

PH Item A

APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

Owner: Foot Trust

Applicant/Agent: Garrett / Kyle Foot

Address: 3121 E1 Camino way
Waterford WI 53185

Date petition filed: 12/17/2021 Hearing Date: 2.1.2022

Phone (Hm) 262-210-4845 (Wk)

Municipality: Town of Waterford

Zoning district(s): A-2

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 establish a building envelope for the future construction of a single family residence.

at site address Northwest corner of CTRK and Division Road, Section 25, T 4 N, R 19 E
Lot(s) - Blk - Subd/CSM N/A Parcel Id.# 016041925023000

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 residential building envelope will have an insufficient street yard setback.

Applicant is subject to: Article VI Division 24 A-2 General Farming and Residential District II and section 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)

- N/A Property is all/partially located in the shoreland area of _____
- Project is all/partially located in the shoreland area of _____
- Property is all/partially located in the floodplain area of N/A
- 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.

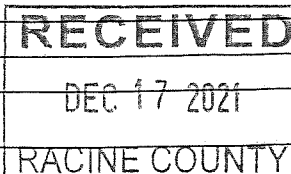
1) Explain how the Ordinance creates an unnecessary hardship and in the absence of approval no feasible use can be made of the property. see attached

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

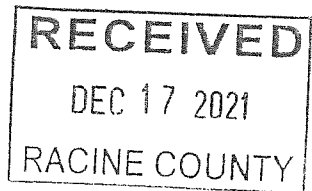
4) Explain how the request is not based on economic gain or loss and is not self-imposed. see attached

Owner/Applicant's Signature [Signature]



Date 12/16/2021

Fee paid: \$ 450.00 Check # 007981 (Payable to Racine County Planning) *Please attach required documentation



APPLICATION FOR A VARIANCE / APPEAL

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

--If the set back remains the same the only way to get into the garage of the home would be to drive around the house to the back, and is very inconvenient. The driveway also takes up most of the yard area on the lot, since the access has to come from Division Rd. With the new set back there is opportunity for usable front and back yard.

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

--This lot is a triangle lot with a small building envelope and very hard to place a home there.

#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.

--We are not trying to change the set back to the north to encroach in any way on Mrs. Lobe's property. The set back to the south-changing it would only affect the area to CTH "K" which already has more than the normal area for road right of way than normal. No other area is affected-and there is no access here so it would not be interfering with anyone.

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

--The request is so a home can be built on this lot with a family enjoying the home with some yard space and not have the majority of the lot taken up in a driveway. The triangular building area of the lot is small and the extra feet gives the ability for a more normal home to be built.

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

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER FOAT TRUST
 Mailing Address 3121 El Camino Way
Waterford WI 53185
 City State Zip
 Phone (H) _____ (W) _____

APPLICANT GARRETT FOAT & KYLE FOAT
 Mailing Address _____
 City State Zip
 Phone (H) 202-210-4845 (W) _____

Parcel Id. # 0110-04-19-25-023-000 Site Address NW CORNER OF CTH H & DIVISION ROAD

Municipality Waterford Section(s) 25 Town 04 North, Range 19 East

Lot - Block - Subdivision Name N/A CSM # -

Proposed Construction/Use RESIDENTIAL BUILDING ENVELOPE per submitted plan dated December 17, 2021 prepared by Degen-Foat Surveying, Inc.

New _____	Principal Bldg. _____	Size (____ x ____ x ____)	(____ x ____)	(____ x ____)
Addition _____	Accessory _____	Area (sq ft) (____ per)	(____ submitted)	(____ plans)
Alteration _____	Deck _____	# of Units/Stories _____	/	Building Ht.-Avg. (ft.) _____
Conversion _____	Sign _____	Peak Ht. (ft.) _____	_____	100-Yr. Floodplain Elev. _____
Temporary _____	Other _____	Eave Ht. (ft.) _____	_____	Flood Protection Elev. _____

Contractor N/A Est. Value w/Labor \$ N/A ZONING DISTRICT A-2

Existing Nonconforming? <u>N/A</u> <input checked="" type="checkbox"/>	* Yes _____ No _____	Yard Setbacks	Proposed	OK?
*Structure's Fair Mrkt Value \$ _____	Cumulative %	Street-1 st	<u>75'</u>	<u>yes</u>
*>50% of Fair Market Value? <u>N/A</u> <input checked="" type="checkbox"/>	Yes _____ No _____	Street-2 nd	<u>50'</u>	
Structure in Shoreland? (per map)	Yes _____ No <input checked="" type="checkbox"/>	Side-1 st	<u>25'</u>	<u>yes</u>
Structure in Floodplain? (per map)	Yes _____ No <input checked="" type="checkbox"/>	Side-2 nd	<u>-</u>	<u>-</u>
Structure in Wetland? (per map)	Yes _____ No <input checked="" type="checkbox"/>	Rear	<u>-</u>	<u>-</u>
Substandard Lot?	Yes _____ No <input checked="" type="checkbox"/>	Shore	<u>-</u>	<u>-</u>
Abutting Lot-Same Owner/Closely Related?	Yes _____ No <input checked="" type="checkbox"/>	Total Acc. Structures	<u>-</u>	<u>-</u>
BOA Variance Needed?	Yes <input checked="" type="checkbox"/> No _____	Date of Approval	_____	_____
Conditional Use/Site Plan Needed?	Yes _____ No <input checked="" type="checkbox"/>	Date of Approval	_____	_____
Shoreland Contract Needed?	Yes _____ No <input checked="" 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/CC Date # 7981

Signature of Owner /Applicant _____ Date _____

Shoreland Contract Fee Pd: \$ _____
 Cash/Check/CC Date # _____

Print Name(s) _____

Zoning Permit Fee Pd: \$ _____
 Cash/Check/CC Date # _____

Notes (revisions, extensions, etc.) _____

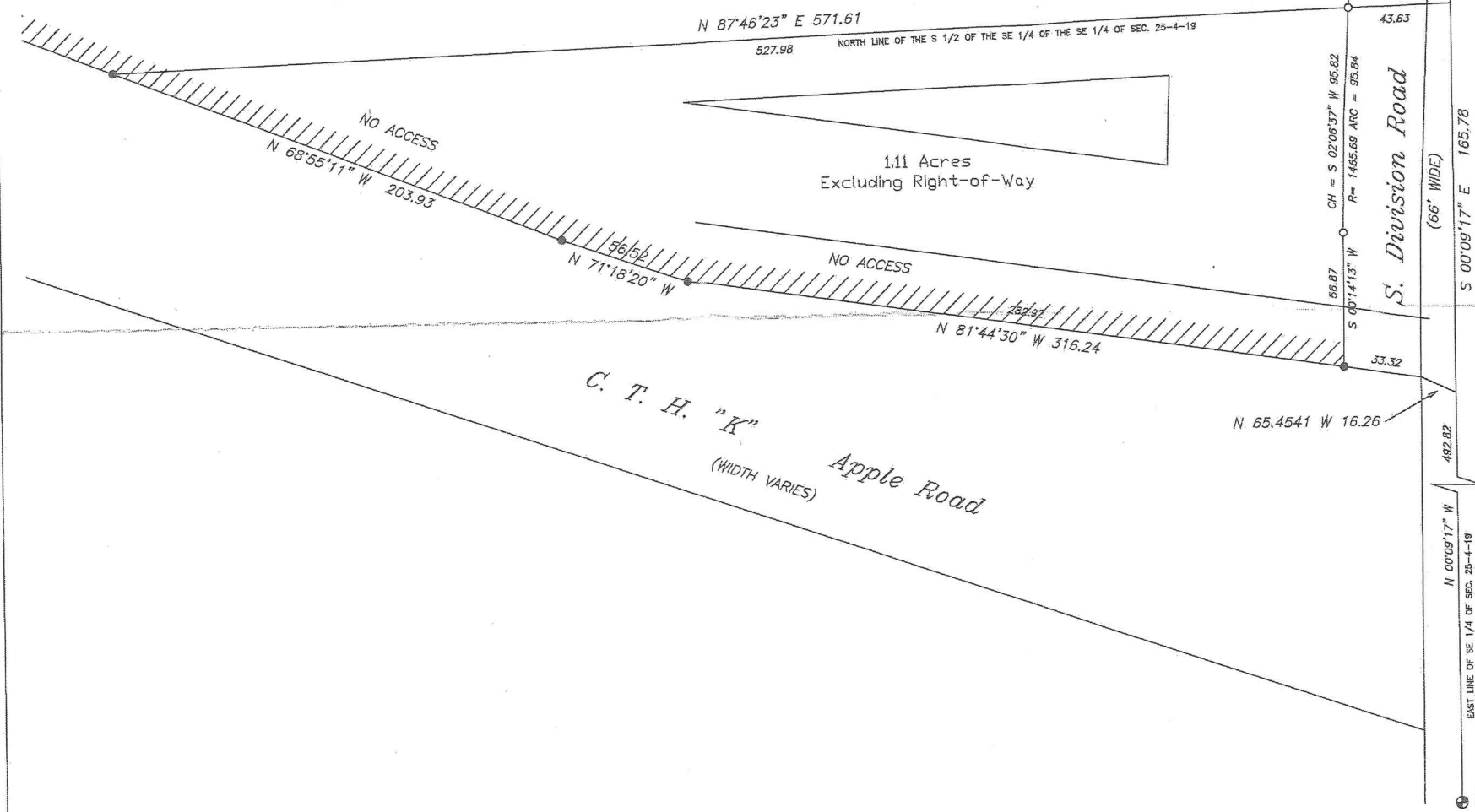
Other: Pd: \$ _____

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 01100419-25-023000

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWN 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE N 00°09'17" W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, 492.82 FEET TO THE POINT OF BEGINNING; THENCE N 65°45'41" W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY TRUNK HIGHWAY "K", 16.26 FEET; THENCE N 81°44'30" W, ALONG SAID NORTHERLY LINE, 316.24 FEET; THENCE N 71°18'20" W ALONG SAID NORTHERLY LINE, 56.52 FEET; THENCE N 68°55'11" W ALONG SAID NORTHERLY LINE, 203.93 FEET; THENCE N 87°46'23" E, 571.61 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE S 00°09'17" E ALONG SAID EAST LINE, 165.78 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE EASTERLY SIDE FOR HIGHWAY PURPOSES.



RECEIVED
DEC 17 2021
RACINE COUNTY

PROJECT
PLAT OF SURVEY
PROJECT NO.
193025
193025S1.dwg
DATE
MAY 29, 2019
REVISIONS

SURVEYOR
GARY B. FOAT
Degen - Foat Surveying, Inc.
100 S. Second Street
Waterford, WI 53185
PREPARED FOR
FOAT PROPERTY
3121 EL CAMINO WAY
WATERFORD, WI 53185

SCALE: 1" = 40'
0 40 80
BEARING BASE: GRID NORTH, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

- LEGEND
- - FOUND 1" IRON PIPE
 - - SET 1" IRON PIPE
 - () - RECORDED AS
 - ⊕ - SOIL BORING
 - ⊙ - FOUND RACINE COUNTY MONUMENT

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

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 29th DAY OF MAY 2019
RECERTIFIED

NOT TO SCALE
Reduced for file reference only