

APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

Owner: John Funke
Address: 4827 Riverside Road
Waterford, WI 53185
Phone (Hm): 608-498-0516 (Wk)

Applicant/Agent: John Funke
Date petition filed: 9/5/24 Hearing Date: 10/1/24
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 construct a 10'x14' shed

at site address 4827 Riverside Road, Section 26, T 04 N, R 19 E
Lot(s) 5 Blk 2 Subd/CSM River Grove Subdivision Parcel Id.# 016041926106000
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 shed will have an insufficient street yard setback

Applicant is subject to: Art VI Div 6 R-3A Suburban Residential District (Sewered); Section 20-191 Substandard nonconforming lots; Sec. 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)

- Property is all/partially located in the shoreland area of Fox River
Project is all/partially located in the shoreland area of Fox River
Property is all/partially located in the floodplain area of Fox River
N/A Project is all/partially located in the floodplain area of N/A
N/A Property is all/partially located in a wetland area. N/A 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

John Funke

Date 09/05/2024

Fee pd: \$ 450.00 Ck # 1001 (Payable to Racine County Development Services) Attach required documentation

4827 Riverside Road, Waterford, WI 53185

Dear Planning and Zoning Board Members:

I am requesting a non-conforming variance for the above address to seek relief of the required rear yard setback, for the reasons detailed below.

1. The lack of a storage shed creates an unnecessary hardship for the property owner. There is no existing garage or shed on the property for secure storage out of the environmental elements for the property owner's belongings. There is no existing area on the property owners' lot that would allow construction of a detached shed without a variance. The proposed reduction of the rear yard setback would allow the property owner to construct a detached shed that would be in character with the surrounding homes and protect the owners' belongings from the effects of the outdoor environment and secure the property rights of the owners, that are enjoyed by others in this area.

2. The lot size, setback requirements, and existing house create extraordinary circumstances to prevent building a code compliant storage shed. Due to insufficient lot depth and narrowness of this lot combined with the required rear setback of 25 feet from the road easement and 10 feet set back from the house, there is not sufficient area to construct a code complaint 10 x 14 detached shed. I am requesting a reduction of the rear setback to the road easement. The detached shed will have a temporary foundation on top of the existing asphalt parking pad. Once constructed, it will add square feet to the impervious area. This will change the impervious calculation from 28.24% to 28.64%. The new detached shed will occupy a portion of the existing asphalt space used for parking.

3. There will be no substantial detriment to the adjoining neighbors or contrary to the spirit of the zoning code. The granting of the variance would have no effect on any adjoining properties. Granting the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located. The requested variance would be consistent with the spirit and purpose of this Chapter, the Town of Waterford, and the County of Racine. The new detached shed being built will blend with homes in the neighborhood and will be well within the spirit of the street and community. The spot chosen for the new detached shed was done with care and consideration of the neighbors.

4. This request is not based on economic gain or loss and is not self-imposed. This zoning relief requested will not cause any detriment to the common good, as the literal interpretation of and strict application of the applicable zoning requirements of this chapter would cause substantial undue and unnecessary hardship to the current property owner not just a casual/discretionary inconvenience to the property owner. A significant effort was made to find a code compliant solution for housing the owner's personal property. The proposed shed will be for the sole use of the owner and no changes have been made to the property that would cause this hardship.

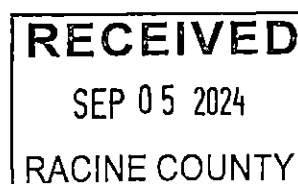
We believe we fulfill the hardship requirements for a variance and kindly ask you to review and grant such variance.

Thank you for your consideration,

Sincerely,

*John Funke*

Property Owner  
608-498-0516  
jfunke@outlook.com



**APPLICATION FOR ZONING PERMIT**  
**RACINE COUNTY, WISCONSIN (Rev. 02/22)**

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

**OWNER:** John Funke  
 Mailing Address: 4827 Riverside Road  
 Waterford, WI 53185  
 City State Zip  
 Phone: 608-498-0516  
 Email: jfunke@outlook.com

**APPLICANT:** John Funke  
 Mailing Address: 4827 Riverside Road  
 Waterford, WI 53185  
 City State Zip  
 Phone: 608-498-0516  
 Email: jfunke@outlook.com

Parcel Id. # 016041926106000 Site Address 4827 Riverside Road  
 Municipality Waterford Section(s) 26 Town 04 North, Range 19 East  
 Lot 5 Block 2 Subdivision Name River Grove Subdivision CSM# N/A  
 Proposed Construction/Use Shed

New  Principal Bldg. Size ( 10' x 14' ) ( - x - ) ( - x - )  
 Addition  Accessory  Area (sq ft) ( 140 ) ( - ) ( - )  
 Alteration  Deck  Peak Ht. (ft.) 11.25' 100-Yr. Floodplain Elev. -  
 Conversion  Sign  Eave Ht. (ft.) 8' Flood Protection Elev. -  
 Temporary  Other  Building Ht.-Avg. (ft.) 9.63'

Contractor: Self Est. Value w/Labor \$ 6,000.00 ZONING DISTRICT R-3A  
 Existing Nonconforming? N/A  Yes  No Yard setbacks Proposed OK?  
 Structure in Shoreland? (per map) Yes  No  Street-1<sup>st</sup> 15'  
 Mitigation or Buffer Needed? Yes  No  Street-2<sup>nd</sup> \_\_\_\_\_  
 Structure in Floodplain? (per map) \*Yes  No  Side-1<sup>st</sup> 9' Yes  
 \*Structure's Fair Market Value \$ N/A Cumulative % \_\_\_\_\_ Side-2<sup>nd</sup> 31' Yes  
 \*>50% of Fair Market Value? N/A  Yes  No Shore 94' Yes  
 Structure in Wetland? (per map) Yes  No  Rear \_\_\_\_\_  
 Substandard Lot? Yes  No  Total Acc. Structures 2 Allowable  
 BOA Variance Needed? Yes  No  Date of Approval \_\_\_\_\_  
 Conditional Use/Site Plan Needed? Yes  No  Date of Approval -  
 Shoreland Contract Needed? 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.

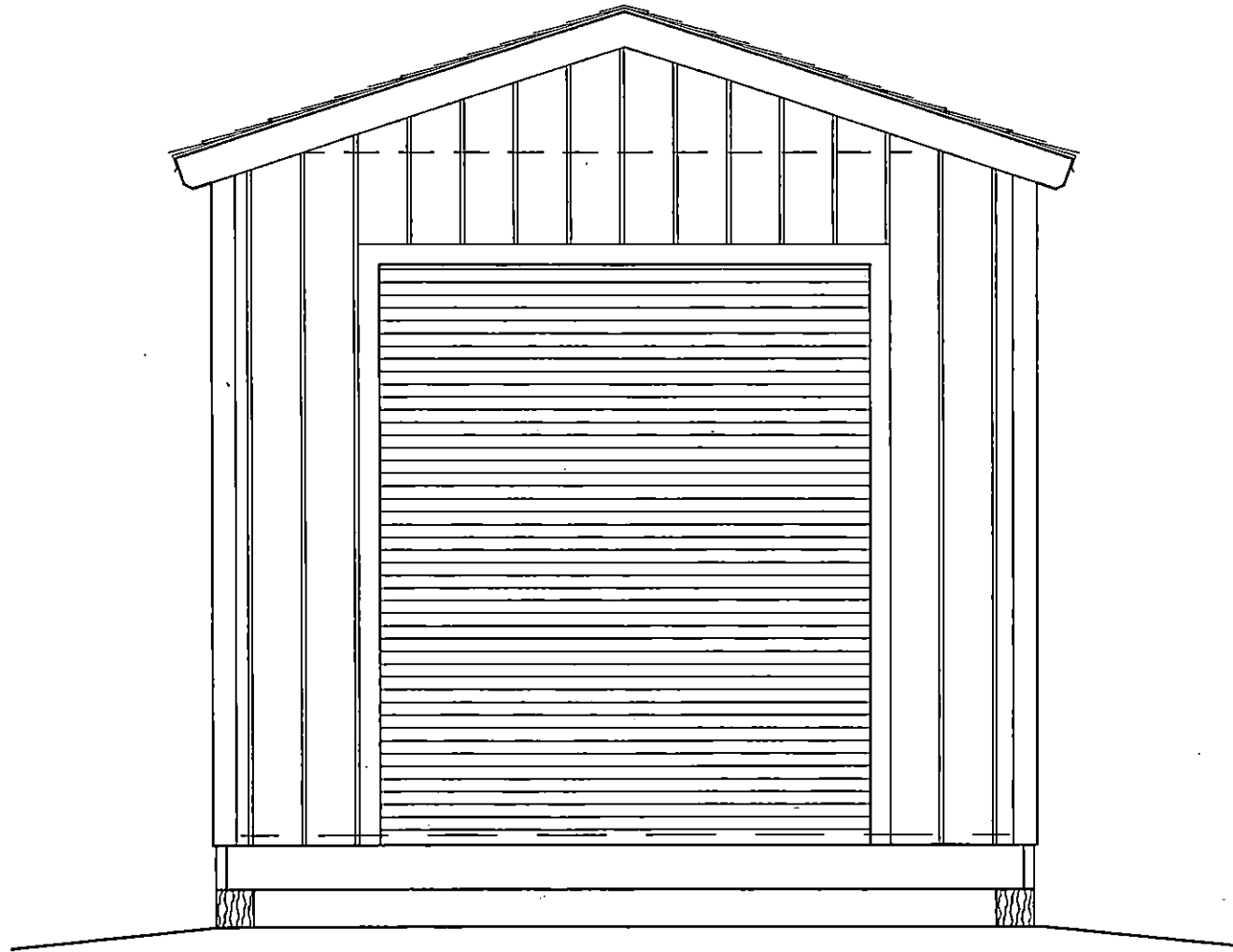
BOA/Conditional Use/Site Plan Pd: \$ 450.00  
 CC Date/Check#/Cash 1001  
 Shoreland Contract Fee Pd: \$ \_\_\_\_\_  
 CC Date/Check#/Cash \_\_\_\_\_  
 Zoning Permit Fee Pd: \$ 85.00  
 CC Date/Check#/Cash \_\_\_\_\_  
 Other: Pd: \$ \_\_\_\_\_

John Funke 09/05/2024  
 Signature of Owner / Applicant / Agent Date  
 John Funke  
 Print Name(s)

Notes (revisions, extensions, etc.)  
STM  
 (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 0160419-26-106000



10'x14' Garage Door Shed Plans

### DRAWING INDEX

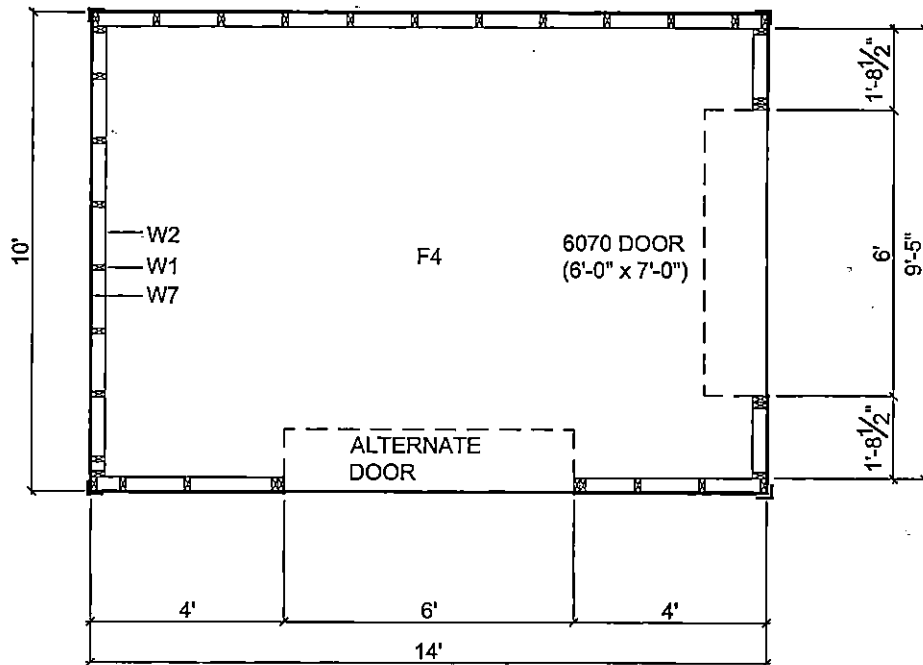
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Page 8.4	Details
Page 8.4	Details

**RECEIVED**  
SEP 05 2024  
RACINE COUNTY

Please view and download the HOW TO BUILD A SHED tutorial at  
<http://www.icreatables.com/sheds/how-to-build-shed/how-to-build-a-shed-download.html>

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Title Sheet **1**



**FLOOR PLAN**

1/4" = 1'-0" See wall framing plans for stud layout and material take off.

DEGEN - FOAT SURVEYING, INC.

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

248044  
 248044S1.DWG

PLAT OF SURVEY

LOT 5, BLOCK 2, RIVER GROVE SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF. SAID LAND BEING IN THE TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN.

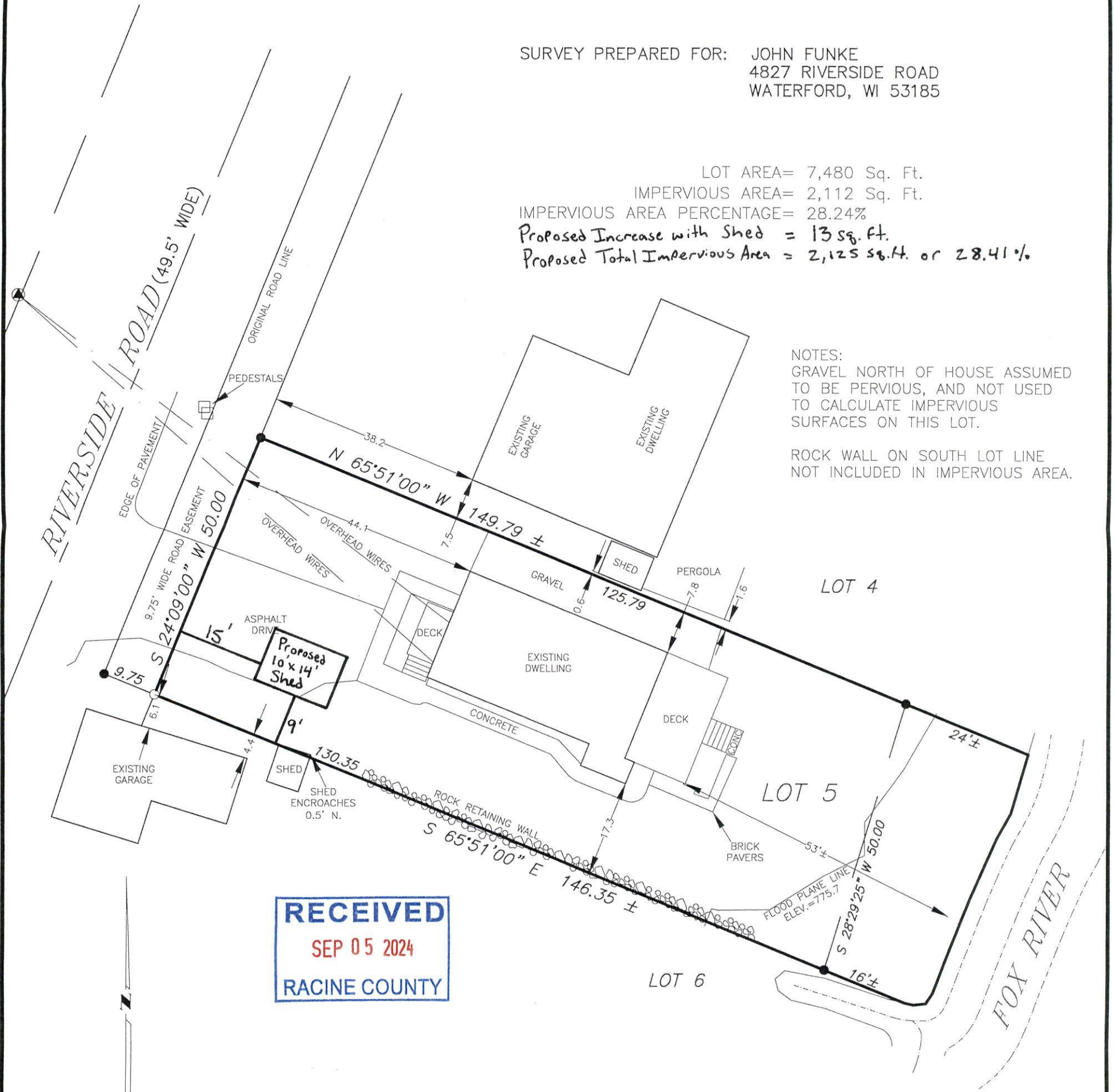
\* REFER TO A CURRENT TITLE REPORT FOR EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD THAT MAY AFFECT THIS LAND. \*

SURVEY PREPARED FOR: JOHN FUNKE  
 4827 RIVERSIDE ROAD  
 WATERFORD, WI 53185

LOT AREA= 7,480 Sq. Ft.  
 IMPERVIOUS AREA= 2,112 Sq. Ft.  
 IMPERVIOUS AREA PERCENTAGE= 28.24%  
 Proposed Increase with Shed = 13 sq. ft.  
 Proposed Total Impervious Area = 2,125 sq. ft. or 28.41%

NOTES:  
 GRAVEL NORTH OF HOUSE ASSUMED TO BE PERVIOUS, AND NOT USED TO CALCULATE IMPERVIOUS SURFACES ON THIS LOT.

ROCK WALL ON SOUTH LOT LINE NOT INCLUDED IN IMPERVIOUS AREA.



**RECEIVED**  
 SEP 05 2024  
 RACINE COUNTY

SCALE: 1" = 20'



BEARING BASE: AS RECORDED AS.

LEGEND

- - FOUND IRON PIPE
- - SET IRON PIPE
- ⊙ - 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 1st DAY OF AUGUST 20 24

RECERTIFIED \_\_\_\_\_