

Owner: Michael Stuckmeyer

Applicant/Agent: OWNER

Town: Waterford

Zoning district(s): R-3A

TO THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE:

The undersigned requests a conditional use / site plan review permit to (specify use, project, structure, size, etc.)
to raze an existing shed and place fill in the flood fringe
for the construction of a boathouse

AT (site address): 6730 Burma Rd.

Subdivision: Breezy Point Bay Assoc. Lot(s): 27 Block: —

Parcel # 016041913071000 Section(s) 13 T 4 N R 19 E

If served by municipal sewer, check here: Sanitary permit #: N/A

Attached are:

- zoning permit application
- 12 SETS: drawn-to-scale site plan that is based on a survey (10 of the 12 should be sized or folded to 8.5" x 11")
- N/A letter of agent status
- hearing/review fee (Fees are non-refundable, & re-publication/amendment fees will be charged where applicable.)
- N/A 3 SETS: landscaping/lighting plan
- 12 SETS: report/cover letter & operations plan
- N/A abutting property owners' names & mailing addresses
- other

print name: Michael Stuckmeyer

e-mail address: michaelstuckmeyer@gmail.com

address: 6730 Burma Road
Waterford, WI 53185

telephone #: 262 716 9533

signed: Michael Stuckmeyer

STAFF USE ONLY:

BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word "all" or "partially".

- The property is all / partially located in the Tichigan Lake shoreland area.
- The project is all / partially located in the Tichigan Lake shoreland area.
- The property is all / partially located in the Tichigan Lake floodplain.
- The project is all / partially located in the Tichigan Lake floodplain.
- The property is all / partially located in the wetland.
- The project is all / partially located in the wetland.

The applicant is subject to the following Racine County Ordinance provisions (specify article/section):

Article VI, Division 6, R-3A Suburban Residential District (Sewered) and Section 20-1291 uses Permitted Conditionally, chapter 20 Zoning and chapter 20-1 Flood Plain Ordinance

Shoreland contract: yes no

Site plan review meeting date: N/A

Public hearing date: June 17, 2024

Date petition filed: May 17, 2024

Submittal received by: JCL

amount received: \$ 520.00

cash or check #: 5314

APPLICATION FOR ZONING PERMIT
 RACINE COUNTY, WISCONSIN (Rev. 07/22)

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER Michael Stuckmeyer
 Mailing Address 6730 Burma Rd.
Waterford WI 53185
 City State Zip

APPLICANT OWNER
 Mailing Address _____

 City State Zip

Phone 262-716-9533

Phone _____

Email michael.stuckmeyer@merck.com

Email _____

Parcel Id. # 016041913071000

Site Address 6730 Burma Rd.

Municipality Waterford Section(s) 13 Town 4 North, Range 19 East

Lot 27 Block — Subdivision Name Breezy Point Bay Doree CSM # —

Proposed Construction/Use Boathouse

New	<input checked="" type="checkbox"/>	Principal Bldg.	Size (<u>11'4"</u> x <u>22'</u>) (<u>—</u> x <u>—</u>) (<u>—</u> x <u>—</u>)
Addition	<input type="checkbox"/>	Accessory <input checked="" type="checkbox"/>	Area (sq ft) (<u>249.26</u>) (<u>ft²</u>) (<u>—</u>) (<u>—</u>)
Alteration	<input type="checkbox"/>	Deck <input type="checkbox"/>	Peak Ht. (ft.) <u>13' 2"</u> 100-Yr. Floodplain Elev. <u>776.2</u>
Conversion	<input type="checkbox"/>	Sign <input type="checkbox"/>	Eave Ht. (ft.) <u>8'</u> Flood Protection Elev. <u>778.2</u>
Temporary	<input type="checkbox"/>	Other <input type="checkbox"/>	Building Ht.-Avg. (ft.) <u>10.58'</u>

Contractor <u>Rick Hanner</u>	Est. Value w/Labor \$ <u>15,000</u>	ZONING DISTRICT <u>R-3A</u>
Existing Nonconforming? <u>N/A</u> <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yard Setbacks Proposed <u>OK?</u>
Structure in Shoreland? (per map) <u>Yes</u> <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Street-1 st <u>>300'</u> <u>yes</u>
Mitigation or Buffer Needed? <u>Yes</u> <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Street-2 nd <u>N/A</u> <u>—</u>
Structure in Floodplain? (per map) <u>*Yes</u> <input checked="" type="checkbox"/>	*Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Side-1 st <u>±6'</u> <u>yes</u>
*Structure's Fair Market Value \$ <u>N/A</u>	Cumulative % <u>N/A</u>	Side-2 nd <u>±32.67'</u> <u>yes</u>
*>50% of Fair Market Value? <u>N/A</u> <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Rear <u>N/A</u> <u>—</u>
Structure in Wetland? (per map) <u>Yes</u> <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Shore <u>±8'</u> <u>yes</u>
Substandard Lot? <u>Yes</u> <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Total Acc. Structures <u>< Allowable ft²</u>
BOA Variance Needed? <u>Yes</u> <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date of Approval _____
Conditional Use/Site Plan Needed? <u>Yes</u> <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date of Approval _____
Shoreland Contract Needed? <u>Yes</u> <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date of Approval _____
Additional Zoning Permit Stipulations Listed on Back of this Form? Yes <input checked="" type="checkbox"/> No <input 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: \$ 520.00
 CC Date/Check#/Cash 5314

Michael Stuckmeyer 17 MAY 2024
 Signature of Owner / Applicant/Agent Date

Shoreland Contract Fee Pd: \$ _____
 CC Date/Check#/Cash _____

Michael Stuckmeyer
 Print Name(s)

Zoning Permit Fee Pd: \$ 85.00
 CC Date/Check#/Cash _____

Notes (revisions, extensions, etc.) Jc

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 0160419 - 13 - 071000

Staff Use Only

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 illustrating new principal structure's location 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.

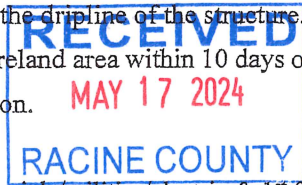
All dimensions shown relating to the location and size of the lot shall be based upon an actual survey. Lot area shall not contain road right-of-way. NOTE: All street yard, side yard, and rear yard setbacks shall be measured from the closest property lines. Shore yard setbacks shall be measured from 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 owner residential 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 & 1st floor ≥ _____'



The Proposed Boathouse must comply with

Section 20-1117 Boathouses of the Racine County Zoning Ordinance

Dear Racine County Board,

17May2024

This letter acts as the cover letter requested by you to offer the general overview of the project proposed.

I have owned the property at 6730 Burma Road, Waterford, since November of 1996. It sits in the south-east corner bay of Tichigan Lake.

I have made substantial improvements to this property in terms of landscaping, removing potentially dangerous trees that had overgrown into neighbors' properties, and in 2016-2017, rebuilding the original 1959 property into our new home.

This property had, and still has, the original boat house and this is the reason for my submission as the building is in need of a rebuild now to match fully the existing home and detached garage and "tie" the property together. (see photos included)

This plan will also address two other goals:

1. Beautifying the shore not only for me and my wife, but for the neighbors around us and other boaters floating by. I have already improved the shoreline with protective rocks and plan to improve it further, following all DNR rules, as our goal is to make a natural habitat shoreline to keep and attract aquatic animals and pollinating insects.
2. Since we have owned the property, as the survey (attached) clearly shows, my property sits in a "saddle" between my neighbors to the north and south of us. The landscaping/ grading done in 1959 and with the two adjacent properties over time was not done correctly to have the flow fall naturally to the lake. That makes us, unfairly we feel, the water collector. It settles in our yard and makes the lower quarter of our property fairly, to mostly unusable, during the summer months. Relief from this squishy yard seems reasonable.

Following all Racine County guidelines of building codes for boathouses and consulting with Mr. Czuta with respect to the 100-year flood plain, I have included:

1. A new, full and complete survey began in Nov 2023 and updated to include all requirements in March of 2024. * Note also, I include survey information shot by my neighbor who is a certified landscaper which shows clearly the "saddle" that exists where water from the north and south properties adjacent is sent to settle in my property.
2. A grading plan from certified engineers at Lynch and Associates in Burlington, WI that shows what compensatory storage may be utilized to set the new corners of the boathouse at 776.4 ft.
3. Architectural renderings done by Rick Hammer, of Hammer Developments, who also designed our house. The proposed boathouse, which will not exceed 250 square feet per code, will be using the same materials as the house so as to be aesthetically pleasing to all. (see photos included)

My wife and I have taken great time and care with this proposal to consult with and hire the appropriate professional entities so as to follow all rules and regulations to the letter. With the plans, surveys and fees, we have "skin in the game" so far to the tune of \$3500.00 to date.

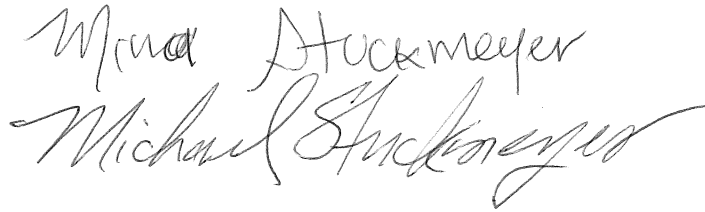
My wife and I ask politely to let us move forward with this final home property project to beautify the property for all and to finally abate the water with appropriate grading draining towards the lake so as to finally enjoy our property to the fullest.

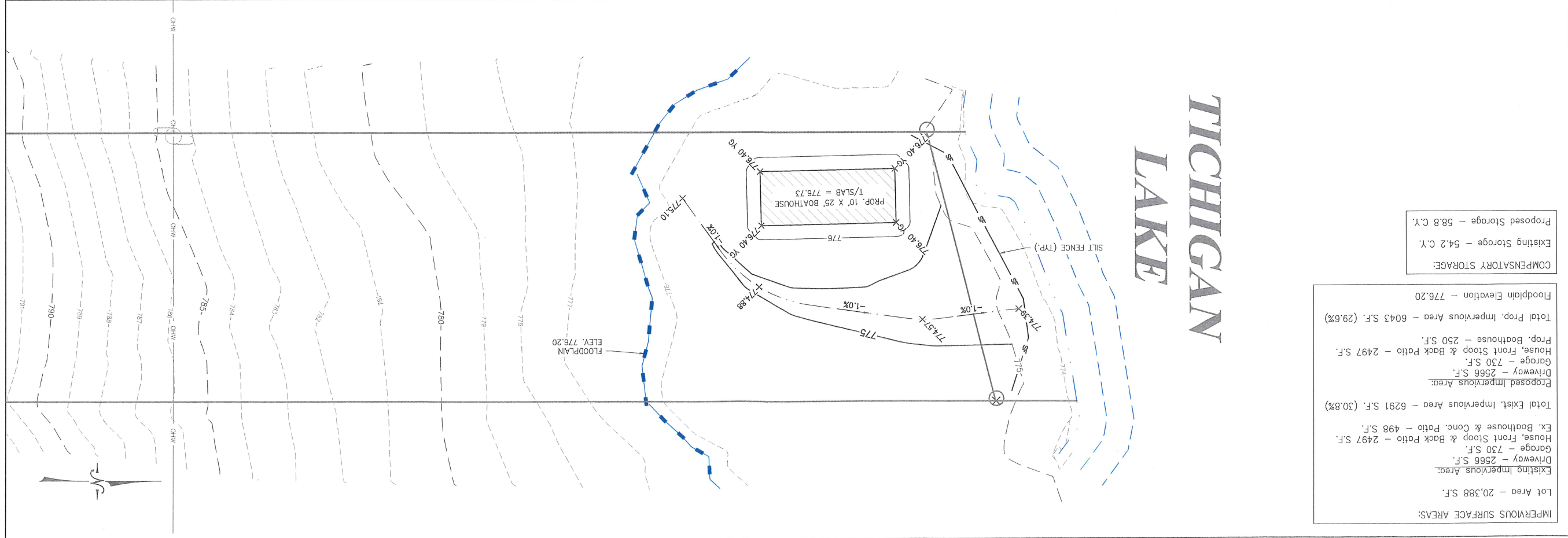
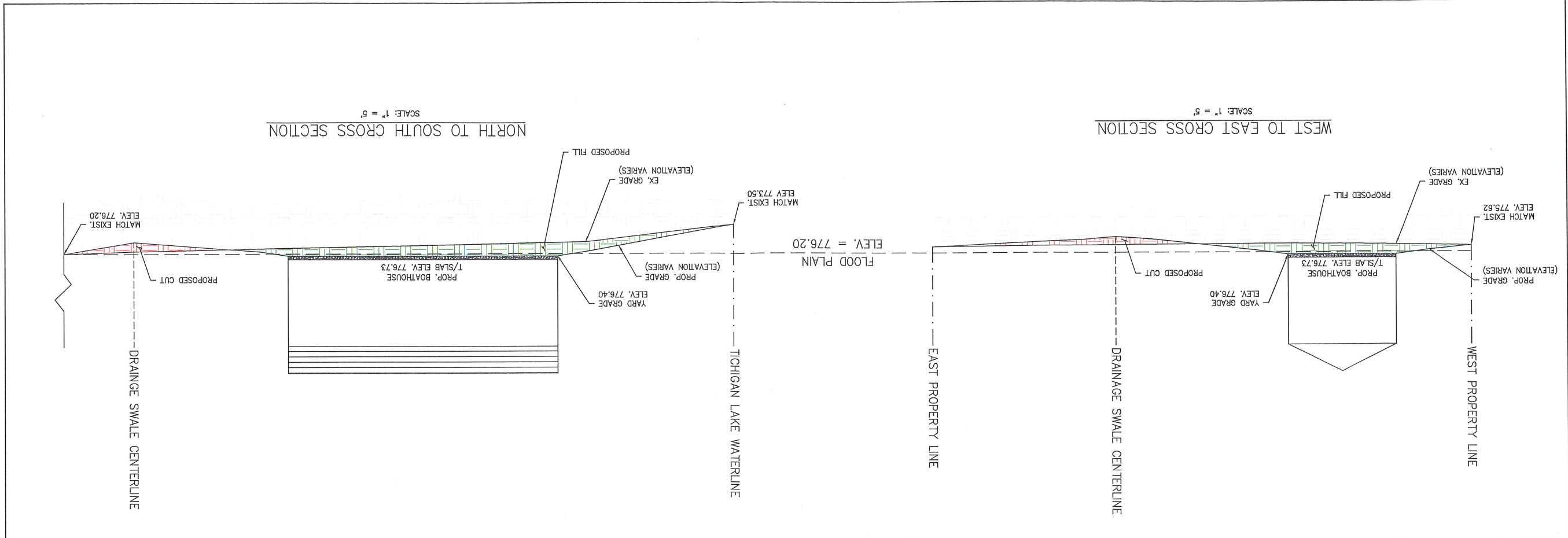
Our very best to all,

Michael and Mina Stuckmeyer

6730 Burma Road

Waterford WI, 53185

Handwritten signatures of Mina Stuckmeyer and Michael Stuckmeyer. The signature of Mina Stuckmeyer is written above the signature of Michael Stuckmeyer.



IMPERVIOUS SURFACE AREAS:	
Lot Area	20,388 S.F.
Existing Impervious Area:	
Driveway	2566 S.F.
Garage	730 S.F.
House, Front Stoop & Back Patio	2497 S.F.
Ex. Boathouse & Conc. Patio	498 S.F.
Total Exist. Impervious Area	6291 S.F. (30.8%)
Proposed Impervious Area:	
Driveway	2566 S.F.
Garage	730 S.F.
House, Front Stoop & Back Patio	2497 S.F.
Prop. Boathouse	250 S.F.
Total Prop. Impervious Area	6043 S.F. (29.6%)
Floodplain Elevation	776.20
COMPENSATORY STORAGE:	
Existing Storage	54.2 C.Y.
Proposed Storage	58.8 C.Y.

ISSUED FOR REVIEW

PLAN DATE 05.02.24
DESIGNED BY DEM

SCALE
0 10'

PROJECT NO. 24.5047
SHEET NO. C200

GRADING & EROSION CONTROL PLAN

NO. _____ BY _____ DATE _____

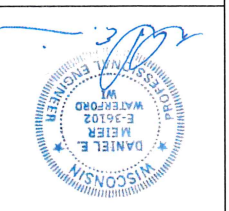
REVISIONS

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

WATERLOO, WI

6730 BURMA ROAD

SITE IMPROVEMENT PLANS FOR



Survey of existing conditions

PLAT OF SURVEY

Stuckmeyer Residence

LOCATION: 6730 Burma Road, Waterford, Wisconsin

LEGAL DESCRIPTION:

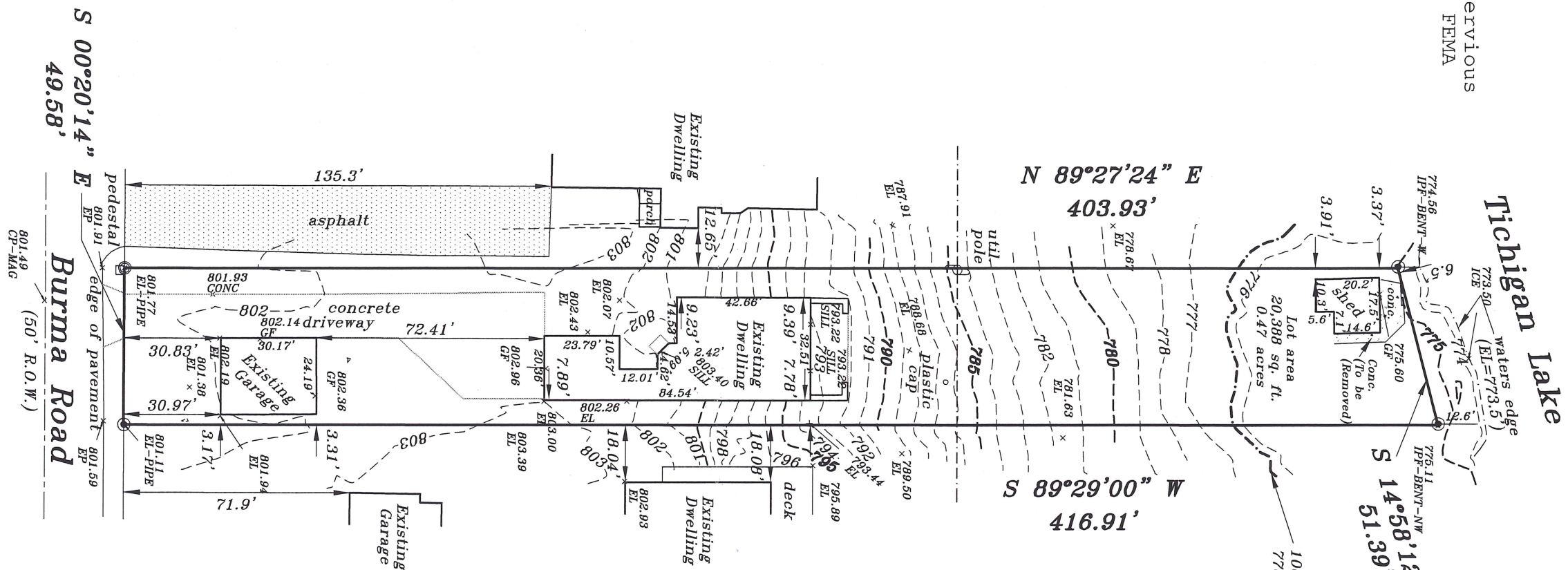
Lot 27 in the Un-recorded plat of BREEZY POINT BAY, being a part of Parcel 9 of the Fractional Northwest 1/4 of Section 13, Town 4 North, Range 19 East, in the Town of Waterford, Racine County, Wisconsin.

November 29, 2023

Survey No. 114671

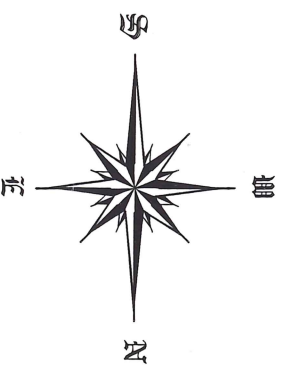
March 1, 2024 Added ImperVIOUS Surfaces Table; Revised FEMA Floodplain Elev. & Data

FLOOD DATA This property is in Zone AE & X of the Flood Insurance Rate Map, Community Panel No. 55101C0037E which has an effective date of 01/11/2024 and IS in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

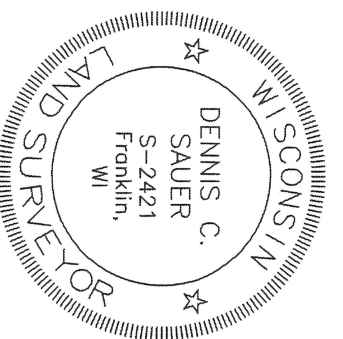
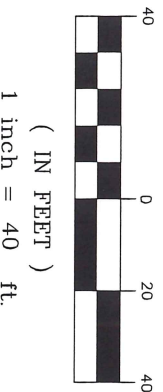


100-Year Floodplain 776.2' (Per FEMA)

IMPERVIOUS SURFACES: House Area= 2,095 sq. ft. Patio Area= 379 sq. ft. Conc. Stoop Area= 19 sq. ft. Garage Area= 731 sq. ft. Drive Area (to R.O.W.)= 2,578 sq. ft. Estimated ImperVIOUS Surface= 5,802 sq. ft. Estimated % Use of Total Lot Area= 26.5% Estimated % Greenspace of Total Lot Area= 71.5%



GRAPHIC SCALE



METROPOLITAN SURVEY SERVICE, INC. PROFESSIONAL LAND SURVEYORS

8482 South 76th Street Franklin, Wisconsin 53132 PH. (414) 529-5380 survey@metropolitansurvey.com www.metropolitansurvey.com



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT 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 AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

SIGNED Dennis C. Sauer Professional Land Surveyor S-2421