

APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

Owner: Julie Durr Revocable Trust

Applicant/Agent: Sawfish General Contracting LLC

Address: 3831 Timber Pointe Dr. NE

Date petition filed: 7-2-2024 Hearing Date: 8-6-2024

Solon, IA 52333

Municipality: Waterford

Phone (Hm) _____ (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 construct a lateral expansion and associated uncovered landing and stairs addition to the existing residence

at site address 6524 Willow Ct., Section 14, T 4 N, R 19 E
Lot(s) 79 Blk — Subd/CSM Fox Point Lake 2 Parcel Id.# 016041914201000

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 existing principal structure is less than thirty-five (35) feet from the ordinary high water mark and the proposed uncovered landing and stairs addition will have an insufficient shore yard setback.
Applicant is subject to: Article VI, Div. 6 R-3A Suburban Residential District (Sewered); Sec. 20-188.1 Expansion of nonconforming principal structure within the shoreland setback; Sec. 20-191 Substandard nonconforming lots; Sec. 20-1017 Reduction or Joint Use and Sec. 20-1045 Shoreland setbacks and exempt structures 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 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.

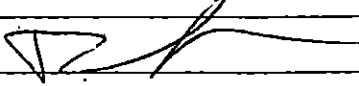
Indicate below or attach separate pages showing how your application meets the legal criteria for a variance.

1) Explain how the Ordinance creates an unnecessary hardship and in the absence of approval no feasible use can be made of the property. SEE ATTACHED EXHIBIT "A"

2) Describe the exceptional, extraordinary or unusual circumstances that are unique to this lot or structure. SEE ATTACHED EXHIBIT "A"

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 EXHIBIT "A"

4) Explain how the request is not based on economic gain or loss and is not self-imposed. SEE ATTACHED EXHIBIT "A"

Owner/Applicant's Signature 

Date 7/2/2024

Fee paid: \$ 450.00 Check # 4297 (Payable to Racine County Planning) •Please attach required documentation

Racine County Zoning Department
14200 Washington Avenue
Sturtevant, WI 53177
c/o Jarmen Czuta

6-27-2024

Proposed Project: Eric and Julie Durr Residence 3 Seasons Room / Deck Project
Project Location: 6524 Willow Court, Waterford, WI 53185

Variance Application Exhibit A

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.

Per Racine County Zoning Ordinance Chapter 20 Sub Section 20-188.1 we have followed the allowable 35' foot setback when restricting the Expansion of Principle Residence within a Shoreland to a 200 square foot maximum size limit. The existing Principle Structure is setback from the Shoreland only 28' feet. The only way that we could meet the standard allowable setback would be for us to move the house. Therein lies the hardship.

↑
21' 4"

2. Describe the **exceptional, extraordinary or unusual circumstances** that are unique to this lot or structure.

The Unusual circumstance is that the existing non-conforming Principle structure is too close to the Shoreland and we cannot move the house in order to make this house conforming. The original cottage built 80 years ago was added onto and made this house even more non-conforming in relation to the Shoreland setback requirements established today. The original cottage set the baseline of non-conformity. Even more Unusual is that this house sits on an Island and has Shoreland setback non-conformity surrounding the entire house.

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.

There are no detriments created by the addition of the proposed 3 Seasons room as this house is on an Island that will not impact any immediately adjacent properties, as there are none. The only perceivable impact that this proposed 3 Seasons room addition may cause will be an impact on the Carriage house that lies on the mainland of this property also owned by Eric and Julie Durr. The addition of the proposed 3 Seasons room will not impair any sight lines of any adjacent properties as there are none that can see from the mainland across this specific sight line. The addition of the proposed 3 Seasons room is a single story addition, so it will not rise above the natural landscape enough to cause any height restrictions blocking views of any adjacent properties because there are none.

4. Explain how the request is not based on economic gain or loss and is not self-imposed.

The addition of the proposed 3 Seasons room is purely for the enjoyment of the Owner's personal property and is not generated by economic gain or loss to their property. We have met all of the requirements of Chapter 20 Sub Section 20-188.1 in designing the proposed 3 Seasons room addition to conform with 20-188.1 in order to keep the proposed addition as diminutive as possible as to not impact the surrounding nature of the Island and it's many wonderful green space features and mature trees. Beyond the allowable 200 square feet of 3 Seasons room addition at 35' feet from Shoreland we are seeking a Variance to gain approval to construct 44 square feet of "connector landing and egress stairs" to the West end of the Island to more easily access the boat dock at that end of the Island as well as grant egress from the house and Kitchen. The positioning of the "connector landing and the egress stairs" is unique in that it is allowing us to locate a new egress doorway from the house where there is currently a window in the recently remodeled Kitchen. The fact that the window could be easily converted into a egress doorway from the house to the "connector landing and egress stairs" is a strong positive for this property. Furthermore, we are proposing to remove 530 square feet of existing, impervious gravel landscape beds and replace those with planted grass areas to offset any concerns of landscape mitigation in relation to the construction of the proposed 3 Seasons room addition and to greatly reduce the impact of the added roof water drainage onto the more pervious grass planted areas. In closing, we posit that we have exercised intelligent design, low impact sizing, added additional egress from the house, supplanted existing impervious gravel landscape beds for newly planted pervious grass surfaces and most importantly followed Chapter 20 ss 20-188.1 of Racine County Zoning Code to ensure that we create a space for the Owners enjoyment of personal property at the lowest possible impact to the surroundings.

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

PERMIT NO. _____
DATE PERMIT ISSUED _____

OWNER Julie Durr Revocable Trust

APPLICANT ROBERT A. NASH - Sawfish General Contracting LLC

Mailing Address 3831 Timber Pointe Dr. NE

Mailing Address 4136 NORTHWEST HIGHWAY

Solon IA 52333
City State Zip

WATERFORD WIS. 53185
City State Zip

Phone _____

Phone 262-332-6091

Email _____

Email robertnash@sawfishgc.com

Parcel Id. # 016041914201000

Site Address 6524 Willow Ct.

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

Lot 79 Block — Subdivision Name Fox Point Park 2 CSM# —

Proposed Construction/Use To construct a lateral expansion and associated uncovered landing and stairs addition to the existing residence (Lat. Exp.) (landing/stairs)

New	<input checked="" type="checkbox"/>	Principal Bldg.	<input checked="" type="checkbox"/>	Size (13'7 ³ / ₄ " x 14'6")	(4' x 8'4 ¹ / ₂ ")	(— x —)
Addition	<input checked="" type="checkbox"/>	Accessory	<input type="checkbox"/>	Area (sq ft)	(197.84 sq ft)	(44 sq ft)
Alteration	<input type="checkbox"/>	Deck	<input type="checkbox"/>	Peak Ht. (ft.)	14.5'	100-Yr. Floodplain Elev. 776.2
Conversion	<input type="checkbox"/>	Sign	<input type="checkbox"/>	Eave Ht. (ft.)	12'	Flood Protection Elev. 778.2
Temporary	<input type="checkbox"/>	Other	<input type="checkbox"/>	Building Ht.-Avg. (ft.)	13.25'	

Contractor Sawfish General Contracting LLC Est. Value w/Labor \$ 100,000 ZONING DISTRICT R-3A

Existing Nonconforming?	N/A <input checked="" type="checkbox"/>	Yes	No	Yard Setbacks	Proposed	OK?
Structure in Shoreland? (per map)		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Street-1 st	<u>N/A</u>	<u>N/A</u>
Mitigation or Buffer Needed?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Street-2 nd	<u>N/A</u>	<u>N/A</u>
Structure in Floodplain? (per map)		*Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Side-1 st	<u>N/A</u>	<u>N/A</u>
*Structure's Fair Market Value \$	<u>—</u>	Cumulative %	<u>—</u>	Side-2 nd	<u>N/A</u>	<u>N/A</u>
*>50% of Fair Market Value?	N/A <input checked="" type="checkbox"/>	Yes	No	Rear	<u>N/A</u>	<u>N/A</u>
Structure in Wetland? (per map)		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Shore	<u>21'4"</u>	<u>Exist. Res.</u>
Substandard Lot?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Total Acc. Structures	<u>—</u>	
BOA Variance Needed?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Date of Approval	<u>—</u>	
Conditional Use/Site Plan Needed?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Date of Approval	<u>—</u>	
Shoreland Contract Needed?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Date of Approval	<u>—</u>	

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
CC Date/Check#/Cash 4297

[Signature] 7/2/2024
Signature of Owner /Applicant/Agent Date

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

ROBERT A. NASH
Print Name(s)

Zoning Permit Fee Pd: \$ 150.00
CC Date/Check#/Cash _____

Notes (revisions, extensions, etc.)
IC

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)

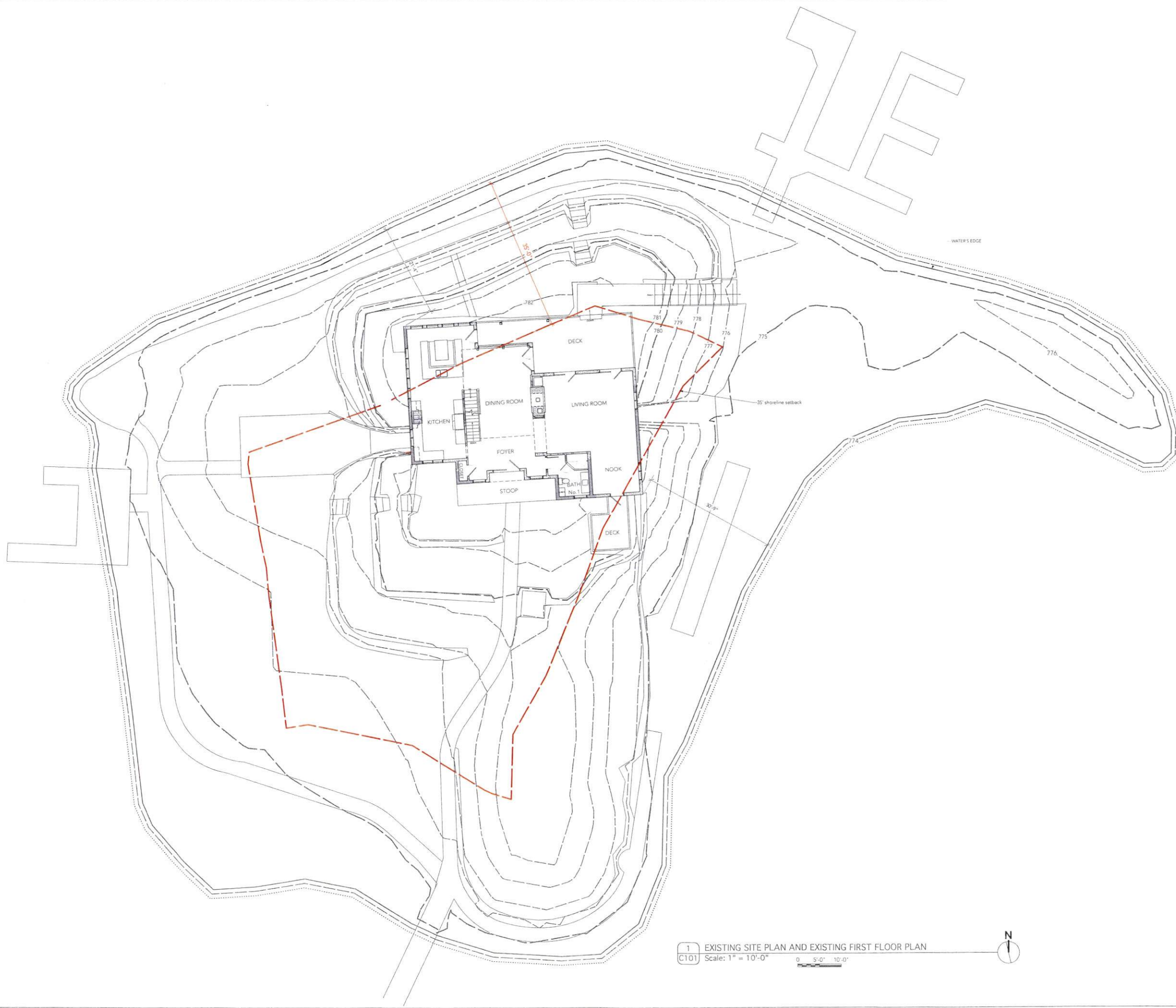
PIN 0160419-14-201000

ZONING REVIEW DOCUMENTS for a SCREEN PORCH EXPANSION to the PRINCIPAL STRUCTURE at 6524 WILLOW COURT in WATERFORD, WISCONSIN

SHEET INDEX

- G101 PROJECT TITLE AND SHEET INDEX
- C101 EXISTING SITE PLAN AND EXISTING FIRST-FLOOR PLAN
- C102 PROPOSED SITE PLAN AND PROPOSED FIRST-FLOOR PLAN
- A301 PROPOSED EXTERIOR ELEVATIONS

ZONING REVIEW DOCUMENT ISSUE DATE: 07/01/2024							
The Garret Studio, Inc. 2572 N 62nd Street Wauwatosa, Wisconsin 53213 p.1 (414) 364-6368 e. thegarretstudio@me.com							
document type: ZONING REVIEW DOCUMENTS for a SCREEN PORCH EXPANSION to the PRINCIPAL STRUCTURE at 6524 WILLOW COURT in WATERFORD, WISCONSIN document released for zoning review	FIELD VERIFY DIMENSIONS AND CONDITIONS DRAWN BY:						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: left; padding: 2px;">REVISIONS</th> </tr> <tr> <th style="width: 10%; padding: 2px;">#</th> <th style="padding: 2px;">DATE</th> </tr> </thead> <tbody> <tr> <td style="height: 100px;"></td> <td style="padding: 2px;">DESCRIPTION</td> </tr> </tbody> </table>	REVISIONS		#	DATE		DESCRIPTION	
REVISIONS							
#	DATE						
	DESCRIPTION						
sheet contents: PROJECT TITLE SHEET INDEX							
SHEET G101							



1 EXISTING SITE PLAN AND EXISTING FIRST FLOOR PLAN
 C101 Scale: 1" = 10'-0"

The Garret Studio, Inc.
 2572 N 62nd Street
 Wauwatosa, Wisconsin 53213
 p. 1 (414) 364-6368
 e. thegarretstudio@me.com

document type:
**ZONING REVIEW DOCUMENTS for a
 SCREEN PORCH EXPANSION to the
 PRINCIPAL STRUCTURE at
 6524 WILLOW COURT in
 WATERFORD, WISCONSIN**
 document released for zoning review

DRAWN BY: FIELD VERIFY DIMENSIONS AND CONDITIONS

REVISIONS	
#	DATE DESCRIPTION

sheet contents:
 EXISTING SITE PLAN AND EXISTING FIRST-
 FLOOR PLAN

RECEIVED

The Garret Studio, Inc.

2572 N 62nd Street
 Wauwatosa, Wisconsin 53213
 p.1 (414) 364-6368
 e. thegarretstudio@me.com

document type:
**ZONING REVIEW DOCUMENTS for a
 SCREEN PORCH EXPANSION to the
 PRINCIPAL STRUCTURE at
 6524 WILLOW COURT in
 WATERFORD, WISCONSIN**

document released for zoning review

FIELD VERIFY DIMENSIONS
 AND CONDITIONS

DRAWN BY:

REVISIONS

#	DATE	DESCRIPTION

sheet contents:
 PROPOSED SITE PLAN AND PROPOSED FIRST-
 FLOOR PLAN

SHEET C102



new landscape beds to replace
 gravel terraces indicated thus;
 beds approximately 530 total
 square feet of permeable surface

44 sq. ft. landing and steps
 to grade assumed to not
 count towards 200 square
 foot maximum extension

total encroachment into 35'
 shoreline setback: 0 sq. ft.
 assuming steps and landing
 are an exception to setback
 encroachment prohibitions

1 PROPOSED SITE PLAN AND PROPOSED FIRST-FLOOR PLAN
 C102 Scale: 1" = 10'-0" 0 5'-0" 10'-0"



The Garret Studio, Inc.

2572 N 62nd Street
 Wauwatosa, Wisconsin 53213
 p.1 (414) 364-6368
 e. thegarretstudio@ms.com

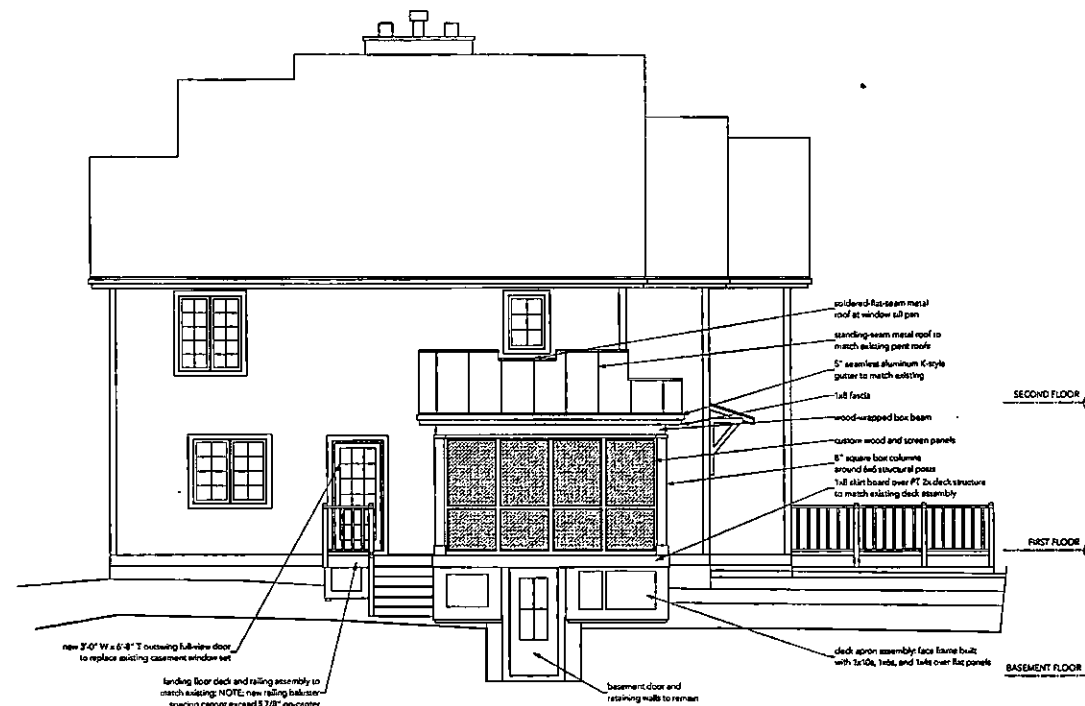
document type:
 ZONING REVIEW DOCUMENTS for a
 SCREEN PORCH EXPANSION to the
 PRINCIPAL STRUCTURE at
 6524 WILLOW COURT in
 WATERFORD, WISCONSIN
 document released for zoning review

FIELD VERIFY DIMENSIONS
 AND CONDITIONS

DRAWN BY:



1 PROPOSED FRONT/SOUTH EXTERIOR ELEVATION
 A301 Scale: 3/16" = 1'-0"



2 PROPOSED SIDE/WEST EXTERIOR ELEVATION
 A301 Scale: 3/16" = 1'-0"

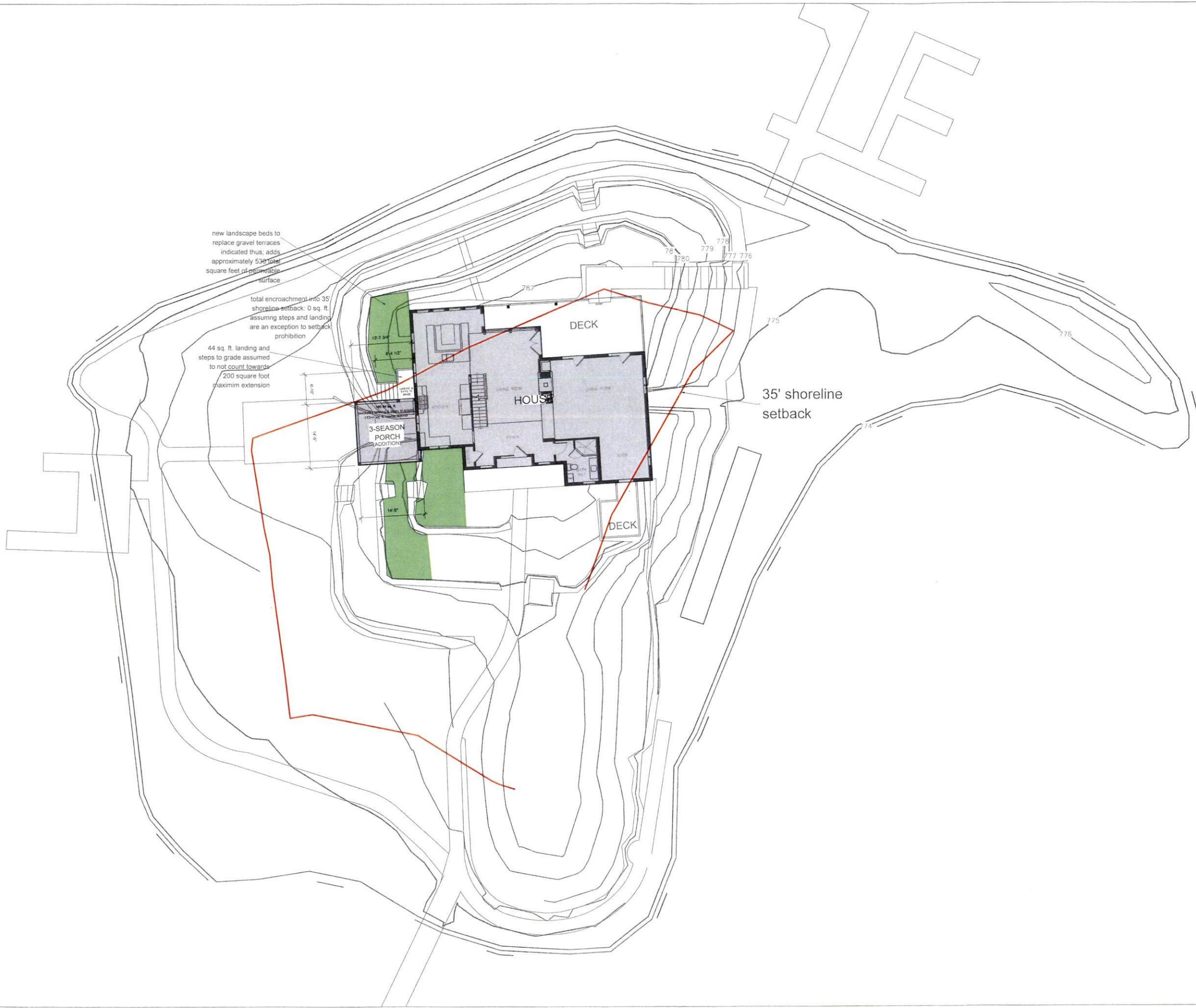


3 PROPOSED REAR/NORTH EXTERIOR ELEVATION
 A301 Scale: 3/16" = 1'-0"

REVISIONS

#	DATE	DESCRIPTION

sheet contents:
 PURPOSED EXTERIOR ELEVATIONS



REVISIONS:

JUNE 26 2024
JULY 1 2024

SCALE: 1" = 10' - 0"
SHEET NUMBER: 1.0

GARLAND ALLIANCE
LANDSCAPE ARCHITECTS



P.O. Box 1352
Kenosha, WI 53141
(414) 888 1641 garlandalliance@gmail.com

PROPOSED GARDEN DESIGN FOR:

PRELIMINARY ZONING REVIEW
DOCUMENTS FOR A 3 SEASON DECK
ADDITION FOR PROJECT AT

6524 WILLOW COURT

WATERFORD, WISCONSIN

