

and Inmic

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

PERMIT NO. \_\_\_\_\_  
DATE PERMIT ISSUED \_\_\_\_\_

OWNER Brandon Begotka  
Mailing Address 30312 Beachview Lane  
Waterford WI 53185  
City State Zip

APPLICANT OWNERS  
Mailing Address \_\_\_\_\_  
City State Zip

Phone 262-412-5186  
Email bbegotka@gmail.com  
Parcel Id. # 016041926923000

Phone 708-699-8015  
Email tamiec begotka@gmail.com  
Site Address 30312 Beach View Lane

Municipality Town of Waterford Section(s) 26 Town 4 North, Range 19 East  
Lot 44 & 45 Block 18 Subdivision Name Continuation of Waterford Woods CSM# \_\_\_\_\_

Proposed Construction/Use Addition (family room, kitchen and uncovered deck/stairs) to the existing residence

	(Add'n)	(Deck)	(stairs)
New	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Addition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conversion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Temporary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Principal Bldg.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessory	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sign	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Size	<u>(±18' x ±34')</u>	<u>(12' x 23'3")</u>	<u>(4' x ±6')</u>
Area (sq ft)	<u>(589ft<sup>2</sup>)</u>	<u>(279ft<sup>2</sup> + 14ft<sup>2</sup>)</u>	<u>(±892ft<sup>2</sup>)</u>
Peak Ht. (ft.)	<u>24.5'</u>	<u>100-Yr. Floodplain Elev. 775.5</u>	
Eave Ht. (ft.)	<u>16'</u>	<u>Flood Protection Elev. 777.5</u>	
Building Ht.-Avg. (ft.)	<u>20.25'</u>		

Contractor	Est. Value w/Labor \$	ZONING DISTRICT
Existing Nonconforming?	N/A <input checked="" type="checkbox"/>	<u>R-3A</u>
Structure in Shoreland? (per map)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yard Setbacks Proposed <u>16.7'</u> OK? <u>yes</u>
Mitigation or Buffer Needed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Street-1 <sup>st</sup> <u>16.7'</u> Street-2 <sup>nd</sup> <u>N/A</u>
Structure in Floodplain? (per map)	*Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Side-1 <sup>st</sup> <u>6.9'</u> Side-2 <sup>nd</sup> <u>±42'</u> OK? <u>yes</u>
*Structure's Fair Market Value \$ _____	Cumulative % _____	Rear <u>N/A</u> Shore <u>±63'</u>
*>50% of Fair Market Value? N/A <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Total Acc. Structures _____
Structure in Wetland? (per map)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date of Approval _____
Substandard Lot?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date of Approval _____
BOA Variance Needed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date of Approval _____
Conditional Use/Site Plan Needed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Shoreland Contract Needed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Additional Zoning Permit Stipulations Listed on Back of this Form? Yes <input type="checkbox"/> No <input checked="" 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 Signature of Owner/Applicant/Agent Brandon Begotka Date 9/3/2020  
 CC Date/Check#/Cash 2834 Print Name(s) \_\_\_\_\_  
 Shoreland Contract Fee Pd: \$ \_\_\_\_\_  
 CC Date/Check#/Cash \_\_\_\_\_  
 Zoning Permit Fee Pd: \$ 200.00 Notes (revisions, extensions, etc.) Jc  
 CC Date/Check#/Cash \_\_\_\_\_  
 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 0160419-26-923000

APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

Owner: Brandon & Tammie Begotka

Applicant/Agent: owners

Address: 30312 Beachview Lane  
Waterford, WI 53185

Date petition filed: 9-3-2024 Hearing Date: 10-1-2024

Municipality: Town of Waterford

Phone (Hm) 7086998015 (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 an existing deck and construct an addition (family room, kitchen and uncovered deck/stain to the existing residence

at site address 30312 Beachview Lane Waterford WI 53185, Section 26, T 4 N, R 19 E  
Lot(s) 44 & 45 Blk 18 Subd/CSM Waterford Woods Parcel Id.# 016041926923000

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 addition will have insufficient side and shore yard setbacks

Applicant is subject to: Article VI, Division 6, R-3A Suburban Residential District (Sewered); Section 20-188 Continuance of preexisting nonconforming structure; 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 The Fox River Impoundment
- Project is all/partially located in the shoreland area of The Fox River Impoundment
- Property 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. please see attached

2) Describe the exceptional, extraordinary or unusual circumstances that are unique to this lot or structure. please 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. please see attached

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

Owner/Applicant's Signature Tammie Beg Date 9/3/24

Fee paid: \$ 450.00 Check # 2834 (Payable to Racine County Planning) •Please attach required documentation

Brandon & Tammie Begotka  
30312 Beachview Lane, Waterford, WI 53185

### **Application for Variance**

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:

When we purchased our home in 2010, we did not plan on having a family as Tammie was told when she was a young adult that she would not be able to have children. Over the years, God has blessed us with not one but three miraculous young boys. Our boys are now 6, 9 and 12 years old. We love where we live, but our current lack of space is negatively impacting our quality of life as our family grows.

We also have a very large back deck that is attached to the home that is in disrepair to the point of needing to be removed. We spent the last 2 years coming up with 3 different plans with Mike Spiegelhoff and Larry Kempken & Sons Builders that would solve both problems by expanding our existing space and remediating the back deck. This would also allow for us to expand without exceeding our impervious surface limit as the existing deck was included in that calculation.

Unfortunately, it was not disclosed to us when we purchased the home that the back deck attached to the home was out of compliance with the ordinance as it falls within 75 feet of the water. The current ordinance prohibiting building 75 feet from the water creates an unnecessary hardship for us by disallowing those projects to be completed concurrently and within our impervious surface limit.

Our home cannot be expanded towards Beachview Lane as it would violate the 33 foot setback that is required from the road and to expand it onto the northeast would exceed our impervious surface limit.

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

Being that this is a waterfront property subject to setbacks and an impervious surface limit on a relatively small (~0.2948 acre) lot, we are limited on where and how we can expand and improve our property as described above.

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:

Building to the rear of the home creates the least amount of disruption to the current look of the property as viewed by adjacent properties and actually improves the view for our neighbor to the southwest (30320 Beachview Lane) who currently has a view of the deck in disrepair.

To the best of our knowledge, the approval would not materially impair or be contrary to the purpose and spirit of zoning or the public interest.

We have notified our directly adjacent neighbors of the proposed project and all are in agreement with the current building plans. Their names and addresses are listed in Addendum A (attached).

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

The request for variance is based on our desire to improve our family's quality of life and remediate an existing structure that is in disrepair without exceeding our impervious surface limit and is not based on economic gain or loss and is not self-imposed.



FRONT ELEVATION (ROAD)



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

NOTE: THIS DRAWING IN NO WAY REPRESENTS AN ENGINEER DESIGN AND IS ONLY TO BE USED AS A GUIDELINE. THE OWNER/BUILDER OF THE PROJECT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS PROJECT. THE OWNER/BUILDER OF THIS PROJECT IS RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS ON THE PLAN.

PROJECT:  
FAMILY ROOM, ENTRY AND DECK ADDITION  
TO THE BIGOTEA  
3013 BEAUCHAMPEL LN.  
MAYERS/OND/24

maxwell@gmail.com  
(262) 310-5403



DRAWINGS BY:

DATE:

2/19/24

SCALE:

1/4"=1'

SHEET:

P-1





DEGEN - FOAT SURVEYING, INC.

248050  
248050S2.DWG

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

PLAT OF SURVEY

LOTS 44 AND 45, BLOCK 18, ACCORDING TO THE RECORDED PLAT OF CONTINUATION OF WATERFORD WOODS, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 26 AND THE NORTH 1/2 OF SECTION 35, TOWN 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN.

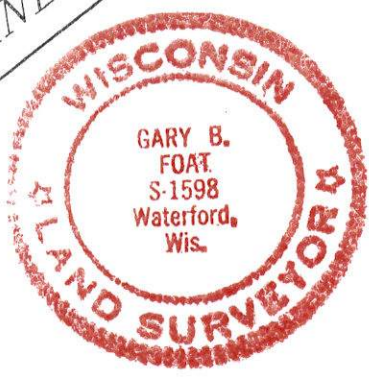
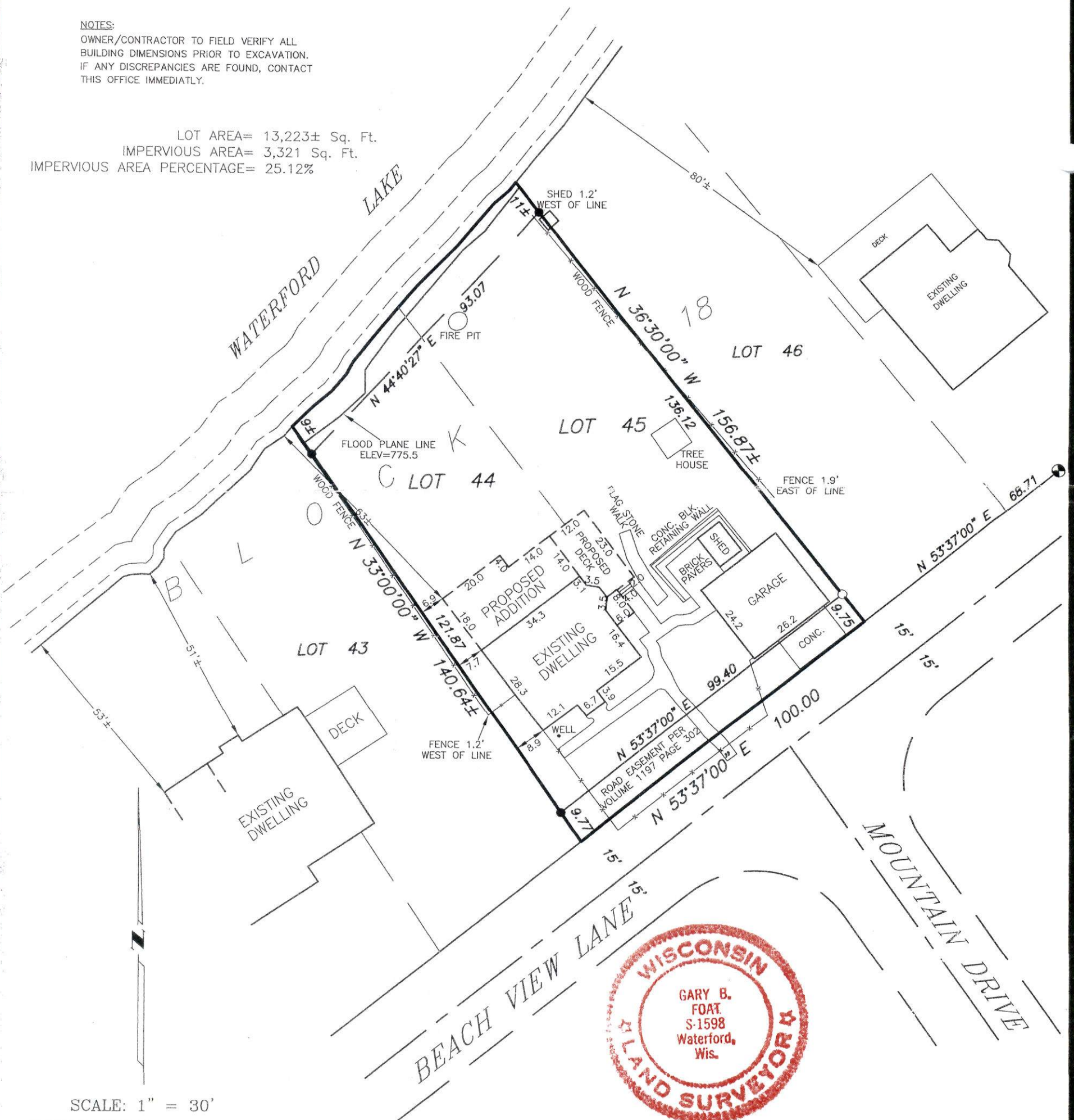
\* REFER TO A CURRENT TITLE REPORT FOR EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD THAT MAY AFFECT THIS LAND. \*

SURVEY PREPARED FOR: BRANDON BEGOTKE  
TAMMIE BEGOTKE  
30312 BEACH VIEW LANE  
WATERFORD, WI 53185

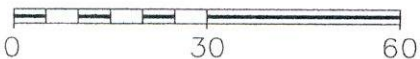
NOTES:

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

LOT AREA= 13,223± Sq. Ft.  
IMPERVIOUS AREA= 3,321 Sq. Ft.  
IMPERVIOUS AREA PERCENTAGE= 25.12%



SCALE: 1" = 30'



BEARING BASE: AS RECORDED AS.

LEGEND

- ⊙ - FOUND ORIGINAL "BARNES" MONUMENT
- - FOUND IRON PIPE
- - SET IRON PIPE
- x--- - FENCE
- ( ) - 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 27th DAY OF AUGUST 2024

RECERTIFIED

*Gary B. Foat*



# Survey of Existing Conditions

**DEGEN - FOAT SURVEYING, INC.**

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

248050  
248050S1.DWG

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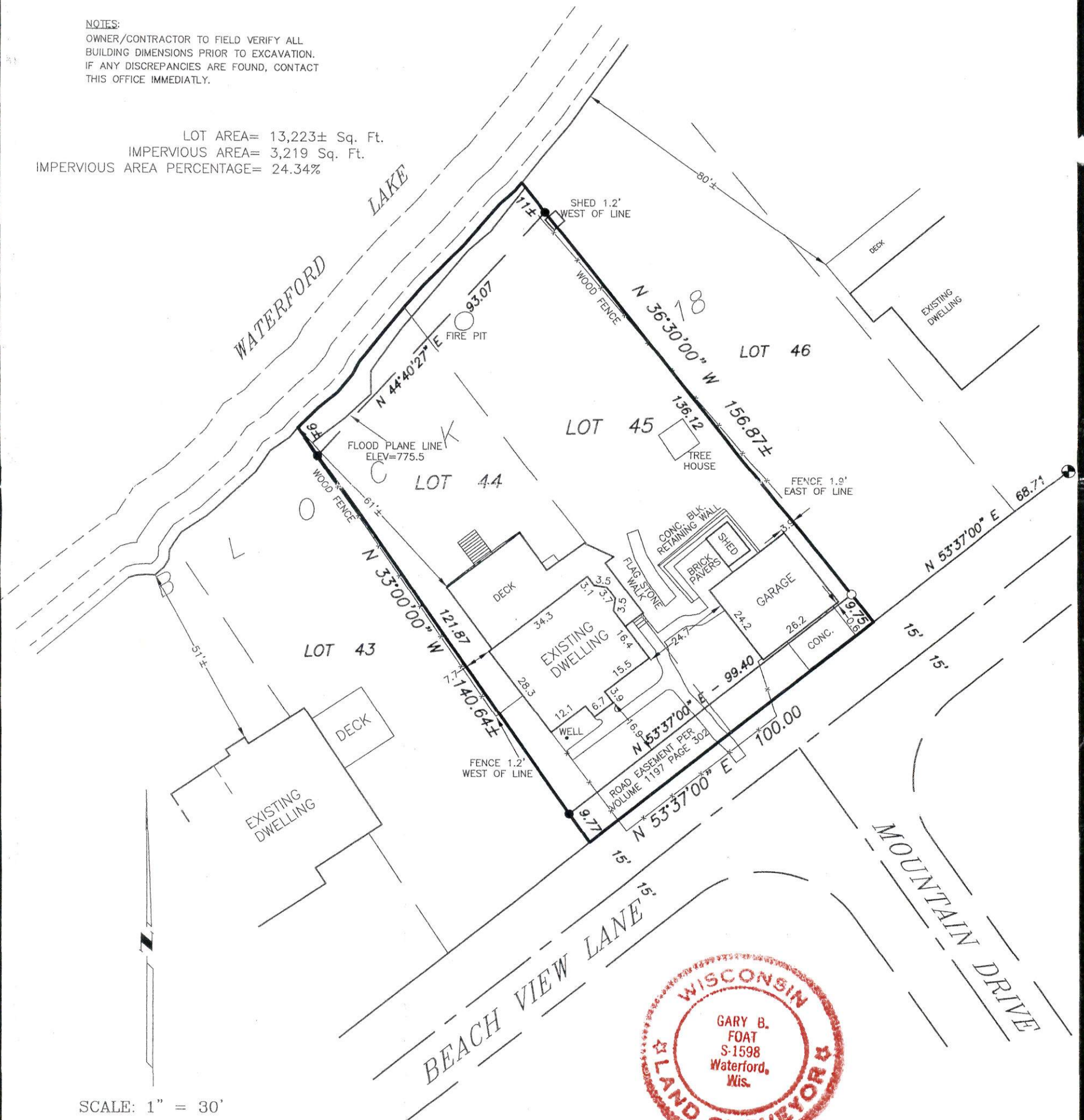
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WATERFORD, WI 53185**

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LOT AREA= 13,223± Sq. Ft.  
IMPERVIOUS AREA= 3,219 Sq. Ft.  
IMPERVIOUS AREA PERCENTAGE= 24.34%



SCALE: 1" = 30'



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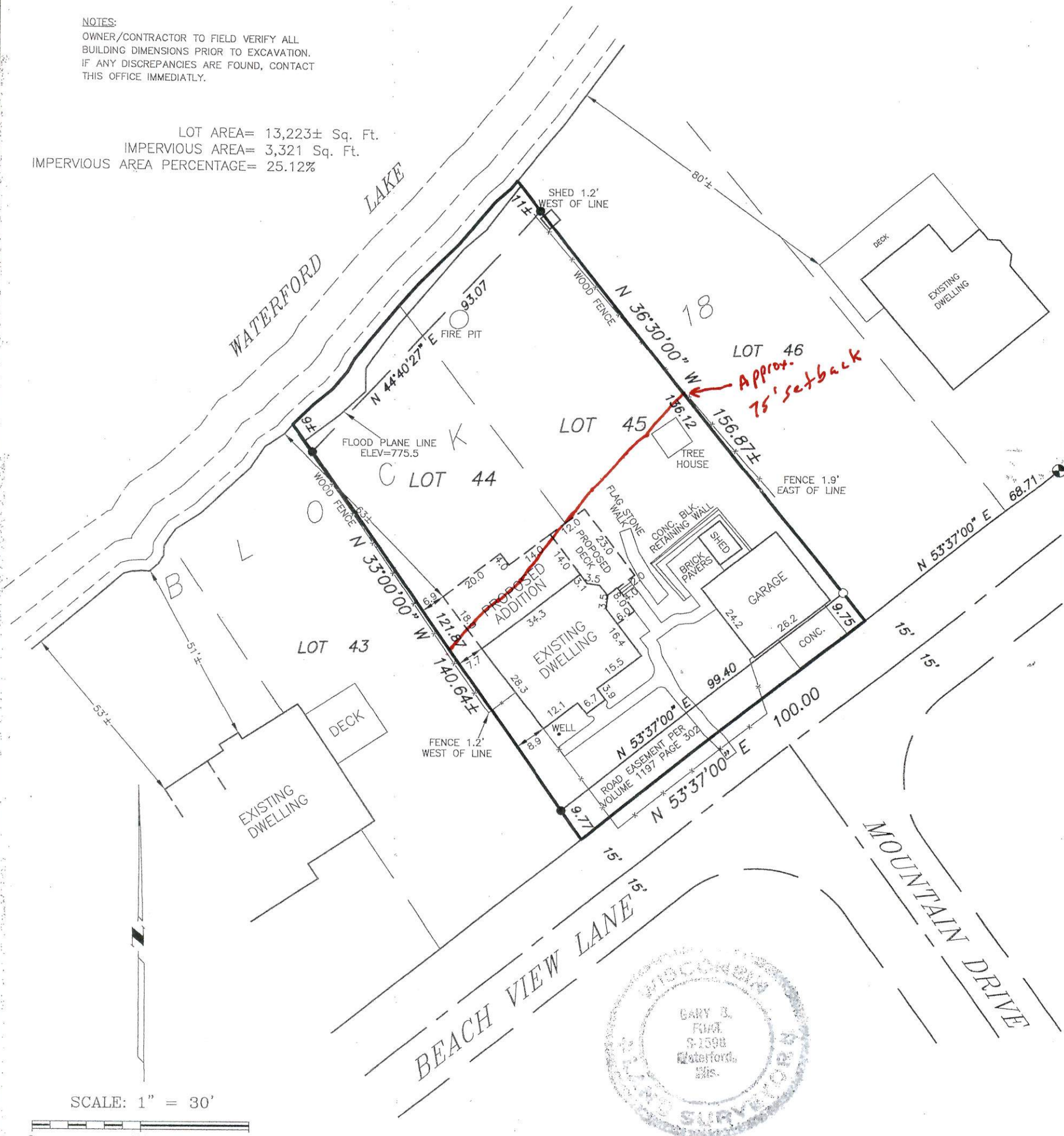
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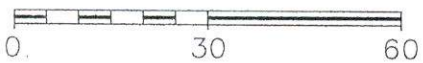
LOT AREA= 13,223± Sq. Ft.  
IMPERVIOUS AREA= 3,321 Sq. Ft.  
IMPERVIOUS AREA PERCENTAGE= 25.12%



*APPROX. 75' setback*



SCALE: 1" = 30'



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