

**RACINE COUNTY BOARD OF ADJUSTMENT**  
**PUBLIC HEARING AND BOARD MEETING SUMMARY MINUTES**  
**May 3, 2022, 9:00 A.M.**

(NOTE: Audio recording from Racine County is available upon request. These minutes are intended as a summary of actions taken by the Committee and do not include verbatim or detailed accounts of all comments made by staff, the Committee, and members of the general public present at the meeting.)

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Board members present by roll call: George Bieneman, B. Jean Schaal, Fred Chart

Board members excused: David Hendrix

Staff present Jarmen Czuta, Kim Parsons

Chairman Bieneman called the May 3, 2022, Racine County Zoning Board of Adjustment public hearing to order at 9:10 a.m. Board members were introduced by roll call and Chairman Bieneman explained meeting procedures.

**SCHAAL MOVED, seconded by Chart, to approve the March 1, 2022, Racine County Board of Adjustment public hearing and board meeting summary minutes as amended. Motion carried unanimously. VOTE: 3/0**

Jarmen Czuta announced that Board members may have visited the sites prior to this meeting, and pertinent information obtained during the visits may be discussed at this meeting and used to assist them in their decision-making.

**PUBLIC HEARING**

A. 9:12 9:39	Lorie R. Raupp Trust D.M. Ketterhagen Builders, Agent	-Burlington-	The proposed addition to an existing deck and paver patio will have insufficient shore yard setbacks.
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Czuta presented the petition. The Board heard public testimony and communications were read into the record.

Steve Raupp presented a brief history of the property and what they have done to it since the time they purchased it. He also answered questions of the committee members.

Agenda Troy Ketterhagen was also available to answer questions.

At the Board portion of the hearing, **SCHAAL MOVED, seconded by Chart, to approve the petition as presented. Motion carried. VOTE: 3/0**

The Board approved this variance request as the Racine County Public Works and Development Services Director did not object pursuant to her correspondence dated May 2, 2022. Submitted documentation and public hearing testimony established a need for an addition to an existing deck and paver patio and the need to preserve the substantial property rights of the owner that are also enjoyed by others in this area. The variance does not appear to be contrary to the purpose and spirit of the ordinance, as the proposed addition to an existing deck and paver patio are consistent with the existing development in this area, they should not block views to the water, the location of the proposed addition to an existing deck

and paver patio is further back from the shore than the shore yard patio that previously existed, and the addition to an existing deck and paver patio should not compromise aesthetics. The existing structure was built prior to the adoption of the revised Racine County Zoning Ordinance and the proposed addition to an existing deck and paver patio will not encroach further into the required shore yard setback than what presently exists. The location of the existing residence and associated deck and patio as well as other obstructions, create a hardship and limit the location for proper placement of an addition to the existing deck and paver patio on this property. The request does not appear to create substantial detriment to adjacent property as there was no opposition shown at the public hearing and the public interest does not appear to be negatively impacted by this request. To comply with the ordinance would render conformity with such restrictions as unnecessarily burdensome.

The Board granted approval subject to the following conditions:

1. Before beginning this project, the applicant must obtain a zoning permit card from this office after paying the required fee of \$150.00 (addition to an existing deck and paver patio). This card must be displayed in a prominent location at the project site. Also, a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. This variance approval will expire on February 3, 2023, unless substantial work has commenced pursuant to such grant, or an application for extension is submitted to this office before the expiration date and said extension request shall be placed upon the next available agenda. No construction may begin after such time unless the Racine County Board of Adjustment grants an extension in writing.
3. The proposed addition to an existing deck and paver patio shall be located and sized as shown on the submitted survey received by the Racine County Development Services office on April 6, 2022.
4. Prior to zoning permit issuance, the applicant must submit a landscaping plan to the Racine County Development Services office for review and approval. This plan must outline additional shore yard plantings to offset the visual and environmental impacts of the addition to an existing deck and paver patio.
5. The applicant has submitted a mitigation plan to the Racine County Development Services office for review and approval that indicates that pervious/permeable pavers will be utilized for the proposed paver patio. Prior to zoning permit issuance, this plan must be recorded with the Racine County Register of Deeds office.
6. The applicant must allow full and unlimited access to the project site at a reasonable time to any Public Works and Development Services Department employee who is investigating the project's construction, operation, or maintenance.
7. The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses and for abiding by all applicable codes and regulations.
8. Minor changes may be approved by Development Services staff through a revised zoning permit if said changes are the same as or more in conformance with this approval. No other additions, deletions, or changes may be made to these conditions without the prior approval of the Zoning Board of Adjustment.



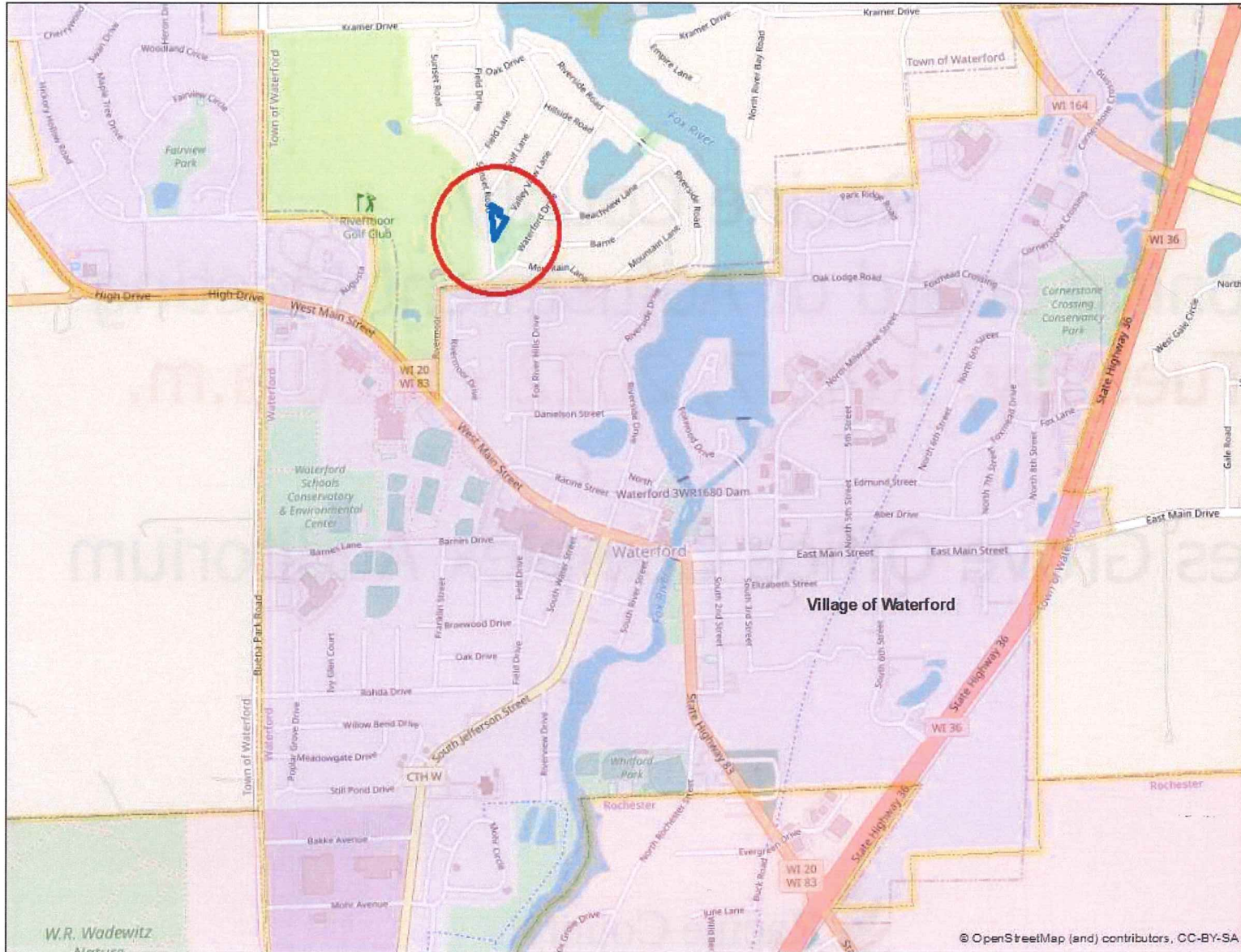
Racine County  
Zoning Board of Adjustment Meeting  
Tuesday, June 7, 2022 - 9:00 a.m.

Ives Grove Office Complex Auditorium



Jeffery & Lesli Hrouda, Owners  
Site Address: 4208 Valley View Drive  
Request R-3A Variance to construct a 24'x40' detached garage

## Location Map



SEC 26 – T4N – R19E  
Town of Waterford



Jeffery & Lesli Hrouda, Owners  
Site Address: 4208 Valley View Drive  
Request R-3A Variance to construct a 24'x40' detached garage

## Zoning Map

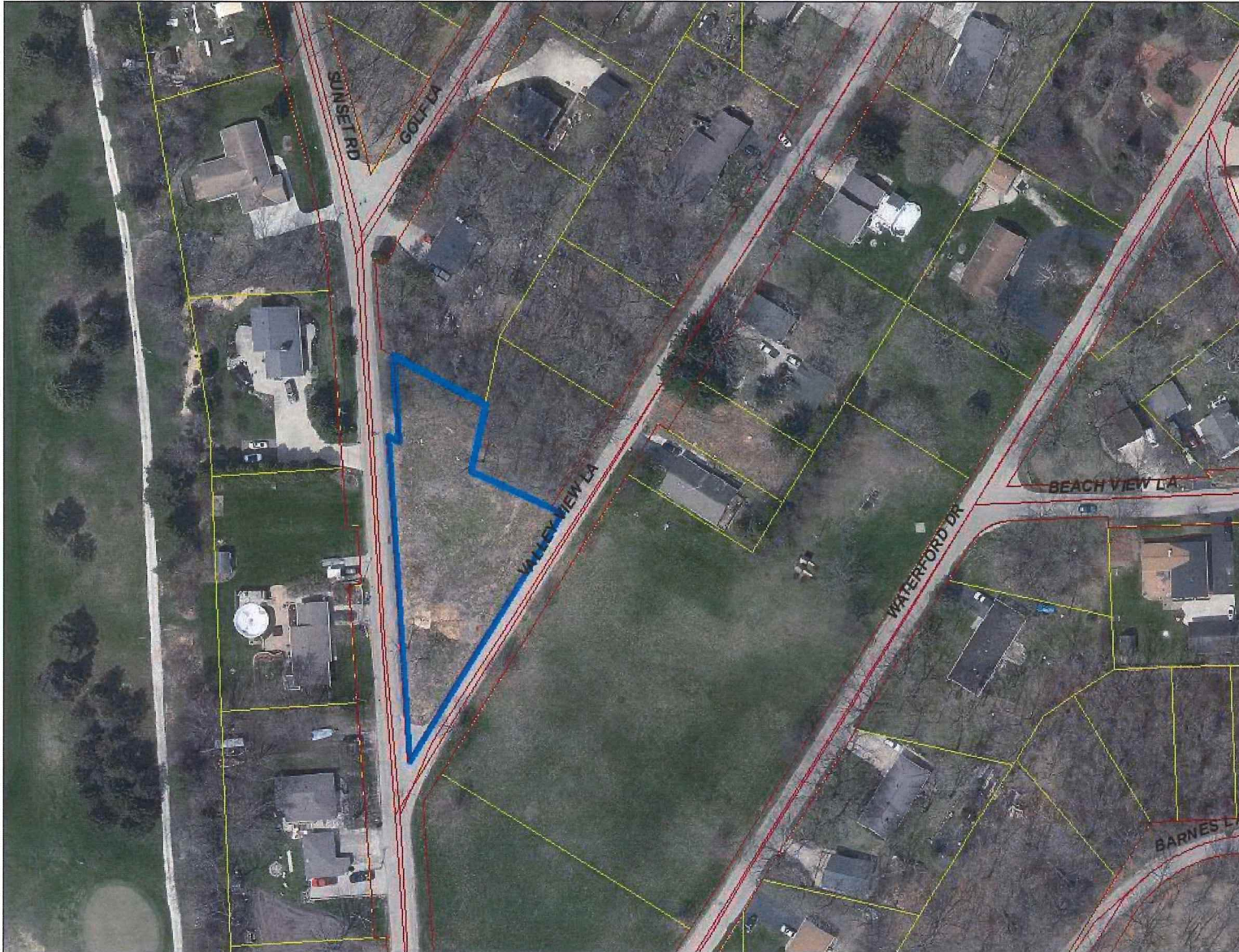


SEC 26 – T4N – R19E  
Town of Waterford



Jeffery & Lesli Hrouda, Owners  
Site Address: 4208 Valley View Drive  
Request R-3A Variance to construct a 24'x40' detached garage

2020 Aerial Photo



SEC 26 – T4N – R19E  
Town of Waterford



Jeffery & Lesli Hrouda, Owners

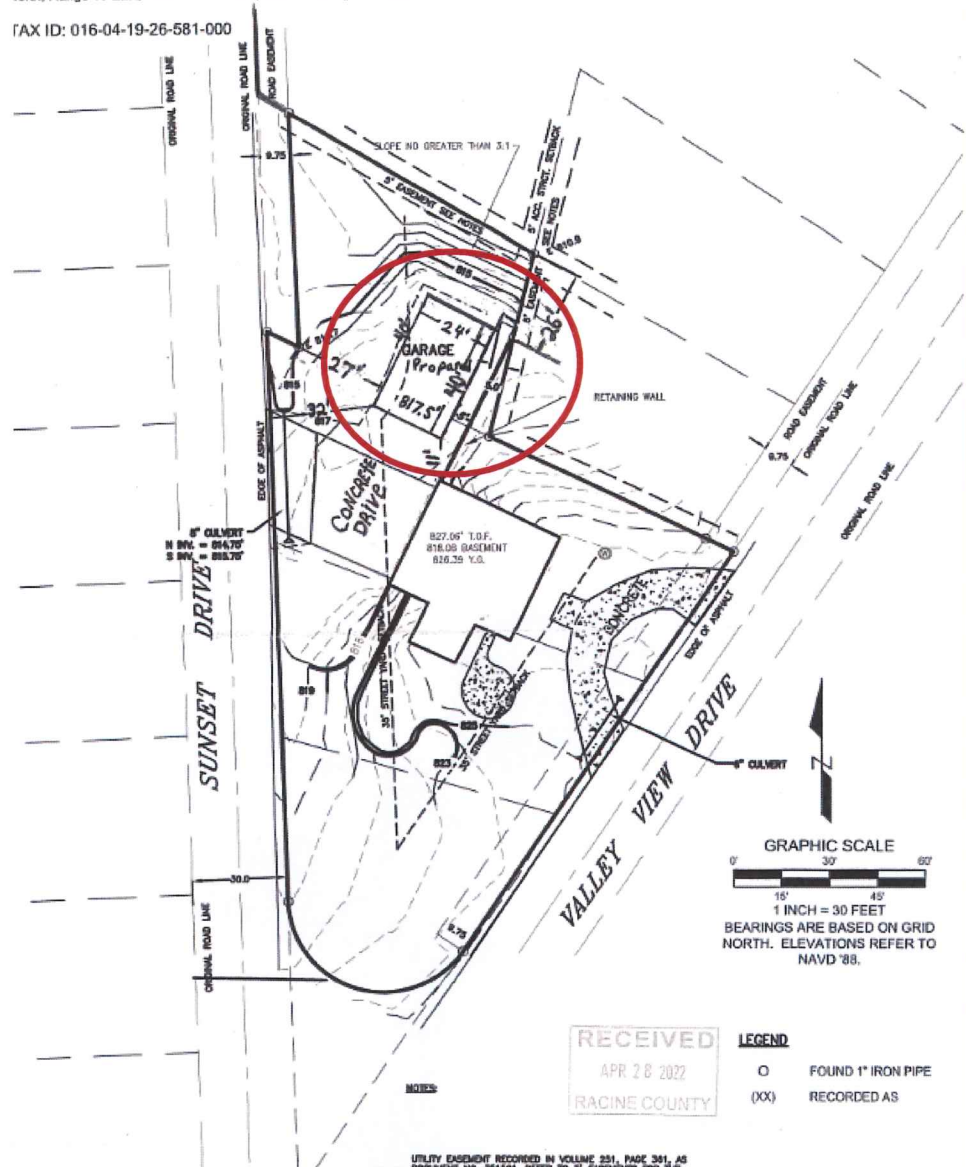
PERMIT PLAN

PROPOSED 24'x40'  
GARAGE

Proposed

LOCATION: 4208 Valley View Drive, Watford, Wisconsin  
OWNER/PREPARED FOR: Jeffrey T. & Lesli A. Hrouda  
LEGAL DESCRIPTION:  
Lots 1, 2, 3 and 51, Block 12, Watford Woods, a Plat of record located in the South 1/2 of Section 26, Township 4 North, Range 19 East, Town of Watford, Racine County, Wisconsin.

TAX ID: 016-04-19-26-581-000



RECEIVED  
APR 28 2022  
RACINE COUNTY

LEGEND  
O FOUND 1" IRON PIPE  
(XX) RECORDED AS

UTILITY EASEMENT RECORDED IN VOLUME 251, PAGE 341, AS  
RECORDED IN RACINE COUNTY RECORDS NO. 27, PARCEL NUMBER 190100

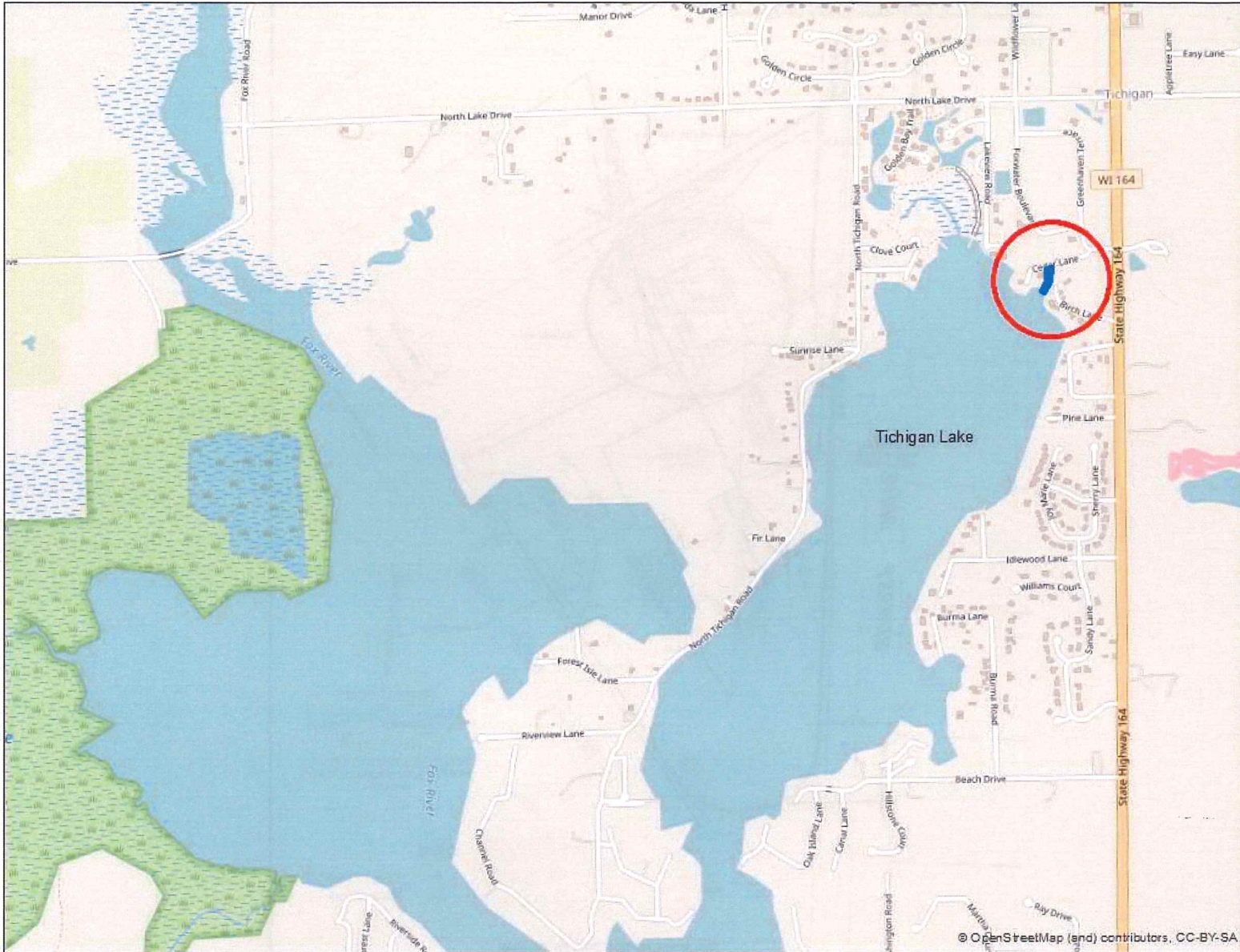
SEC 26 – T4N – R19E  
Town of Watford





**Joe & Shari Severson, Owners**  
**Site Address: 28511 Cedar Lane**  
**Request R-3A Variance to construct a 704sf attached garage addition to the existing residence**

**Location Map**



**SEC 12 – T4N – R19E**  
**Town of Waterford**



Joe & Shari Severson, Owners  
Site Address: 28511 Cedar Lane

# Zoning Map

Request R-3A Variance to construct a 704sf attached garage addition to the existing residence



SEC 12 – T4N – R19E

Town of Waterford



Joe & Shari Severson, Owners  
Site Address: 28511 Cedar Lane  
Request R-3A Variance to construct a 704sf attached garage addition to the existing residence

**2020 Aerial Photo  
Floodplain**



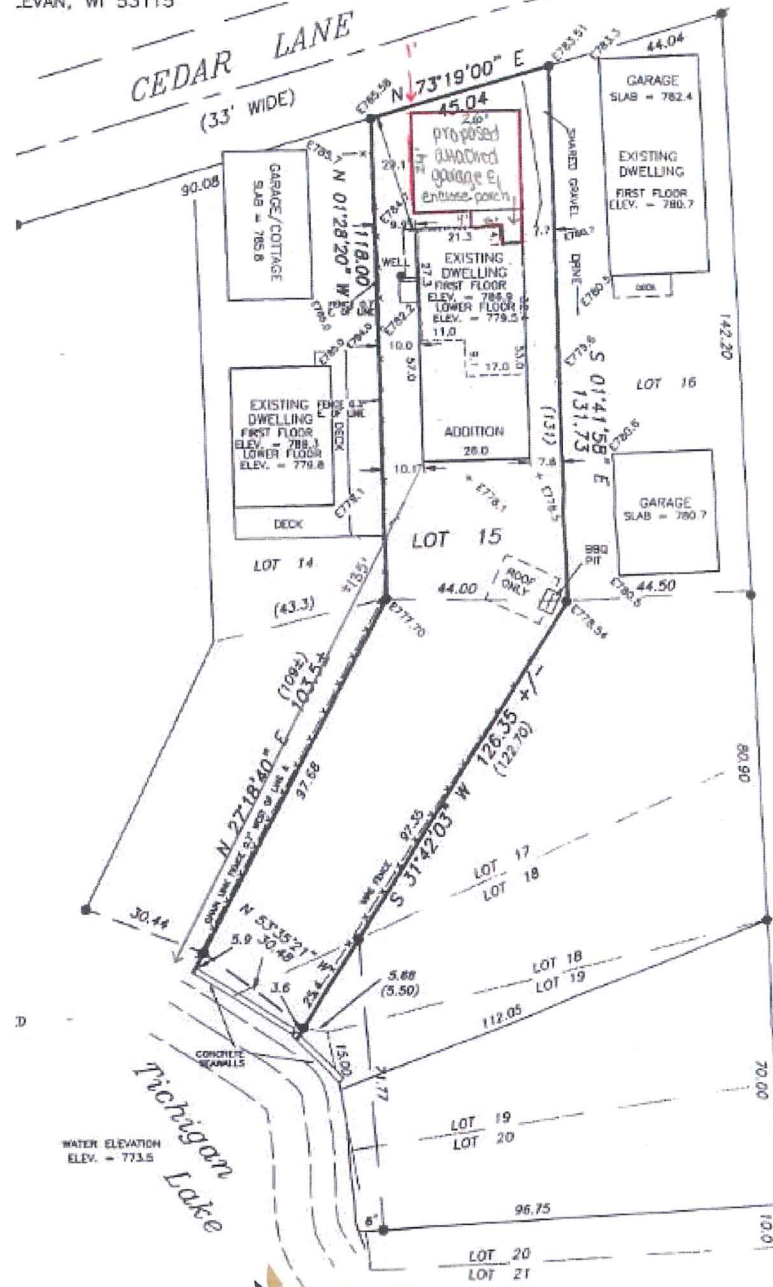
SEC 12 – T4N – R19E  
Town of Waterford



Joe & Shari Severson, Owners

427 OAK RIDGE DRIVE  
EVAN, WI 53115

Proposed



SEC 12 – T4N – R19E  
Town of Waterford



APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

Owner: Jeffrey T. + Lesli A. Hrouda

Applicant/Agent: Jeff Hrouda

Address: 4208 Valley View Drive

Date petition filed: 4.28.2022 Hearing Date: 6.7.2022

Waterford, WI 53185

Municipality: Waterford

Phone (Hm) 262-902-9665 (wk)

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 construct a 24'x40' detached garage

at site address 4208 Valley View Drive, Section 20, T 4 N, R 19 E Lot(s) 123,51 Blk 12 Subd/CSM Waterford Woods Parcel Id.# 010.04.19.26.581.000 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: Article VI, Division 6, R-3A, Suburban Residential District (Sewered), Section 20-1017 Reduction or joint use and Sec. 20-115 Accessory regulations

of the Racine County Zoning Ordinance.

Check applicable below: (Underline or circle the word "all" or "partially" below, as needed)

<input checked="" type="checkbox"/> Property is <u>partially</u> located in the shoreland area of <u>FOX RIVER</u>	↓	<b>RECEIVED</b>
<input checked="" type="checkbox"/> Project is <u>partially</u> located in the shoreland area of _____		APR 28 2022
Property is all/partially located in the floodplain area of _____		<b>RACINE COUNTY</b>
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. Because this lot is between two streets, Valley View DR and Sunset Drive, it requires two front yard setbacks which is greater than a rear yard setback requirement. The road right of way width increases on only one of the four lots that comprise the total lot. This complicates the issue.

2) Describe the exceptional, extraordinary or unusual circumstances that are unique to this lot or structure. The "V" shape of the lot, which is a combination of four lots, and the elevation requires retaining walls, there is no other location for a free standing garage. This lot is over one half acre in size.

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. The only adjacent property is to the north. The setback proposed is substantially greater than required. A drive through Waterford Wood subdivision will show many homes that are closer to the road than this proposed garage location

4) Explain how the request is not based on economic gain or loss and is not self-imposed. I built a very moderate sized home on this over half acre lot. The house is built in the only possible location on this "V" shaped lot. Because of the lot shape and elevation change this is not self-imposed or economic gain

Owner/Applicant's Signature Jeffrey T. Hrouda Date 2-22-2022

Fee paid: \$ 450.00 Check # 5415 (Payable to Racine County Planning) •Please attach required documentation

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

PERMIT NO. \_\_\_\_\_  
 DATE PERMIT ISSUED \_\_\_\_\_

OWNER Jeffrey T. + Lesli A. Hrouda  
 Mailing \_\_\_\_\_  
 Address 4208 Valley View Drive  
Waterford WI 53185  
 City State Zip  
 Phone (H) 262-902-9665 (W) \_\_\_\_\_

APPLICANT Jeffrey T. Hrouda  
 Mailing \_\_\_\_\_  
 Address 4208 Valley View Drive  
Waterford, WI 53185  
 City State Zip  
 Phone (H) 262-902-9665 (W) \_\_\_\_\_

Parcel Id. # 016-04-19-26-581-000 Site Address 4208-Valley View Drive  
 Municipality Town of Waterford Section(s) 26 Town 04 North, Range 19 East  
 Lot 123.51 Block 12 Subdivision Name Waterford Woods CSM # -  
 Proposed Construction/Use Detached garage - for personal use only

New  Principal Bldg. \_\_\_\_\_ Size ( 24' x 40' ) ( \_\_\_\_\_ x \_\_\_\_\_ ) ( \_\_\_\_\_ x \_\_\_\_\_ )  
 Addition \_\_\_\_\_ Accessory  Area (sq ft) ( 900' ) ( \_\_\_\_\_ ) ( \_\_\_\_\_ )  
 Alteration \_\_\_\_\_ Deck \_\_\_\_\_ # of Units/Stories 1 / - Building Ht.-Avg. (ft.) 17'  
 Conversion \_\_\_\_\_ Sign \_\_\_\_\_ Peak Ht. (ft.) 19' 100-Yr. Floodplain Elev. N/A  
 Temporary \_\_\_\_\_ Other \_\_\_\_\_ Eave Ht. (ft.) 15' Flood Protection Elev. N/A

Contractor Jeff Hrouda / owner Est. Value w/Labor \$ 30,240 ZONING DISTRICT R-3A  
 Existing Nonconforming? N/A  \* Yes \_\_\_\_\_ No \_\_\_\_\_ Yard Setbacks Proposed OK?  
 \*Structure's Fair Mrkt Value \$ \_\_\_\_\_ Cumulative % \_\_\_\_\_ Street-1<sup>st</sup> (Sunset) 27'  
 \*>50% of Fair Market Value? N/A  Yes \_\_\_\_\_ No \_\_\_\_\_ Street-2<sup>nd</sup> (Valley View) 97' yes  
 Structure in Shoreland? (per map) Yes  No \_\_\_\_\_ Side-1<sup>st</sup> \_\_\_\_\_  
 Structure in Floodplain? (per map) Yes \_\_\_\_\_ No  Side-2<sup>nd</sup> 5' yes  
 Structure in Wetland? (per map) Yes \_\_\_\_\_ No  Rear 26' yes  
 Substandard Lot? Yes \_\_\_\_\_ No  Shore \_\_\_\_\_  
 Abutting Lot-Same Owner/Closely Related? Yes \_\_\_\_\_ No  Total Acc. Structures 900/2000 yes  
 BOA Variance Needed? Yes  No \_\_\_\_\_ Date of Approval \_\_\_\_\_  
 Conditional Use/Site Plan Needed? Yes \_\_\_\_\_ No  Date of Approval \_\_\_\_\_  
 Shoreland Contract Needed? Yes \_\_\_\_\_ No  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<sup>00</sup> Jeffrey T. Hrouda 2-22-2022  
 Cash/Check/CC Date # 5415 Signature of Owner/Applicant Date

Shoreland Contract Fee Pd: \$ \_\_\_\_\_ Jeffrey T. Hrouda  
 Cash/Check/CC Date # \_\_\_\_\_ Print Name(s)

Zoning Permit Fee Pd: \$ 85<sup>00</sup> \_\_\_\_\_  
 Cash/Check/CC Date # \_\_\_\_\_ Notes (revisions, extensions, etc.)

Other: \_\_\_\_\_ Pd: \$ \_\_\_\_\_  
 if shoreland erosion review fee is included above Zoning Administrator (Staff Initials)

RECEIVED  
 APR 28 2022  
 Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER

PIN 016 04 19 - 26 - 581 000

RACINE COUNTY

If a private onsite wastewater treatment system (POWTS) serves the property check here \_\_\_\_\_ and complete # 1-6 below:

- 1) Sanitary Permit # \_\_\_\_\_ Date issued \_\_\_\_\_ Year installed \_\_\_\_\_ Failing? \_\_\_\_\_
  - 2) ~~If zoning permit is for an accessory structure without plumbing, check here \_\_\_\_\_ and go to #4 below.~~
  - 3a) ~~If a commercial facility, public building, or place of employment, will there be a change in occupancy of the structure; or will the proposed modification affect either the type or number of plumbing appliances, fixtures or devices discharging to the system? Yes\* \_\_\_\_\_ No \_\_\_\_\_ N/A \_\_\_\_\_~~
  - 3b) ~~If a dwelling, will the addition/alteration change the number of bedrooms? Yes\* \_\_\_\_\_ No \_\_\_\_\_ N/A \_\_\_\_\_~~  
~~\*If "Yes" above, documentation must be submitted per SPS 383.25 (2) (d) to verify system can be used.~~
  - 4) ~~Will construction interfere with the setback requirements to the POWTS per SPS 383.43 (8) (i)? Yes \_\_\_\_\_ No \_\_\_\_\_~~  
~~If "Yes," provide variance approval date: \_\_\_\_\_~~
  - 5) ~~Has a new sanitary permit been issued to accommodate the structure or proposed modification in wastewater flow or contaminant load and/or County sanitary approval granted? Yes \_\_\_\_\_ No \_\_\_\_\_~~
  - 6) ~~Comments \_\_\_\_\_~~
- ~~POWTS Inspector's Signature: \_\_\_\_\_ Date: \_\_\_\_\_~~

#### ZONING PERMIT REQUIREMENTS

A Plat of Survey shall be prepared by a Land Surveyor registered in Wisconsin for all new principal structures located on lots less than five (5) acres in size. All zoning permit applications shall be accompanied by plans drawn to scale, showing the location, actual shape and dimensions of the lot to be built upon and any primary and accessory buildings, the lines within which the building shall be erected, altered or moved, the existing and/or intended use of each building or part of a building and the number of families and/or employees the building is intended to accommodate. Include floodplain, wetlands, environmental corridors, easements and such other information with regard to the lot and neighboring lots or buildings as may be necessary to determine and provide for ordinance enforcement. Adequate driveway access and off-street parking stalls must be provided in accordance with Sec. 20-1088, Racine County Code of Ordinances. In addition, if a private sewage system exists, the location of the tank(s), system and vent shall be shown on the plan with setback distances to the closest part of the proposed construction.

All dimensions shown relating to the location and size of the lot shall be based upon an actual survey. Lot area shall not contain road right-of-way. The lot and location of the building thereon shall be staked out on the ground before construction is started. NOTE: All street yard, side yard, and rear yard setbacks shall be measured from the closest property lines. Shore yard setbacks shall be measured from the closest point of the ordinary highwater mark of a navigable body of water. All elevations shall be provided in mean sea level datum.

All zoning permits issued pursuant to this ordinance are valid for nine (9) months unless substantial construction has commenced and is continuing, otherwise such zoning permits shall become null and void and a new zoning permit is required. It is the responsibility of the applicant to secure all other necessary permits required by any federal, state or local agency. The issuance of a zoning permit is not a guaranty or warranty that the requirements have been met for other necessary permits, or that the site is otherwise suitable for construction.

**NOTICE: YOU ARE RESPONSIBLE FOR COMPLYING WITH STATE AND FEDERAL LAWS CONCERNING CONSTRUCTION NEAR OR ON WETLANDS, LAKES, AND STREAMS. WETLANDS THAT ARE NOT ASSOCIATED WITH OPEN WATER CAN BE DIFFICULT TO IDENTIFY. FAILURE TO COMPLY MAY RESULT IN REMOVAL OR MODIFICATION OF CONSTRUCTION THAT VIOLATES THE LAW OR OTHER PENALTIES OR COSTS. FOR MORE INFORMATION, VISIT THE DEPARTMENT OF NATURAL RESOURCES WETLANDS IDENTIFICATION WEB PAGE OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER. See DNR web site <http://dnr.wi.gov/wetlands/locating.html> for more information.**

#### ADDITIONAL ZONING PERMIT STIPULATIONS (check all that apply)

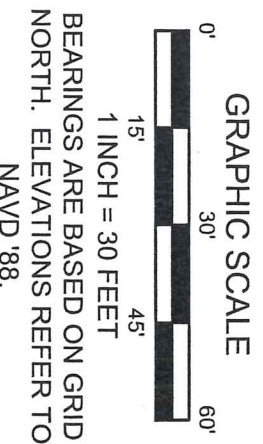
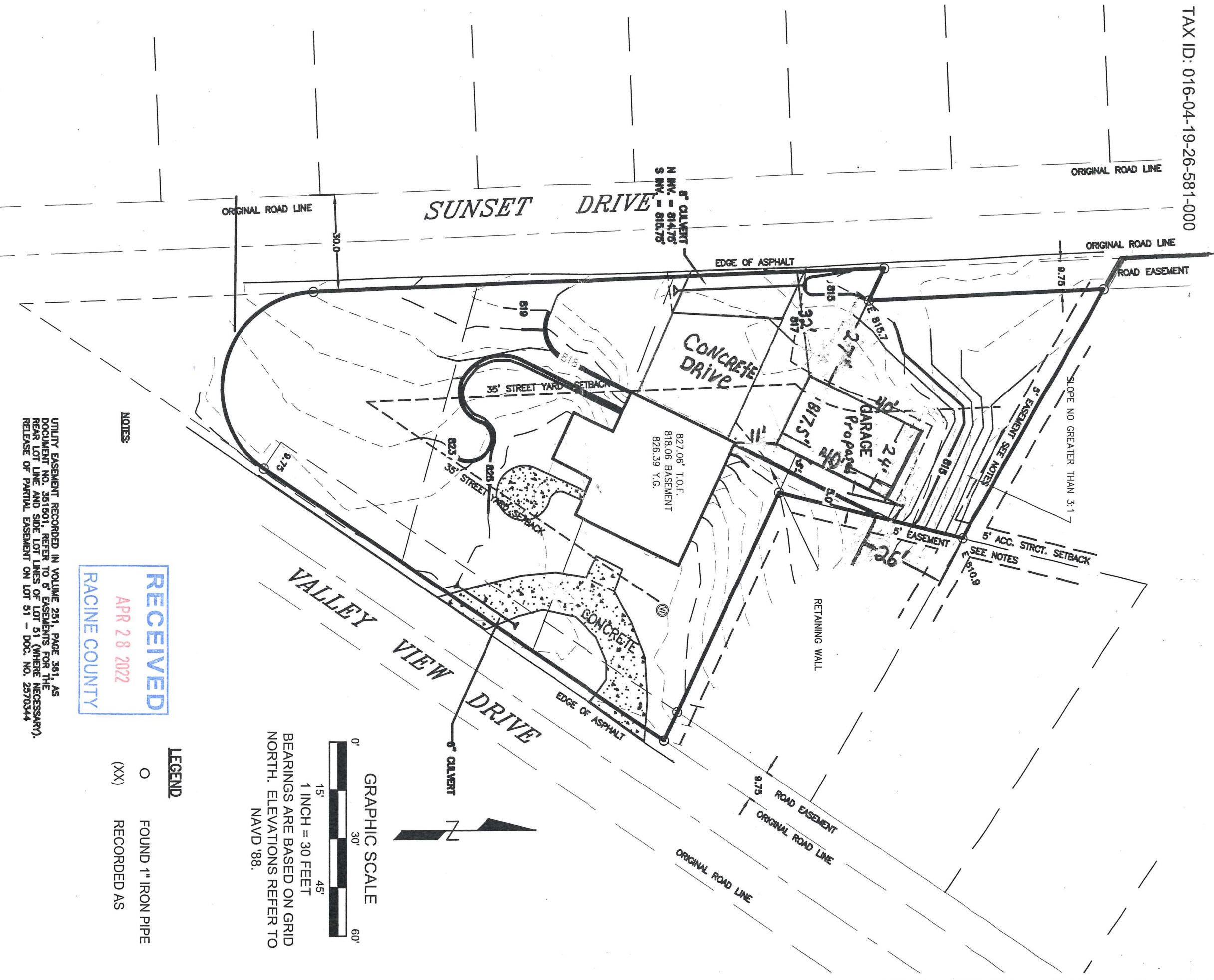
- Proposed structure is for personal use only and not to be used for human habitation or separate living quarters. No business, commercial or industrial use is allowed.
- All disturbed soils must be reseeded and mulched or sodded immediately upon completion of project.
- Must install the following within 14 days of completion of roof: gutters and downspouts which outlet onto splashblocks or into drain tiles; or a hard surface material that extends at least 16" beyond the dripline of the structure.
- All excess soil not used for backfilling project must be removed from the shoreland area within 10 days of excavation.  
A hard surface material must be placed beneath the deck to prevent soil erosion.
- All existing yard grade elevations will remain unchanged.  
Firmly anchor, no floor < \_\_\_\_\_'; Buoyant, flammable, explosive or injurious materials/utilities/electric & 1<sup>st</sup> floor ≥ \_\_\_\_\_'

PERMIT PLAT

PROPOSED 24' X 40'  
GARAGE

LOCATION: 4208 Valley View Drive, Waterford, Wisconsin  
OWNER/PREPARED FOR: Jeffrey T. & Lesli A. Hrouda  
LEGAL DESCRIPTION:  
Lots 1, 2, 3 and 51, Block 12, Waterford Woods, a Plat of record located in the South 1/2 of Section 26, Township 4 North, Range 19 East, Town of Waterford, Racine County, Wisconsin.

TAX ID: 016-04-19-26-581-000



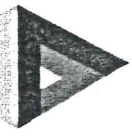
NOTES:

UTILITY EASEMENT RECORDED IN VOLUME 251, PAGE 361, AS DOCUMENT NO. 351901, REFER TO 5' EASEMENTS FOR THE REAR LOT LINE AND SIDE LOT LINES OF LOT 51 (WHERE NECESSARY). RELEASE OF PARTIAL EASEMENT ON LOT 51 - DOC. NO. 2570344

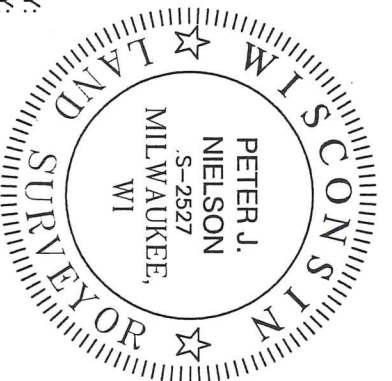
RECEIVED  
APR 28 2022  
RACINE COUNTY

LEGEND  
○ FOUND 1" IRON PIPE  
(XX) RECORDED AS

**LYNCH & ASSOCIATES**  
ENGINEERING CONSULTANTS, LLC  
5482 S. WESTRIDGE DRIVE  
NEW BERLIN, WI 53151



440 MILWAUKEE AVENUE  
BURLINGTON, WI 53105  
(262) 402-5040



PETER J. NIELSON  
S-2527  
MILWAUKEE, WI

DRAWING BY:  
FIELD WORK BY:

PETER J. NIELSON, PROFESSIONAL LAND SURVEYOR, S-2527

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, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways, and visible encroachments, if any.  
No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.  
This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof, and as to them I warrant the accuracy of said survey map.



W7527 Oak Ridge Dr.  
Delevan, WI  
53115

APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

Owner: Joe & Shari Severson  
Address: 28511 Cedar Lane  
Waterford WI 53185  
Phone (Hm) (262) 903-1355 (Wk) ---

Applicant/Agent: owner  
Date petition filed: 5.11.2022 Hearing Date: 10.7.2022  
Municipality: Waterford  
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 construct a ±704 square-foot attached garage addition to the existing residence

at site address 28511 Cedar Lane, Section 12, T 04 N, R 19 E  
Lot(s) 15 Blk - Subd/CSM Grandview Addition Parcel Id.# 010.04.19.12.140.000  
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 attached garage addition will have insufficient street yard setbacks

Applicant is subject to: Art. VI, Div. 6, R-3A, Suburban Residential District (Sewered); Sec. 20-191 Substandard nonconforming lots 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 Michigan Lake
- Project is all partially located in the shoreland area of \_\_\_\_\_
- Property is all partially located in the floodplain area of \_\_\_\_\_
- \_\_\_\_ Project is all/partially located in the floodplain area of \_\_\_\_\_
- \_\_\_\_ Project 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

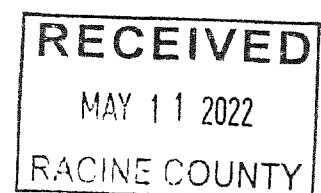
4) Explain how the request is not based on economic gain or loss and is not self-imposed. See attached

RECEIVED
MAY 11 2022
RACINE COUNTY

Owner/Applicant's Signature Shari Severson Date 5/11/22

Fee pd: \$ 450.00 Ck # 3787 (Payable to Racine County Development Services) Attach required documentation

1. We originally bought this house as a fixer upper to use as our summer home and were only here occasionally in the summer. We now reside at this residence year round. While living here last winter, I slipped and fell on the ice and cracked my head on the concrete. I sustained a concussion and multiple bulging discs in my neck. I do not want to risk further injury as I am getting older. We also take turns caring for my Dad who is 89 this year and getting a little more frail and we want to ensure his safety.
2. This property does not have an attached garage and for the reasons listed above, we would like to add one. We maintain the road and do our own snow plowing as it is a dead end road so our garage would not affect anyone other than ourselves (the property owners).
3. Adding a garage would not impede anyone's visibility as they all have garages that would stick out further than the one we hope to add. We have also gone to our neighbor's and talked with them about this to make sure none of them had any concerns. They do not.
4. We do not expect to make any economic gain from adding a garage except for the value of the garage itself.



**APPLICATION FOR ZONING - ERMIT**  
**RACINE COUNTY, WISCONSIN (Rev. 02/22)**

PERMIT NO. \_\_\_\_\_  
 DATE PERMIT ISSUED \_\_\_\_\_

OWNER Joe & Shari Severson  
 Mailing Address 28511 Cedar Lane  
Waterford, WI 53185  
 City State Zip  
 Phone 262-949-2673

APPLICANT Same  
 Mailing Address \_\_\_\_\_  
 City State Zip \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Email \_\_\_\_\_

Parcel Id. # 010-04-19-12-140-000 Site Address 28511 Cedar Lane  
 Municipality Waterford Section(s) 12 Town 04 North, Range 19 East  
 Lot 15 Block - Subdivision Name Grand View Addition CSM # -  
 Proposed Construction/Use \_\_\_\_\_

New Addition	<input checked="" type="checkbox"/>	Principal Bldg.	<input checked="" type="checkbox"/>	Size ( <u>24'</u> x <u>26'</u> ) ( <u>4'x8'</u> ) ( <u>6'x8'</u> ) ( _____ x _____ )
Alteration	<input type="checkbox"/>	Accessory	<input type="checkbox"/>	Area (sq ft) ( <u>624'</u> ) ( <u>32'</u> ) ( <u>48'</u> ) ( <u>TOTAL = 704'</u> )
Conversion	<input type="checkbox"/>	Deck	<input type="checkbox"/>	Peak Ht. (ft.) <u>21'</u> 100-Yr. Floodplain Elev. <u>115.7'</u>
Temporary	<input type="checkbox"/>	Sign	<input type="checkbox"/>	Eave Ht. (ft.) <u>10'</u> Flood Protection Elev. <u>117.7'</u>
		Other	<input type="checkbox"/>	Building Ht.-Avg. (ft.) <u>15.5'</u>

Contractor	<u>OWNER</u>	Est. Value w/Labor \$	<u>30,000</u>	ZONING DISTRICT	<u>R-3A</u>
Existing Nonconforming?	<u>N/A</u>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Structure in Shoreland? (per map)		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Mitigation or Buffer Needed?		Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Structure in Floodplain? (per map)		*Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
*Structure's Fair Market Value \$		Cumulative %			
*>50% of Fair Market Value?	<u>N/A</u>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Structure in Wetland? (per map)		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Substandard Lot?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
BOA Variance Needed?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Conditional Use/Site Plan Needed?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Shoreland Contract Needed?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Additional Zoning Permit Stipulations Listed on Back of this Form?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/> (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.

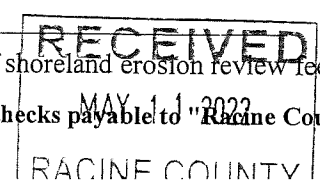
~~BOA/Conditional Use/Site Plan~~ Pd: \$ 450<sup>00</sup> Joe Severson 4-21-22  
 CC Date/Check#/Cash 3787 Signature of Owner /Applicant/Agent Date

Shoreland Contract Fee Pd: \$ \_\_\_\_\_  
 CC Date/Check#/Cash \_\_\_\_\_ Print Name(s) Joe Severson

Zoning Permit Fee Pd: \$ 200<sup>00</sup>  
 CC Date/Check#/Cash \_\_\_\_\_ 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 010-04-19-12-140-000

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

082164  
 082164S1.DWG

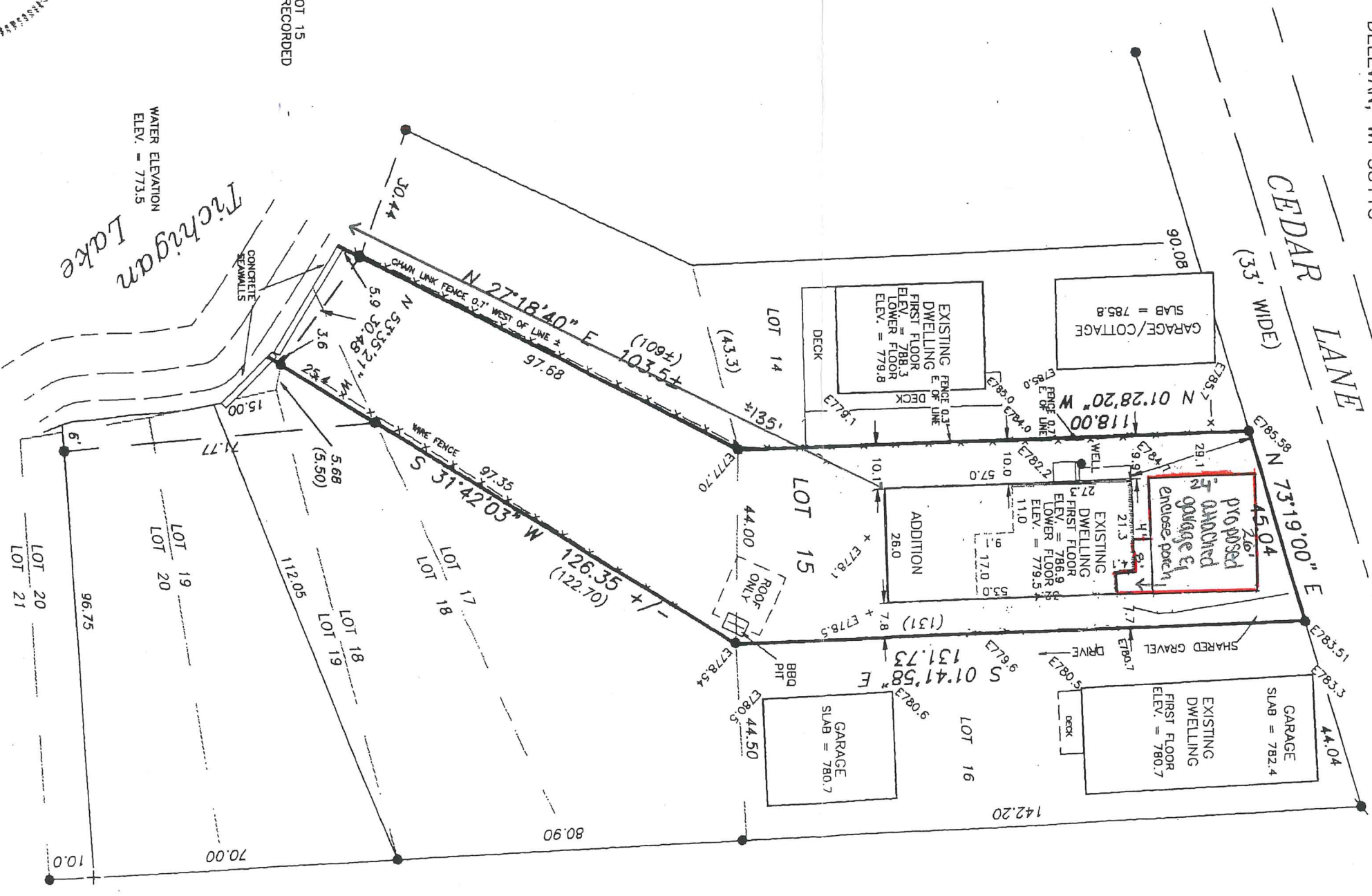
PLAT OF SURVEY

LOT 15 AND THOSE PARTS OF LOTS 17 AND 18, IN GRAND VIEW ADDITION, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWN 4 NORTH, RANGE 19 EAST, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 15; RUNNING THENCE SOUTHWESTERLY ON AN ANGLE OF 28°47' WITH THE WESTERLY LINE OF SAID LOT 15 EXTENDED SOUTHERLY, 109 FEET, MORE OR LESS, TO THE SHORELINE OF LAKE TICH-CHAR-GAN; THENCE SOUTHEASTERLY ALONG THE SHORELINE OF SAID LAKE, 30 FEET TO A POINT; THENCE NORTHEASTERLY ON AN ANGLE OF 33°48' WITH THE EASTERLY LINE OF SAID LOT 15, 122.70 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 15; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 15, 44 FEET TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE TOWN OF WATERFORD, COUNTY OF RACINE AND STATE OF WISCONSIN

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

SURVEY PREPARED FOR: JOE & SHARI SEVERSON  
 W7427 OAK RIDGE DRIVE  
 DELEVAN, WI 53115

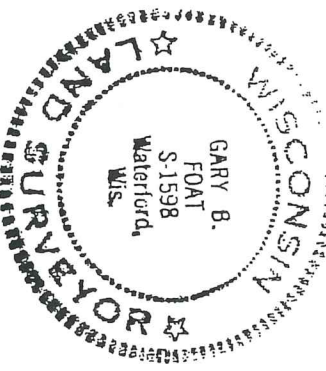
RECEIVED  
 MAY 12 2022  
 RACINE COUNTY



SCALE: 1" = 30'

BEARING BASE: NORTH LINE OF LOT 15  
 RECORDED AS N 73°19'00" E ON RECORDED  
 PLAT OF GRAND VIEW ADDITION.

- LEGEND
- + - GROSS CUT IN CONCRETE
  - - FOUND IRON PIPE
  - ⦿ - FOUND IRON ROD
  - - SET IRON PIPE
  - - - - FENCE
  - ( ) - RECORDED AS
  - + E778.2 - EXISTING SPOT ELEVATION



WATER ELEVATION  
 ELEV. = 773.5

Richigan Lake

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 THERETO WITHIN (1) YEAR FROM THE DATE HEREOF.

DATE AT WATERFORD, WI THIS 20th DAY OF NOVEMBER 2008

*Gary B. Foat*

016-04-19-12-140-000

## Reed, Sarah

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**From:** Dawn Quist <dawn.quist@sbcglobal.net>  
**Sent:** Friday, April 29, 2022 3:36 PM  
**To:** Reed, Sarah  
**Subject:** Re: Permit Extension 33418 S Lakeshore Drive, Burlington WI

### This Message Is From an External Sender

This message came from outside your organization.

Sarah,  
The reason for the extension request is largely due to the gas line running thru the proposed addition location, therefore needing to be moved, WE Energies made several visits to the house in determining the best location for the new meter that would allow for the excavator to not put the new gas line at risk of damage.

Please let me know if more information is needed.  
Thank you!

Dawn

On Apr 29, 2022, at 3:24 PM, Reed, Sarah <[Sarah.Reed@racinecounty.com](mailto:Sarah.Reed@racinecounty.com)> wrote:

Good Afternoon Dawn,

If an extension is required for your BOA approval for the construction of an addition to the residence at 33418 Lakeshore Drive in the Town of Burlington, I can place this on the next available agenda. Is there any reasoning for the extension request?

Thank you kindly,

*Sarah Reed*

Development Services Specialist  
Racine County Development Services  
14200 Washington Avenue  
Sturtevant, WI 53177  
Office: 262.886.8440 Ext. 3

<image001.png>

<image002.png>

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**From:** Dawn Quist <dawn.quist@sbcglobal.net>  
**Sent:** Friday, April 29, 2022 3:10 PM  
**To:** Reed, Sarah <[Sarah.Reed@racinecounty.com](mailto:Sarah.Reed@racinecounty.com)>  
**Subject:** Permit Extension 33418 S Lakeshore Drive, Burlington WI

Hello Sarah,  
As we spoke we are in need of an extension for our addition please let me know what I need to do for this. Thank you!

May 12, 2022

Dear Board Members,

We respectfully request an extension to our variance for 8051 W. Lakeshore Dr., Burlington; our contractor has failed to perform in a timely manner. We now need to find a new contractor.

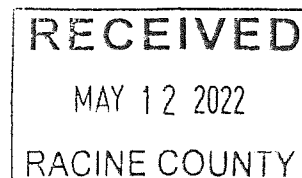
Thank you for your time & help in this matter.

Richard & Joanne Ida

630 248-3060

15521 Westview

Lombard, IL 60148



*5/12/22 pd. in full \$75 for 9 month extension request - Jcc*