
1,406	ADDITION FOOTPRINT
1,188	NEW HARDSCAPE
5,696	TOTAL IMPERVIOUS AREA
16,916	TOTAL SITE AREA
33.7%	LOT COVERAGE



LOCATION MAP (3) A0.1
NOT TO SCALE

LEGAL DESCRIPTION

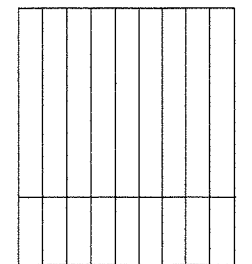
XXX
 SITE PLAN IS BASED ON A SURVEY BY:
 XXX
 XXX, NO. XXX
 DATED: XXX

PROPERTY INFORMATION

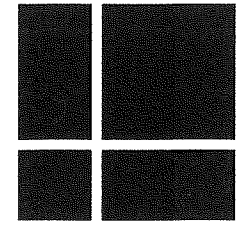
LOT ZONING:	XX ZONING DISTRICT
MINIMUM LOT AREA:	XXX S.F. (X ACRES)
LOT AREA:	X,XXX S.F. (X ACRES)
MINIMUM AVERAGE LOT WIDTH:	XXX
AVERAGE LOT WIDTH:	XXX
MINIMUM FRONT/STREET SETBACK:	XXX
PROPOSED FRONT/STREET SETBACK:	XXX
MINIMUM SIDE SETBACK:	XXX
PROPOSED SIDE SETBACK:	XXX (XXX), XX (XX)
MINIMUM REAR SETBACK:	XXX
PROPOSED REAR SETBACK:	XXX
MINIMUM SHORE/WETLAND SETBACK:	XXX
PROPOSED SHORE/WETLAND SETBACK:	XXX
MINIMUM FLOODPLAIN SETBACK:	XXX
PROPOSED FLOODPLAIN SETBACK:	XXX
MINIMUM FLOOR AREA:	1ST FLOOR: MIN. XXX S.F., TOTAL: MIN. X,XXX S.F.
PROPOSED FLOOR AREA:	1ST FLOOR: X,XXX S.F., TOTAL: X,XXX S.F.
MAXIMUM BUILDING FOOTPRINT:	XXX (X,XXX S.F.)
PROPOSED BUILDING FOOTPRINT:	XXX, X,XXX S.F.
MAXIMUM IMPERVIOUS SURFACE:	XXX% (X,XXX S.F.) + UP TO XXX% WITH MITIGATION
PROPOSED IMPERVIOUS SURFACE:	XXX% (X,XXX S.F.)

BOYLE RESIDENCE
PROJECT # 10576
 30525 FOREST DRIVE
 BURLINGTON, WI 53105

NOT FOR CONSTRUCTION



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