

APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

Owner: Betty Kempken

Applicant/Agent: Nicholas Kempken

Address: 32705 Seidel Dr.

Date petition filed: 11/10/22 Hearing Date: 12/6/22

Burlington, WI 53105

Municipality: Burlington

Phone (Hm) 262-534-2595 (wk)

Zoning district(s): R-7/PUD

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 two-family residence with attached garages, full basement and attached uncovered decks

at site address 7315 and 7317 Woodland Court, Section 18, T 02 N, R 19 E
Lot(s) 6 Blk - Subd/CSM Arbor View Condominiums Parcel Id.# 002021918003066
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 two-family residence will have an insufficient street yard setback

Applicant is subject to: Article VI, Division II, R-7, Multi Family Residential District; Act. VI Div. 39 PUD, Planned Unit Development Overlay District 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
- N/A Project is all/partially located in the shoreland area of N/A
- N/A Property is all/partially located in the floodplain area of N/A
- N/A Project is all/partially located in the floodplain area of N/A
- N/A 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. 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 Nich Kempken Date 11/10/22

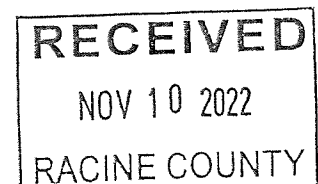
Fee nd: \$ 450.00 Ck # 5790 (Pavable to Racine County Development Services) - Attach required documentation

1. We have just purchased the last lot (Lot #6) located on Woodland Ct. We are trying to match the same footprint of the 5 existing (2 unit condo duplexes) previously constructed on the east side of Woodland Ct. There is no possible way to construct a 2 unit condo duplex that matches previous built units that can meet the setback requirement from cul-de-sac.

2.The cul-de-sac loops around and reduces a portion of the lot regarding to setback requirements. All of the other lots on east side of road are 100 feet wide with 10 foot sideyards.

3.I do not believe any person is harmed if variance is granted. The building would have the same sideyard setback from existing building and there is a cul-de-sac road on the other side.

4.In order to keep aesthetics and uniformity with existing 8 buildings, we ask that this variance is granted. This would be the last building in this development and it would continue the footprint and aesthetics that were originally put in place.



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

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER Betty Kempken
 Mailing Address 32705 Seidel Dr.
Burlington WI 53105
 City State Zip
 Phone (H) 262-534-2595(W)

APPLICANT Nicholas Kempken
 Mailing Address 30421 Barnes Ln
Waterford WI 53185
 City State Zip
 Phone (H) 262-492-7600 (W)

Parcel Id. # 002021918003060 Site Address 7315 and 7317 Woodland Court

Municipality Burlington Section(s) 18 Town 02 North, Range 19 East
 Lot 6 Block - Subdivision Name Arbor View Condominiums CSM # -

Proposed Construction/Use Two-Family Residence with attached garages, Full basement and attached uncovered decks

New Addition	<input checked="" type="checkbox"/>	Principal Bldg.	<input checked="" type="checkbox"/>	Size (<u>80'</u> x <u>60'</u>) (<u>11.2'</u> x <u>16'</u>) (<u>-</u> x <u>-</u>)
Alteration	_____	Accessory	_____	Area (sq ft) (<u>1532 Per</u>) (Unit _____) (_____)
Conversion	_____	Deck	_____	# of Units/Stories <u>1</u> Building Ht.-Avg. (ft.) <u>15'</u>
Temporary	_____	Sign	_____	Peak Ht. (ft.) <u>21'</u> 100-Yr. Floodplain Elev. <u>-</u>
	_____	Other	_____	Eave Ht. (ft.) <u>9'</u> Flood Protection Elev. <u>-</u>

Contractor Larry Kempken - Sons LLC Est. Value w/Labor \$ 675,000 ZONING DISTRICT R-7/PUD

Existing Nonconforming?	<u>N/A</u> <input checked="" type="checkbox"/>	* Yes	_____	No	_____	Yard Setbacks	Proposed	OK?
*Structure's Fair Mkt Value \$	<u>N/A</u>	Cumulative %	_____	Street-1 st	_____	<u>10.4'</u>	_____	_____
*>50% of Fair Market Value?	<u>N/A</u> <input checked="" type="checkbox"/>	Yes	_____	No	_____	Street-2 nd	_____	_____
Structure in Shoreland? (per map)	_____	Yes	_____	No	<input checked="" type="checkbox"/>	Side-1 st	<u>10'</u>	<u>Yes</u>
Structure in Floodplain? (per map)	_____	Yes	_____	No	<input checked="" type="checkbox"/>	Side-2 nd	<u>15'</u>	<u>Yes</u>
Structure in Wetland? (per map)	_____	Yes	_____	No	<input checked="" type="checkbox"/>	Rear	<u>29.5 (Res) 23.3 (Decks)</u>	<u>Yes</u>
Substandard Lot?	_____	Yes	_____	No	<input checked="" type="checkbox"/>	Shore	_____	_____
Abutting Lot-Same Owner/Closely Related?	_____	Yes	_____	No	<input checked="" type="checkbox"/>	Total Acc. Structures	_____	_____
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
 CC Date/Check/Cash # 5290
 Signature of Owner /Applicant Nicholas Kempken Date 11/10/22
 Print Name(s) NICHOLAS KEMPKEN
 Shoreland Contract Fee Pd: \$ _____
 CC Date/Check/Cash # _____
 Zoning Permit Fee Pd: \$ 600.00
 CC Date/Check/Cash # _____
 Notes (revisions, extensions, etc.) _____
 Other: _____ Pd: \$ _____ STM

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 0020219 - 18 - 003060

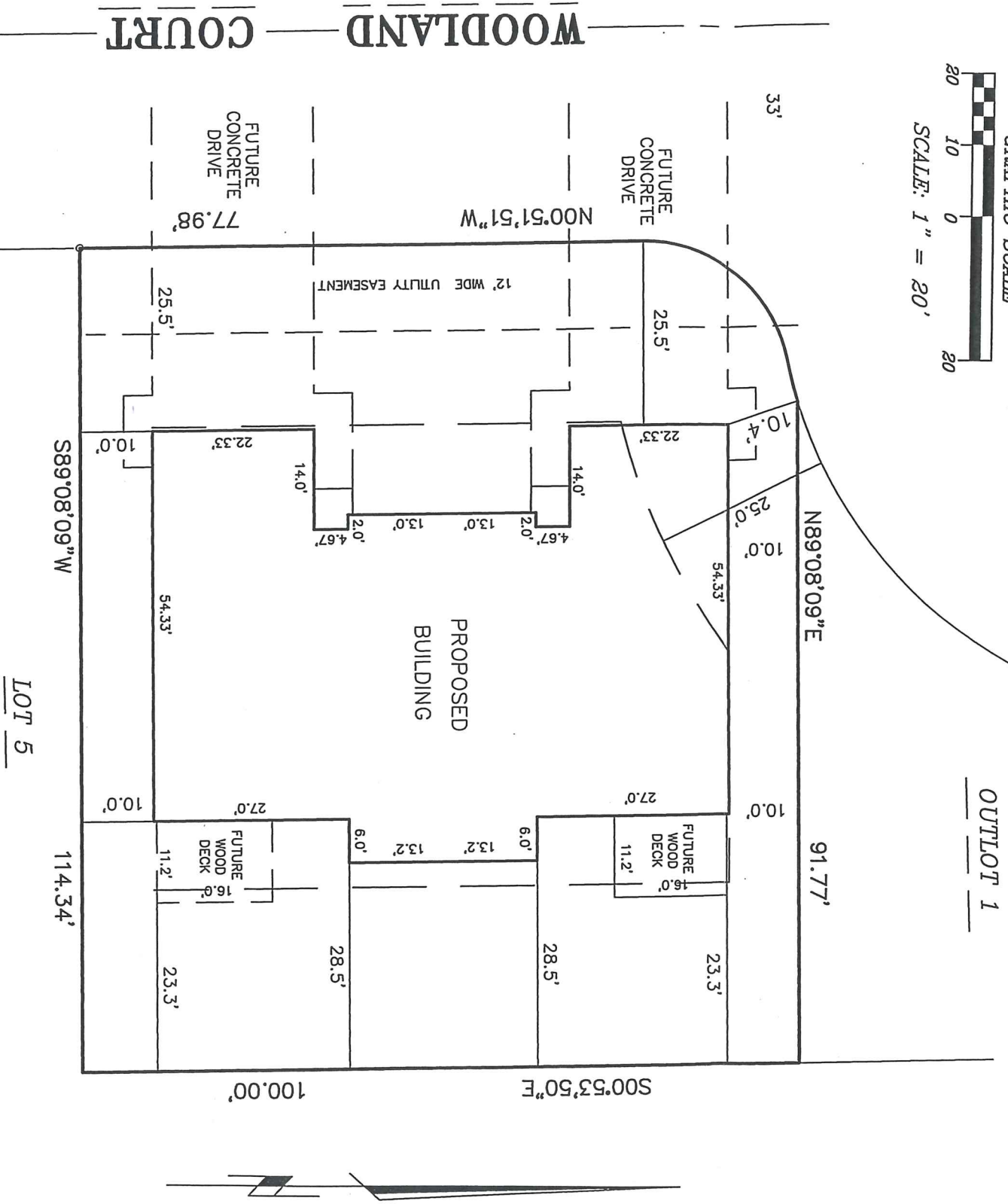
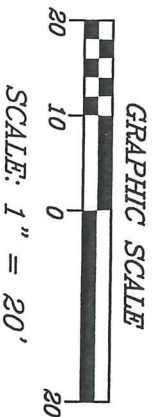
SITE MAP FOR PROPOSED VARIANCE

PROPERTY DESCRIPTION:

LOT 6, ARBOR VIEW COMMUNITIES, AS RECORDED IN VOLUME 34 OF PLATS, PAGE 642 AS DOCUMENT NO. 2135267 ON JUNE 7, 2007 IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR RACINE COUNTY, WISCONSIN AND BEING A SUBDIVISION OF PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2053, RECORDED IN VOLUME 6 OF CERTIFIED SURVEY MAPS ON PAGE 281 IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR RACINE COUNTY, WISCONSIN, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

TAX KEY NO. 002-02-19-18-003-060

SURVEY FOR: LARRY KEMPKEN AND SONS BUILDERS, LLC
30928 LAWN DRIVE
WATERFORD, WI 53185



B.W. SURVEYING, INC.

LAND SURVEYS
MAPPING AND PLANNING
412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225



Robert J. Wetzel
ROBERT J. WETZEL
NOVEMBER 8, 2022
DATE

S-1778
JOB NUMBER 10764

