



COUNTY OF KENOSHA

May 2023

Department of Planning and Development

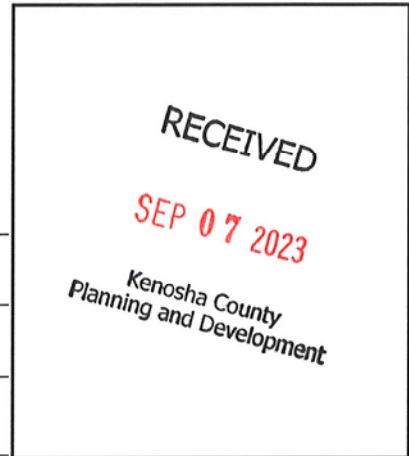
VARIANCE APPLICATION

Owner: Melinda A. & Scott D. Kroning

Mailing Address: 63 Osage Ct.

Oswego IL 60543

Phone Number(s): 630-842-8493



To the Kenosha County Board of Adjustment:

Please take notice that the undersigned was refused a Zoning Permit by the Kenosha County Department of Planning and Development for lands described below for the reason that the application failed to comply with the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance. The owner or assigned agent herewith appeals said refusal and seeks a variance.

Parcel Number: 95-4-119-074-0875 Zoning District: R-4

Property Address: 8429 399th Ave Shoreland: Yes

Subdivision: Illinois Park Sub. Lot(s): 4 & 5 Block: 1

Current Use: 1934-built single-family residence

Proposal: To construct a second story addition above the house and a lateral addition to the north and east of the residence.

REQUIRED BY ORDINANCE		VARIANCE REQUESTED
Section: <u>V. B. 12.28-7</u>	Non-conforming structures which are located less than fifty (50) percent of the minimum setback requirement from one or more of their yard setback requirements may be structurally enlarged or expanded so long as all four sides of the enlargement or expansion are located at least 50% of the minimum setback requirement.	Proposed second story addition to be located 12.7 feet from front (west) property line (required minimum setback is 30 feet)
Section: _____	Subject to there being a rear yard setback of not less than 25 feet.	
Section IV. C. 12.21-4(g) 4	Subject to there being a rear yard setback of not less than 25 feet.	12.5' rear yard setback to new addition

Section: IV. C. 12.21-4 (g) 3 Subject to there being a side yard setback of not less than 10 feet in width. 9.88' to north (side) property line

Section: V. B. 12.28-11 (b) An existing non-conforming principal structure in the shoreland that was lawfully placed when constructed but that does not comply with the required building setback may be expanded laterally, provided that no portion of the expansion may be any closer to the ordinary high-water mark than the closest point of the existing principal structure. 54.48"

An Area Variance is authorization by the Kenosha County Board of Adjustments to vary one or more of the dimensional or physical requirements of the applicable zoning law, code or ordinance in connection with some proposed construction.

The burden will be on you as property owner to provide information upon which the board may base its decision. At the hearing, any party may appear in person or may be represented by an agent or attorney. You or your agent must convince the zoning board to make a ruling in your favor. The board must make its decision based only on the evidence submitted to it at the time of the hearing. Unless you or your agent is present, the board may not have sufficient evidence to rule in your favor and must then deny your application.

(1) Describe alternatives to your proposal such as other locations, designs and construction techniques. Attach a site map showing alternatives you considered in each category below:

(A) Alternatives you considered that comply with existing standards. If you find such an alternative, you can move forward with this option with a regular permit. If you reject compliant alternatives, provide the reasons you rejected them.

No alternatives

-
-
-
-
-

(B) Alternatives you considered that require a lesser variance. If you reject such alternatives, provide the reasons you rejected them.

No alternatives

-
-
-
-
-

(2) Will there be an unnecessary hardship to the property owner to strictly comply with the ordinance?

Unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome.

An applicant may not claim unnecessary hardship because of conditions which are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing that there is no suitable location for a home or claiming that they need more outbuilding space than that permitted to store personal belongings). Courts have also determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel. The property owner bears the burden of proving unnecessary hardship.

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VARIANCE APPLICATION

Yes - The current structure is on a small parcel and not suitable as a primary residence. With the approval of the variance, this will allow for the necessary changes to made to the current structure so we can live there year round.

(3) Do unique physical characteristics of your property prevent compliance with the ordinance? If yes, please explain.

Unique physical limitations of the property such as steep slopes or wetlands that are not generally shared by other properties must prevent compliance with the ordinance requirements. The circumstances of an applicant (growing family, need for a larger garage, etc.) are not a factor in deciding variances. Nearby ordinance violations, prior variances or lack of objections from neighbors do not provide a basis for granting a variance.

No first floor bathroom. No room for full size oven. Currently have a apartment efficiency size oven that limits to baking only one item at a time. Stairway to basement and second floor are very narrow which prevents placing large pieces of furniture such as armoire, washer & dryer or box spring , on the second floor or basement. There is no closets on the first floor and 1 small closet in the second bedroom upstairs. Currently no first floor storage available for lawn mower, lawn and garden tools and chemicals, sail for sailboat, sports equipment such as bicycles, bag games, etc. Currently these items are carried to the basement for storage.

(4) What would be the effect on this property, the community or neighborhood and the public interest if the variance was granted? How can these impacts be mitigated.

These interests are listed as objectives in the purpose statement of an ordinance and may include: drainage, visual impact, and fire safety and building code requirements.

None

The undersigned hereby attests that the above stated information is true and accurate and further gives permission to Planning & Development staff and Board of Adjustment members to view the premises, in relation to the Appeal request made herein, during reasonable daylight hours.

Owners Signature: Melinda Kroning

Agent: _____ Signature: _____

Agents Address: _____

Phone Number(s): 630-408-5276 Scott Kroning 630-842-8493 Melinda Kroning



COUNTY OF KENOSHA

Department of Planning & Development

19600 75th Street, Suite 185-3
Bristol, WI 53104-9772
Phone: (262) 857-1895
Fax: (262) 857-1920

ZONING PERMIT APPLICATION

* If you would rather apply for your zoning permit online, pay fees online and obtain issued permit documentation online without having to travel to and from this office to submit hardcopy documentation and physical payment, you can do so by visiting the Planning & Development Online Portal at the web address shown below, clicking on "Setup an Account" and creating a new public user account. Once your account is created you can login in under said credentials and apply for your zoning permit. If you submit via the portal, you do not need to complete/submit this application.

<https://permitting.kenoshacounty.org/eTrakit/>.

1. What is the Property Address (must include house number) or Tax Key Parcel Number?

95-4-119-074-0875, 8429 399th Ave

2. Who owns the subject property (property owner)?

Property Owner Name: Melinda A. & Scott D. Kroning

Property Owner Mailing Address: 63 Osage Ct., Oswego IL 60543

Property Owner Phone Number: 630-842-8493

Property Owner Email Address: makbluize@aol.com

3. Who is applying for and will be signing for this permit (applicant)?

Applicant Name:

Applicant Mailing Address:

Applicant Phone Number:

Applicant Email Address:

4. Who is constructing the proposed structures (contractor)?

Contractor Name:

Contractor Mailing Address:

Contractor Phone Number:

Contractor Email Address:

5. What is it you are proposing to construct?

You can apply for up to four separate structures on this permit application.

STRUCTURE DESCRIPTION	TYPE OF CONSTRUCTION	SIZE (FENCE) (L' @ H')	SIZE (BLDG.) (L' x W')	AREA (sq. feet)	HEIGHT (feet)	# OF STORIES
2nd story addition	Wood Fr.					
Residential addition	Wood Fr.					

6. If you are proposing to construct a principal building such as a new residence or new commercial/industrial building, an addition thereto, or a detached accessory building greater than 150 sq. ft. in area, it is required that a [professional surveyor](#) be hired to complete a foundation survey of the property after the foundation is installed for the permitted building and submit said survey document to this office in order to prove that the proposed building has been constructed in the correct location and meets setback requirements.

This section is not applicable for sheds equal to or less than 150 sq. ft. in area or other accessory structures such as decks, fences and pools.

I anticipate that a foundation survey will be submitted to this office no later than _____ (insert date).

We understand this deadline needs to be flexible due to reasons such as weather, construction delays, etc., however a due date later than 18 months from the date of permit issuance will not be accepted. If a foundation survey is not received by the anticipated due date, the property owner will receive an automated letter notifying them of past due status. If a mutually agreed revised due date is not set, and a foundation survey is not submitted, violation and enforcement will proceed.

7. Does your project involve the placement of any fill material on the subject property such as dirt, gravel, landscape timbers, rock, shoreline protection material, etc....?

If so, what type of material and how much?

8. If your property is served by a private onsite wastewater treatment system (POWTS) note that pursuant to Comm 83.25(2)(c), Wisconsin Administrative Code a County shall not issue a zoning permit for the addition to a structure that will modify the design wastewater flow or contaminant load or both to an existing (POWTS) unless the owner of the property:
1. Possess a sanitary permit to either modify the existing POWTS or construct a POWTS to accommodate the modification in wastewater flow or contaminant load or both: or
 2. Provides documentation to verify that the existing POWTS is sufficient to accommodate the modification in wastewater flow or contaminant load or both.
 3. For the purpose of this ordinance, a modification in wastewater flow or contaminant load or both shall be defined as:
 - a. Commercial Facilities, public building and places of employment when there is a proposed change in occupancy of the structure; or the proposed modification affects either type or number of plumbing appliances, fixtures or devices discharging to the system.
 - b. Dwellings that have an increase or decrease in the number of bedrooms and/or additions, interior modifications, renovations or remodeling or any combination thereof that enlarges or impacts a dwelling's building area and/or floor area by 25% or greater. For purposes of this ordinance and this provision only, a modification in wastewater flow or contaminant load or both may result in; a change in roofline, the conversion of storage area to building area or floor area, re-wiring, re-insulating, re-constructing a foundation, enclosing open porches, decks or patios, replacing drywall, plaster or paneling, removal or construction of interior walls. A modification in wastewater flow or contaminant load or both does not result in the construction of open decks, patios or porches, garages, re-roofing, painting, wiring, re-siding, window replacement or the replacement of equipment or appliances.

If you have questions regarding this requirement, please contact the County Sanitarian at [this office](#) at 262-857-1910.

A bedroom is defined as *a room used to sleep in, containing a closet for storage of clothing and a doorway with a door for privacy.*

9. If your project requires improvements or alterations (such as the installation of a driveway apron) within a state highway right-of-way, then you must contact the [Wisconsin Department of Transportation](#) (WISDOT) regarding allowances and permitting requirements for said improvements.
10. If your project requires improvements or alterations (such as the installation of a driveway apron) within a county trunk highway right-of-way, then you must contact the [Kenosha County Division of Highways](#) regarding allowances and permitting requirements for said improvements.
11. If your project requires improvements or alterations (such as the installation of a driveway apron) within a local town/village/city road right-of-way, then you must contact the [local municipality](#) regarding allowances and permitting requirements for said improvements.

IF ISSUED, THIS ZONING PERMIT IS ISSUED SUBJECT TO:

1. ANY FEDERAL, STATE OR LOCAL RESTRICTIONS AND/OR DEED RESTRICTIONS.
2. EACH APPLICANT FOR A ZONING PERMIT IS CHARGED WITH KNOWLEDGE OF THE MUNICIPAL ZONING ORDINANCE. COPIES OF THE TEXT OF THIS OR PORTIONS THEREOF AND COPIES OF THE OFFICIAL ZONING MAPS ARE AVAILABLE FOR SALE, COPYING OR INSPECTION UPON REQUEST. ANY STATEMENT MADE, SITE PLAN SUBMITTED, ASSURANCE GIVEN OR PERMIT ERRONEOUSLY ISSUED CONTRARY TO THIS ORDINANCE IS NULL AND VOID.
3. THIS PERMIT SHALL EXPIRE EIGHTEEN (18) MONTHS FROM DATE OF ISSUANCE.
4. ANY ADDITIONAL CONDITIONS WRITTEN BY THE ZONING ADMINISTRATOR ISSUING THE ZONING PERMIT.

NOTICE: YOU ARE RESPONSIBLE FOR COMPLYING WITH STATE AND FEDERAL LAWS CONCERNING CONSTRUCTION NEAR OR ON WETLANDS, LAKES, AND STREAMS. WETLANDS THAT ARE NOT ASSOCIATED WITH OPEN WATER CAN BE DIFFICULT TO IDENTIFY. FAILURE TO COMPLY MAY RESULT IN REMOVAL OR MODIFICATION OF CONSTRUCTION THAT VIOLATES THE LAW OR OTHER PENALTIES OR COSTS. FOR MORE INFORMATION, VISIT THE DEPARTMENT OF NATURAL RESOURCES WETLANDS IDENTIFICATION WEB PAGE <http://dnr.wi.gov/topic/wetlands/locating.html> OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER (262) 884-2300.

August 18, 2023

PLAT OF SURVEY

Survey No. 23.5100

LOCATION: 8429 399th Ave., Genoa City, WI 53128

PREPARED FOR: Melinda Kroning

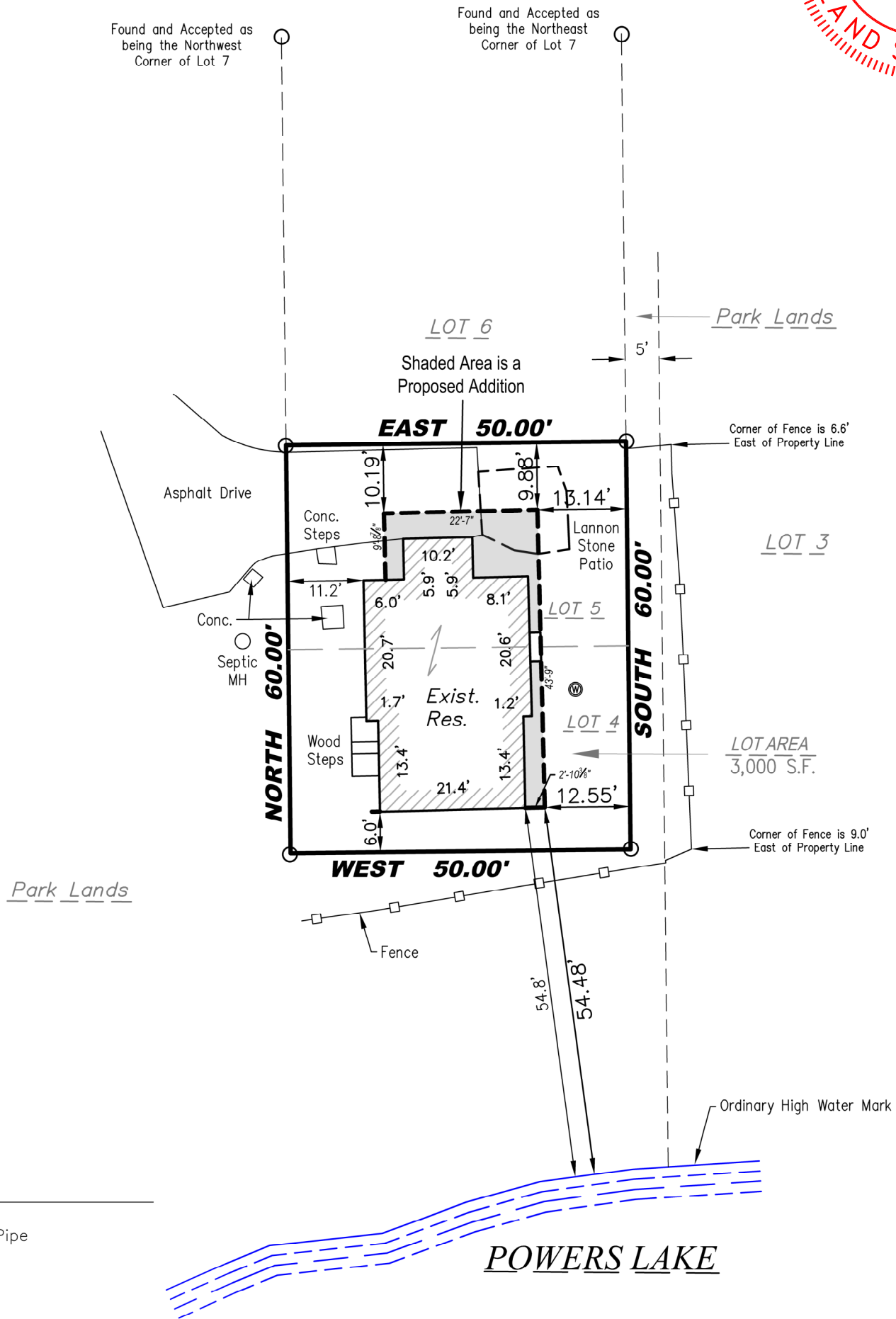
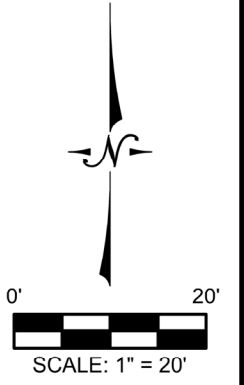
PROPERTY DESCRIPTION:

Lots Four (4) and Five (5) in Block One (1) in Illinois Park, a subdivision of part of the Southeast Quarter of Section Seven (7), in Town One (1) North, Range Nineteen (19) East of the Fourth Principal Meridian, in the Town of Wheatland, Kenosha County, Wisconsin.

CURRENT OWNER: Melinda and Scott Kroning

TAX ID: 95-4-119-074-0875

Revised: September 05, 2023
(Added Addition)



Legend:

- Found 1" Iron Pipe
- ⊙ Well
- Fence Post



LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

I certify that I have surveyed the above-described property and in my professional opinion this map is a true representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.


Rick R. Hillmann, Professional Land Surveyor, S-3005

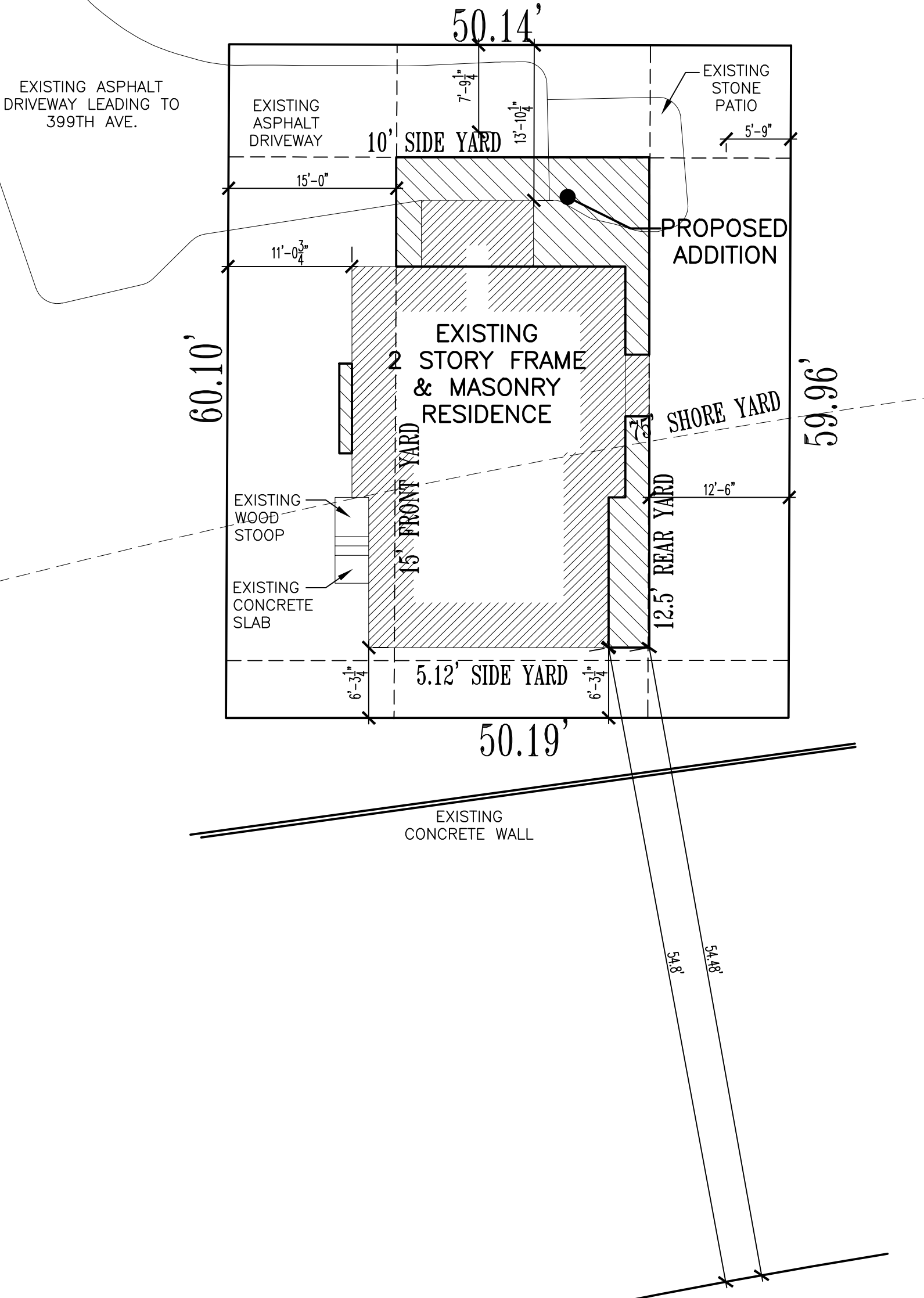
DRAWING BY:
FIELD WORK BY:

KRONING RESIDENCE

8429 399TH AVE.

POWERS LAKE, WI 53128

399TH AVE.



IMPERVIOUS SURFACE COVERAGE	
AREA OF LOT	3,011.3 S.F.
ZONING DISTRICT	R-4
MAXIMUM IMPERVIOUS COVERAGE	40%
ALLOWABLE IMPERVIOUS	1204.5 S.F.
EXISTING IMPERVIOUS COVERAGE	45.5%
EXISTING IMPERVIOUS	
EXIST. FIRST FLOOR FOOTPRINT	+848.4 S.F.
EXIST. WOOD STAIR & CONC. STOOP	+23 S.F.
EXIST. DRIVEWAY/PATIO	+498.8 S.F.
TOTAL IMPERVIOUS COVERAGE	1370.2 S.F.
PROPOSED IMPERVIOUS	
FIRST FLOOR FOOTPRINT	+1101.8 S.F.
WOOD STAIR & CONC. STOOP	+23 S.F.
REMAINING DRIVEWAY/PATIO	+397.6 S.F.
TOTAL IMPERVIOUS COVERAGE	1522.4 S.F.
PROPOSED IMPERVIOUS W/ PERMEABLE PAVERS	
FIRST FLOOR FOOTPRINT	+1101.8 S.F.
WOOD STAIR & CONC. STOOP	+23 S.F.
PERMEABLE DRIVEWAY/WALKWAY	(397.6 S.F.)
TOTAL IMPERVIOUS COVERAGE	1124.8 S.F.

DRAWING INDEX	
A000	SITE PLAN, DRAWING INDEX, GENERAL NOTES
A010	EXISTING FLOOR PLANS
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A200	FRONT ELEVATION, REAR ELEVATION
A201	LEFT SIDE ELEVATION, RIGHT SIDE ELEVATION

NOTES:

- VERIFY UTILITY LOCATIONS.
- VERIFY TREES TO BE REMOVED WITH OWNER.
- VERIFY STRUCTURE LOCATION WITH OTHERS.
SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
- REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
- BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

NOTE:
MAINTAIN EXISTING GRADES & DRAINAGE PATTERN. ANY DRAINAGE ISSUES THAT MAY ARISE FROM THE CONSTRUCTION ASSOCIATED WITH THIS PERMIT WILL BE ADDRESSED BY THE PERMITEE.

IECC - INTERNATIONAL ENERGY CONSERVATION CODE
NOTE TO PLANNERS, ARCHITECTS & CONTRACTORS

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE CURRENT EDITION OF INTERNATIONAL ENERGY CONSERVATION CODE AS MANDATED BY THE STATE OF WISCONSIN AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.

THE ARCHITECT HAS PROVIDED TO DEMONSTRATE COMPLIANCE OF MEETING THE PROVISIONS OF THE ILLINOIS ENERGY CONSERVATION CODE COVERED BY 71. ALL WALK CODE 400 SUBPART D BY SUBMITTING, AS REQUIRED BY SECTION 101.5 OPTION 3, THE SEAL OF THE ARCHITECT/ENGINEER AS REQUIRED BY SECTION 14 OF THE ILLINOIS ARCHITECTURAL PRACTICE [225 ILCS 305].

AS SPECIFIED BY THE CODE, 401.2 OPTION 1, COMPLIANCE IS DEMONSTRATED BY MEETING THE REQUIREMENTS OF SECTIONS 402 TO 404, OPTION 1 WAVES THE REQUIREMENT OF PERFORMING A "SIMULATED PERFORMANCE ALTERNATIVE" OR "DESCHDCK" TO EVALUATE THE ENVELOPE.

THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE ENERGY CODE AND ARE NOT INTENDED TO RESTATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME. CONTRACTORS SHOULD ALSO VERIFY THEIR EXISTING/NEW ENERGY CODE SHALL BE FOLLOWED BASED ON THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED IN.

NOTE TO BIDDERS & CONTRACTORS

THESE PLANS HAVE BEEN PREPARED BASED ON THE DOCUMENTATION OF AVAILABLE CODES AND ORDINANCES WHICH ARE OPEN TO APPROVAL AND INTERPRETATION BY THE GOVERNING BODY AUTHORIZED TO ISSUE A BUILDING PERMIT. THE REQUIREMENTS AND BUILDING SPECIFICATIONS ARE SUBJECT TO CHANGE BASED ON THIS APPROVAL AND MAY AFFECT THE COST OF THE PROJECT OR SUCCESSFUL COMPLETION. BIDDERS ARE RESPONSIBLE FOR NOTIFYING THE OWNER(S) OR FINANCIAL INSTITUTION RESPONSIBLE FOR FUNDING THE PROJECT FOR APPROVAL PRIOR TO BEGINNING WORK.

THIS ARCHITECTURAL DOCUMENTATION IS INTENDED TO GIVE AN OVERALL SCOPE AND DESCRIPTION OF WORK, ALONG WITH GENERAL SPECIFICATIONS FOR CONSTRUCTION. NOT ALL INFORMATION REQUIRED OR PERTINENT TO THE PROJECT REQUIRED FOR SUCCESSFUL PRICING OR COMPLETION IS INCLUDED. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO FAMILIARIZE THEMSELVES WITH ALL CODES PERTAINING TO THEIR DISCIPLINES AND BE RESPONSIBLE FOR THE SUCCESSFUL COMPLETION OF THE PROJECT.

PLAN & ELEVATION SYMBOLS

SS 5 SHELVES
ISIR 1 SHELF & 1 ROD
SPRINKLER HEAD
GAS HOOD
WATER HOOD
FROST PROOF HOSE BIB
SHOWER HEAD FAUCET
SHOWER RAIN HEAD
FLOOR DRAIN
PRE-FAB FIREPLACE FLUE
MASONRY FIREPLACE FLUE
REAR
CEILING DETAIL DIAGRAM
WORK POINT
ROOF PITCH
SECTION / VIEW MARKER
WORK MARKER
REVISION MARKER

V.I.F. VERIFY IN FIELD
V.O.F. VERIFY WITH OWNER

FACE BRICK
HORIZONTAL SIDING
BOARD & BATT INSULATION
ASPHALT/FLY ASH ROOFING
STONE
SHAKE
CEDAR SHAKE ROOFING
CONCRETE
FIELD STONE
STUCCO
METAL ROOFING
GRAVEL

ELECTRICAL SYMBOLS:

SMOKE DETECTOR
TELEPHONE JACK
TELEPHONE JACK
NEW JACK
NEW JACK

SMOKE DETECTOR
TELEPHONE JACK
TELEPHONE JACK
NEW JACK
NEW JACK

SMOKE DETECTOR
TELEPHONE JACK
TELEPHONE JACK
NEW JACK
NEW JACK

WALL TYPES

NEW FRAME WALL
NEW FOUNDATION WALL & FOOTING
DRYWALL, ARCHED OR CASSED OPENING
DEPRESSED FOUNDATION WALL
BEARING WALL ABOVE
IR. SILL PLATE @ FOOTING WALL

NOTE TO CONTRACTORS

ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITHIN INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.

ALL NOTES SHOWN ARE TYPICAL, AND SOME MAY NOT APPLY TO THE SCOPE OF WORK.

CODE CONFORMANCE

THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING:

PLUMBING NOTES

PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES & FIREPLACES
ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES TO BE IN A 2 X 6 MIN. STUD WALL
ALL WATER LINES TO A SECOND FLOOR, TO HAVE 1/2" AIR CHAMBERS
AROMATIC GROUND WASTE - SCHEDULE 40 PIP, 150 SERIES
BELOW GROUND WASTE - SCH 40 PIP OR CAST IRON
BELOW GROUND WATER - TYPE L COPPER, NO LEAD SOLDER
BELOW GROUND WATER - TYPE K COPPER
UNDERGROUND SANITARY SHALL BE 4" MIN.
COLORED PRIMER & SMOCK TEST REQUIRED ON ALL PIP PIPING
75 LB. AIR OR WATER PRESSURE TEST REQUIRED ON WATER PIPING
FOR ANY PROPOSED ATTIC FURNACES, PROVIDE A SMOKE/CO2 DETECTOR, PROVIDE FLOOR DRAIN WITH PAN & AUTO SHUT OFF VALVE (FOR DRAIN BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL & NATIONAL BUILDING CODES
DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT
DUCTS SHALL BE SUPPORTED @ 16'-0" MIN. INTERVALS
PROVIDE MIN. 36" DEEP X 30" WIDE X 78" HIGH CLEAR WORK AREA IN FRONT OF FURNACE SERVICE PANEL

HVAC NOTES:

HVAC CONTRACTOR TO VERIFY NEW & EXISTING HVAC SYSTEMS IN FIELD
HVAC CONTRACTOR TO VERIFY HVAC SYSTEMS ARE CAPABLE OF PROVIDING ADEQUATE AIR FLOW TO NEW ADDITION, UPDATE, REPLACE, ADD TO OR MOVE AS REQUIRED
FOR ANY PROPOSED ATTIC FURNACES, PROVIDE A SMOKE/CO2 DETECTOR, PROVIDE FLOOR DRAIN WITH PAN & AUTO SHUT OFF VALVE (FOR DRAIN BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL & NATIONAL BUILDING CODES
DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT
DUCTS SHALL BE SUPPORTED @ 16'-0" MIN. INTERVALS
PROVIDE MIN. 36" DEEP X 30" WIDE X 78" HIGH CLEAR WORK AREA IN FRONT OF FURNACE SERVICE PANEL

FINISHES

ALL INTERIOR & EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO MOLDING, DOORS, WINDOWS, SIDING, ROOFING, ETC. ARE TO MATCH EXISTING UNLESS OTHERWISE NOTED.

DESIGN LOADING VALUES

ROOF = 30 PSF LIVE LOAD
CEILING = 20 PSF LIVE LOAD
FLOOR = 40 PSF LIVE FOR EXTERIOR BALCONY
= 40 PSF LIVE FOR FLOORS, DECKS, STAIRS

WALLS = 20 PSF WIND FOR 0-20 FT. HEIGHT
= 25 PSF WIND FOR 21-29 FT. HEIGHT
= 30 PSF WIND FOR 30 FT. AND ABOVE

SOIL = 3000 PSF MINIMUM ASSUMED
OWNER/CONTRACTOR RESPONSIBLE TO VERIFY

CONCRETE/MASONRY NOTES:

SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT, THICKNESS & REINFORCING OF FOUNDATION WALLS
FOUNDATION REINFORCING TO BE GREAT 40 LAP CONTINUOUS BARS 36" SPACINGS
ALL FOUNDATION WALLS WITH FULL MASONRY VENEER ABOVE TO BE A MINIMUM OF 10" THICK
ALL EXTERIOR WALKOUT OR ENGLISH BASEMENT FRAME WALLS 6" (2x6 W/ 1/2" SHEATHING)
STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS & 3500 PSI FOR CONCRETE SLAB WORK AND EXTREME CONDITIONS
ALL FORMS, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI & BETWEEN 5/8" & 7/8" AIR ENTRAINED
FOUNDATION HEIGHT TO BE AT SUCH A LEVEL SO NEW TOP OF FINISHED FLOOR MATCHES EXISTING TOP OF FINISHED FLOOR, UNLESS OTHERWISE NOTED.
PROVIDE SAW CUTS IN EXISTING FOUNDATION TO PROVIDE FOR ADEQUATE ACCESS EITHER TO NEW CRACK SPACE OR BASEMENT, PER PLANS AND LOCAL CODES.
PROVIDE SAW CUTS IN EXISTING FOUNDATION FOR HVAC ACCESS TO NEW ADDITION AS REQ'D.
CONTRACTOR IS RESPONSIBLE TO PROVIDE VERIFICATION OF EXISTING STRENGTH AND DEPTH OF EXISTING FOUNDATION AND FOOTING.
MASONRY MORTAR TO BE TYPE N.

WINDOW NOTES:

VERIFY ALL NEW WINDOW SIZES IN FIELD PRIOR TO PURCHASE
NEW WINDOWS TO MATCH EXISTING WINDOW TYPE & STYLE, UNLESS OTHERWISE NOTED
TOP OF WINDOWS IN REMODELED AREAS TO MATCH EXISTING UNLESS FOLLOWING HOR. HEIGHTS BELOW
FOR BASEMENTS, TOP OF WINDOWS @ 6'-8" (80") ABOVE FLOOR SLAB, UNLESS OTHERWISE NOTED
FOR 4'-0" PLATES, TOP OF WINDOWS @ 108-3/4" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
FOR 5'-0" PLATES, TOP OF WINDOWS @ 94-3/4" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
FOR 6'-0" PLATES, TOP OF WINDOWS @ 82-3/4" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES
EXAMPLE: 2555 - 2'-5" X 5'-5" TO BE MET WITHIN 2" OR EXCEEDED, DEFENDING ON MFG.
PROVIDE (2) 2 X 12 HOR. ABOVE ALL NEW WINDOWS & OPENINGS, UNLESS OTHERWISE NOTED
VERIFY ALL EXISTING HEADERS, WHERE BEARING WILL BE MODIFIED AS A RESULT OF THE REMODELING, TO BE MIN. (2) 2 X 12 HOR. UNLESS OTHERWISE NOTED
PROVIDE TEMPERED SAFETY GLAZING IN ALL NEW WINDOWS WITHIN 24" OF ANY DOOR, WITHIN 18" OF FLOOR, IN TUB & SHOWER ENCLOSURES, & IN STAIR WELLS
PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2099 WHEN NEW WINDOW SILLS ARE LESS THAN 24" ABOVE FINISHED FLOOR
ALL NEW FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS = (0.30), SKYLIGHTS = (0.55)

STRUCTURAL NOTES:

PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS & POINT LOADS
ALL INTERIOR FRAME WALL PARTITIONS = 3-1/2" (2 X 4 STUD) UNLESS OTHERWISE NOTED
ALL EXTERIOR FRAME WALLS = 4-1/2" (2 X 4 STUD + 1" SHEATHING)
ALL EXTERIOR FRAME WALLS WITH MASONRY VENEER = 3-1/2" (2 X 4 STUD + 1" SHEATHING)
ALL EXTERIOR FRAME WALLS WITH MASONRY VENEER = 4" (2 X 4 STUD + 1/2" SHEATHING)
ALL EXTERIOR FRAME WALLS WITH MASONRY VENEER = 5" (2 X 6 STUD + 1/2" SHEATHING)
ALL EXTERIOR FRAME WALLS WITH MASONRY VENEER = 6" (2 X 6 STUD + 1/2" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER)
ALL EXTERIOR DIMENSIONS ARE SHIPPED TO EXTERIOR OF WALL SHEATHING OR FULL MASONRY VENEER & ALSO CONSIDERS WITH EXTERIOR OF FOUNDATION EDGE (DIMENSIONS ARE NEVER SHIPPED TO THE MASONRY VENEER, THEY ARE SHIPPED AS A TYPE OF EXTERIOR SIDING/GLAZING)
ALL STEEL TO BE A-36 & STRUCTURAL STEEL BOLTS TO BE A-325
PROVIDE (2" X 3-1/2" X 5/16") STEEL ANGLE L.L.V. ABOVE OPENINGS UP TO 9'-0" WIDE WITH MASONRY VENEER ABOVE
PROVIDE (2" X 4" X 1/2") STEEL ANGLE L.L.V. ABOVE OPENINGS FROM 9'-0" TO 16'-0" WIDE WITH MASONRY VENEER ABOVE
PROVIDE (2" X 4" X 3/8") STEEL ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS WITH UP TO 2'-0" OF MASONRY VENEER ABOVE
PROVIDE (2" X 4" X 3/8") STEEL ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS WITH MORE THAN 2'-0" OF MASONRY VENEER ABOVE
STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS & SHIMS FOR A COMPLETE INSTALLATION.
STEEL FLUSH PLATE BEAMS TO BE CONNECTED WITH 1/2" BOLTS STAGGERED @ 20" O.C. & (2) @ EACH END
ALL STEEL BEAMS, UNITS & COLUMN PLATES SHALL BE SHIP PRIMED
WALLS SHALL BE BRIDGED @ EACH END @ 2'-0" BETWEEN PANELS MAX.
ALL JOISTS, STUDS & RAFTERS TO BE SPC #2 (CANADIAN), UNLESS OTHERWISE NOTED
ALL HEADERS TO BE (2) 2 X 12 SPC #2 (CANADIAN), UNLESS OTHERWISE NOTED
THE DIAMETER OF HOLES BORED INTO SOLID SAWN FRAMING MEMBERS SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER & SHALL NOT BE CLOSER THAN 2" FROM THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER MEMBER.
THE DIAMETER OF HOLES BORED INTO PRE-ENGINEERED FRAMING MEMBERS SHALL FOLLOW MFG. APPROVED SPECIFICATIONS
PROVIDE PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOIST AT THE TIME OF INSPECTIONS
PRE-ENGINEERED FLOOR JOIST TO BE INSTALLED BY MANUFACTURER OR EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS
PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PRIOR TO START OF ROUGH FRAMING
MIN. (2) 2x STUDS IN INTERIOR PARTITIONS WITH DOUBLE JOIST BELOW, UNLESS OTHERWISE NOTED
MIN. (2) 2x STUDS IN EXTERIOR WALLS, UNLESS OTHERWISE NOTED
POINT LOAD FROM ABOVE WITH DOUBLE JOIST BELOW, UNLESS OTHERWISE NOTED
ALL EXTERIOR WALLS OVER 10'-0" TALL TO BE MIN. 2 X 6 STUDS @ 16" O.C.
ADD 2 X HORIZONTAL BLOCKING, SAME WIDTH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 8'-0" IN HEIGHT. FASTEN EXTERIOR SHEATHING TO BLOCKING & TO STUDS.
HAIF WALLS TO BE MIN. 36" TALL, UNLESS OTHERWISE NOTED
FRESH COOKING SHALL BE INSTALLED @ THE FOLLOWING LOCATIONS:
- CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING STAGGERED OR PARALLEL ROWS OF STUDS, VERTICAL AT CEILING & FLOOR LEVELS AND HORIZONTAL AT 10'-0" INTERVALS
- ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILING
- CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP & BOTTOM OF THE STAIR RUN
- OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING & AT FLOOR LEVEL, WITH NONCOMBUSTIBLE MATERIALS

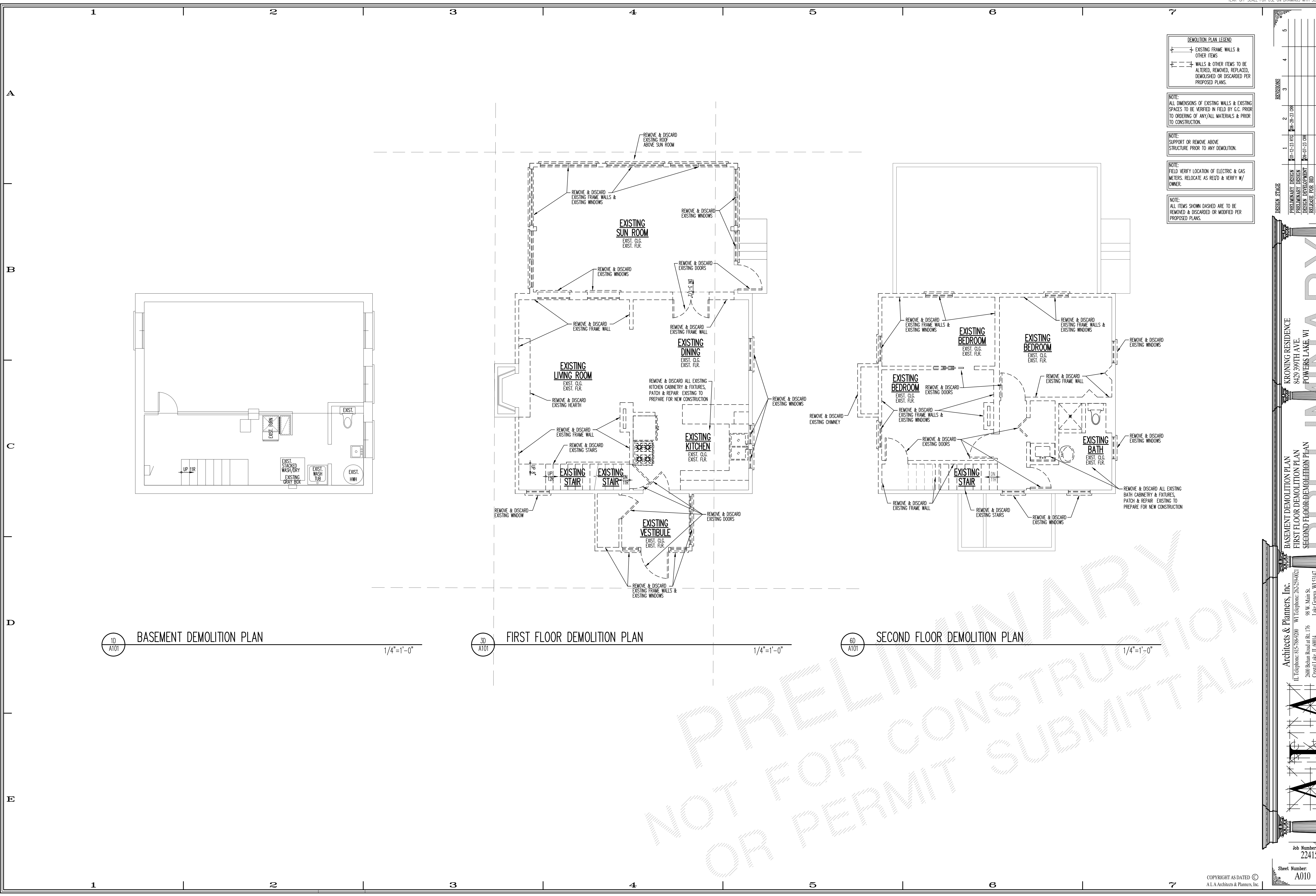
ELECTRICAL NOTES

WHEN REMODELING OR ADDING A KITCHEN, LAUNDRY ROOM OR GARAGE, THE FOLLOWING NOTES APPLY:
ALL OUTLETS ABOVE KITCHEN COUNTERTOP TO BE GFI & MAXIMUM 40" O.C.
ALL OUTLETS WITHIN 72" OF ANY SINK OR WATER FEATURE TO BE GFI
ALL OUTLETS IN GARAGE TO BE GFI
WHEN REMODELING OR ADDING TO EXISTING STRUCTURES THE FOLLOWING NOTES APPLY:
ALL EXISTING ELECTRICAL COMPONENTS WHICH ARE AFFECTED BY THE REMODELING AND/OR ADDITION ARE TO BE ADJUSTED, UPDATED, MOVED OR MODIFIED AS REQ'D TO CONFORM TO CURRENT LOCAL & NATIONAL ELECTRICAL CODES.
WHEN MODIFYING AN EXISTING RESIDENCE (ALTERATIONS, REPAIRS OR MODIFICATIONS) THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE & CARBON MONOXIDE DETECTORS PER LOCAL CODE & LOCATED AS REQUIRED FOR A NEW DWELLING.
(-) COMBO, SMOKE/CARBON MONOXIDE DETECTOR @ EACH FLOOR LEVEL
(-) COMBO, SMOKE/CARBON MONOXIDE DETECTOR WITHIN 15'-0" OF EACH BEDROOM DOOR/ENTRANCE
ALL TYPICAL ROOM OUTLETS TO BE SPACED MAX. 12'-0" APART, UNLESS OTHERWISE NOTED
VERIFY THAT NO POINT ALONG ANY WALL 2'-0" LONG OR LONGER IN ANY HABITABLE ROOM TO BE MORE THAN 6'-0" FROM AN OUTLET
ALL ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER IN ELECTRICAL METALLIC TUBING
ALL OUTLETS SHALL BE ARC FAULT PROTECTED
ALL 15 & 20 AMP OUTLETS SHALL BE TAMPER RESISTANT
RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED 6" MIN. IN FRONT OF THE TOP SHELF. SURFACE MOUNTED INCANDESCENT FIXTURES IN WALK-IN CLOSETS SHALL BE 10" MIN. IN FRONT OF TOP SHELF & SHALL BE FULLY ENCLOSED WITH A GLOBE. SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN CLOSETS
ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN
PROVIDE SEPARATE CIRCUITS FOR KITCHEN REFRIGERATORS, MICROWAVES, GARAGE DISPOSALS & DISHWASHERS
PROVIDE SEPARATE LOCAL DISCONNECTS FOR KITCHEN GARAGE DISPOSALS & DISHWASHERS
PROVIDE MIN. 36" DEEP X 30" WIDE X 78" HIGH CLEAR WORK AREA IN FRONT OF ELECTRICAL PANEL
PROVIDE 200 AMP ELECTRICAL SERVICE FOR BUILDINGS UP TO 6,000 SF.
PROVIDE 400 AMP ELECTRICAL SERVICE FOR BUILDINGS OVER 6,000 SF.

Architects & Planners, Inc.
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1700 E. Racine Ave. | Waukesha, WI 53186
Crystal St. | Crystal Lake, WI 60013

Job Number: 22415
Sheet Number: A000
Date: 2/21/2020

PRELIMINARY



- DEMOLITION PLAN LEGEND**
- EXISTING FRAME WALLS & OTHER ITEMS
 - WALLS & OTHER ITEMS TO BE ALTERED, REMOVED, REPLACED, DEMOLISHED OR DISCARDED PER PROPOSED PLANS.
- NOTE:** ALL DIMENSIONS OF EXISTING WALLS & EXISTING SPACES TO BE VERIFIED IN FIELD BY G.C. PRIOR TO ORDERING OF ANY/ALL MATERIALS & PRIOR TO CONSTRUCTION.
- NOTE:** SUPPORT OR REMOVE ABOVE STRUCTURE PRIOR TO ANY DEMOLITION.
- NOTE:** FIELD VERIFY LOCATION OF ELECTRIC & GAS METERS; RELOCATE AS REQ'D & VERIFY W/ OWNER.
- NOTE:** ALL ITEMS SHOWN DASHED ARE TO BE REMOVED & DISCARDED OR MODIFIED PER PROPOSED PLANS.

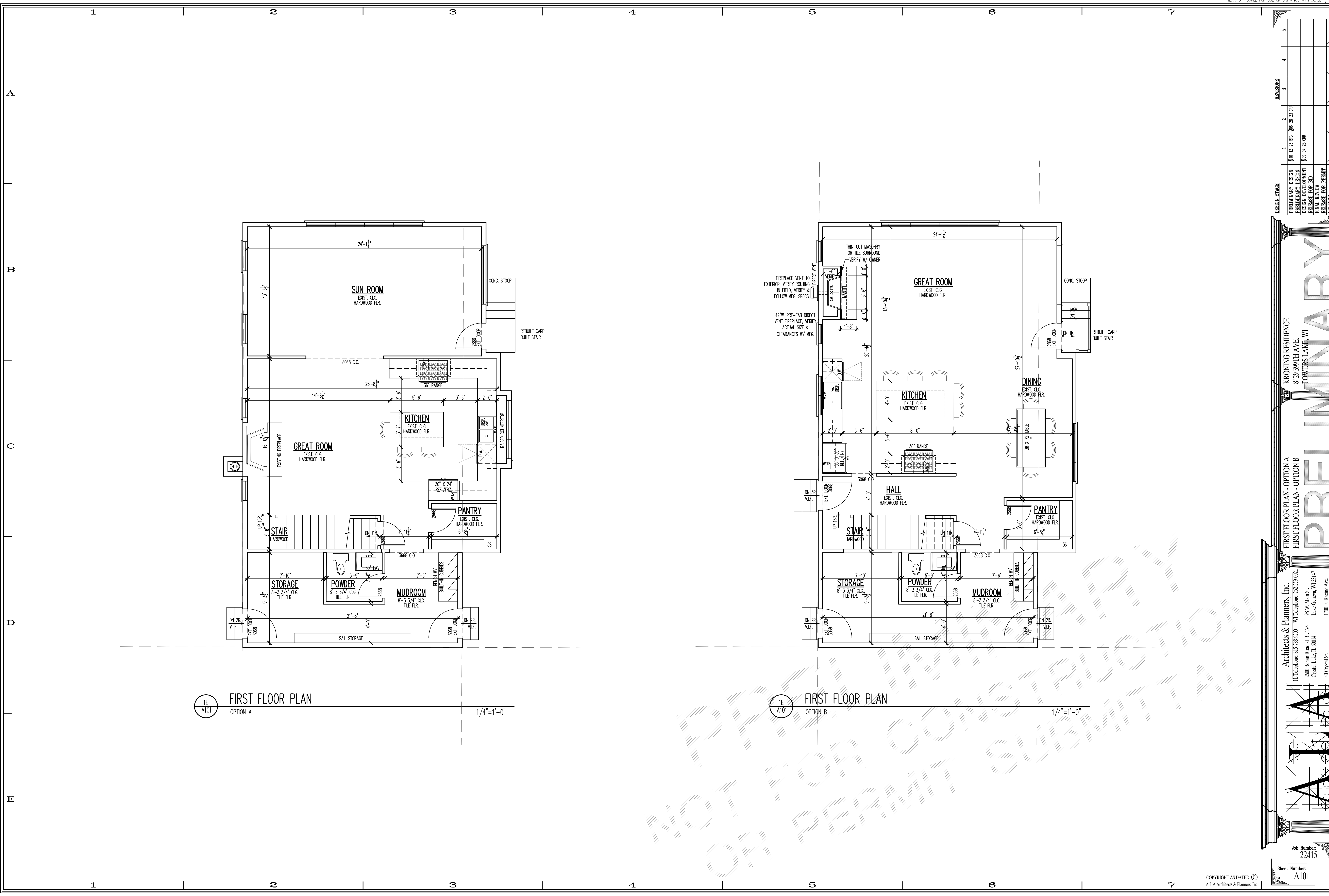
NO.	DATE	REVISION
1	08-23-08	PRELIMINARY DESIGN
2	09-23-08	PRELIMINARY DESIGN
3	09-23-08	DESIGN DEVELOPMENT
4	09-23-08	RELEASE FOR BID
5	09-23-08	FINAL REVIEW
6	09-23-08	RELEASE FOR PERMIT
7	09-23-08	REVISION

1D A101 BASEMENT DEMOLITION PLAN 1/4"=1'-0"

3D A101 FIRST FLOOR DEMOLITION PLAN 1/4"=1'-0"

6D A101 SECOND FLOOR DEMOLITION PLAN 1/4"=1'-0"

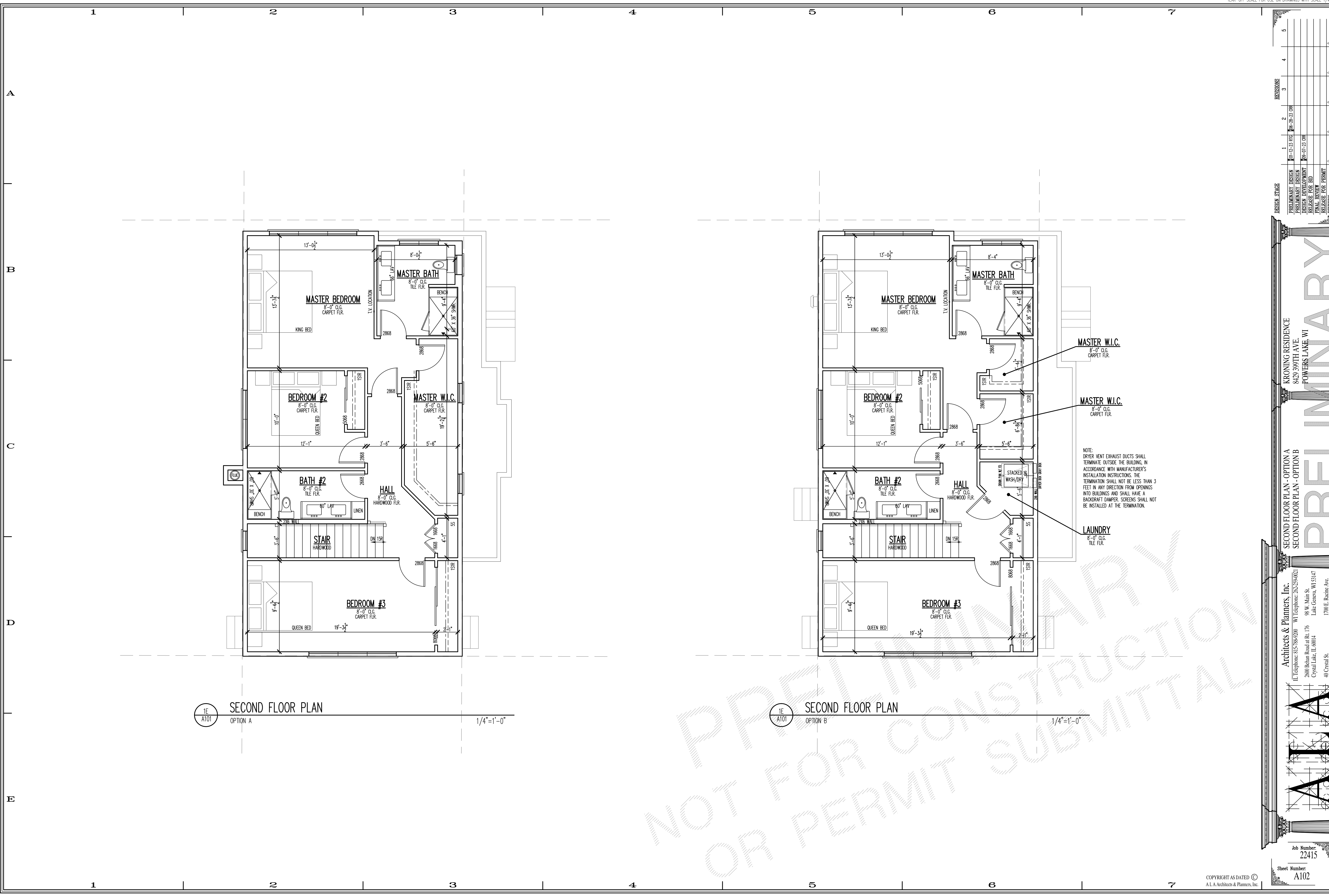
PRELIMINARY
 KRONING RESIDENCE
 8420 399TH AVE
 POWERS LAKE, WI
 BASEMENT DEMOLITION PLAN
 FIRST FLOOR DEMOLITION PLAN
 SECOND FLOOR DEMOLITION PLAN
 Architects & Planners, Inc.
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 Crystal Lake, IL 60014 Lake Geneva, WI 53147
 40 Crystal St. 1700 E. Basine Ave.
 Cary, IL 60013 Waukegan, WI 53186
 Job Number: 22415
 Sheet Number: A010
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1E A101 FIRST FLOOR PLAN
OPTION A
1/4"=1'-0"

1E A101 FIRST FLOOR PLAN
OPTION B
1/4"=1'-0"

REVISIONS	NO.	DATE	DESCRIPTION
1	1	09-07-23	PRELIMINARY DESIGN
2	2	09-22-23	PRELIMINARY DESIGN
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244	244	06-08-28	PRELIMINARY DESIGN



1E
A101 SECOND FLOOR PLAN
OPTION A
1/4"=1'-0"

1E
A101 SECOND FLOOR PLAN
OPTION B
1/4"=1'-0"

NOTE:
DRYER VENT EXHAUST DUCTS SHALL
TERMINATE OUTSIDE THE BUILDING, IN
ACCORDANCE WITH MANUFACTURER'S
INSTALLATION INSTRUCTIONS. THE
TERMINATION SHALL NOT BE LESS THAN 3
FEET IN ANY DIRECTION FROM OPENINGS
INTO BUILDINGS AND SHALL HAVE A
BACKDRIFT DAMPER. SCREENS SHALL NOT
BE INSTALLED AT THE TERMINATION.

REVISIONS	NO.	DATE	DESCRIPTION
	1	07-23-08	PRELIMINARY DESIGN
	2	08-22-08	PRELIMINARY DESIGN
	3	09-02-08	DESIGN DEVELOPMENT
	4		RELEASE FOR BID
	5		FINAL REVIEW
	6		RELEASE FOR PERMIT
	7		REVISION

PRELIMINARY

KRONING RESIDENCE
8429 399TH AVE.
POWERS LAKE, WI

SECOND FLOOR PLAN - OPTION A

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Crystal Lake, IL 60014 1700 E. Resane Ave. Waukegan, WI 53186
40 Crystal St. Cary, IL 60013

Job Number: 22415
Sheet Number: A102
File Name: LAYOUT100

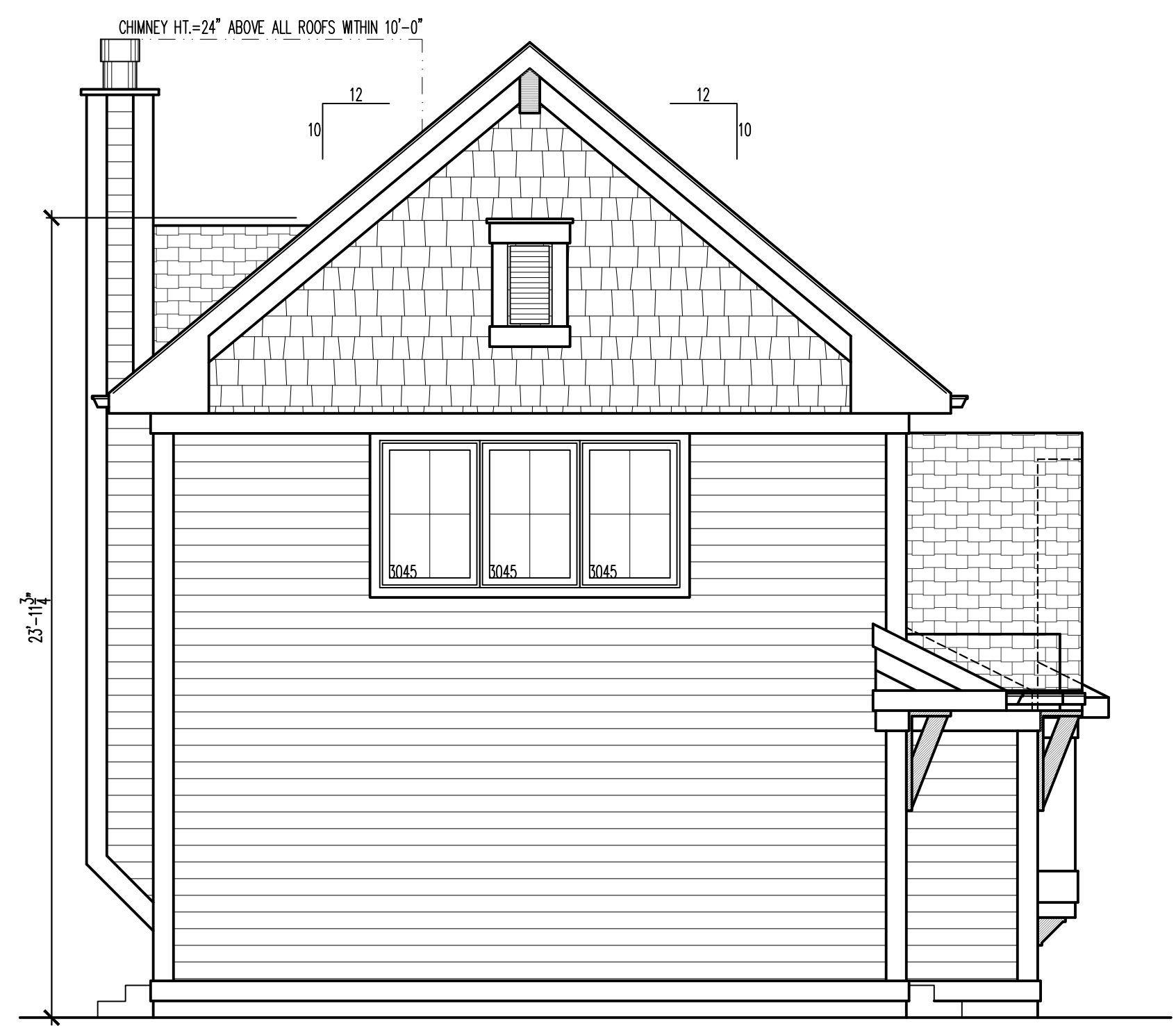
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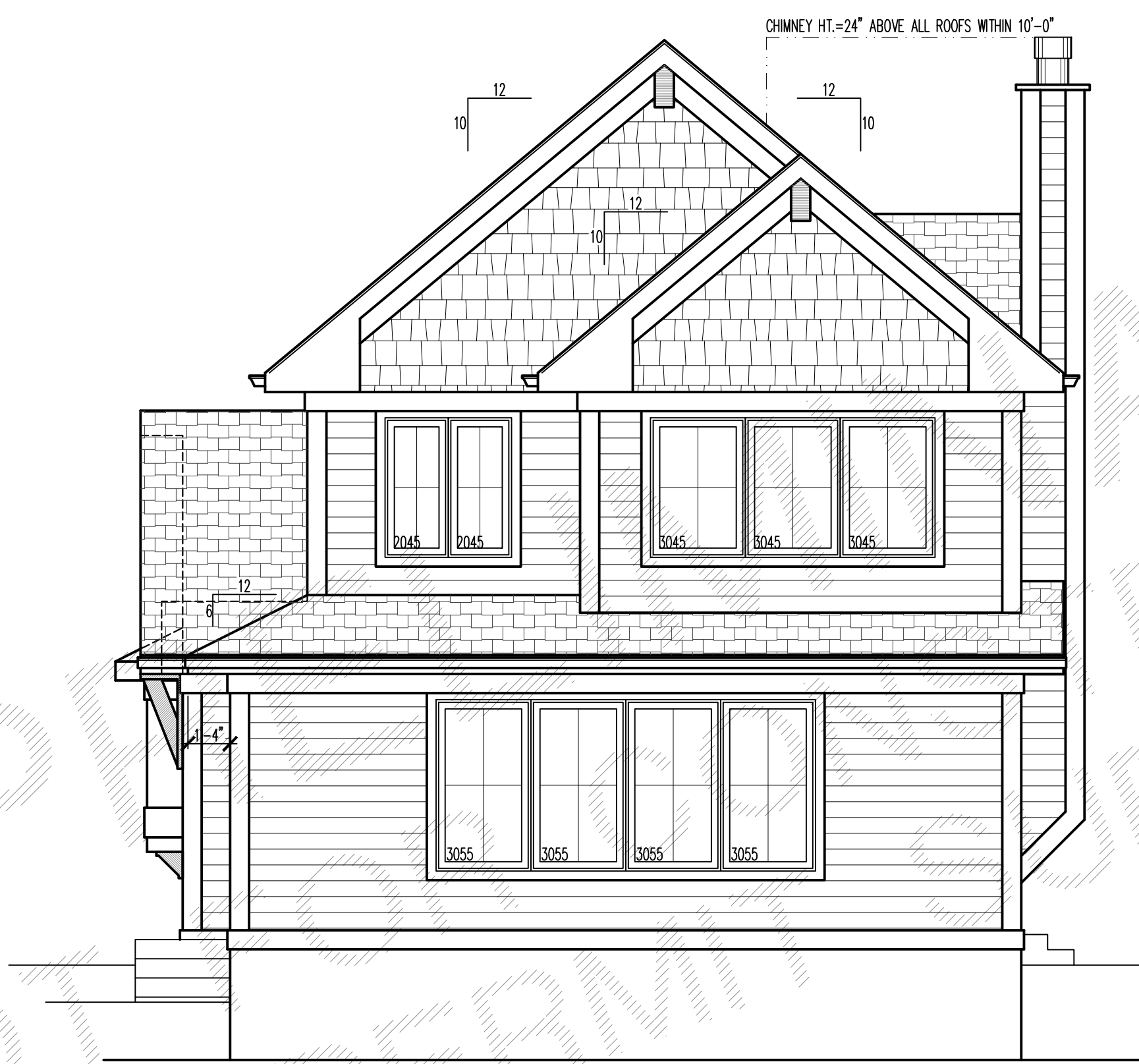
1E A200 FRONT ELEVATION
OPTION A
1/4"=1'-0"



1E A200 REAR ELEVATION
OPTION A
1/4"=1'-0"



1E A201 LEFT SIDE ELEVATION
OPTION A
1/4"=1'-0"



1E A201 RIGHT SIDE ELEVATION
OPTION A
1/4"=1'-0"

ELEVATION NOTES

- DO NOT SCALE ELEVATIONS. VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
- SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS.
- IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS.

WINDOW NOTES

- ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES TO BE MET WITHIN 2" OR EXCEEDED, DEPENDING ON MFG.
- EXAMPLE: 2555 = 2'-5" X 5'-5"
- EXAMPLE: 3068 = 3'-0" X 6'-8"
- EXAMPLE: 18080 = 18'-0" X 8'-0"
- TEMPERED GLASS =
- DOOR OR WINDOW PANE SLIDES RIGHT =
- FIXED WINDOW =
- DOOR OR WINDOW PANE SLIDES LEFT =
- EGRESS WINDOW =
- EGRESS WINDOW BREAKDOWN =
 - MIN. CLEAR OPEN AREA OF 5.7 SF.
 - MIN. CLEAR OPEN WIDTH OF 20"
 - MIN. CLEAR OPEN HEIGHT OF 24"
 - MAX. SILL HEIGHT OF 44"

REMODELING & ADDITION NOTES

- WHEN ALIGNING NEW ROOF PLANES WITH EXISTING, VERIFY EXISTING ROOF PITCH IN FIELD PRIOR TO PURCHASE OR ORDERING OF ROOFING STRUCTURAL AND FINISHING MATERIALS.
- ALL NEW SIDING TO MATCH EXISTING UNLESS OTHERWISE NOTED. VERIFY WITH OWNER.
- ALL NEW FASCIA, FRIEZE AND SOFFITS TO MATCH EXISTING UNLESS OTHERWISE NOTED. VERIFY WITH OWNER.
- VERIFY SIZE OF WINDOWS IN FIELD PRIOR TO PURCHASE.
- ALL BEDROOMS MUST BE PROVIDED ONE EGRESS WINDOW SIZE TO MEET LOCAL CODE. VERIFY LOCATION WITH PLANS AND OWNER.

DESIGN STAGE

5	REVISION	
4	REVISION	
3	REVISION	
2	REVISION	
1	REVISION	

DESIGN STAGE

1	PRELIMINARY DESIGN	10-12-23 REV	10-12-23
2	PRELIMINARY DESIGN	10-12-23 REV	10-12-23
3	DESIGN DEVELOPMENT	10-12-23 REV	10-12-23
4	RELEASE FOR BID	10-12-23 REV	10-12-23
5	FINAL REVIEW	10-12-23 REV	10-12-23
6	RELEASE FOR PERMIT	10-12-23 REV	10-12-23
7	REVISION		

ARCHITECTS & PLANNERS, INC.

2800 Belton Road at Rt. 176
Crystal Lake, IL 60014
40 Crystal St.
Cary, IL 60013

98 W. Main St.
Lake Geneva, WI 53147
1700 E. Racine Ave.
Waukegan, WI 53186

FRONT ELEVATION
REAR ELEVATION
LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION

PRELIMINARY

KRONING RESIDENCE
8429 399TH AVE
POWERS LAKE, WI

Job Number: 22415
Sheet Number: A200

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BOARD OF ADJUSTMENTS SCHEDULE FOR 2023 PUBLIC HEARINGS

*Third Thursday of each month at 6:00 p.m.
Kenosha County Center, 19600 75th Street, Bristol, Wisconsin
Conference Room A (unless published otherwise)*

*This schedule includes all areas under general zoning regulations in the following townships:
BRIGHTON, PARIS, RANDALL, SOMERS, WHEATLAND*

HEARING DATES

<u>JANUARY 19</u>	Filing Date: December 19 Published: Jan. 4 & Jan. 11	<u>JULY 20</u>	Filing Date: June 20 Published: July 5 & July 12
<u>FEBRUARY 16</u>	Filing Date: January 16 Published: Feb. 1 & Feb. 8	<u>AUGUST 17</u>	Filing Date: July 17 Published: Aug. 2 & Aug. 9
<u>MARCH 16</u>	Filing Date: February 16 Published: March 1 & March 8	<u>SEPTEMBER 21</u>	Filing Date: August 21 Published: Sept. 6 & Sept. 13
<u>APRIL 20</u>	Filing Date: March 20 Published: April 5 & April 12	<u>OCTOBER 19</u>	Filing Date: September 19 Published: Oct. 4 & Oct. 11
<u>MAY 18</u>	Filing Date: April 18 Published: May 3 & May 10	<u>NOVEMBER 16</u>	Filing Date: October 16 Published: Nov. 1 & Nov. 8
<u>JUNE 15</u>	Filing Date: May 15 Published: May 31 & June 7	<u>DECEMBER 21</u>	Filing Date: November 21 Published: Dec. 6 & Dec. 13

CHAPTER 12, KENOSHA COUNTY GENERAL ZONING AND SHORELAND/FLOODPLAIN ZONING ORDINANCE STATES:

12.06-4 LEGAL NOTICE REQUIREMENTS AND TIME LIMITS: Any petition or other matter requiring the publication of a legal notice must be submitted at least one month prior to the requested hearing date as scheduled by the Planning, Development & Extension Education Committee or Board of Adjustments. For purposes on this section, "one month prior to the requested hearing date" shall be defined to mean not later than 4:30 p.m. on the same calendar date of the month preceding the scheduled hearing, or the last day county offices are open prior to the aforementioned deadline. For purposes of the Open Meetings Law, the Planning and Development Administrator shall be delegated the responsibility of informing the county clerk of both scheduled open and closed meetings so that proper notices may be given.



COUNTY OF KENOSHA

Department of Planning and Development

VARIANCE PROCEDURES BEFORE THE BOARD OF ADJUSTMENTS

- 1. Contact the Department of Planning & Development and schedule a pre-application meeting. Bring the following for your pre-application meeting:
 - Completed variance application.
 - If you are in the process of purchasing the property and have yet to close, you need to provide a signed letter of agent status signed by the current property owner authorizing you to apply for the variance on their behalf.
 - A to-scale survey of the property with the following information provided.
 - Size and location of all existing structures on the property and their distances from property lines (any street yard setback should be taken from the edge of the road right of way), environmental features such as an ordinary high water mark (lake or stream) or wetland, and any onsite septic tank and associated septic field (if applicable).
 - Location and dimensions of the proposed structure(s) and their resulting setback distances from property lines (any street yard setback should be taken from the edge of the road right of way), environmental features such as an ordinary high water mark (lake or stream) or wetland, and any onsite septic tank and associated septic field (if applicable).
 - Construction plans
 - A filing fee of \$550 (non-refundable) is required at the time of application submittal time to cover the costs agenda preparation, public hearing notification, site visits, etc....
- 4. Submit the above information by the filing deadline (see Board of Adjustment Schedule handout) with the Department of Planning and Development. Once Planning & Development staff have confirmed the application is substantially completed, Planning & Development will provide you with a date-stamped copy of your variance application.
- 5. Submit a copy of your date-stamped variance application to your local Township for placement on the agenda of the Town Planning Commission and/or the Town Board.
- 6. Your first meeting will be with the Town Planning Commission, except for the Town of Wheatland. The Town of Somers has a Board of Appeals.

**VARIANCE PROCEDURES &
PUBLIC HEARING VARIANCE STANDARDS**

NOTE: You must attend, or the Commission/Board will not be able to act on your request.

7. Your second meeting will be with the Town Board.

NOTE: You must attend, or the Board will not be able to act on your request.

8. Your third meeting will be with the County Board of Adjustments.

NOTE: You must attend, or the Board of Adjustments will not be able to act on your request. At this meeting you will be asked to brief the Board on your request for a variance and state your reasons for hardship (see Public Hearing Variance Standards handout).

9. If the Board of Adjustments grants your variance request you may obtain your zoning permit from the Office of Planning and Development. The permit will be issued if all requirements from this office have been addressed, including sanitation and if you are the current owner of the property.

Expiration: Variances granted by the Board that require issuance of a zoning permit shall expire within one year of approval unless the zoning permit is issued. Zoning permits issued in accordance with Board of Adjustments approval are valid for 18 months and may not be renewed without Board of Adjustment approval. Variances are approved for specific sizes and dimensions. No additions shall be approved which affect the area for which the variance was granted unless approved by the Board of Adjustments.

No zoning permits issued for work approved by a variance shall be renewed unless “substantial construction” – the value of such work that has commenced equivalent to 25% of the projected cost of the project as noted on the application for the zoning permit, has commenced.

Appeals: Any person or persons jointly or severally, aggrieved by any decision of the Board of Adjustment, or any taxpayer, or any officer, department, board or bureau of the municipality, may present to a court of record a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the ground of illegality. Such petition shall be presented to the court within thirty days after the filing of the decision in the office of the Board.

Any work the property owner commences with the window for appeal is at their own risk.

10. If the Board of Adjustments denies your variance you have thirty (30) days to file an appeal with circuit court if you so choose.

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
Department of Planning & Development
19600 - 75th Street, Post Office Box 520
Bristol, Wisconsin 53104-0520

Division of County Development (including Sanitation & Land Conservation)..... **857-1895**
Facsimile #..... 857-1920

Public Works Division of Highways 857-1870

Administration Building
Division of Land Information..... 653-2622

Brighton, Town of 878-2218
Paris, Town of 859-3006
Randall, Town of 877-2165
Somers Town of 859-2822
Wheatland, Town of 537-4340
Wisconsin Department of Natural Resources - Sturtevant Office 884-2300
Wisconsin Department of Transportation - Waukesha Office 548-8722

PUBLIC HEARING VARIANCE STANDARDS

- YOUR PUBLIC HEARING WILL BE BASED ON THE FOLLOWING STANDARDS FROM THE KENOSHA COUNTY GENERAL ZONING AND SHORELAND/FLOODPLAIN ZONING ORDINANCE.

CHAPTER 12.36-1 INTENT

- It is the intent of this section of the Ordinance to recognize that under certain conditions and circumstances, it may be necessary to obtain a variance from the terms of this Ordinance so long as said variance will not be contrary to the public interest, and where, owing to special conditions, a literal enforcement of the provisions of the Ordinance will result in unnecessary hardship or practical difficulties and where the granting of such variance will uphold the spirit of this Ordinance and contribute to the justice of the particular case in question. Any variance granted under the terms of this ordinance shall, however, relate only to area requirements and not to use. Furthermore, it is the intent of this section to establish a Board of Adjustments for the purpose of reviewing applications for variances as well as reviewing orders and decisions made by the Office of Planning and Development.

CHAPTER 12.36-13 STANDARDS AND GUIDELINES

- In determining whether a variance is to be granted, the following standards and guidelines must be met in view of the evidence presented and in making its decision, these standards and guidelines shall be addressed by the board of adjustment:
 1. The existence of special conditions or exceptional circumstances on the land in question.
 2. The experiencing of unnecessary hardships or practical difficulties on the land in question either presently or in the future.
 3. That these hardships or difficulties are the result of the aforementioned special conditions existing on the land and are not self-inflicted.
 4. That the existence of these special conditions will restrict the use of the land if the Ordinance is applied literally so as to render the land useless.
 5. That the limitation on the use of the land does not apply generally to other properties in the district.
 6. That limiting the use of the property does not afford compensating gains to the public health, safety and welfare.
 7. That the variance(s) requested are the minimum variance(s) needed to alleviate difficulties or hardships.
 8. That the use of the parcel in question presently does conform to the ordinance.

**VARIANCE PROCEDURES &
PUBLIC HEARING VARIANCE STANDARDS**

9. That granting the variance applied for will not affect the public health, safety, morals and welfare of the community and other properties in the area.
 10. That with respect to those areas located within the floodland districts, a variance would not permit a change in the boundaries of the FPO Floodplain Overlay District; would not permit a lower degree of flood protection in the floodland districts than the floodplain elevation; would not allow any residential, commercial, institutional, or park basement or crawlway to be located below the 100-year recurrence interval flood elevation; would not allow a change or alteration of an historic structure, including its use, which would result in the structure losing its designation as an historic structure; further, that the variance for the proposed action would not require an amendment to the floodplain zoning ordinance; and furthermore, that the variance would not have the effect of granting or increasing a use property which is prohibited in the floodland districts or any action contrary to the provisions of Chapter NR 116 of the Wisconsin Administrative Code.
 11. In addition to the criteria in subd. (10) above to qualify for a variance under FEMA regulations, the following criteria must be met:
 - a. The variance shall not cause any increase in the regional flood elevation;
 - b. Variances can only be granted for lots that are less than one-half acre and are contiguous to existing structures constructed below the RFE; and
 - c. Variances shall only be granted upon a showing of good and sufficient cause, shall be the minimum relief necessary, shall not cause increased risks to public safety or nuisances, shall not increase costs for rescue and relief efforts and shall not be contrary to the purpose of the ordinance.
- Variances may be granted for example for reasons of topography, environmental protection or where permitted by state statute but in no event may a variance be granted where the primary reason for obtaining a variance is to obtain a more profitable use of the property, personal inconvenience, construction errors, economic reasons, self-created hardships, or where the property is presently a non-conforming use. Furthermore, variances may not be granted for the purpose of altering the sanitary requirements of this ordinance except for existing structures.
 - The Board of Adjustments in considering the propriety of granting a variance shall not consider the number of persons for or against the granting of a variance but shall base their decision solely upon the equities of the situation involved.
 - Variances may be granted in the form of an area or distance variance, however, use variances shall be specifically prohibited under this Ordinance.
 - When a floodplain variance is granted the Board shall notify the applicant in writing that it may increase risks to life and property and flood insurance premiums could increase up to \$25.00 per \$100.00 of coverage. A copy shall be maintained with the variance record.

A variance within any floodland district shall not:

1. Damage the rights or property values of other persons in the area;
2. Allow actions without the amendments to this ordinance or map(s) required in 12.60.040 Amendments; and
3. Allow any alteration of an historic structure, including its use, which would preclude its continued designation as an historic structure.

Statutory Standards

- The applicant for a variance must clearly show the Board of Adjustments that three statutory standards that govern granting a variance will be met. These three standards require the existence of an unnecessary hardship, the presence of a unique property limitation, and the protection of the public interest.
- Unnecessary Hardship
 - ❖ A situation where, in the absence of a variance, an owner can make no feasible use of a property, or strict conformity is unnecessarily burdensome.
 - ❖ The hardship or difficulty must be peculiar to the zoning parcel in question and different from that of other parcels, not one which affects all parcels similarly.
- Unique Property Limitation
 - ❖ Unique physical characteristics of the property must prevent the applicant from developing in compliance with the zoning ordinance.
- Protection of the Public Interest
 - ❖ Granting of a variance must neither harm the public interest nor undermine the purposes of the ordinance. The public interest includes the interests of the public at large, not just that of nearby property owners.
 - ❖ Conditions may be attached to a variance to protect adjoining properties and to preserve the essential character of the neighborhood.
 - ❖ A variance should include only the minimum relief necessary to allow reasonable use of a property.

VARIANCE WORKSHEET

YOUR THREE STATUTORY STANDARDS TO PROVE BEFORE THE BOARD OF ADJUSTMENTS. (BE READY TO DISCUSS AT THE MEETING)

UNNECESSARY HARDSHIP -

No first floor bathroom. No room for full size oven. Currently have an apartment efficiency size oven that limits to baking only one item at a time. Stairway to basement and second floor are very narrow which prevents placing large pieces of furniture such as armoire, washer & dryer or box spring , on the second floor or basement. A normal size washer and dryer will not fit through the basement door. There is no closets on the first floor and 1 small closet in the second bedroom upstairs. Currently no first floor storage available for lawn mower, lawn and garden tools and chemicals, coats, boots, hats, etc., sail for sailboat, sports equipment such as bicycles, bag games, etc. Currently these items are carried to the basement for storage.

UNIQUE PROPERTY LIMITATION -

The location of the residence itself is legal non-conforming, as the footprint of the residence does not meet the minimum setback distances from many of the property lines and the lake required under today's Ordinance.

As a rebuild is required to meet modern day requirements we don't have the space. Our lot is very small, an issue beyond our control.

The maximum allowable impervious surface is 40%. We are currently over that. Even with just the house and driveway the impervious calculation is around 42%. Since we are unable to expand horizontally, with the exception of a few feet on the north side, our only option is to expand vertically.

PROTECTION OF THE PUBLIC INTEREST -

Our neighbors in the Horseshoe as well as in the area that we have talked to are all supportive of the remodel as the house has not had any major updates since it was built over 80 years ago.