

PH ITEM 3A

APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

Owner: Kurt Lekschas

Applicant/Agent: OWNER

Address: 29209 Elm Island Drive
Waterford, WI 53185

Date petition filed: 6-5-2024 Hearing Date: 7-2-2024

Municipality: Waterford

Phone (Hm) 847-417-8870 (Wk)

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 raze and reconstruct a 13.4' X 21.4' detached garage

at site address 29209 Elm Island Drive, Section 26, T 4 N, R 19 E Lot(s) 42 Blk - Subd/CSM Elm Island Unrec. Parcel Id.# #016-04-19-26-169-000

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: The proposed detached garage will have an insufficient setback to the principal structure and an insufficient side yard setback

Applicant is subject to: Article VI, Division 6, R-3A Suburban Residential District (Sawered), Section 20-1017 Reduction or Joint Use and Sec. 20-1115 Accessory Regulations

of the Racine County Zoning Ordinance.

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

- X Property is all/partially located in the shoreland area of the Fox River Impoundment
Project is all/partially located in the shoreland area of the Fox River Impoundment
Project is all/partially located in the floodplain area of the Fox River Impoundment
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. 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 [Signature] Date 6-5-24

Fee pd: \$450.00 Ck # 2147 (Payable to Racine County Development Services) Attach required documentation

Application For Area Variance Supplemental

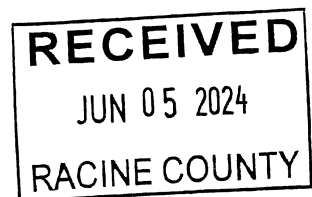
Kurt Lekschas
29209 Elm Island Drive
Waterford, WI 53185

- 1) The existing walls and roof structure are in poor condition and in need of replacement to prevent collapse. The existing structure is very old. The footprint of the new structure is to be in the exact same location as the existing in order to minimize any disruption on site. We would also like to use the existing foundation to build new walls on.

- 2) This lot is exceptionally shaped, by being both narrow in width by not being square in shape. The existing structure was constructed long ago and was not constructed parallel to the property line creating a pinching effect on the East property line as the existing structure extends South.

- 3) The variance will not create substantial detriment to adjacent property and poses no harm to public interests as it will be the same footprint of the existing structure. It will not alter any current ground water drainage patterns, and it will not alter the character of the neighborhood.

- 4) This request would allow for the typical use of a home and afford shelter/protection/storage/security to personal property out of the elements.



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

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER Kurt Lekschas
 Mailing 29209 Elm Island Dr.
 Address 1300 67th Dr.
Waterford 53185
Union Grove WI 53182
 City State Zip

APPLICANT OWNER
 Mailing _____
 Address _____
 City State Zip

Phone 847-417-8870

Phone _____

Email klekschas@yahoo.com

Email _____

Parcel Id. # 016041926169000

Site Address 29209 Elm Island Dr.

Municipality Waterford Section(s) 26 Town 4 North, Range 19 East

Lot 42 Block — Subdivision Name Elm Island Urrec. CSM # —

Proposed Construction/Use To raze and reconstruct a
detached garage

New <input checked="" type="checkbox"/>	Principal Bldg.	Size (<u>13.4' x 21.4'</u>) (<u>—</u> x <u>—</u>) (<u>—</u> x <u>—</u>)
Addition <input type="checkbox"/>	Accessory <input checked="" type="checkbox"/>	Area (sq ft) (<u>286.76 sq ft</u>) (<u>—</u>) (<u>—</u>)
Alteration <input type="checkbox"/>	Deck <input type="checkbox"/>	Peak Ht. (ft.) <u>14' 9"</u> 100-Yr. Floodplain Elev. <u>775.6</u>
Conversion <input type="checkbox"/>	Sign <input type="checkbox"/>	Eave Ht. (ft.) <u>8'</u> Flood Protection Elev. <u>777.6</u>
Temporary <input type="checkbox"/>	Other <input type="checkbox"/>	Building Ht.-Avg. (ft.) <u>11.38'</u>

Contractor <u>Solera Homes</u>	Est. Value w/Labor \$ _____	ZONING DISTRICT <u>R-3A</u>
Existing Nonconforming? <u>N/A</u>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yard Setbacks Proposed <u>OK?</u>
Structure in Shoreland? (per map) <u>Yes</u>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Street-1 st <u>±73'</u> <u>yes</u>
Mitigation or Buffer Needed? <u>Yes</u>	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>	*Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Side-1 st <u>2.73'</u>
*Structure's Fair Market Value \$ <u>—</u>	Cumulative % <u>—</u>	Side-2 nd <u>±32'</u> <u>yes</u>
*>50% of Fair Market Value? <u>N/A</u>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Rear <u>N/A</u> <u>—</u>
Structure in Wetland? (per map) <u>Yes</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Shore <u>54.59'</u> <u>yes</u>
Substandard Lot? <u>Yes</u>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Total Acc. Structures <u>< Allowable ft²</u>
BOA Variance Needed? <u>Yes</u>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date of Approval _____
Conditional Use/Site Plan Needed? <u>Yes</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date of Approval _____
Shoreland Contract Needed? <u>Yes</u>	Yes <input type="checkbox"/> No <input checked="" 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: \$ 450.00
 CC Date/Check#/Cash 2147
 Shoreland Contract Fee Pd: \$ _____
 CC Date/Check#/Cash _____
 Zoning Permit Fee Pd: \$ 85.00
 CC Date/Check#/Cash _____
 Other: _____ Pd: \$ _____

Kurt Lekschas 6-5-24
 Signature of Owner /Applicant/Agent Date
Kurt Lekschas
 Print Name(s)
 Notes (revisions, extensions, etc.)
Jc

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)

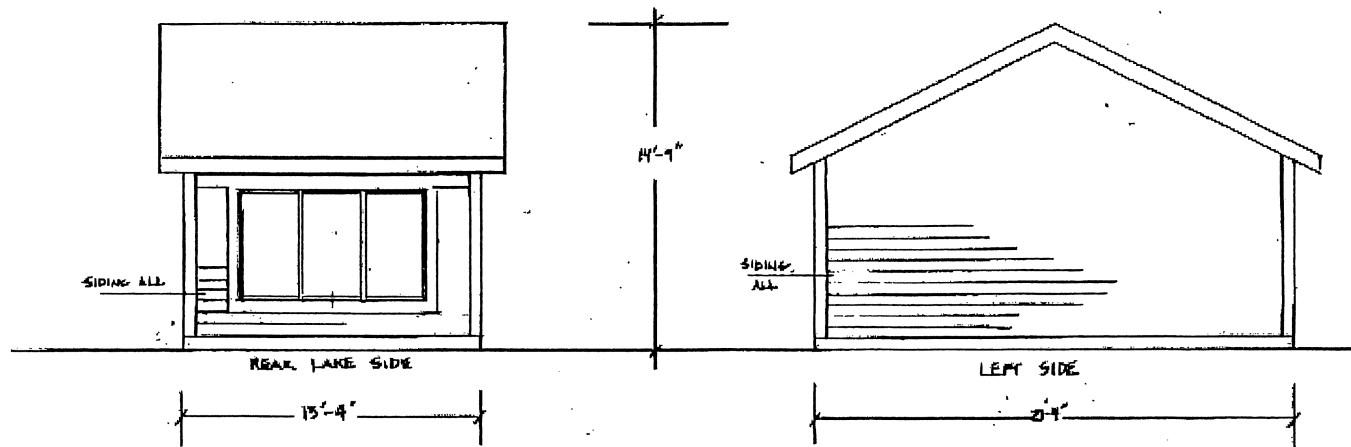
PIN 0160419-26-169000

Kurt Lekschas, Owner
Site Address: 29209 Elm Island Drive

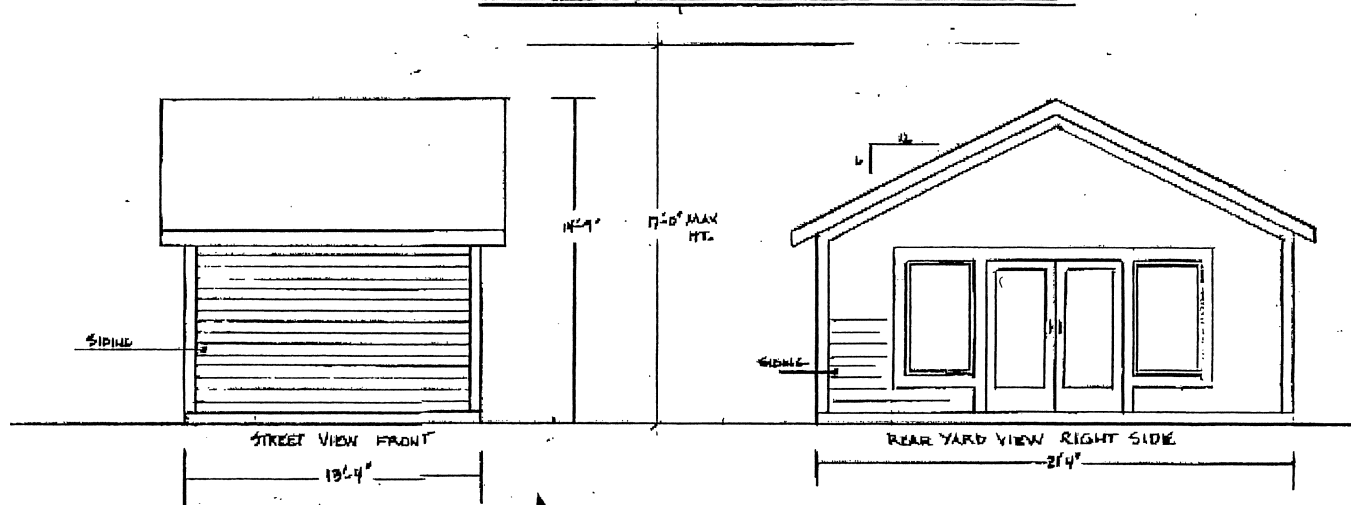
Building Elevations

LEKSCHAS REAR GARAGE/STORAGE REMODEL

29209 ELM ISLAND DRIVE



STRUCTURE TO USE EXISTING FOUNDATION



SEC 26 - T4N - R19E
Town of Waterford



Plat of a survey for SALERNO HOMES, LLC and KURT LEKSCHAS of that part of the Northeast One-quarter (1/4) of Section Twenty-six (26), in Township Four (4) North, Range Nineteen (19) East, bounded as follows: Beginning at a concrete monument located at the Southwest corner of Lot 68, of the unrecorded plat of Elm Island Subdivision; run thence South 12° 52' East 50 feet to a point thence North 77° 08' East 6 feet to a point; said point marks the place of beginning of the parcel of land hereinafter described; thence North 77° 08' East 49.9 feet to a point; thence South 21° 38' East 142.9 feet more or less, to the water's edge; thence Westerly along the water's edge to a point that is South 21° 38' East 157.6 feet, more or less, from the place of beginning; thence North 21° 38' West 157.8 feet more or less, to the place of beginning. Said land being in the Town of Waterford, County of Racine and State of Wisconsin.

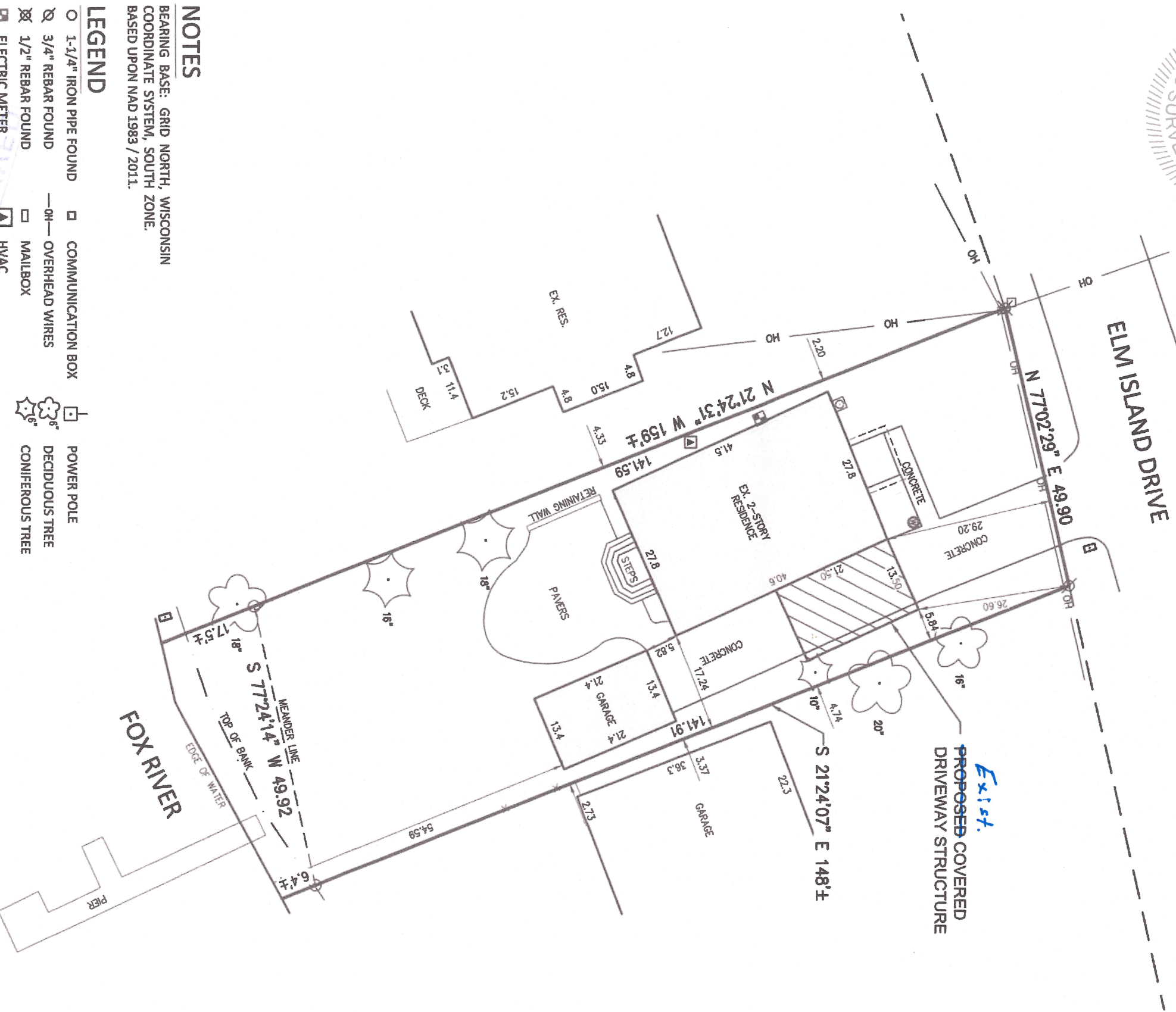
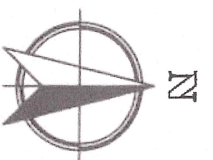
Certificate

The above-described property has been surveyed under my direction and the map hereon drawn is a correct representation thereof to the best of my knowledge and belief.

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

05/19/2023
 Revised 07/27/2023

Mark R. Madsen



NOTES

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON MAD 1983 / 2011.

LEGEND

- 1-1/4" IRON PIPE FOUND
- 3/4" REBAR FOUND
- 1/2" REBAR FOUND
- ELECTRIC METER
- GAS METER
- COMMUNICATION BOX
- OVERHEAD WIRES
- MAILBOX
- HVAC
- WELL
- POWER POLE
- DECIDUOUS TREE
- CONIFEROUS TREE



Nielsen Madsen + Barber
 CIVIL ENGINEERS AND LAND SURVEYORS
 1458 Horizon Blvd, Suite 200, Racine, WI, 53406
 Telephone: (262)634-5588 Website: www.nmbasc.net

FIELD WORK 5-16-2023 BY JWP/KRF
 DRAWN 5-18-2023 BY SCB
 SCALE 1" = 20'
 SHEET 1 OF 1 SHEETS
 JOB NO. 2022.0083.01