

APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

Owner: Stephen & Penny Kennicott
Address: 28324 East Main Drive
Waterford WI 53185
Phone (Hm) 847.910.7480 (Wk)

Applicant/Agent: OWNER
Date petition filed: 11.9.22 Hearing Date: 12.10.2022
Municipality: 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: a ±1,488 Square Foot Covered porch addition to an existing single family residence

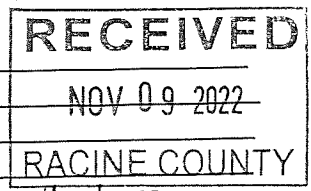
at site address 28324 East main Drive, Section 30, T 04 N, R 19 E
Lot(s) - Blk - Subd/CSM N/A Parcel Id.# 016.04.19.30.002.000
in Racine County, Wisconsin, for the reason that the application failed to comply with Chapter 20 (Zoning) of the Racine County Code of Ordinances with respect to: INSUFFICIENT STREET YARD SETBACK

Applicant is subject to: ARTICLE VI DIVISION 24 A-2 General Farming and Residential District 11; SECTION 20-188 CONTINUANCE OF PREEXISTING NON-CONFORMING structure; 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 _____
- N/A Project is all/partially located in the shoreland area of _____
- N/A Property is all/partially located in the floodplain area of _____
- N/A Project is all/partially located in the floodplain area of _____
- X Property is all/partially located in a wetland area. N/A 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. The difference in the streetyard setback is only 16 inches. The survey provided when we purchased the house had no indication of this shortfall. Town of Waterford right of easment is 6 feet. I believe standard right of easment is only 3 feet

2) Describe the exceptional, extraordinary or unusual circumstances that are unique to this lot or structure. This house was originally built in 1891, the proposed work was applied for an approved back in 2016. At the time we were unable to complete the total scope of the work, we would like to complete what was previously approved.

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 surrounded by farm land. Improvements, like the one we requesting will only provide benefit to our neighbors.

4) Explain how the request is not based on economic gain or loss and is not self-imposed. The request will provide a better and more functional use of the home

Owner/Applicant's Signature Stephen Kennicott Date 11/9/22

Fee paid: \$ 450⁰⁰ Check # VISA (Payable to Racine County Planning) •Please attach required documentation

APPLICATION FOR ZONING PERMIT

RACINE COUNTY, WISCONSIN (Rev. 07/22)

PERMIT NO. _____

DATE PERMIT ISSUED _____

OWNER Stephen Kennicott

APPLICANT OWNER

Mailing Address 28324 East Main Dr.

Mailing Address _____

City Watertown WI State WI Zip 53185

City _____ State _____ Zip _____

Phone 847-910-7480

Phone _____

Email Kennicottkuts@gmail.com

Email _____

Parcel Id. # 01U-04-19-3U-002-000

Site Address 28324 East Main Drive

Municipality Watertown Section(s) 3U Town 04 North, Range 19 East

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

Proposed Construction/Use ±1.488' covered porch addition to existing residence

New	Principal Bldg.	<input checked="" type="checkbox"/>	Size	(10' x 62' 3")	(10' x 52' 4")	(10' x 34' 3")
Addition	Accessory	<input checked="" type="checkbox"/>	Area (sq ft)	(622.5')	(523.3')	(342.5')
Alteration	Deck	<input type="checkbox"/>	Peak Ht. (ft.)	10' 2"	100-Yr. Floodplain Elev.	N/A
Conversion	Sign	<input type="checkbox"/>	Eave Ht. (ft.)	9' 4"	Flood Protection Elev.	N/A
Temporary	Other	<input type="checkbox"/>	Building Ht.-Avg. (ft.)	9' 9"		

Contractor OWNER Est. Value w/Labor \$ 32,000 ZONING DISTRICT A-2

Existing Nonconforming?	N/A	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Yard Setbacks	Proposed	OK?
Structure in Shoreland? (per map)		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Street-1 st	<u>63.5'</u>	
Mitigation or Buffer Needed?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Street-2 nd	<u>-</u>	
Structure in Floodplain? (per map)		*Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Side-1 st	<u>43.9'</u>	<u>yes</u>
*Structure's Fair Market Value \$	<u>-</u>	Cumulative %	<u>-</u>	Side-2 nd	<u>± 290'</u>	<u>yes</u>
*>50% of Fair Market Value?	N/A <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Rear	<u>± 330'</u>	<u>yes</u>
Structure in Wetland? (per map)		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Shore	<u>-</u>	<u>-</u>
Substandard Lot?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Total Acc. Structures	<u>-</u>	
BOA Variance Needed?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Date of Approval		
Conditional Use/Site Plan Needed?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Date of Approval		
Shoreland Contract Needed?		Yes <input type="checkbox"/>	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: \$ 450⁰⁰ Signature of Owner/Applicant/Agent [Signature] Date 11/7/22

Shoreland Contract Fee Pd: \$ _____ Print Name(s) _____

Zoning Permit Fee Pd: \$ 200⁰⁰ Notes (revisions, extensions, etc.) _____

Other: Pd: \$ _____ JCC

If shoreland emission review fee is included above Zoning Administrator (Staff Initials)

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER)

RECEIVED NOV 07 2022 RACINE COUNTY

PIN 01U-04-19-3U-002-000

PROJECT
PLAT OF SURVEY

PROJECT NO.
059202
059202S2.DWG

DATE
JULY 28, 2005

REVISIONS
JULY 7, 2016
REVISED TO SHOW
PROPOSED PORCH "ONLY"

SURVEYOR
GARY B. FOAT
DEGEN - FOAT SURVEYING

ORDERED BY
LU ROBBINS
REALTY EXECUTIVES
241 N. MILWAUKEE STREET
WATERFORD, WI 53185

LEGAL DESCRIPTION (AS RECORDED)

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 38, TOWNSHIP 4 NORTH, RANGE 18 EAST, BOUNDED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 38; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION, 1315.92 FEET TO THE 1/16TH LINE; THENCE S 87°21' W, ALONG SAID LINE 898.43 FEET; THENCE SOUTH 1317.47 FEET TO THE CENTERLINE OF COUNTY TRUNK HIGHWAY "K"; THENCE S 88°47' W ALONG SAID CENTERLINE, 224.28 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE S 88°47' W ALONG SAID CENTERLINE, 409.87 FEET; THENCE N 07°14' E 831.39 FEET; THENCE N 88°37' E, 409.87 FEET; THENCE S 07°14' W, 831.39 FEET TO THE PLACE OF BEGINNING, CONTAINING 8.00 ACRES OF LAND. SAID LAND BEING IN THE TOWN OF WATERFORD, COUNTY OF RACINE AND STATE OF WISCONSIN.

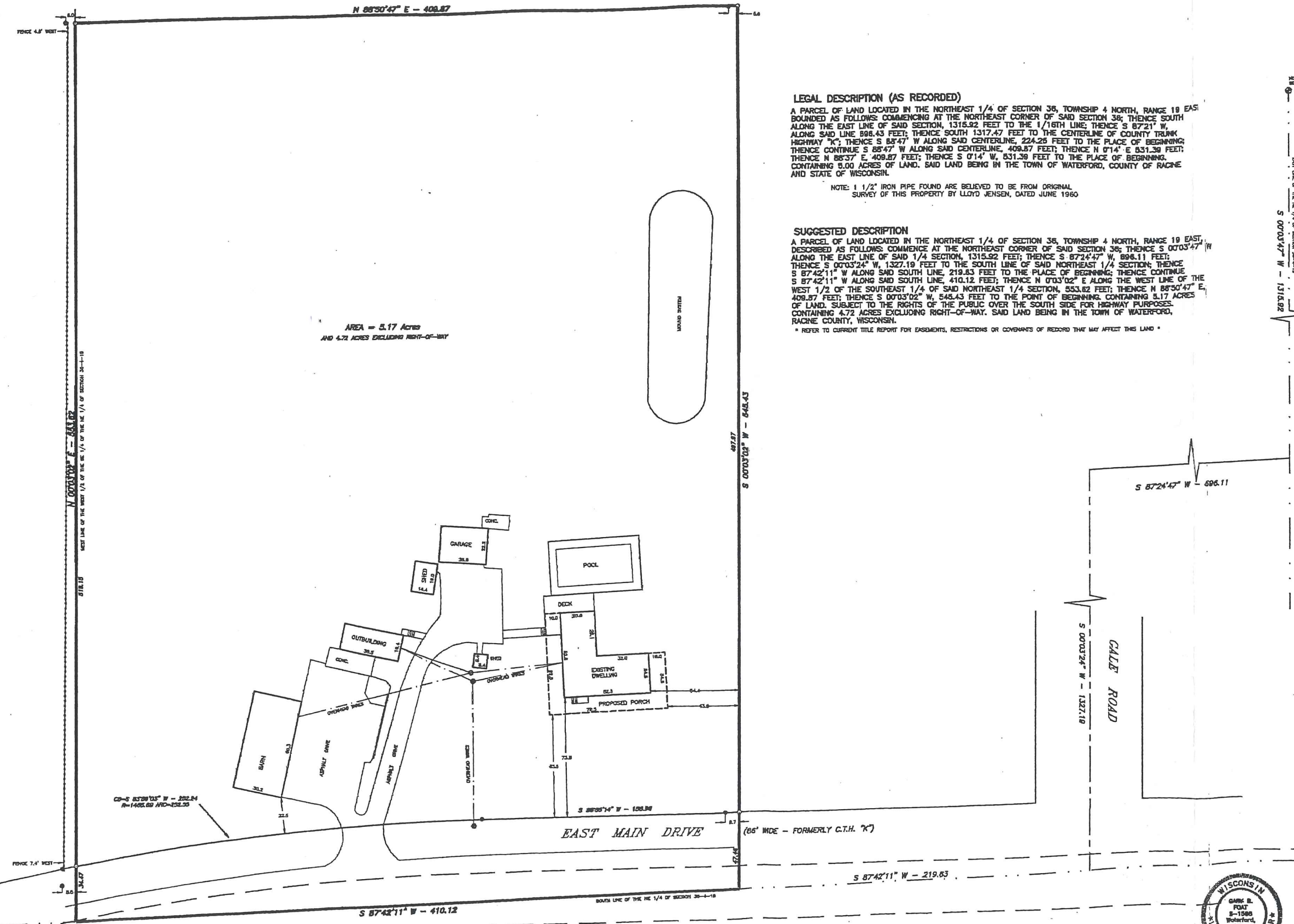
NOTE: 1 1/2" IRON PIPE FOUND ARE BELIEVED TO BE FROM ORIGINAL SURVEY OF THIS PROPERTY BY LLOYD JENSEN, DATED JUNE 1960

SUGGESTED DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 38, TOWNSHIP 4 NORTH, RANGE 18 EAST, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 38; THENCE S 07°03'47" W ALONG THE EAST LINE OF SAID 1/4 SECTION, 1315.92 FEET; THENCE S 87°24'47" W, 898.11 FEET; THENCE S 07°03'24" W, 1327.19 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 SECTION; THENCE S 87°42'11" W ALONG SAID SOUTH LINE, 219.83 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE S 87°42'11" W ALONG SAID SOUTH LINE, 410.12 FEET; THENCE N 07°03'02" E ALONG THE WEST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4 SECTION, 553.82 FEET; THENCE N 88°50'47" E, 409.87 FEET; THENCE S 07°03'02" W, 548.43 FEET TO THE POINT OF BEGINNING, CONTAINING 5.17 ACRES OF LAND, SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTH SIDE FOR HIGHWAY PURPOSES, CONTAINING 4.72 ACRES EXCLUDING RIGHT-OF-WAY. SAID LAND BEING IN THE TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN.

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

AREA = 5.17 Acres
AND 4.72 ACRES EXCLUDING RIGHT-OF-WAY



RECEIVED
NOV 09 2022
RACINE COUNTY

NOT TO SCALE
BEARINGS BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 38 WHICH IS RECORDED AS "SOUTH"

- LEGEND**
- - FOUND 1 1/2" IRON PIPE
 - - FOUND 1" IRON PIPE
 - - SET 1" IRON PIPE
 - - - - FENCE
 - () - RECORDED AS
 - - UTILITY POLE
 - ⊙ - RACINE COUNTY WORMHOLE



DEGEN-FOAT SURVEYING LLC
100 SOUTH SECOND STREET
WATERFORD, WISCONSIN
(262)684-5494 (FAX)534-2022

I HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE ABOVE DESCRIBED PROPERTY AND THE SURVEY MAP IS A TRUE REPRESENTATION THEREOF AND CORRECTLY SHOWS THE LOCATION OF THE PROPERTY, THE LOCATION OF ALL BOUNDARIES AND COVENANTS OF ALL INTERESTS, EASEMENTS, ENCUMBRANCES, DISTRICTS, PLANNED DEVELOPMENTS, RIGHTS AND INTERESTS, AND ALL OTHER MATTERS PERTAINING TO THE PROPERTY, AND ALSO HAVE THE SURVEYOR'S SIGNATURE AND SEAL ON THE SURVEY MAP. THE SURVEY MAP IS THE ONLY COPY OF THE SURVEY MAP THAT I HAVE MADE AND I HAVE MADE NO OTHER COPIES OF THE SURVEY MAP. THE SURVEY MAP IS THE ONLY COPY OF THE SURVEY MAP THAT I HAVE MADE AND I HAVE MADE NO OTHER COPIES OF THE SURVEY MAP.

DATE AT WATERFORD, WISCONSIN, JULY 28, 2005
BY SURVEYOR GARY B. FOAT
RECORDED BY JEFFREY T. BOYD



FRONT (SOUTH) ELEVATION