

DRAFT

Racine County
Zoning Board of Adjustment Meeting
Tuesday, December 7, 2021 - 9:00 a.m.

Ives Grove Office Complex Auditorium

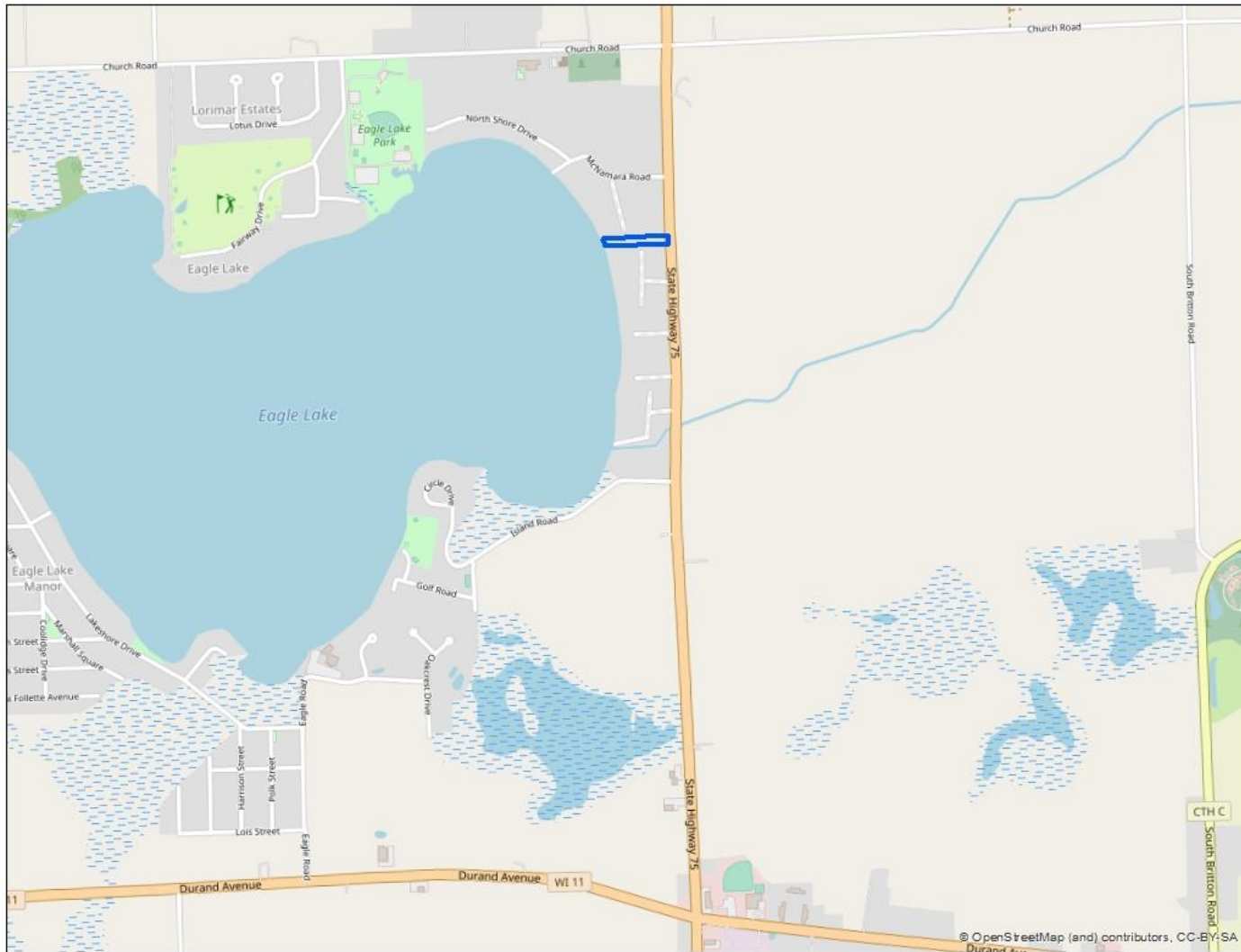
DRAFT



Mary Goldbeck, Owner
Mark Hanson, Applicant
Site Address: 1700 S Beaumont Avenue

Location Map

Request R-4 Variance to construct retaining walls associated with the construction of a boathouse



SEC 22 – T3N – R20E

Town of Dover



Mary Goldbeck, Owner
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Zoning Map



SEC 22 – T3N – R20E

Town of Dover



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2020 Aerial Map



SEC 22 – T3N – R20E

Town of Dover



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Survey

PLAT OF SURVEY

BEING A PART OF
 THE NE 1/4 OF SEC. 22, T.3N., R.20E.,
 TOWN OF DOVER, RACINE COUNTY, WI

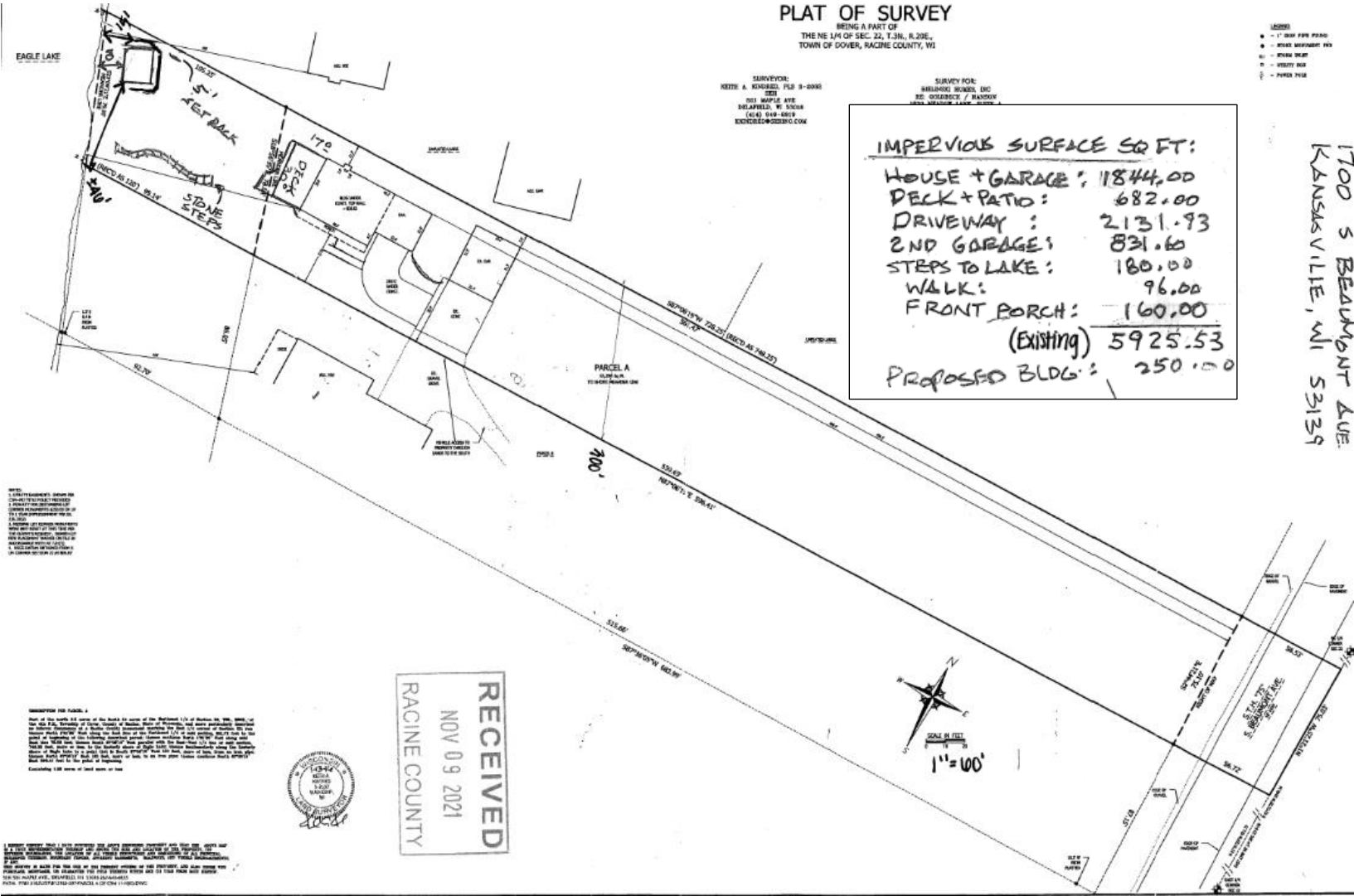
SURVEYOR:
 KRISTE A. KOSKIE, FLS 9-2006
 2021
 101 MAPLE AVE
 WAUPESHA, WI 53089
 (262) 548-4818
 KRISTE@KOSKIE.COM

SURVEY FOR:
 WILSON'S FISHING, LLC
 RE: GOLDBECK / HANSON
 1700 S. BEAUMONT AVE, DOVER, WISCONSIN

- LEGEND
- - 1" DIA. PINE PEGS
 - - IRON NAIL/STAKE/PEE
 - - IRON NAIL
 - - IRON NAIL
 - - IRON NAIL
 - - PINE PEG

IMPERVIOUS SURFACE SQ FT:	
HOUSE + GARAGE :	11844.00
DECK + PATIO :	682.00
DRIVEWAY :	2131.93
2ND GARAGE :	831.60
STEPS TO LAKE :	180.00
WALK :	96.00
FRONT PORCH :	160.00
(Existing)	5925.53
PROPOSED BLDG. :	250.00

1700 S BEAUMONT AVE
 KANSASVILLE, WI 53139



NOTES:
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 7. ALL DIMENSIONS SHOWN ARE
 8. ALL DIMENSIONS SHOWN ARE
 9. ALL DIMENSIONS SHOWN ARE
 10. ALL DIMENSIONS SHOWN ARE

REMARKS FOR PARCEL A
 THIS IS THE NORTH 1/4 CORNER OF THE QUARTER 1/4 OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 20 EAST, COUNTY OF DOVER, STATE OF WISCONSIN. THE QUARTER 1/4 CORNER IS A 1/4\"/>



RECEIVED
 NOV 09 2021
 RACINE COUNTY



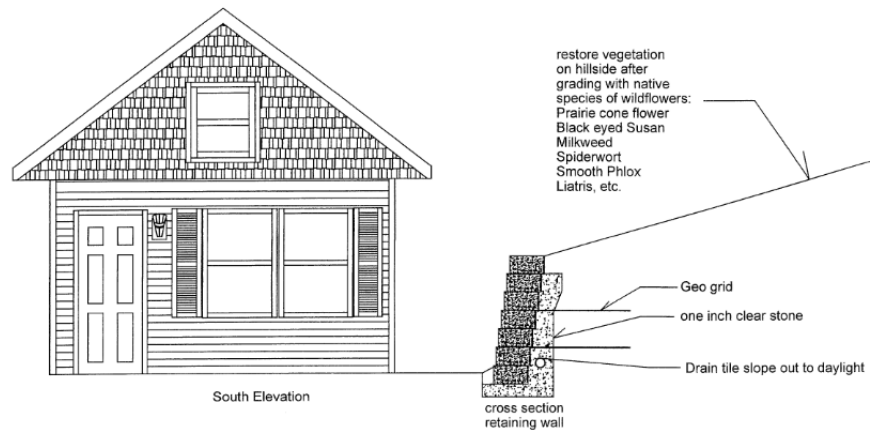
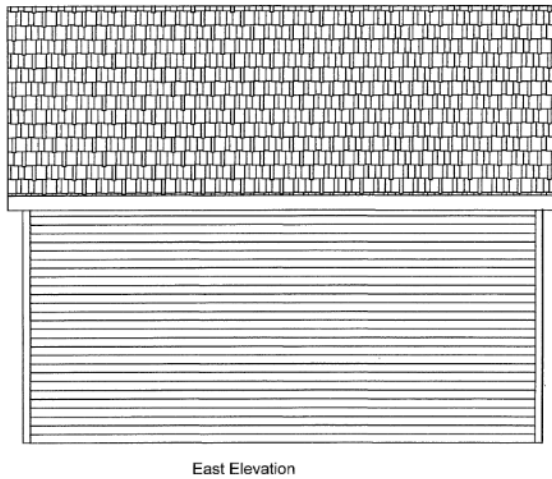
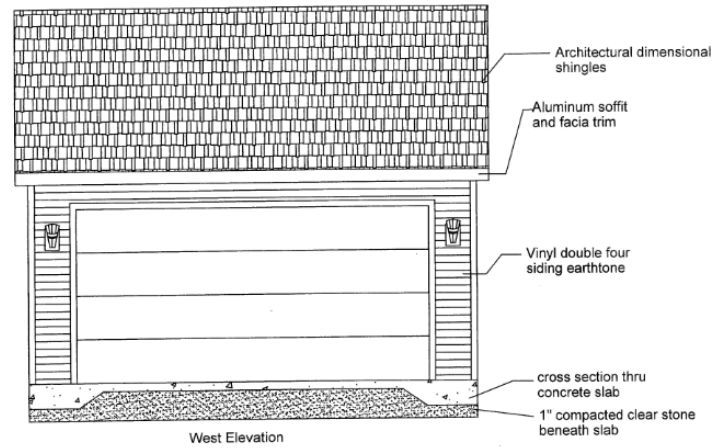
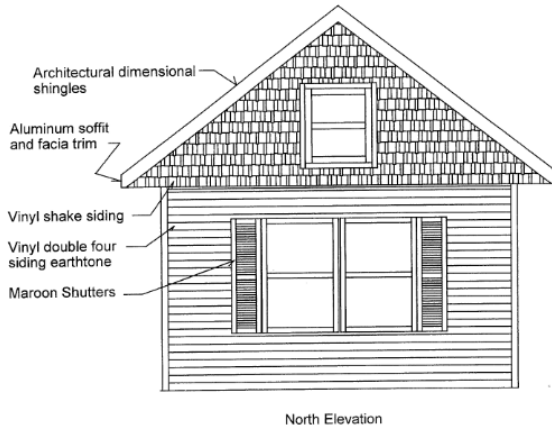
SEC 22 - T3N - R20E
 Town of Dover



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Building Elevations

Request R-4 Variance to construct retaining walls associated with the construction of a boathouse



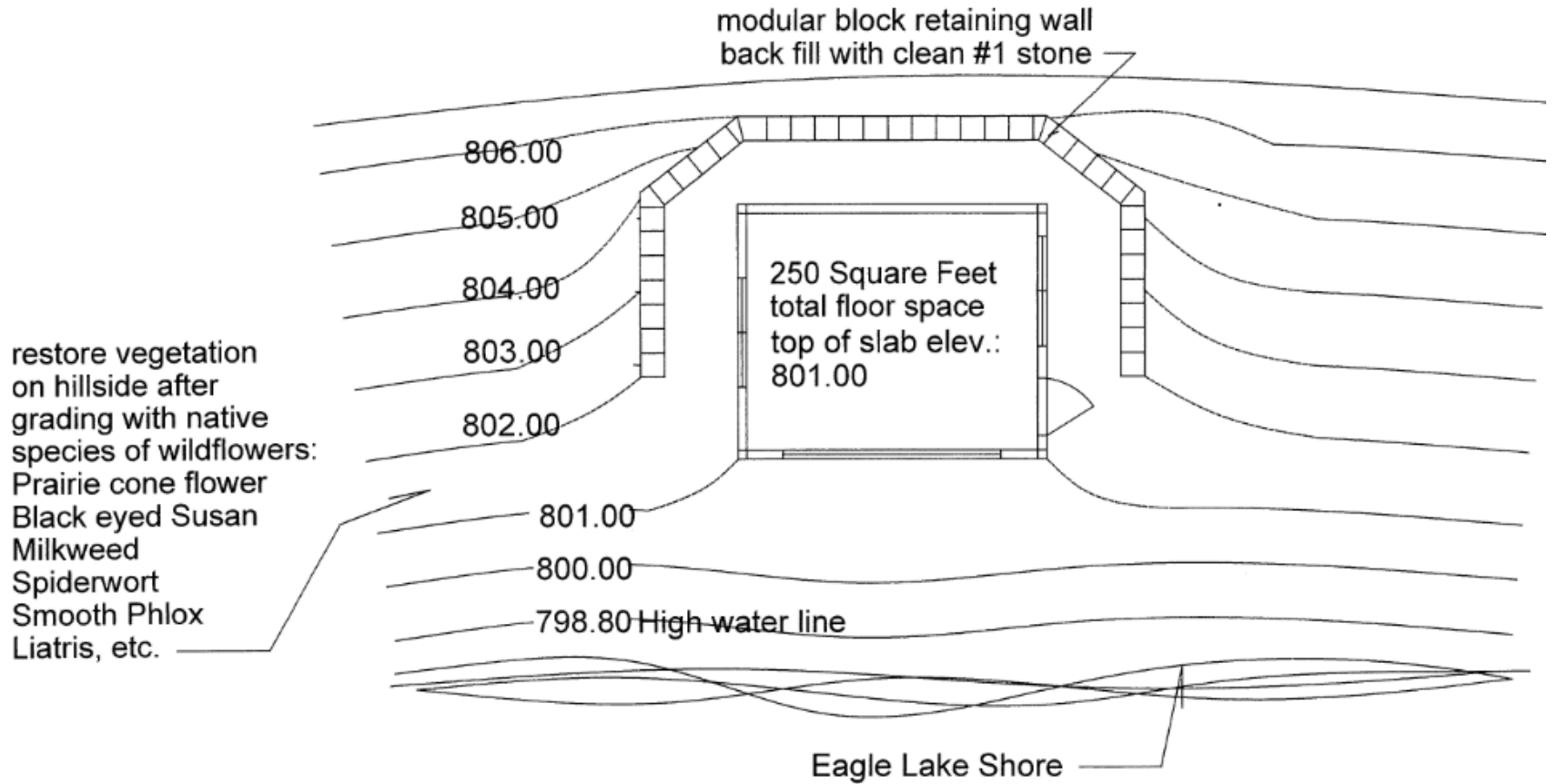
SEC 22 – T3N – R20E

Town of Dover



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Request R-4 Variance to construct retaining walls associated with the construction of a boathouse

Grading Plan



SEC 22 – T3N – R20E

Town of Dover

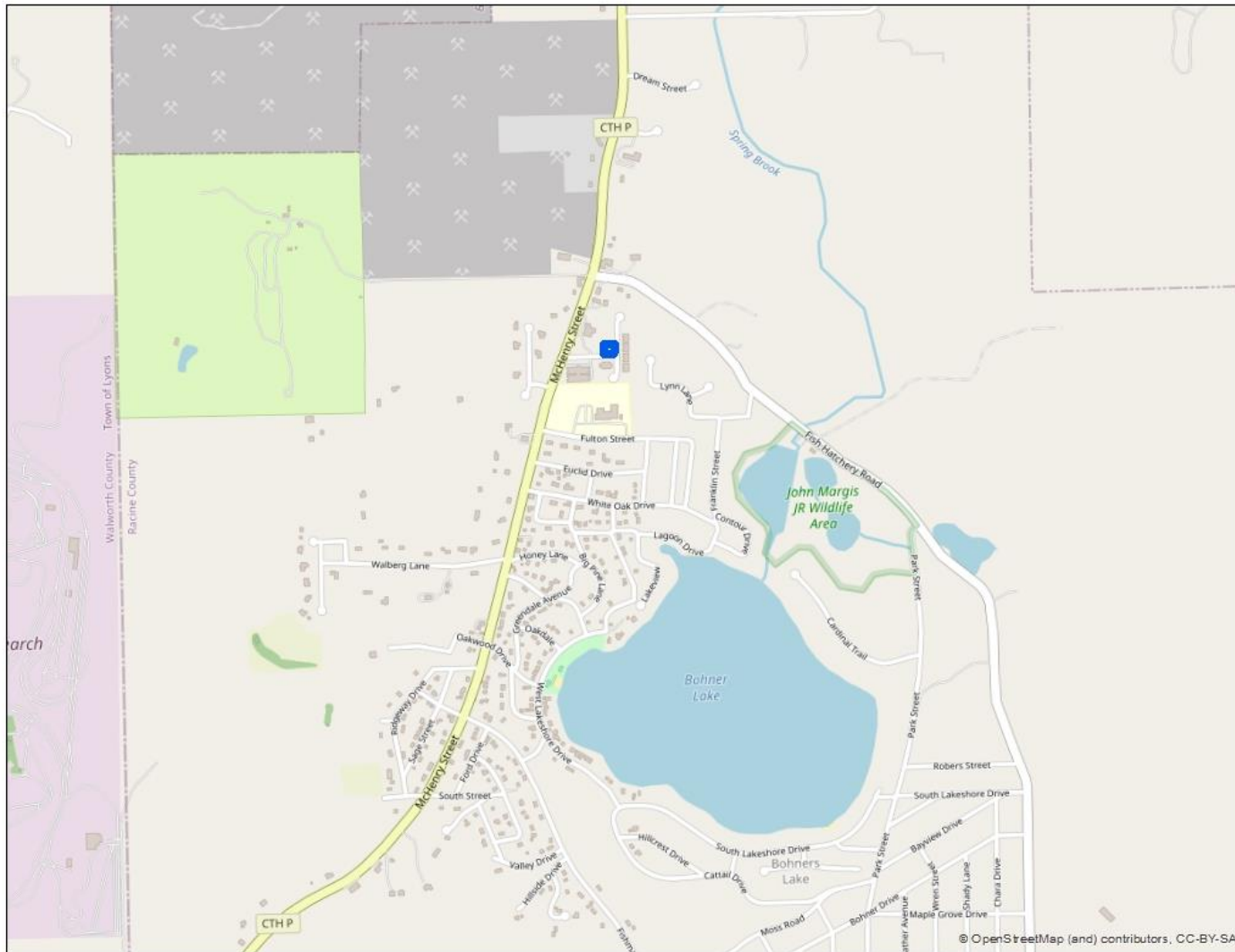


Larry Kempken & Sons Builders LLC, Owner
Nicholas Kempken, Applicant

Site Address: 7336 & 7338 Woodland Court

Request R-7 Variance to construct a two-family residence with attached garages, full basement & attached uncovered decks

Location Map



SEC 18 – T2N – R19E

Town of Burlington



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Larry Kempken & Sons Builders LLC, Owner
Nicholas Kempken, Applicant

Site Address: 7336 & 7338 Woodland Court

Request R-7 Variance to construct a two-family residence with attached garages, full basement & attached uncovered decks

Zoning Map



SEC 18 – T2N – R19E

Town of Burlington



Larry Kempken & Sons Builders LLC, Owner
Nicholas Kempken, Applicant

Site Address: 7336 & 7338 Woodland Court

Request R-7 Variance to construct a two-family residence with attached garages, full basement & attached uncovered decks

2020 Aerial Map



SEC 18 – T2N – R19E

Town of Burlington

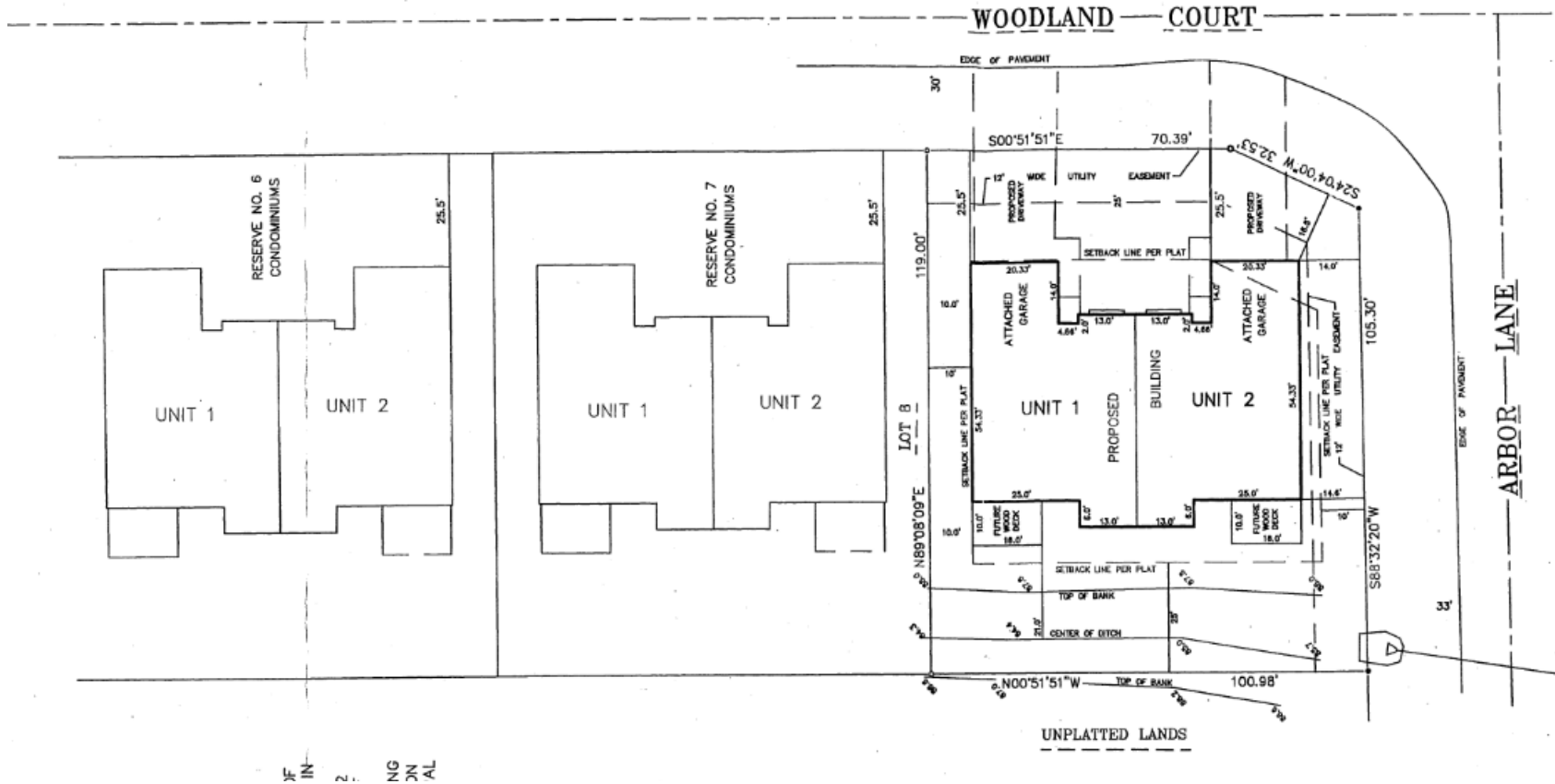


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Nicholas Kempken, Applicant

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Site Plan



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SEC 18 – T2N – R19E

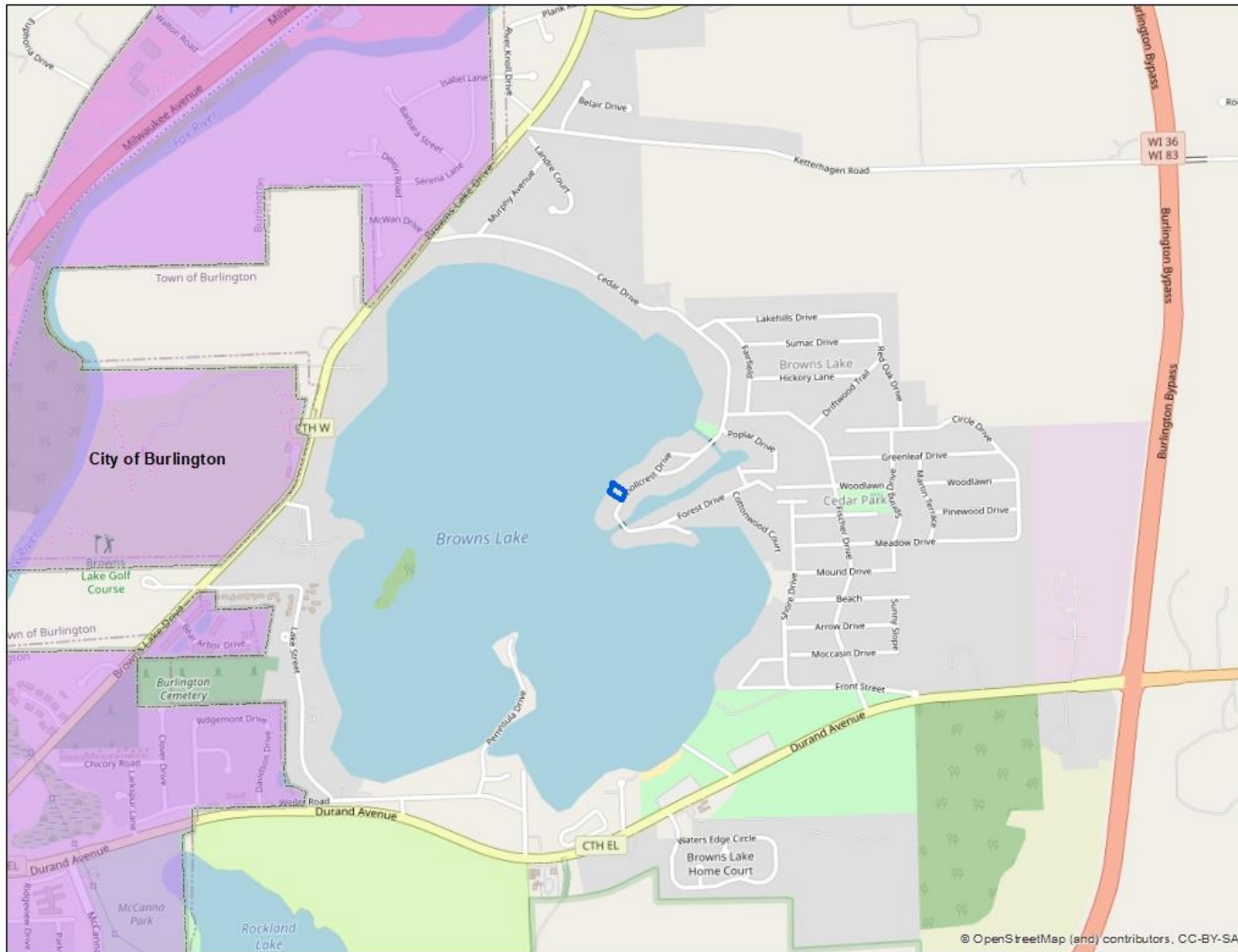
Town of Burlington



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



Current
Structure



Prior
Structure

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 HEREON RELATE TO THE NORTHWEST CORNER
LINE OF KNOLLCREST DRIVE, ASSUMED BEARING NORTH
29°04'00" EAST.

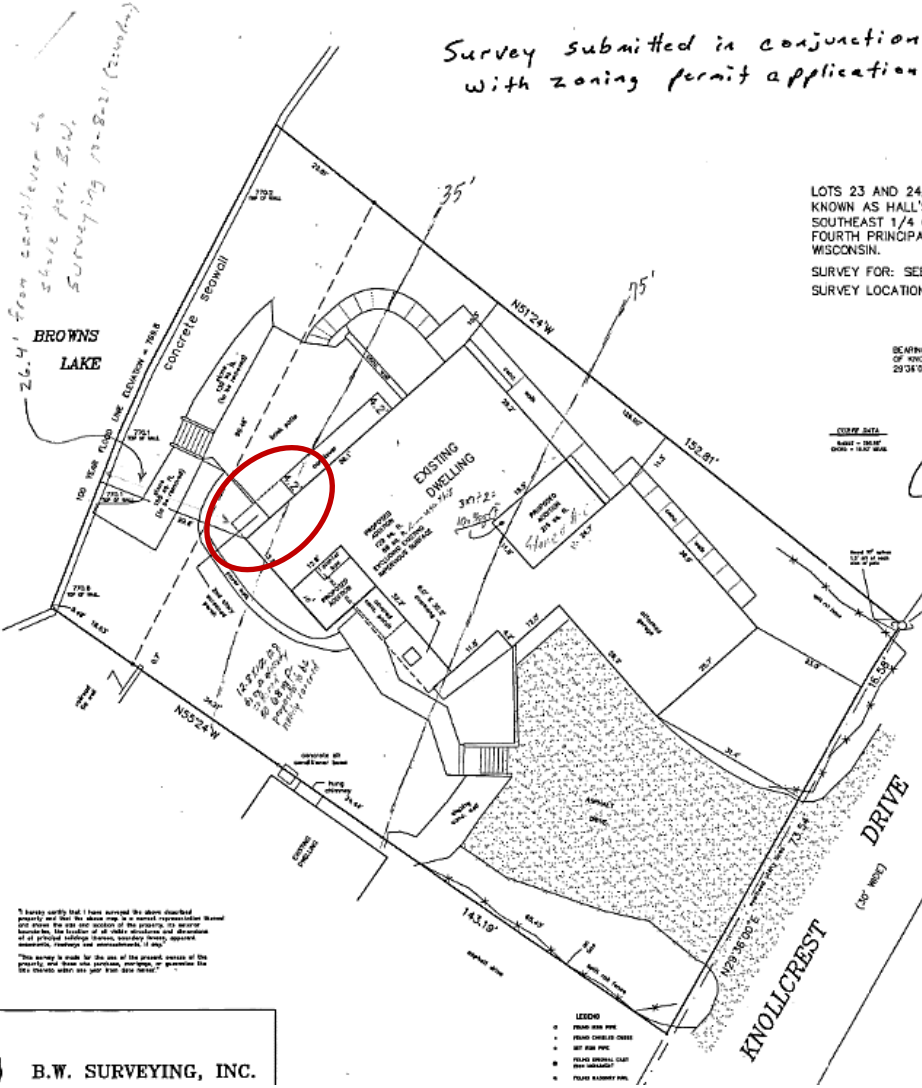
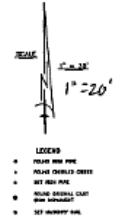
GRID DATA
NAD 83
EASTING 1647.84
NORTHING 1147.84

J. J. idzella

3008 Knollcrest Dr - 9-18-19
2 add. - 170 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 support steel/wood deck
- will get Brad to do survey w/ Topogr. surface + Floodplan
- will have prep. landscaper do plans for mitigation

LOT AREA	14,296 sq. Ft.
SIZE OF LOT	4,232 sq. Ft.
SWELLING, CANTILEVER AND OVERHANG	3,159 sq. Ft.
ASPHALT DRIVE	2,896 sq. Ft.
CONCRETE WALK	475 sq. Ft.
PAVER WALK	95 sq. Ft.
CONCRETE WALL	159 sq. Ft.
CONCRETE WALK AND STONE WALL	236 sq. Ft.
TOTAL EXISTING IMPERVIOUS SURFACE	6,285 sq. Ft. = 44% imp. surface
IMPERVIOUS SURFACE TO BE ADDED	283 sq. Ft.
IMPERVIOUS SURFACE TO BE REMOVED	297 sq. Ft.
PROPOSED IMPERVIOUS SURFACE POST CONSTRUCTION	6,261 sq. Ft. = 44% imp. surface

- can do this under the one-line lateral expansion of 200 sq ft
- must do mitigation for add's w/in 75' + record @ ROD
- Not increasing imperv. surface per BO's calculations
- Brad @ Breezy Hill Nursery working on landscaping w/ mitigation plan (per 9-30-19 phone call)



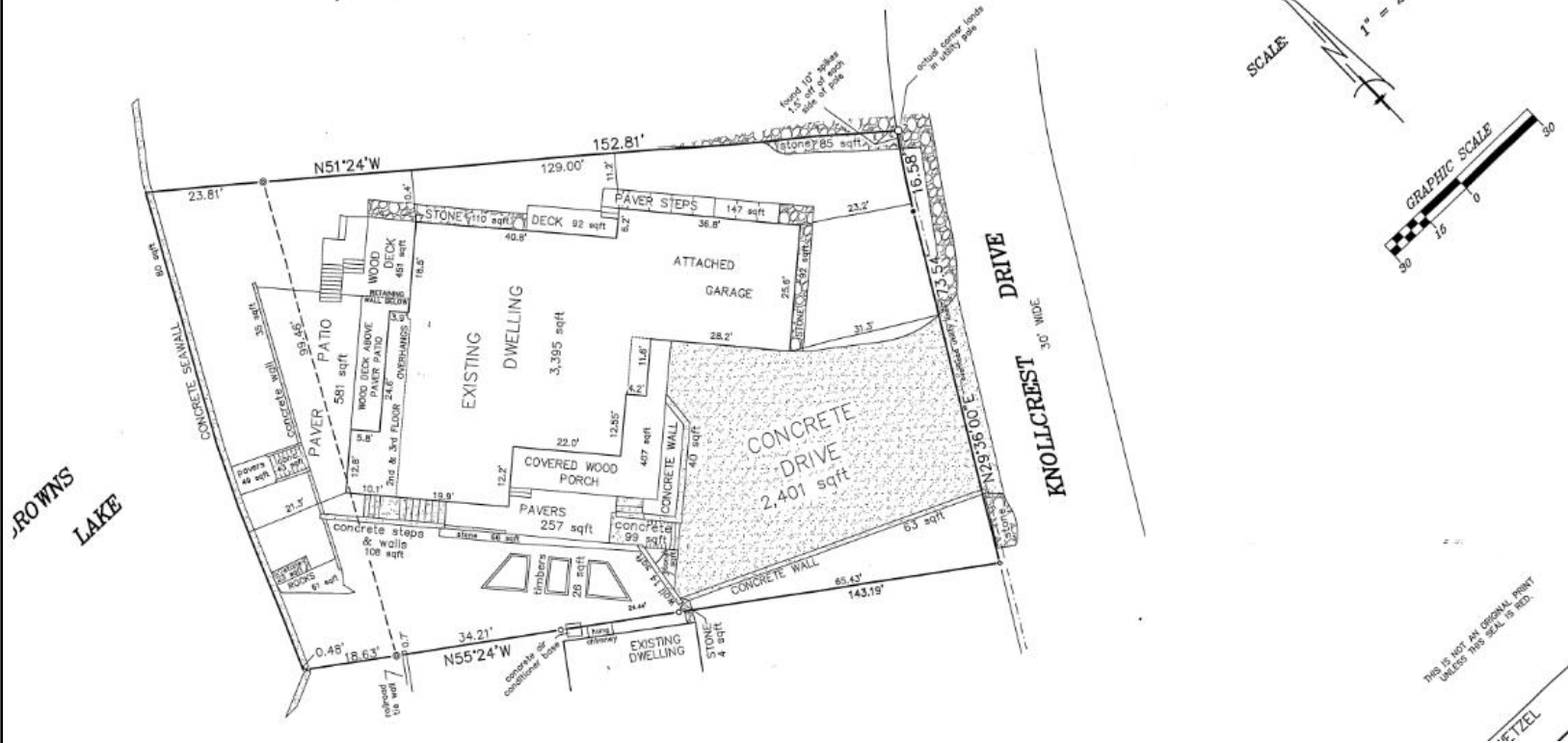
I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof. I am a duly licensed and sworn-in surveyor in the State of Wisconsin. The location of all utility structures and structures of all utility buildings shown, including utility easements, thereon are shown, if any.

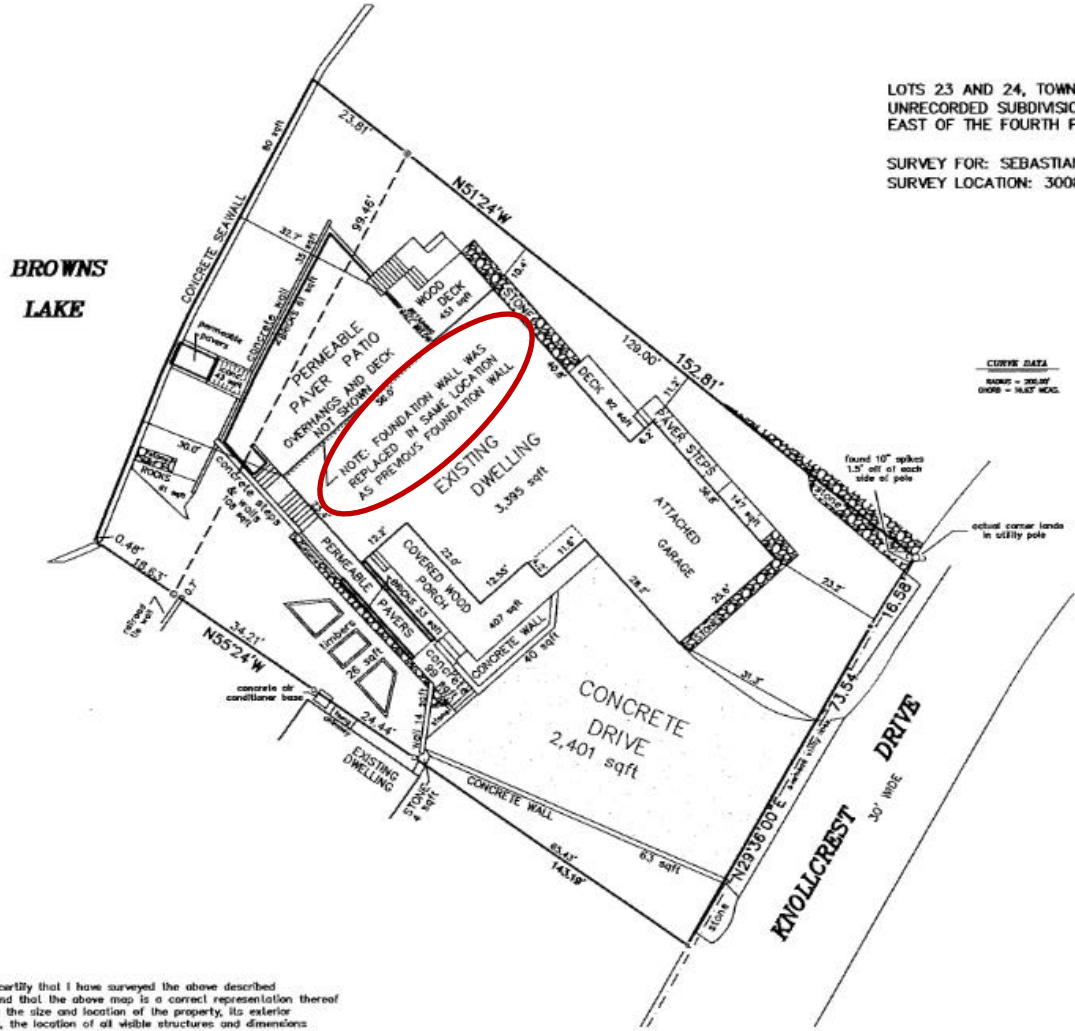
B.W. SURVEYING, INC.

SEC 27 - T3N - R19E
Town of Burlington

Racine County
WISCONSIN

1st as-built survey





LOTS 23 AND 24, TOWNSH
UNRECORDED SUBDIVISION
EAST OF THE FOURTH PRI

SURVEY FOR: SEBASTIAN I
SURVEY LOCATION: 3008 I

CURVE DATA
RADIUS = 250.00'
CHORD = 165.7' N63.5°

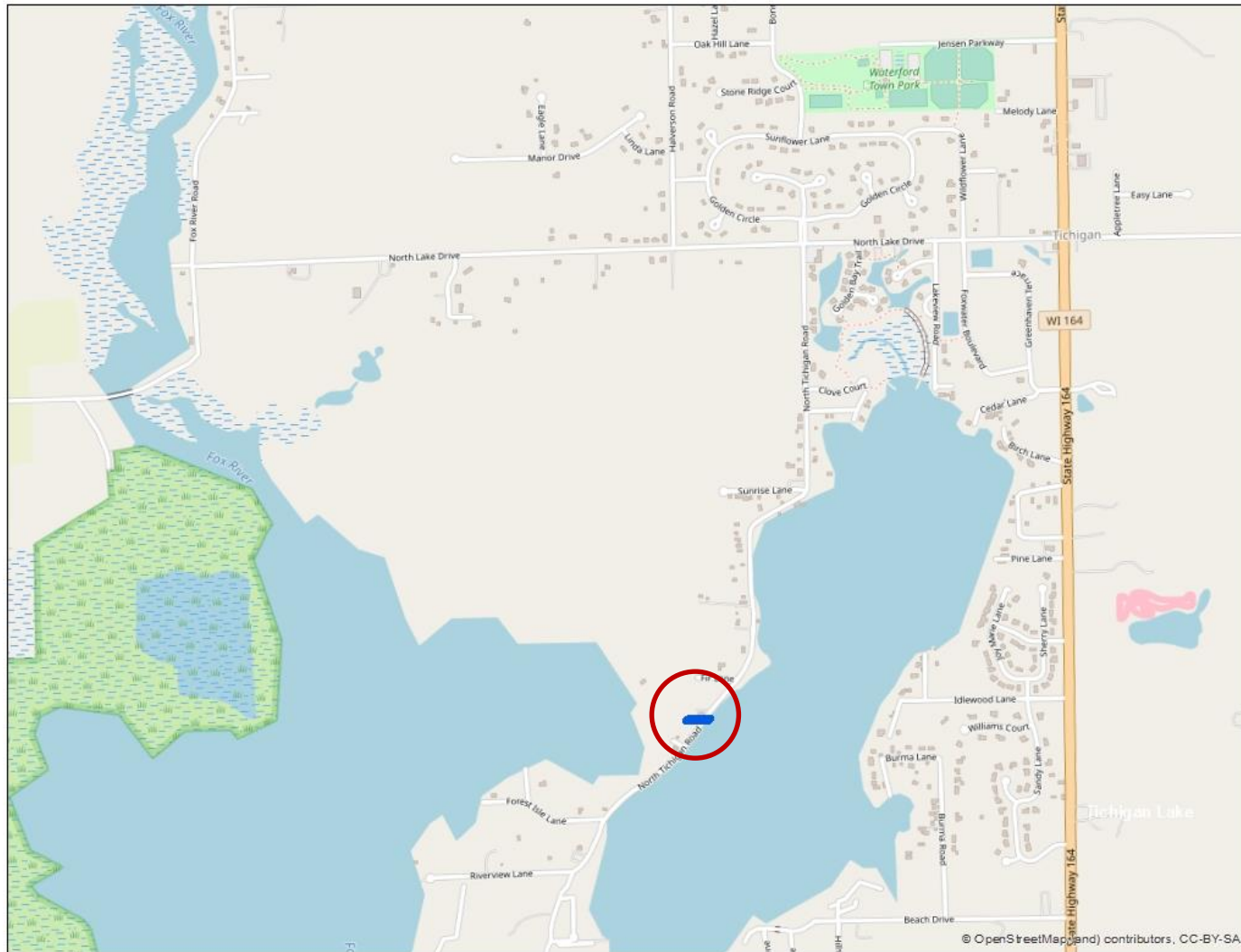
I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof showing the size and location of the property, its exterior lines, the location of all visible structures and dimensions of principal buildings thereon, boundary fences, apparent 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 same within one year from date hereof.

John Podziemski, Owner
Site Address: 7038 Tichigan Road

Location Map

Extension Request R-3A shoreland conditional use approval and variance to raze the existing residence, detached garage and shed and construct a single-family residence with attached garage. (previous approval 2/2/21)



SEC 11 – T4N – R19E

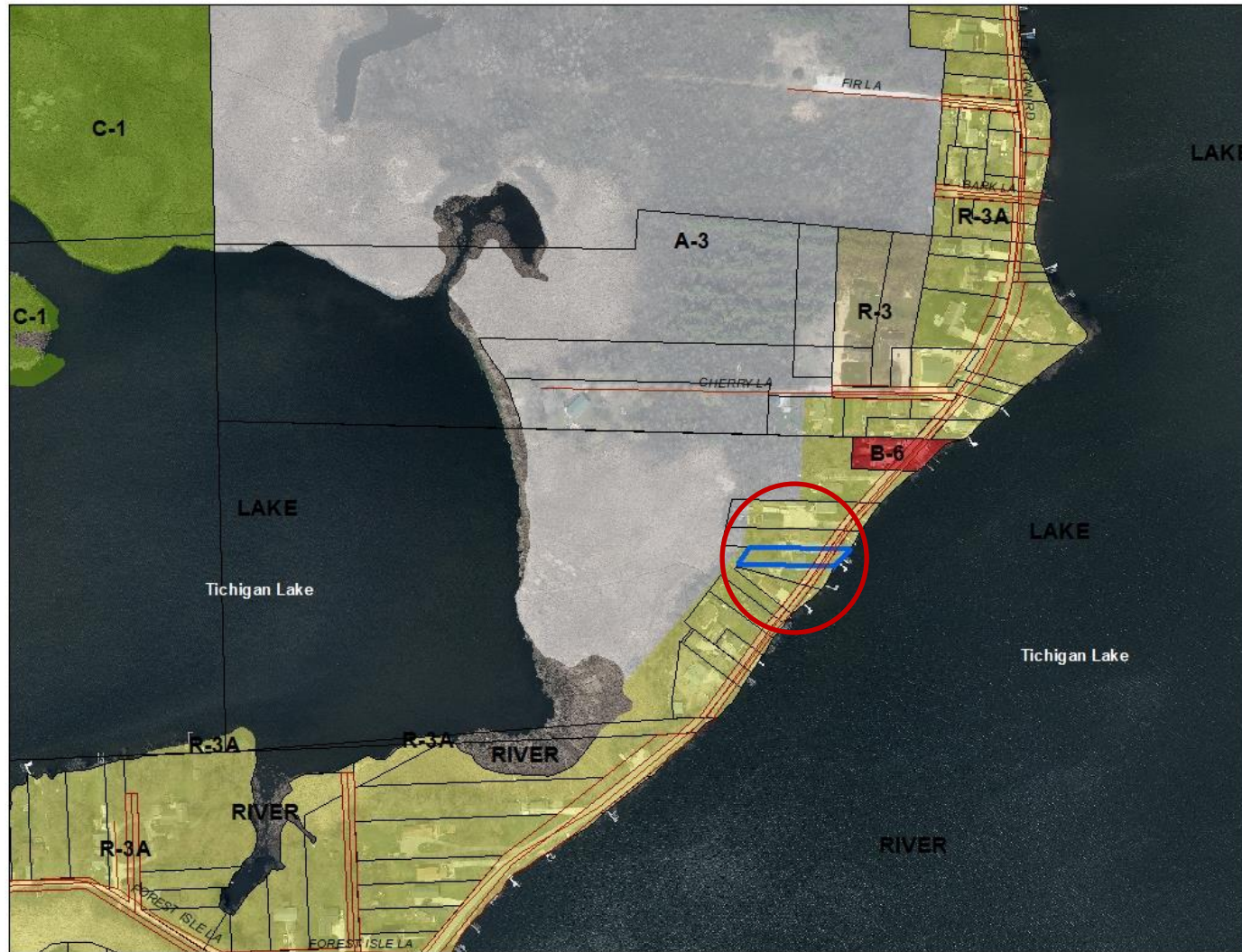
Town of Waterford



John Podziemski, Owner
Site Address: 7038 Tichigan Road

Zoning Map

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SEC 11 – T4N – R19E

Town of Waterford



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2020 Aerial & Floodplain



SEC 11 – T4N – R19E

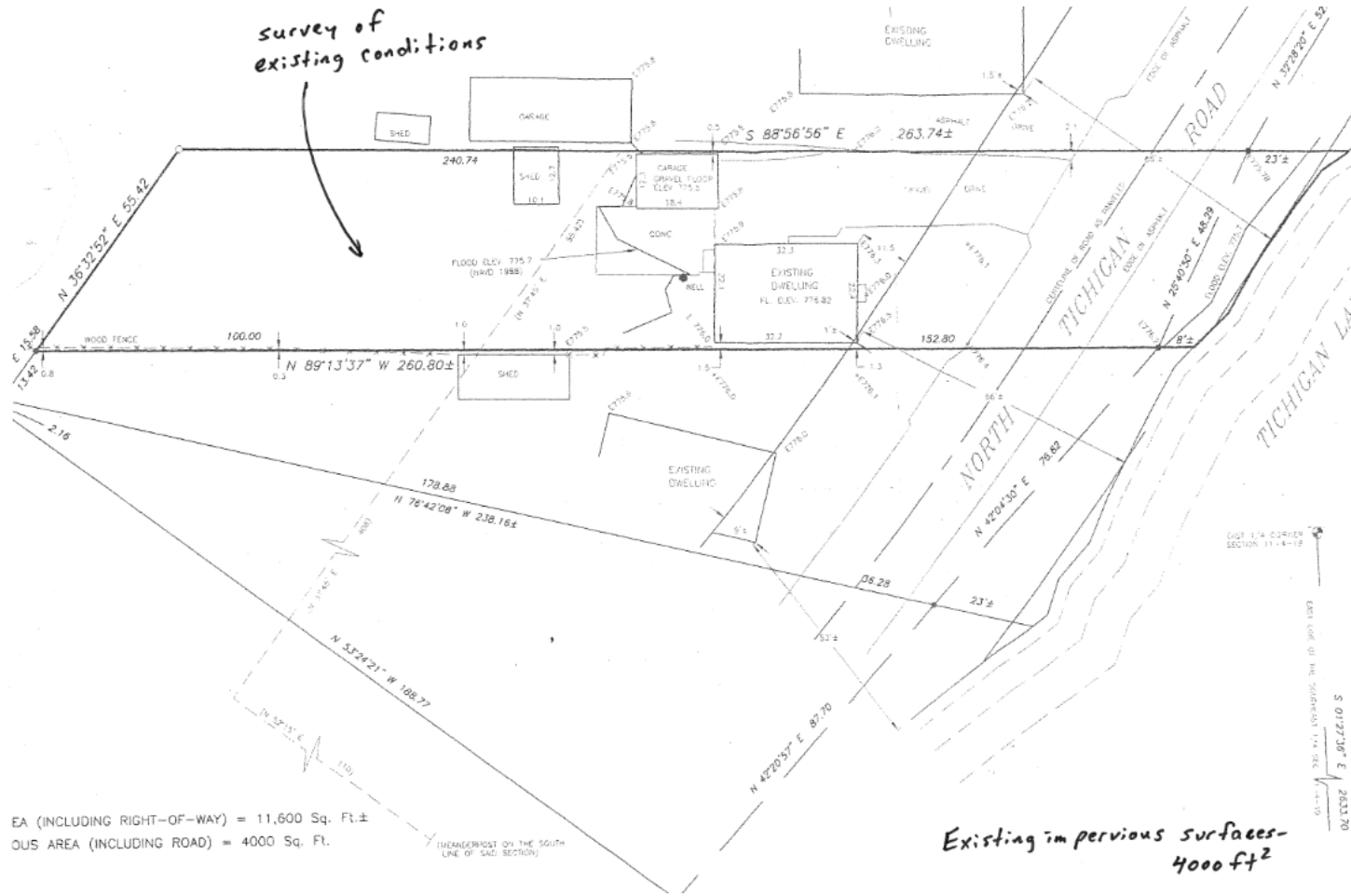
Town of Waterford



John Podziemski, Owner
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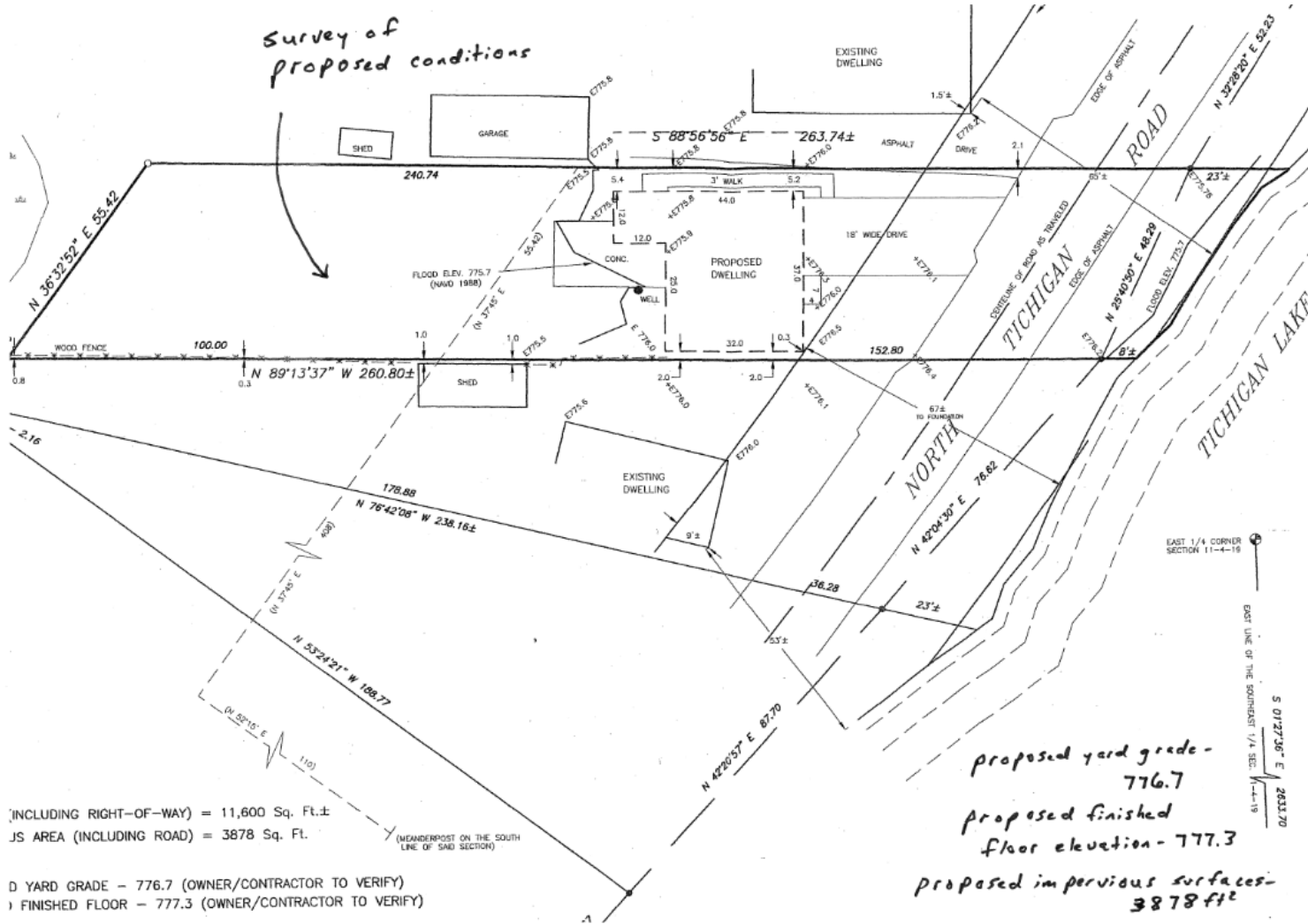
**Existing
 Site Plan**



John Podziemski, Owner
Site Address: 7038 Tichigan Road

**Proposed
Site Plan**

Extension Request R-3A shoreland conditional use approval and variance to raze the existing residence, detached garage and shed and construct a single-family residence with attached garage. (previous approval 2/2/21)



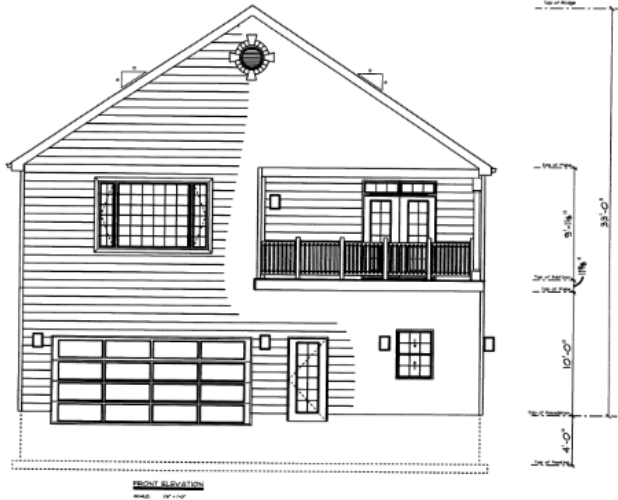
JRP Properties LLC, Owners

Jerry Jenks, Agent

Site Address: 7038 Tichigan Road

Request R-3A shoreland conditional use approval and variance to raze the existing residence, detached garage and shed and construct a single-family residence with attached garage.

Building Elevations



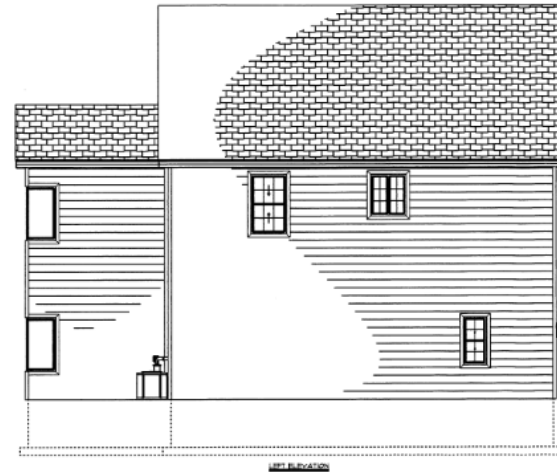
Front



Right



Rear



Left

SEC 11 – T4N – R19E

Town of Waterford

