

Racine County
Zoning Board of Adjustment Meeting
Tuesday, April 2, 2024 - 9:00 a.m.

Ives Grove Office Complex Auditorium



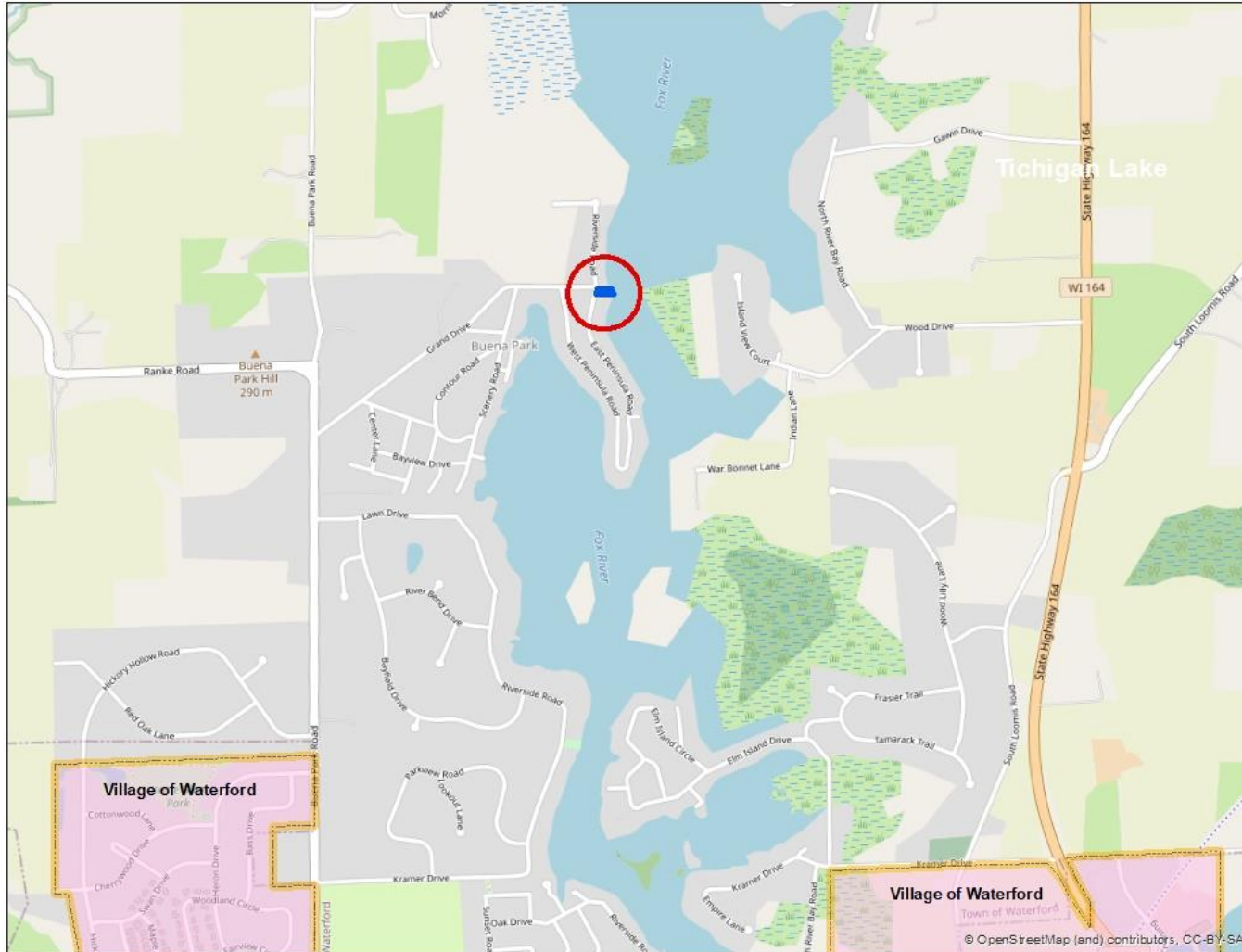
Timothy & Kathleen Fischer, Owners
Joshua Meyer, Agent

Site Address: 5729 E Peninsula Drive

Request a R-3A Variance to raze the existing residence and construct a single-family residence with attached garage, full basement, screen porch, uncovered deck and patio.

(Variance requested due to insufficient street and shore yard setbacks)

Location Map



SEC 23 – T4N – R19E

Town of Waterford



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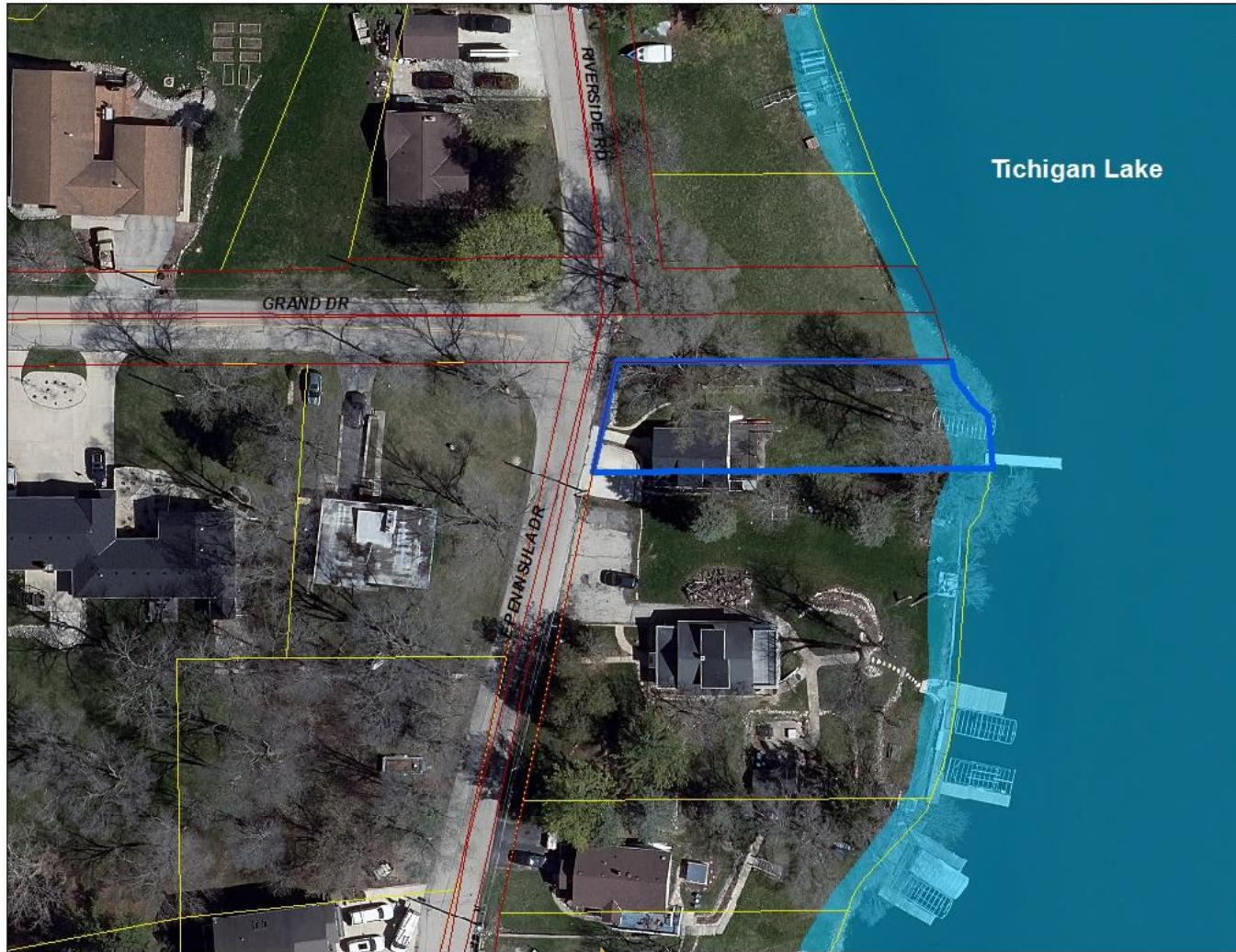
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**2022 Aerial Photo
Floodplain**



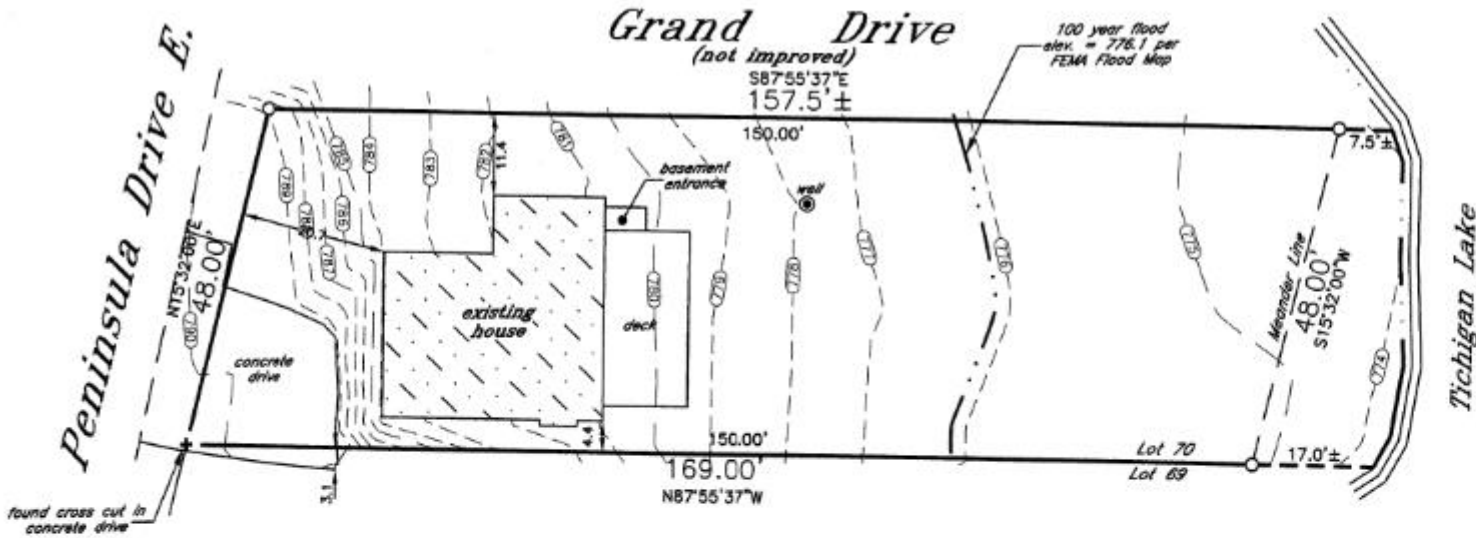
SEC 23 – T4N – R19E

Town of Waterford



Timothy & Kathleen Fischer, Owners
 Joshua Meyer, Agent

Existing



Scale
 1" = 20'



RECEIVED
 FEB 24 2024
 RACINE COUNTY

Proposed building field staked true size. Contractor to verify all dimensions before building by same and adhere to drainage plan in effect for this subdivision. Refer to a current title report for easements or restrictions which may affect the use of this site that are not shown on the recorded subdivision plat.

address: 5729 Peninsula Drive E.

J.K.R. SURVEYING, INC.
 8121 22ND AVENUE
 KENOSHA, WI 53143

tax key no.: 016-04-19-23-122-000

Plat of Survey of
 LOT 70 IN
 BUENA PARK SUBDIVISION
 in NE1/4 Section 23-4-19
 TOWN OF WATERFORD
 RACINE COUNTY, WIS.



I hereby certify that this property was surveyed under my direction and this plat is a true representation thereof.

J.K. Rampart
 Reg. Land Surveyor
 January 17, 2024

denotes iron pipe

-for-
 Meyer Builders

SEC 23 - T4N - R19E
 Town of Waterford



Timothy & Kathleen Fischer, Owners
Joshua Meyer, Agent

Proposed

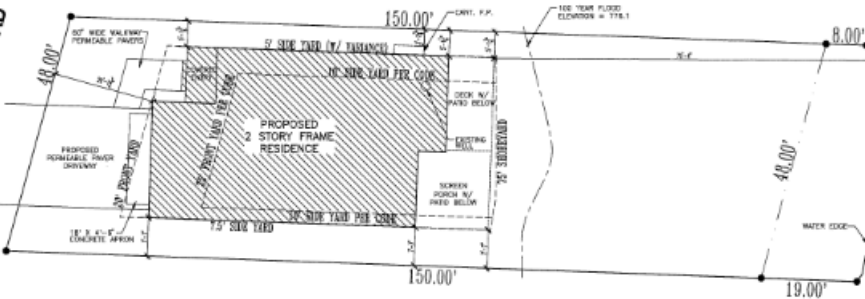
FISCHER RESIDENCE

5729 EAST PENINSULA ROAD

WATERFORD, WI 53185

EAST PENINSULA ROAD

FOX RIVER



SITE PLAN

- NOTES:
1. VERIFY UTILITY LOCATIONS.
 2. VERIFY TREES TO BE REMOVED WITH OWNER.
 3. VERIFY STRUCTURE LOCATION WITH OWNER.
- SITE PLAN BERTHES REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR SETBACKS, ELEVATION, FOUNDATION LOCATION OR BIDDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
 5. FOUNDATION BASED UPON PLANS OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

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FEB 29 2024
RACINE COUNTY

IMPERVIOUS SURFACE COVERAGE	
AREA OF LOT	3,292.3 SF
DRIVING DRIVEWAY	81 SF
MAXIMUM IMPERVIOUS COVERAGE	308
ALLOWABLE IMPERVIOUS	2,984.3 SF
PROPOSED IMPERVIOUS	
FIRST FLOOR FOOTPRINT	+1223.0 SF
GARAGE FOOTPRINT	+546.3 SF
COVERED ENTRY W/ STEP	+71.0 SF
SCREEN PORCH W/ PATIO BELOW	+222.4 SF
DECK W/ PATIO BELOW	+180.2 SF
CONCRETE DRIVEWAY	+81.3 SF
SCREEN PORCH/MULCHING	NET COUNTER
TOTAL IMPERVIOUS COVERAGE	2,833.4 SF

INTERNATIONAL ENERGY CONSERVATION CODES

CONCRETE MASONRY NOTES:

WINDOW NOTES:

STRUCTURAL NOTES:

ELECTRICAL SYMBOLS:

WALL TYPES:

NOTE TO CONTRACTORS:

DRAWING INDEX:

PLUMBING NOTES:

ELECTRICAL NOTES:

CONSTRUCTION SPECIFICATIONS:

ATTN: VENT SCHEDULE:

BASE & SUFFICIENCY DIAGRAMS:

PLUMBING JUNCTION COUNT:

TYPICAL DETAILS:

BASINMENT MECHANICAL PLAN:

FIRST FLOOR ELECTRICAL PLAN:

SECOND FLOOR ELECTRICAL PLAN:

DESIGN LOADING VALUES:

CONCRETE MASONRY NOTES:

WINDOW NOTES:

STRUCTURAL NOTES:

ELECTRICAL NOTES:

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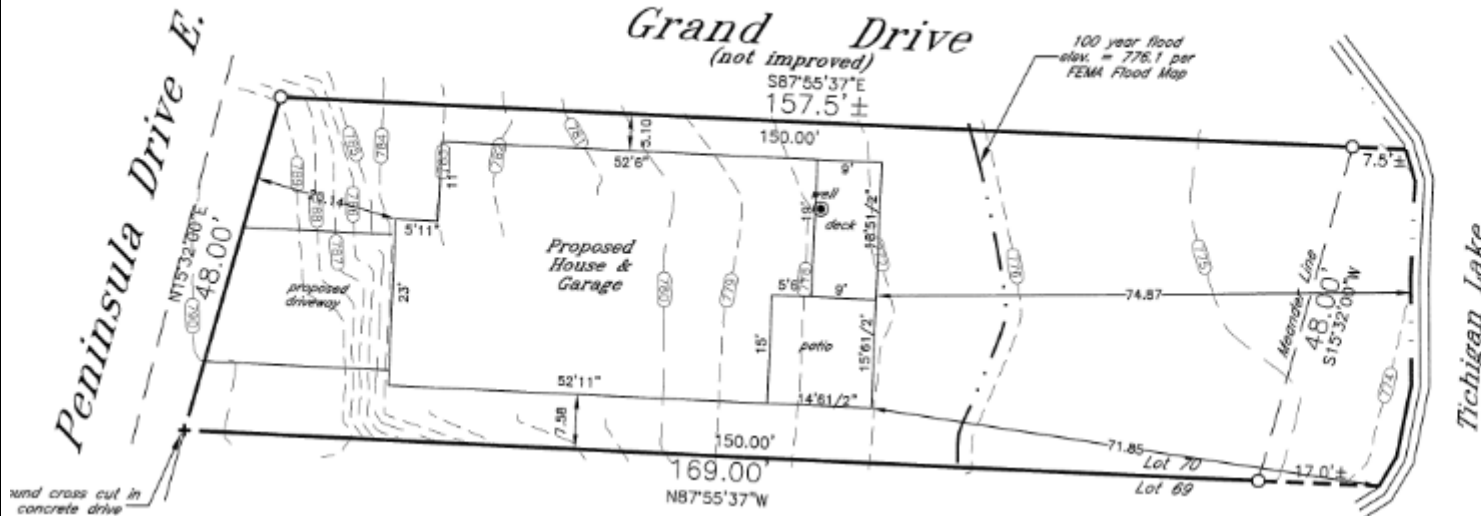
SECOND FLOOR ELECTRICAL PLAN:

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 Revised 2/1/24

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