

Lorie R. Raupp Trust

APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

LORIE RAUPP DECORATION OF TRUST

Owner: DATED DECEMBER 27, 2013

Applicant/Agent: DM KETTERHAGEN Builders

Address: 30711 CEDAR DRIVE

Date petition filed: 4-6-22 Hearing Date: 5-3-22

BURLINGTON, WI 53105

Municipality: BURLINGTON TOWNSHIP

Phone (Hm) 312-305-7729 (Wk)

Zoning district(s): R-3

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 construct an addition to an existing deck and a paver patio

at site address 30711 CEDAR DRIVE, BURLINGTON WI, Section 27, T 3 N, R 19 E Lot(s) 20, 21, 22 Blk - Subd/CSM VILLA HEIGHTS Parcel Id.# 002031927769000 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 addition to an existing deck and paver patio will have insufficient shore yard setbacks

Applicant is subject to: Article VI Division 5, R-3 Suburban Residential District (Sewered); Section 20-1017 Reduction or joint use and Sec. 20-1045 Shoreland setbacks and exempt structures

\_\_\_\_\_, 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 4-6-22

Fee paid: \$ 450.00 Check # 38796 (Payable to Racine County Planning) \*Please attach required documentation

... an appeal of the Zoning Administrator for:

construction of a patio and deck extension.

1).... *unnecessary hardship and in the absence of approval no feasible use can be made of the property.*

The Ordinance interferes with the reasonable use of residential property to have a paved patio area adjacent to the house and deck.

2).... *circumstances that are unique to this lot or structure.*

The house is situated with a side entrance door that does not have a walway to the front of the house, particularly to the lakefront deck. The existing deck is of an unusual "Z" shape limiting floor area making it unsafe for use with typical picnic tables and chairs.

The property has a 185 foot lake frontage with a large existing vegetative buffer area that is maintained on the lakefront.

3).... *detriment to adjacent property or materially impair or be contrary to the purpose and spirit of zoning or the public interest.*

In 2021 the owner removed an estimated 225 square foot concrete patio from the lakefront buffer zone and restored the lawn (picture included). The proposed replacement patio makes sense as it will be farther back from the lake, and will be constructed of permeable materials. The existing vegetation that covers more than half of the shoreland setback across 185 feet of shoreline has been improved by the owner and will not be disturbed by the proposed work.

4).... *economic gain or loss and is not self-imposed.*

The proposed patio extension and deck addition provide a functional use of the property. The useability of property is only being improved for the enjoyment and safety of the owners and guests.





**LOCATION MAP**

Lorie R Raupp Declaration of Trust Dated 12/27/2013; Owner  
D.M. Ketterhagen Builders; Agent

30711 Cedar Drive  
Sec. 27, T3N, R19E - Town of Burlington



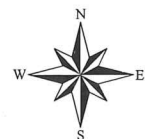
1 inch = 400 feet  
Revised by EJS



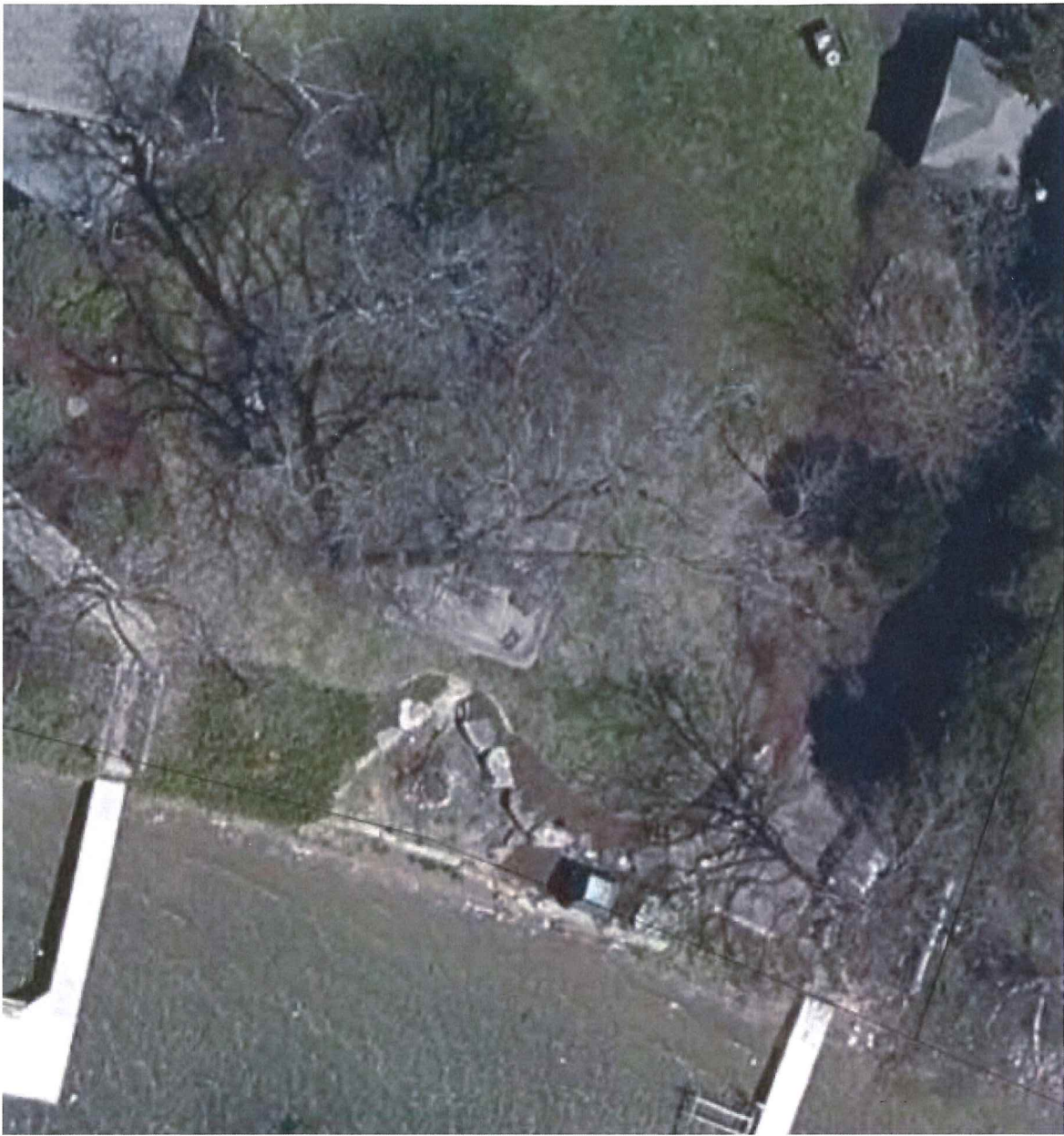
**ZONING MAP**

Lorie R Raupp Declaration of Trust Dated 12/27/2013; Owner  
 D.M. Ketterhagen Builders; Agent

30711 Cedar Drive  
 Sec. 27, T3N, R19E - Town of Burlington



1 inch = 400 feet  
 Revised by EJS



**RECEIVED**  
APR 06 2022  
RACINE COUNTY



RECEIVED  
APR 06 2022  
RACINE COUNTY



**PLAT OF SURVEY**  
-OF-

LOTS 20, 21, AND 22, "WILIA HIGHTS" SUBDIVISION, EXCEPTING THE WESTERLY 15 FEET OF LOT 22 LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 19 EAST, TOWNSHIP OF BURLINGTON, RACINE COUNTY, WISCONSIN.  
SURVEY FOR: STEVE RAUPP  
SURVEY ADDRESS: 30711 CEDAR DRIVE

TOTAL LOT AREA: 46,311 sqft - 1.06 acres  
30% OF LOT: 13,893 sqft  
EXISTING TOTAL IMPERVIOUS SURFACE: 12,732 sqft  
PROPOSED TOTAL IMPERVIOUS SURFACE: 12,905 sqft

**CURVE DATA:**  
RADIUS: 3114.9'  
CHORD: 200.81'  
57378.25'E

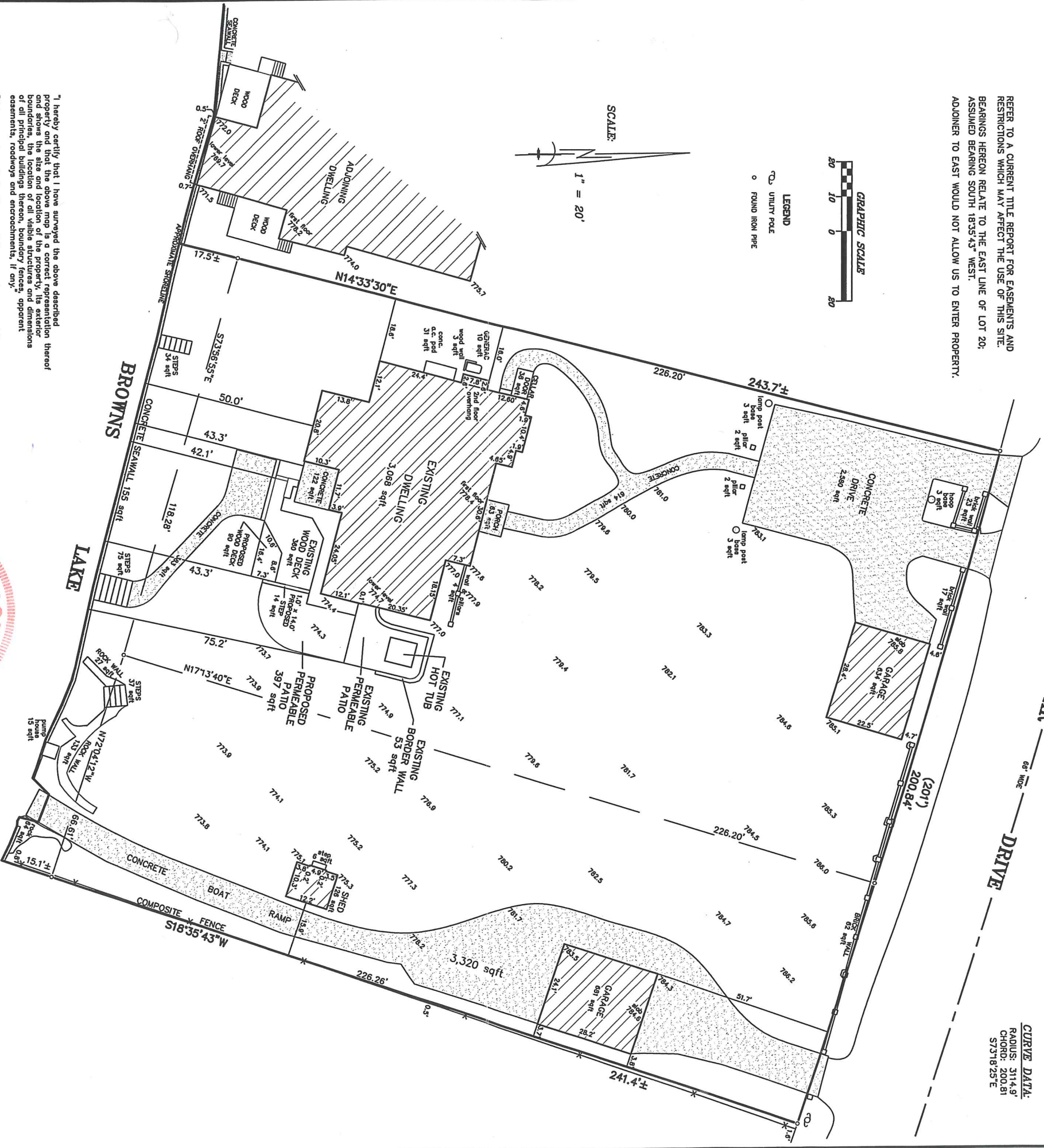
REFER TO A CURRENT TITLE REPORT FOR EASEMENTS AND RESTRICTIONS WHICH MAY AFFECT THE USE OF THIS SITE. BEARINGS HEREON RELATE TO THE EAST LINE OF LOT 20; ASSUMED BEARING SOUTH 18°35'43" WEST. ADJONER TO EAST WOULD NOT ALLOW US TO ENTER PROPERTY.



**LEGEND**  
○ UTILITY POLE  
○ FOUND IRON PIPE

SCALE:

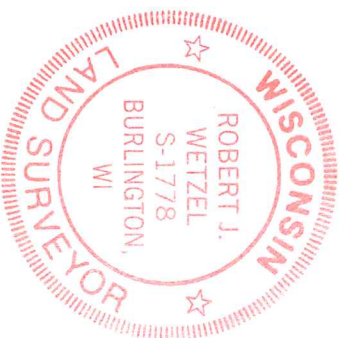
1" = 20'



"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, all easements, encroachments, and dimensions of all principal buildings thereon, boundary lines, adjacent 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."

**B.W. SURVEYING, INC.**

412 N. PINE STREET  
BURLINGTON, WI 53105  
(262)-767-0225



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

*Robert J. Wetzel*  
ROBERT J. WETZEL  
S-1778

REVISIONS:	APRIL 6, 2022
REVISED:	NOVEMBER 8, 2021
REVISED:	OCTOBER 8, 2021
DATE:	AUGUST 5, 2021
DRAWING NO.:	10471 E
CHECKED BY:	BW/DW
DRAWN BY:	MT
JOB NO.:	10471
SHEET	1 OF 1