



CITY OF RACINE

Department of City Development
730 Washington Ave., Rm. 102
Racine, WI 53403

Variance Application Form

RECEIVED

Phone: 262-636-9151
Fax: 262-635-5347

JUL 19 2019

DEPT. OF CITY DEVELOPMENT
CITY OF RACINE

Type of Reviews

- ☐ Variance or Appeal
(\$250 Fee)

APPLICANT NAME: Bob + Judy Bagley
ADDRESS: STREET: 1435 Spring Valley Drive CITY: Racine STATE: WI ZIP: 53405
TELEPHONE: 262-221-5901 CELL PHONE: _____
EMAIL: r.bagley@wi.rr.com

AGENT NAME (IF APPLICABLE): Jude Tindall Construction LLC
ADDRESS: STREET: 7621 S. Loomis Rd CITY: Wind Lake STATE: WI ZIP: 53185
TELEPHONE: _____ CELL PHONE: 414-433-4369
EMAIL: jude@weknowsunrooms.com

PROPERTY ADDRESS (ES): 1435 Spring Valley Drive, Racine, WI 53405
CURRENT ZONING: _____
CURRENT/MOST RECENT PROPERTY USE: Residential
PROPOSED USE: Residential (sunroom)
PROPOSED ZONING (only if applicable): _____
LEGAL DESCRIPTION AND TAXKEY (only required for CSM, Rezoning and Comprehensive Plan Amendments): _____

CURRENT COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments) _____
PROPOSED COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments) _____

Are you the owner of the property included in the area of the requested zoning?

- ☐ Yes ☒ No ☐ Option to Purchase ☐ Lease

*NOTE: The owner of the property (if different than the applicant) must sign this application.

OWNER & APPLICANT AUTHORIZATION

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representation or conditions of approval. The applicant/owner by their signature understands and agrees that they are responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan:

Owner (s) Signature: Robert C. Bagley Judith A. Bagley Date 7/18/19
Print Name: Robert C. Bagley Judith A. Bagley

Applicant (s) Signature: Jude Tindall Date 7-18-19
Print Name: JUDE TINDALL



CITY OF RACINE
Variance/Appeal Checklist

Department of City Development
730 Washington Ave., Rm. 102
Racine, WI 53403
Phone: 262-636-9151
Fax: 262-635-5347

Applicant (please check the box when you complete the following requirements)

☒ **General Development Application Form**

☒ **SITE PLAN(S)**

- **MUST BE DRAWN TO AN ENGINEER OR ARCHITECT SCALE AND PROVIDE THE FOLLOWING INFORMATION**

(Unless otherwise noted, provide 3 copies of the Site Plan. If full-scale architectural plans are submitted, one copy of the plans shall be no larger than 11"x17". The reduced copy does not need to be to scale. NOTE: Submit 8 sets for Planned Developments). **Complete, scaled and legible plans are required. If you are unable to provide this information addressing all the requirements below, you may wish to contact an architect to assist you in creating your documents for submittal.**

Plans Should Include

☒ **Lot Information**

- Clearly identify the lot(s) being requested for Conditional Use. Include accurate lot dimensions, and the location of the lot in relation to adjacent streets, curbs, and surrounding lots. Provide a North arrow, and note the scale used (i.e.: 1"-20').

☒ **Structure Location**

- Location of all structures on the lot. All structures shall be drawn and dimensioned. Show the distance of the structures from property lines, as well as the distance from other buildings on the lot.

☒ **Ingress/Egress**

- Show the access drives, and their widths, into the site. Also show any recorded ingress/egress or other easements (check with the Register of Deeds for this information). Show location and width of all easements within the site and at the property line/s.

☒ **Parking Lot**

- Show all on-site parking areas with stall sizes. Legal stall size is 9' wide by 19' deep. Indicate the width of all drive aisles accessing the parking. Show the curb line, wheel stops, any loading areas on the building/site, and location of handicapped spaces.

☒ **Trash/Utility Areas**

- Show the location of trash or utility areas and how they will be, or are, screened (i.e.: fencing with slats, wood fencing, landscaping, etc.). Trash bins/dumpsters require 6' opaque screening with closing gates.

☒ **Fencing/Walls**

- Show the location and height of all existing and proposed fencing or walls and what materials they are/will be made of. Show any outdoor patio areas, even if located below a canopy.

☒ **Outdoor Lighting**

- Show all existing and proposed outdoor lighting located on the building and on the site itself. Provide the height of the lights by measuring from grade to the top of the fixture. Identify the type of fixture and angle/direction of the light beam. If an under-lit canopy is requested, a photometric plan prepared by a licensed company is required with the submittal.

☒ **Landscaping**

Provide a landscaping plan showing all existing and proposed landscaping. Indicate the plant species, sizes (caliper or gallon), and location of plantings on the site plan. Indicate and identify if existing landscaping is proposed to be altered. Species to be non-invasive, salt tolerant and drought resistant.

☒ **Surface Details**

- Indicate the surface detail of all outdoor areas (i.e.: grass, gravel, asphalt, concrete, pavers, etc.).

☒ **Signage**

- Provide proposed signage information for the project. (Note: This is required if signage is the reason for the conditional use. If not, signage may be approved separately from the Conditional Use review unless otherwise indicated by Staff).

☒ **FLOOR PLANS & ELEVATION DRAWINGS TO SCALE:** No larger than 11"x17"): **If you are unable to provide this information addressing all the requirements below, you may wish to contact an architect to assist you in creating your plans.**

☒ **Scaled Floor Plans**

- Provide an 'as-built' copy, and a 'proposed build out' copy if any changes to the internal layout are requested. Scaled dimensions of all interior areas shall be provided. These areas may include office spaces, general work areas, storage areas, waiting rooms, repair areas, bathrooms, garage areas, kitchen areas, etc.

☒ **Architecture**

- Provide detail of existing architectural treatments on the entire building exterior. If remodeling, repairing, or new construction work is part of this proposal, also provide information on proposed colors, materials, and extra features such as awnings, canopies, porticos, etc. Identify what materials the building will be constructed of (i.e.: masonry, brick, etc.). Indicate any proposed changes to the materials (including the roof).

☒ **OTHER INFORMATION**

☒ **Written Description**

- Provide a DETAILED, WRITTEN description of the proposed business. Provide information about the type of business, machinery involved, type of product produced and/or services being provided, noise issues, parking data, etc. Additional information may be requested throughout the review process.

☒ **Review Fee**

- **A non-refundable review fee of \$250.00 payable by cash or check, made out to the City of Racine shall be submitted with the complete submittal.**

I certify that all items checked above have been provided. I understand that not providing all of this information may result in an incomplete application and delay the consideration of my project for approval.

SIGNATURE: _____

DATE: _____

Hardship Argument

1435 Spring Valley Drive is zoned R2. The rear lot setback regulations for a lot zoned R2 is 40 feet according to Sec. 114.295 (a) titled "Yard Requirements".

Having a 40 feet setback in the backyard and on the side yard limits the amount of property that can be used. When trying to put a sunroom on the house we have ran into the following hardships:

- 1) The lot is nonconforming: The house itself, as well as other houses in the neighborhood, do not meet the requirement of a 40' set back. Currently the house has a rear setback of 35'
- 2) The only place with the current setback requirements that a 12x12 sunroom can be placed faces north where the grade from the main floor drops dramatically. This creates a good number of steps that the homeowners have to negotiate. As they age, that creates more of an issue assessing their back yard which they do frequently to let their dog out and for other chores common to home ownership.
This location also only gives a view of the homeowners' garage and is in close proximity to the neighbor to the north.
- 3) Eco friendly/efficiency: Because the sunroom obtains many windows, putting the sunroom on the east side instead of the north of the house will be more energy efficient because it will receive sunlight from the east and south throughout the day. The exposure to the sun throughout the day will limit the amount we will have to heat the room and provide a lower the carbon output of our house.
- 4) Lack of harm to the public interest: Where we propose to put the sunroom still maintains a reasonable 22.5' setback for a backyard.

Also submitted are renderings of what the room will look like on the house. The room will be a very attractive addition to the neighborhood. We also have submitted pictures of previous work done by the contractor we are choosing as an example of the quality work they produce.

We and our directly affected neighbors believe that this sunroom will be a value added addition to our neighborhood. We have submitted a letter from those neighbors outlining their support for this variance approval.

Thank you for considering our request of a variance.











July 19, 2019

Addendum to Variance Application- 1435 Spring Valley Drive

Enclosed please find support statements from each of the three property owners with whom we share a lot line. When we showed the contractor's rendering of the proposed four-season room to our neighbors – each commented on how attractive the addition would be. Each verbally encouraged us to seek the variance and complete the project.

Sincerely;

Bob and Judy Bagley

Petition Support

The Bagleys (1435 Spring Valley Drive) are petitioning for a variance to build a 12x12 four season room attached to the rear of the home. As an adjacent homeowner, I (We) have no objection to having this addition built on their property.

Jean Ann Schuerman
Name Jean Ann Schuerman

1429 Spring Valley Dr
Address

262-880-2222
Phone

7/18/19
Date

Petition Support

The Bagleys (1435 Spring Valley Drive) are petitioning for a variance to build a 12x12 four season room attached to the rear of the home. As an adjacent homeowner, I (We) have no objection to having this addition built on their property.

Kathy Bent

Name

1443 Spring Valley Drive

Address

262-632-2068

Phone

4-19-19

Date

Petition Support

The Bagleys (1435 Spring Valley Drive) are petitioning for a variance to build a 12x12 four season room attached to the rear of the home. As an adjacent homeowner, I (We) have no objection to having this addition built on their property.

Rachel W. Kunk

Name

1436 Harrington Dr.

Address

(847) 452-4657

Phone

7/18/19

Date

PLAT OF SURVEY

Plat of a survey for JEFFREY EYSNOGLE of the North 35 feet of Lot 4 and the South 35 feet of Lot 5, Block 8, Spring Valley Subdivision No. 2, a recorded plat in the City of Racine, Racine County, Wisconsin.

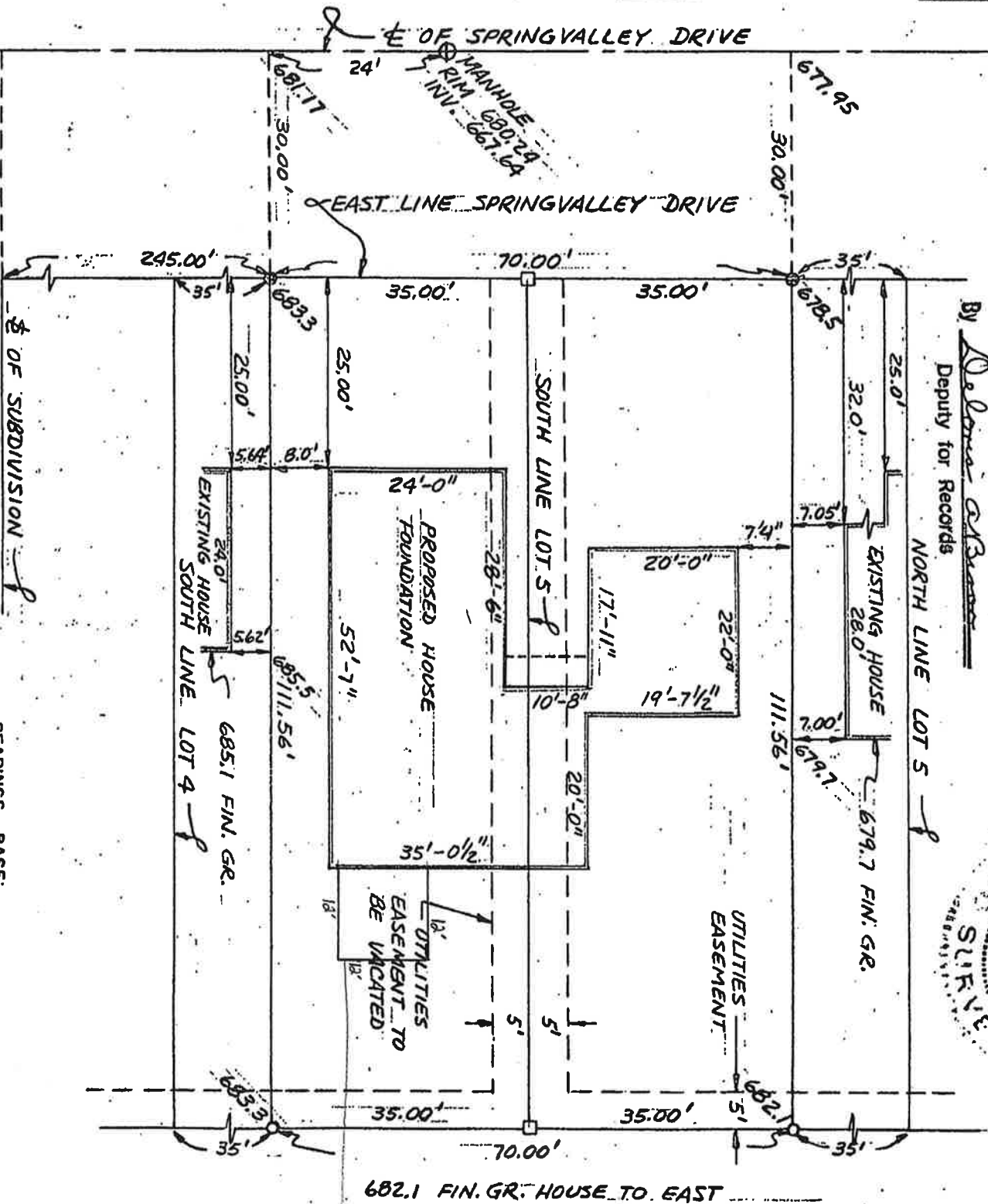
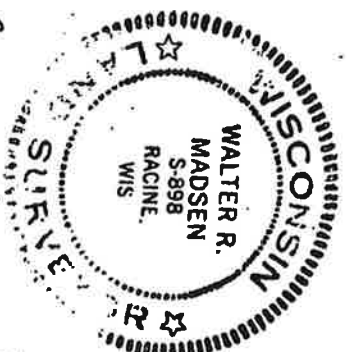
All elevations refer to National Geodetic Datum of 1929.

Proposed Finished Grade...684.0

Racine County Surveyor File No. 6798
Received for Filing

FEB 24 1977

By DeLana C. Bueck
Deputy for Records



BEARINGS BASE:
RECORDED PLAT OF
SPRING VALLEY SUBDIVISION NO. 2

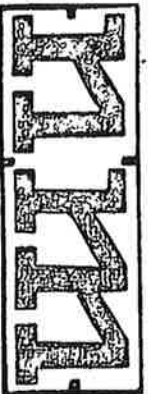
LEGEND
● = 1 1/2" DIAMETER IRON BARS SET
○ = IRON PIPE FOUND - 3/4" DIAMETER
□ = RACK BARS FOUND

FIELD WORK 2-14-77 BY MWD, JER
DRAWN 2-15-77 BY AHT
SCALE: 1" = 20'
JOB NO. NM 77043

CERTIFICATE

The above-described property has been surveyed under my direction and the above map is a correct representation thereof.

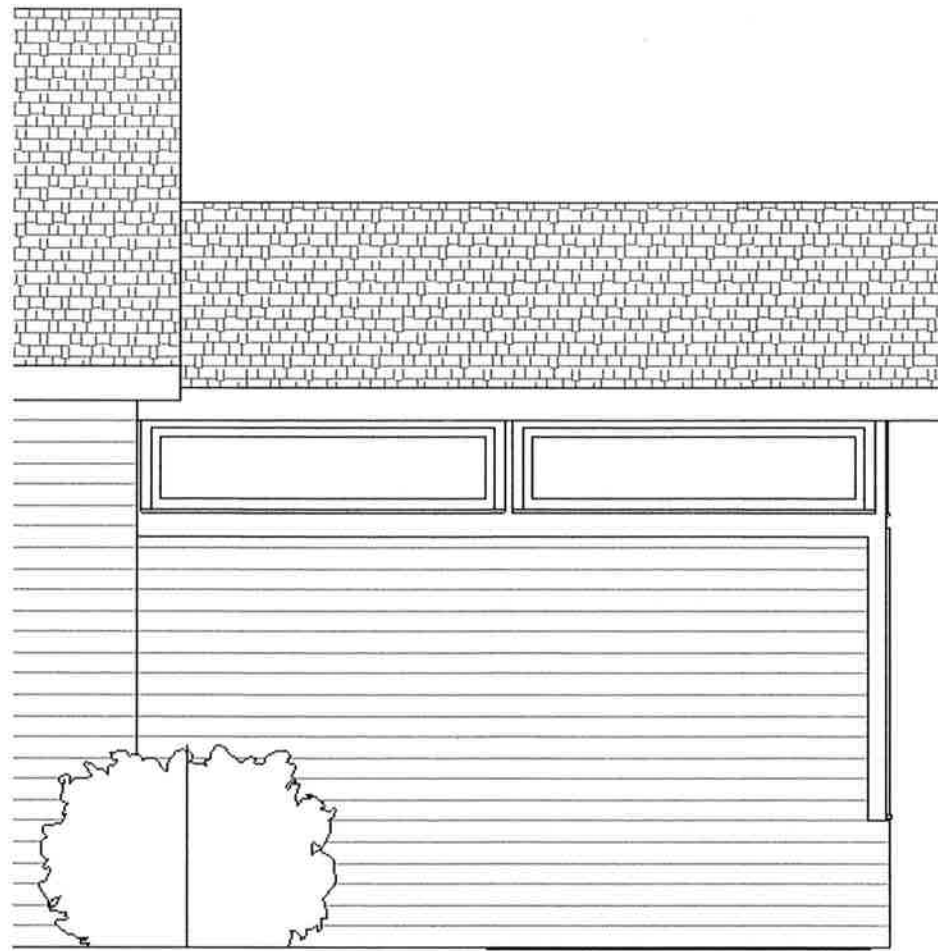
February 16, 1977



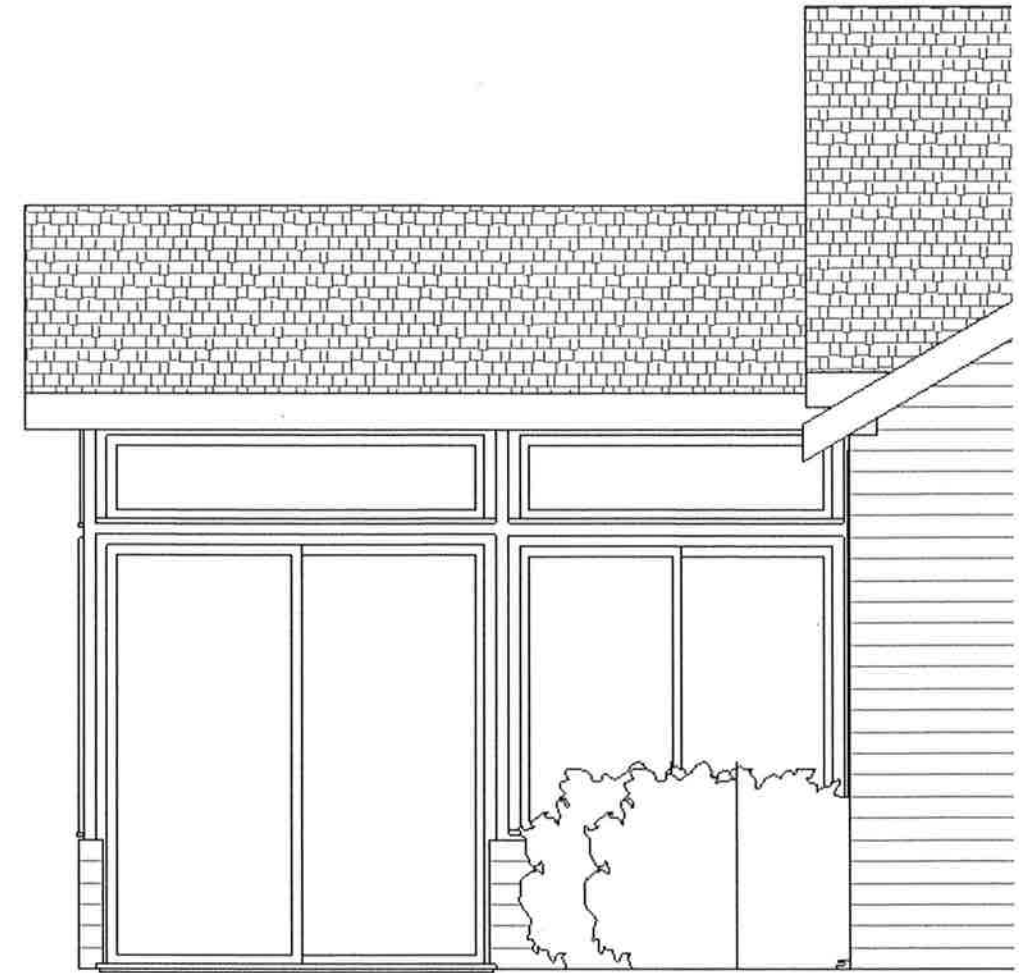
nielsen & madsen consulting civil engineers
1339 washington avenue racine, wisconsin 53403
phone (414) 634-5588

Proposed
12' x 12'
Sunroom Addition

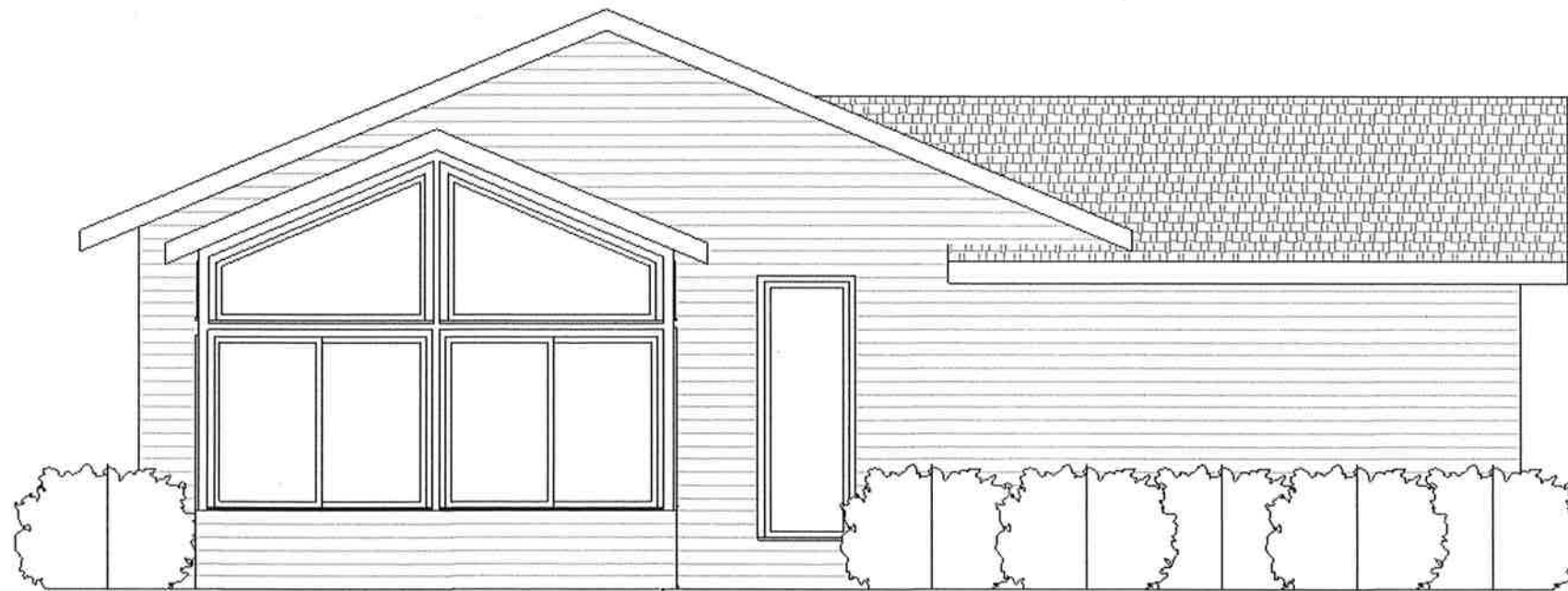
40 SET
SIDE
250.00



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

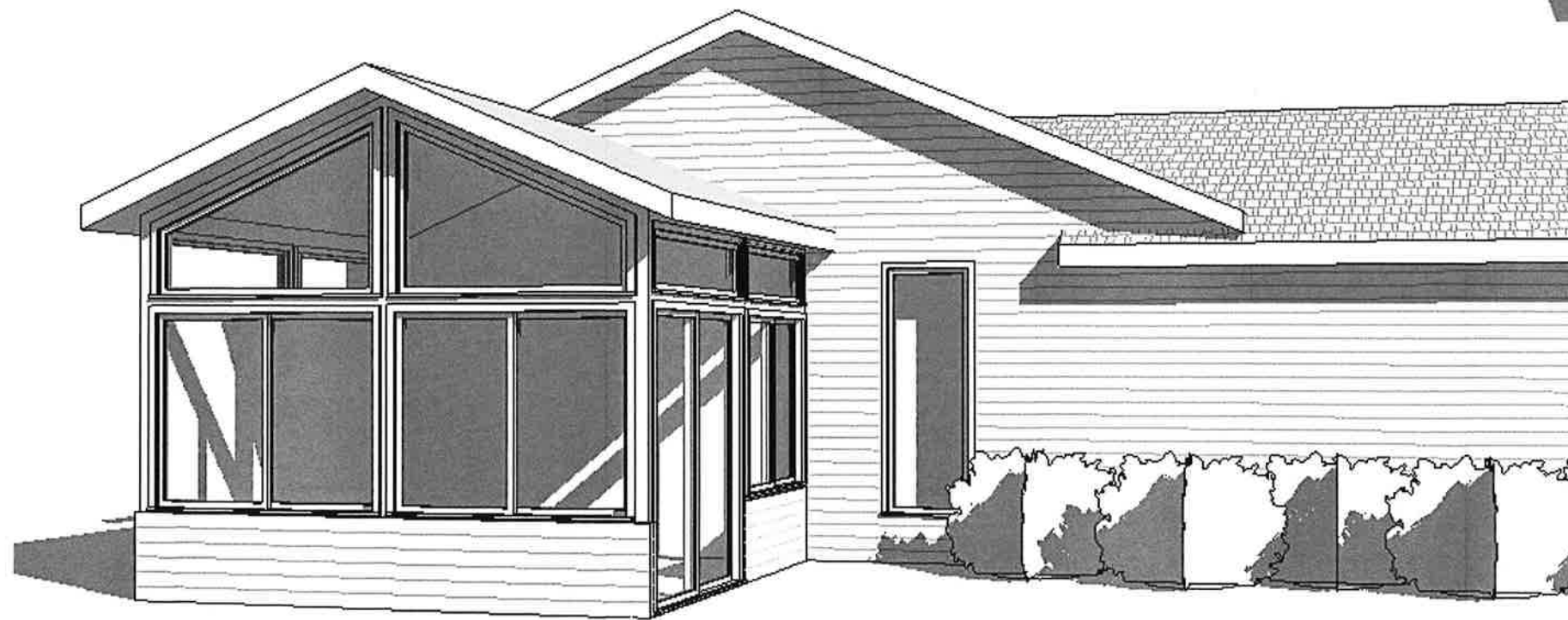
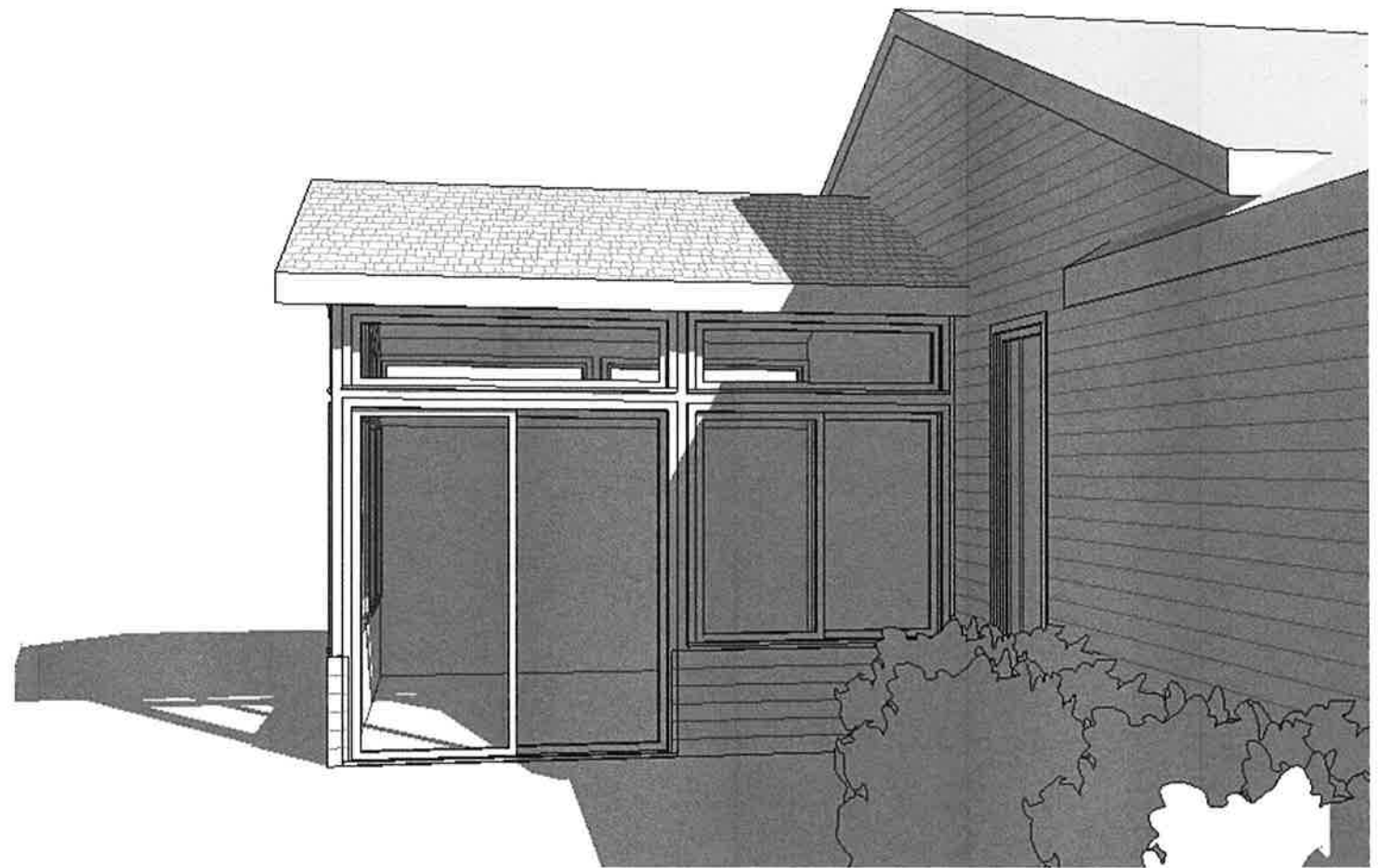


ELEVATIONS

PROJECT: BAGLEY

DATE: 7/15/19

PAGE: 1/4

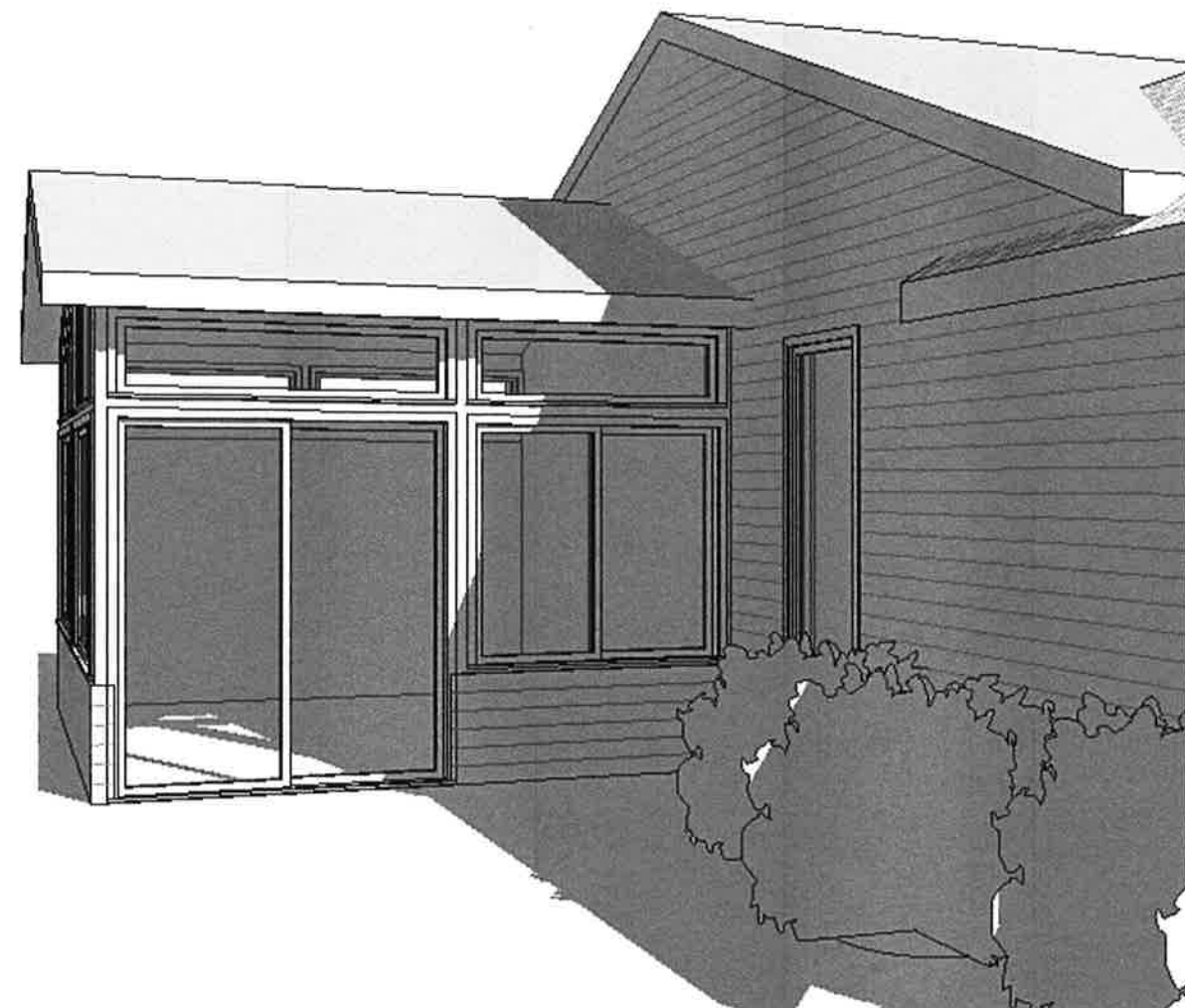
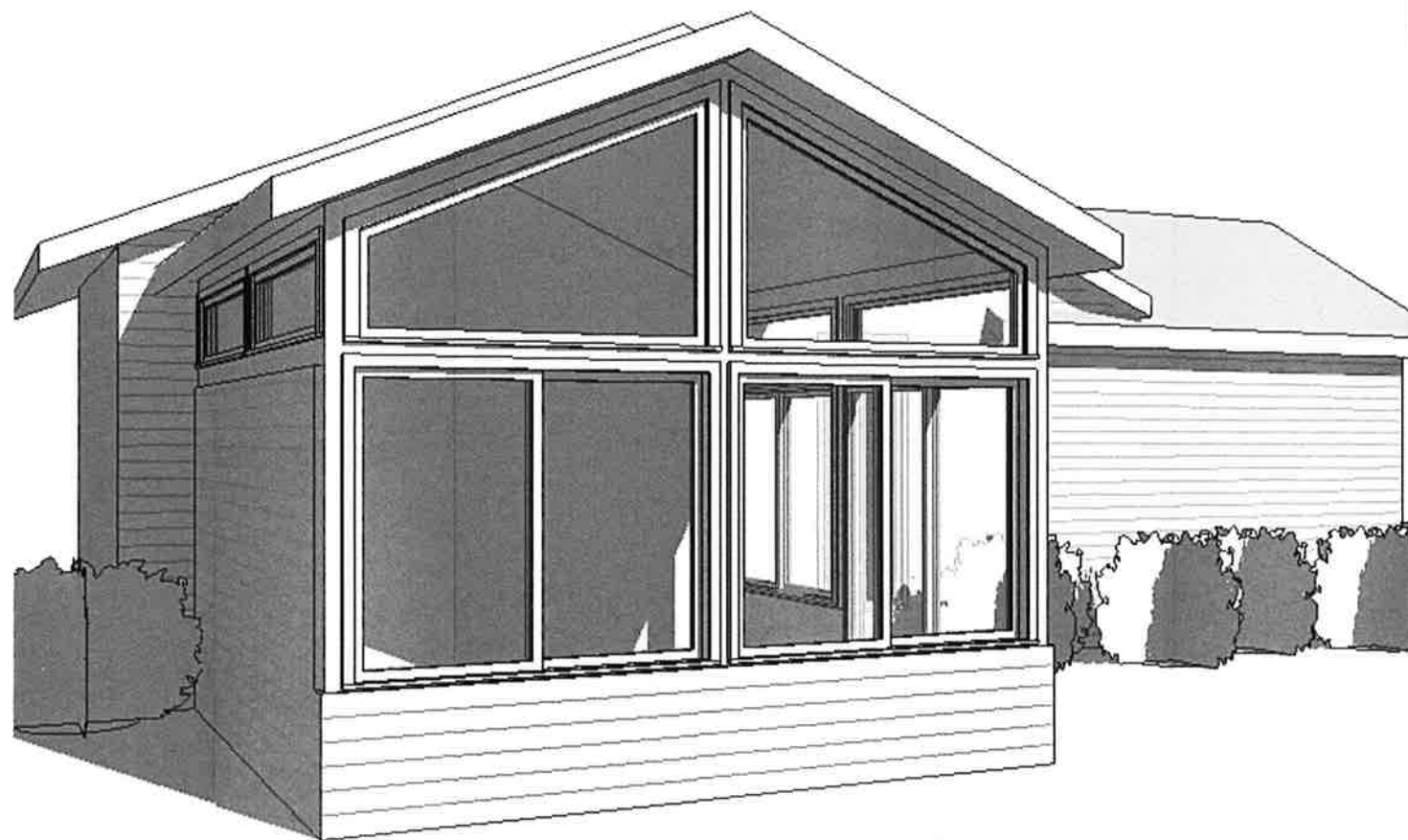


3D VIEWS

PROJECT: BAGLEY

DATE: 7/15/19

PAGE: 2/4

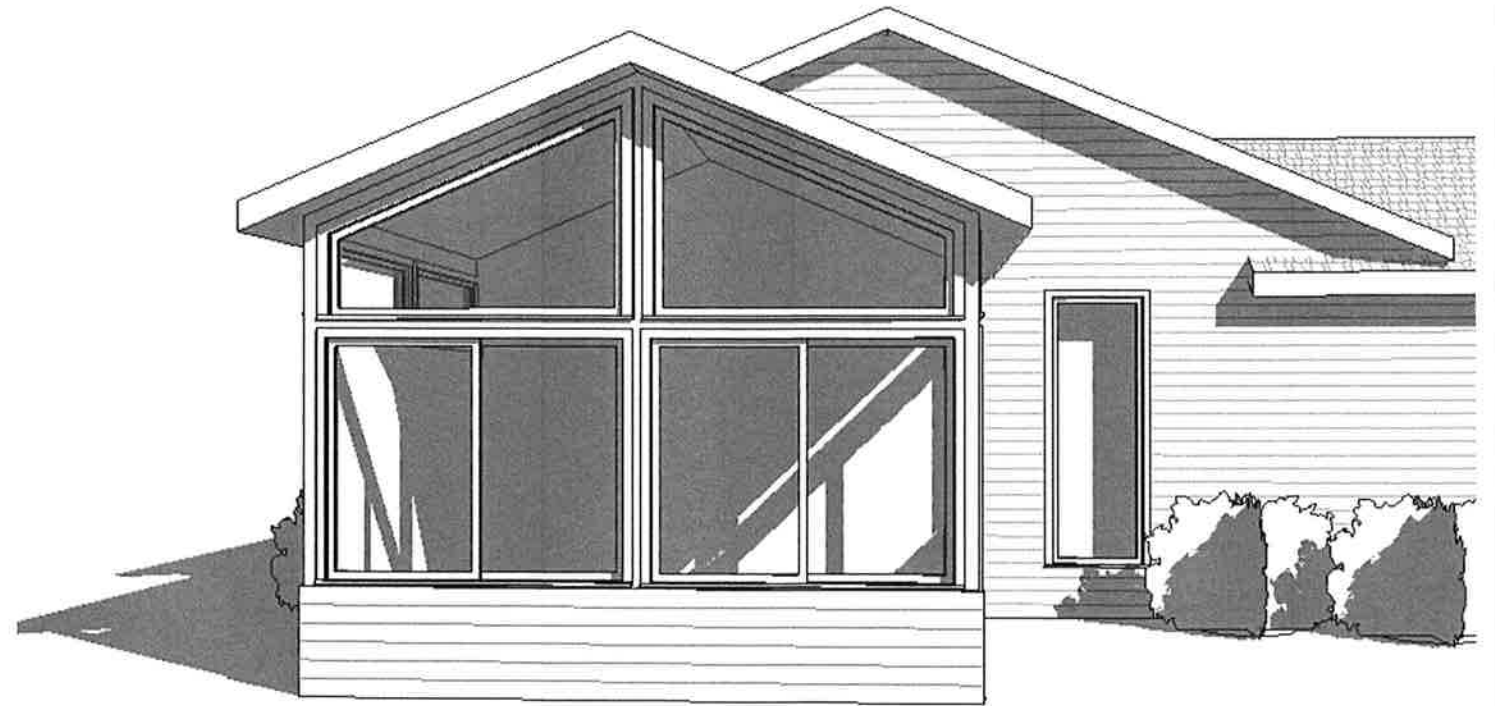
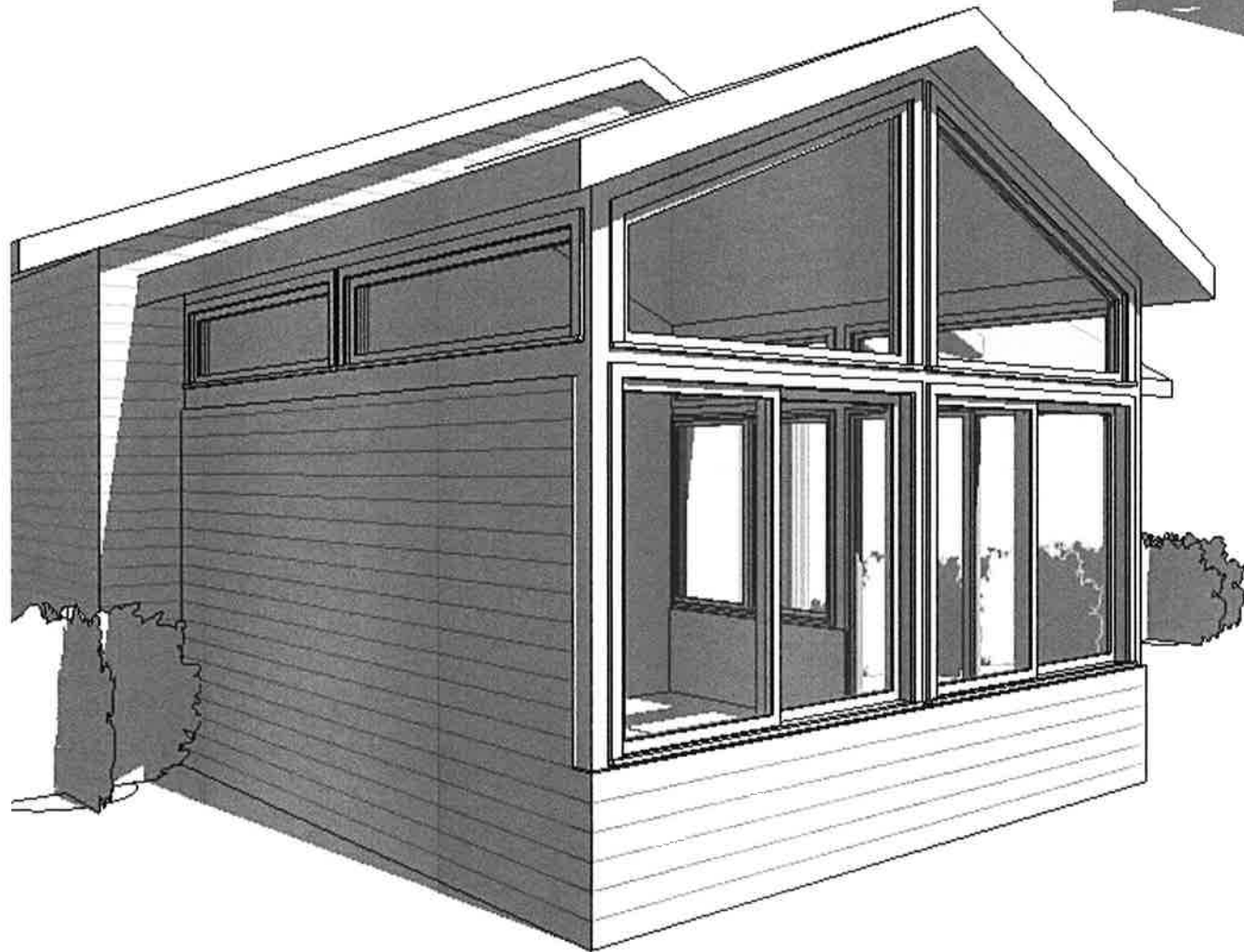


3D VIEWS

PROJECT: BAGLEY

DATE: 7/15/19

PAGE: 3/4



3D VIEWS

PROJECT: BAGLEY

DATE: 7/15/19

PAGE: 4/4