

Serba Living Trust
APPLICATION FOR A VARIANCE/APPEAL

PH item A

Racine County, Wisconsin

Owner: Thomas & Jackie Serba
Address: 16121 Riverside Rd
Waterford, WI 53185
Phone (Hm) 262-492-1000 (Wk) NA

Applicant/Agent: Jackie Serba
Date petition filed: 6-26-2024 Hearing Date: 8-6-2024
Municipality: Waterford
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 the existing detached garage and construct a 24'x26' detached garage

at site address 6421 Riverside Rd., Section 14, T 4 N, R 19 E
Lot(s) 8 Blk — Subd/CSM Stelle's Fox River Park Parcel Id.# 016091914267000
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 street yard setback

Applicant is subject to: Article VI, Division 6, R-3A Suburban Residential District (Ferreed);
Section 20-1017 Reduction or Joint Use and Sec. 20-1115 Accessory Regulations;
Section 20-191 Substandard nonconforming lots;

_____ of the Racine County Zoning Ordinance.

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

- 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
- Property is is/partially located in the floodplain area of 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. on following page

2) Describe the exceptional, extraordinary or unusual circumstances that are unique to this lot or structure. The lot we would be using is where we park the cars now.

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. We would be not blocking anyones view of the water.

4) Explain how the request is not based on economic gain or loss and is not self-imposed. We just want a garage for parking in.

Owner/Applicant's Signature Thomas Serba, Jackie Serba Date 6-25-2024

Fee pd: \$ 450.00 Ck # 2071 (Payable to Racine County Development Services) Attach required documentation

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

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER Sarba Living Trust
 Mailing Address 6421 Riverside Rd.
Waterford WI 53185
 City State Zip

APPLICANT Jackie Serba
 Mailing Address _____

 City State Zip

Phone 262-492-1000

Phone _____

Email jackieserba@yahoo.com

Email _____

Parcel Id. # 016041914267000

Site Address 6421 Riverside Rd.

Municipality Waterford Section(s) 14 Town 4 North, Range 19 East

Lot 8 Block — Subdivision Name Stark's Fox River Park CSM# —

Proposed Construction/Use Detached Garage - For Personal use only.

Notes: No increase in impervious surfaces as existing detached garage to be razed and area of proposed detached garage is paved.

New	<input checked="" type="checkbox"/>	Principal Bldg.	Size	(<u>24'</u> x <u>26'</u>)	(<u>—</u> x <u>—</u>)	(<u>—</u> x <u>—</u>)
Addition	<input type="checkbox"/>	Accessory	Area (sq ft)	(<u>624 sq ft</u>)	(<u>—</u>)	(<u>—</u>)
Alteration	<input type="checkbox"/>	Deck	Peak Ht. (ft.)	<u>15'</u>	100-Yr. Floodplain Elev.	<u>776.2</u>
Conversion	<input type="checkbox"/>	Sign	Eave Ht. (ft.)	<u>8'</u>	Flood Protection Elev.	<u>770.2</u>
Temporary	<input type="checkbox"/>	Other	Building Ht.-Avg. (ft.)	<u>11.5'</u>		

Contractor Classic Builders Est. Value w/Labor \$ 50,000 ZONING DISTRICT R-3A

Existing Nonconforming?	N/A	<input checked="" type="checkbox"/>	Yes	No	Yard Setbacks	Proposed	OK?
Structure in Shoreland? (per map)		<input checked="" type="checkbox"/>	Yes	No	Street-1 st	<u>10.2'</u>	
Mitigation or Buffer Needed?		<input checked="" type="checkbox"/>	Yes	No	Street-2 nd	<u>N/A</u>	
Structure in Floodplain? (per map)		<input checked="" type="checkbox"/>	*Yes	No	Side-1 st	<u>3.2'</u>	<u>yes</u>
*Structure's Fair Market Value \$	<u>—</u>	<input type="checkbox"/>	Cumulative %	<u>—</u>	Side-2 nd	<u>20.67'</u>	<u>yes</u>
*>50% of Fair Market Value?	N/A	<input checked="" type="checkbox"/>	Yes	No	Rear	<u>N/A</u>	
Structure in Wetland? (per map)		<input checked="" type="checkbox"/>	Yes	No	Shore	<u>± 115'</u>	<u>yes</u>
Substandard Lot?		<input checked="" type="checkbox"/>	Yes	No	Total Acc. Structures	<u>< 720 sq ft</u>	
BOA Variance Needed?		<input checked="" type="checkbox"/>	Yes	No	Date of Approval		
Conditional Use/Site Plan Needed?		<input checked="" type="checkbox"/>	Yes	No	Date of Approval		
Shoreland Contract Needed?		<input checked="" type="checkbox"/>	Yes	No	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 Jackie Serba 10-26-2024
 CC Date/Check#/Cash 2071 Signature of Owner /Applicant/Agent Date

Shoreland Contract Fee Pd: \$ _____ Jackie Serba
 CC Date/Check#/Cash _____ Print Name(s)

Zoning Permit Fee Pd: \$ 85.00
 CC Date/Check#/Cash _____ Notes (revisions, extensions, etc.)

Other: _____ Pd: \$ _____ JC
 _____ (Staff Initials)

if shoreland erosion review fee is included above Zoning Administrator

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER)

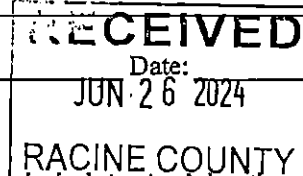
PIN 6160419-14-267000

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: _____



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 ≥ _____'

We need a variance as our house is in the way to get the 25ft needed off the road. By giving us the variance the new garage would be 10ft farther off the road than the old one.

The ~~existing~~ existing garage is more of an oversized shed + the car / truck does not fit. There are a lot of new people in and out of our neighborhood now that's its grown so much so for our safety + our vehicles safety we would like to park them inside. We want a 24' x 26' garage as we have no basement and will need the storage we lose from taking down and replacing the old one.

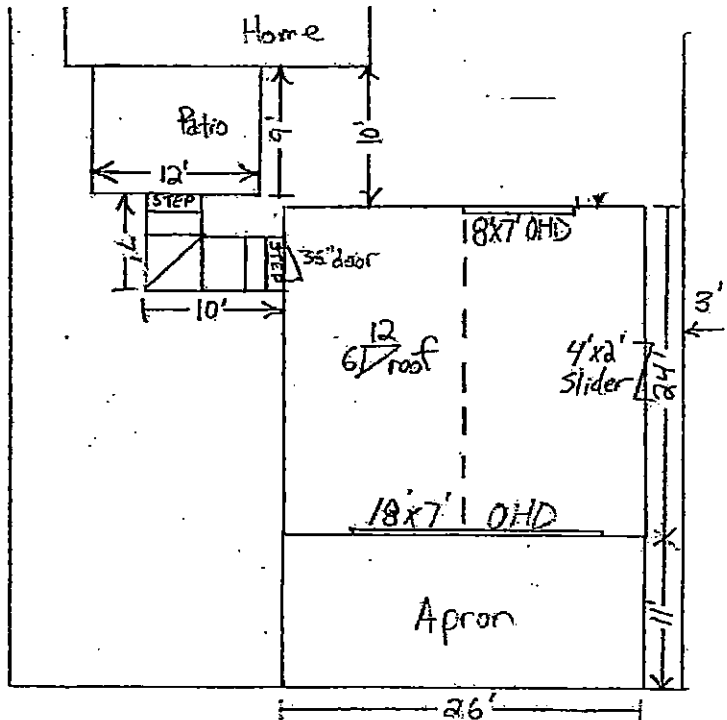


S83 W18901 Saturn Dr.
Muskego, WI 53150
262.679.4800
www.classicbuilderswi.com

Demolition	14 X 20	
Concrete Removal	Slab + 484 Sq Ft	
Excavation		\$
Garage	26 X 24 Gable	
	6/12 Pitch Roof	INCL
Overhangs	ERT 12 RR 12 SD 12	\$
Roofing	30-Yr Dimensional Shingles	INCL
Siding	Ovation D4 Vinyl	INCL
Windows	1 48x24 Slider	INCL
6-Panel FG Service Door	36"	INCL
2" Insulated Steel Garage Door		
Style	2283 18x7	\$
	2283 8x7 reuse home owners	
Operator	1 1/2 HP Quiet Chain	INCL
Remotes	2 Key Pad 1	INCL
Block	None	
Soffit/Fascia	Alum	\$
Door Trim	Alum	\$
Gutters	5" Seamless Alum w/4" Downspouts	\$
20 AMP Circuit	1 Main Switch	\$
3 Inside Outlets	2 Interior Lights	
1 Coach Light(s)	2 Switches	
	Up to 50ft Trench	
Apron	26 X 11	
Apron	8 X 8	\$
Patio	12 X 9	\$
Sidewalks	4 X 13	\$
Steps	2	
Gravel Allowance	30 Yards	

Name Serba, Jackie Date 5/29/24
 Address 6421 Riverside Rd
 City Waterford Zip 53185
 Phone (262)492-1000 Cell _____
 Email jackieserba@yahoo.com

EXHIBIT A



Unless otherwise noted:

Garage Includes 4" Thick Concrete Slab w/ Thickened Edge
 Permits and Survey as Needed - @ Cost



Classic Builders Representative

Total Price

\$

VALID FOR 30 DAYS

Optional Items (in red) not included in this "Total Price"

DEGEN - FOAT SURVEYING, INC.

100 SOUTH SECOND STREET
 WATERFORD, WISCONSIN 53185
 (262)534-5404

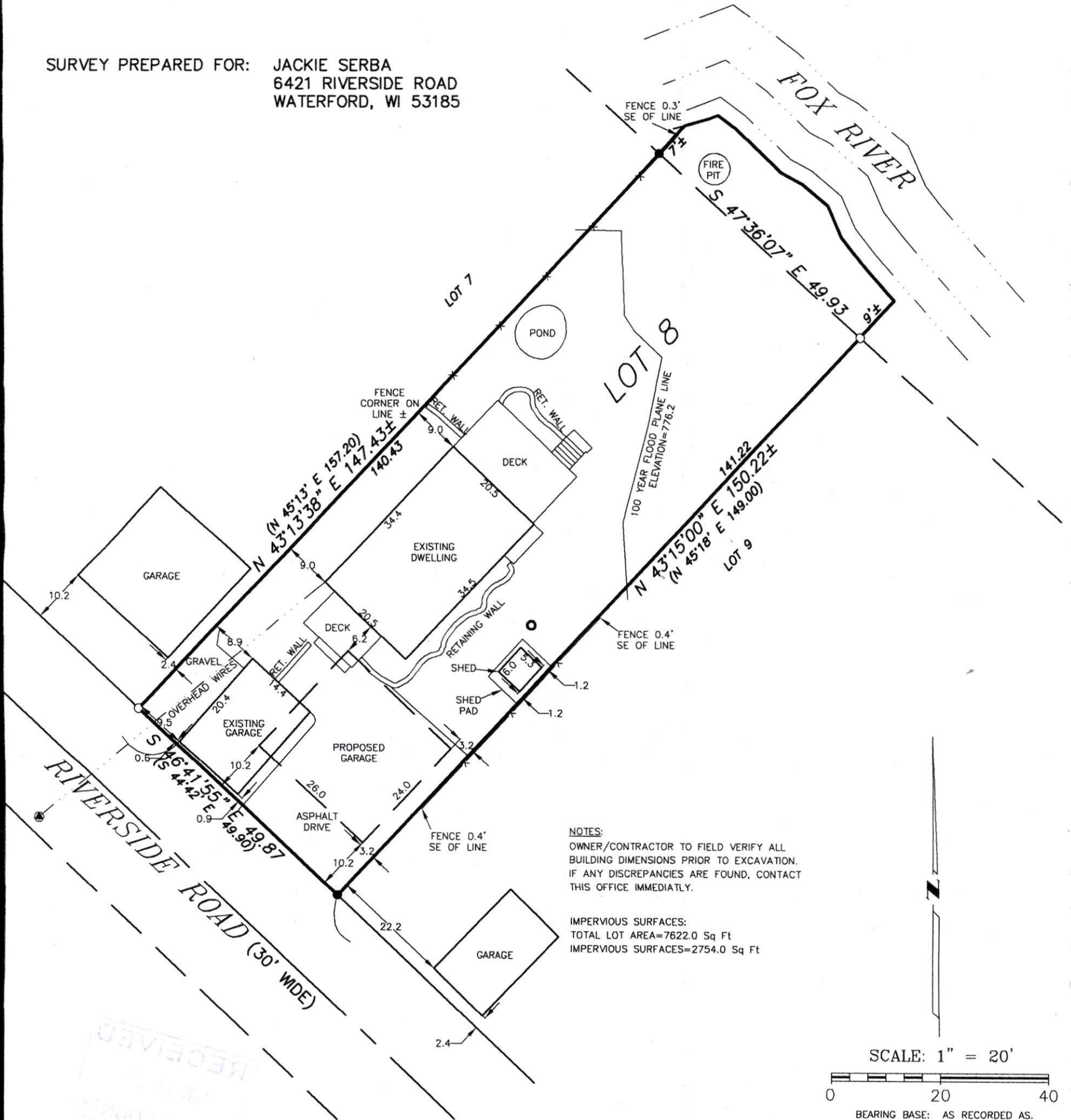
248031
 248031S1.DWG

PLAT OF SURVEY

LOT 8, STARK'S FOX RIVER PARK, LOCATED IN THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN.

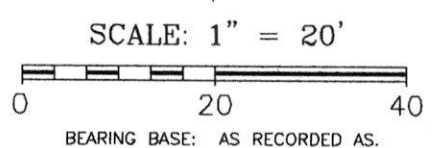
* REFER TO A CURRENT TITLE REPORT FOR EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD THAT MAY AFFECT THIS LAND. *

SURVEY PREPARED FOR: JACKIE SERBA
 6421 RIVERSIDE ROAD
 WATERFORD, WI 53185



NOTES:
 OWNER/CONTRACTOR TO FIELD VERIFY ALL BUILDING DIMENSIONS PRIOR TO EXCAVATION. IF ANY DISCREPANCIES ARE FOUND, CONTACT THIS OFFICE IMMEDIATELY.

IMPERVIOUS SURFACES:
 TOTAL LOT AREA=7622.0 Sq Ft
 IMPERVIOUS SURFACES=2754.0 Sq Ft



- LEGEND
- - FOUND IRON PIPE
 - - SET IRON PIPE
 - - - - FENCE
 - ⊙ - UTILITY POLE
 - () - RECORDED AS



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, 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, OR GUARANTEE THE TITLE THERETO WITHIN (1) YEAR FROM THE DATE, HEREOF.

DATED AT WATERFORD, WI THIS 5th DAY OF JUNE 20 24

RECERTIFIED _____ Gary B. Foat