APPLICATION FOR A VARIANCE/APPEAL	Racine County, Wisconsin
Owner: Julie Durg Revocable Trust	Applicant/Agent: Sawfish General Contracting LI
Address: 1831 Timber Pointe Dr. NE	Date petition filed: 7-2-2024 Hearing Date: 8-6-2024
50104, IA 52333	Municipality: Waterford
Phone (Hm) (Wk)	Zoning district(s): R-3A
TO THE ZONING BOARD OF ADJUSTMENT/AB	PEALS: Please take notice that the undersigned was denied a
permit or seeks an appeal of the Zoning Administrator f	or: to construct a lateral expansion
and associated uncovered	d landing and stails addition to
the existing residence	· · · · · · · · · · · · · · · · · · ·
at site address 6524 Willow Ct.	Section /4 ,T 4 N,R /9 E
Lot(s) 79 Blk - Subd/CSM For Pornt lock	, Section /4 , T 4 N, R /9 E 2 Parcel Id.# 0/604/9/420/000
in Racine County, Wisconsin, for the reason that the app	plication failed to comply with Chapter 20 (Zoning) of the Racine
County Code of Ordinances with respect to: +he ex	isting principal Structure is less than their
Live (35) for + from the ordinary b's	L Water work and the alaposed 41605010
landing and stairs addition will	have an insufficient shore yard setbeck
Applicant is subject to: Article VI, V, V, G, R-3	A Suburban Residential District (Sewered); Sec. eg principal structure within the shoreland sett
Sec 20-101 Substanded not some	Parming 1-ts; Sec. 20-1017 Reduction or Just
Use and Sec. 20-1045 Shorela	ad setbacks and exempt structures
	, of the Racine County Zoning Ordinance.
Check applicable below: (Underline or circle the word	I "all" or "partially" below, as needed)
Property is all/partially located in the shoreland ar	ea of Tichigan Lake
Project is all/partially located in the shoreland are	
Property is all/partially located in the floodplain a	rea of Tichigan Lake
Project is all/partially located in the floodplain are	
Property is all/partially located in a wetland area.	Floject is an partially located in a westand area.
Indicate below or attach separate pages showing ho	w 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 E	XHIBITA"
2) Describe the exceptional extraordinary or unusua	al circumstances that are unique to this lot or structure.
SEE ATTACKED ET	ZUIRT "A"
300 / 111 / 101 / 101	
3) Describe how the approval would not create substan	ntial detriment to adjacent property or materially impair or be
contrary to the purpose and spirit of zoning or the publi	ic interest. SEE ATTACKED EXHIBIT "A"
	to the second se
Fares, g. A.	
4) Explain how the request is not based on economic g	ain or loss and is not self-imposed.
Sex	ATTACHED EXHIBIT "A"
1	
Owner/Applicant's Signature	Date 7/2/2024
	Racine County Planning) •Please attach required documentation
Choose in (rayable to	L:DeptShareFormstvarianteapplich1/06

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

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.
- 2. Describe the <u>exceptional</u>, <u>extraordinary or unusual circumstances</u> 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 <u>substantial detriment</u> 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 <u>economic gain or loss</u> and is not <u>self-imposed</u>.

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.

Parcel Id. # 0/104/19/14/20/000 Site Address 6524 Willow Ct. Municipality Water fold Section(s) /4 Town 4 North, Range 19 East Lot 79 Block Subdivision Name for 10 in the fact 2 CSM# Proposed Construction/Use 70 construction Yes 10 in the fact 2 CSM# Proposed Construction/Use 70 construction Yes 10 in the fact 2 2 fan 5 in 9 4 of 10 Associated ancevered landing and starri addition Accessory Area (sq ft) (1915 44 far) 10 in the fact 2 2 far 1 2	APPLICATION FOR ZONING PER		PERMIT NO.	TOOL TEE		
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	✓ □ if shoreland erosion review fee is inch	uded above Zo	ning Administrator		(Staff Initials)	0
	Make checks payable to "Racine County Dev	elopment Service	es" - Note: ALL FEES ARE	NONREFUNDAR	,	0

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

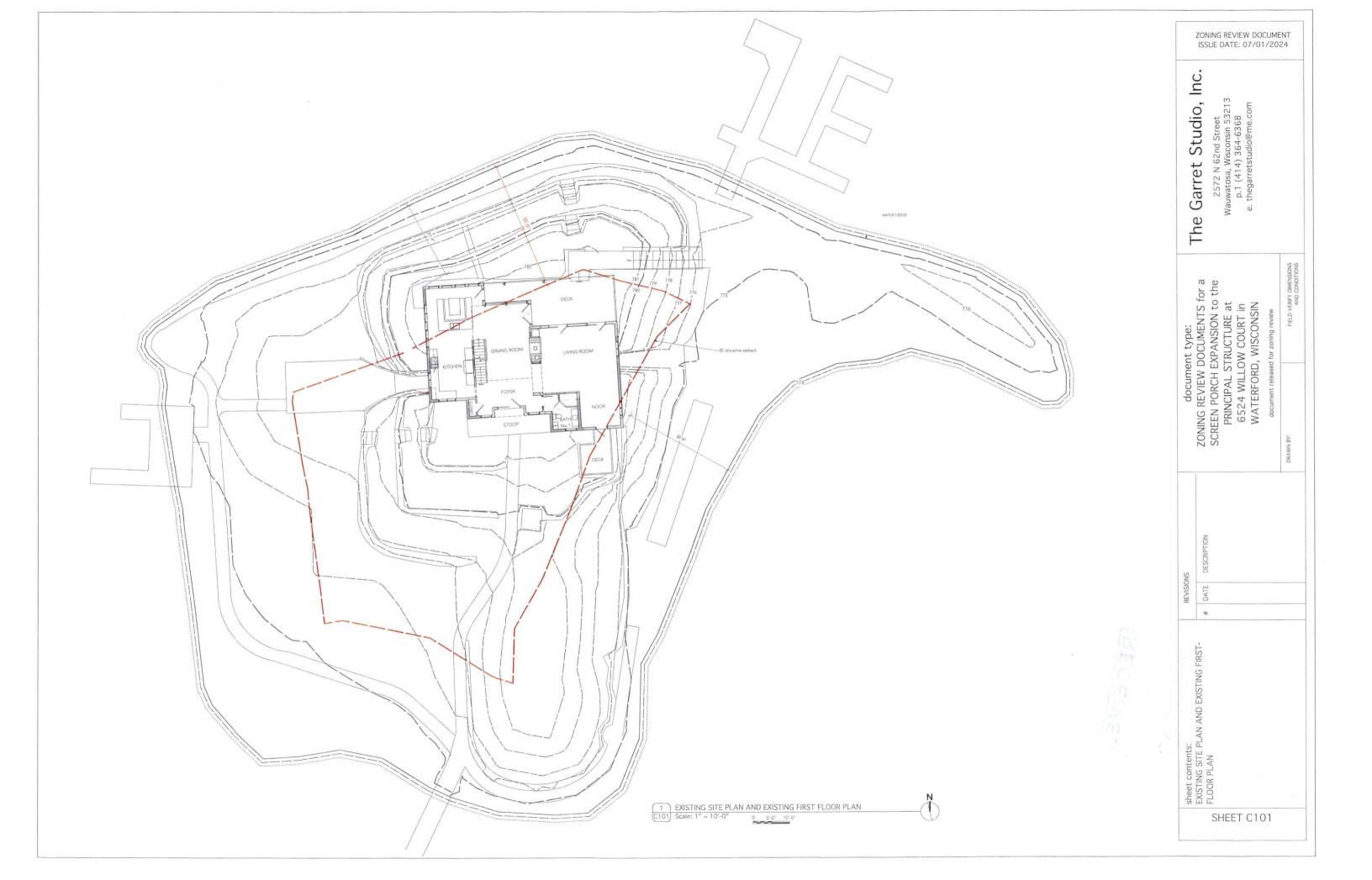
ZONING REVIEW DOCUMENT

Sheet contents:
PROJECT TITLE

DATE DESCRIPTION SCR

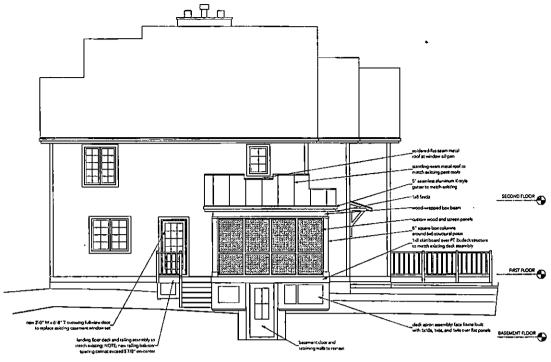
BUT DESCRIPTION SCR

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SECOND FLOOR FIRST FLOOR PROPOSED SIDE/WEST EXTERIOR ELEVATION

A301) Scale: 3/16" = 1'-0"

9 100 50 0 1.0, 5.0,

BASEMENT FLOOR

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

O 1:0' 50' 0 1'-0" 5'-0"

0 1'0" \$-0"

sheet contents: PURPOSED EXTERIOR ELEVATIONS

DATE

SHEET A301

ZONING REVIEW DOCUMENT ISSUE DATE: 07/01/2024

The Garret Studio, Inc.

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document type:
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