

PH ITEM 3A

APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

Owner: JOHN MANEAGE Greenfield Investments LLC Applicant/Agent: John Maneage - owner
Address: 7433 NORTH TICHIGAN ROAD WATERFORD, WI 53185 Date petition filed: 1-9-2023 Hearing Date: 2-7-2023
Municipality: Waterford
Phone (Hm) (Wk) 262-446-6428 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 concrete driveway, sidewalk, shore yard patio and stairs

at site address 7433 N. Tichigan Rd., Section 11, T 4 N, R 19 E
Lot(s) Blk Subd/CSM Parcel Id.# 016041911075000
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 concrete driveway, sidewalk, shore yard patio and stairs will have insufficient shore yard setback.

Applicant is subject to: Article VI, Division 6, R-3A Suburban Residential District (Sewered), Section 20-191 Substandard non conforming lots; Sec. 20-1017 Reduction or Joint Use; and Sec. 20-1045 Shoreland setbacks and exempt structures

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

- Property is all/partially located in the shoreland area of Tichigan Lake
Project is all/partially located in the shoreland area of Tichigan Lake
Property is all/partially located in the floodplain area of Tichigan 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. Due to the lot being non-conforming at 7,317 SF, the ordinance creates an unnecessary hardship allotting only 2,927 SF for impervious surfaces. With a house footprint of 1,408 SF, that leaves only 1,519 SF for impervious areas. This is a very limited amount for any single family home to accommodate a driveway, aprons, stoops, and access sidewalks.

2) Describe the exceptional, extraordinary or unusual circumstances that are unique to this lot or structure. Due to the town street cutting through the property it increases the lots impervious surface area by 20%. If the town street was not being allocated to the overall impervious surface our proposed site plan would be within the limits of the Ordinance.

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 impervious areas would provide the basic needs for a home owner. Driveway, stoops, aprons, and access sidewalks; this does not provide detriment to adjacent property owners.

4) Explain how the request is not based on economic gain or loss and is not self-imposed. This is a single-family home and will not be rented out, etc. There is no monetary gain by providing additional impervious surfaces.

Owner/Applicant's Signature Date 01-09-2023

Fee pd: \$450.00 Ck # 6146 (Payable to Racine County Development Services) Attach required documentation



W233 N2847 ROUNDY CIRCLE WEST  
PEWAUKEE, WI 53072

OFFICE: 262.542.9000  
WEBSITE: [www.vjscs.com](http://www.vjscs.com)

**BUILDING WITH PURPOSE**

Re: 7433 N. Tichigan Road  
Waterford, WI 53185

To Whom It May Concern-

The property located at 7433 N. Tichigan Road, Waterford, WI 53185 is a non-conforming lot. The current Owner is proposing adding impervious surface which will go over the allowed percentage of impervious area for the lot.

There is a definite hardship in being the existing house footprint alone meets the criteria of the zoning code. What the Owner is proposing in terms of hardscape is really the minimum that any resident would want for typical living/home ownership. The hardscape includes paving for a single vehicle, access from the front to rear yard, and an area for a table and chairs at the lake side.

What is proposed will not provide issue with water runoff at either neighboring property. The Owner has also indicated that additional landscape can be provided if required.

If there are any questions or concerns, please feel free to contact me at 262.412.4269 or [kkawczynski@vjscs.com](mailto:kkawczynski@vjscs.com)

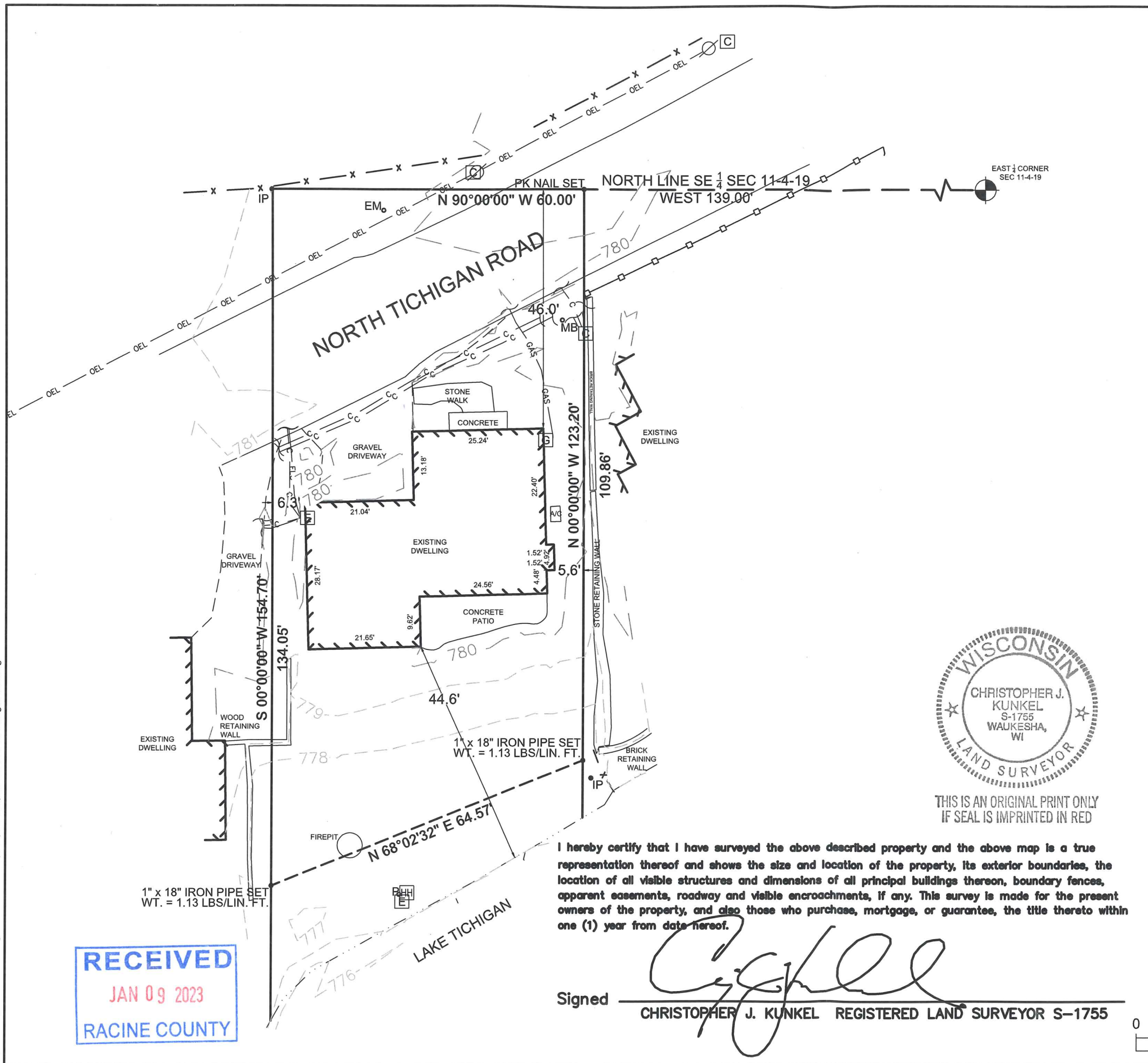
Sincerely,

Katherine Kawczynski

VJS Construction Services



P:\VJS - 525\022 - 7433 N Tichigan Road Waterford\CAD\001-001\525-022-001 VJS Tichigan Plat.dwg



	APPROXIMATE PROPERTY LINE
	BUILDING
	PAVEMENT/CONCRETE/EDGE OF GRASS
	SECTION LINE
	GRAVEL
	GUARD RAIL
	FENCE
	EDGE OF SHORELINE/WETLAND
	UNDERGROUND COMMUNICATIONS/CONDUIT
	UNDERGROUND ELECTRIC LINE
	GAS LINE
	OVERHEAD ELECTRIC LINE
	STORM SEWER
	MAJOR CONTOUR, (5' INTERVAL)
	MINOR CONTOUR, (1' INTERVAL)
	BENCHMARK/MONUMENT
	ELECTRIC MARKER POST
	1" IRON PIPE FOUND
	MAIL BOX
	POST
	UTILITY POLE
	COMMUNICATIONS PEDESTAL
	ELECTRIC BOX, METER
	GAS METER
	UTILITY VAULT / HAND HOLE
	END OF UTILITY LOCATE MARKING

SURVEY PERFORMED BY ENDPOINT SOLUTIONS CORP. ON 10/07/22 SURVEY GRADE GPS AND TOTAL STATION. COORDINATES ARE BASED ON NAD 83 WISCONSIN STATE PLANE, SOUTH ZONE, US FOOT, VERTICAL DATUM NAVD 88.

ALL UTILITIES SHOWN ARE APPROXIMATE AND SHOULD BE FIELD LOCATED AND VERIFIED.

BEARINGS REFER TO THE NORTH LINE OF THE S.E. 1/4 SECTION 11-4-19 AS DUE WEST.

**LEGAL DESCRIPTION:**  
THAT PART OF THE SOUTHEAST QUARTER (1/4) OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 19 EAST BOUNDED AS FOLLOWS: BEGIN ON THE EAST AND WEST QUARTER (1/4) SECTION LINE OF SAID SECTION 139 FEET WEST OF THE QUARTER (1/4) STAKE BETWEEN SECTION 11 AND 12, RUN THENCE WEST ON THE QUARTER (1/4) SECTION LINE, 60 FEET; THENCE SOUTH 144 FEET TO THE NORTHWESTERLY MARGIN OF TICHIGAN LAKE; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY MARGIN ON TICHIGAN LAKE, 65 FEET; THENCE NORTH 117 FEET TO THE PLACE OF THE BEGINNING. SAID LAND BEING IN THE TOWN OF WATERFORD, COUNTY OF RACINE, STATE OF WISCONSIN.

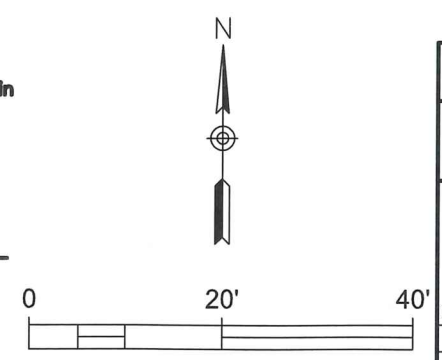


THIS IS AN ORIGINAL PRINT ONLY IF SEAL IS IMPRINTED IN RED

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, its exterior boundaries, 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, mortgage, or guarantee, the title thereto within one (1) year from date hereof.

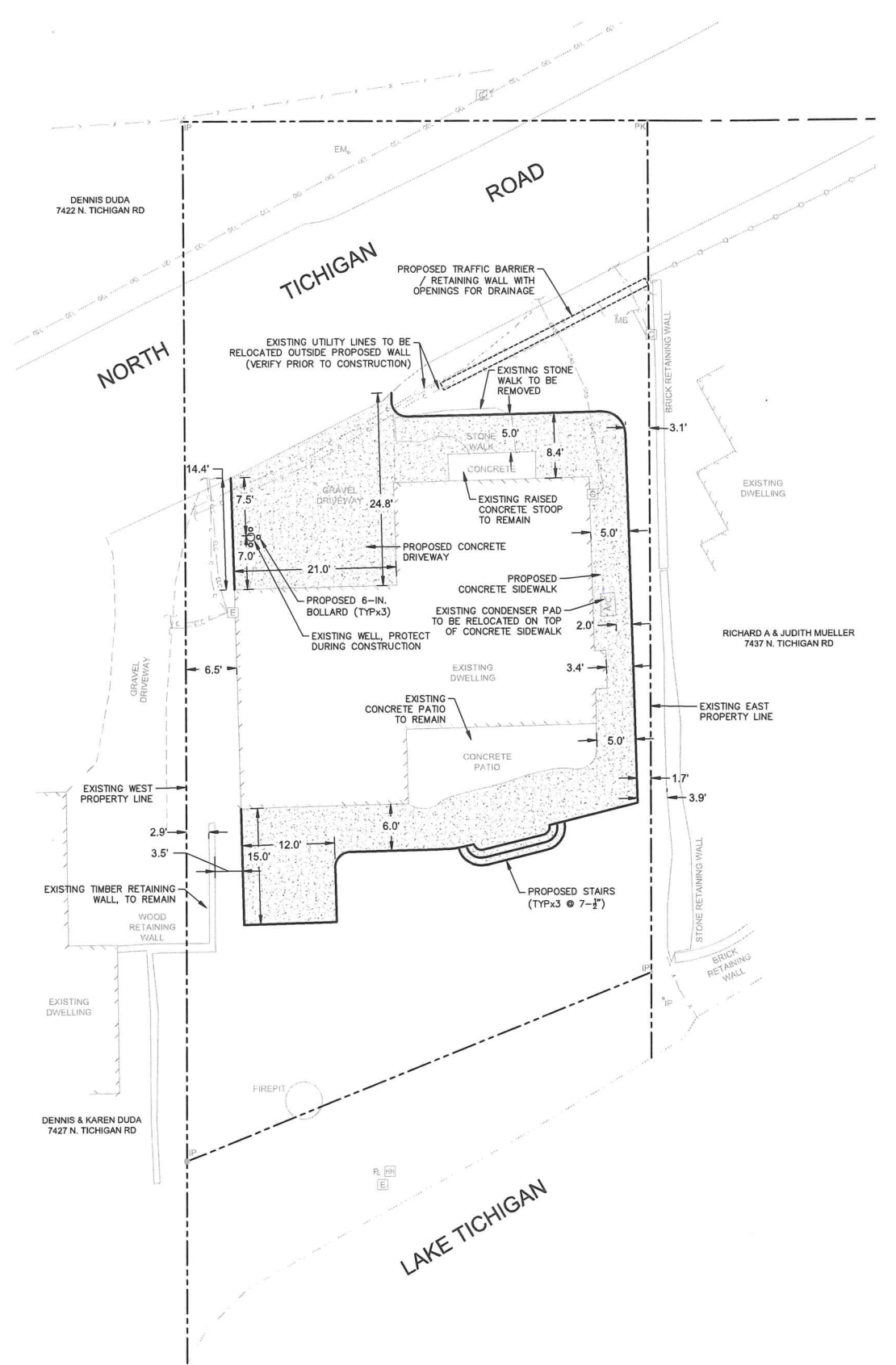
Signed   
CHRISTOPHER J. KUNKEL REGISTERED LAND SURVEYOR S-1755

RECEIVED  
JAN 09 2023  
RACINE COUNTY

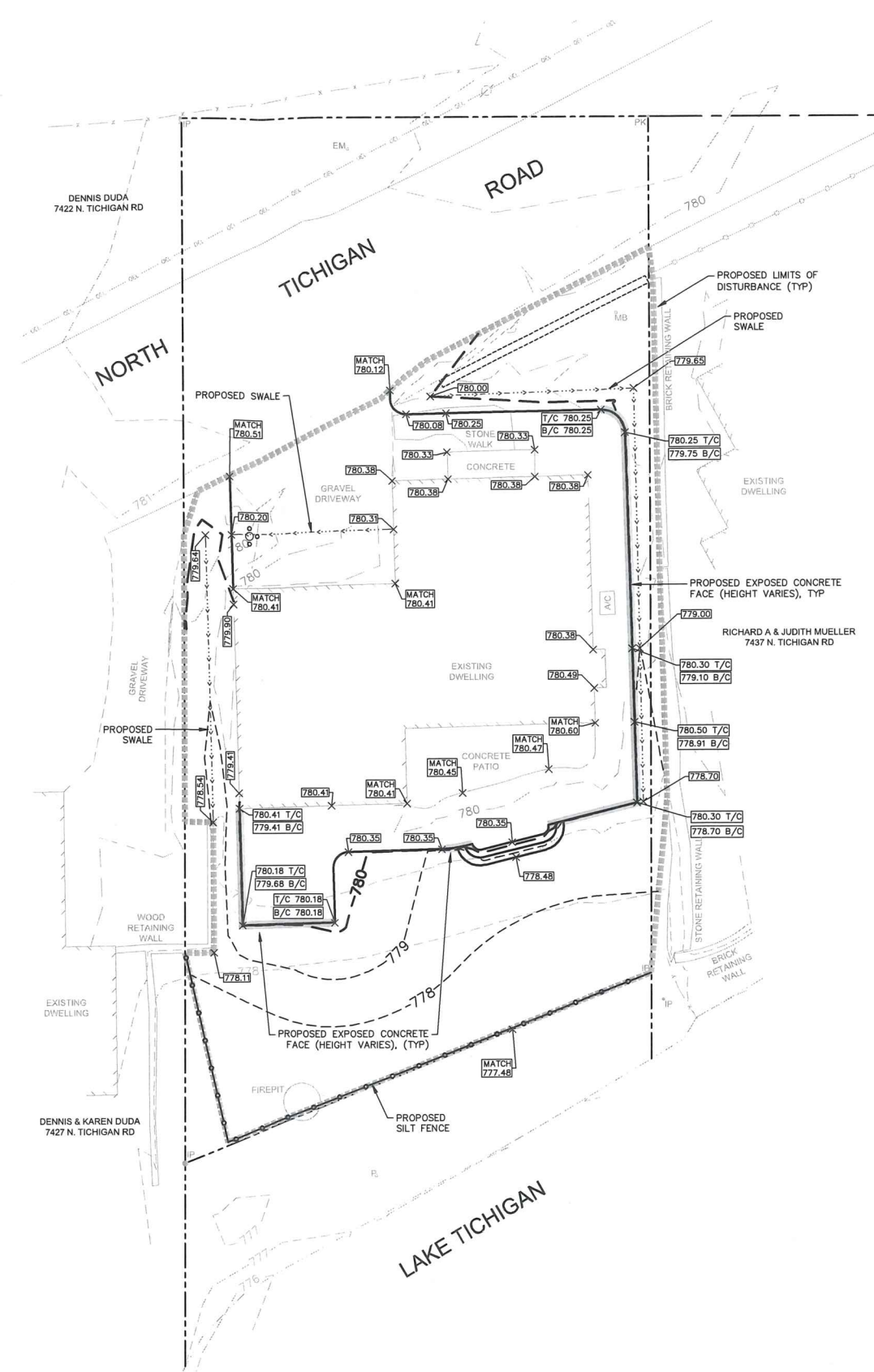


<b>PLAT OF SURVEY</b>		
PREPARED FOR VJS 7433 NORTH TICHIGAN ROAD WATERFORD, WI 53185		
<b>Endpoint Solutions</b>		
6871 S. Lovers Lane Franklin, WI 53132		
Phone: (414) 427-1200	DATE: 10/17/22	Fax: (414) 427-1259
DRAWN BY: MAB	REVIEWED BY: CJK	FIG1
PROJECT NO: 525-022-001		

IMAGES: T:\Template Forms\Endpoint Solutions HI-Res.jpg, T:\Template Forms\CADD\Logos\Endpoint Solutions HI-Res.jpg, XREFS: \Survey Base-525-022-001-cleaned\_up.dwg, \Proposed Layout-525-022-001.dwg



**SITE PLAN**

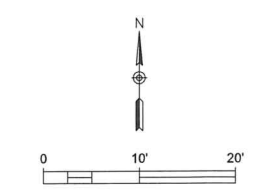


**GRADING PLAN**

-----	PROPOSED LIMITS OF DISTURBANCE
-----	PROPOSED EXPOSED CONCRETE FACE
-----	PROPOSED SILT FENCE
-----	PROPOSED MAJOR CONTOUR, (5' INTERVAL)
-----	PROPOSED MINOR CONTOUR, (1' INTERVAL)
-----	PROPOSED SPOT ELEVATION
779.50 X	PROPOSED SPOT ELEVATION (MATCH EXISTING)
779.50 T/C X	PROPOSED SPOT ELEVATION (TOP OF CONCRETE)
779.50 B/C X	PROPOSED SPOT ELEVATION (BOTTOM OF CONCRETE)
-----	PROPOSED CONCRETE
-----	SECTION LINE
-----	APPROXIMATE PROPERTY LINE
-----	BUILDING
-----	PAVEMENT/CONCRETE/EDGE OF GRASS
-----	GRAVEL
-----	GUARD RAIL
-----	FENCE
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-----	POST
-----	UTILITY POLE
-----	COMMUNICATIONS PEDESTAL
-----	ELECTRIC BOX, METER
-----	GAS METER
-----	UTILITY VAULT / HAND HOLE
-----	END OF UTILITY LOCATE MARKING

SURVEY PERFORMED BY ENDPPOINT SOLUTIONS CORP. ON 03/22/22 AND 11/09/22 SURVEY GRADE GPS AND TOTAL STATION. COORDINATES ARE BASED ON NAD 83 WISCONSIN STATE PLANE, SOUTH ZONE, US FOOT, VERTICAL DATUM NAVD 88.

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EXISTING LOT AREA - 7,317 SF (0.17 AC)  
 PROPOSED PERVIOUS AREA - 2,883 SF (39.4%)  
 PROPOSED IMPERVIOUS AREA - 4,434 SF (60.6%)  
 PERVIOUS AREA TO LAKE - 986 SF  
 TOTAL PERVIOUS AREA - 3,869 SF

REV	DATE	DESCRIPTION
0		
1		
2		
3		
4		
5		
6		

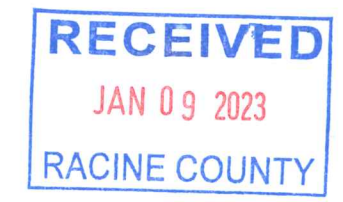
**Endpoint Solutions**  
 6871 S. LOVERS LANE  
 FRANKLIN, WI 53132  
 PHONE: (414) 427-1200

**PROPOSED SITE & GRADING PLAN**  
 7433 NORTH TICHIGAN ROAD  
 WATERFORD, WI 53185

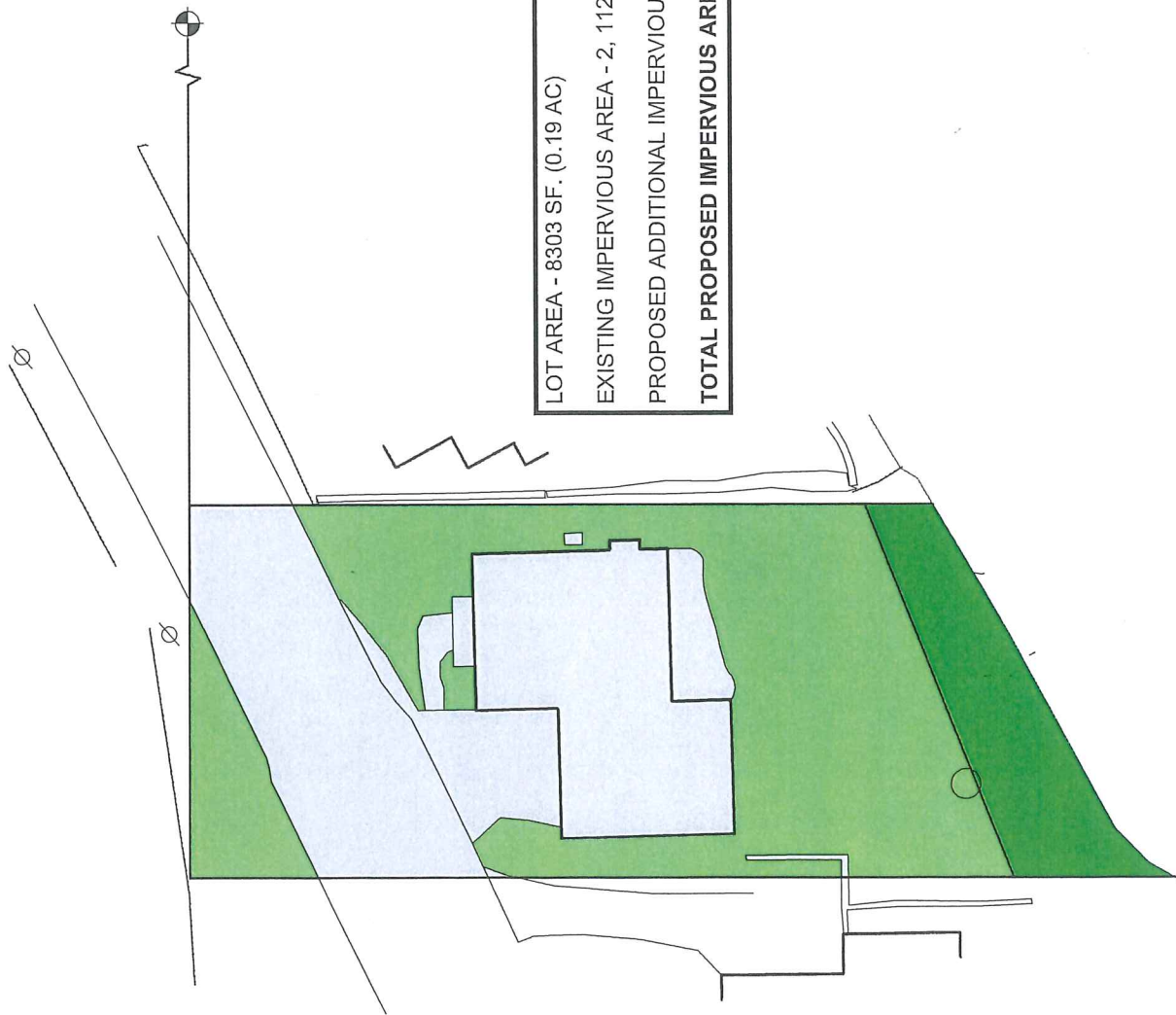
DRAWN BY: JAH DATE:  
 CHECKED BY: NWD 01/05/2023  
 APPROVED BY: JAH

PROJECT NO.  
 525-022-001

SHEET NO.  
 C2



# Impervious Surface Calculations



LOT AREA - 8303 SF. (0.19 AC)

EXISTING IMPERVIOUS AREA - 2, 112 SF. = 25.4%

PROPOSED ADDITIONAL IMPERVIOUS AREA - 805 SF = 9.6%

**TOTAL PROPOSED IMPERVIOUS AREA = 2917 SF. = 35.1%**