

# Kenosha County



Zoning Board of Adjustment Agenda  
Kenosha County Center, Conference Room A  
February 15, 2024

Notice is hereby given that a meeting will be held by the Zoning Board of Adjustment Committee on **Thursday, February 15, 2024 at 6:00 p.m.** at the Kenosha County Center Conference Room A, 19600 75th Street, Bristol, Wisconsin on the following requests:

## 1. SALLY J. GRIFFIN REV. TRUST - VARIANCE APPLICATION - TOWN OF WHEATLAND

SALLY J. GRIFFIN REV. TRUST, 2712 N. Magnolia, Chicago, IL 60614 (Owner), Robert C. Griffin, 7655 Lily Lake Road, Burlington WI 53105 (Agent), requesting a variance (Section V. B. 12.28-7: Non-conforming structures which encroach upon the yard requirements of this ordinance, but which met yard requirements of the applicable zoning ordinance at the time of construction, may be structurally enlarged or expanded if the existing structure is located at a minimum of at least fifty (50) percent of the minimum setback requirement of all yard setback requirements and further provided that the alteration does not create a greater degree of encroachment on yard, height, parking, loading, or access requirements, Section IV. C. 12.21-4(g)3: that there shall be a side yard of not less than 10 feet in width on each side of all structures and Section III. L. 12.18.10(b)2 that for a lateral expansion of a non-conforming principal structure in the shoreyard located between 25 and 75 feet from the ordinary high-water mark and which is less than 35 feet in height removal of all nonconforming accessory structures located in the shore setback area is required) to construct a residential addition to be located 0 feet from the right-of-way of Lily Lake Rd. and to be located 5 feet from the side (south) property line and to allow the existing appx. 200 sq. ft. of deck, appx. 275 sq. ft. of patio and existing retaining walls within the 75-foot shoreyard to remain on Tax Key Parcel #95-4-119-111-3140, Town of Wheatland.

Documents:

[SUBMITTED VARIANCE APPLICATION.PDF](#)  
[EXHIBIT MAP.PDF](#)

## 2. FRANCESCO M. ROVELLA & NATALIE C. ROVELLA - VARIANCE APPLICATION - TOWN OF PARIS

FRANCESCO M. ROVELLA & NATALIE C. ROVELLA 16700 7<sup>th</sup> St., Union Grove, WI 53182 (Owner), Francesco Rovella, 3535 13<sup>th</sup> Pl., Kenosha, WI 53144 (Agent), requesting a variance (Section V. B. 12.28-7: that non-conforming structures which encroach upon the yard requirements of this ordinance, but which met yard requirements of the

applicable zoning ordinance at the time of construction, may be structurally enlarged or expanded if the existing structure is located at a minimum of at least fifty (50) percent of the minimum setback requirement of all yard setback requirements and further provided that the alteration does not create a greater degree of encroachment on yard, height, parking, loading, or access requirements) to construct a residential addition onto an existing single-family residence that is located 63.12 feet from the right-of-way of a County Trunk Highway so that the addition will be located 57 feet from the right-of-way of CTH "A" (7th Street) on Tax Key 45-4-221-033-0200, Town of Paris.

Documents:

[SUBMITTED APPLICATION.PDF](#)  
[EXHIBIT MAP.PDF](#)

### **3. STANLEY & BERNICE JEZIOR JT. TENANCY TRUST - TEMPORARY USE PERMIT APPLICATION - TOWN OF SOMERS**

STANLEY & BERNICE JEZIOR JT. TENANCY TRUST, 8826 North Shermer Road, Morton Grove, IL 60053-2071 (Owner), Joe Smith, 7150 18<sup>th</sup> Street, Kenosha, WI 53144 (Agent), requesting approval of a temporary use (Section III. S. 12.18.7-4: which states that It shall be unlawful to proceed with the operation, construction, installation, enlargement or alteration of a temporary use, as defined in this ordinance, without first obtaining approval from the Kenosha County Board of Adjustments) to use a 20' x 24' temporary (seasonal) fruit, vegetable, and Christmas tree stand with two 20' x 30' poly-hoop greenhouses, one 20' x 60' poly-hoop greenhouse, a 40' x 40' shade structure and signage in the B-3 Highway Business Dist. on Tax Parcel #80-4-222-344-0320, Town of Somers.

Documents:

[SUBMITTED APPLICATION.PDF](#)  
[EXHIBIT MAP.PDF](#)

### **4. CITIZENS COMMENTS**

### **5. OTHER BUSINESS ALLOWED BY LAW**

### **6. APPROVAL OF MINUTES**

### **7. ADJOURNMENT**

## **NOTICE TO PETITIONERS**

The petitioners: Sally J. Griffin Rev. Trust, Francesco M. Rovella & Natalie C. Rovella and Stanley & Bernice Jezior Jt. Tenancy Trust shall be present at the hearing on Thursday, February 15, 2024 at 6:00 p.m. at the Kenosha County Center, Conference Room A, 19600 75th Street, Bristol, Wisconsin. You should also meet with your Town Planning Commission and/or Town Board before the date of this hearing. Petitioners in the Town of Somers will meet with the Town Board of Appeals.

## **NOTICE TO TOWNS**



The Towns of Wheatland, Paris and Somers are requested to be represented at the hearing on Thursday, February 15, 2024 at 6:00 p.m. at the Kenosha County Center, Conference Room A, 19600 75th Street, Bristol, Wisconsin. You are requested to either attend or send in your recommendation to the Board.



# COUNTY OF KENOSHA

May 2023

## Department of Planning and Development

### VARIANCE APPLICATION

Owner: Robert & Sally Griffin

Mailing Address: 7655 Lilly Lake Rd, Burlington, WI 53105

Phone Number(s): 7738201002 (Robert)

RECEIVED  
DEC 28 2023  
Kenosha County  
Planning and Development

*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: 95-4-119-111-3140 Zoning District: R-4

Property Address: 7655 Lilly Lake Rd. Shoreland: Yes

Subdivision: SUMMERHAVEN Lot(s): 34 Block: N/A

Current Use: RESIDENTIAL

Proposal: RESIDENTIAL (NO CHANGE)

#### REQUIRED BY ORDINANCE

Section: V. B. 12.28-7

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.

Section: III. L. 12.18-10(b)2

For a lateral expansion of a non-conforming principal structure located between 35 and 75 feet from the ordinary high-water mark and which is less than 35 feet in height removal of all nonconforming accessory structures located in the shore setback area is required.

Section: IV. C. 12.21-4 (g)3

All buildings shall be located at least 10 feet from any side property line.

#### VARIANCE REQUESTED

0' Streetyard Setback

Keep Existing Decks,  
Patio & Retaining Walls

5' side yard setback

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.

---

---

---

---

---

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

---

---

---

---

---

(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.*

---



---

---

---

---

(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.*

---

---

---

---

(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.*

---

---

---

---

---

---

*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: \_\_\_\_\_

Agent: \_\_\_\_\_ Signature: \_\_\_\_\_

Agents Address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_

---

---



# COUNTY OF KENOSHA

## Department of Planning & Development

19600 75<sup>th</sup> 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?

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

Property Owner Name:

Property Owner Mailing Address:

Property Owner Phone Number:

Property Owner Email Address:

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

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.

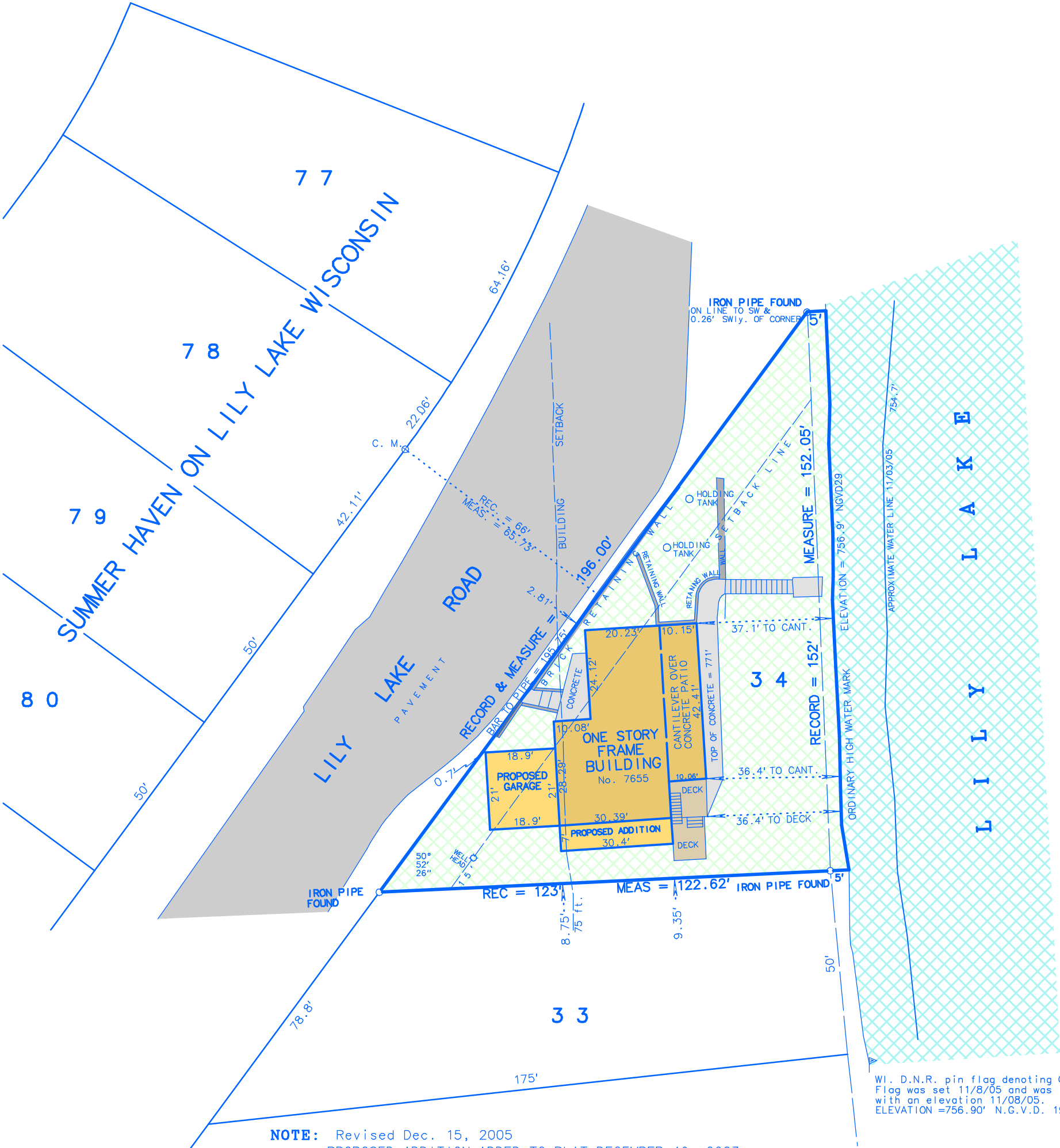
**NOTICE: YOU ARE RESPONSIBLE FOR COMPLYING WITH STATE AND FEDERAL LAWS CONCERNING CONSTRUCTION NEAR OR ON WETLANDS, LAKES, AND STREAMS. WETLANDS THAT ARE NOT ASSOCIATED WITH OPEN WATER CAN BE DIFFICULT TO IDENTIFY. FAILURE TO COMPLY MAY RESULT IN REMOVAL OR MODIFICATION OF CONSTRUCTION THAT VIOLATES 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.**



PLAT OF SURVEY  
OF

Lot 34 of LILY LAKE SUBDIVISION, a subdivision of part of the Northeast and Southeast Quarter of Section 11, Township 1 North, Range 19 East of the 4th Principal Meridian, lying and being in the Town of Wheatland, Kenosha County, Wisconsin.

PARCEL IDENTIFICATION NO.: 95-4-119-111-3140



NOTE: Revised Dec. 15, 2005  
PROPOSED ADDITION ADDED TO PLAT DECEMBER 19, 2023.

PROJECT BENCHMARK: Concrete Monument with Brass Cap at the  
the center of Section 11-1-19.  
ELEVATION = 773.88 feet, N.G.V.D. 1929

SITE BENCHMARK: BenchTie nail in west face of utility pole # E66-131156.  
ELEVATION = 785.29 feet, N.G.V.D. 1929

Fieldwork completed on and date of certification: December 12, 2005

I hereby certify that I have surveyed the above described property and the above plat is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee the title thereto within ONE YEAR from the date hereof.

Dated at Wheatland, Wisconsin this 19th day of December 2023.



Mark A. Bolender

Mark A. Bolender  
Wisconsin Professional Land Surveyor - 1784

SCALE: 1 inch = 30 feet  
ORDERED BY: B. Griffin  
JOB NO.: 23162

IRON BAR SET

UTILITY POLE WITH  
BOXES FOR ELECTRICAL  
AND TELEPHONE LINES  
AT BASE

CURRENT BUILDABLE AREA  
FOR ANCILLARY STRUCTURE  
WITH 5' SETBACK FROM  
PRIMARY STRUCTURE  
WITHOUT VARIANCE

75' OHWM SETBACK  
LAKE ELEVATION 757.80'  
PER WISCONSIN ACT 55 STATE  
(July 14, 2015)

BUILDING  
NO. 7665

FRAME BUILDING  
NO. 7655

LEVEL 2 CANTILEVER OVER CONCRETE PATIO

CONCRETE PATIO

GRASS TERRACE

LILLY LAKE RD.  
PAVEMENT

RECORD = 152.00'

MEASURE = 152.02'

IRON PIPE FOUND

IRON PIPE FOUND

ON LINE TO SW &  
0.26' SW'ly OF CORNER  
ANOTHER PIPE IS 5.4' W'ly

APPROXIMATE WATER LINE 11/03/2005  
ELEVATION = 754.7'

PROPERTY LINE

BUILDING ENVELOPE PERIMETER  
(SETBACK)

EXISTING MAJOR CONTOURS

EXISTING MINOR CONTOURS

NEW MAJOR CONTOURS

NEW MINOR CONTOURS

BUILDING FOOTPRINT

ASPHALT DRIVE

PAVER APRON

LOT COVERAGE SUMMARY

'HOMESITE' LOT AREA: 9,385.47 SF (TRAINGLE ONLY)  
BUILDABLE 'ENVELOPE' AREA: 7,524.97 SF  
BUILDING FOOTPRINT: 1,775.33 SF (AT SECOND LEVEL)  
ENCLOSED BUILDING AREA: 2,118 SF

UNDERGROUND UTILITY LEGEND

UNDERGROUND ELECTRICAL

UNDERGROUND WATER

UNDERGROUND GAS

UNDERGROUND DATA/TELEPHONE

client:

Robert & Sally Griffin  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:

Patrick Griffin  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

civil engineer:

consultant:

project name:

Griffin Residence  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:

PG-2023-001

seal & signature:

status:

Not For Construction

issuance:

Renovation Drawings V5

sheet number:

4 of 35

sheet revisions:

No.	Date	Description
-----	------	-------------

key plan:

sheet title:

Existing Site Plan

drawn by:

Patrick G

scale:

1/8" = 1'-0"

size:

24 in x 36 in

date:

12/19/2023 12:51:59 PM

Do not scale. Check all dimensions on site.

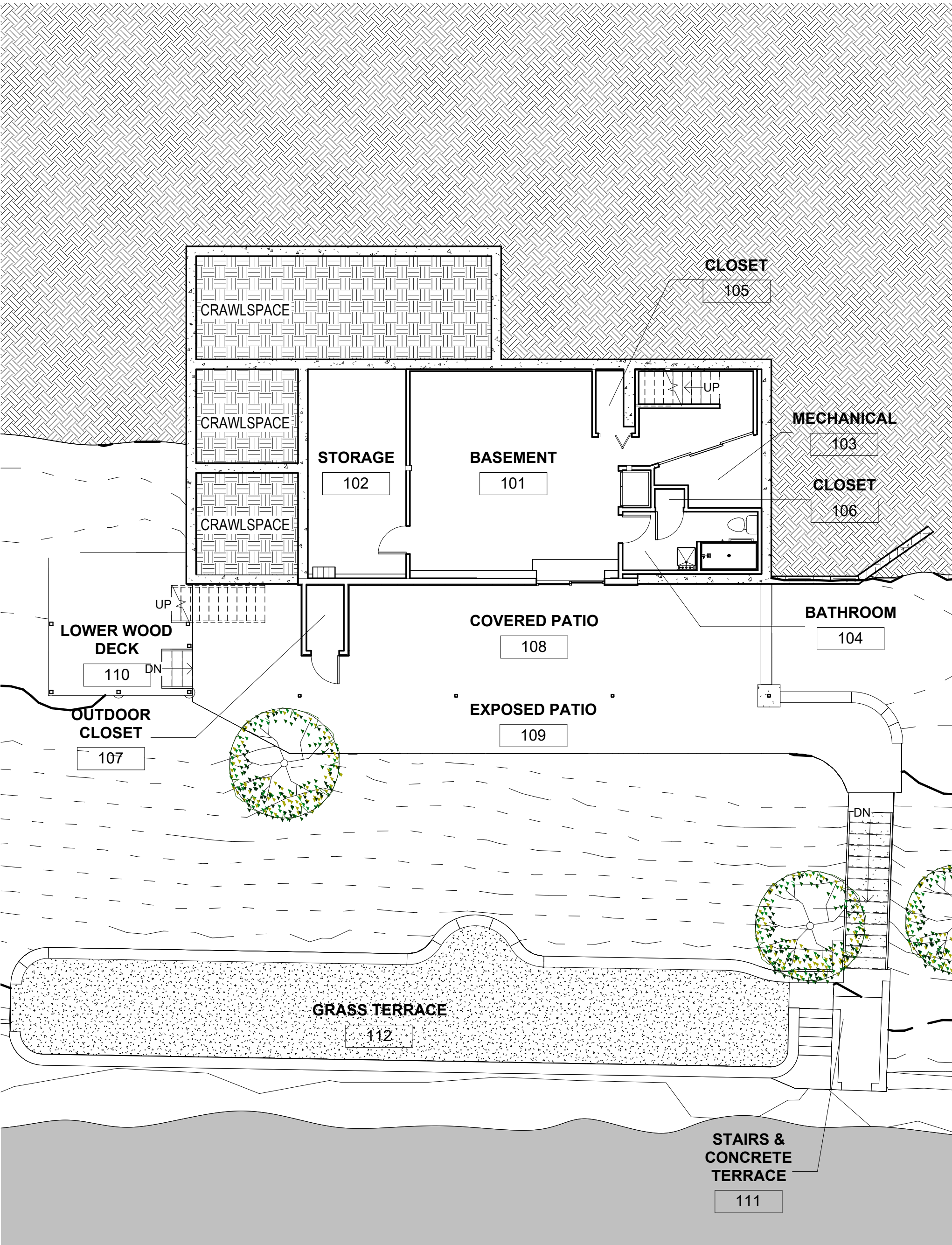
sheet number:

A-001.02

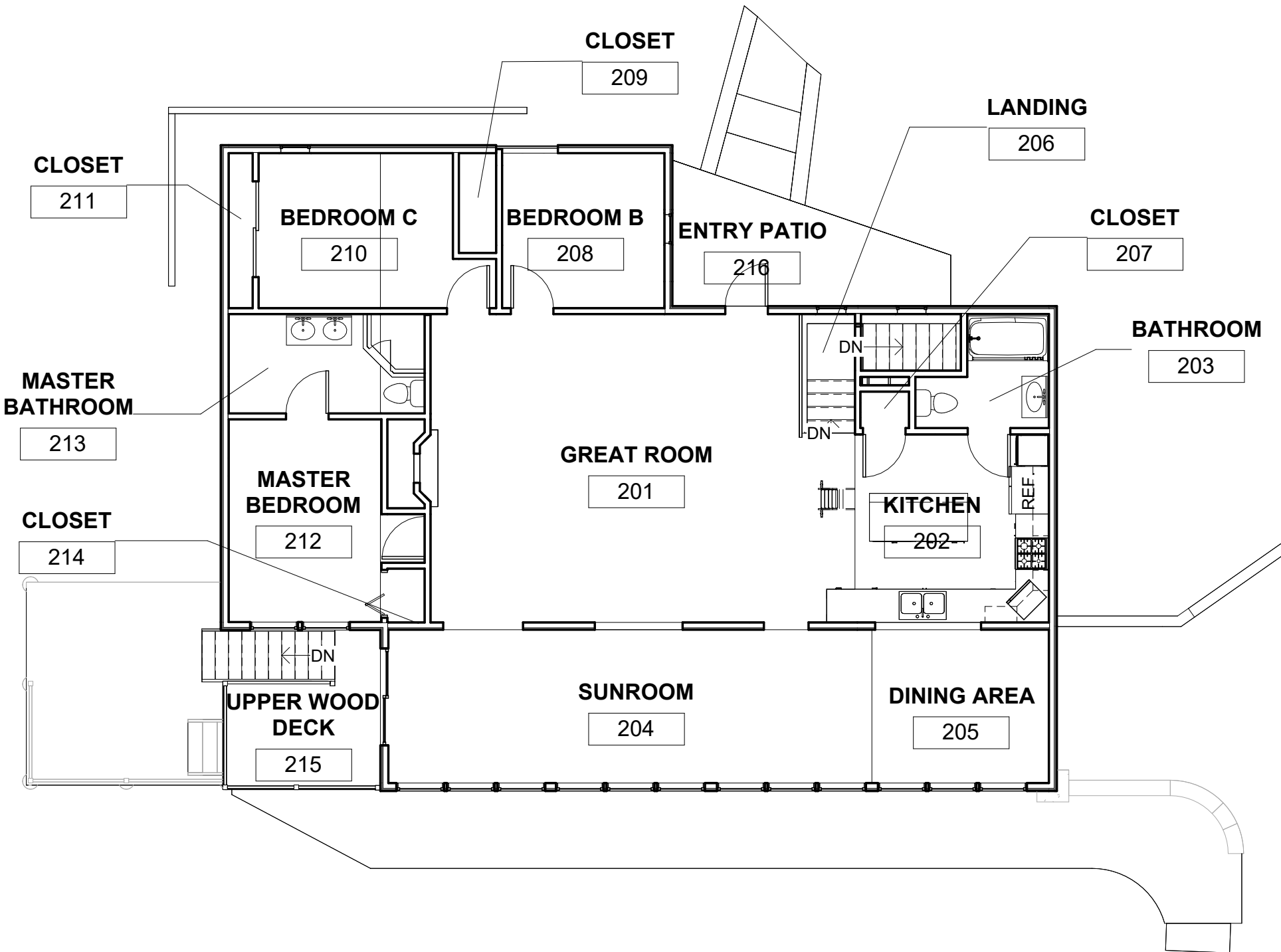




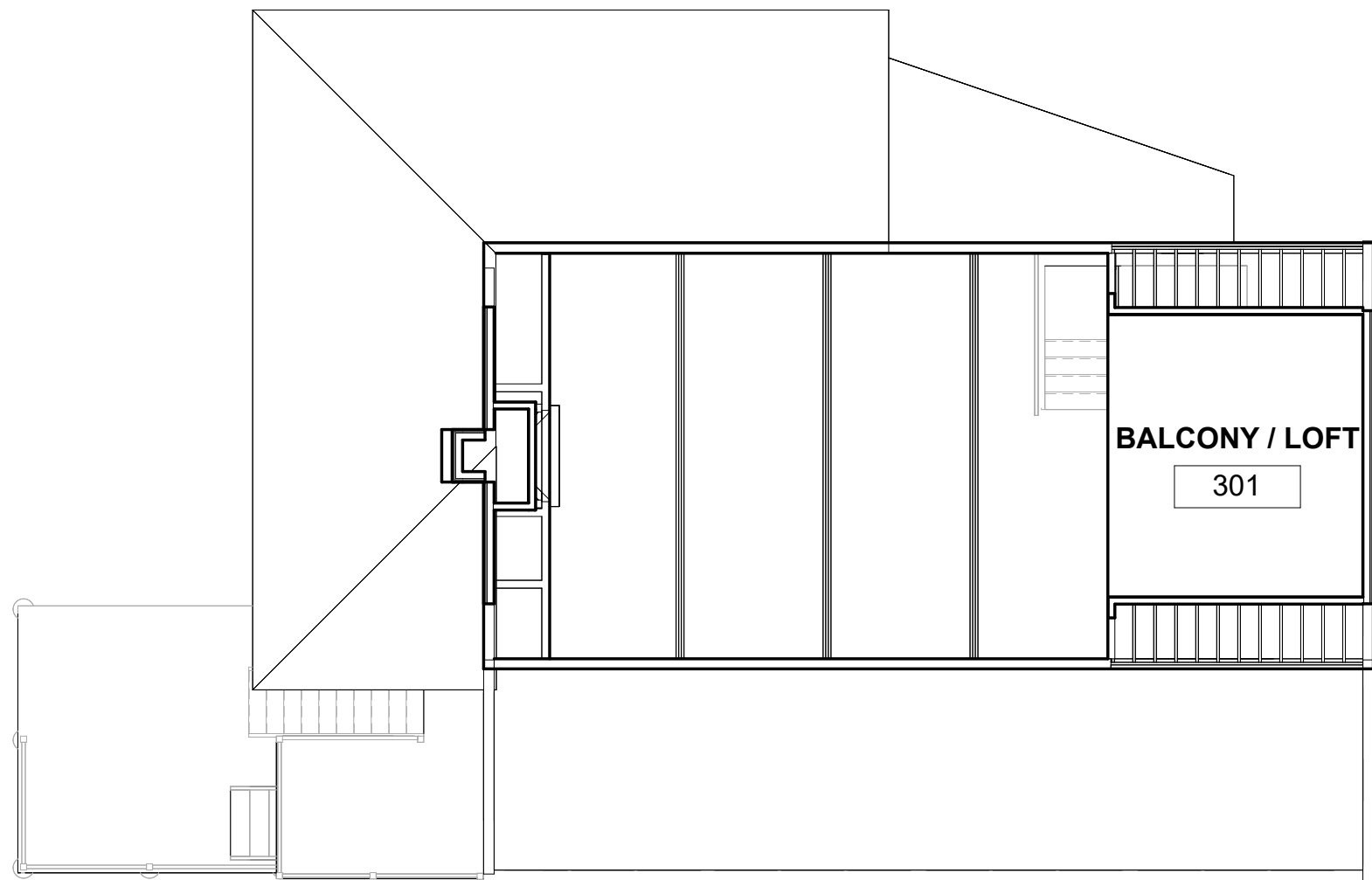




Existing - L01 - Basement Room Plan  
1/8" = 1'-0"



Existing - L02 - Main Floor Room Plan  
1/8" = 1'-0"



Existing - L03 - Balcony Room Plan  
1/8" = 1'-0"

## EXTERIOR AREA SCHEDULE

NAME	NUMBER	AREA	PERIMETER	NOTES
OUTDOOR CLOSET	107	19 SF	18' - 4"	(BELOW OR ABOVE OTHER)
COVERED PATIO	108	386 SF	105' - 6"	(BELOW OR ABOVE OTHER)
UPPER WOOD DECK	215	100 SF	42' - 0"	(BELOW OR ABOVE OTHER)
(BELOW OR ABOVE OTHER): 3		506 SF		
EXPOSED PATIO	109	393 SF	162' - 9"	IMPERVIOUS SURFACE
LOWER WOOD DECK	110	159 SF	50' - 3"	IMPERVIOUS SURFACE
STAIRS & CONCRETE TERRACE	111	157 SF	73' - 11"	IMPERVIOUS SURFACE
ENTRY PATIO	216	148 SF	66' - 5"	IMPERVIOUS SURFACE
IMPERVIOUS SURFACE: 4		857 SF		
GRASS TERRACE	112	747 SF	158' - 0"	PURVEOUS SURFACE
PURVEOUS SURFACE: 1		747 SF		
GRAND TOTAL: 8		2109 SF		

## LOT SURFACE COVERAGE

'HOMESITE' LOT AREA: 9,385.47 SF (TRAINGLE ONLY)  
BUILDABLE 'ENVELOPE' AREA: 7,524.97 SF

MAX. UMITIGATED IMPERVIOUS SURFACE AREA: (9,385.47x0.30) = 2,815.5 SF  
MAX. MITIGATED IMPERVIOUS SURFACE AREA: (9,384.47x0.40) = 3754.1 SF

EXISTING BUILDING FOOTPRINT: 1,775.33 SF (AT SECOND LEVEL)  
EXISTING IMPERVIOUS SURFACE AREA: 857 SF (OUTSIDE OF BUILDING FOOTPRINT)  
EXISTING RETAINING WALL SURFACE AREA: 270 SF

GRAND TOTAL IMPERVIOUS SURFACES: 2901 SF

## ROOM SCHEDULE

NAME	NUMBER	AREA	PERIMETER	NOTES
BASEMENT	101	393 SF	125' - 10"	
STORAGE	102	160 SF	54' - 1"	
MECHANICAL	103	43 SF	29' - 10"	
BATHROOM	104	62 SF	39' - 9"	
CLOSET	105	14 SF	18' - 3"	
CLOSET	106	4 SF	8' - 7"	
L01 - Basement: 6		677 SF		
GREAT ROOM	201	485 SF	94' - 7"	
KITCHEN	202	147 SF	51' - 4"	
BATHROOM	203	47 SF	31' - 0"	
SUNROOM	204	291 SF	79' - 9"	
DINING AREA	205	106 SF	41' - 5"	
LANDING	206	26 SF	21' - 11"	
CLOSET	207	7 SF	10' - 8"	
BEDROOM B	208	Not Enclosed	Not Enclosed	
CLOSET	209	15 SF	17' - 2"	
BEDROOM C	210	126 SF	49' - 2"	
CLOSET	211	15 SF	22' - 5"	
MASTER BEDROOM	212	130 SF	49' - 11"	
MASTER BATHROOM	213	76 SF	37' - 0"	
CLOSET	214	8 SF	11' - 5"	
L02 - Main Floor: 14		1478 SF		
BALCONY / LOFT	301	163 SF	51' - 2"	
L03 - Upper Floor: 1		163 SF		
GRAND TOTAL: 21		2319 SF		

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

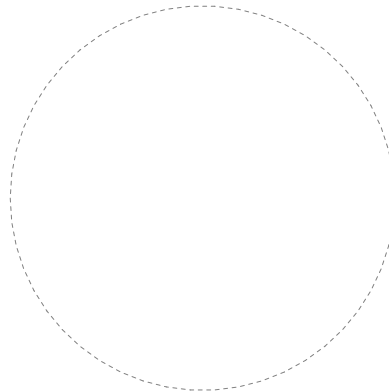
civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:



status:  
**Not For Construction**

issuance:  
**Rennovation Drawings V5**

sheet number:  
**7 of 35**

sheet revisions:

No.	Date	Description
-----	------	-------------

key plan:

sheet title:

**Existing Area Calculations**

drawn by: Patrick G

scale: 1/8" = 1'-0"

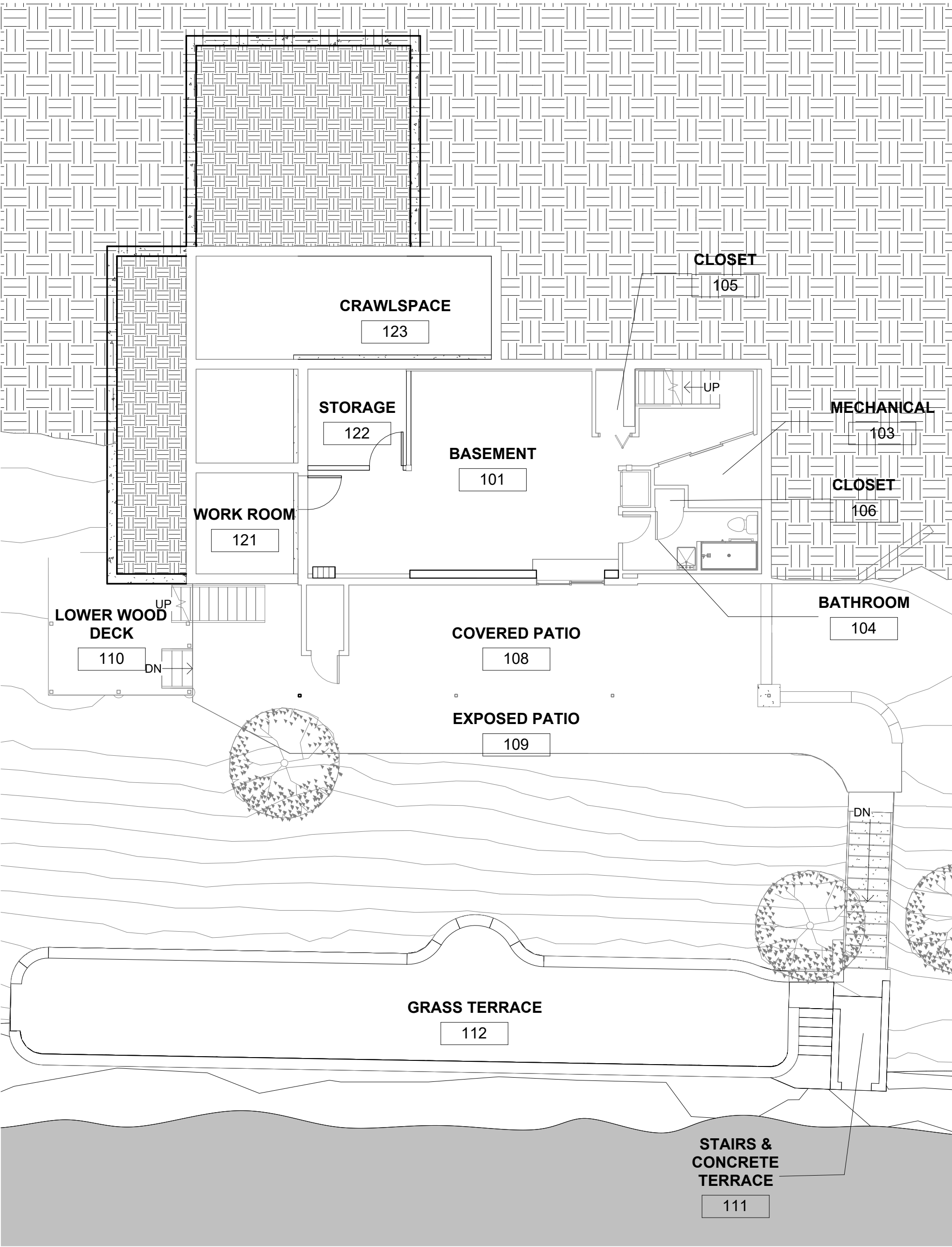
size: 24 in x 36 in

date: 12/19/2023 12:52:07 PM

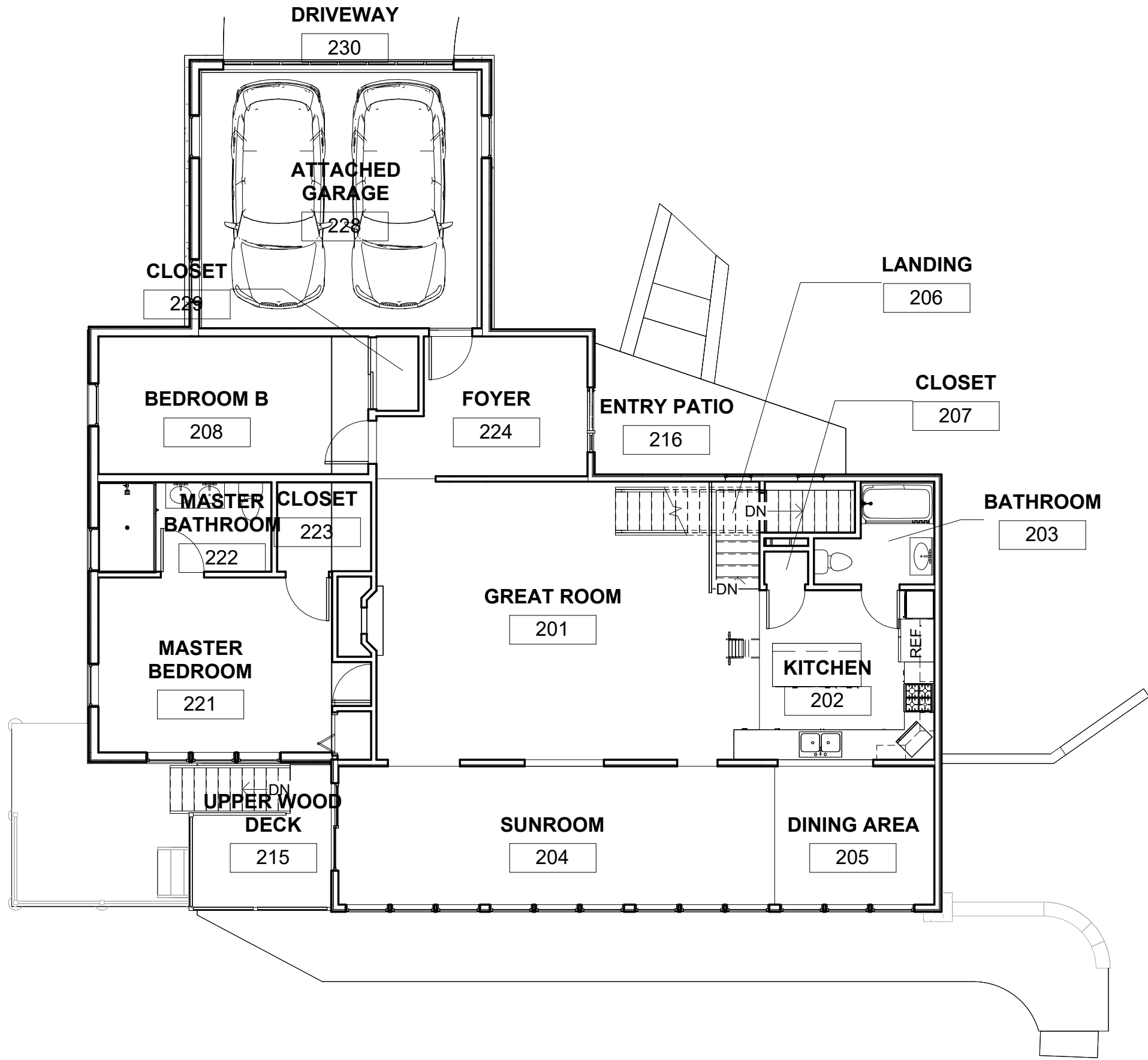
Do not scale. Check all dimensions on site.

sheet number:

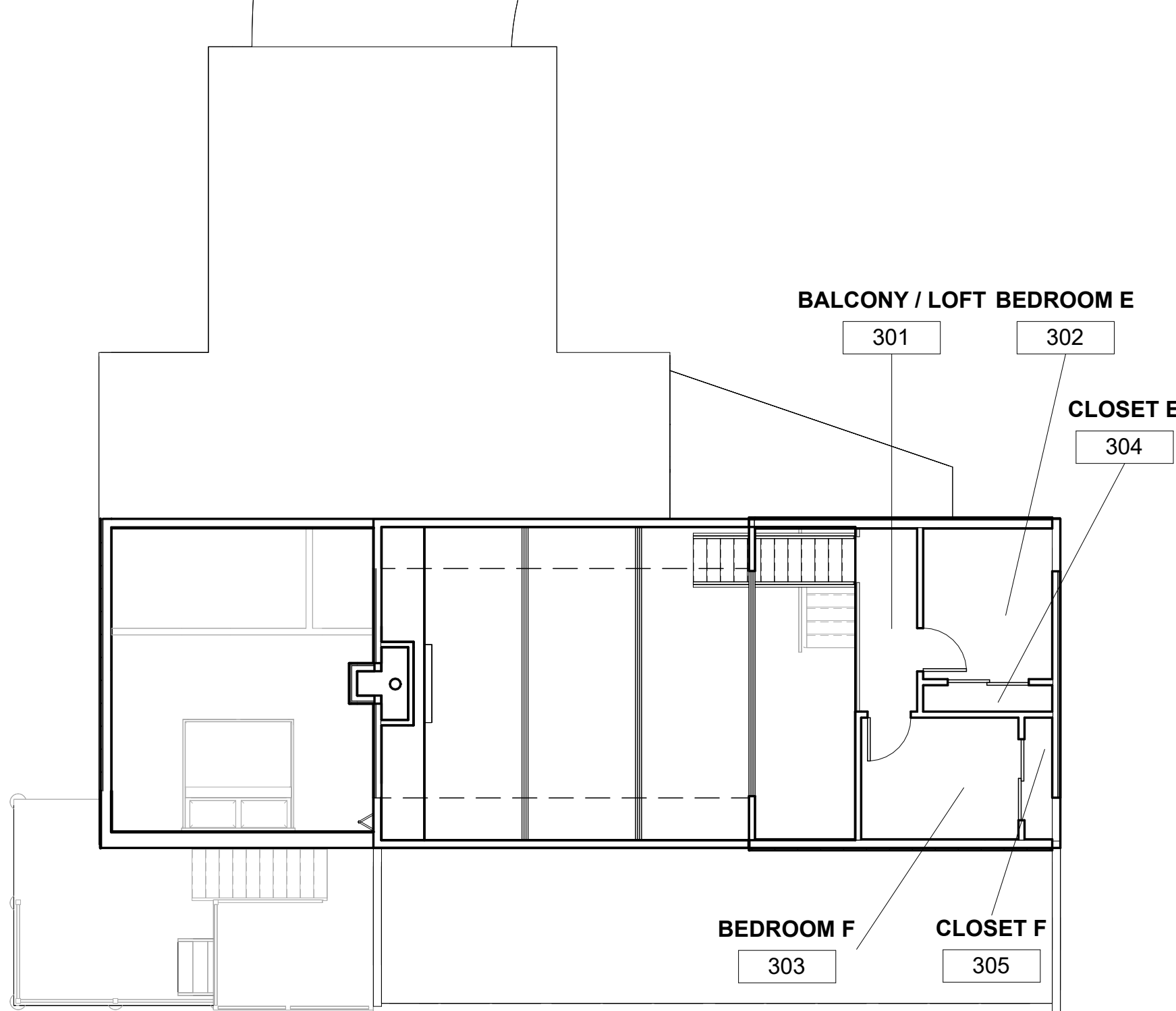
**A-002.01**



1 Proposed - L01 - Basement Room Plan  
1/8" = 1'-0"



2 Proposed - L02 - Main Floor Room Plan  
1/8" = 1'-0"



3 Proposed - L03 - Balcony Room Plan  
1/8" = 1'-0"

EXTERIOR AREA SCHEDULE (RENOVATED)

NAME	NUMBER	AREA	PERIMETER	NOTES
COVERED PATIO	108	386 SF	105' - 6"	(BELOW OR ABOVE OTHER)
UPPER WOOD DECK	215	74 SF	39' - 8"	(BELOW OR ABOVE OTHER)
(BELOW OR ABOVE OTHER): 2		459 SF		
EXPOSED PATIO	109	393 SF	162' - 9"	IMPERVIOUS SURFACE
LOWER WOOD DECK	110	124 SF	45' - 0"	IMPERVIOUS SURFACE
STAIRS & CONCRETE TERRACE	111	157 SF	73' - 11"	IMPERVIOUS SURFACE
ENTRY PATIO	216	148 SF	66' - 5"	IMPERVIOUS SURFACE
IMPERVIOUS SURFACE: 4		822 SF		
GRASS TERRACE	112	747 SF	158' - 0"	PURVEOUS SURFACE
DRIVEWAY	230	314 SF	70' - 8"	PURVEOUS SURFACE
PURVEOUS SURFACE: 2		1061 SF		
GRAND TOTAL: 8		2343 SF		

LOT SURFACE COVERAGE

'HOMESITE' LOT AREA: 9,385.47 SF (TRAINGLE ONLY)  
BUILDABLE 'ENVELOPE' AREA: 7,524.97 SF

MAX. UMITIGATED IMPERVIOUS SURFACE AREA: (9,385.47x0.30) = 2,815.5 SF  
MAX. MITIGATED IMPERVIOUS SURFACE AREA: (9,384.47x0.40) = 3754.1 SF

RENOVATED BUILDING FOOTPRINT: 2371.25 SF (AT SECOND LEVEL)  
RENOVATED IMPERVIOUS SURFACE AREA: 849 SF (OUTSIDE OF BUILDING FOOTPRINT)  
EXISTING RETAINING WALL SURFACE AREA: 270 SF

GRAND TOTAL IMPERVIOUS SURFACES: 3485 SF

WATER MITIGATION REQUIREMENT: 670

ROOM SCHEDULE (RENOVATED)

NAME	NUMBER	AREA	PERIMETER	NOTES
BASEMENT	101	476 SF	144' - 9"	
MECHANICAL	103	43 SF	29' - 10"	
BATHROOM	104	62 SF	39' - 9"	
CLOSET	105	14 SF	18' - 3"	
CLOSET	106	4 SF	8' - 7"	
WORK ROOM	121	83 SF	36' - 10"	NEW
STORAGE	122	76 SF	34' - 10"	NEW
L01 - Basement: 7		759 SF		
GREAT ROOM	201	486 SF	95' - 0"	
KITCHEN	202	147 SF	51' - 4"	
BATHROOM	203	47 SF	31' - 0"	
SUNROOM	204	291 SF	79' - 9"	
DINING AREA	205	106 SF	41' - 5"	
LANDING	206	26 SF	21' - 11"	
CLOSET	207	7 SF	10' - 8"	
BEDROOM B	208	179 SF	56' - 7"	
UPPER WOOD DECK	215	74 SF	39' - 8"	(BELOW OR ABOVE OTHER)
MASTER BEDROOM	221	205 SF	63' - 2"	NEW
MASTER BATHROOM	222	74 SF	36' - 5"	NEW
CLOSET	223	40 SF	25' - 5"	RENOVATION
FOYER	224	125 SF	49' - 1"	RENOVATION
ATTACHED GARAGE	228	352 SF	75' - 1"	NEW
CLOSET	229	15 SF	16' - 2"	NEW
L02 - Main Floor: 15		2174 SF		
BALCONY / LOFT	301	43 SF	30' - 3"	
BEDROOM E	302	74 SF	34' - 6"	NEW
BEDROOM F	303	73 SF	34' - 5"	NEW
CLOSET E	304	13 SF	19' - 2"	NEW
CLOSET F	305	13 SF	18' - 5"	NEW
L03 - Upper Floor: 5		216 SF		
GRAND TOTAL: 27		3149 SF		

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

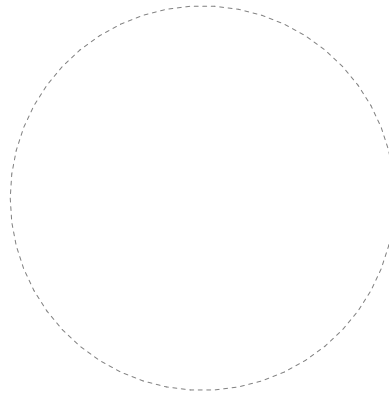
civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:



status:  
**Not For Construction**

issuance:  
**Rennovation Drawings V5**

sheet number:  
**8 of 35**

sheet revisions:

No.	Date	Description
-----	------	-------------

key plan:

sheet title:

**Rennovated Area Calculations**

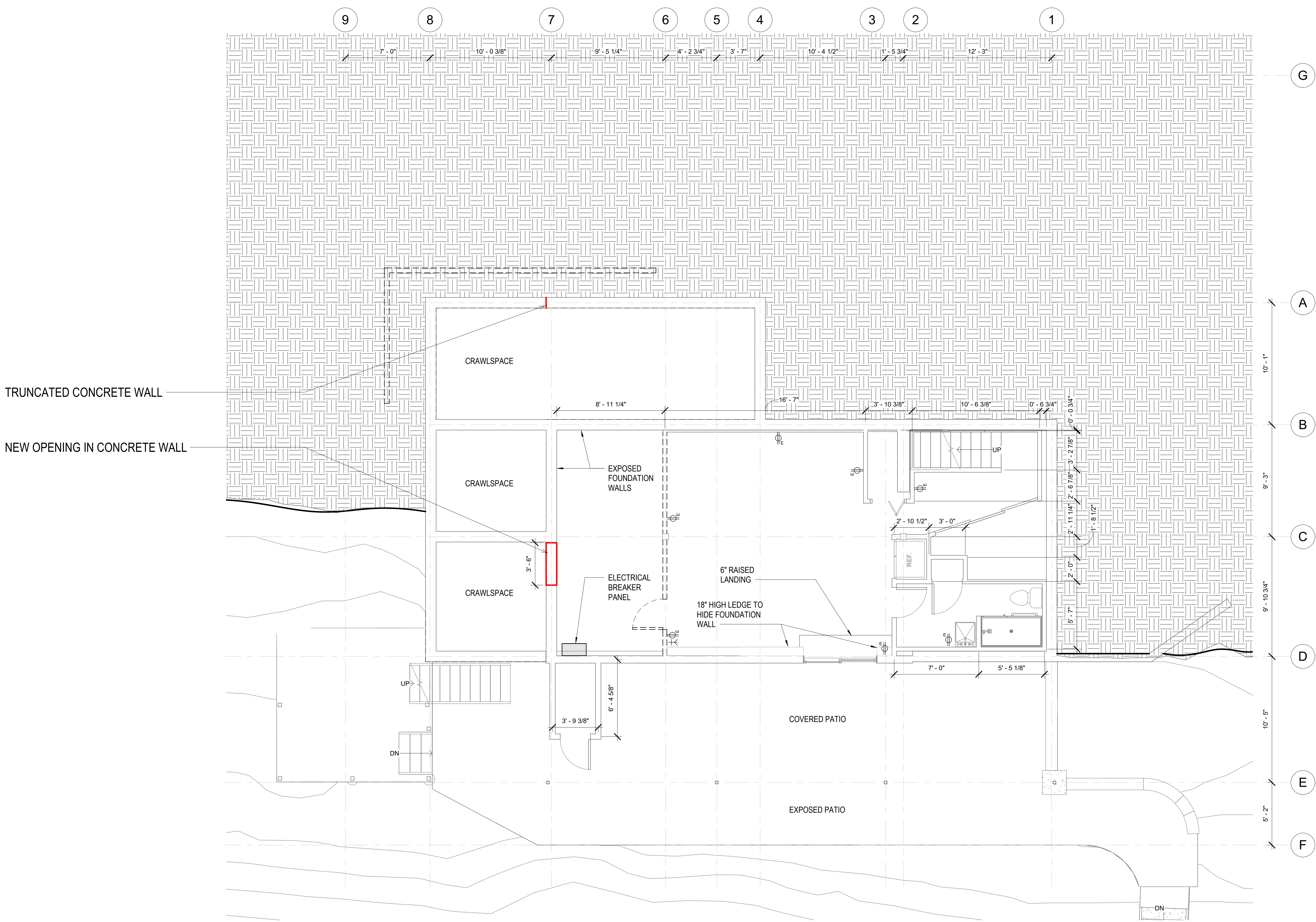
drawn by: Patrick G  
scale: 1/8" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:52:09 PM

Do not scale. Check all dimensions on site.

sheet number:

**A-002.02**





TRUNCATED CONCRETE WALL

NEW OPENING IN CONCRETE WALL

① Existing - L01 - Basement  
1/4" = 1'-0"

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:

status:  
**Not For Construction**

issuance:  
**Renovation Drawings V5**

sheet number:  
**9 of 35**

sheet revisions:

No.	Date	Description

key plan:

sheet title:  
**Level 1 Demolition  
Floor Plan**

drawn by: Patrick G  
scale: 1/4" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:52:11 PM

Do not scale. Check all dimensions on site.

sheet number:

**A-101.00**



client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:

status:  
**Not For Construction**  
issuance:  
**Renovation Drawings V5**

sheet number:  
10 of 35

sheet revisions:		
No.	Date	Description

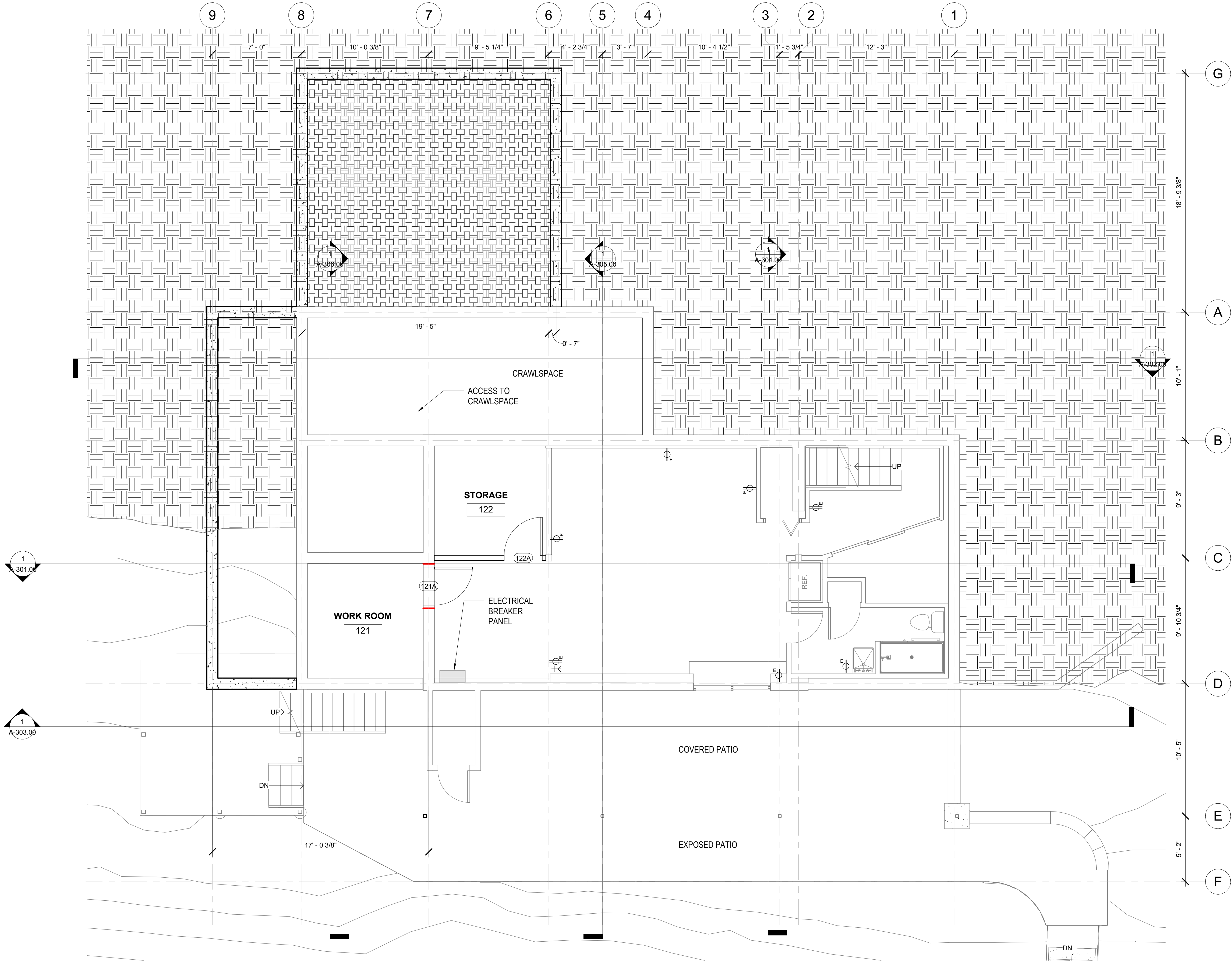
key plan:

sheet title:  
**Level 1 Renovated  
Floor Plan**

drawn by: Patrick G  
scale: 1/4" = 1'-0"  
size: 24 in × 36 in  
date: 12/19/2023 12:52:13 PM

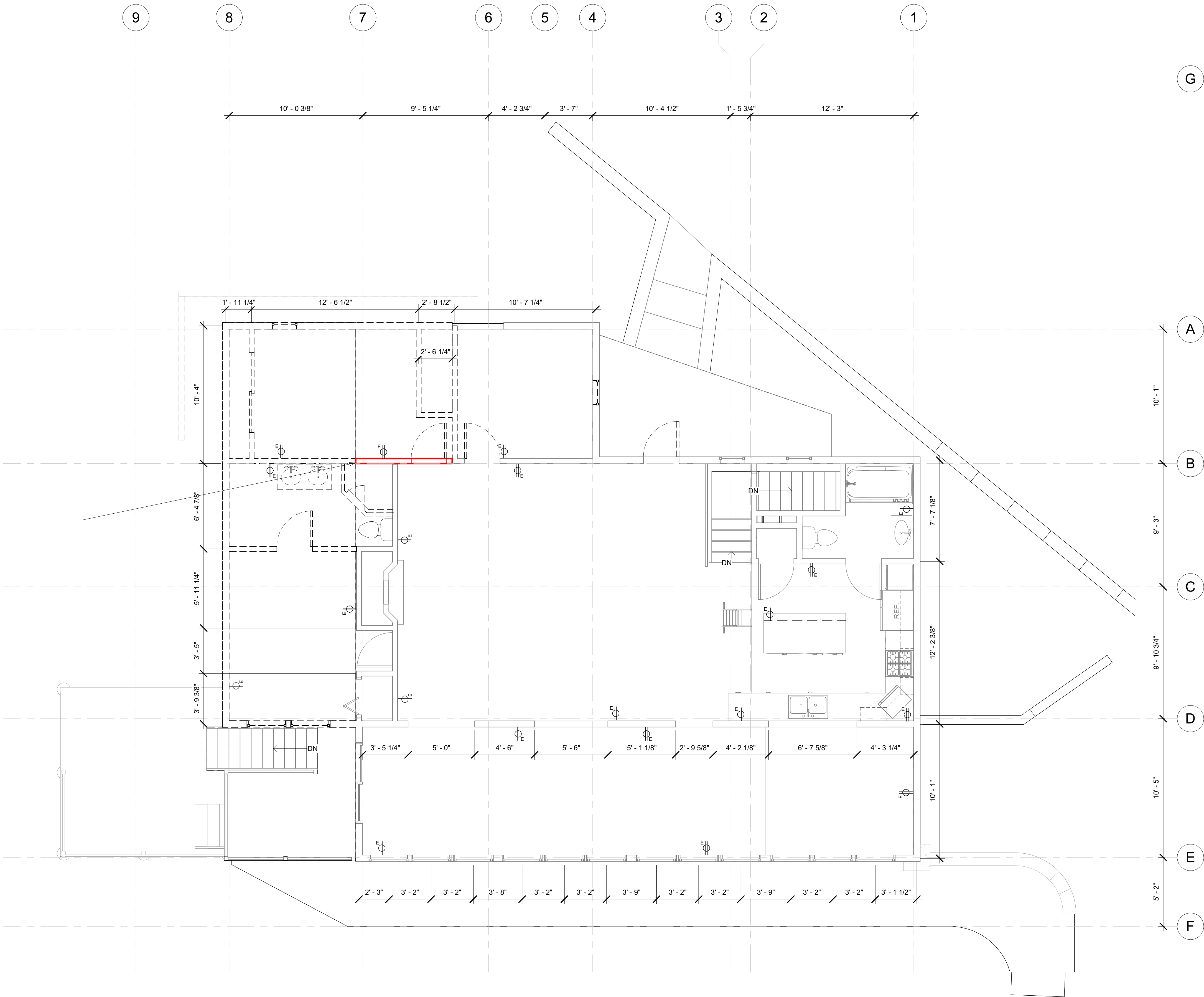
Do not scale. Check all dimensions on site.

sheet number:  
**A-101.01**



1 Proposed - L01 - Basement  
1/4" = 1'-0"

LOAD BEARING WALL,  
TEMPORARY SUPPORT REQUIRED



① Existing - L02 - Main Floor  
1/4" = 1'-0"

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:

status:  
**Not For Construction**

issuance:  
**Renovation Drawings V5**

sheet number:  
**11 of 35**

sheet revisions:		
No.	Date	Description

key plan:

sheet title:  
**Level 2 Demolition  
Floor Plan**

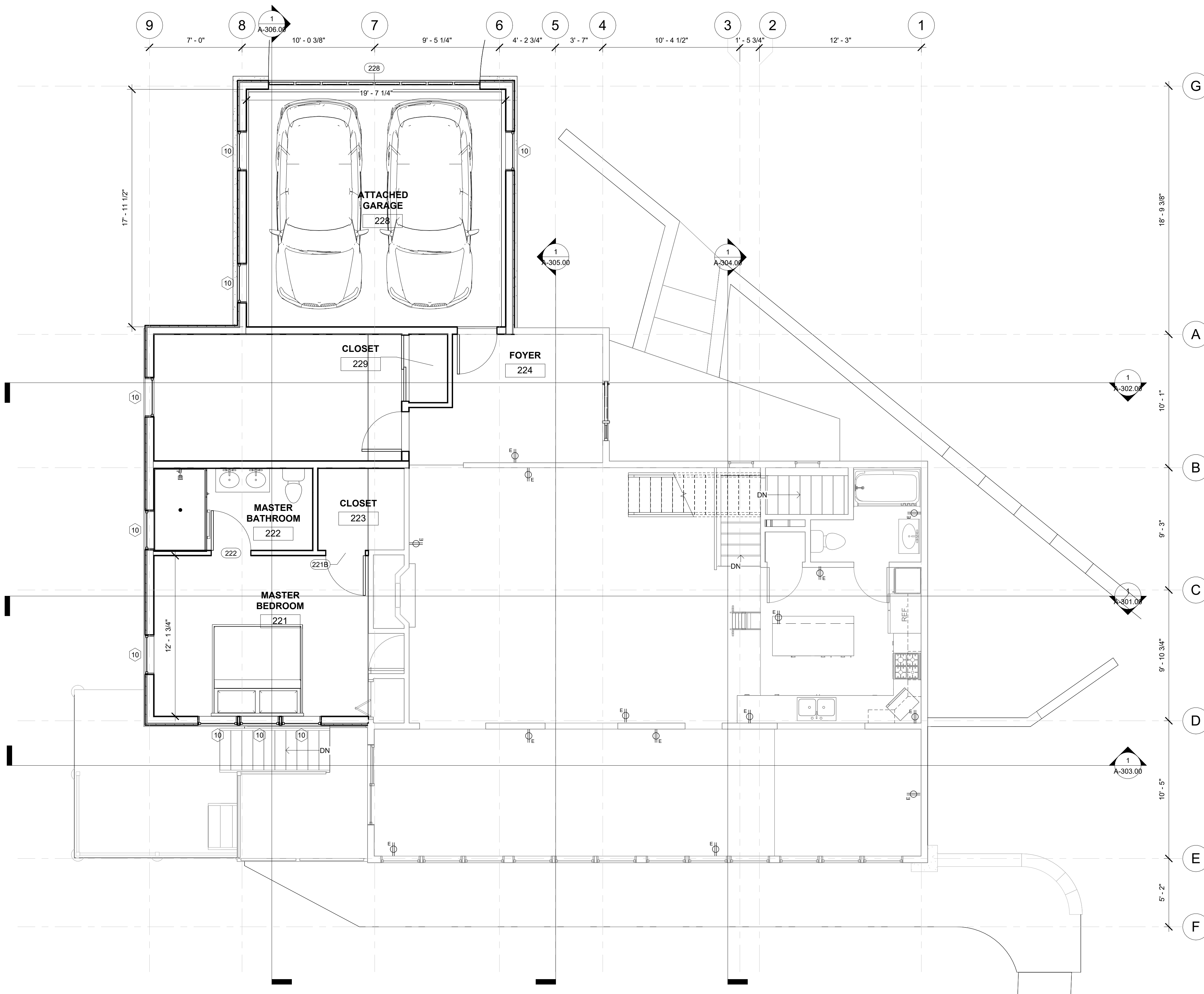
drawn by: Patrick G  
scale: 1/4" = 1'-0"  
size: 24 in × 36 in  
date: 12/19/2023 12:52:14 PM

Do not scale. Check all dimensions on site.

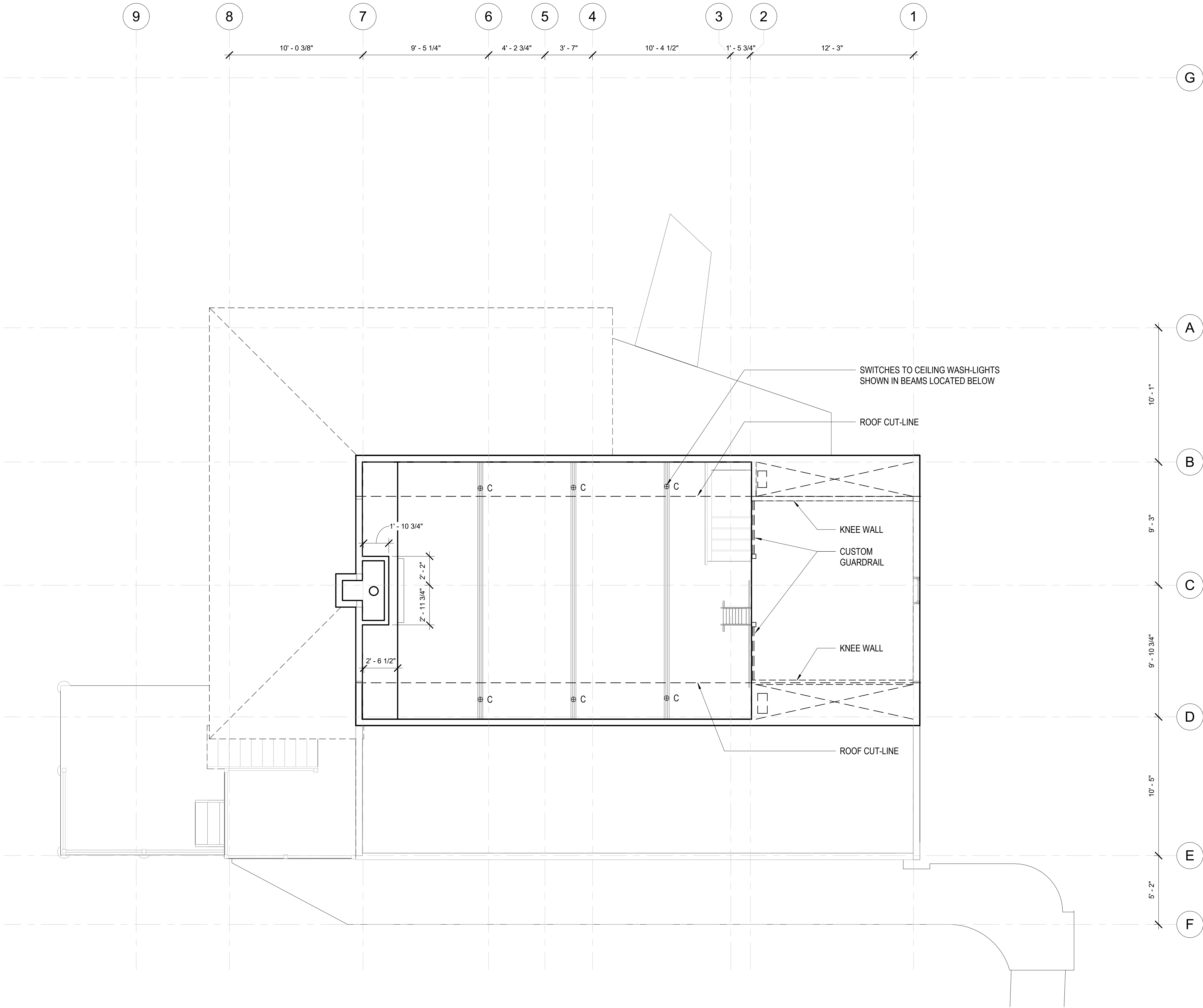
sheet number:  
**A-102.00**

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

**A-102.01**



1 Proposed - L02 - Main Floor  
1/4" = 1'-0"



① Existing - L03 - Upper Floor  
1/4" = 1'-0"

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:

status:  
**Not For Construction**

issuance:  
**Renovation Drawings V5**

sheet number:  
13 of 35

sheet revisions:		
No.	Date	Description

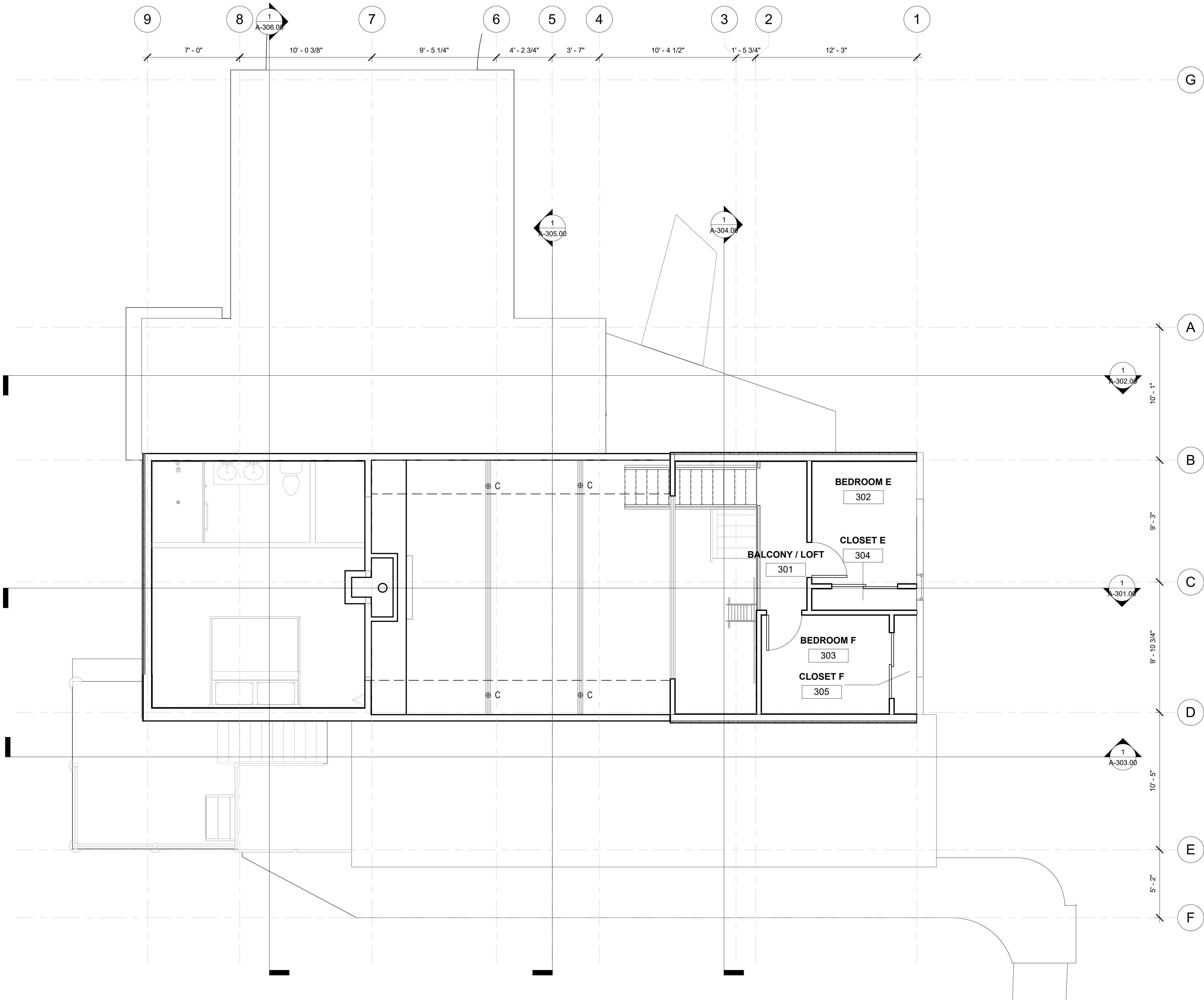
key plan:

sheet title:  
**Level 3 Demolition  
Floor Plan**

drawn by: Patrick G  
scale: 1/4" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:52:18 PM

Do not scale. Check all dimensions on site.

sheet number:  
**A-103.00**



1 Proposed - L03 - Upper Floor  
1/4" = 1'-0"

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

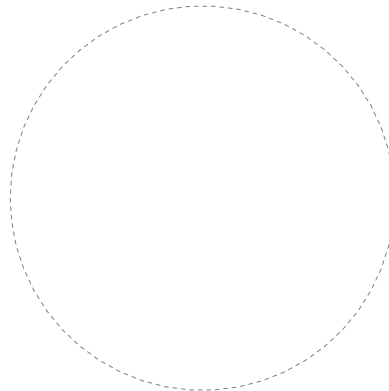
civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:



status:  
**Not For Construction**  
issuance:  
**Rennovation Drawings V5**

sheet number:  
14 of 35

sheet revisions:

No.	Date	Description
-----	------	-------------

key plan:

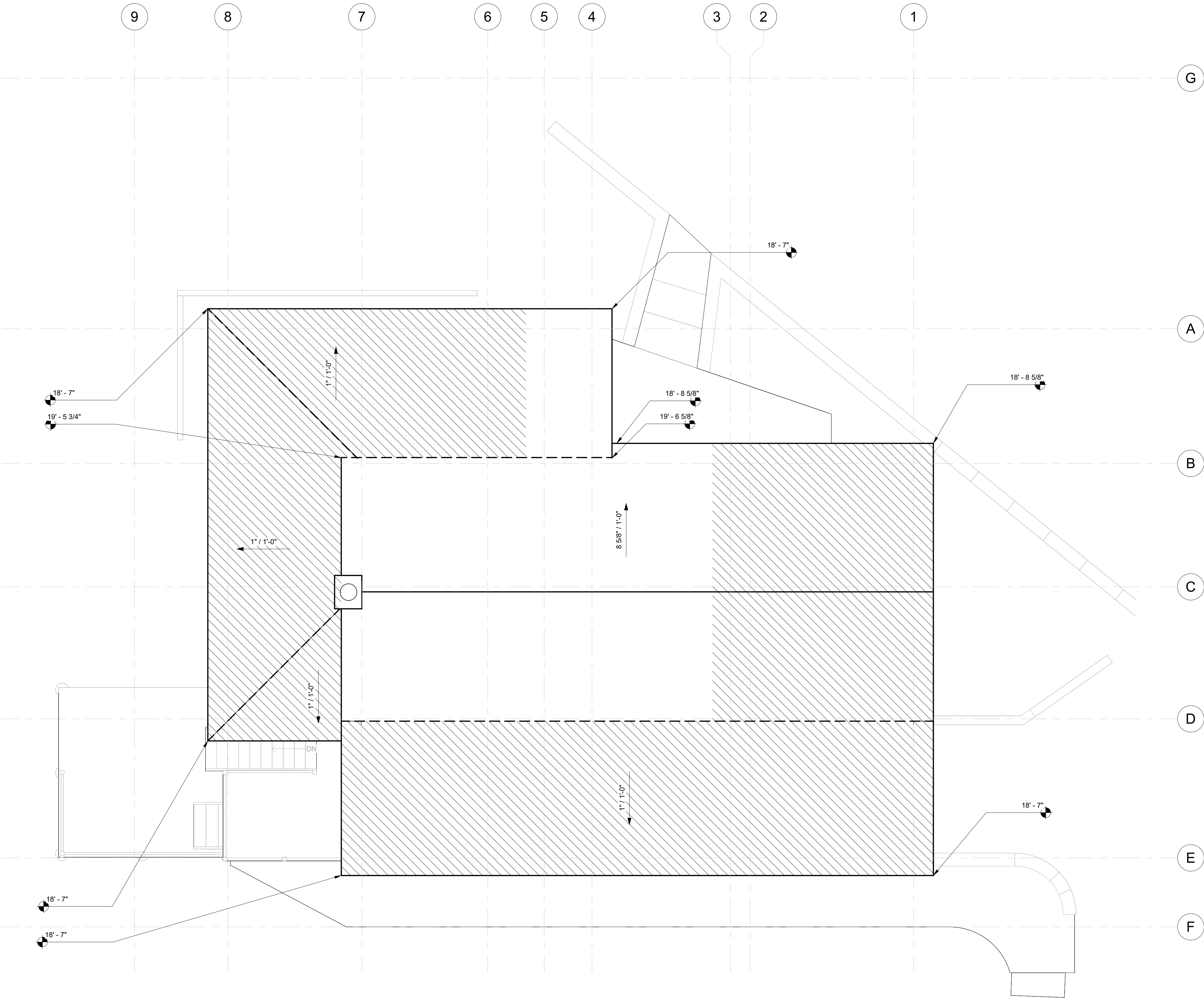
sheet title:  
**Level 3 Renovated  
Floor Plan**

drawn by: Patrick G  
scale: 1/4" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:52:20 PM

Do not scale. Check all dimensions on site.

sheet number:

**A-103.01**



② Existing - Roof Plan  
1/4" = 1'-0"

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:

status:  
**Not For Construction**

issuance:  
**Renovation Drawings V5**

sheet number:  
**15 of 35**

sheet revisions:		
No.	Date	Description

key plan:

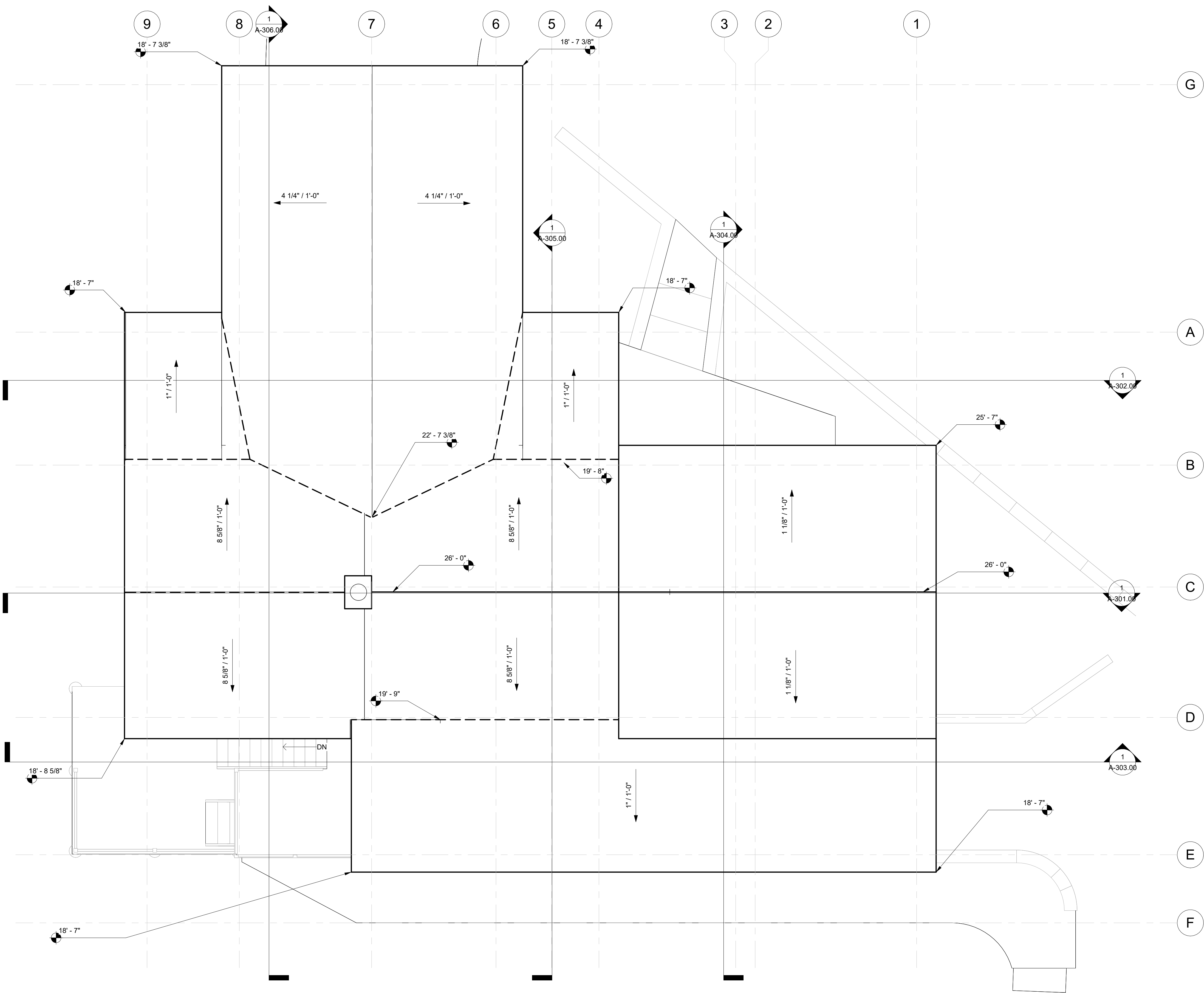
sheet title:  
**Demolition Roof Plan**

drawn by: Patrick G  
scale: 1/4" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:52:21 PM

Do not scale. Check all dimensions on site.

sheet number:  
**A-104.00**





1 Proposed - Roof Plan  
1/4" = 1'-0"

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

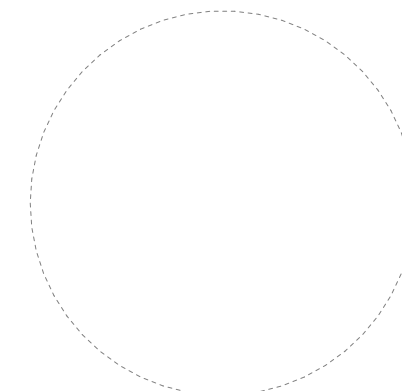
civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:



status:  
**Not For Construction**

issuance:  
**Renovation Drawings V5**

sheet number:  
16 of 35

sheet revisions:

No.	Date	Description
-----	------	-------------

key plan:

sheet title:

**Renovated Roof  
Plan**

drawn by: Patrick G  
scale: 1/4" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:52:23 PM

Do not scale. Check all dimensions on site.

sheet number:

**A-104.01**



# RENOVATION DRAWINGS



# RENOVATION DRAWINGS

## GENERAL NOTES

### CODES, STANDARDS, AND PROCEDURES

1. ALL CONSTRUCTION SHALL CONFORM AND COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES AND REGULATIONS, LAWFUL ORDERS, ACCESSIBILITY CODES AND STANDARDS OF ANY FEDERAL, STATE OR LOCAL AUTHORITY BEARING ON LINE PERFORMANCE OF THE WORK.

2. ALL REFERENCES TO CODES, SPECIFICATIONS, AND STANDARDS REFERRED TO IN THE SPECIFICATIONS AND/OR DRAWINGS SHALL MEAN THE LATEST EDITION, AMENDMENT OR REVISION ADOPTED BY THE JURISDICTION IN WHICH THE PROJECT IS LOCATED, AT THE TIME OF ISSUANCE OF THE LATEST DATE OF THE CONTRACT DOCUMENTS.

3. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS, POLICIES, AND PROCEDURES OF THE OWNER.

4. DRAWINGS AND SPECIFICATIONS ARE TO BE ISSUED TO THE SUBCONTRACTORS IN COMPLETE SETS SO THAT THE FULL EXTENT OF WORK IS SHOWN AND COORDINATION OF WORK IS MADE POSSIBLE.

5. SUBCONTRACTORS FOR EACH TRADE ARE ADVISED THAT INFORMATION PERTINENT TO THEIR WORK MAY OCCUR IN OTHER PORTIONS OF THE CONTRACT DOCUMENTS. REFER TO CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND ANY OTHER TRADE'S DRAWINGS FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS AND SYMBOLS. ALL NOTES ARE TO BE REVIEWED AND APPLIED TO RELATED BUILDING COMPONENTS. NOTES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND MATERIALS. SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED ON RELATED DRAWINGS AND DETAILS.

6. THE STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS ARE OF EQUAL IMPORTANCE WITH THE ARCHITECTURAL DRAWINGS IN DEFINING THE WORK OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL COMPONENTS WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION TRADES. WHERE DISCREPANCIES EXIST BETWEEN DRAWINGS AND INSTALLATION CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.

7. THE DRAWINGS ISSUED HERewith ARE SCOPE DOCUMENTS AND AS SUCH DO NOT NECESSARILY SHOW OR DESCRIBE ALL OF THE WORK REQUIRED FOR FULL COMPLETION OF THE WORK, NOR DO THEY SHOW ALL OF THE CONDITIONS WHICH MAY BE ENCOUNTERED IN THE COURSE OF THE COMPLETION OF THE WORK.

8. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPES OF DETAILING REQUIRED FOR THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED. THE CONTRACTOR IS TO PROVIDE ALL DETAILS REQUIRED FOR CONSTRUCTION IN SUBMITTALS PROVIDED TO THE DESIGN TEAM. THE CONTRACTOR IS TO SUBMIT RFS FOR ANY CLARIFICATIONS REQUIRED TO DEVELOP THE ADDITIONAL REQUIRED DETAILS.

9. ALL WORK SHALL BE OF THE HIGHEST QUALITY FOLLOWING THE CONTRACT DOCUMENTS, PROJECT SPECIFICATIONS, MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS, AND THE BEST ACCEPTED TRADE PRACTICES AND STANDARDS.

10. PROVIDE ALL SHOP DRAWINGS, CATALOG CUTS, SAMPLES, ETC. FOR THE NECESSARY WORK REQUIRED AND FOR ARCHITECT'S REVIEW PRIOR TO COMMENCEMENT OF THE WORK.

11. EACH CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ALL WORK WHICH DIFFERS FROM CONTRACT DOCUMENTS SO THAT ACCURATE RECORD DRAWINGS AND SPECIFICATIONS CAN BE KEPT AND PROVIDED TO THE OWNER AT PROJECT CLOSEOUT.

12. EACH CONTRACTOR SHALL VISIT THE PROJECT SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREON AND SHALL INVESTIGATE AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY CONDITIONS THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK.

13. FAILURE TO EXAMINE THE SITE AND DETERMINE EXISTING CONDITIONS OR NATURE OF NEW CONSTRUCTION, OR NATURE AND EXTENT OF WORK TO BE PERFORMED BY OTHER TRADES WILL NOT BE CONSIDERED A BASIS FOR GRANTING OF ADDITIONAL COMPENSATION OR EXTENDING THE CONSTRUCTION SCHEDULE.

14. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS CONTRARY TO THE CONSTRUCTION DOCUMENTS THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK.

15. THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE ELEMENTS AND ADJACENT AREAS FROM DAMAGE AND DISRUPTION DUE TO THE CONSTRUCTION OPERATIONS, AND REPAIR OR REPLACE ANY ELEMENTS DAMAGED DURING THE PROJECT.

16. ANY UTILITY SHUT-OFFS AS REQUIRED BY THE CONTRACTOR FOR COMPLETION OF THEIR WORK SUCH AS ELECTRICAL, GAS, WATER, SEWER, ETC. MUST BE SCHEDULED WITH THE OWNER PRIOR TO COMMENCING WORK.

17. THE CONTRACTOR SHALL SECURE AND PAY FOR REQUIRED PERMITS AND ALL OTHER FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL INSPECTIONS AND APPROVALS REQUIRED DURING THE COURSE OF THE WORK.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEANING AND REMOVAL OF ALL DEBRIS, DUST AND EQUIPMENT RELATED TO THE WORK AND FOR THOROUGH CLEAN-UP OF ALL AREAS OF WORK UPON COMPLETION OF THE WORK.

20. MAINTAIN AREAS OF WORK SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE CONSTRUCTION OPERATIONS WITH OWNERS SECURITY REQUIREMENTS.

21. WHETHER OR NOT SPECIFICALLY INDICATED, ALL GLAZING SHALL BE SAFETY GLAZED WHEN WITHIN 18" OF THE FLOOR OR WITHIN 3'-0" OF HORIZONTAL DOOR. A CERTIFICATE MUST ACCOMPANY ALL GLAZING PRODUCTS STATING THAT THE PRODUCTS CONFORM WITH APPLICABLE CONSUMER PRODUCT SAFETY STANDARDS.

22. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR DETERMINING THE MEANS, METHODS, SEQUENCES AND SAFETY PROCEDURES USED IN PERFORMING THE WORK. THE ARCHITECT/ENGINEER DOES NOT HAVE THE RIGHT TO STOP THE WORK. SHOULD THE ARCHITECT/ENGINEER VISIT THE SITE, IT IS IN THE CAPACITY AS ARCHITECT/ENGINEER AND NOT IN THE CAPACITY OF A CONTRACTOR.

### INSTALLATION GENERAL

1. PROVIDE EXPANSION AND/OR CONTROL JOINTS IN ACCORDANCE WITH SPECIFIED OR DRAWN REQUIREMENTS. IN THE ABSENCE OF SPECIFIED OR DRAWN REQUIREMENTS, PROVIDE JOINTS IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS. LOCATIONS SHALL BE REVIEWED AND ACCEPTED BY THE ARCHITECT PRIOR TO INSTALLATION.

2. ALL JOINTS OF ANY ELEMENT OF CONSTRUCTION WHICH IS REQUIRED TO HAVE A FIRE RESISTIVE RATING SHALL BE INSTALLED PER MANUFACTURER'S TESTED ASSEMBLIES AND SHALL PREVENT PASSAGE OF SMOKE AND FLAME.

3. ALL WOOD BLOCKING AND FRAMING USED IN WALL, FLOOR, AND CEILING CONSTRUCTION SHALL BE FIRE RETARDANT TREATED. COMBUSTIBLE MATERIALS MAY NOT BE USED IN ANY ASSEMBLY WITH REQUIRED FIRE RESISTANCE OF 2 HR OR MORE.

4. ALL OPENINGS IN FIRE-RATED FLOORS AND FIRE-RATED WALLS INCLUDING SPACES BETWEEN DUCTS, PIPES, CONDUIT, ETC., SHALL BE CLOSED OFF BY TESTED AND APPROVED FIRE-RATED ASSEMBLIES TO MAINTAIN FIRE RATINGS CONTINUITY OF RATED FLOOR OR WALL CONSTRUCTION, EXCEPT WHEN COMPLETELY ENCLOSED WITHIN FIRE-RATED CONSTRUCTION. ALL OPENINGS AND PENETRATIONS SHALL BE SEALED TO PREVENT PASSAGE OF SMOKE AND FLAMES WITH THE TESTED AND APPROVED FIRE-RATED ASSEMBLIES.

5. OMIT MANUFACTURER'S NAMES, LABELS AND DESIGNATIONS FROM EXPOSED FACES ON ALL ACCESSORIES, GLAZING, FIXTURES, ETC., EXCEPT WHERE REQUIRED TO REMAIN PER CODE REQUIREMENTS.

6. UNLESS NOTED OTHERWISE, ALL FASTENERS AND FASTENING DEVICES ARE TO BE CONCEALED AT ALL EXTERIOR AREAS AND IN ALL INTERIOR FINISHED SPACES.

7. ALL EXTERIOR HANDRAILS, FERROUS METAL WORK, AND STRUCTURAL STEEL AND THEIR ASSEMBLIES USED ON EXTERIOR OR IN OTHER NONCONDITIONED SPACES SHALL BE HOT-DIPPED GALVANIZED, AND PAINTED WHERE INDICATED IN THE DRAWINGS AND SPECIFICATIONS.

8. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER IN ORDER TO AVOID GALVANIC ACTION. SEE SPECIFICATIONS FOR REQUIREMENTS.

9. FINISH FLOOR ELEVATIONS ARE TO THE TOP OF CONCRETE UNLESS NOTED OTHERWISE.

10. ALL EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS AND AT PENETRATIONS, ETC., THROUGH THE EXTERIOR ENVELOPE SHALL BE SEALED, CAULKED OR WEATHER-STRIPPED WITH TWO LINES OF DEFENSE TO PREVENT AIR AND WATER INFILTRATION

### DIMENSIONS

1. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE. (E.G. 1 1/2" SCALE DETAILS SHALL GOVERN OVER 1/4" SCALE DETAILS), WHERE A DISCREPANCY MAY EXIST BETWEEN DRAWINGS AND SPECIFICATIONS, THE MORE RESTRICTIVE OR EXPENSIVE REQUIREMENTS SHALL GOVERN.

2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE, AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.

3. ALL PARTITIONS ARE DIMENSIONED TO THE FACE OF GYPSUM BOARD PARTITION, UNLESS NOTED OTHERWISE. WHERE SPECIFIC DIMENSIONS, DETAILS AND/OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH ANY WORK IN QUESTION.

4. DOOR OPENINGS ARE DIMENSIONED TO THE HINGE SIDE JAMB OF OPENING. DOOR OPENINGS THAT ARE NOT DIMENSIONALLY LOCATED ARE TO BE POSITIONED WITH ONE JAMB CASING TRIM 6" FROM ADJACENT WALL OR COLUMN AS SHOWN ON THE PLANS AND /OR DETAILS.

### COORDINATION

1. REFER TO THE SPECIFICATIONS AND CIVIL, LANDSCAPING, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND, ADDITIONAL CONSULTANTS' DRAWINGS FOR FULL COORDINATION OF WORK.

2. REFER TO SITE SURVEY FOR SITE INFORMATION. SITE SURVEY MAY BE INCLUDED WITH THE DOCUMENTS FOR "INFORMATION ONLY", AND CONTRACTOR SHALL VERIFY ALL INFORMATION SHOWN.

3. THE CONTRACTOR SHALL FURNISH, COORDINATE AND INSTALL ALL CONCEALED BLOCKING, STIFFENERS, BRACING, PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF HANDRAILS, GRAB BARS, WINDOW TREATMENTS, WALL PANELS, CASEWORK, FIXED MOUNTED EQUIPMENT OR ACCESSORIES AND OR SUSPENDED MECHANICAL, ELECTRICAL OR OTHER EQUIPMENT WHETHER SHOWN IN THE DRAWINGS OR NOT. THIS SHALL ALSO APPLY TO OWNER FURNISHED, CONTRACTOR INSTALLED ITEMS.

4. THE CONTRACTOR SHALL COORDINATE AND VERIFY THE EXACT SIZE AND LOCATION OF ALL FLOOR PENETRATIONS AND OPENINGS IN WALLS AND CEILINGS INDICATED WITHIN EACH OF THE RESPECTIVE MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS. ALL PARTITIONS SHALL BE ADEQUATELY BRACED AND OPENINGS REINFORCED. SUBMIT COORDINATED DRAWINGS OF ALL PENETRATIONS FOR REVIEW.

5. GENERAL CONTRACTOR TO COORDINATE ELECTRICAL DEVICES, ELECTRICAL CONDUIT, ELECTRICAL BUSING, CABLE TRAYS, DUCTWORK AND MECHANICAL SYSTEMS WITH ALL LIGHTING FIXTURES, RETURN AND SUPPLY DIFFUSERS, SMOKE DETECTORS, ALARM/SECURITY DEVICES AND SPRINKLER HEAD LOCATIONS AS INDICATED ON THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL IDENTIFY ANY VARIATIONS OR CONFLICTS WITH THE LAYOUT INDICATED, CEILING HEIGHT, OR CLEAR SPACE ALLOWED FOR THESE ITEMS AS INDICATED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR WILL NOTIFY THE ARCHITECT OF THESE CONFLICTS/VARIATIONS FOR REVIEW, COMMENT AND APPROVAL PRIOR TO SHOP DRAWING SUBMITTALS AND INSTALLATION.

6. THE CONTRACTOR IS TO PROVIDE AND COORDINATE LOCATIONS OF ACCESS PANELS AS REQUIRED BY CODE AND FOR THE LOCATION OF MEP/FP EQUIPMENT AND DEVICES NEEDING ACCESS FOR ROUTINE INSPECTION AND MAINTENANCE. ALL ACCESS PANELS SHALL BE FLUSH WITH WALL OR CEILING SURFACE, WITH CONCEALED FASTENERS. THE CONTRACTOR SHALL SUBMIT COORDINATED DRAWINGS INDICATING THE LOCATION OF ACCESS PANELS IN THE CEILING AND WALLS FOR REVIEW BY THE ARCHITECT PRIOR TO INSTALLATION.

7. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN ADVANCE OF ANY MEP/FP DEVICES REQUIRED AS PART OF THE SPECIFIED SYSTEM WHICH ARE TO BE MOUNTED IN FINISHED SPACES AND ARE NOT LOCATED ON THE ARCHITECTURAL DRAWINGS. THE ARCHITECT WILL DETERMINE THE MOUNTING LOCATION, HEIGHT, AND DETAIL FOR ATTACHMENT.

8. ALL CONDUIT, CABLE TRAY, ELECTRICAL BUSWAY, PIPING, DUCTWORK, AND MECHANICAL SYSTEMS SHALL BE INSTALLED WITHIN OR TIGHT TO THE UNDERSIDE OF STRUCTURE WHERE FEASIBLE. WHERE "FLYWAYS" ARE INDICATED IN THE CONTRACT DOCUMENTS, THESE ITEMS MUST REMAIN IN THE "FLYWAY" SPACE PROVIDED.

9. REFER TO MEP/FP DRAWINGS FOR EXTENT OF CONCRETE EQUIPMENT PADS. THE CONTRACTOR SHALL COORDINATE THE SIZE AND LOCATION OF THE CONCRETE PADS WITH THE EQUIPMENT INSTALLER.

10. DETAILS NOT SHOWN IN THE DRAWINGS ARE SIMILAR IN CHARACTER TO THOSE DETAILS THAT ARE SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

11. WALL TYPE INDICATIONS ON A WALL SHALL MEAN THE ENTIRE LENGTH OF THE WALL IS TO MATCH THE WALL TYPE INDICATED.

### FIRE PROTECTION

1. PROVIDE UL RATED PORTABLE CLEAN AGENT FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2A10BC, OR AS INDICATED IN SPECIFICATION SECTION 104416, WITHIN 75 FEET TRAVEL DISTANCE, OR AS REQUIRED BY FIRE EXTINGUISHER TYPE USED, TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY LOCAL OFFICIALS. PROVIDE WET CHEMICAL K TYPE FIRE EXTINGUISHERS OF CAPACITY 2A:K, WITHIN 30 FEET TRAVEL DISTANCE. FOR COMMERCIAL KITCHEN AREAS WHERE THERE IS A POTENTIAL FOR FIRES INVOLVING COMBUSTIBLE COOKING MEDIA, REFER TO SPECIFICATIONS FOR SPECIAL REQUIREMENTS AT COLOCATION AND ELECTRICAL ROOM SPACES. FIRE EXTINGUISHER VENDOR TO SUBMIT A LAYOUT FOR REVIEW BY ARCHITECT THAT INCLUDES THE LOCATION OF ALL FIRE EXTINGUISHERS TO BE INSTALLED WITH AN INDICATION OF THE RECESSED OR SEMI-RECESSED FIRE EXTINGUISHER CABINETS TO BE PROVIDED.

FIRE EXTINGUISHER TYPES "FE-1": CLEAN AGENT WITH RATING NOT LESS THAN 2A10BC  
FIRE EXTINGUISHER TYPES "FE-2": WET CHEMICAL K TYPE OF CAPACITY 2A:K  
FIRE EXTINGUISHER CABINET TYPE "C1": RECESSED PAINTED CABINET  
FIRE EXTINGUISHER CABINET TYPE "C1": RATED RECESSED PAINTED CABINET  
FIRE EXTINGUISHER CABINET TYPE "C2": NON-RATED SEMI RECESSED PAINTED CABINET  
FIRE EXTINGUISHER CABINET TYPE "C2": FIRE-RATED SEMI RECESSED PAINTED CABINET  
FIRE EXTINGUISHER CABINET TYPE "C3": SURFACE MOUNTED PAINTED CABINET  
FIRE EXTINGUISHER CABINET TYPE "C4": WALL BRACKET MOUNTED FIRE EXTINGUISHER

2. PROVIDE EXIT SIGNS WITH MINIMUM 6 INCH HIGH LETTERS, OR AS REQUIRED BY LOCAL CODE, AT REQUIRED EXITS AS SHOWN IN THE DRAWINGS. INSTALL ADDITIONAL EXIT SIGNS AS REQUIRED BY LOCAL OFFICIALS.

3. PROVIDE EMERGENCY LIGHTING OF MINIMUM 1 FOOT CANDLE, OR AS REQUIRED BY LOCAL CODE, AT EACH FLOOR LEVEL.

4. MAINTAIN CLEAR EXIT PATHWAYS AT LEAST 44 INCHES WIDE IN ALL PUBLIC AREAS

5. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL DOORS SHALL HAVE APPROVED LEVER HARDWARE OR PANIC BARS.

6. DOORS OPENING INTO REQUIRED 1-HOUR FIRE RESISTIVE EXIT PASSAGEWAYS SHALL BE PROTECTED WITH A SMOKE OR DRAFT STOP ASSEMBLY HAVING A 20 MIN. RATING AND SHALL BE SELF CLOSING WITH POSITIVE LATCHING.

7. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS OR IN ANY HAZARDOUS USE AREA.

8. INTERIOR FLOOR, WALL AND CEILING FINISHES THROUGHOUT THE AREA OF WORK SHALL MEET CLASS I LIMITATIONS FOR FLAME SPREAD (0-25) AND SMOKE DENSITY DEVELOPED (150).

9. PROVIDE REQUIRED SMOKE OR FIRE DAMPERS WHERE AIR DUCTS PENETRATE FIRE RATED WALLS, FLOORS OR CEILINGS.

10. ALL FIRE RESISTIVE RATED DOORS SHALL HAVE THE APPROPRIATE UL OR OTHER RATING AGENCY LABEL ACCEPTABLE TO GOVERNMENT AUTHORITIES AFFIXED TO BOTH DOOR AND FRAME. DO NOT PAINT OVER LABELS.

11. PROVIDE FIRE SAFING TO SEPARATE WALL CAVITIES FROM HORIZONTAL PLENUM AREAS AND BETWEEN FLOORS TO CLOSE OPENINGS. FIRE RATINGS OF SAFING TO EQUAL FIRE RATING OF SEPARATION OR FLOOR ASSEMBLY.

12. ALL RECESSED CABINETS, PANELS AND BOXES LOCATED IN FIRE-RATED WALLS SHALL BE INSTALLED TO MAINTAIN FIRE-RATED CONSTRUCTION.

13. PROVIDE TACTILE EXIT SIGNS AT STAIRWAYS, EXIT PASSAGEWAYS, EXIT DISCHARGE DOORS, AREAS OF REFUGE, ACCESSIBLE ENTRANCES AND ACCESSIBLE TOILET ROOMS. LOCATE WALL MOUNTED TACTILE SIGNS PER LOCAL CODES.

14. TWO-WAY COMMUNICATION SYSTEMS AND ALL ASSOCIATED SIGNAGE SHALL BE PROVIDED AT ALL AREAS DESIGNATED AS AREAS OF REFUGE.

## PROJECT INFORMATION

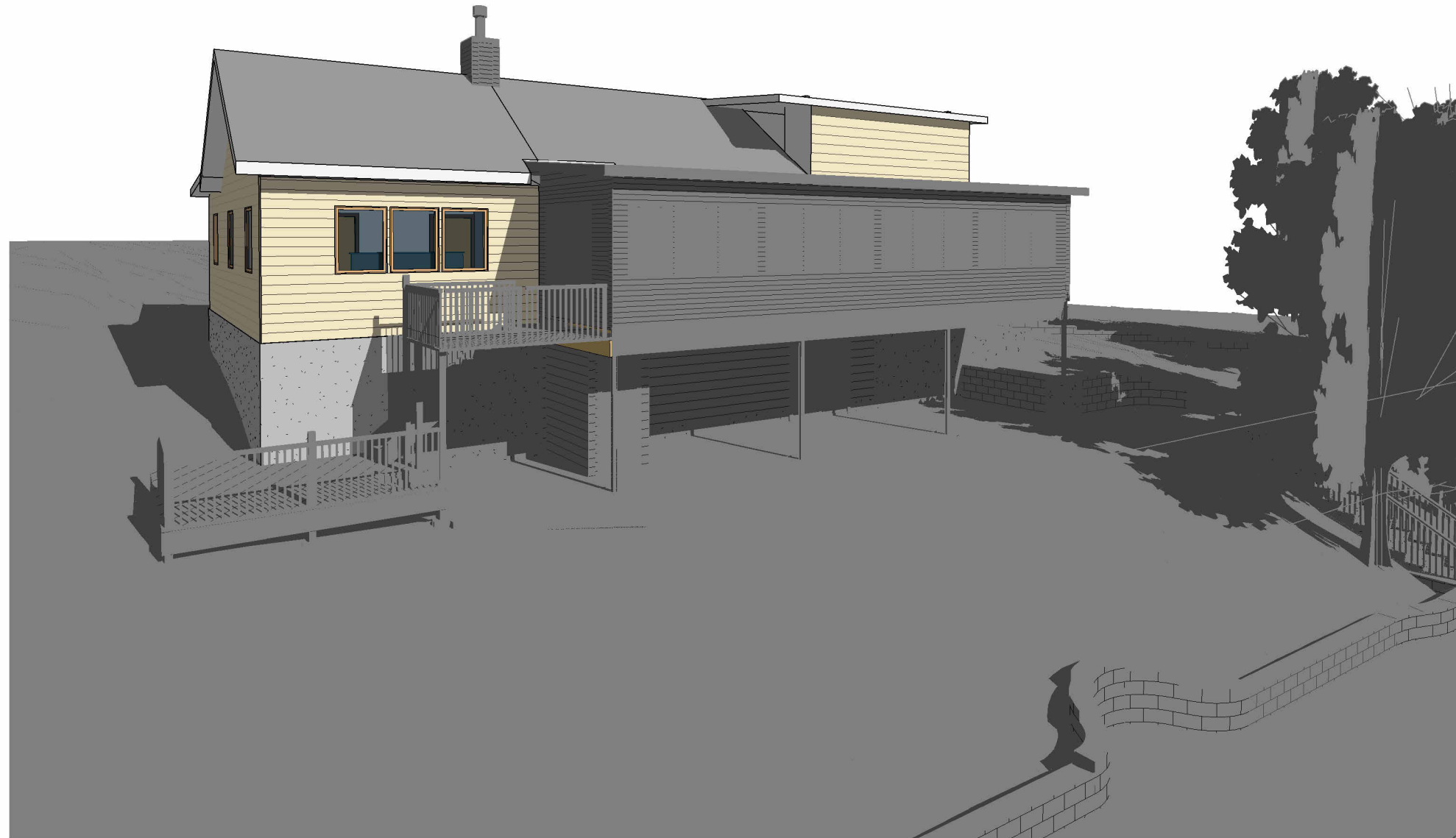
# Griffin Residence

Proposed Alterations to Existing Single Family Residence  
7655 Lilly Lake Road, Burlington, WI 53105

## DRAWING LIST

A-000.01 GENERAL PROJECT INFORMATION  
A-000.02 ABBREVIATIONS & SYMBOLS  
A-001.01 LOCATION AND SITE INFORMATION  
A-001.02 ENLARGED SITE PLAN  
A-001.03 DEMOLITION SITE PLAN  
A-001.04 RENOVATED SITE PLAN  
A-002.01 EXISTING AREA CALCULATIONS  
A-002.02 RENOVATED AREA CALCULATIONS  
A-101.00 LEVEL 1 DEMOLITION PLAN  
A-101.01 LEVEL 1 FLOOR PLAN  
A-102.00 LEVEL 2 DEMOLITION PLAN  
A-102.01 LEVEL 2 FLOOR PLAN  
A-103.00 LEVEL 3 DEMOLITION PLAN  
A-103.01 LEVEL 3 FLOOR PLAN  
A-104.00 ROOF PLAN  
A-111.00 LEVEL 1 REFLECTED CEILING PLAN  
A-112.00 LEVEL 2 REFLECTED CEILING PLAN  
A-113.00 LEVEL 3 REFLECTED CEILING PLAN  
A-201.00 NORTH & SOUTH EXTERIOR ELEVATIONS  
A-202.00 EAST & WEST EXTERIOR ELEVATIONS  
A-301.00 LONGITUDINAL BUILDING SECTION 1  
A-302.00 LONGITUDINAL BUILDING SECTION 2  
A-303.00 LONGITUDINAL BUILDING SECTION 3  
A-304.00 TRANSVERSE BUILDING SECTION 1  
A-305.00 TRANSVERSE BUILDING SECTION 2  
A-306.00 TRANSVERSE BUILDING SECTION 3  
A-401.00 ENLARGED PLANS & DETAILS  
A-501.00 WALL SECTIONS  
A-502.00 ASSORTED DETAIL DRAWINGS  
A-601.00 WINDOW & DOOR SCHEDULE

S-100.00 BUILDING FOUNDATION PLAN  
S-101.00 LEVEL 1 FRAMING PLAN  
S-102.00 LEVEL 2 FRAMING PLAN  
S-103.00 LEVEL 3 FRAMING PLAN  
S-104.00 ROOF FRAMING PLAN



client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

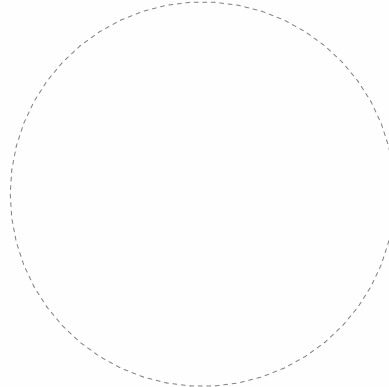
civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:



status:  
**Not For Construction**

issuance:  
**Renovation Drawings V5**

sheet number:  
1 of 35

sheet revisions:  

No.	Date	Description
-----	------	-------------

key plan:

sheet title:  
**General Project Information**

drawn by: Patrick G  
scale: As indicated  
size: 24 in × 36 in  
date: 12/19/2023 12:51:17 PM

Do not scale. Check all dimensions on site.

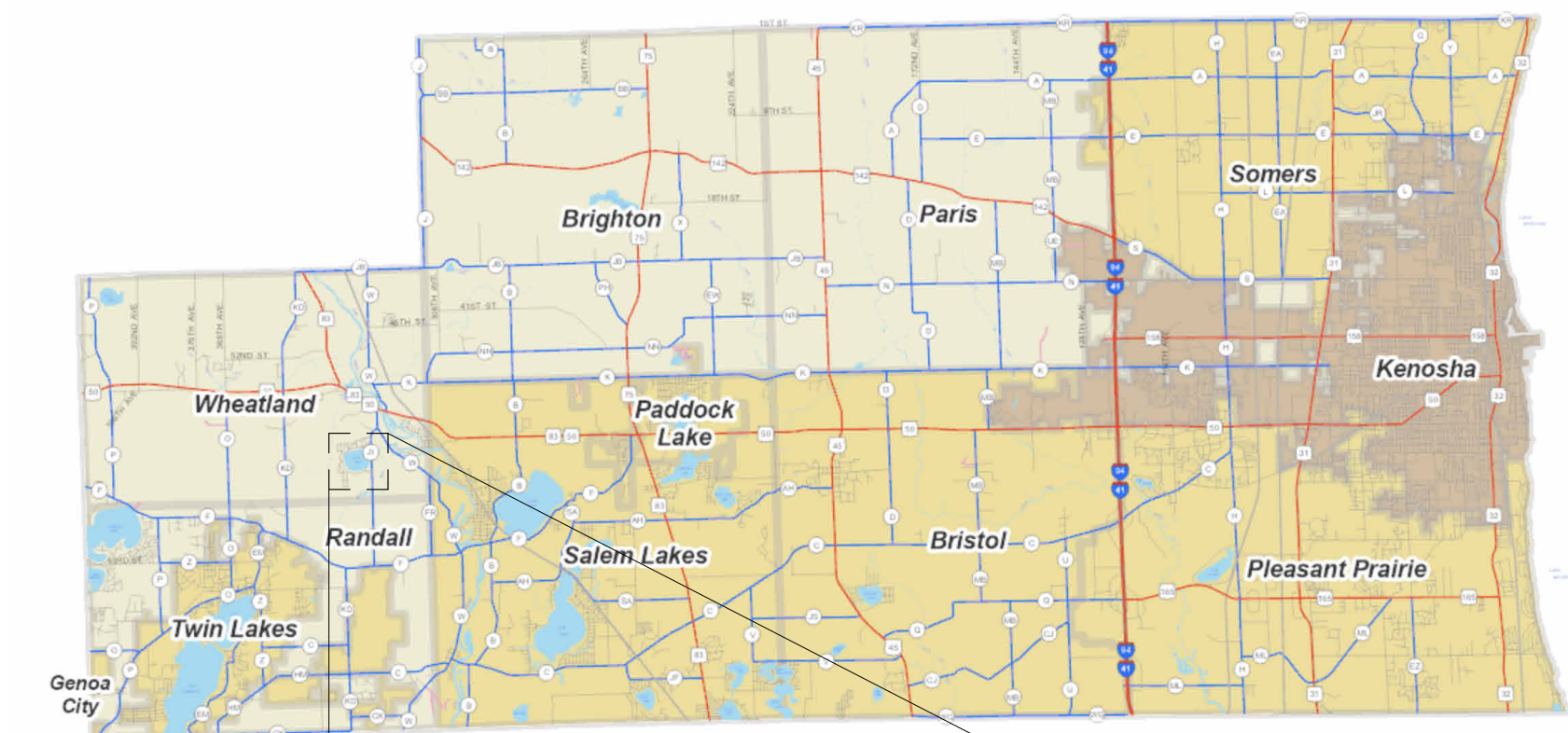
sheet number:

# A-000.01

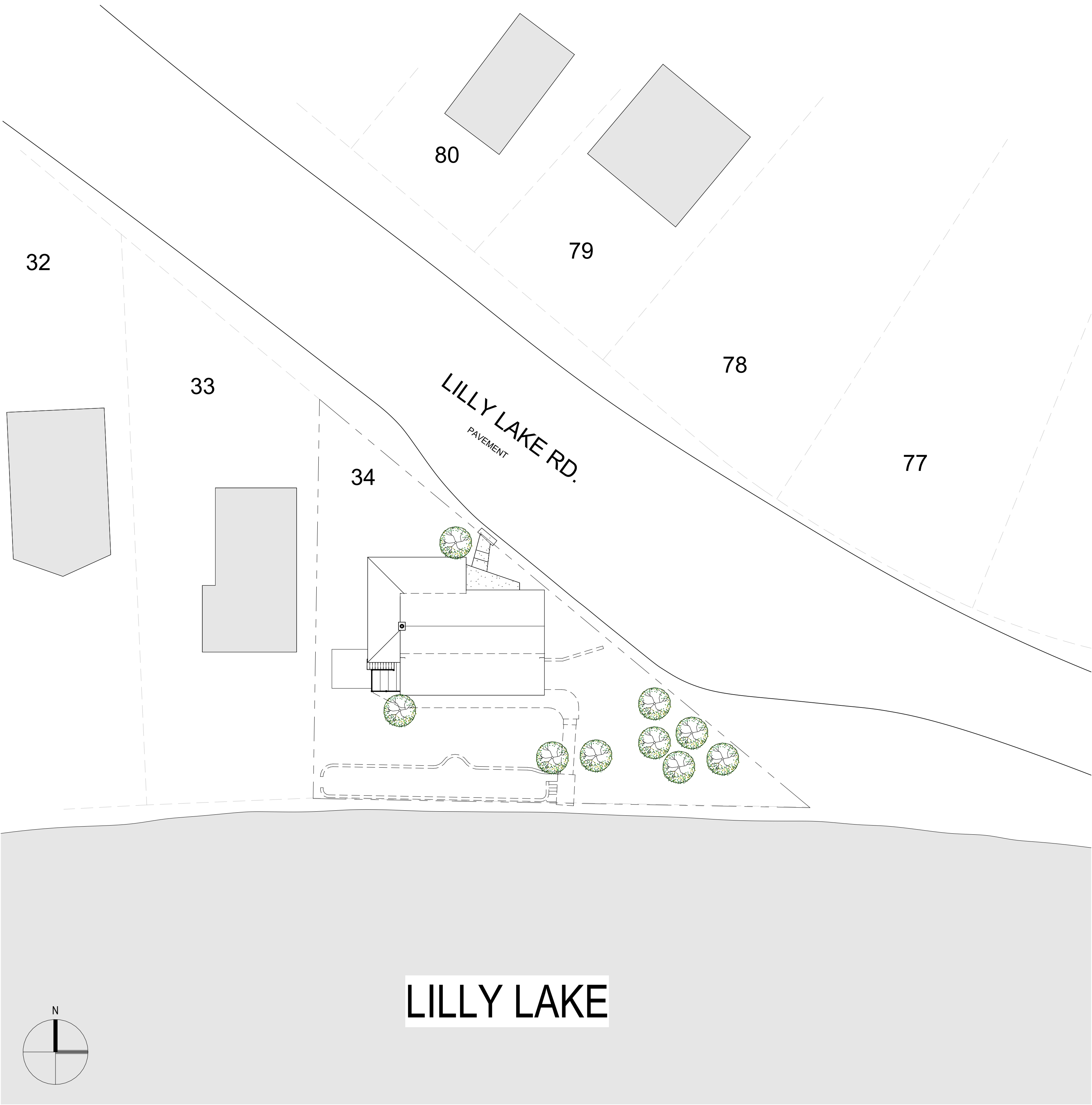




# RENOVATION DRAWINGS



② Existing - Site - Properties  
1" = 100'-0"



① Existing Site Plan - Low Detail  
1" = 20'-0"

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

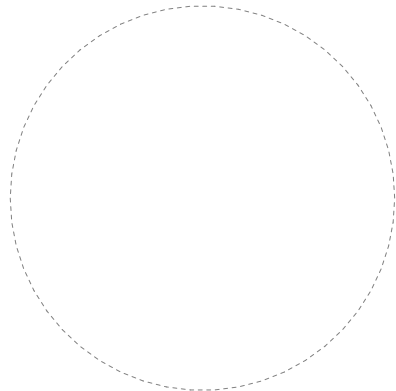
civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:



status:  
**Not For Construction**

issuance:  
**Renovation Drawings V5**

sheet number:  
**3 of 35**

sheet revisions:

No.	Date	Description
-----	------	-------------

key plan:

sheet title:  
**Location Diagram & Site Plan**

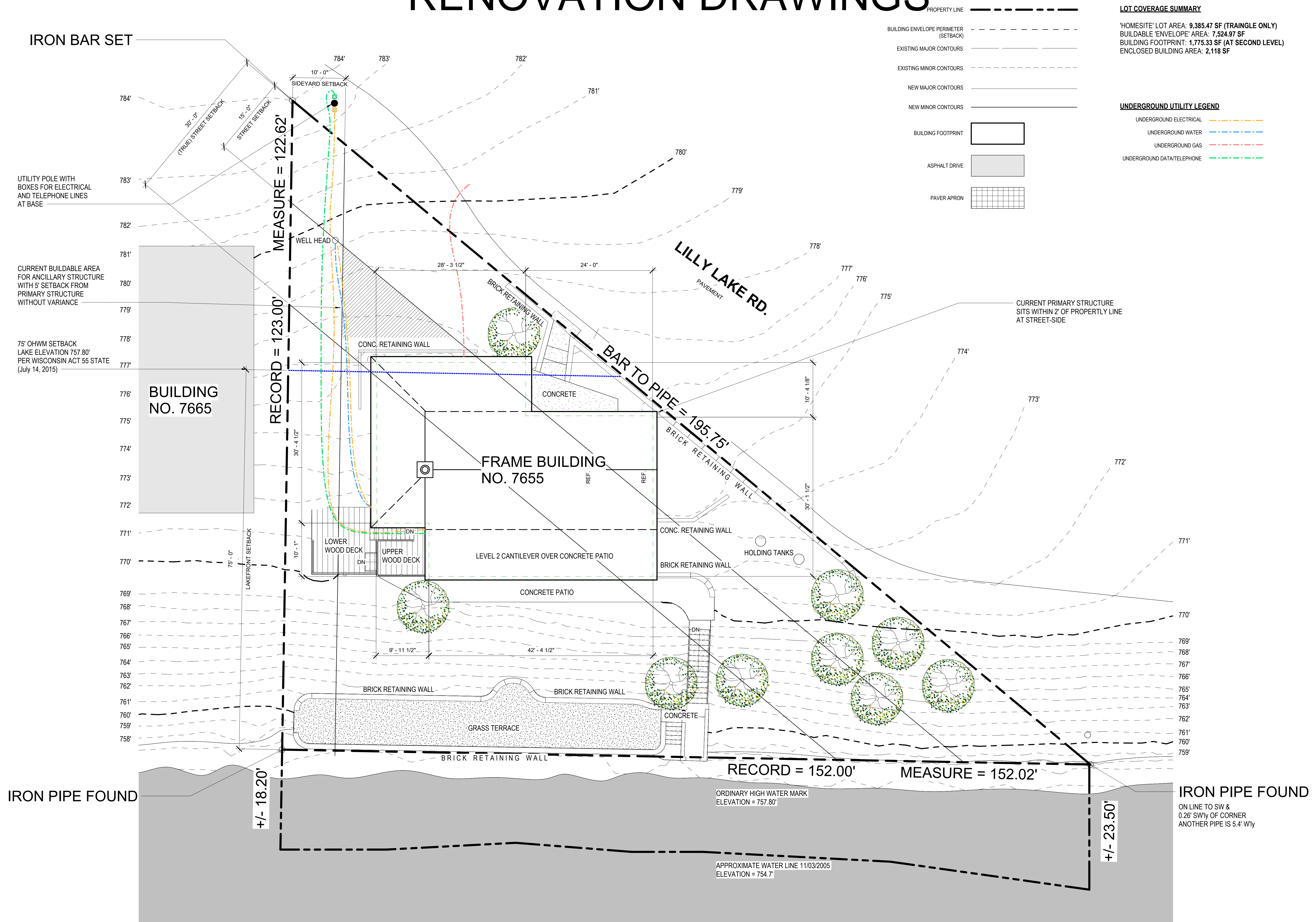
drawn by: Patrick G  
scale: As indicated  
size: 24 in x 36 in  
date: 12/19/2023 12:51:57 PM

Do not scale. Check all dimensions on site.

sheet number:  
**A-001.01**



# RENOVATION DRAWINGS



client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:

status:  
**Not For Construction**

issuance:  
**Rennovation Drawings V5**

sheet number:  
4 of 35

No.	Date	Description
-----	------	-------------

key plan:

sheet title:  
**Existing Site Plan**

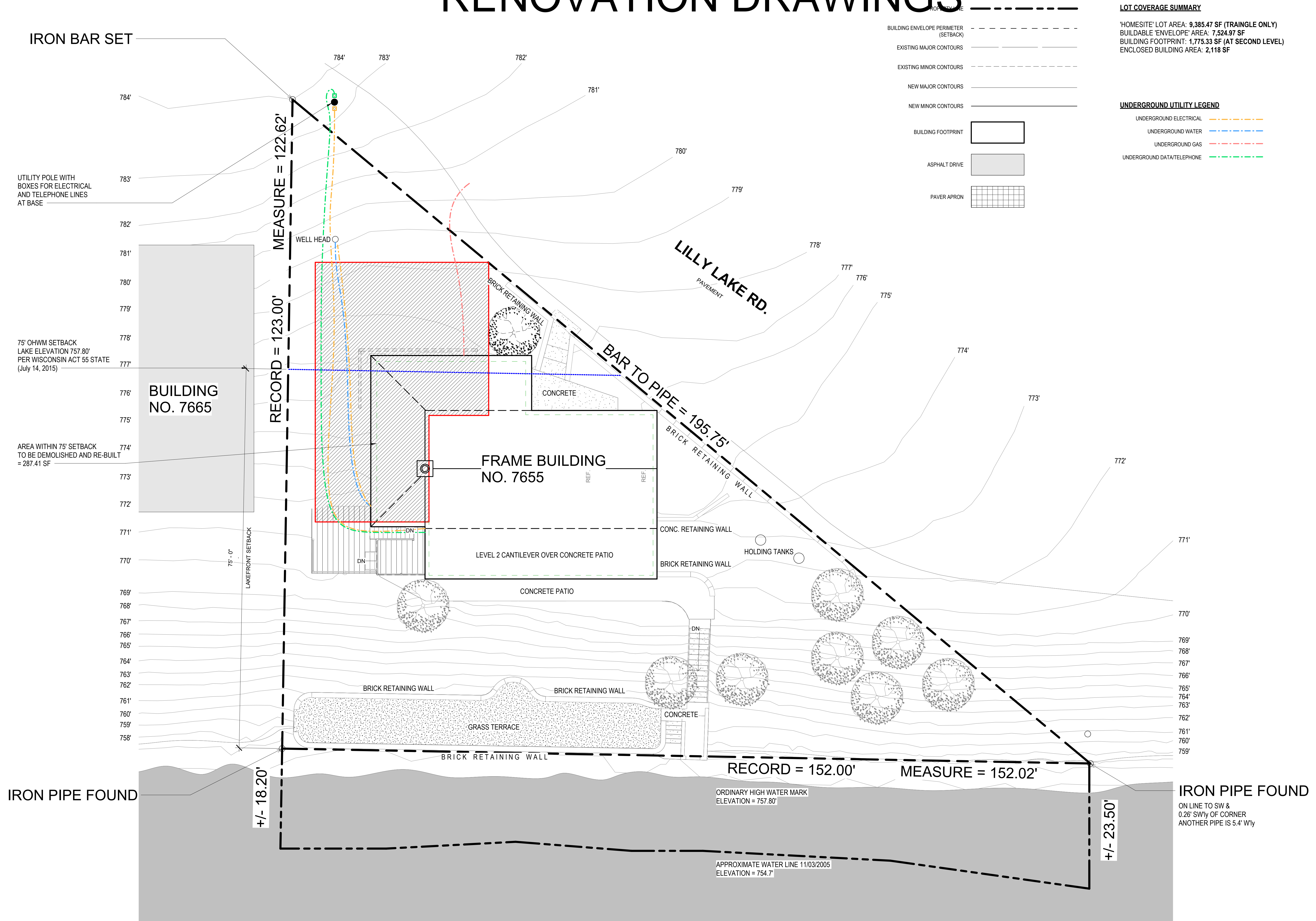
drawn by: Patrick G  
scale: 1/8" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:51:59 PM

sheet number:

## A-001.02



# RENOVATION DRAWINGS



client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:

status:  
**Not For Construction**

issuance:  
**Rennovation Drawings V5**

sheet number:  
5 of 35

sheet revisions:

No.	Date	Description
-----	------	-------------

key plan:

sheet title:

**Demolition Site  
Plan**

drawn by: Patrick G  
scale: 1/8" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:52:01 PM

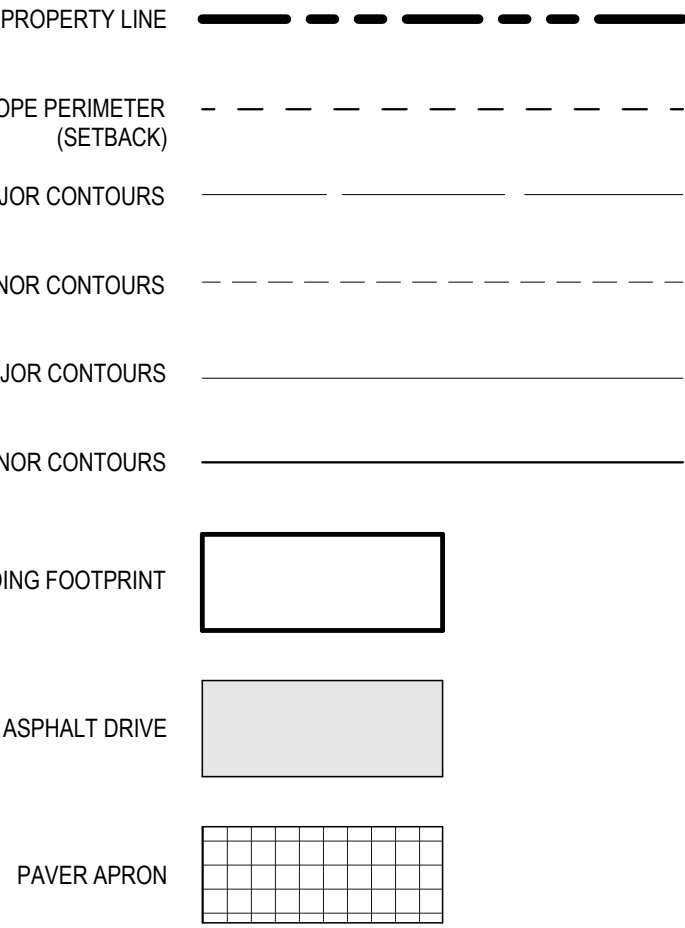
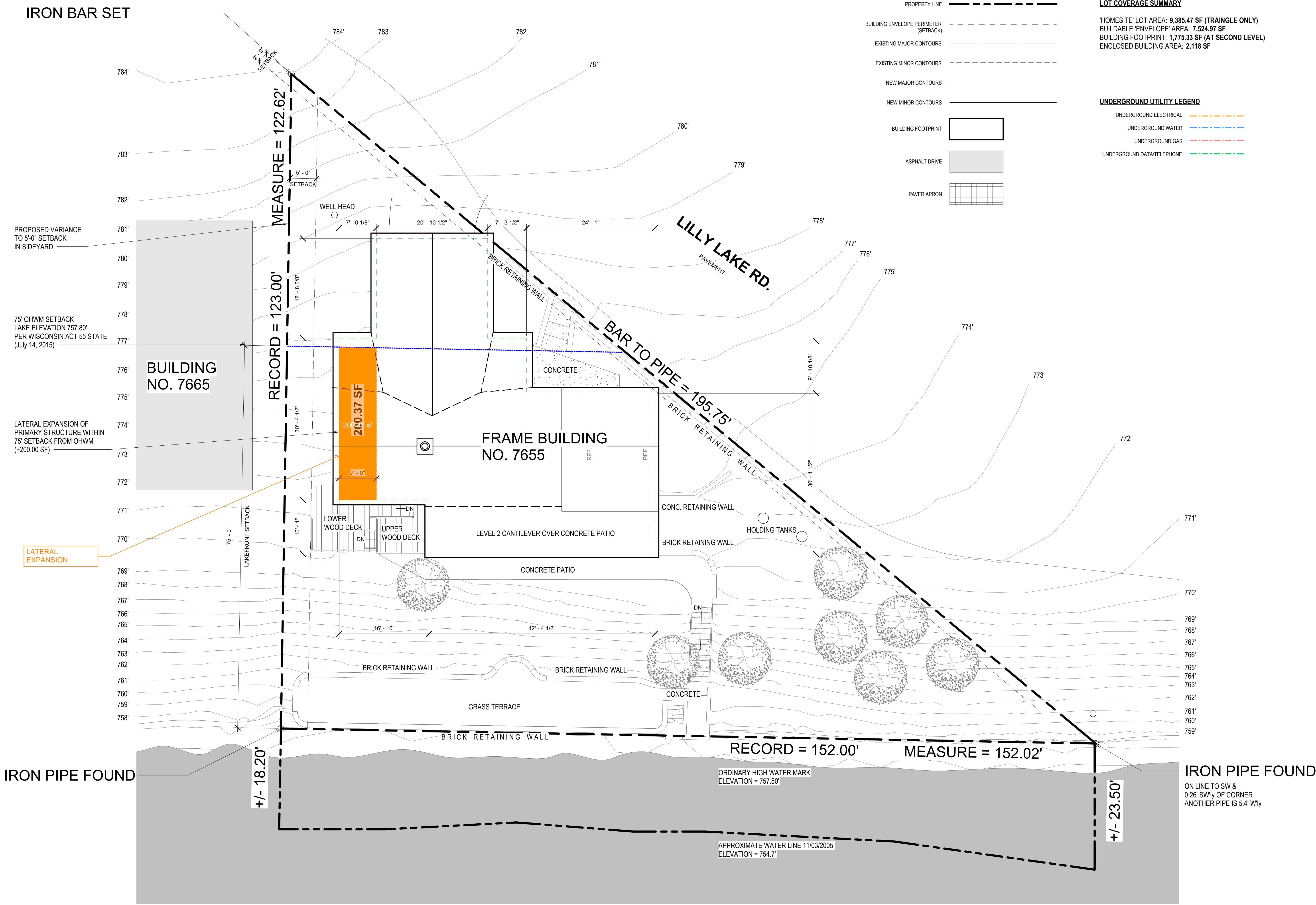
Do not scale. Check all dimensions on site.

sheet number:

# A-001.03



# RENOVATION DRAWINGS



**LOT COVERAGE SUMMARY**

'HOMESITE' LOT AREA: 9,385.47 SF (TRAINGLE ONLY)  
BUILDABLE 'ENVELOPE' AREA: 7,524.97 SF  
BUILDING FOOTPRINT: 1,775.33 SF (AT SECOND LEVEL)  
ENCLOSED BUILDING AREA: 2,118 SF

**UNDERGROUND UTILITY LEGEND**

UNDERGROUND ELECTRICAL

UNDERGROUND WATER

UNDERGROUND GAS

UNDERGROUND DATA/TELEPHONE

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:

status:  
**Not For Construction**

issuance:  
**Renovation Drawings V5**

sheet number:  
**6 of 35**

sheet revisions:

No.	Date	Description

key plan:

sheet title:  
**Rennovated Site Plan**

drawn by: Patrick G  
scale: 1/8" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:52:03 PM

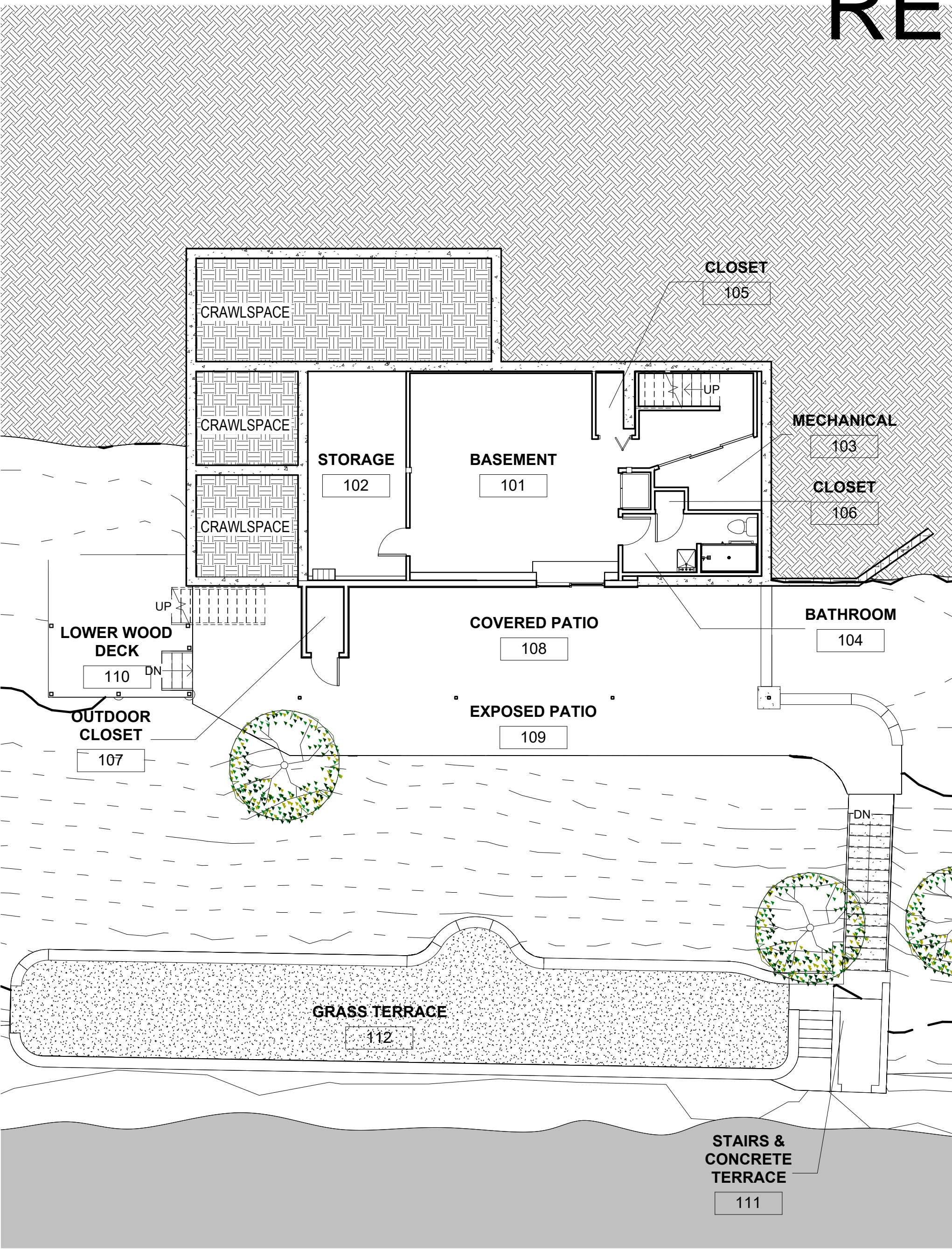
Do not scale. Check all dimensions on site.

sheet number:

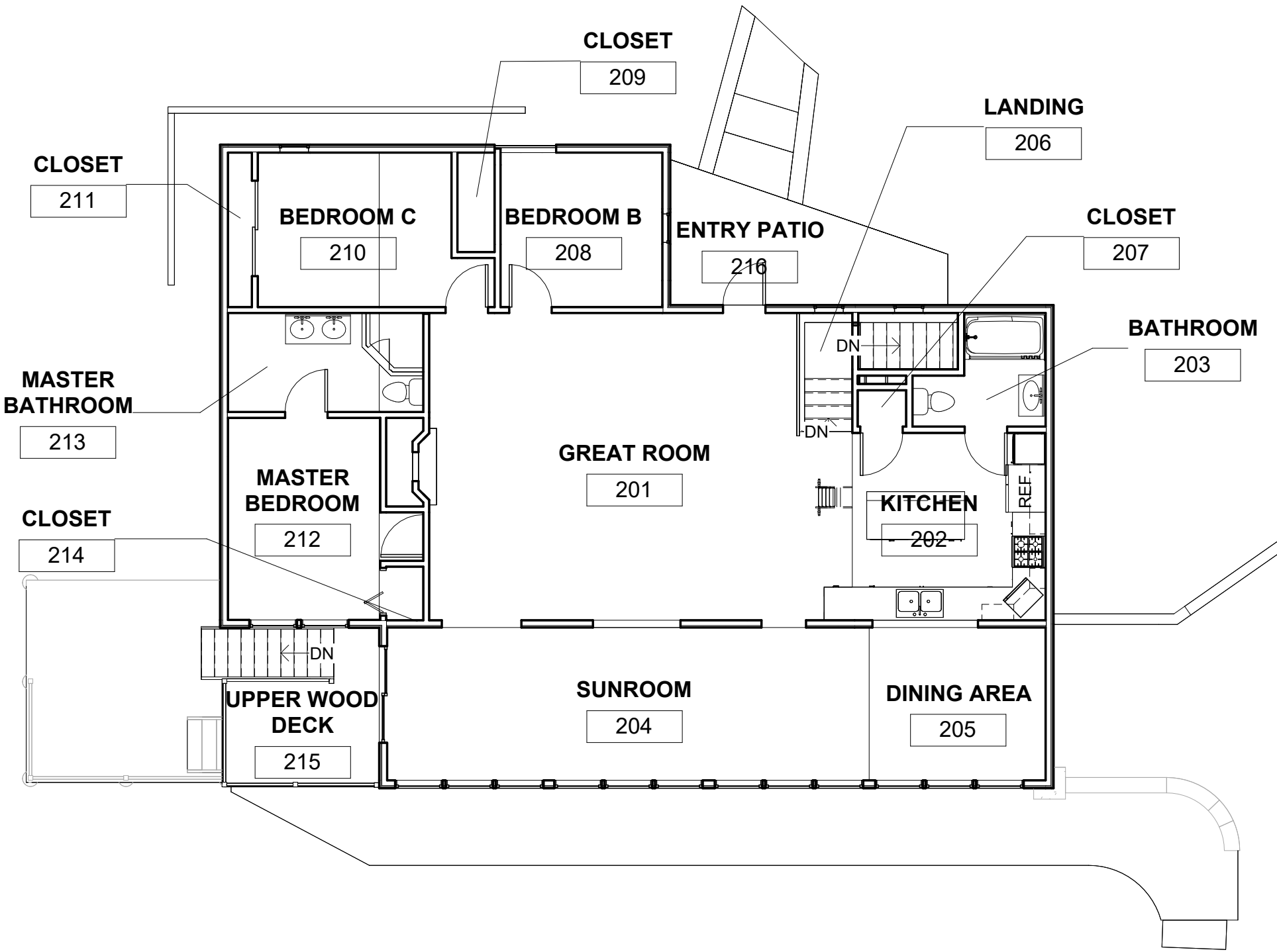
**A-001.04**



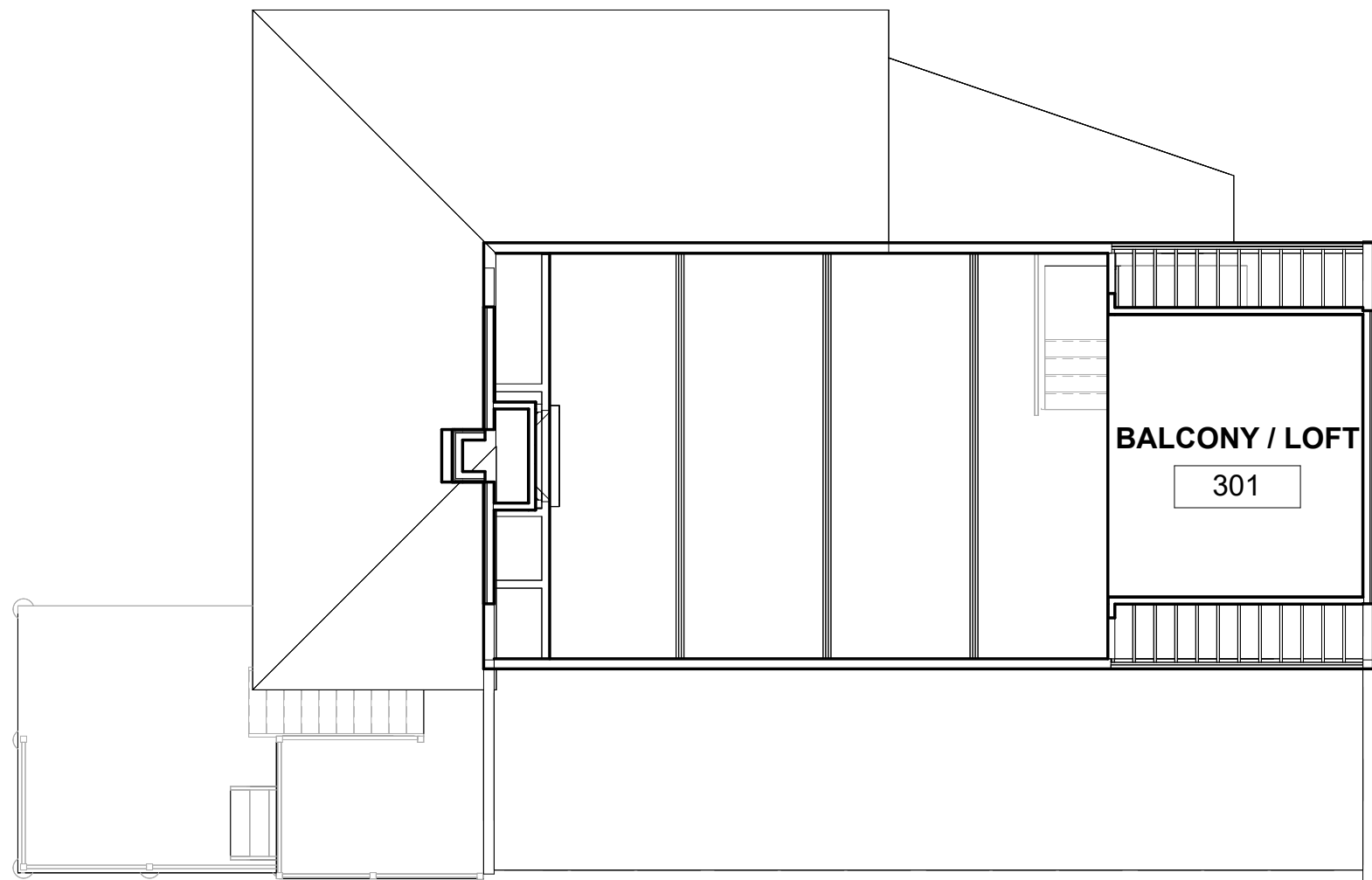
# RENOVATION DRAWINGS



1 Existing - L01 - Basement Room Plan  
1/8" = 1'-0"



2 Existing - L02 - Main Floor Room Plan  
1/8" = 1'-0"



3 Existing - L03 - Balcony Room Plan  
1/8" = 1'-0"

## EXTERIOR AREA SCHEDULE

NAME	NUMBER	AREA	PERIMETER	NOTES
OUTDOOR CLOSET	107	19 SF	18' - 4"	(BELOW OR ABOVE OTHER)
COVERED PATIO	108	386 SF	105' - 6"	(BELOW OR ABOVE OTHER)
UPPER WOOD DECK	215	100 SF	42' - 0"	(BELOW OR ABOVE OTHER)
(BELOW OR ABOVE OTHER): 3		506 SF		
EXPOSED PATIO	109	393 SF	162' - 9"	IMPERVIOUS SURFACE
LOWER WOOD DECK	110	159 SF	50' - 3"	IMPERVIOUS SURFACE
STAIRS & CONCRETE TERRACE	111	157 SF	73' - 11"	IMPERVIOUS SURFACE
ENTRY PATIO	216	148 SF	66' - 5"	IMPERVIOUS SURFACE
IMPERVIOUS SURFACE: 4		857 SF		
GRASS TERRACE	112	747 SF	158' - 0"	PURVEOUS SURFACE
PURVEOUS SURFACE: 1		747 SF		
GRAND TOTAL: 8		2109 SF		

## LOT SURFACE COVERAGE

'HOMESITE' LOT AREA: 9,385.47 SF (TRAINGLE ONLY)  
BUILDABLE 'ENVELOPE' AREA: 7,524.97 SF  
  
MAX. UMITIGATED IMPERVIOUS SURFACE AREA: (9,385.47x0.30) = 2,815.5 SF  
MAX. MITIGATED IMPERVIOUS SURFACE AREA: (9,384.47x0.40) = 3754.1 SF

EXISTING BUILDING FOOTPRINT: 1,775.33 SF (AT SECOND LEVEL)  
EXISTING IMPERVIOUS SURFACE AREA: 857 SF (OUTSIDE OF BUILDING FOOTPRINT)  
EXISTING RETAINING WALL SURFACE AREA: 270 SF

GRAND TOTAL IMPERVIOUS SURFACES: 2901 SF

## ROOM SCHEDULE

NAME	NUMBER	AREA	PERIMETER	NOTES
BASEMENT	101	393 SF	125' - 10"	
STORAGE	102	160 SF	54' - 1"	
MECHANICAL	103	43 SF	29' - 10"	
BATHROOM	104	62 SF	39' - 9"	
CLOSET	105	14 SF	18' - 3"	
CLOSET	106	4 SF	8' - 7"	
L01 - Basement: 6		677 SF		
GREAT ROOM	201	485 SF	94' - 7"	
KITCHEN	202	147 SF	51' - 4"	
BATHROOM	203	47 SF	31' - 0"	
SUNROOM	204	291 SF	79' - 9"	
DINING AREA	205	106 SF	41' - 5"	
LANDING	206	26 SF	21' - 11"	
CLOSET	207	7 SF	10' - 8"	
BEDROOM B	208	Not Enclosed	Not Enclosed	
CLOSET	209	15 SF	17' - 2"	
BEDROOM C	210	126 SF	49' - 2"	
CLOSET	211	15 SF	22' - 5"	
MASTER BEDROOM	212	130 SF	49' - 11"	
MASTER BATHROOM	213	76 SF	37' - 0"	
CLOSET	214	8 SF	11' - 5"	
L02 - Main Floor: 14		1478 SF		
BALCONY / LOFT	301	163 SF	51' - 2"	
L03 - Upper Floor: 1		163 SF		
GRAND TOTAL: 21		2319 SF		

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

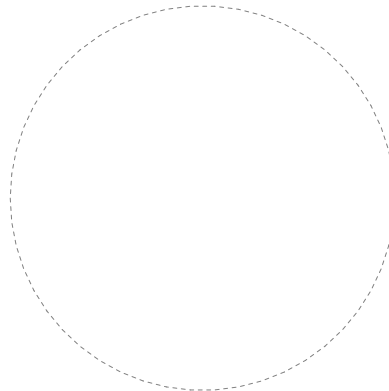
civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:



status:  
**Not For Construction**

issuance:  
**Rennovation Drawings V5**

sheet number:  
**7 of 35**

sheet revisions:  

No.	Date	Description

key plan:

sheet title:  
**Existing Area Calculations**

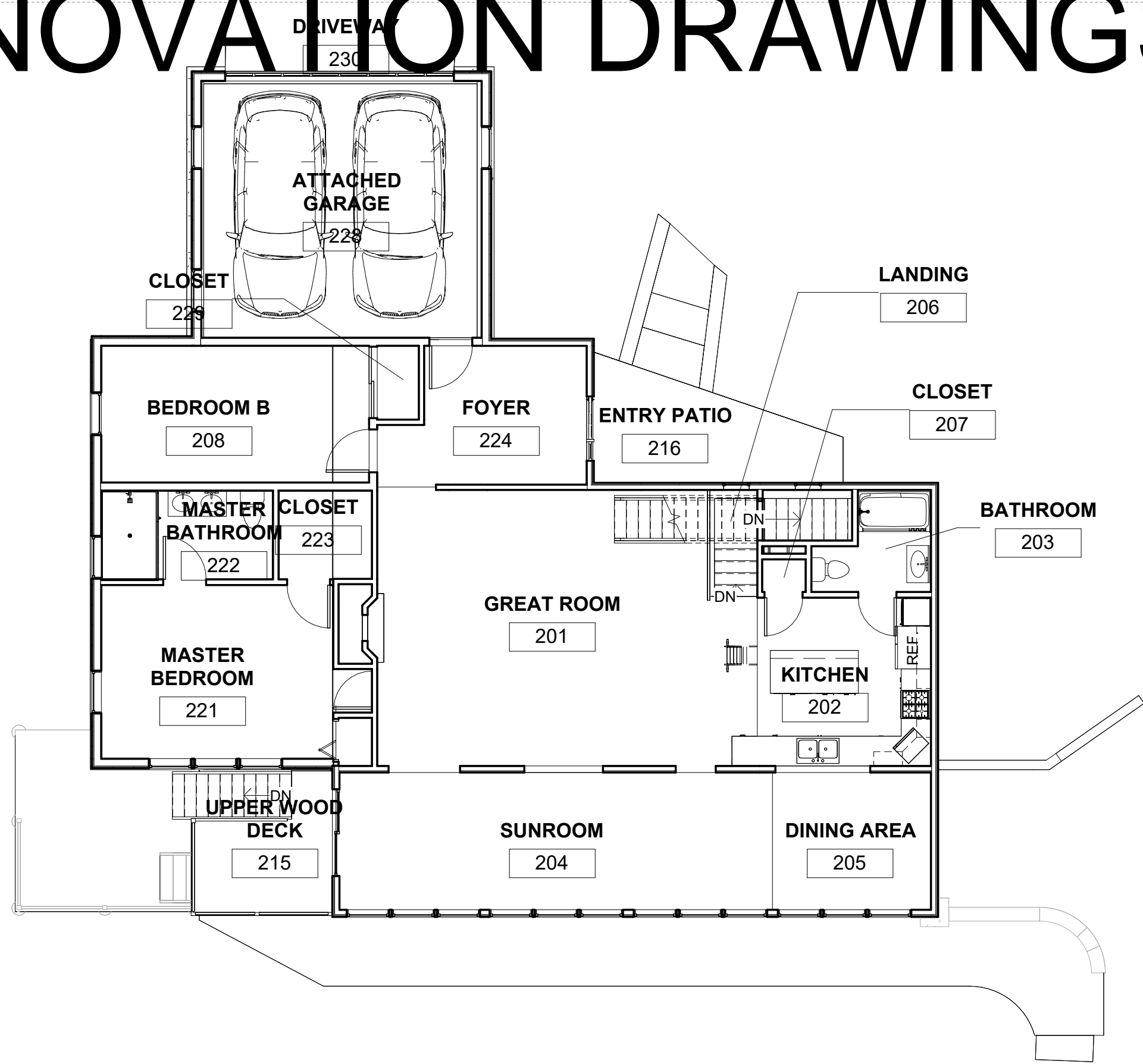
drawn by: Patrick G  
scale: 1/8" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:52:07 PM

Do not scale. Check all dimensions on site.

sheet number:  
**A-002.01**

This floor plan illustrates the lower level of a residence, featuring a variety of indoor and outdoor spaces. The layout includes:

- Indoor Spaces:**
  - WORK ROOM (121):** Located on the left side of the plan.
  - STORAGE (122):** Adjacent to the work room.
  - CRAWLSPACE (123):** Situated above the work room and storage areas.
  - BASEMENT (101):** A large central area with a staircase labeled "UP".
  - BATHROOM (104):** Located on the right side.
  - MECHANICAL (103):** Adjacent to the bathroom.
  - CLOSET (105):** Located above the mechanical room.
  - CLOSET (106):** Located below the mechanical room.
- Outdoor Spaces:**
  - LOWER WOOD DECK (110):** Features stairs labeled "UP" and "DN".
  - COVERED PATIO (108):** Adjacent to the basement.
  - EXPOSED PATIO (109):** Located below the covered patio.
  - GRASS TERRACE (112):** A large outdoor area at the bottom of the plan.
- Other Features:**
  - STAIRS & CONCRETE TERRACE (111):** Located at the bottom right, with a staircase labeled "DN".
  - Landscaping:** Includes several trees and shrubs, particularly around the grass terrace and exposed patio.

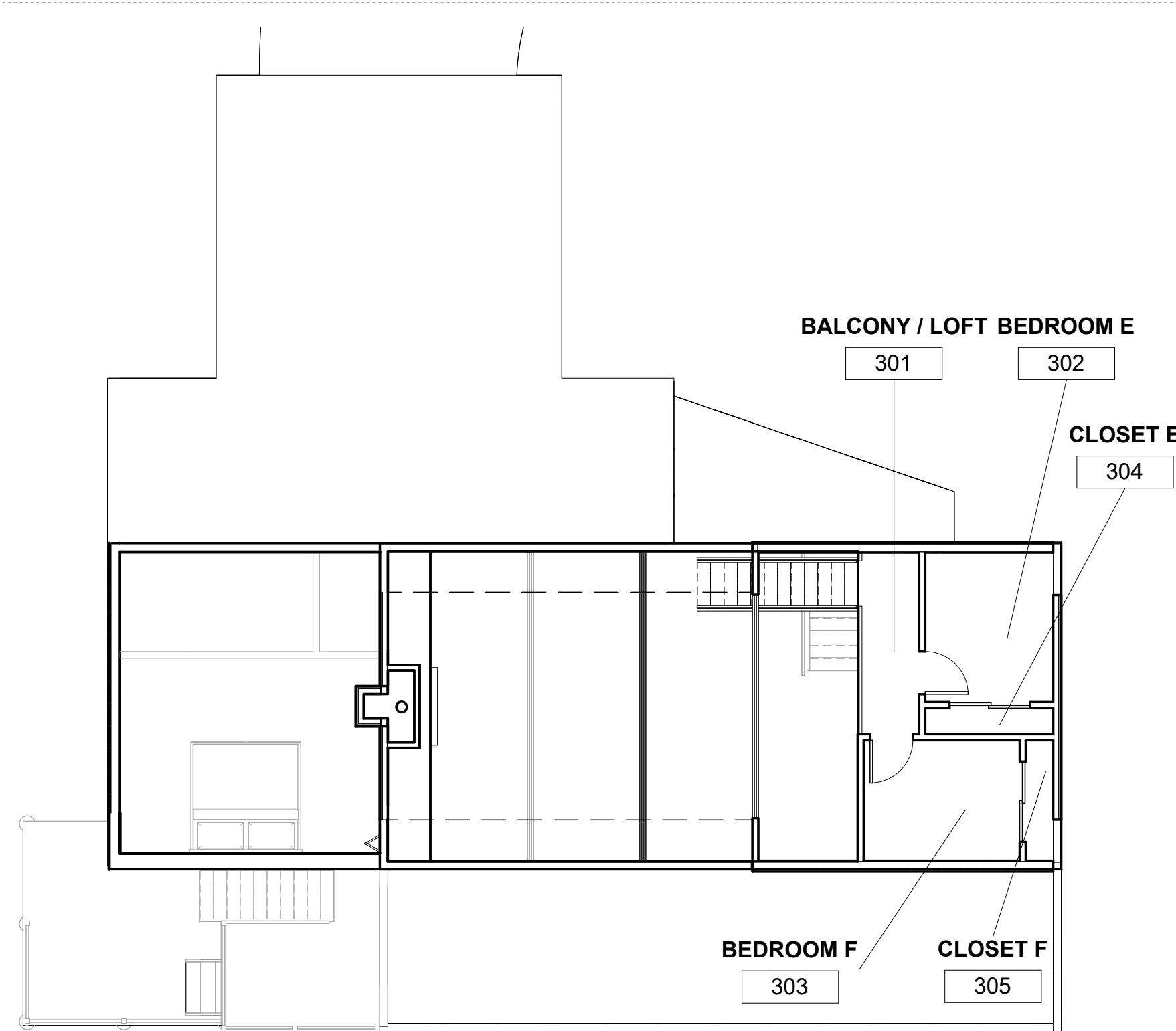


NAME	NUMBER	AREA	PERIMETER	NOTES
COVERED PATIO	108	386 SF	105' - 6"	(BELOW OR ABOVE OTHER)
UPPER WOOD DECK	215	74 SF	39' - 8"	(BELOW OR ABOVE OTHER)
(BELOW OR ABOVE OTHER): 2		459 SF		
EXPOSED PATIO	109	393 SF	162' - 9"	IMPERVIOUS SURFACE
LOWER WOOD DECK	110	124 SF	45' - 0"	IMPERVIOUS SURFACE
STAIRS & CONCRETE TERRACE	111	157 SF	73' - 11"	IMPERVIOUS SURFACE
ENTRY PATIO	216	148 SF	66' - 5"	IMPERVIOUS SURFACE
IMPERVIOUS SURFACE: 4		822 SF		
GRASS TERRACE	112	747 SF	158' - 0"	PURVEOUS SURFACE
DRIVEWAY	230	314 SF	70' - 8"	PURVEOUS SURFACE
PURVEOUS SURFACE: 2		1061 SF		
GRAND TOTAL: 8		2343 SF		

'HOMESITE' LOT AREA: **9,385.47 SF (TRIANGLE ONLY)**  
 BUILDABLE 'ENVELOPE' AREA: **7,524.97 SF**

MAX. UNMITIGATED IMPERVIOUS SURFACE AREA:  $(9,385.47 \times 0.30) = 2,815.5 \text{ SF}$   
 MAX. MITIGATED IMPERVIOUS SURFACE AREA:  $(9,384.47 \times 0.40) = 3,754.1 \text{ SF}$

RENOVATED BUILDING FOOTPRINT: **2371.25 SF (AT SECOND LEVEL)**  
 RENOVATED IMPERVIOUS SURFACE AREA: **849 SF (OUTSIDE OF BUILDING FOOTPRINT)**  
 EXISTING RETAINING WALL SURFACE AREA: **270 SF**

**WATER MITIGATION REQUIREMENT: 670**

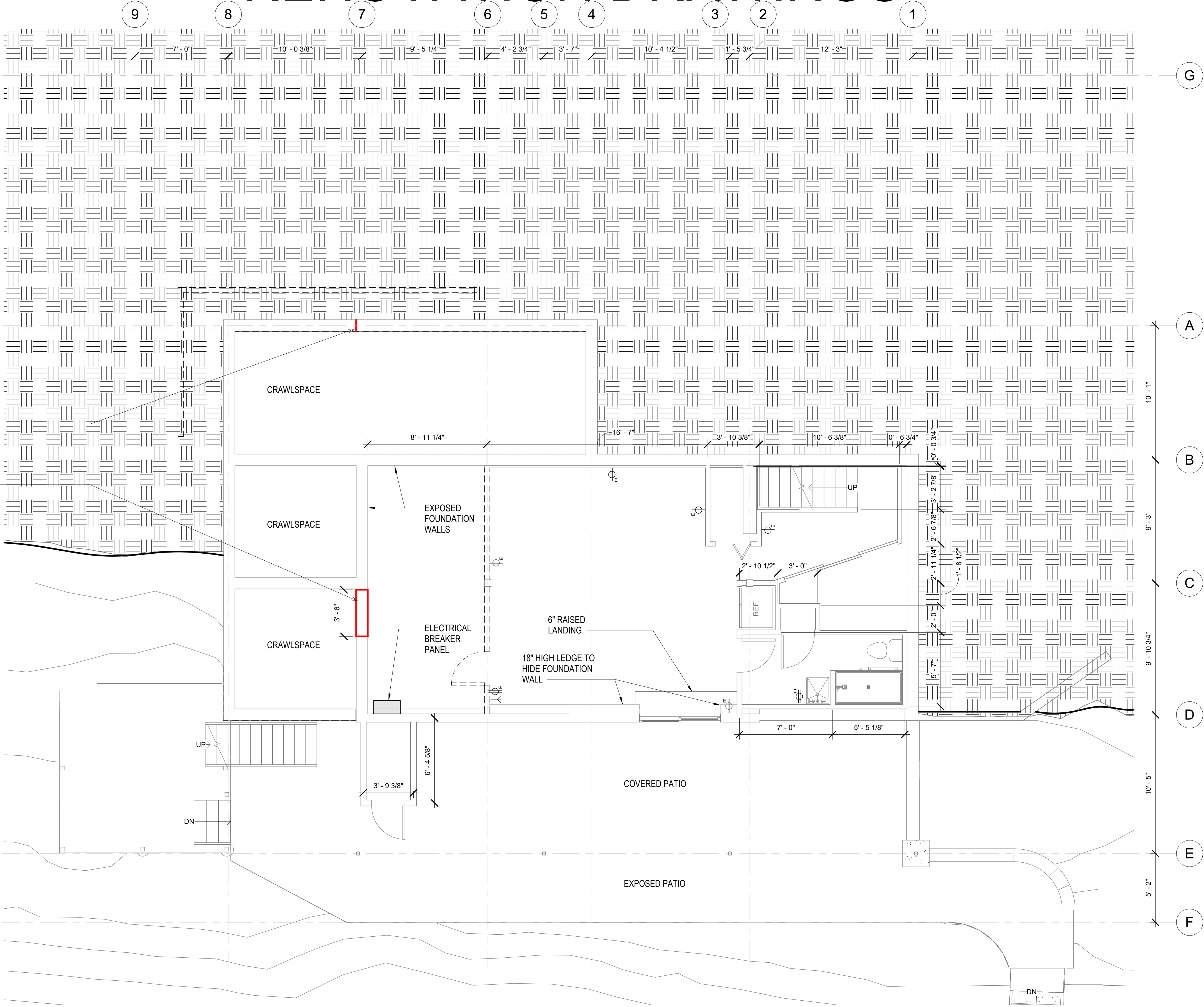
NAME	NUMBER	AREA	PERIMETER	NOTES
BASEMENT	101	476 SF	144' - 9"	
MECHANICAL	103	43 SF	29' - 10"	
BATHROOM	104	62 SF	39' - 9"	
CLOSET	105	14 SF	18' - 3"	
CLOSET	106	4 SF	8' - 7"	
WORK ROOM	121	83 SF	36' - 10"	NEW
STORAGE	122	76 SF	34' - 10"	NEW
L01 - Basement: 7		759 SF		
GREAT ROOM	201	486 SF	95' - 0"	
KITCHEN	202	147 SF	51' - 4"	
BATHROOM	203	47 SF	31' - 0"	
SUNROOM	204	291 SF	79' - 9"	
DINING AREA	205	106 SF	41' - 5"	
LANDING	206	26 SF	21' - 11"	
CLOSET	207	7 SF	10' - 8"	
BEDROOM B	208	179 SF	56' - 7"	
UPPER WOOD DECK	215	74 SF	39' - 8"	(BELOW OR ABOVE OTHER)
MASTER BEDROOM	221	205 SF	63' - 2"	NEW
MASTER BATHROOM	222	74 SF	36' - 5"	NEW
CLOSET	223	40 SF	25' - 5"	RENOVATION
FOYER	224	125 SF	49' - 1"	RENOVATION
ATTACHED GARAGE	228	352 SF	75' - 1"	NEW
CLOSET	229	15 SF	16' - 2"	NEW
L02 - Main Floor: 15		2174 SF		
BALCONY / LOFT	301	43 SF	30' - 3"	
BEDROOM E	302	74 SF	34' - 6"	NEW
BEDROOM F	303	73 SF	34' - 5"	NEW
CLOSET E	304	13 SF	19' - 2"	NEW
CLOSET F	305	13 SF	18' - 5"	NEW
L03 - Upper Floor: 5		216 SF		
GRAND TOTAL: 27		3149 SF		

# A-002 02

# A.002 02



# RENOVATION DRAWINGS



TRUNCATED CONCRETE WALL

NEW OPENING IN CONCRETE WALL

① Existing - L01 - Basement  
1/4" = 1'-0"

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:

status:  
**Not For Construction**

issuance:  
**Renovation Drawings V5**

sheet number:  
**9 of 35**

sheet revisions:

No.	Date	Description
-----	------	-------------

key plan:

sheet title:

**Level 1 Demolition  
Floor Plan**

drawn by: Patrick G  
scale: 1/4" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:52:11 PM

Do not scale. Check all dimensions on site.

sheet number:

**A-101.00**

# RENOVATION DRAWINGS

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:

status:  
**Not For Construction**

issuance:  
**Renovation Drawings V5**

sheet number:  
10 of 35

sheet revisions:

No.	Date	Description

key plan:

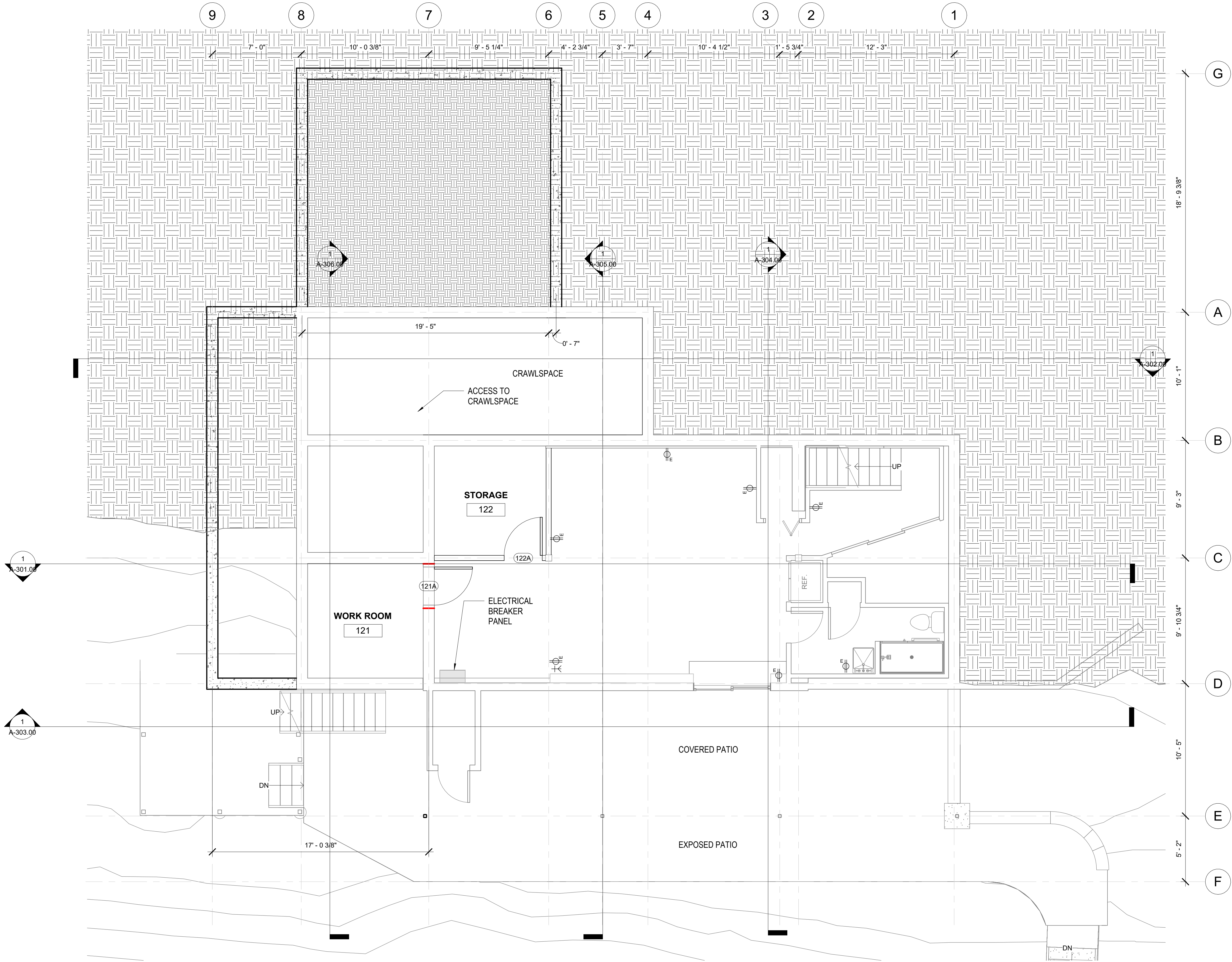
sheet title:  
**Level 1 Renovated  
Floor Plan**

drawn by: Patrick G  
scale: 1/4" = 1'-0"  
size: 24 in × 36 in  
date: 12/19/2023 12:52:13 PM

Do not scale. Check all dimensions on site.

sheet number:

**A-101.01**



1 Proposed - L01 - Basement  
1/4" = 1'-0"



# RENOVATION DRAWINGS

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

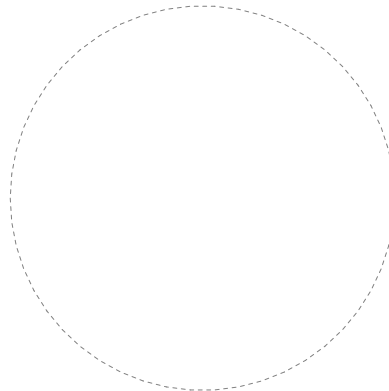
civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:



status:  
**Not For Construction**

issuance:  
**Renovation Drawings V5**

sheet number:  
**11 of 35**

sheet revisions:

No.	Date	Description
-----	------	-------------

No.	Date	Description

key plan:

sheet title:

**Level 2 Demolition  
Floor Plan**

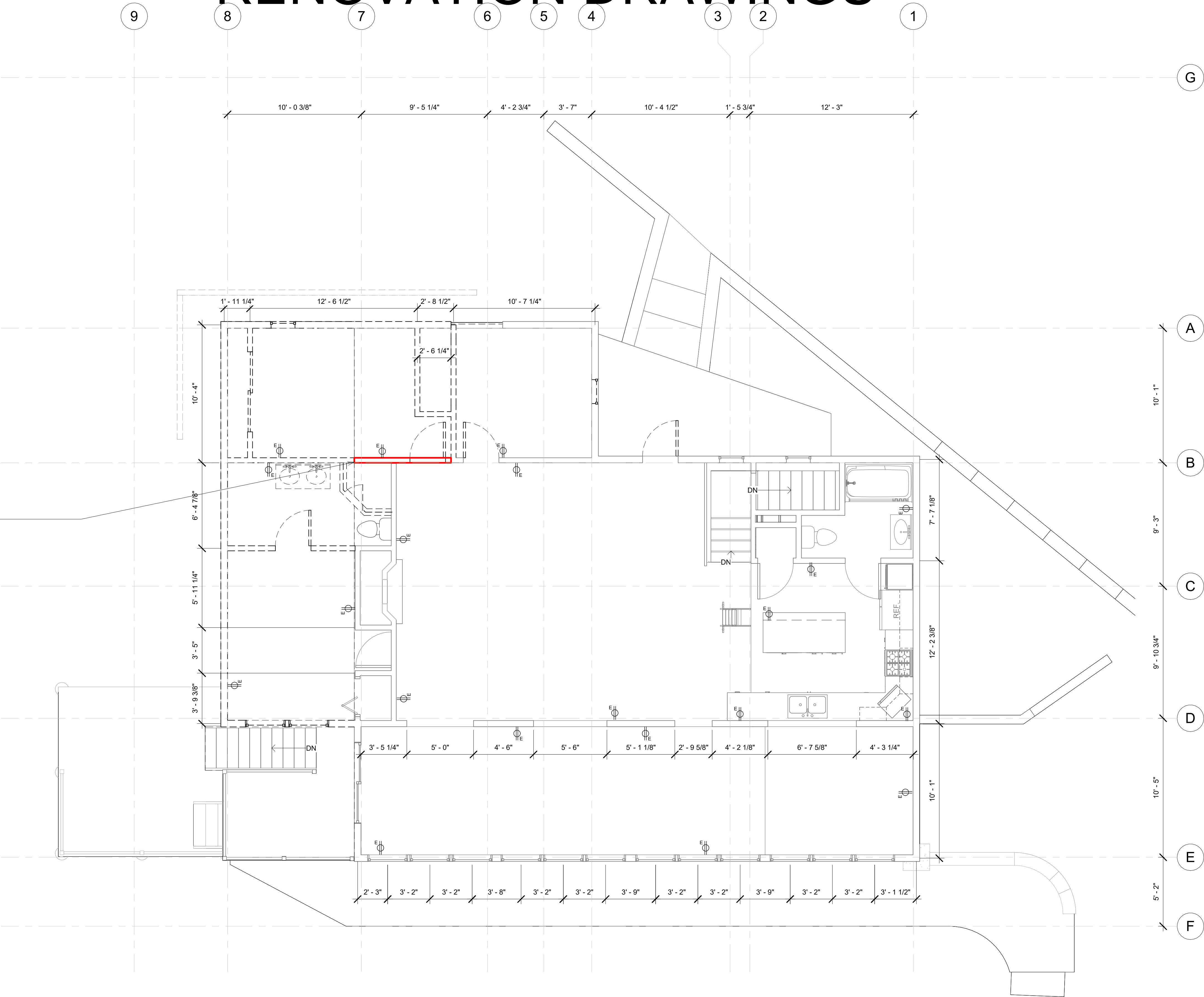
drawn by: Patrick G  
scale: 1/4" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:52:14 PM

Do not scale. Check all dimensions on site.

sheet number:

**A-102.00**

LOAD BEARING WALL,  
TEMPORARY SUPPORT REQUIRED



① Existing - L02 - Main Floor  
1/4" = 1'-0"

# RENOVATION DRAWINGS

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:

status:  
**Not For Construction**

issuance:  
**Renovation Drawings V5**

sheet number:  
**12 of 35**

sheet revisions:

No.	Date	Description
-----	------	-------------

key plan:

sheet title:

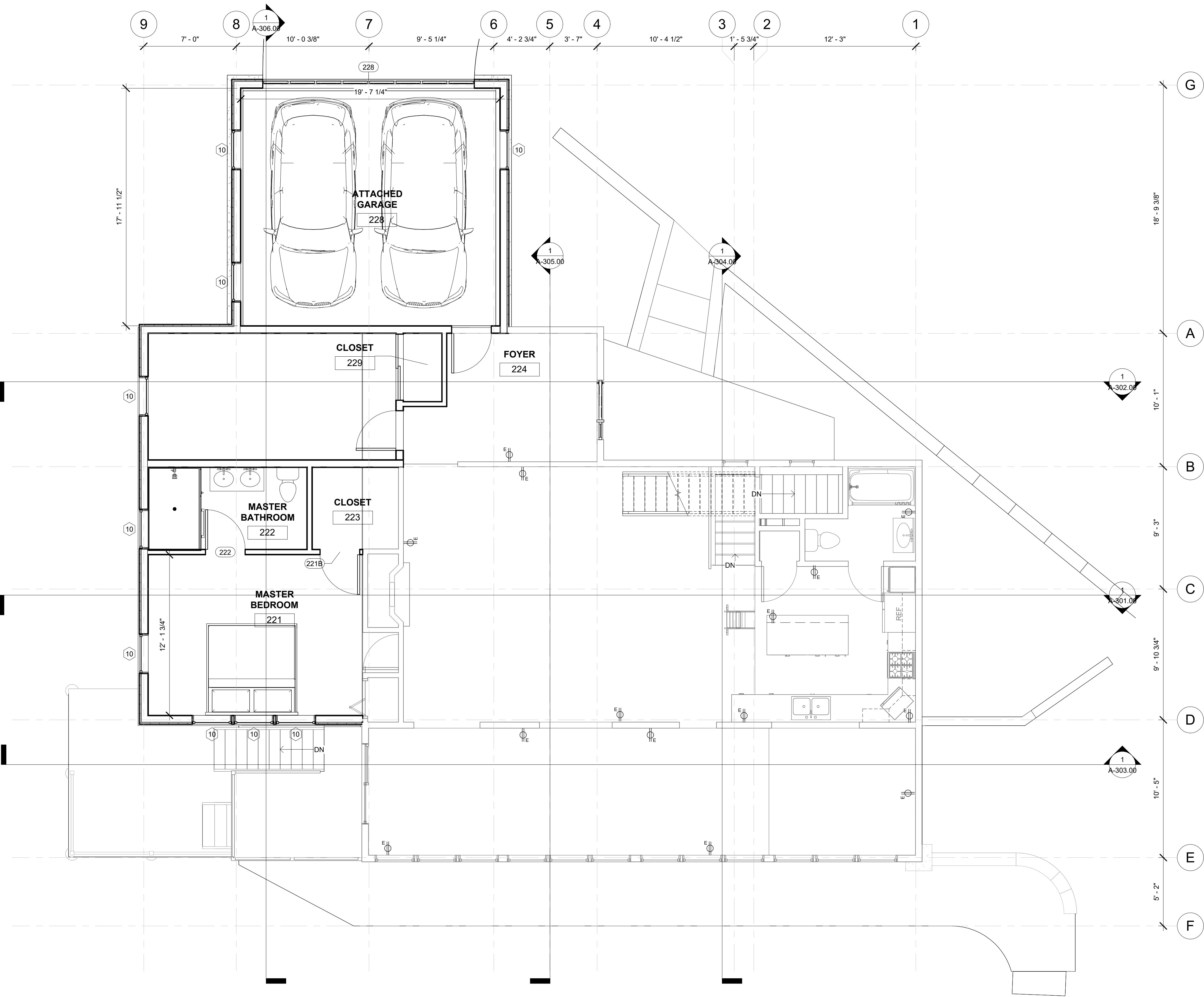
**Level 2 Renovated  
Floor Plan**

drawn by: Patrick G  
scale: 1/4" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:52:17 PM

Do not scale. Check all dimensions on site.

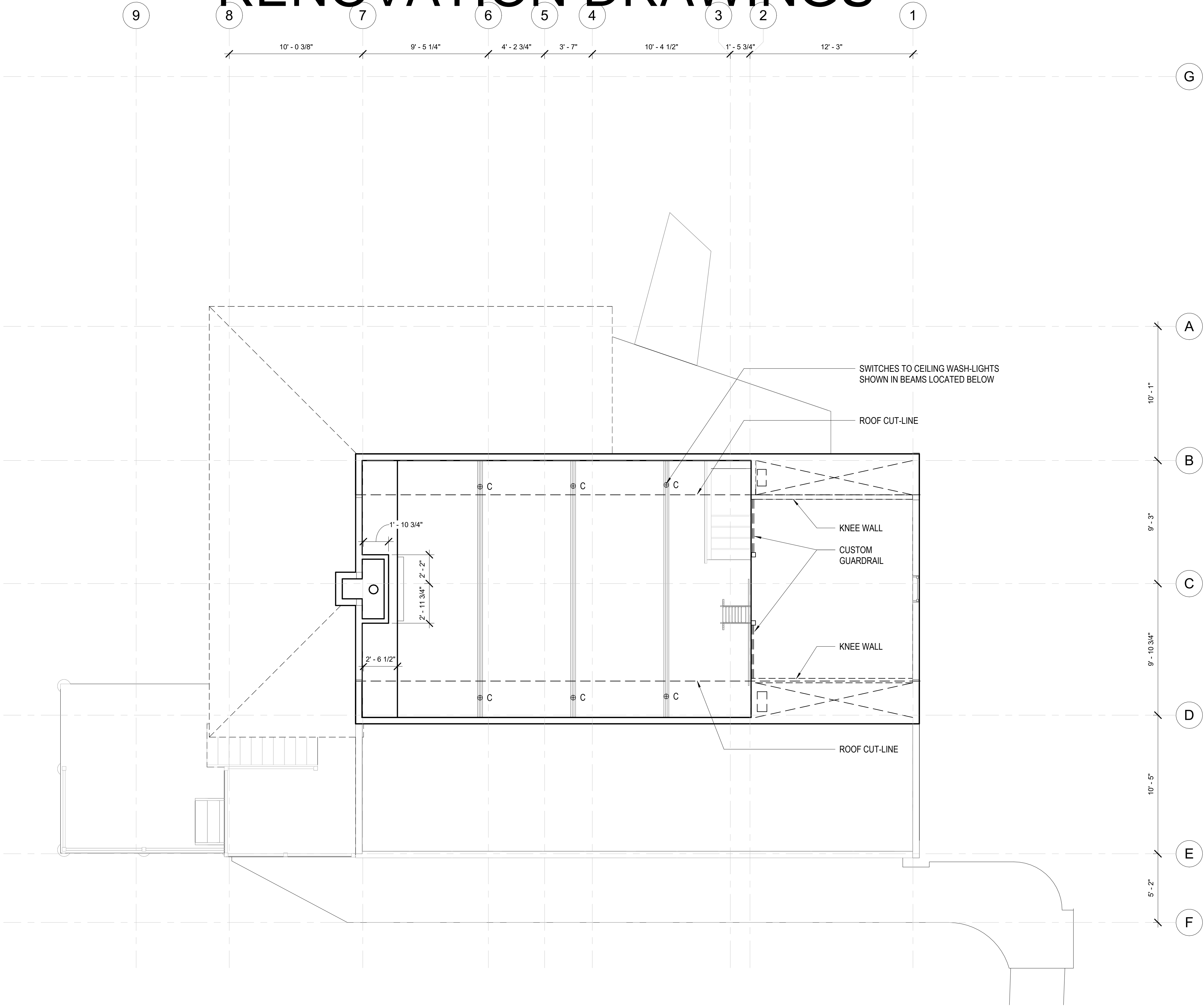
sheet number:

**A-102.01**



1 Proposed - L02 - Main Floor  
1/4" = 1'-0"

# RENOVATION DRAWINGS



① Existing - L03 - Upper Floor  
1/4" = 1'-0"

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

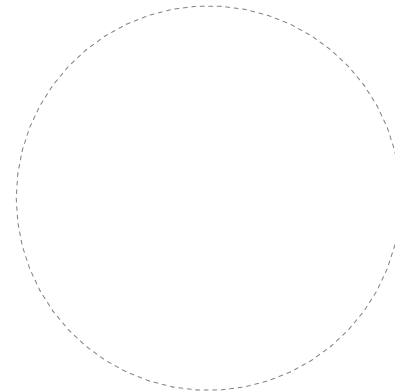
civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:



status:  
**Not For Construction**

issuance:  
**Rennovation Drawings V5**

sheet number:  
13 of 35

sheet revisions:

No.	Date	Description
-----	------	-------------

key plan:

sheet title:

**Level 3 Demolition  
Floor Plan**

drawn by: Patrick G  
scale: 1/4" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:52:18 PM

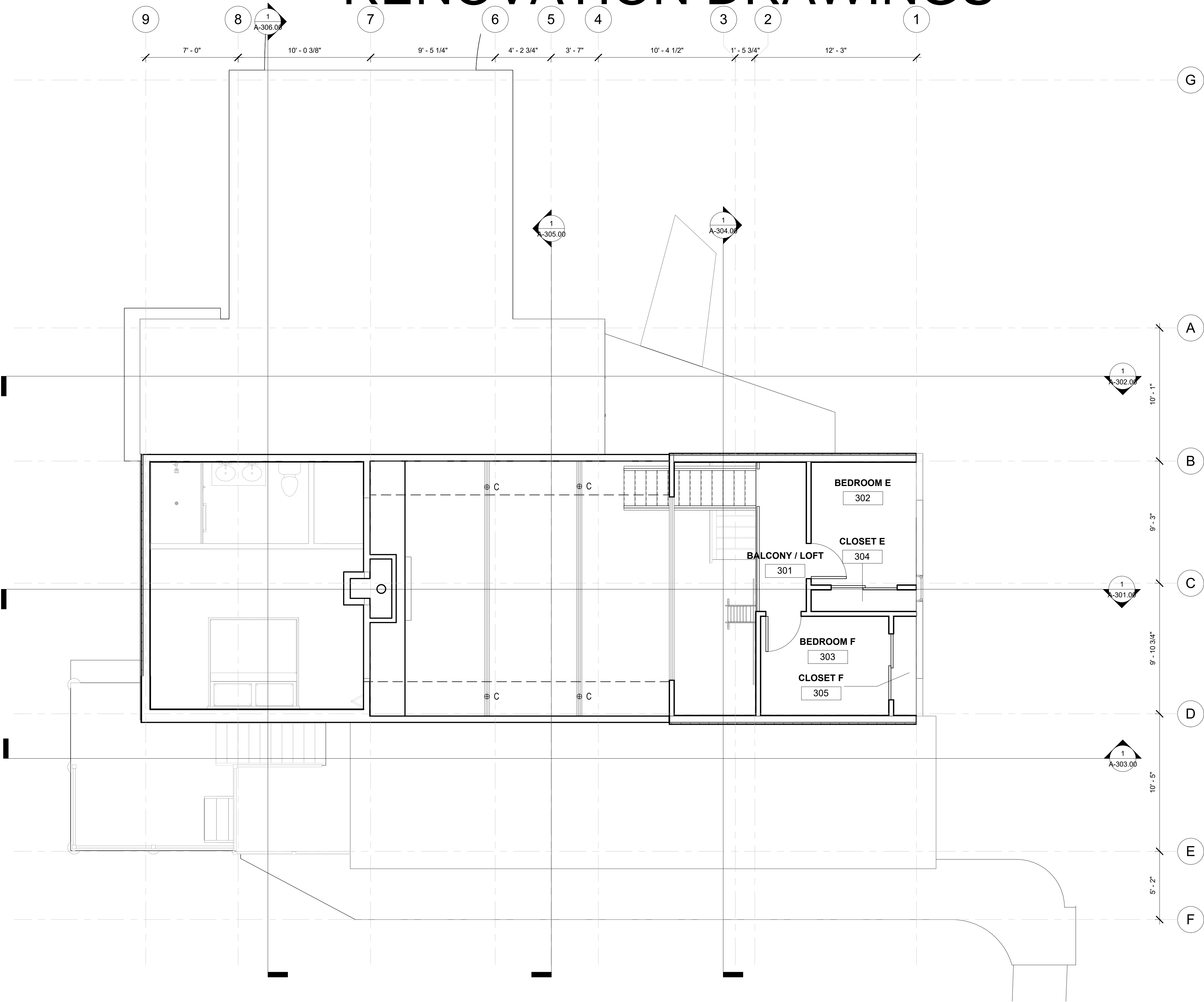
Do not scale. Check all dimensions on site.

sheet number:

**A-103.00**



# RENOVATION DRAWINGS



1 Proposed - L03 - Upper Floor  
1/4" = 1'-0"

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

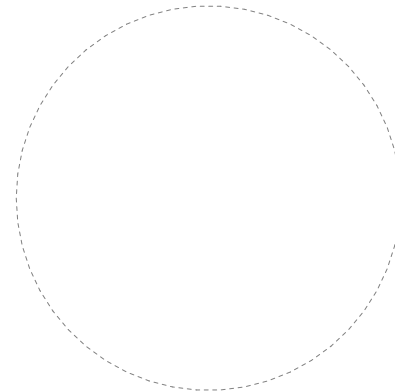
civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:



status:  
**Not For Construction**

issuance:  
**Renovation Drawings V5**

sheet number:  
14 of 35

sheet revisions:

No.	Date	Description
-----	------	-------------

key plan:

sheet title:  
**Level 3 Renovated  
Floor Plan**

drawn by: Patrick G  
scale: 1/4" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:52:20 PM

Do not scale. Check all dimensions on site.

sheet number:

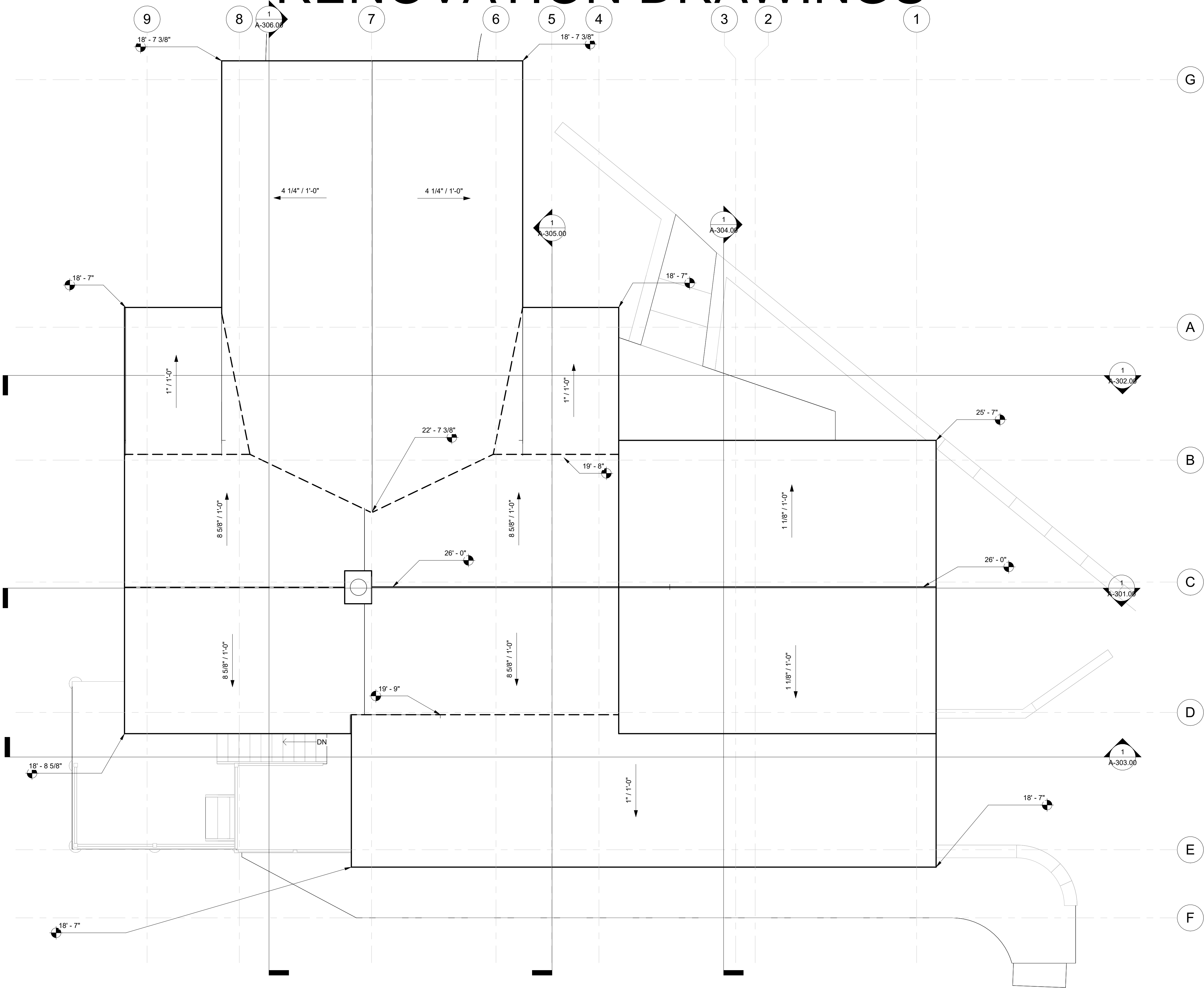
## A-103.01

F

sheet number:  
**A-104.00**

② Existing - Roof Plan  
1/4" = 1'-0"

# RENOVATION DRAWINGS



1 Proposed - Roof Plan  
1/4" = 1'-0"

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

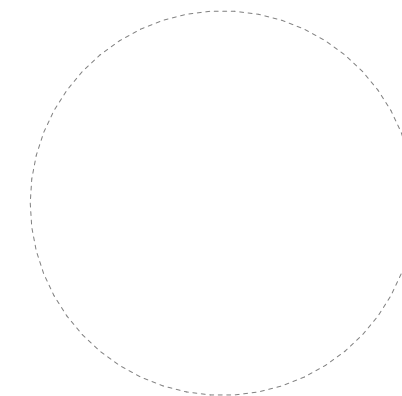
civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:



status:  
**Not For Construction**

issuance:  
**Renovation Drawings V5**

sheet number:  
**16 of 35**

sheet revisions:

No.	Date	Description
-----	------	-------------

key plan:

sheet title:  
**Renovated Roof Plan**

drawn by: Patrick G  
scale: 1/4" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:52:23 PM

Do not scale. Check all dimensions on site.

sheet number:

## A-104.01

# RENOVATION DRAWINGS

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:

status:  
**Not For Construction**

issuance:  
**Rennovation Drawings V5**

sheet number:  
**17 of 35**

sheet revisions:		
No.	Date	Description

key plan:

sheet title:  
**Level 1 Reflected  
Ceiling Plan**

drawn by: Patrick G  
scale: 1/4" = 1'-0"  
size: 24 in × 36 in  
date: 12/19/2023 12:52:25 PM

Do not scale. Check all dimensions on site.

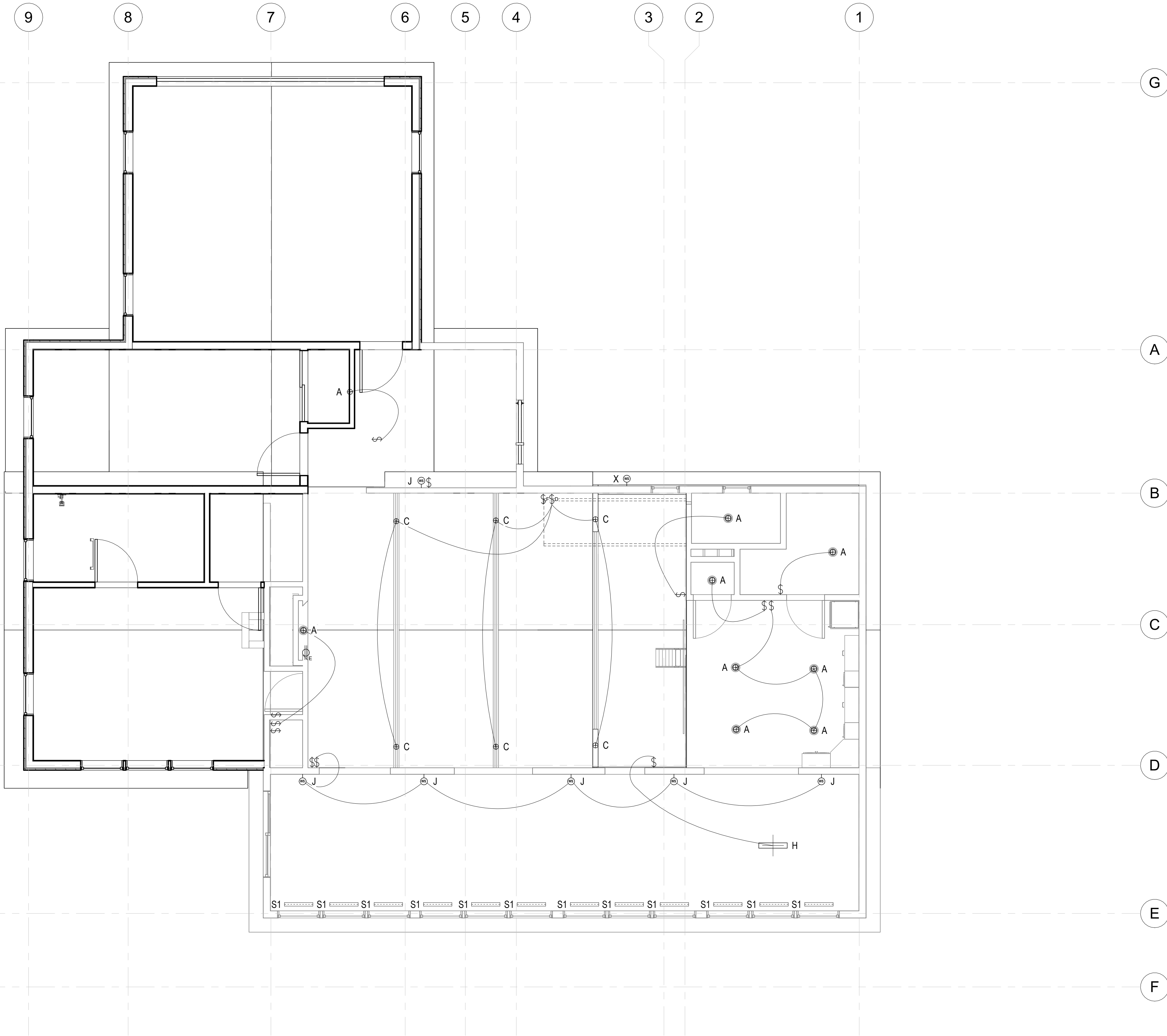
sheet number:  
**A-111.00**

EXISTING DUCT

① L01 - Basement  
1/4" = 1'-0"



# RENOVATION DRAWINGS



① L02 - Main Floor  
1/4" = 1'-0"

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:

status:  
**Not For Construction**

issuance:  
**Rennovation Drawings V5**

sheet number:  
**18 of 35**

No.	Date	Description

key plan:

sheet title:  
**Level 2 Reflected  
Ceiling Plan**

drawn by: Patrick G  
scale: 1/4" = 1'-0"  
size: 24 in × 36 in  
date: 12/19/2023 12:52:26 PM

Do not scale. Check all dimensions on site.

sheet number:  
**A-112.00**

# RENOVATION DRAWINGS

9

8

7

6

5

4

3

2

1

G

A

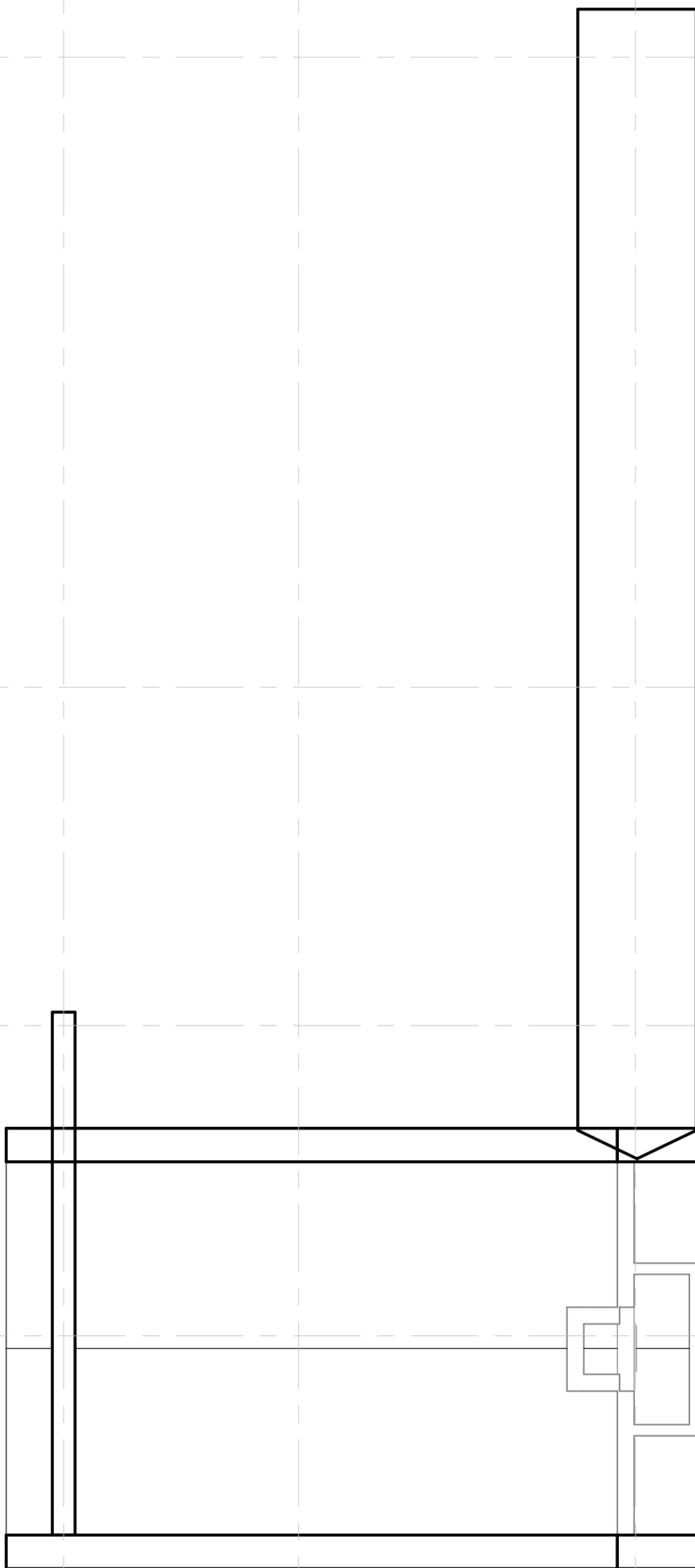
B

C

D

E

F



① L03 - Upper Floor  
1/4" = 1'-0"

client:

**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:

**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

civil engineer:

consultant:

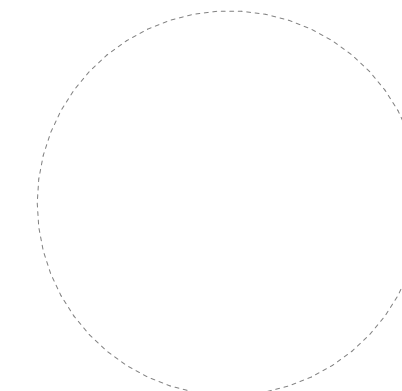
project name:

**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:

**PG-2023-001**

seal & signature:



status:

**Not For Construction**

issuance:

**Renovation Drawings V5**

sheet number:

19 of 35

sheet revisions:

No.	Date	Description
-----	------	-------------


key plan:

sheet title:

**Level 3 Reflected  
Ceiling Plan**

drawn by:

Patrick G

scale:

1/4" = 1'-0"

size:

24 in × 36 in

date:

12/19/2023 12:52:27 PM

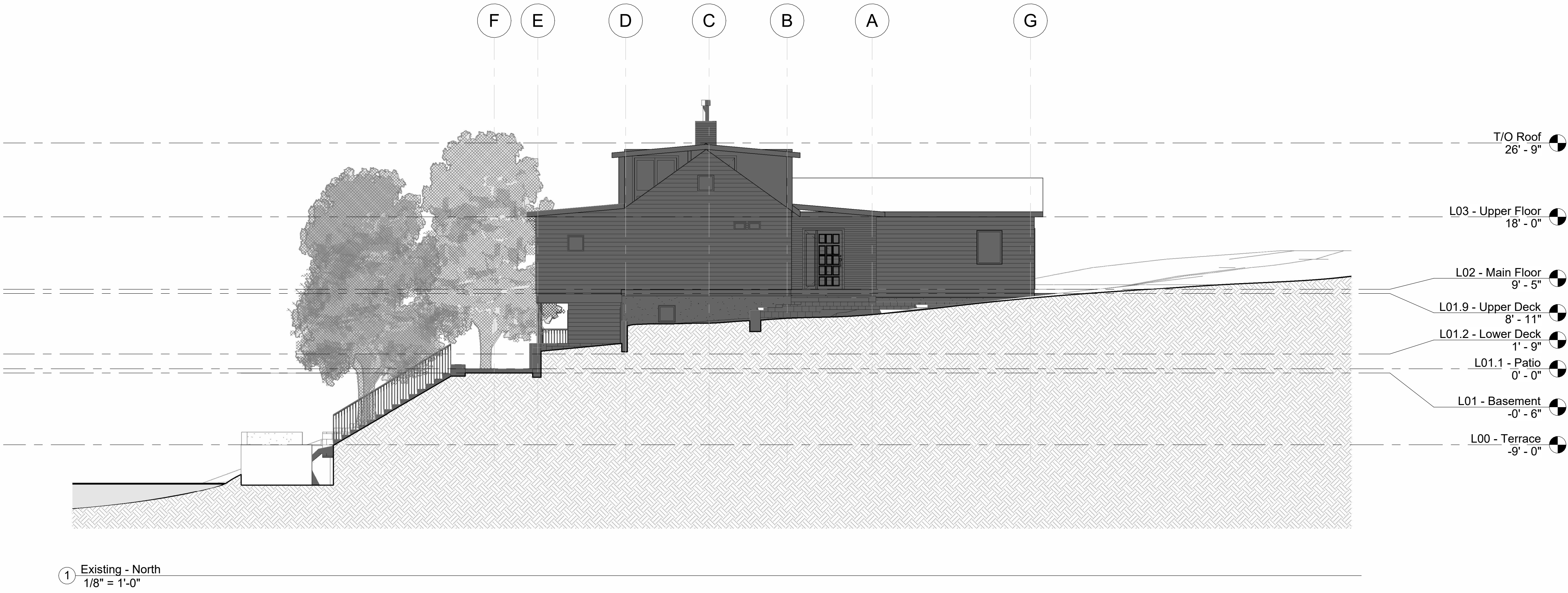
Do not scale. Check all dimensions on site.

sheet number:

**A-113.00**



# RENOVATION DRAWINGS



client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:

status:  
**Not For Construction**

issuance:  
**Rennovation Drawings V5**

sheet number:  
**20 of 35**

sheet revisions:		
No.	Date	Description

key plan:

sheet title:  
**North & South  
Exterior Elevations**

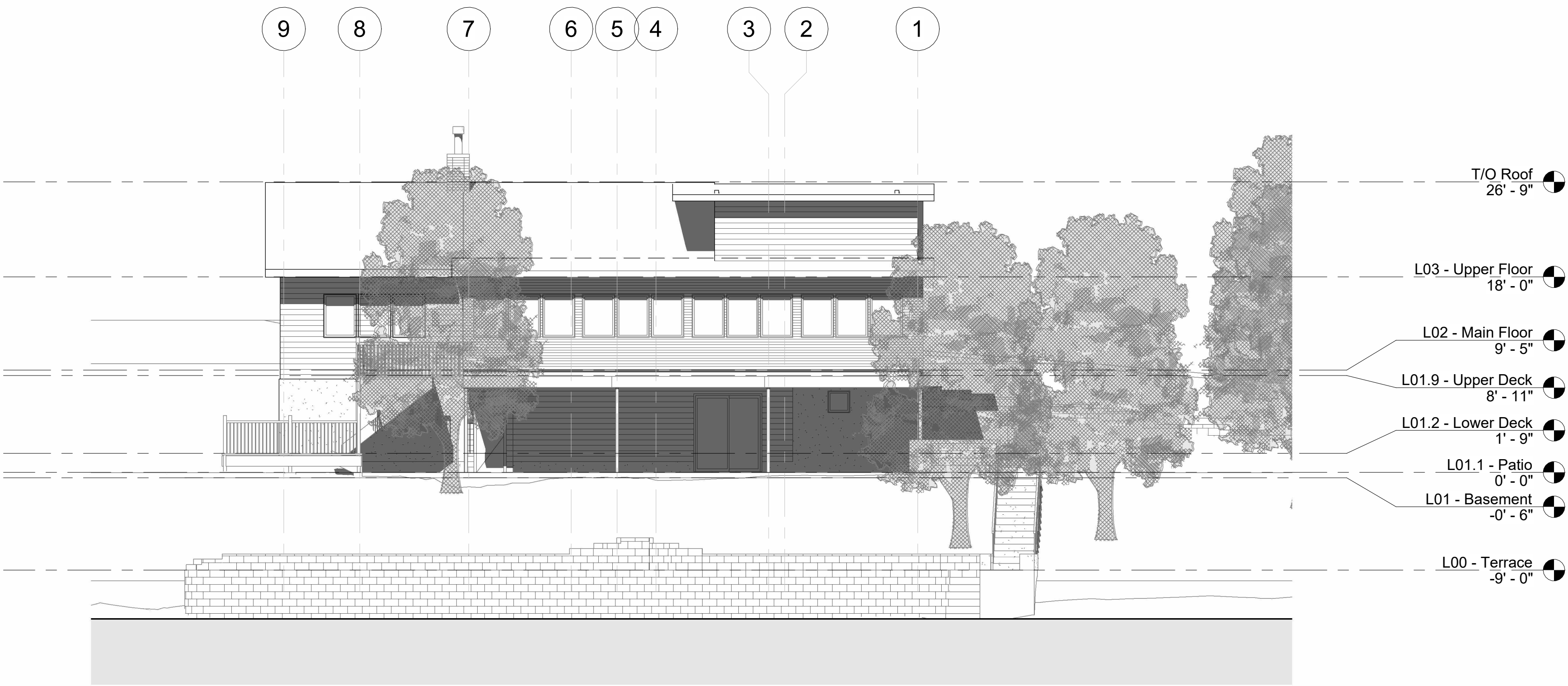
drawn by: Patrick G  
scale: 1/8" = 1'-0"  
size: 24 in × 36 in  
date: 12/19/2023 12:53:06 PM

Do not scale. Check all dimensions on site.

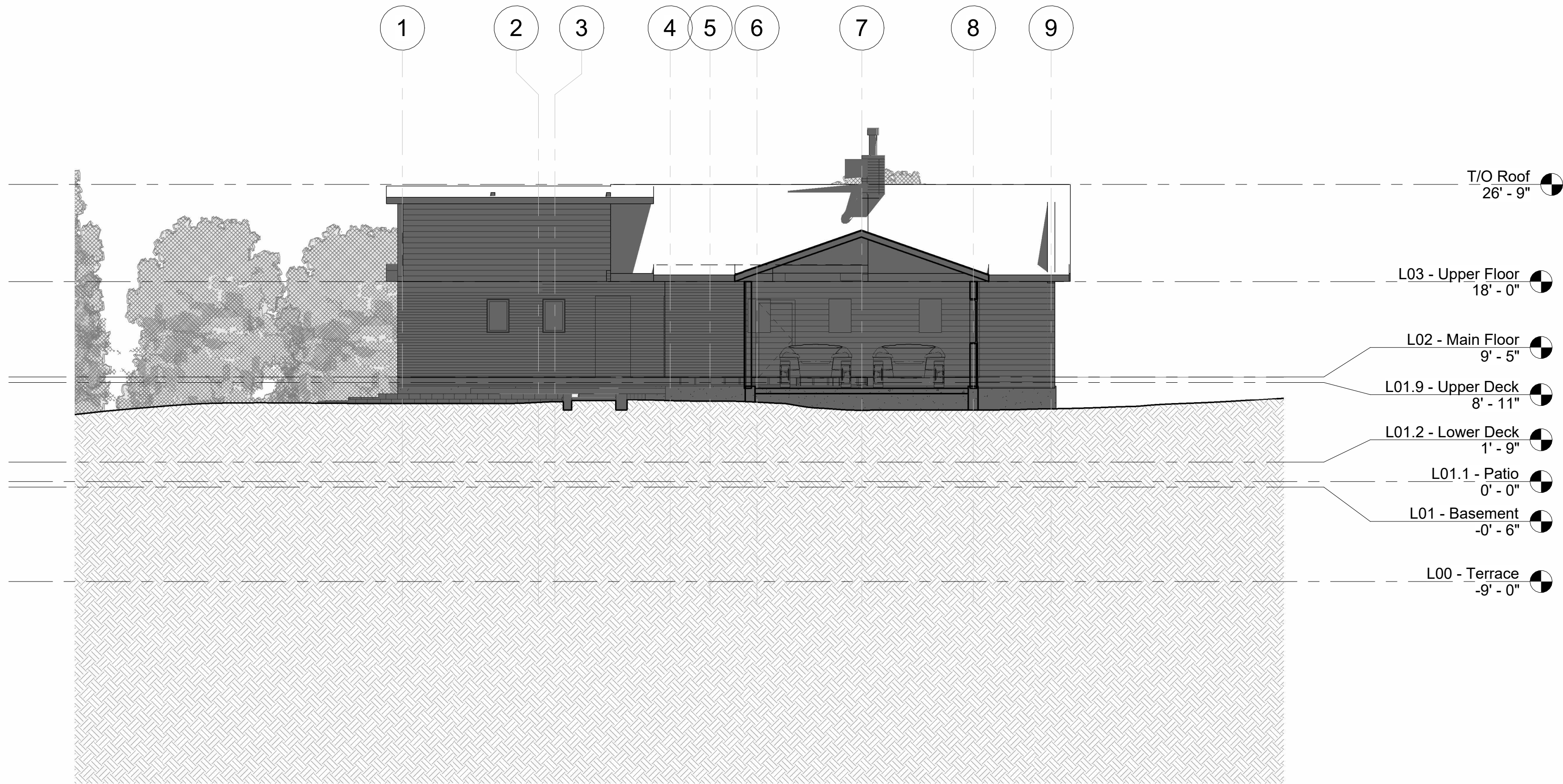
sheet number:  
**A-201.00**



# RENOVATION DRAWINGS



① Existing - East  
1/8" = 1'-0"



② Existing - West  
1/8" = 1'-0"

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

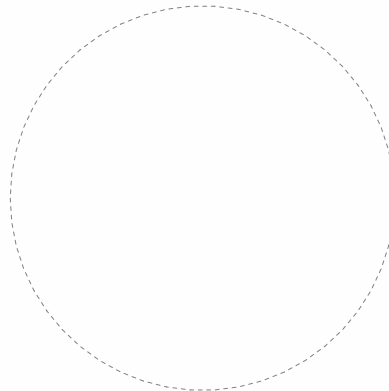
civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:



status:  
**Not For Construction**

issuance:  
**Renovation Drawings V5**

sheet number:  
**21 of 35**

sheet revisions:

No.	Date	Description
-----	------	-------------

key plan:

sheet title:

**East & West  
Exterior Elevations**

drawn by: Patrick G  
scale: 1/8" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:53:39 PM

Do not scale. Check all dimensions on site.

sheet number:

**A-202.00**



# RENOVATION DRAWINGS

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

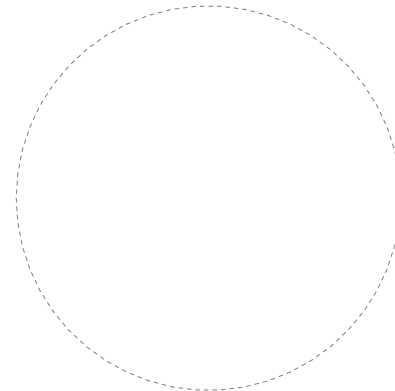
civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:



status:  
**Not For Construction**

issuance:  
**Renovation Drawings V5**

sheet number:  
22 of 35

sheet revisions:

No.	Date	Description
-----	------	-------------

key plan:

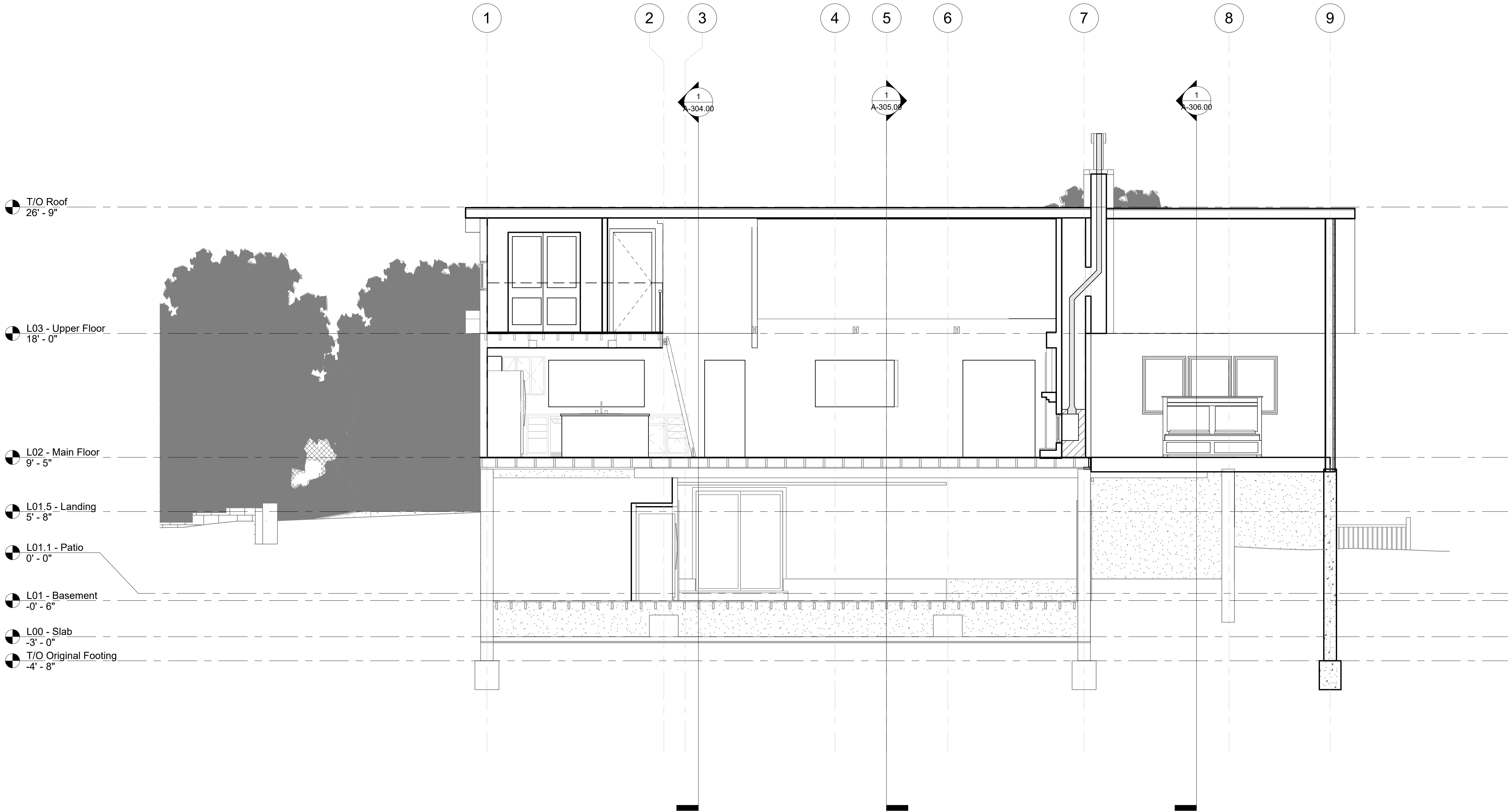
sheet title:  
**Longitudinal  
Building Section 1**

drawn by: Patrick G  
scale: 1/4" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:53:42 PM

Do not scale. Check all dimensions on site.

sheet number:

**A-301.00**



① Existing - Longitudinal Section 1 - Chimney  
1/4" = 1'-0"

# RENOVATION DRAWINGS

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:

status:  
**Not For Construction**

issuance:  
**Rennovation Drawings V5**

sheet number:  
23 of 35

sheet revisions:

No.	Date	Description

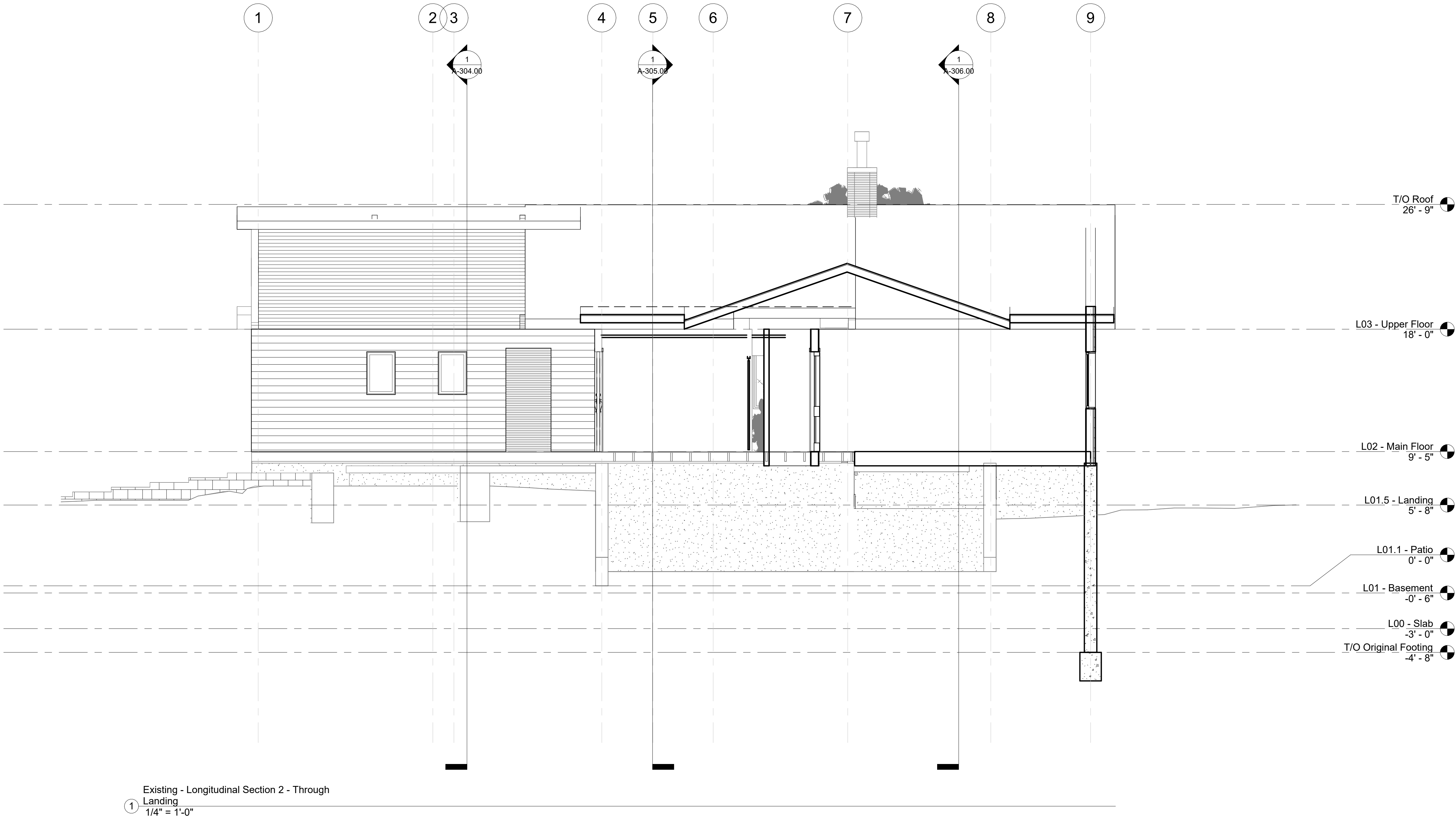
key plan:

sheet title:  
**Longitudinal Building Section 2**

drawn by: Patrick G  
scale: 1/4" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:53:44 PM

Do not scale. Check all dimensions on site.

sheet number:  
**A-302.00**



Existing - Longitudinal Section 2 - Through  
Landing  
1/4" = 1'-0"

# RENOVATION DRAWINGS

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:

status:  
**Not For Construction**  
issuance:  
**Rennovation Drawings V5**  
sheet number:  
24 of 35

sheet revisions:		
No.	Date	Description

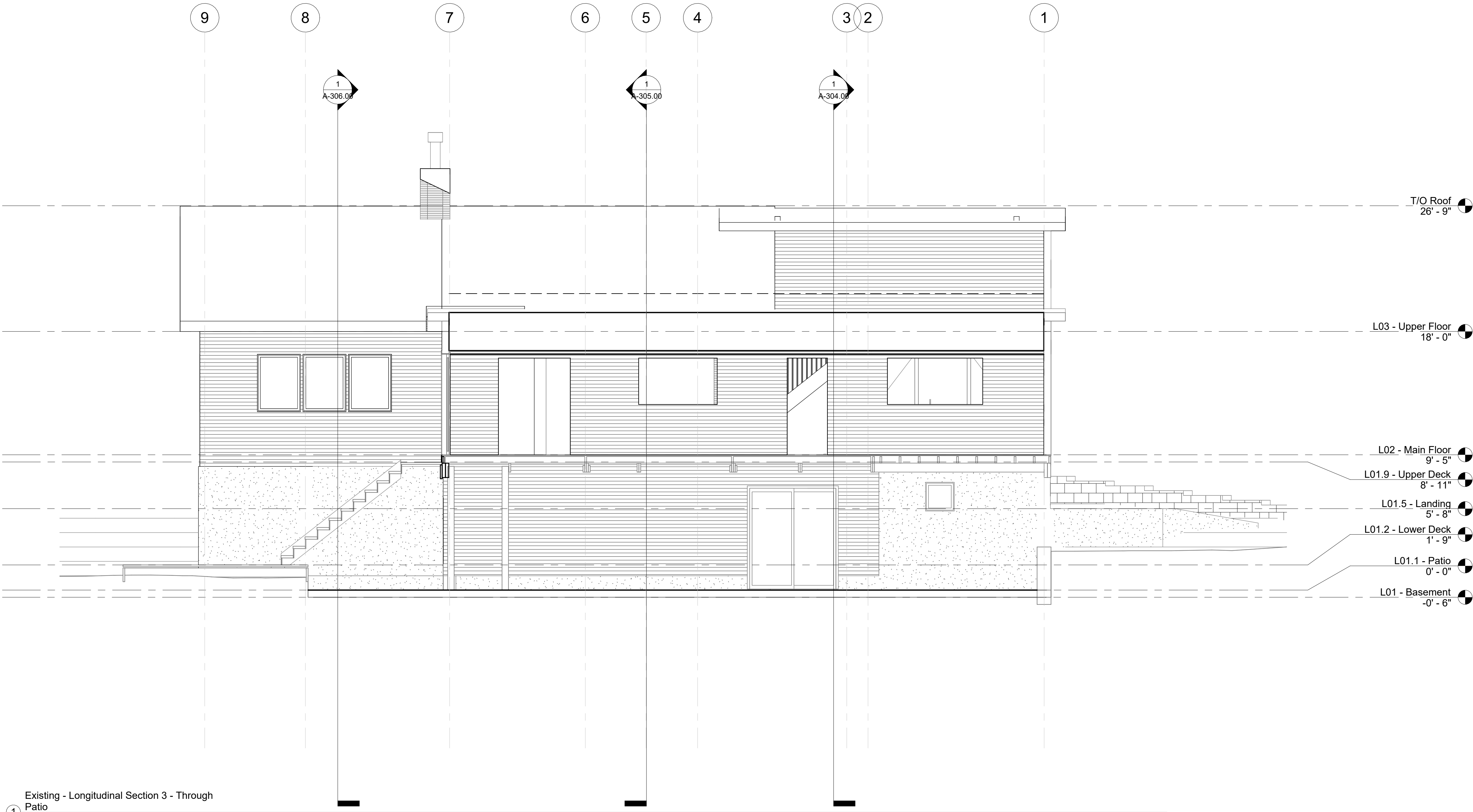
key plan:

sheet title:  
**Longitudinal  
Building Section 3**

drawn by: Patrick G  
scale: 1/4" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:53:46 PM

Do not scale. Check all dimensions on site.

sheet number:  
**A-303.00**



Existing - Longitudinal Section 3 - Through  
Patio  
1/4" = 1'-0"



# RENOVATION DRAWINGS

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:

status:  
**Not For Construction**

issuance:  
**Rennovation Drawings V5**

sheet number:  
25 of 35

sheet revisions:		
No.	Date	Description

key plan:

sheet title:  
**Transverse Building Section 1**

drawn by: Patrick G  
scale: 1/4" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:53:49 PM

Do not scale. Check all dimensions on site.

sheet number:

**A-304.00**



Existing - Transverse Section 1 - Through  
Landing  
1/4" = 1'-0"

# RENOVATION DRAWINGS

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105  
project number:  
**PG-2023-001**

seal & signature:

status:  
**Not For Construction**  
issuance:  
**Rennovation Drawings V5**  
sheet number:  
26 of 35

sheet revisions:		
No.	Date	Description

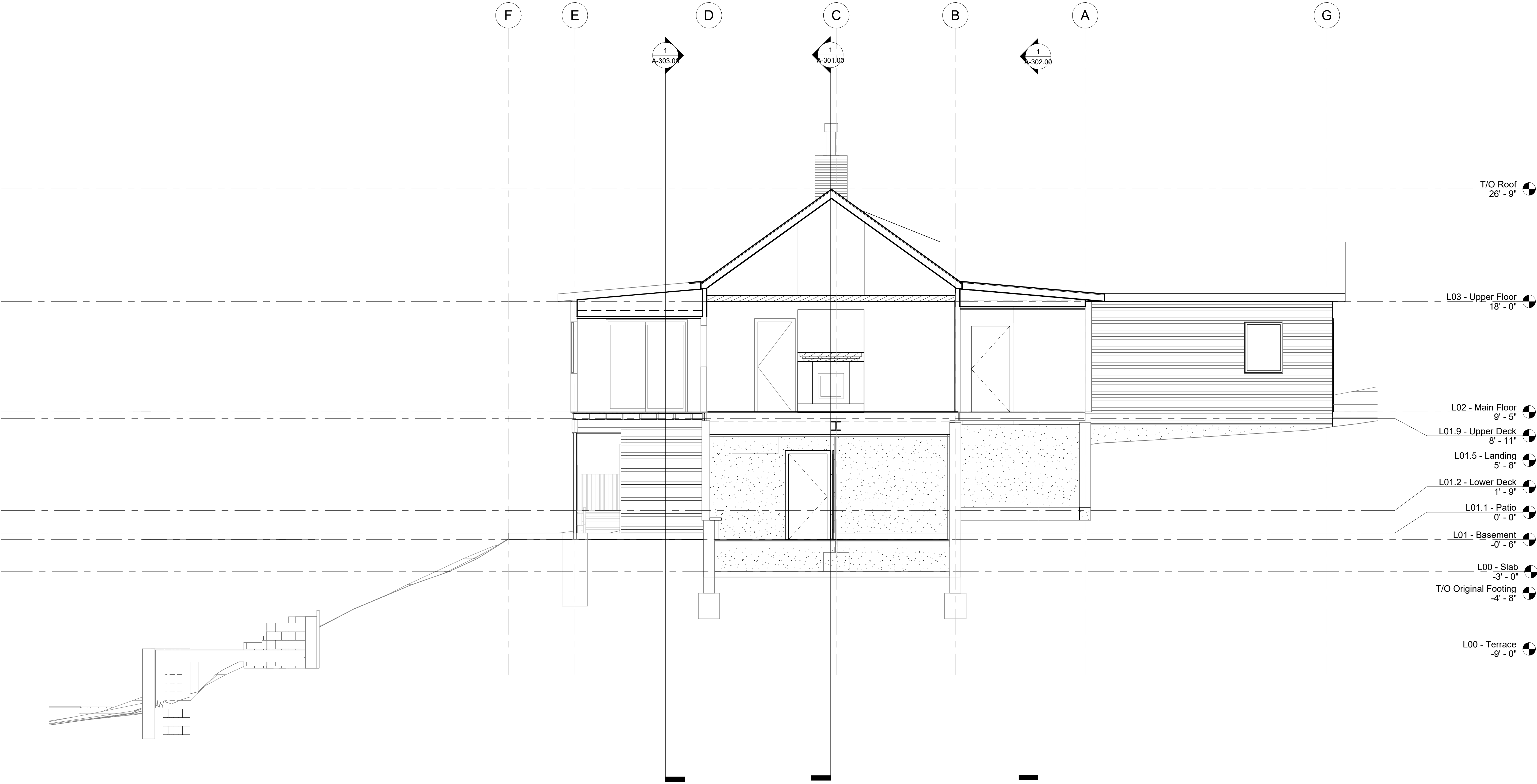
key plan:

sheet title:  
**Transverse Building  
Section 2**

drawn by: Patrick G  
scale: 1/4" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:53:51 PM

Do not scale. Check all dimensions on site.

sheet number:  
**A-305.00**



Existing - Transverse Section 2 - Showing  
Mantle  
1/4" = 1'-0"

# RENOVATION DRAWINGS

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

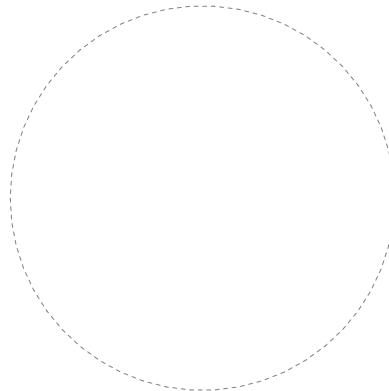
civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:



status:  
**Not For Construction**

issuance:  
**Rennovation Drawings V5**

sheet number:  
**27 of 35**

sheet revisions:

No.	Date	Description
-----	------	-------------

key plan:

sheet title:

**Transverse Building  
Section 3**

drawn by: Patrick G  
scale: 1/4" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:53:54 PM

Do not scale. Check all dimensions on site.

sheet number:

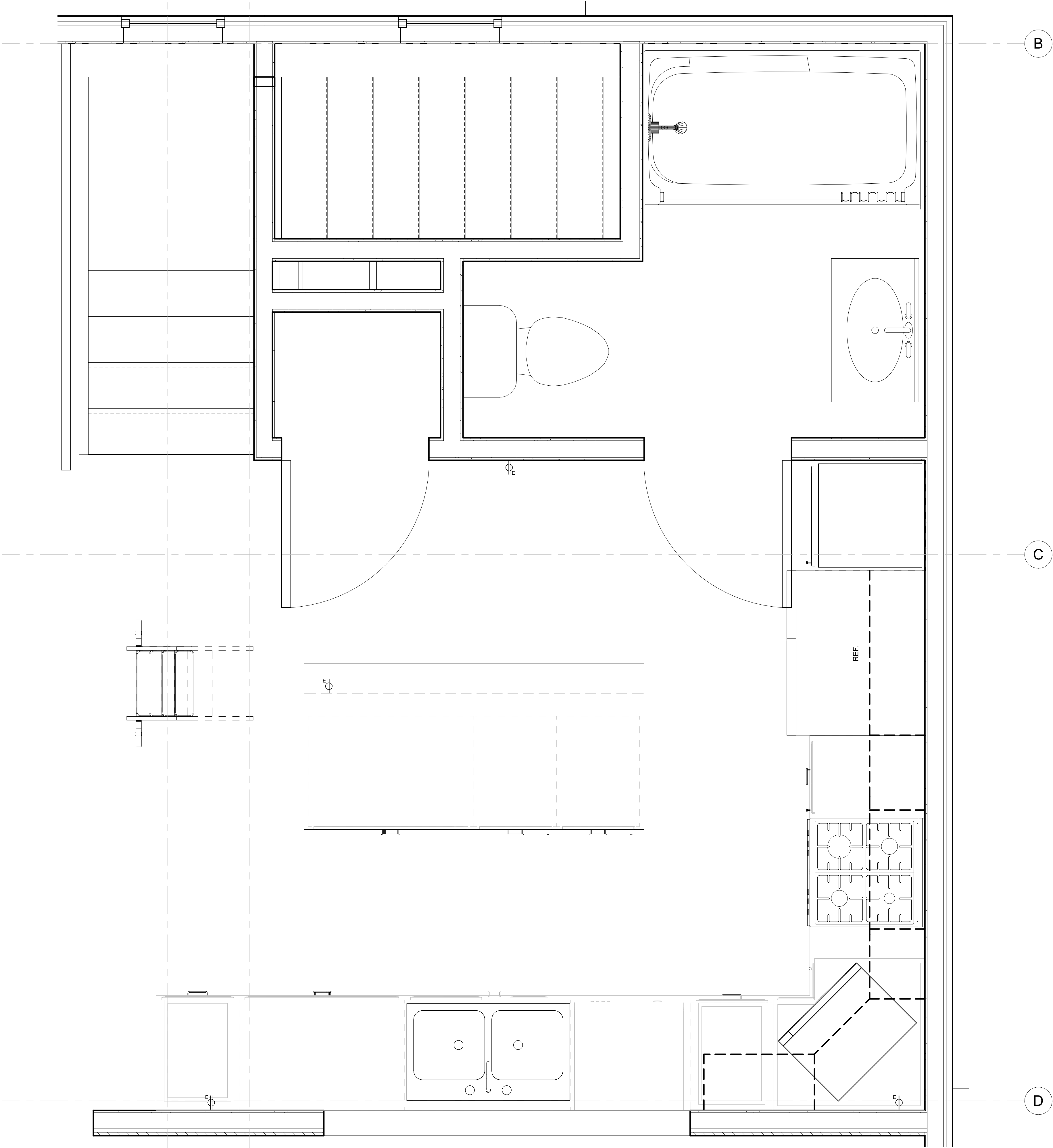
**A-306.00**



Existing - Transverse Section 2 - Showing  
Mantle Copy 1  
1/4" = 1'-0"



# RENOVATION DRAWINGS



① Existing - L02 - Enlarged Kitchen Plan  
1" = 1'-0"

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

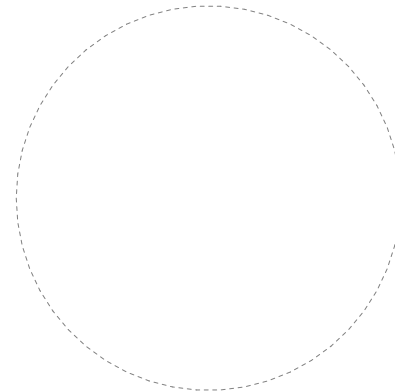
civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:



status:  
**Not For Construction**

issuance:  
**Rennovation Drawings V5**

sheet number:  
**28 of 35**

sheet revisions:

No.	Date	Description
-----	------	-------------

key plan:

sheet title:  
**Enlarged Plans & Details**

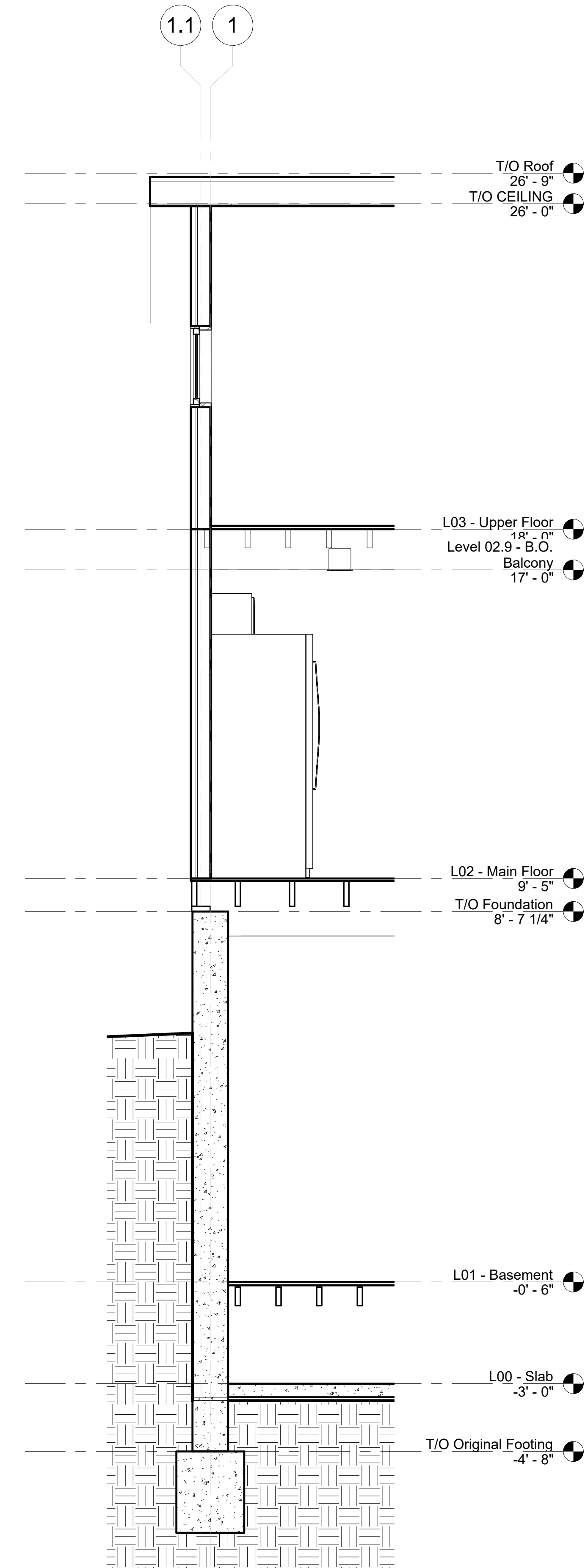
drawn by: Patrick G  
scale: 1" = 1'-0"  
size: 24 in × 36 in  
date: 12/19/2023 12:53:55 PM

Do not scale. Check all dimensions on site.

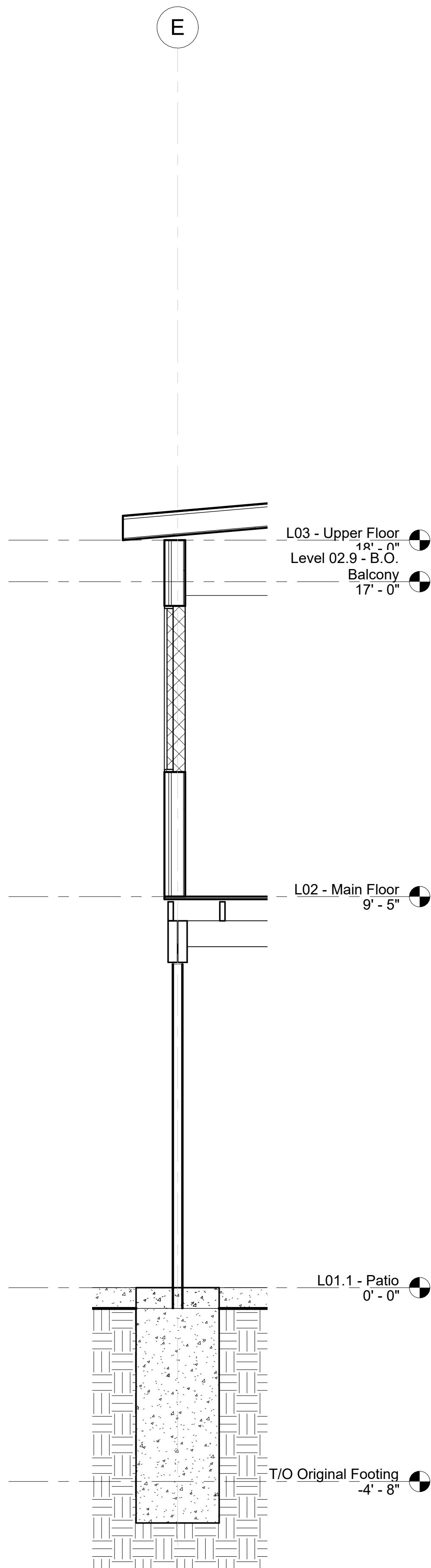
sheet number:

**A-401.00**

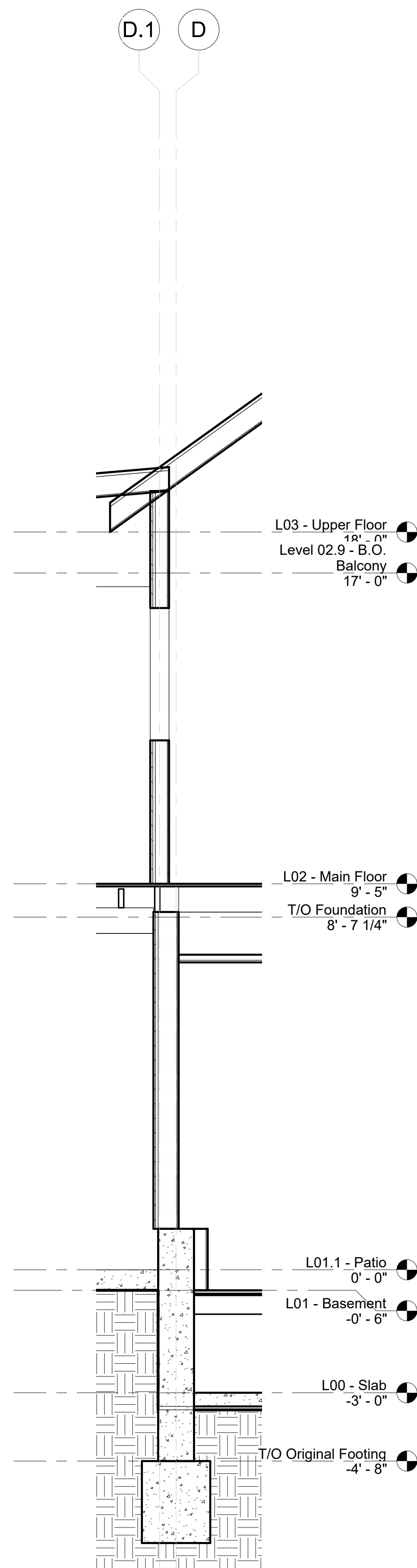
# RENOVATION DRAWINGS



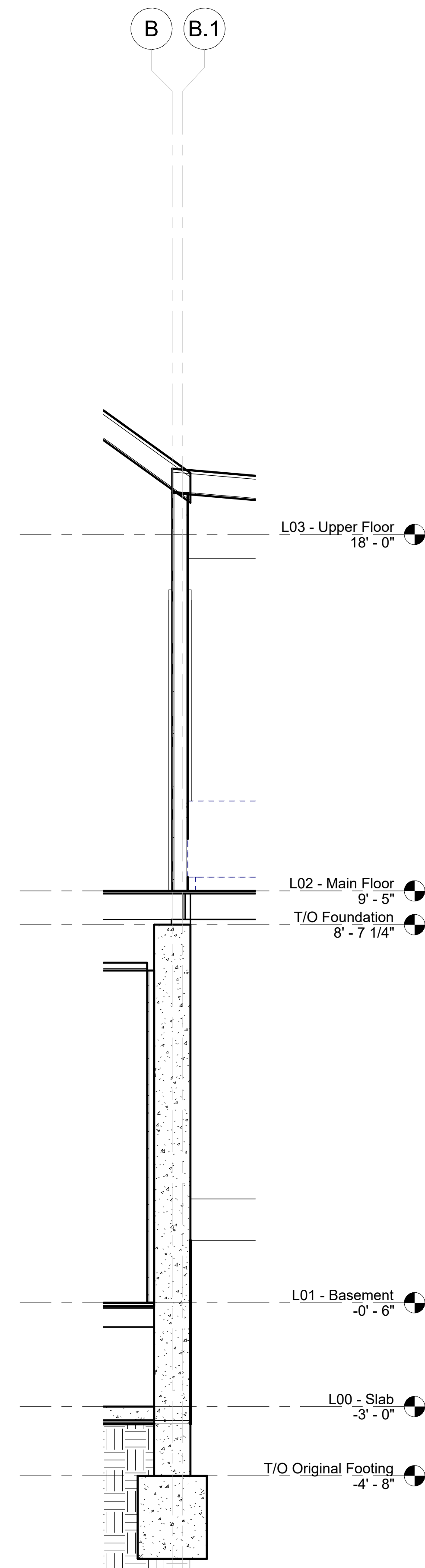
1 Wall Section - Typical Exterior  
1/2" = 1'-0"



2 Wall Section - HSS Cantilever  
1/2" = 1'-0"



4 Wall Section - Great-Room Beam & Roof B  
1/2" = 1'-0"



3 Wall Section - Great-Room Beam & Roof A  
1/2" = 1'-0"

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

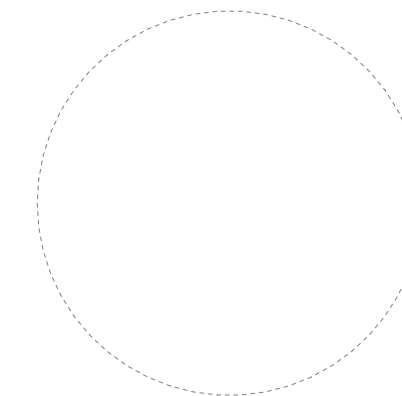
civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:



status:  
**Not For Construction**

issuance:  
**Renovation Drawings V5**

sheet number:  
29 of 35

sheet revisions:

No.	Date	Description
-----	------	-------------

key plan:

sheet title:  
**Wall Sections and Details**

drawn by: Patrick G  
scale: 1/2" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:53:57 PM

Do not scale. Check all dimensions on site.

sheet number:

**A-501.00**

# RENOVATION DRAWINGS

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

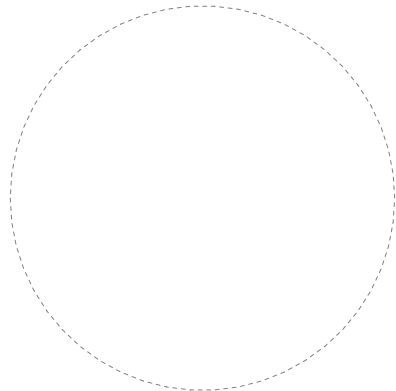
civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:



status:  
**Not For Construction**

issuance:  
**Rennovation Drawings V5**

sheet number:  
**30 of 35**

sheet revisions:		
No.	Date	Description

key plan:

sheet title:  
**Assorted Detail Drawings**

drawn by: Patrick G  
scale:  
size: 24 in × 36 in  
date: 12/19/2023 12:53:57 PM

Do not scale. Check all dimensions on site.

sheet number:  
**A-502.00**



DOOR SCHEDULE (RENOVATED)

MARK	USE	TYPE	WIDTH	HEIGHT	FRAME TYPE	DOOR HARDWARE	NOTES
121A	Interior Door	Single Flush 36"x80"	3' - 0"	6' - 8"			
122A	Interior Door	Single Flush 36"x80"	3' - 0"	6' - 8"			
L01 - Basement: 2							
221B	Interior Door	Single Flush 36"x80"	3' - 0"	6' - 8"			
222	Interior Door	Single Flush 36"x80"	3' - 0"	6' - 8"			
228	Exterior Door	Overhead Rolling: 192"x80"	16' - 0"	7' - 0"			
323B	Interior Door	Single Flush 36"x80"	3' - 0"	6' - 8"			
323C	Interior Door	Dual Sliding: 60"x80"	5' - 0"	7' - 0"			
323D	Interior Door	Single Flush 36"x80"	3' - 0"	6' - 8"			
323E			4' - 6"	7' - 0"			
L02 - Main Floor: 7							
323F			2' - 8"	7' - 0"			
323G			2' - 8"	7' - 0"			
323H	Interior Door	Dual Sliding: 60"x80"	5' - 0"	7' - 0"			
323I	Interior Door	Dual Sliding: 60"x80"	5' - 0"	7' - 0"			
L03 - Upper Floor: 4							

WINDOW SCHEDULE (RENOVATED)

MARK	TAG	SIZE	TYPE	WIDTH	HEIGHT	Thermal Resistance (R)	Heat Transfer Coefficient (U)	Solar Heat Gain Coefficient	Visual Light Transmittance	Comments
221A	10	36" x 48"	CASEMENT WINDOW	3' - 0"	4' - 0"	1.5394 (h·ft²·°F)/BTU	0.6496 BTU/(h·ft²·°F)	0.78	0.9	
221B	10	36" x 48"	CASEMENT WINDOW	3' - 0"	4' - 0"	1.5394 (h·ft²·°F)/BTU	0.6496 BTU/(h·ft²·°F)	0.78	0.9	
221C	10	36" x 48"	CASEMENT WINDOW	3' - 0"	4' - 0"	1.5394 (h·ft²·°F)/BTU	0.6496 BTU/(h·ft²·°F)	0.78	0.9	
221D	10	36" x 48"	CASEMENT WINDOW	3' - 0"	4' - 0"	1.5394 (h·ft²·°F)/BTU	0.6496 BTU/(h·ft²·°F)	0.78	0.9	
222A	10	36" x 48"	CASEMENT WINDOW	3' - 0"	4' - 0"	1.5394 (h·ft²·°F)/BTU	0.6496 BTU/(h·ft²·°F)	0.78	0.9	
228A	10	36" x 48"	CASEMENT WINDOW	3' - 0"	4' - 0"	1.5394 (h·ft²·°F)/BTU	0.6496 BTU/(h·ft²·°F)	0.78	0.9	
228B	10	36" x 48"	CASEMENT WINDOW	3' - 0"	4' - 0"	1.5394 (h·ft²·°F)/BTU	0.6496 BTU/(h·ft²·°F)	0.78	0.9	
228C	10	36" x 48"	CASEMENT WINDOW	3' - 0"	4' - 0"	1.5394 (h·ft²·°F)/BTU	0.6496 BTU/(h·ft²·°F)	0.78	0.9	
228D	10	36" x 48"	CASEMENT WINDOW	3' - 0"	4' - 0"	1.5394 (h·ft²·°F)/BTU	0.6496 BTU/(h·ft²·°F)	0.78	0.9	
L02 - Main Floor: 9										

WALL SCHEDULE (RENOVATED)

BASE LEVEL	MARK	TAG	DESCRIPTION	STRUCTURAL	FINISH 1	CORE	FINISH 2	THICKNESS	HEIGHT	LENGTH
T/O Original Footing		03	Concrete Foundation Wall	Bearing	N/A	10.5" Concrete with Rebar	Dampproofing, 2" Rigid Insulation	10.5"	13' - 3 1/4"	6' - 9 7/8"
T/O Original Footing		03	Concrete Foundation Wall	Bearing	N/A	10.5" Concrete with Rebar	Dampproofing, 2" Rigid Insulation	10.5"	13' - 3 1/4"	7' - 0 3/4"
T/O Original Footing		03	Concrete Foundation Wall	Bearing	N/A	10.5" Concrete with Rebar	Dampproofing, 2" Rigid Insulation	10.5"	13' - 3 1/4"	29' - 2 3/4"
T/O Original Footing: 3										
L01 - Basement		09	Interior Partition	Non-bearing	5/8" Gypsum Board	4" Wood Stud	5/8" Gypsum Board	4 7/8"	0' - 6"	9' - 5 1/4"
L01 - Basement		09	Interior Partition	Non-bearing	5/8" Gypsum Board	4" Wood Stud	5/8" Gypsum Board	4 7/8"	0' - 6"	9' - 3"
L01 - Basement: 2										
T/O West Footing		03	Concrete Foundation Wall	Bearing	N/A	10.5" Concrete with Rebar	Dampproofing, 2" Rigid Insulation	10.5"	6' - 7 1/4"	18' - 9 3/8"
T/O West Footing		03	Concrete Foundation Wall	Bearing	N/A	10.5" Concrete with Rebar	Dampproofing, 2" Rigid Insulation	10.5"	6' - 1 1/4"	20' - 0"
T/O West Footing		03	Concrete Foundation Wall	Bearing	N/A	10.5" Concrete with Rebar	Dampproofing, 2" Rigid Insulation	10.5"	6' - 7 1/4"	18' - 9 3/8"
T/O West Footing: 3										
L02 - Main Floor				Non-bearing					9' - 7"	3' - 4 5/8"
L02 - Main Floor				Non-bearing					9' - 7"	5' - 7 5/8"
L02 - Main Floor		06	Exterior Wall	Bearing	5/8" Gypsum Board	6" Wood Stud / Insulation	3/4" Plywood, Vapor Barrier, Cement-Board Siding	8 1/8"	9' - 7"	16' - 9"
L02 - Main Floor		06	Exterior Wall	Non-bearing	5/8" Gypsum Board	6" Wood Stud / Insulation	3/4" Plywood, Vapor Barrier, Cement-Board Siding	8 1/8"	9' - 7"	29' - 6 3/4"
L02 - Main Floor		06	Exterior Wall	Non-bearing	5/8" Gypsum Board	6" Wood Stud / Insulation	3/4" Plywood, Vapor Barrier, Cement-Board Siding	8 1/8"	9' - 7"	20' - 3 3/8"
L02 - Main Floor		06	Exterior Wall	Non-bearing	5/8" Gypsum Board	6" Wood Stud / Insulation	3/4" Plywood, Vapor Barrier, Cement-Board Siding	8 1/8"	9' - 7"	18' - 7"
L02 - Main Floor		06	Exterior Wall	Non-bearing	5/8" Gypsum Board	6" Wood Stud / Insulation	3/4" Plywood, Vapor Barrier, Cement-Board Siding	8 1/8"	9' - 7"	18' - 7 1/2"
L02 - Main Floor		06	Exterior Wall	Non-bearing	5/8" Gypsum Board	6" Wood Stud / Insulation	3/4" Plywood, Vapor Barrier, Cement-Board Siding	8 1/8"	9' - 7"	7' - 0"
L02 - Main Floor		06	Exterior Wall (No Siding)	Bearing	5/8" Gypsum Board	6" Wood Stud / Insulation	N/A	6 7/8"	8' - 7"	20' - 3 3/8"
L02 - Main Floor		06	Exterior Wall (No Siding)	Non-bearing	5/8" Gypsum Board	6" Wood Stud / Insulation	N/A	6 7/8"	9' - 7"	10' - 1 5/8"
L02 - Main Floor		06	Exterior Wall (No Siding)	Non-bearing	5/8" Gypsum Board	6" Wood Stud / Insulation	N/A	6 7/8"	8' - 7"	19' - 5 3/8"
L02 - Main Floor		09	Interior Partition	Non-bearing	5/8" Gypsum Board	4" Wood Stud	5/8" Gypsum Board	4 7/8"	8' - 7"	6' - 8 1/4"
L02 - Main Floor		09	Interior Partition	Non-bearing	5/8" Gypsum Board	4" Wood Stud	5/8" Gypsum Board	4 7/8"	8' - 7"	16' - 9"
L02 - Main Floor: 13										
L03 - Upper Floor				Non-bearing					8' - 0"	11' - 9 7/8"
L03 - Upper Floor				Non-bearing					8' - 0"	8' - 4 3/4"
L03 - Upper Floor				Non-bearing					8' - 0"	12' - 2 5/8"
L03 - Upper Floor				Non-bearing					7' - 7 1/4"	8' - 0 3/8"
L03 - Upper Floor				Non-bearing					8' - 0"	8' - 0 3/8"
L03 - Upper Floor				Non-bearing					9' - 0"	3' - 0"
L03 - Upper Floor				Non-bearing					9' - 0"	2' - 11 5/8"
L03 - Upper Floor		06	Exterior Wall	Non-bearing	5/8" Gypsum Board	6" Wood Stud / Insulation	3/4" Plywood, Vapor Barrier, Cement-Board Siding	8 1/8"	7' - 5 3/8"	18' - 9 1/4"
L03 - Upper Floor		06	Exterior Wall	Non-bearing	5/8" Gypsum Board	6" Wood Stud / Insulation	3/4" Plywood, Vapor Barrier, Cement-Board Siding	8 1/8"	7' - 4 3/4"	18' - 9 1/4"
L03 - Upper Floor: 9										

RENOVATION DRAWINGS

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

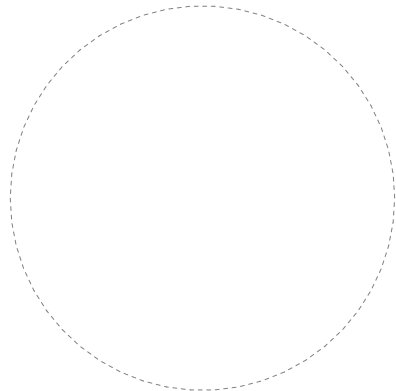
civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:



status:  
**Not For Construction**

issuance:  
**Rennovation Drawings V5**

sheet number:  
**31 of 35**

sheet revisions:  

No.	Date	Description
-----	------	-------------

key plan:

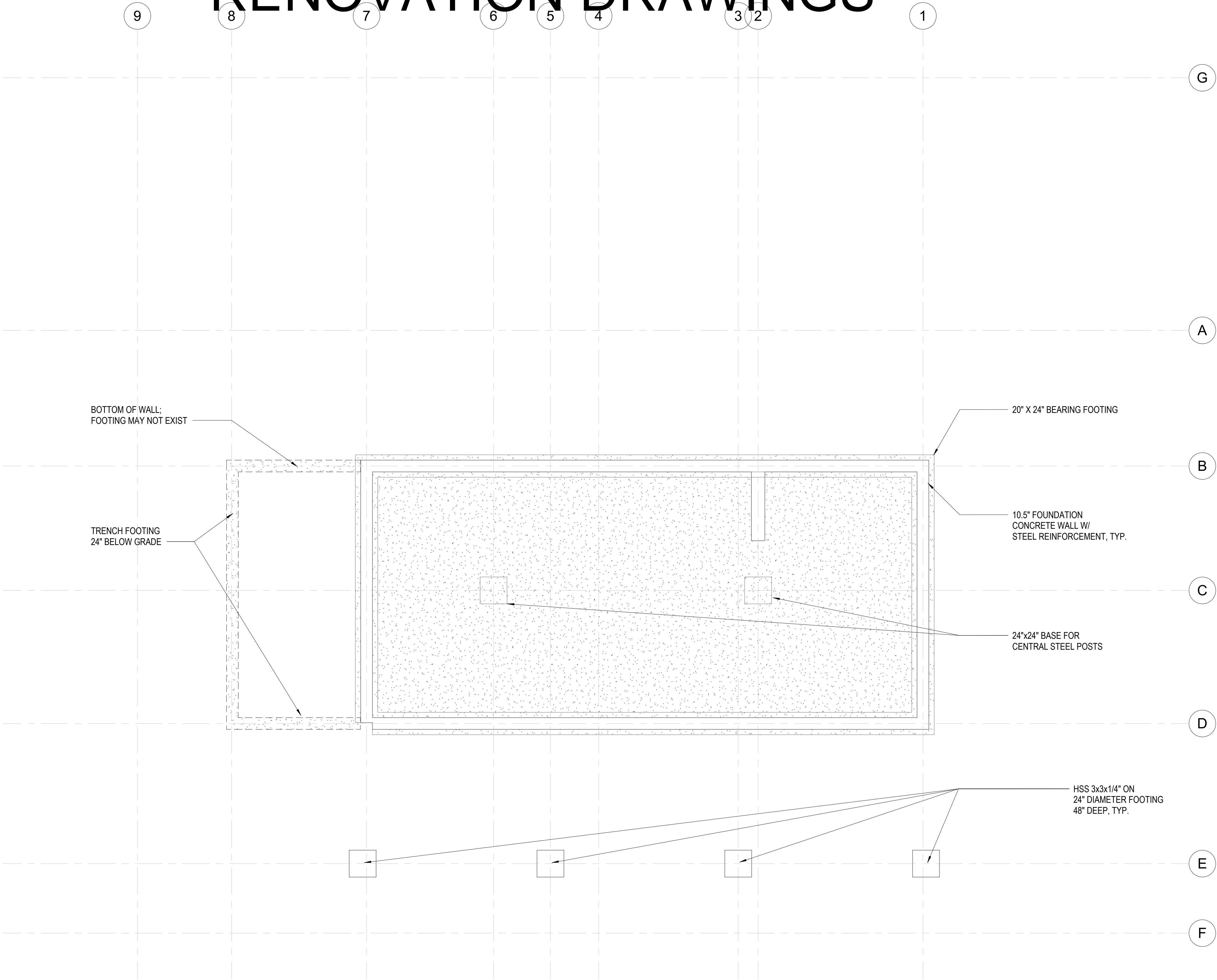
sheet title:  
**Wall, Door, & Window Schedules**

drawn by: Patrick G  
scale:  
size: 24 in × 36 in  
date: 12/19/2023 12:53:58 PM

Do not scale. Check all dimensions on site.

sheet number:  
**A-601.00**

# RENOVATION DRAWINGS



① L00 - Slab  
1/4" = 1'-0"

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:

status:  
**Not For Construction**  
issuance:  
**Rennovation Drawings V5**

sheet number:  
**32 of 35**

sheet revisions:

No.	Date	Description
-----	------	-------------

key plan:

sheet title:  
**Building  
Foundation Plan**

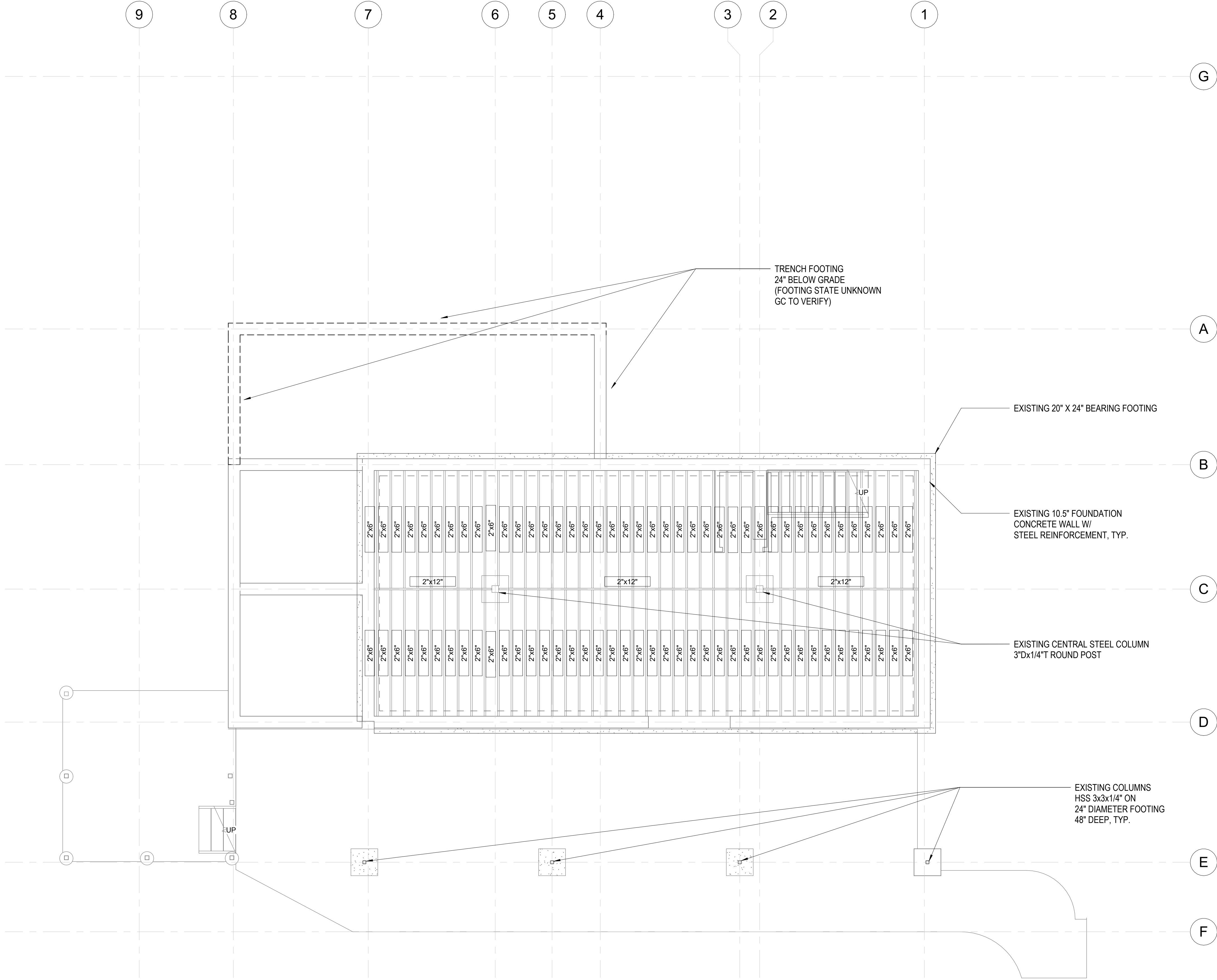
drawn by: Patrick G  
scale: 1/4" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:54:00 PM

Do not scale. Check all dimensions on site.

sheet number:

**S-100.00**

# RENOVATION DRAWINGS



① L01 - Basement  
1/4" = 1'-0"

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:

status:  
**Not For Construction**

issuance:  
**Renovation Drawings V5**

sheet number:  
**33 of 35**

No.	Date	Description

key plan:

sheet title:  
**Level 1 Framing Plan**

drawn by: Patrick G  
scale: 1/4" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:54:02 PM

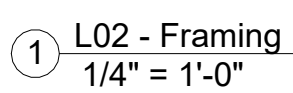
Do not scale. Check all dimensions on site.

sheet number:  
**S-101.00**



1

**S-102.00**



sheet number:

# RENOVATION DRAWINGS

9

8

7

6

5

4

3

2

1

G

A

B

C

D

E

F

① L03 - Upper Floor  
1/4" = 1'-0"

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

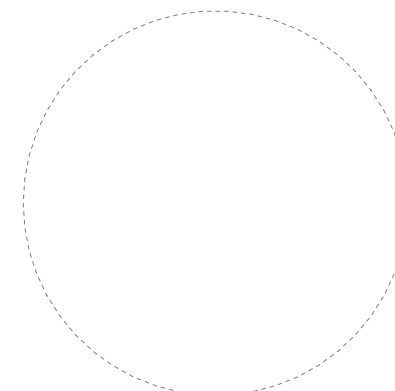
civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:



status:  
**Not For Construction**

issuance:  
**Rennovation Drawings V5**

sheet number:  
**35 of 35**

sheet revisions:

No.	Date	Description
-----	------	-------------

key plan:

sheet title:  
**Level 3 Framing Plan**

drawn by: Patrick G  
scale: 1/4" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:54:05 PM

Do not scale. Check all dimensions on site.

sheet number:

**S-103.00**

# IMPERVIOUS SURFACE CALCULATIONS



# CALCULATIONS



①

PAVER APRON

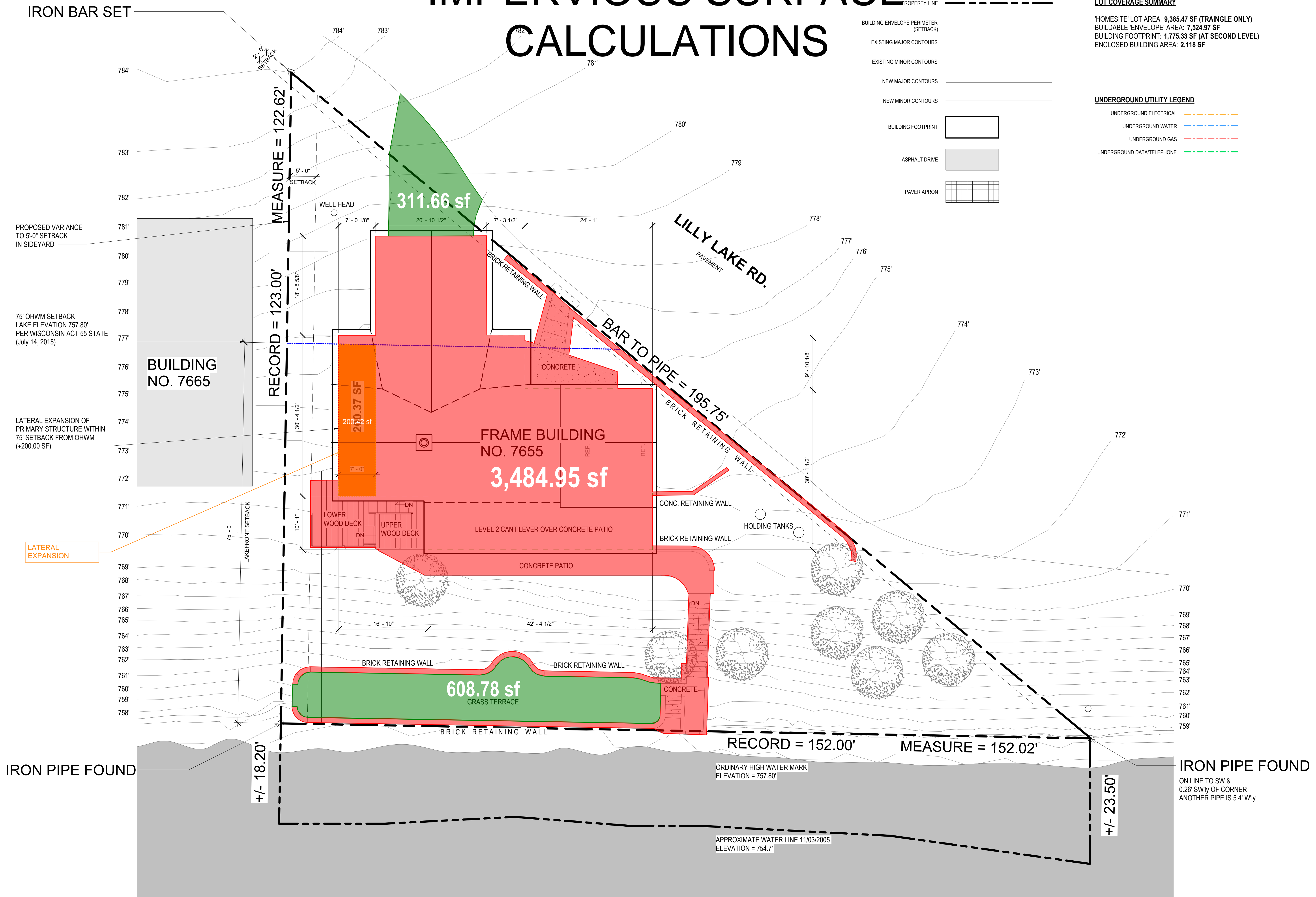
## A-001.02

## IRON PIPE FOUND

ON LINE TO SW &  
0.26' SW'ly OF CORNER  
ANOTHER PIPE IS 5.4' W'ly



# IMPERVIOUS SURFACE CALCULATIONS



client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal &amp; signature:

status:  
**Not For Construction**

issuance:  
**Rennovation Drawings V5**

sheet number:  
6 of 35

sheet revisions:

No.	Date	Description
-----	------	-------------

key plan:

sheet title:  
**Rennovated Site  
Plan**

drawn by: Patrick G  
scale: 1/8" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:52:03 PM

sheet number:

## A-001.04



**Basement Level (101)**

- Basement (101)**: Main living area with a staircase leading up.
- Storage (102)**: Adjacent to the basement.
- Crawlspaces**: Three crawlspaces located along the left wall.
- Bathroom (104)**: Located on the right side of the basement.
- Mechanical (103)**: Adjacent to the bathroom.
- Closet (105)**: Located near the top right.
- Closet (106)**: Located near the bathroom.
- Covered Patio (108)**: Adjacent to the basement.
- Exposed Patio (109)**: Adjacent to the covered patio.
- Grass Terrace (112)**: Large outdoor area at the bottom.
- Lower Wood Deck (110)**: Located on the left side.
- Outdoor Closet (107)**: Located near the lower wood deck.
- Stairs & Concrete Terrace (111)**: Located at the bottom right.

③ Existing - L03 - Balcony Room Plan  
1/8" = 1'-0"

## ROOM SCHEDULE

NAME	NUMBER	AREA	PERIMETER	NOTES
OUTDOOR CLOSET	107	19 SF	18' - 4"	(BELOW OR ABOVE OTHER)
COVERED PATIO	108	386 SF	105' - 6"	(BELOW OR ABOVE OTHER)
UPPER WOOD DECK	215	100 SF	42' - 0"	(BELOW OR ABOVE OTHER)
(BELOW OR ABOVE OTHER): 3		506 SF		
EXPOSED PATIO	109	393 SF	162' - 9"	IMPERVIOUS SURFACE
LOWER WOOD DECK	110	159 SF	50' - 3"	IMPERVIOUS SURFACE
STAIRS & CONCRETE TERRACE	111	157 SF	73' - 11"	IMPERVIOUS SURFACE
ENTRY PATIO	216	148 SF	66' - 5"	IMPERVIOUS SURFACE
IMPERVIOUS SURFACE: 4		857 SF		
GRASS TERRACE	112	747 SF	158' - 0"	PURVEOUS SURFACE
PURVEOUS SURFACE: 1		747 SF		
GRAND TOTAL: 8		2109 SF		

NAME	NUMBER	AREA	PERIMETER	NOTES
BASEMENT	101	393 SF	125' - 10"	
STORAGE	102	160 SF	54' - 1"	
MECHANICAL	103	43 SF	29' - 10"	
BATHROOM	104	62 SF	39' - 9"	
CLOSET	105	14 SF	18' - 3"	
CLOSET	106	4 SF	8' - 7"	
L01 - Basement: 6		677 SF		
GREAT ROOM	201	485 SF	94' - 7"	
KITCHEN	202	147 SF	51' - 4"	
BATHROOM	203	47 SF	31' - 0"	
SUNROOM	204	291 SF	79' - 9"	
DINING AREA	205	106 SF	41' - 5"	
LANDING	206	26 SF	21' - 11"	
CLOSET	207	7 SF	10' - 8"	
BEDROOM B	208	Not Enclosed	Not Enclosed	
CLOSET	209	15 SF	17' - 2"	
BEDROOM C	210	126 SF	49' - 2"	
CLOSET	211	15 SF	22' - 5"	
MASTER BEDROOM	212	130 SF	49' - 11"	
MASTER BATHROOM	213	76 SF	37' - 0"	
CLOSET	214	8 SF	11' - 5"	
L02 - Main Floor: 14		1478 SF		
BALCONY / LOFT	301	163 SF	51' - 2"	
L03 - Upper Floor: 1		163 SF		
GRAND TOTAL: 21		2319 SF		

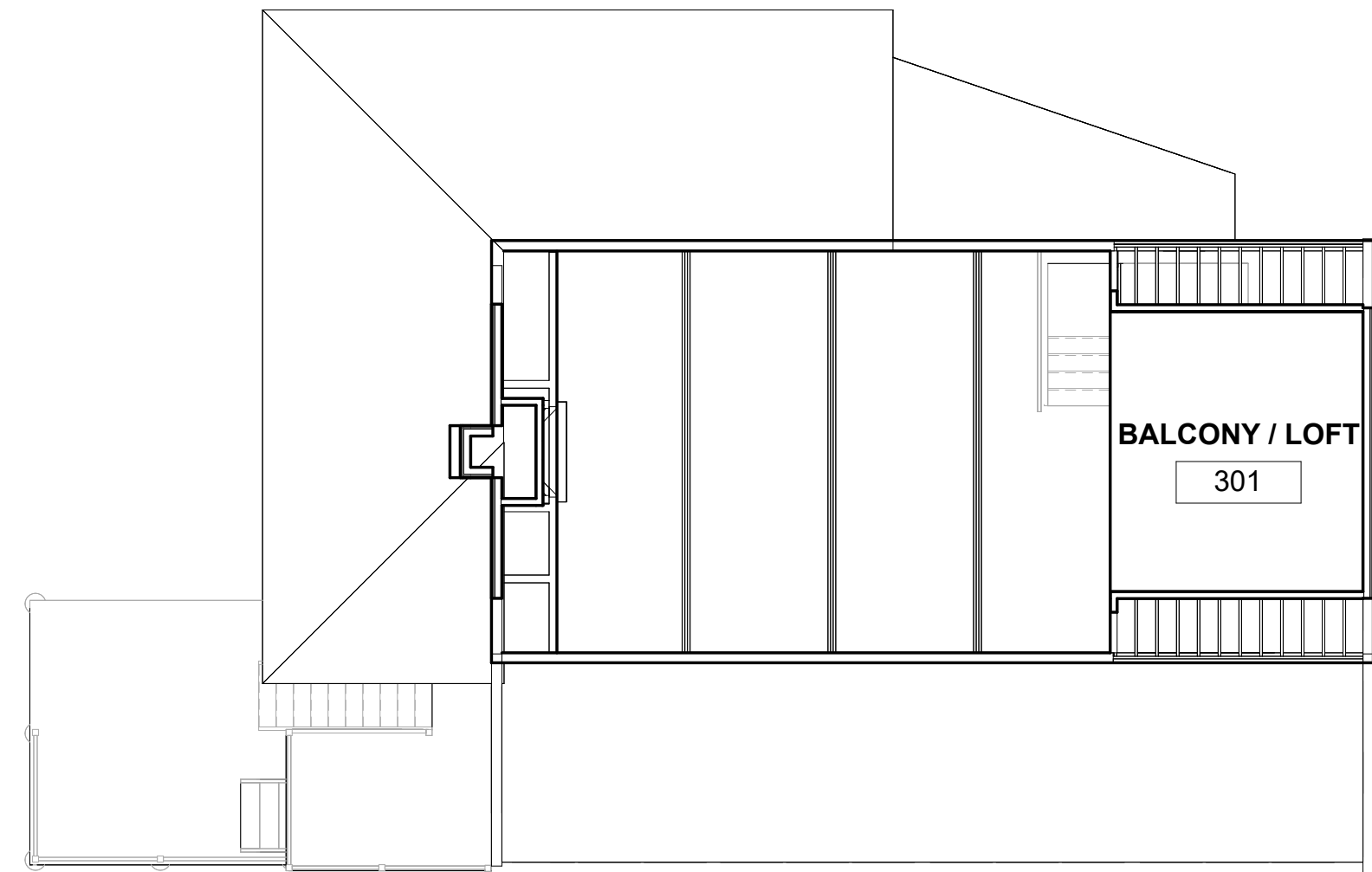
## LOT SURFACE COVERAGE

'HOMESITE' LOT AREA: 9,385.47 SF (TRAINGLE ONLY)  
BUILDABLE 'ENVELOPE' AREA: 7,524.97 SF

MAX. UNMITIGATED IMPERVIOUS SURFACE AREA:  $(9,385.47 \times 0.30) = 2,815.5$  SF  
MAX. MITIGATED IMPERVIOUS SURFACE AREA:  $(9,384.47 \times 0.40) = 3,754.1$  SF

EXISTING BUILDING FOOTPRINT: 1,775.33 SF (AT SECOND LEVEL)  
EXISTING IMPERVIOUS SURFACE AREA: 857 SF (OUTSIDE OF BUILDING FOOTPRINT)  
EXISTING RETAINING WALL SURFACE AREA: 270 SF

**GRAND TOTAL IMPERVIOUS SURFACES: 2901 SF**



client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal &amp; signature:

status:  
**Not For Construction**

issuance:  
**Rennovation Drawings V5**

sheet number:  
7 of 35

sheet revisions:

No.	Date	Description
-----	------	-------------

key plan:

sheet title:

## Existing Area Calculations

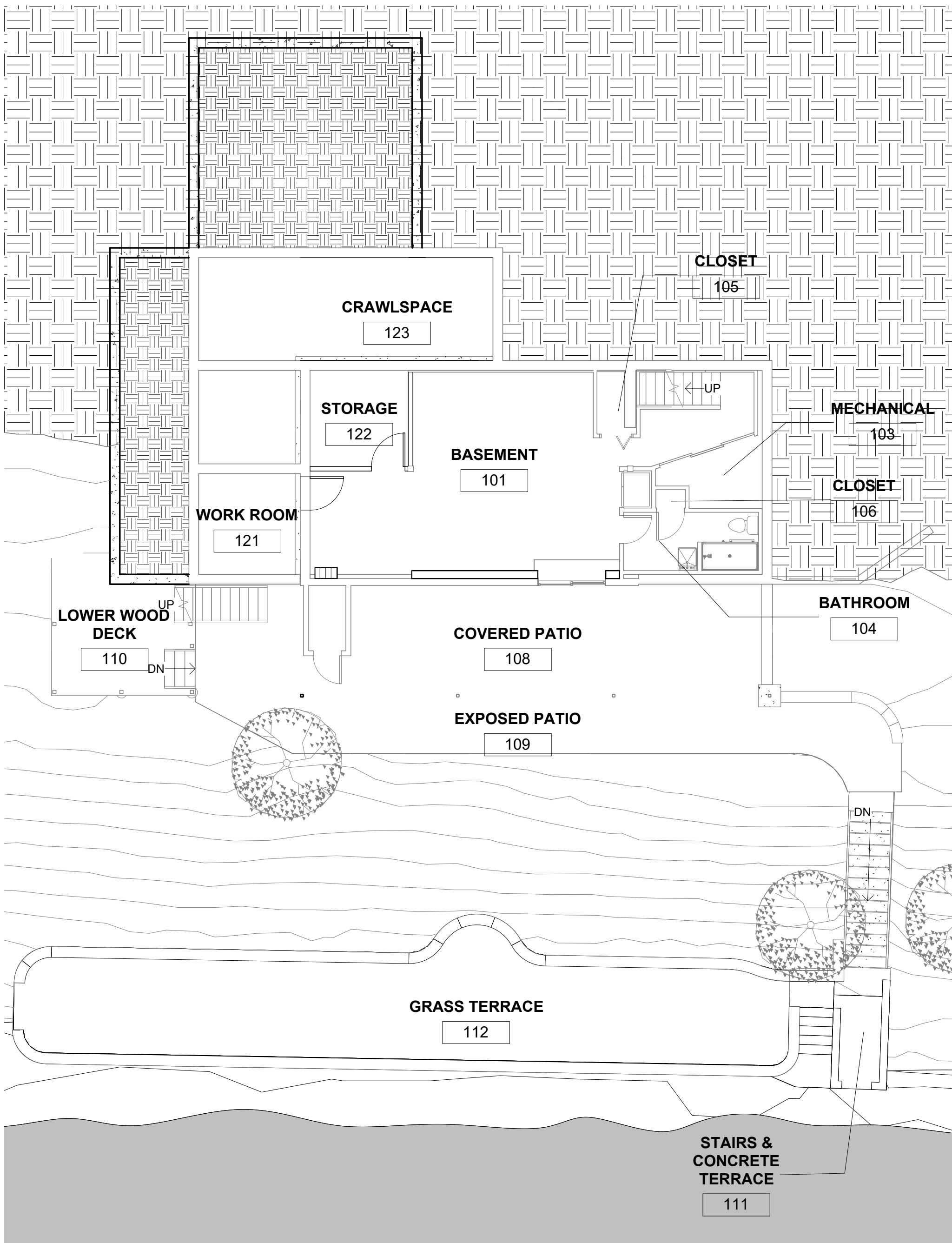
drawn by: Patrick G  
scale: 1/8" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:52:07 PM

Do not scale. Check all dimensions on site.

sheet number:

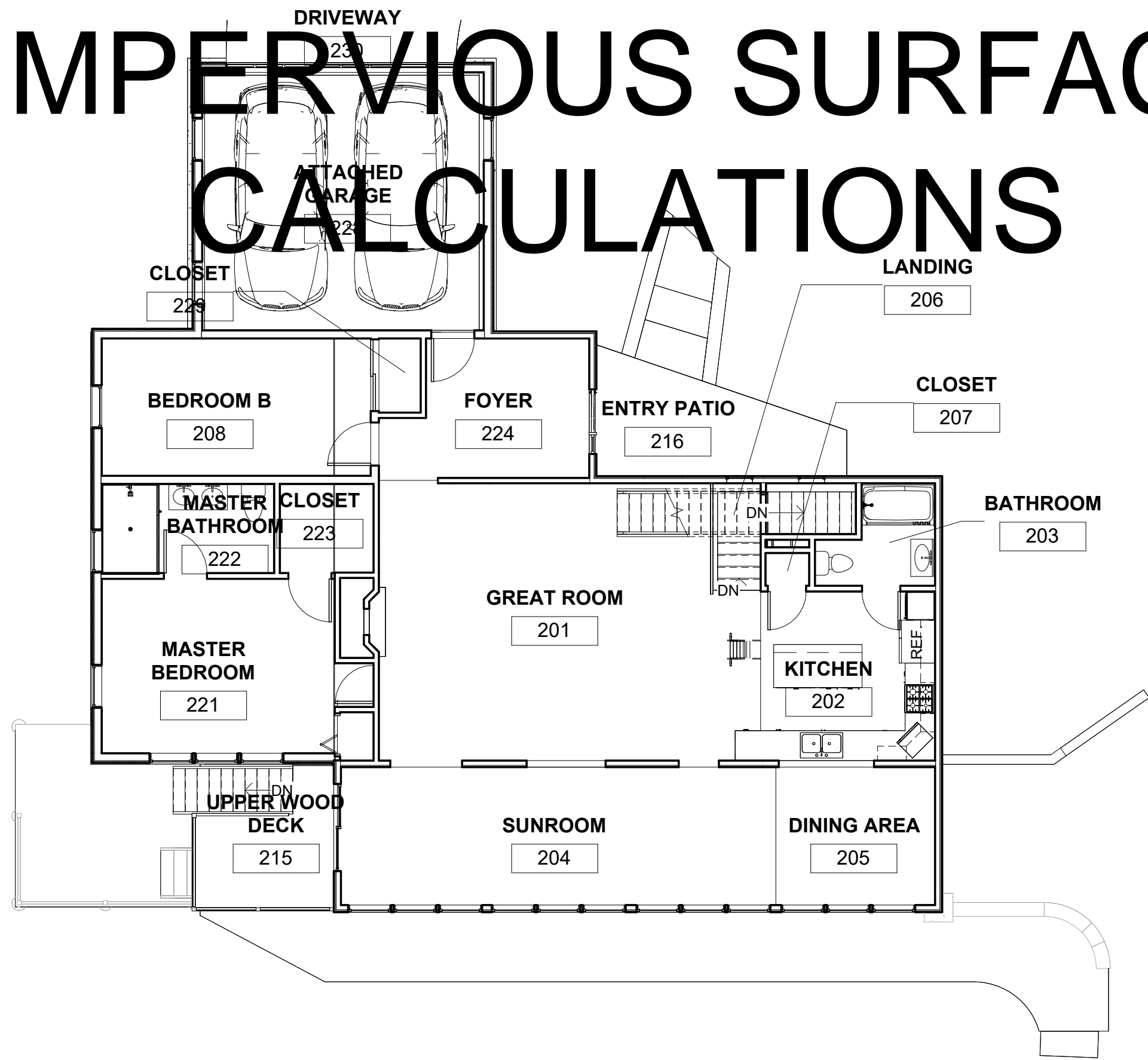
## A-002.01



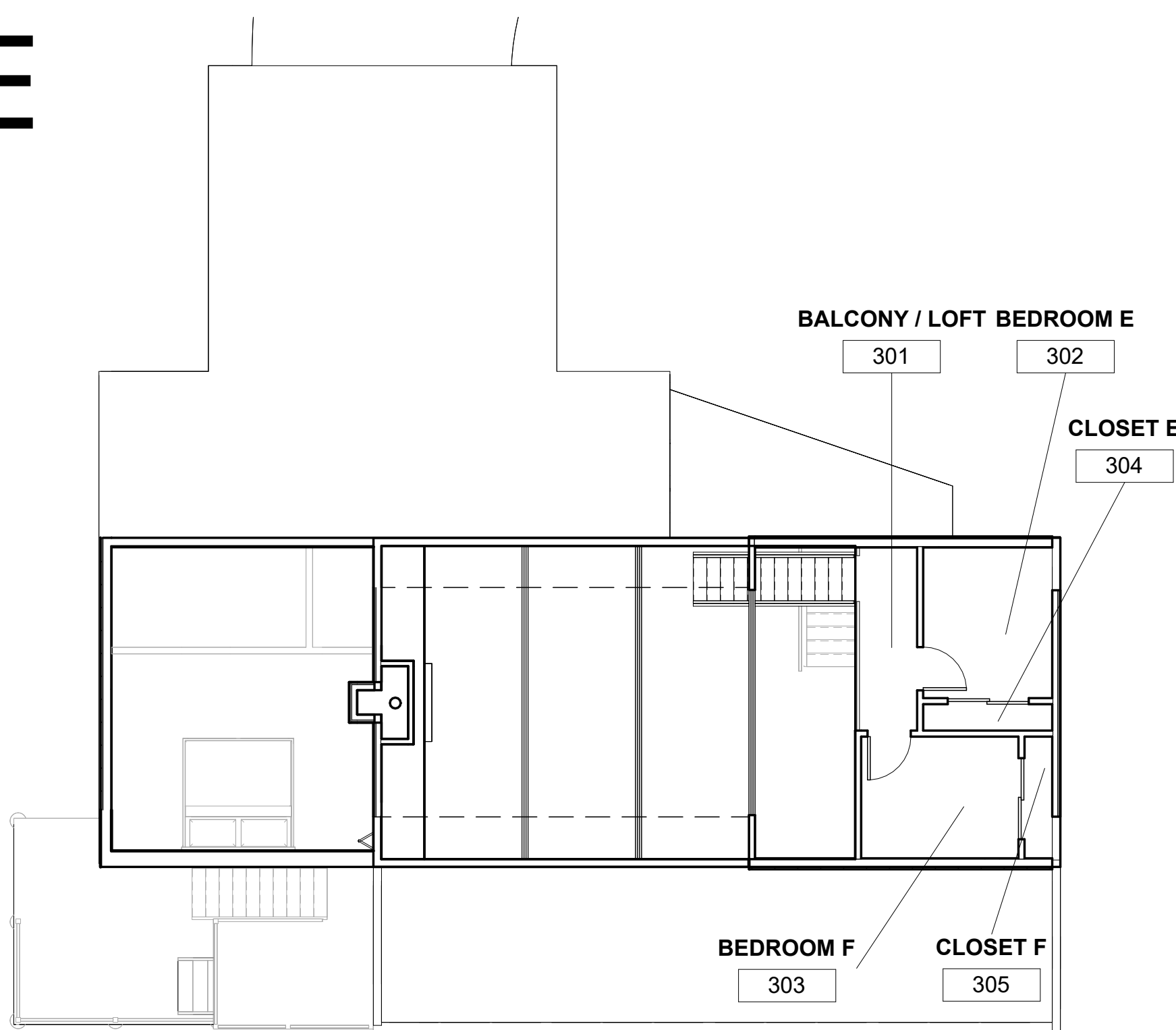


1 Proposed - L01 - Basement Room Plan  
1/8" = 1'-0"

# IMPERVIOUS SURFACE CALCULATIONS



2 Proposed - L02 - Main Floor Room Plan  
1/8" = 1'-0"



3 Proposed - L03 - Balcony Room Plan  
1/8" = 1'-0"

## EXTERIOR AREA SCHEDULE (RENOVATED)

NAME	NUMBER	AREA	PERIMETER	NOTES
COVERED PATIO	108	386 SF	105' - 6"	(BELOW OR ABOVE OTHER)
UPPER WOOD DECK	215	74 SF	39' - 8"	(BELOW OR ABOVE OTHER)
(BELOW OR ABOVE OTHER): 2		459 SF		
EXPOSED PATIO	109	393 SF	162' - 9"	IMPERVIOUS SURFACE
LOWER WOOD DECK	110	124 SF	45' - 0"	IMPERVIOUS SURFACE
STAIRS & CONCRETE TERRACE	111	157 SF	73' - 11"	IMPERVIOUS SURFACE
ENTRY PATIO	216	148 SF	66' - 5"	IMPERVIOUS SURFACE
IMPERVIOUS SURFACE: 4		822 SF		
GRASS TERRACE	112	747 SF	158' - 0"	PURVEOUS SURFACE
DRIVEWAY	230	314 SF	70' - 8"	PURVEOUS SURFACE
PURVEOUS SURFACE: 2		1061 SF		
GRAND TOTAL: 8		2343 SF		

## LOT SURFACE COVERAGE

'HOMESITE' LOT AREA: **9,385.47 SF (TRAINGLE ONLY)**  
BUILDABLE 'ENVELOPE' AREA: **7,524.97 SF**

MAX. UMITIGATED IMPERVIOUS SURFACE AREA: (9,385.47x0.30) = 2,815.5 SF  
MAX. MITIGATED IMPERVIOUS SURFACE AREA: (9,384.47x0.40) = 3754.1 SF

RENOVATED BUILDING FOOTPRINT: **2371.25 SF (AT SECOND LEVEL)**  
RENOVATED IMPERVIOUS SURFACE AREA: **849 SF (OUTSIDE OF BUILDING FOOTPRINT)**  
EXISTING RETAINING WALL SURFACE AREA: **270 SF**

GRAND TOTAL IMPERVIOUS SURFACES: 3485 SF

WATER MITIGATION REQUIREMENT: 670

## ROOM SCHEDULE (RENOVATED)

NAME	NUMBER	AREA	PERIMETER	NOTES
BASEMENT	101	476 SF	144' - 9"	
MECHANICAL	103	43 SF	29' - 10"	
BATHROOM	104	62 SF	39' - 9"	
CLOSET	105	14 SF	18' - 3"	
CLOSET	106	4 SF	8' - 7"	
WORK ROOM	121	83 SF	36' - 10"	NEW
STORAGE	122	76 SF	34' - 10"	NEW
L01 - Basement: 7		759 SF		
GREAT ROOM	201	486 SF	95' - 0"	
KITCHEN	202	147 SF	51' - 4"	
BATHROOM	203	47 SF	31' - 0"	
SUNROOM	204	291 SF	79' - 9"	
DINING AREA	205	106 SF	41' - 5"	
LANDING	206	26 SF	21' - 11"	
CLOSET	207	7 SF	10' - 8"	
BEDROOM B	208	179 SF	56' - 7"	
UPPER WOOD DECK	215	74 SF	39' - 8"	(BELOW OR ABOVE OTHER)
MASTER BEDROOM	221	205 SF	63' - 2"	NEW
MASTER BATHROOM	222	74 SF	36' - 5"	NEW
CLOSET	223	40 SF	25' - 5"	RENOVATION
FOYER	224	125 SF	49' - 1"	RENOVATION
ATTACHED GARAGE	228	352 SF	75' - 1"	NEW
CLOSET	229	15 SF	16' - 2"	NEW
L02 - Main Floor: 15		2174 SF		
BALCONY / LOFT	301	43 SF	30' - 3"	
BEDROOM E	302	74 SF	34' - 6"	NEW
BEDROOM F	303	73 SF	34' - 5"	NEW
CLOSET E	304	13 SF	19' - 2"	NEW
CLOSET F	305	13 SF	18' - 5"	NEW
L03 - Upper Floor: 5		216 SF		
GRAND TOTAL: 27		3149 SF		

client:  
**Robert & Sally Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

architectural designer:  
**Patrick Griffin**  
2712 N Magnolia Ave,  
Chicago, IL 60614

structural engineer:

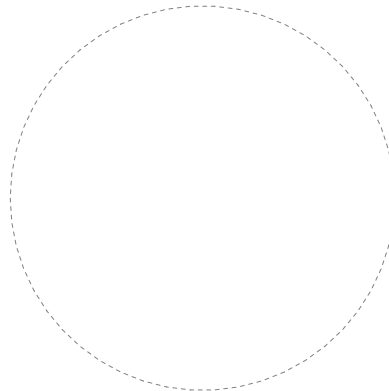
civil engineer:

consultant:

project name:  
**Griffin Residence**  
7655 Lilly Lake Rd.  
Burlington, WI 53105

project number:  
**PG-2023-001**

seal & signature:



status:  
**Not For Construction**

issuance:  
**Rennovation Drawings V5**

sheet number:  
**8 of 35**

sheet revisions:

No.	Date	Description
-----	------	-------------

key plan:

sheet title:

## Rennovated Area Calculations

drawn by: Patrick G  
scale: 1/8" = 1'-0"  
size: 24 in x 36 in  
date: 12/19/2023 12:52:09 PM

Do not scale. Check all dimensions on site.

sheet number:

# A-002.02

ATTACH TO-SCALE SET OF  
CONSTRUCTION DRAWINGS

## **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**

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

**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.
-

VARIANCE PROCEDURES &  
PUBLIC HEARING VARIANCE STANDARDS

**IMPORTANT TELEPHONE NUMBERS**

Kenosha County Center	
Department of Planning & Development	
19600 - 75 <sup>th</sup> Street, Post Office Box 520	
Bristol, Wisconsin 53104-0520	
Division of County Development (including Sanitation & Land Conservation).....	<b>857-1895</b>
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 -

The current property has no parking. As the primary structure is located, there is no space for a car between the house and the street. Given the current zoning, there is no conceivable way for an addition to be constructed that is in compliance with the municipal code as it is written; largely due to the shape and size of the property, which the code does not seem designed for.

Parking for an owner's vehicle is a permitted use for a residential property, and there is no way to achieve this within the current code. We believe this constitutes a hardship.

Additionally, there is a provision in the Shoreland Regulations for a lateral expansion to the structure; in order to achieve this, the side-yard setback requires a variance (reduction) to allow for the lateral expansion to occur.

This lateral expansion is to address concerns with a trench footing on the south side of the house, and allow for an expansion to the bedroom so it is accessible for those with access impairments.

## UNIQUE PROPERTY LIMITATION -

The shape of the property, size of the property, and the property's relationship to the road are very unique; which make compliance with setbacks that have been established since the primary structure was constructed in 1936 impossible.

The existing structure is within 2' of the street; a street which is excessively wide for the traffic it bares. Moreover, not all of the width of the street is plowed in the winter, frequently burying cars and access to the house from residents.

We do not believe modifying this 2' setback to 0' will have any impact on the neighborhood, and instead will infact improve the use of the road and ability for pedestrians around the lake to stay away from cars.

Additionally, the combined slope of the site and street in the winter time is dangerous with snow and ice for walking. (Increasingly so as the owners age.)

## PROTECTION OF THE PUBLIC INTEREST -

All 'compliant' alternatives for a 900SF addition require a modification to three aspects of the site's zoning per Chapter 12, Section 32.040 of Kenosha's Municipal Code.

(G1) Street Setback: The current structure is within 2FT of the road, an addition will reduce this to 0FT.

(G2) Shore Setback: The current structure is within 75FT of the water, an addition will maintain this dist.

(G3) Sideyard Setback: The current structure adheres to the 10FT sideyard setback, we propose reducing this to 5' to allow space to create the addition.

12.09.100(b)2: The current site must maintain existing retaining walls, patio, & secondary structures; this is essential to protecting the dwelling from erosion and maintaining current drainage strategies - which includes dispering rain water from the patio into the hill, rather than allowing it to flow into the lake.

The effect on Drainage and Visual Impact would be marginal. Given that this is a private residence, there is very (if any) public interest in the land or project.





## VARIANCE SITE MAP

### PETITIONER(S):

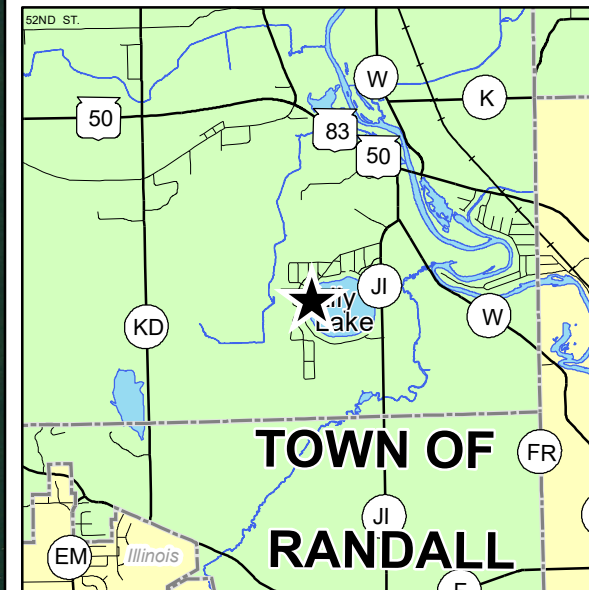
Sally J. Griffin Rev. Trust (Owner)  
Robert C. Griffin (Agent)

LOCATION: NE 1/4 of Section 11  
Town of Wheatland

TAX PARCEL(S): 95-4-119-111-3140

### REQUEST:

Requesting a variance (Section V. B. 12.28-7: Non-conforming structures which encroach upon the yard requirements of this ordinance, but which met yard requirements of the applicable zoning ordinance at the time of construction, may be structurally enlarged or expanded if the existing structure is located at a minimum of at least fifty (50) percent of the minimum setback requirement of all yard setback requirements and further provided that the alteration does not create a greater degree of encroachment on yard, height, parking, loading, or access requirements, Section IV. C. 12.21-4(g)3: that there shall be a side yard of not less than 10 feet in width on each side of all structures construct a residential addition to be located 0 feet from the right-of-way of Lily Lake Rd. and to be located 5 feet from the side (south) property line and to allow the existing appx. 200 sq. ft. of deck, appx. 275 sq. ft. of patio and retaining walls within the 75-foot shoreyard to remain



1 INCH = 80 FEET







# COUNTY OF KENOSHA

May 2023

## Department of Planning and Development

### VARIANCE APPLICATION

Owner: Francesco M. & Natalie C. Rovella

Mailing Address: 16700 7th Street

Union Grove WI 53182

Phone Number(s): 262-818-1618

RECEIVED  
JAN - 4 2024  
Kenosha County  
Planning and Development

*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: 45-4-221-033-0200 Zoning District: A-1

Property Address: 16700 7th St Shoreland: No

Subdivision: - Lot(s): - Block: -

Current Use: 1948-built single-family residence w/ multiple outbuildings

Proposal: To construct a residential addition onto the existing  
single-family residence.

#### REQUIRED BY ORDINANCE

- Section: V. B. 12.28-7 - Non-conforming structures which encroach upon the yard requirements of this ordinance, but which met yard requirements of the applicable zoning ordinance at the time of construction, may be structurally enlarged or expanded if the existing structure is located at a minimum of at least fifty (50) percent of the minimum setback requirement of all yard setback requirements and further provided that the alteration does not create a greater degree of encroachment on yard, height, parking, loading, or access requirements.
- Section: \_\_\_\_\_ -
- Section: \_\_\_\_\_ -

#### VARIANCE REQUESTED

Required structural setback from CTH right-of-way is 65 feet. Existing non-conforming structure (residence) is 63.12 feet from right-of-way. Petitioner is proposing an addition to structure that will make new highway setback 57 feet.



## VARIANCE APPLICATION

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.

WE ARE REJECTING ALTERNATIVES THAT COULD COMPLY W/EXISTING STANDARDS, DUE TO THE EXISTING HOME BEING NON-COMPLIANT SINCE CURRENT CODES HAVE BEEN PUT IN PLACE. HOME IS BELIEVED TO HAVE BEEN BUILT IN 1948 AND HAS NOT CAUSED ANY ISSUES OR HARM TO THE COMMUNITY OR PLANNING IN THE AREA.

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

WE REJECT ANY LESSER VARIANCE, BECAUSE THE VAST MAJORITY OF PROPOSED PROJECT IS BEYOND THE ORDINANCE SETBACK AND DESIRE TO KEEP THE FRONT ENTRY/EXIT ON THE FRONT OF HOME.

(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.*

VARIANCE APPLICATION

WE BELIEVE IT WOULD BE UNREASONABLE TO STRICTLY COMPLY WITH THE ORDINANCE BECAUSE IT WOULD REQUIRE THE MOVEMENT OF EXISTING HOME AND FOUNDATION FURTHER TO THE NORTH OF PROPERTY LINE.

- (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.

THERE ARE NO UNIQUE PHYSICAL CHARACTERISTICS OF THIS PROPERTY OTHER THAN THE EXISTING HOME IS CURRENTLY NOT IN COMPLIANCE.

- (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.

THE EFFECT TO THE COMMUNITY, NEIGHBORHOOD, AND GENERAL PUBLIC INTEREST WOULD ONLY BE TO CONTINUE AND ENHANCE TYPICAL ARCHITECTURE OF AREA HOMES WITH COVERED FRONT PORCHES AND PLEASING AESTHETICS. THE VARIANCE REQUESTED WOULD STILL MAINTAIN 87% OF THE MINIMUM SETBACK.

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: [Signature]

Agent: N/A

Signature: N/A

Agents Address: (OWNER) 3535 13th

Phone Number(s): 262-818-1618



# COUNTY OF KENOSHA

## Department of Planning & Development

19600 75<sup>th</sup> 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?

45-4-221-033-0200

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

Property Owner Name: Francesco M. & Natalie C. Rovella

Property Owner Mailing Address: Union Grove WI 53182

Property Owner Phone Number: 262. 818. 1618

Property Owner Email Address: frankierovella@gmail.com

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

Applicant Name: Francesco Rovella

Applicant Mailing Address: 3535 13 PL KENOSHA WI 53144

Applicant Phone Number: 262. 818. 1618

Applicant Email Address: frankierovella@gmail.com

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

Contractor Name: Francesco Rovella

Contractor Mailing Address: 3535 13 PL K. W 53144

Contractor Phone Number: 262. 818. 1618

Contractor Email Address: frankierovella@gmail.com

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
Residential Building Addition						

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....? *N*

If so, what type of material and how much?

*~1A.*

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.

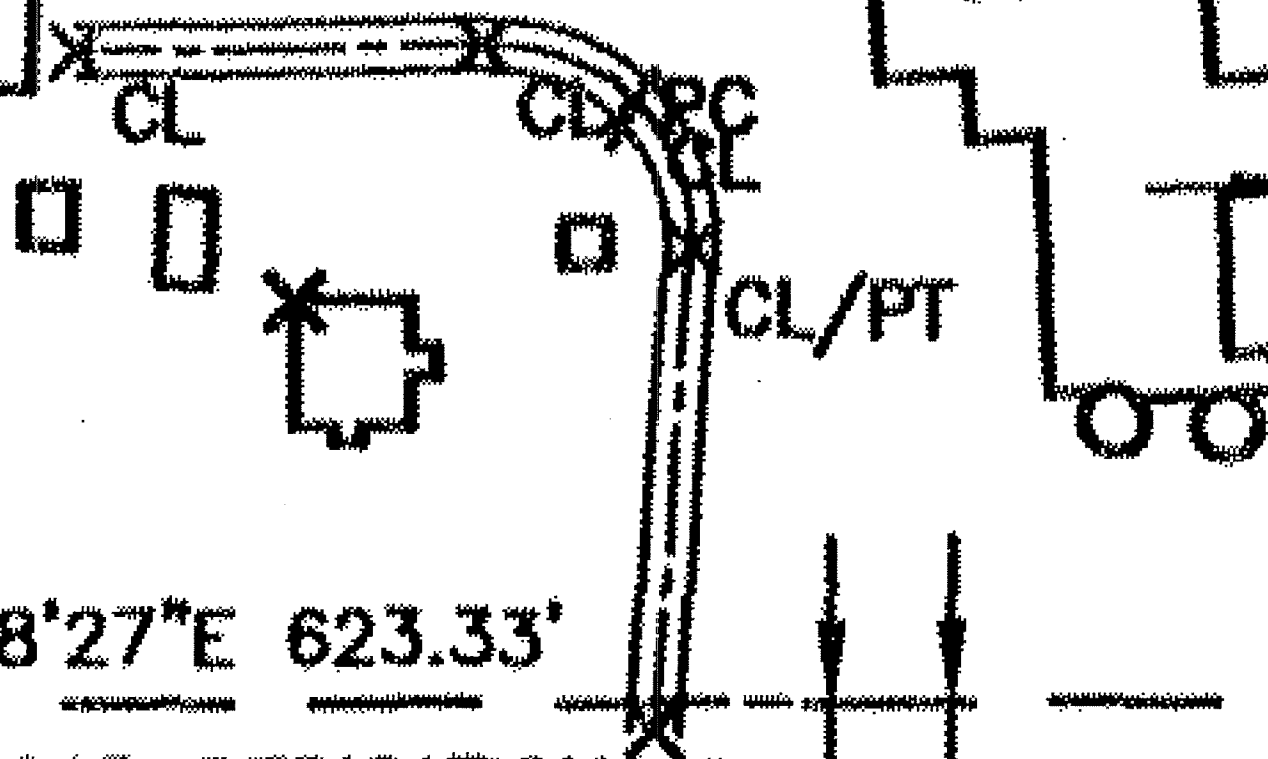
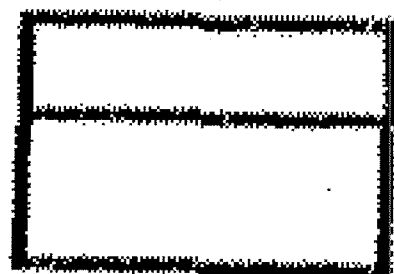
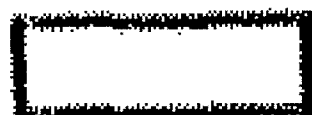
A bedroom is defined as a room used to sleep in, containing a closet for storage of clothing and a doorway with a door for privacy.

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.



S 01°35'1

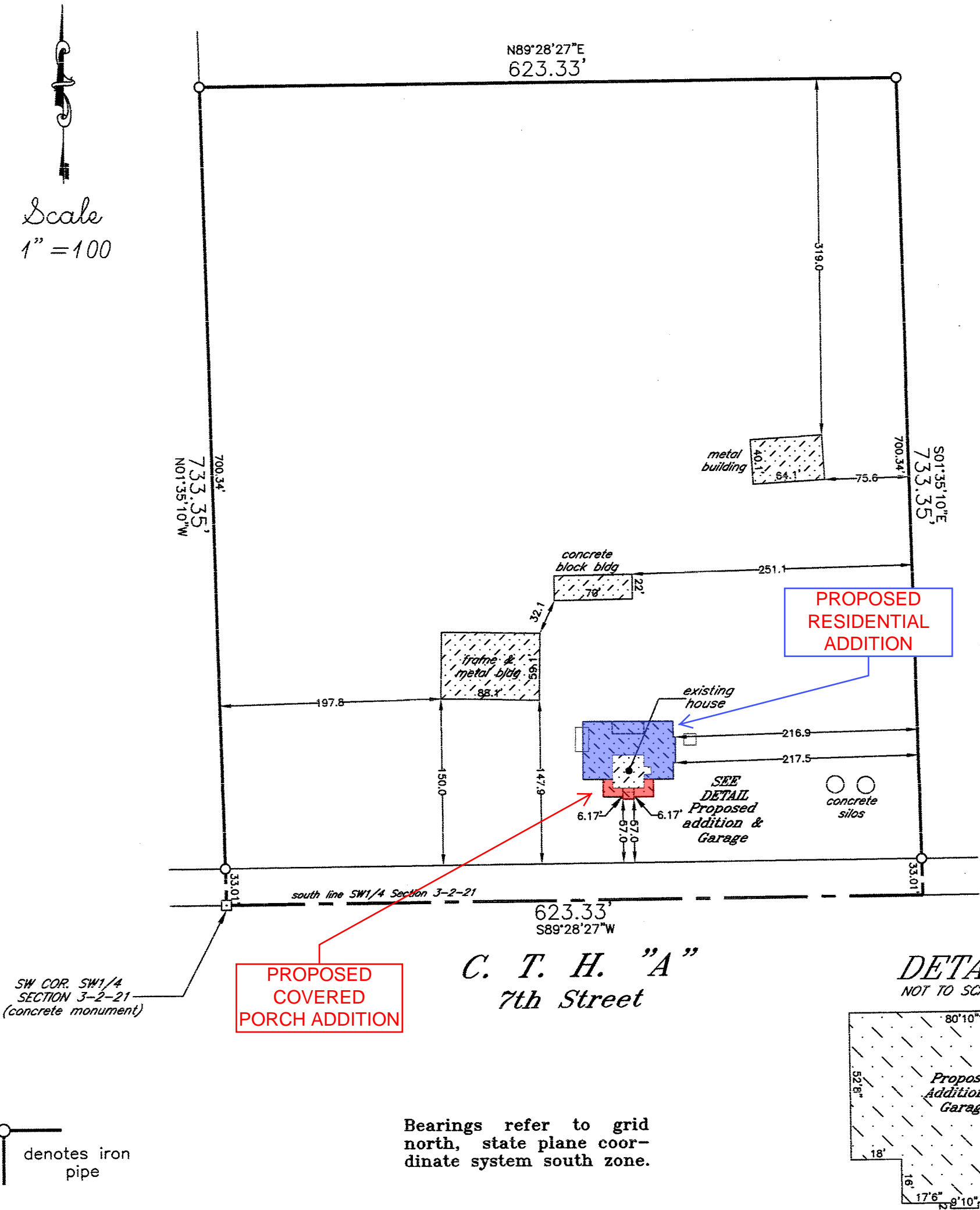
N 89°28'27"E 623.33'

DE PUBLIC ROAD DEDICATION CL



S 89°28'

address: 16700 7th Street



Proposed building addition field staked. Contractor to verify all dimensions before building by same.  
Refer to a current title report for easements or restrictions which may affect this site.

J.K.R. SURVEYING, INC.  
8121 22ND AVENUE  
KENOSHA, WI 53143



I hereby certify that  
this property was  
surveyed under my  
direction and this  
plat is a true re-  
presentation thereof.

*Jeffrey K. Rampart*

Reg. Land Surveyor  
January 2, 2024

Plat of Survey of  
PREMISES KNOWN AS TAX KEY NO:  
45-4-221-033-0200  
in SW1/4 Section 3-2-21  
TOWN OF PARIS  
KENOSHA COUNTY, WIS.  
-for-  
Frankie Rovella

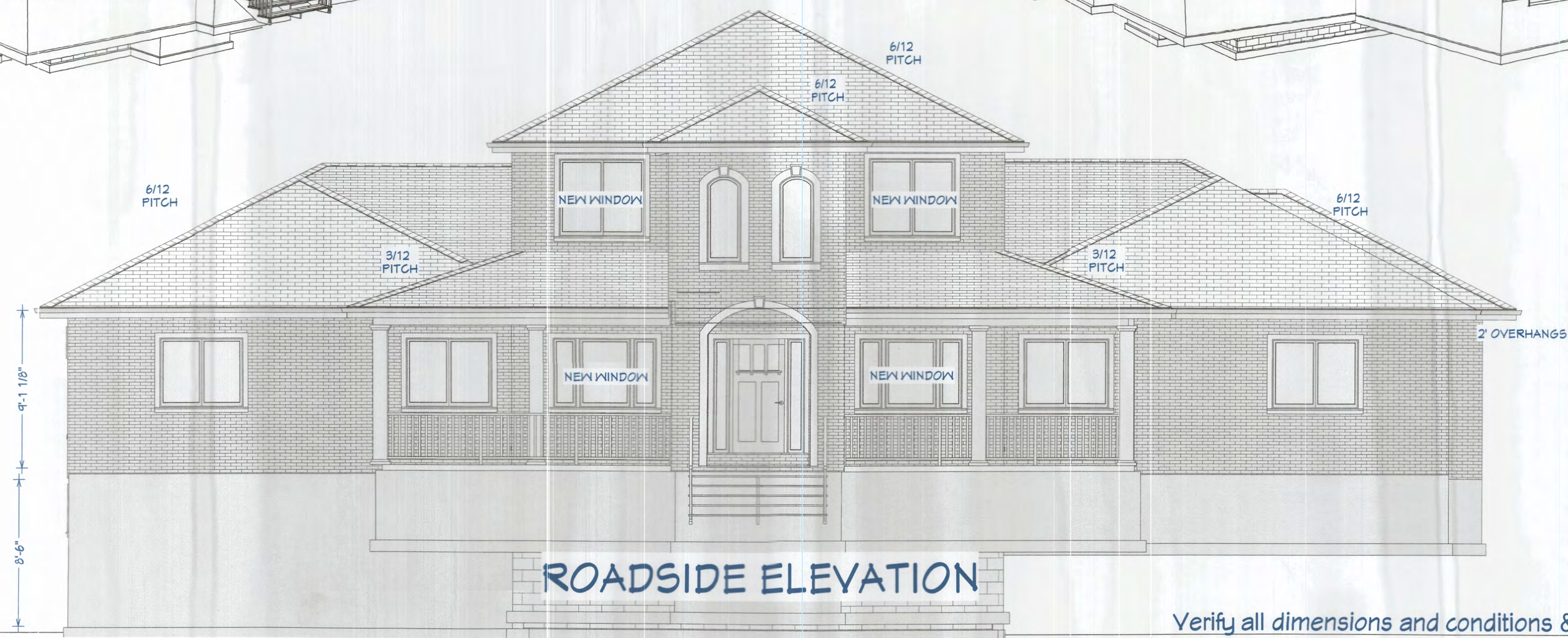
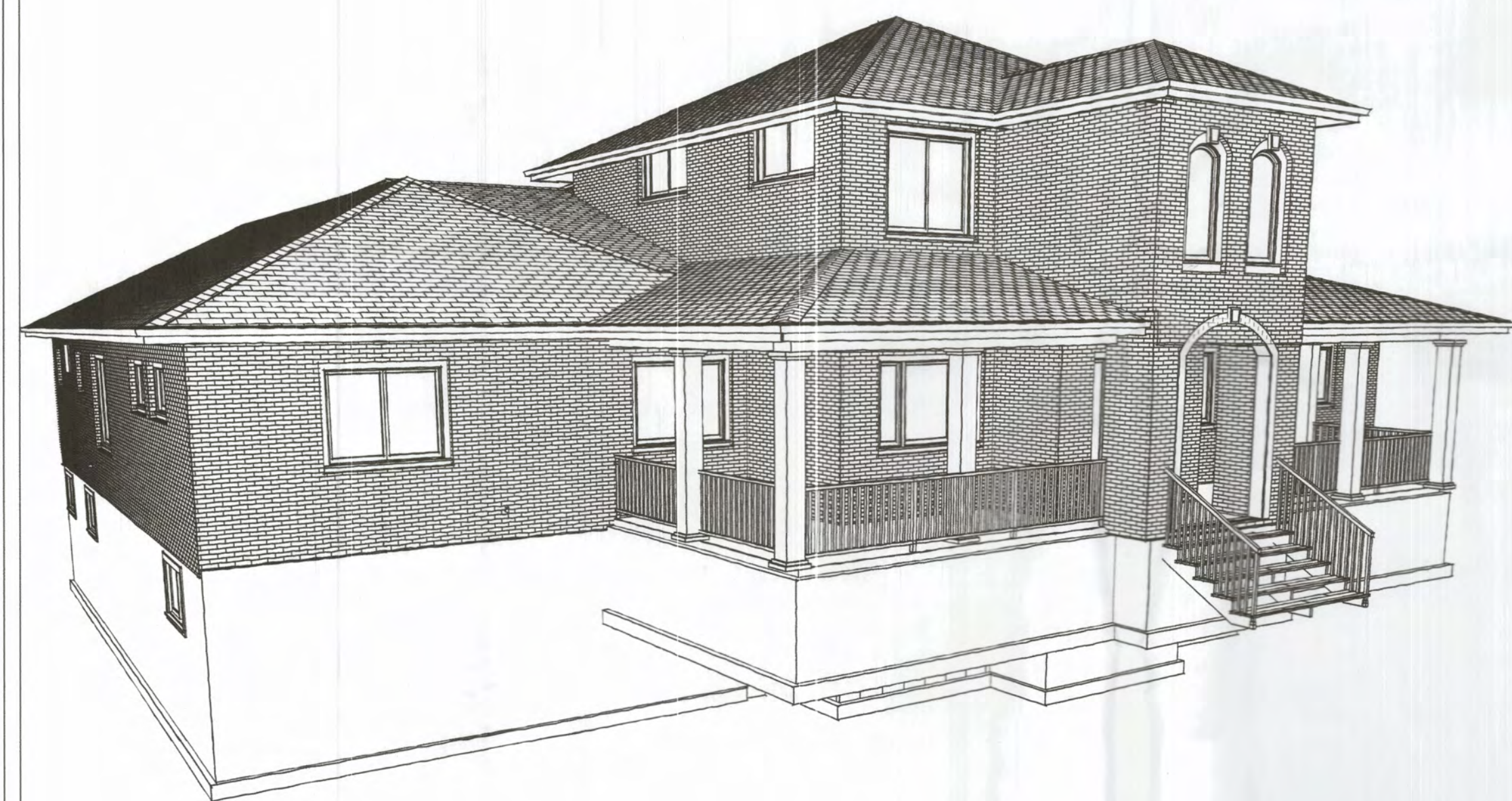








REAR ELEVATION



ROADSIDE ELEVATION

Verify all dimensions and conditions & assume responsibility

DT

TO BE BUILT BY:  
Frankie Rovella  
(262) 818-1618

Rovella Addition / Remodel  
16700 7th St. Union Grove, WI

Design Time  
DRAWINGS CREATED BY:  
Patrick E. Robers  
(779) 238-2801

DATE:

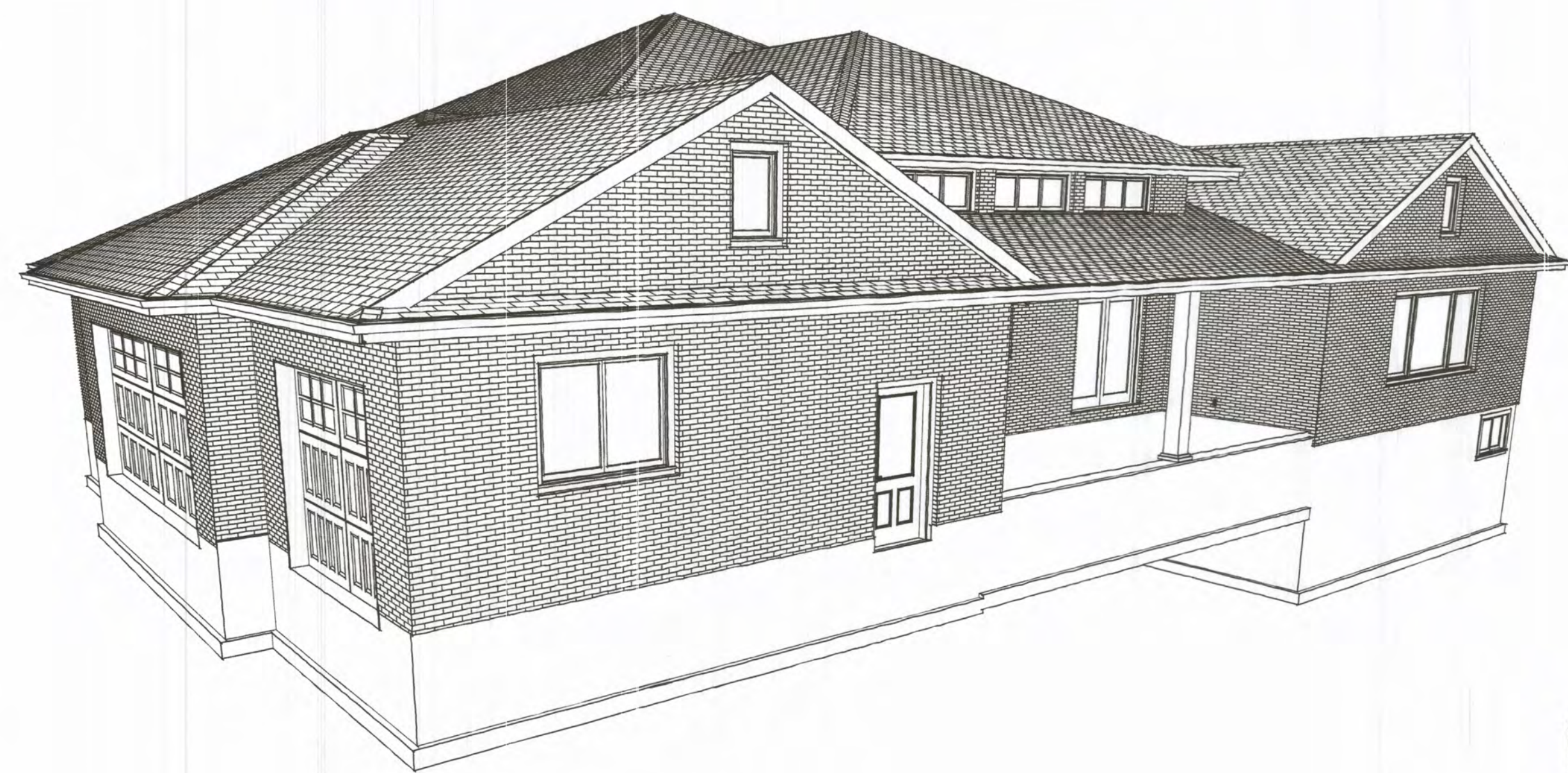
12/4/2023

SCALE:

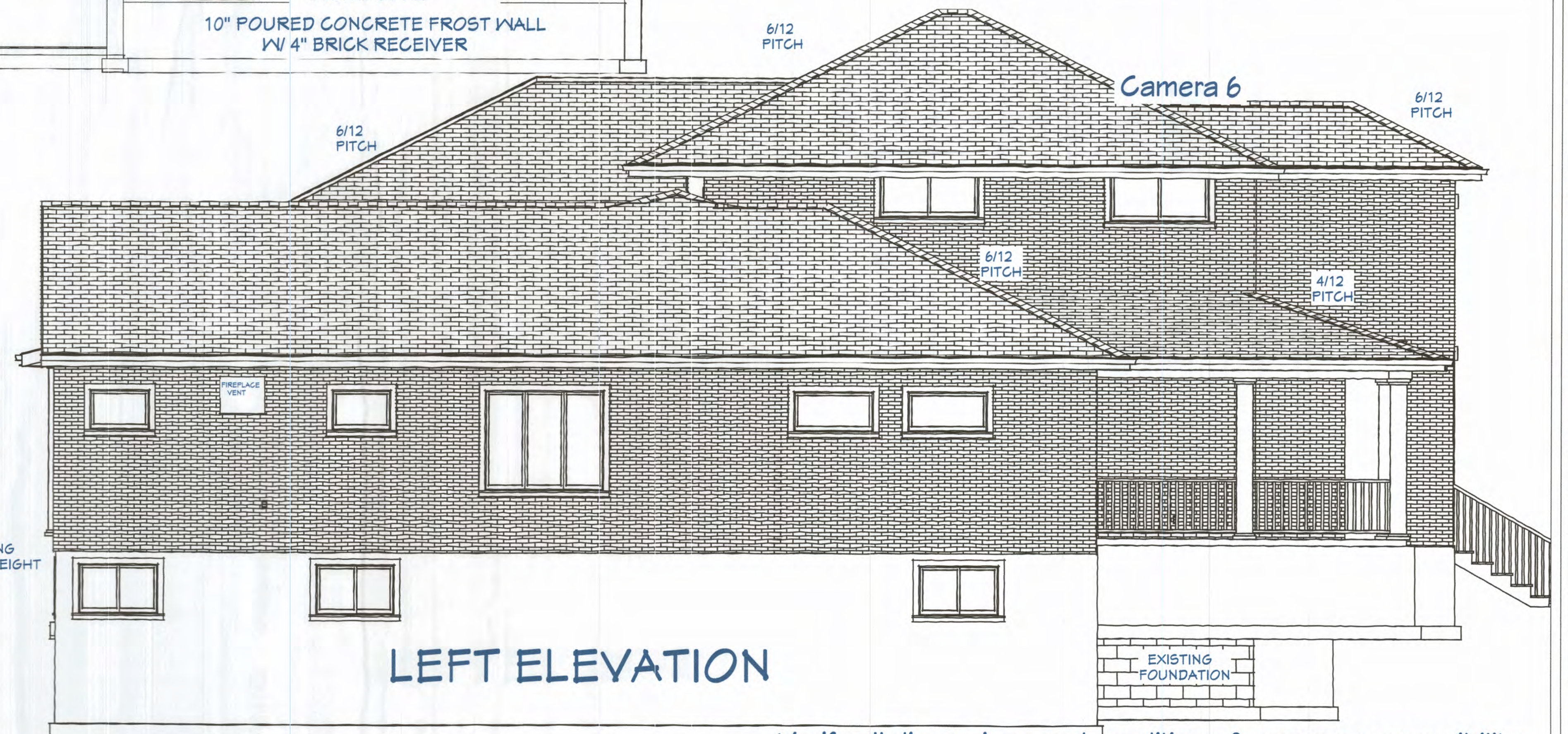
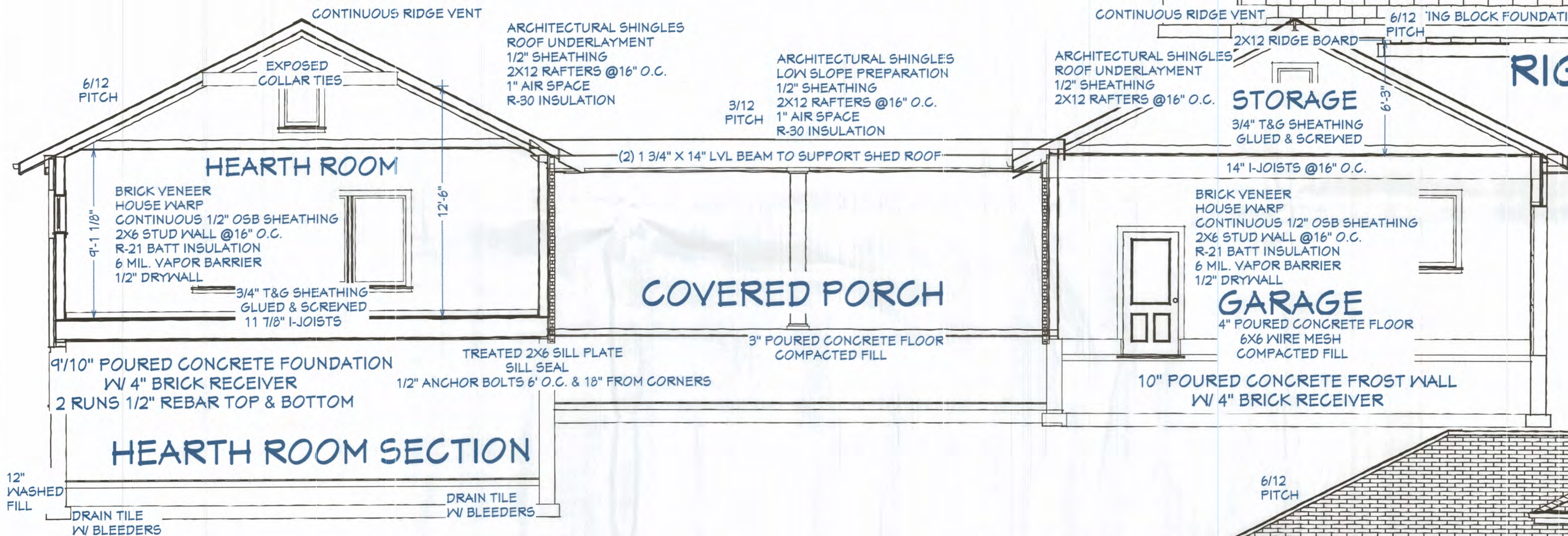
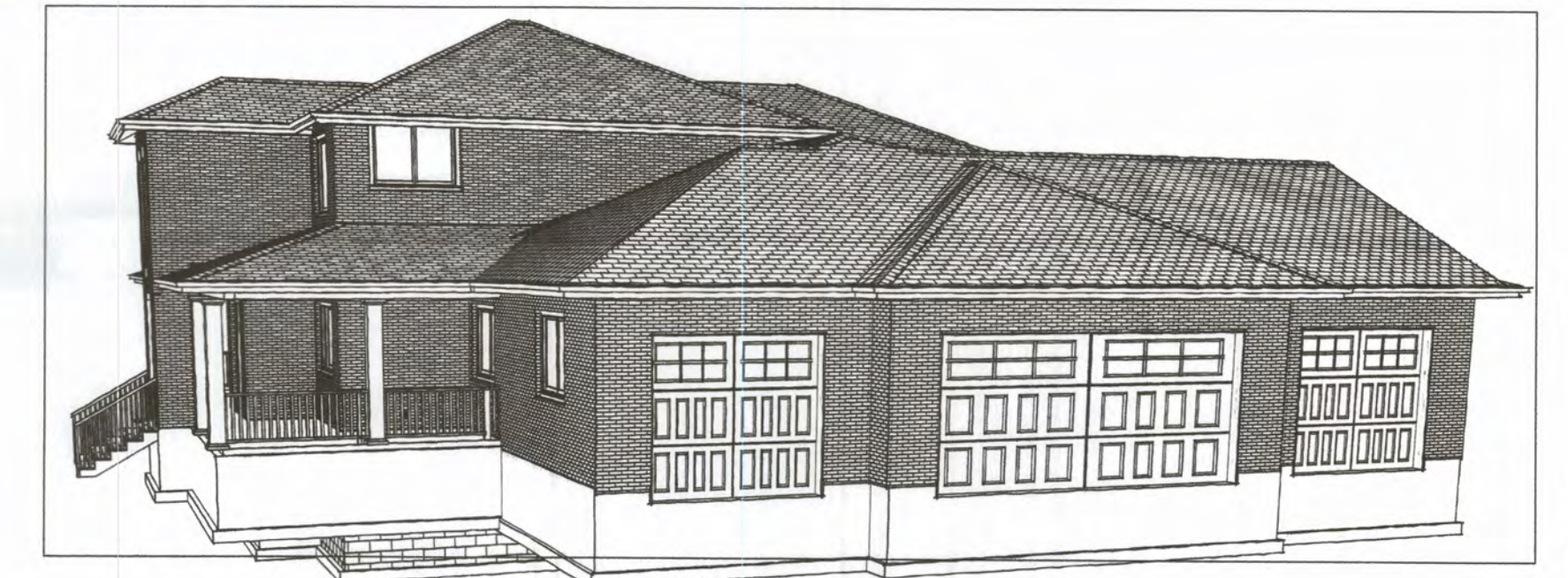
SHEET:

P-1





RIGHT ELEVATION



LEFT ELEVATION



Verify all dimensions and conditions & assume responsibility

DT

TO BE BUILT BY:  
Frankie Rovella  
(262) 818-1618

Rovella Addition / Remodel  
16700 7th St. Union Grove, WI

Design Time  
CREATED BY:  
Patrick E. Robers  
(779) 238-2801

DATE:

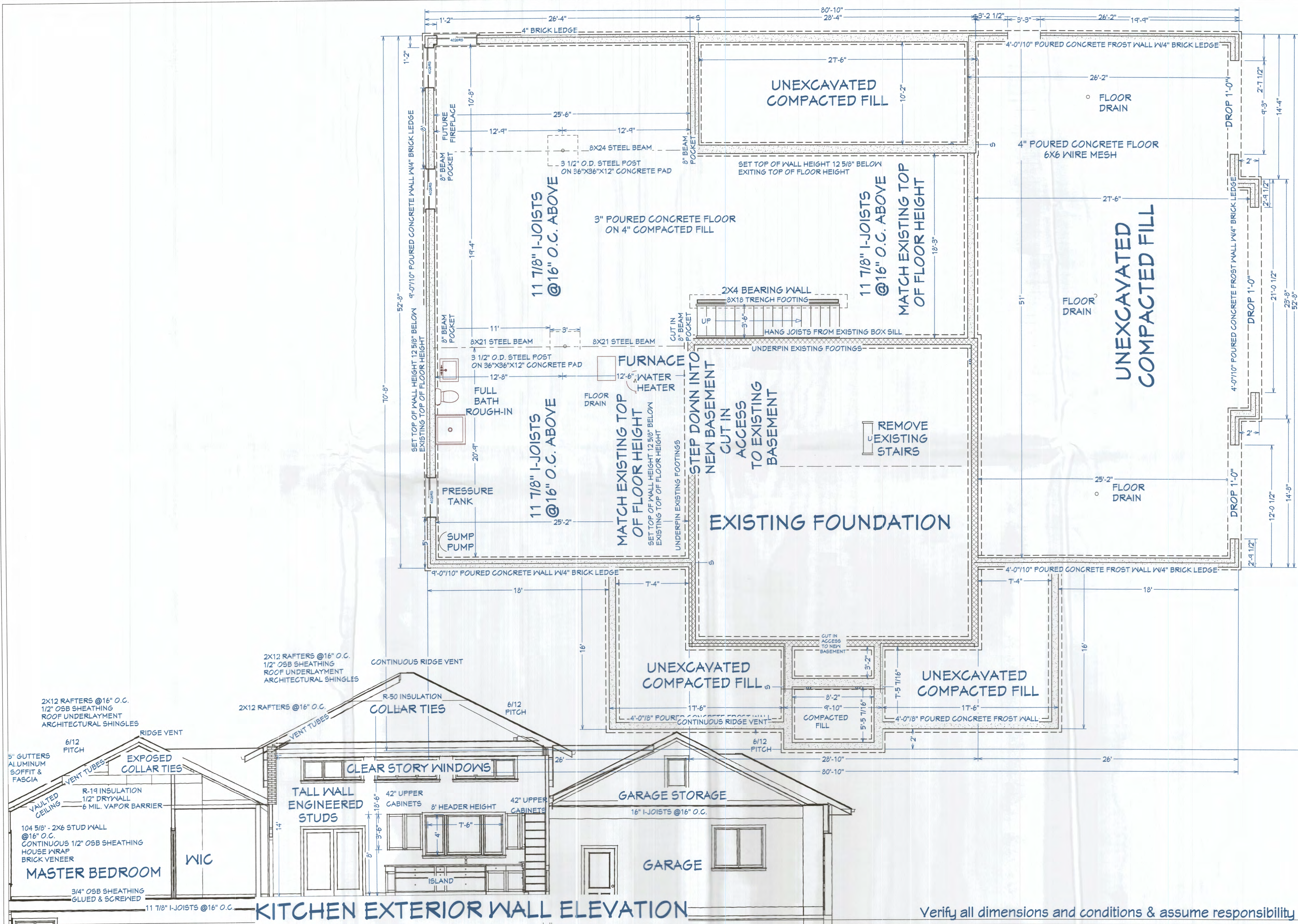
12/4/2023

SCALE:

SHEET:

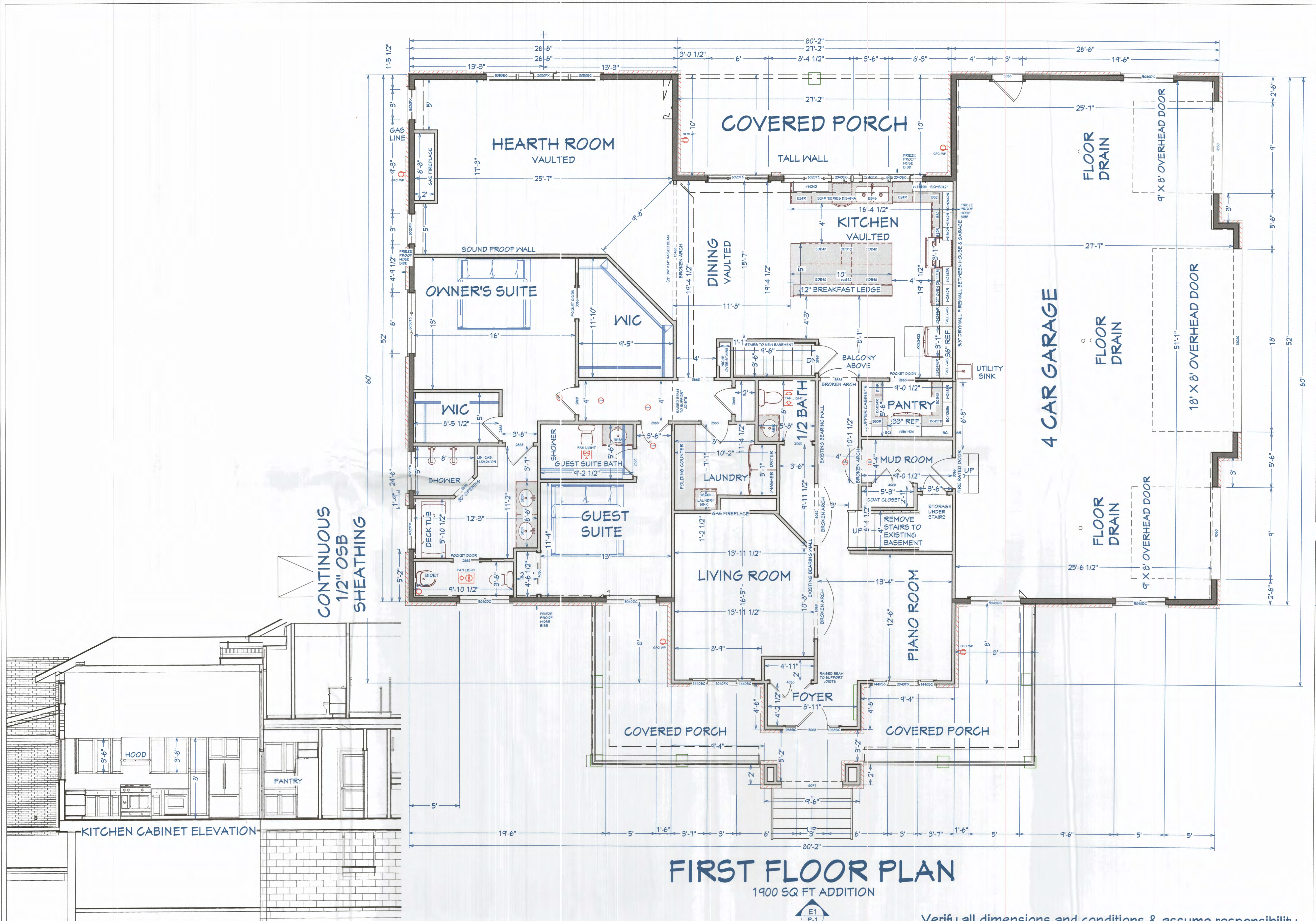
P-2





Verify all dimensions and conditions & assume responsibility





# FIRST FLOOR PLAN

1900 SQ FT ADDITION



Verify all dimensions and conditions & assume responsibility

Drawings  
Created By: Design Time  
Patrick E. Robers  
(779) 238-2801

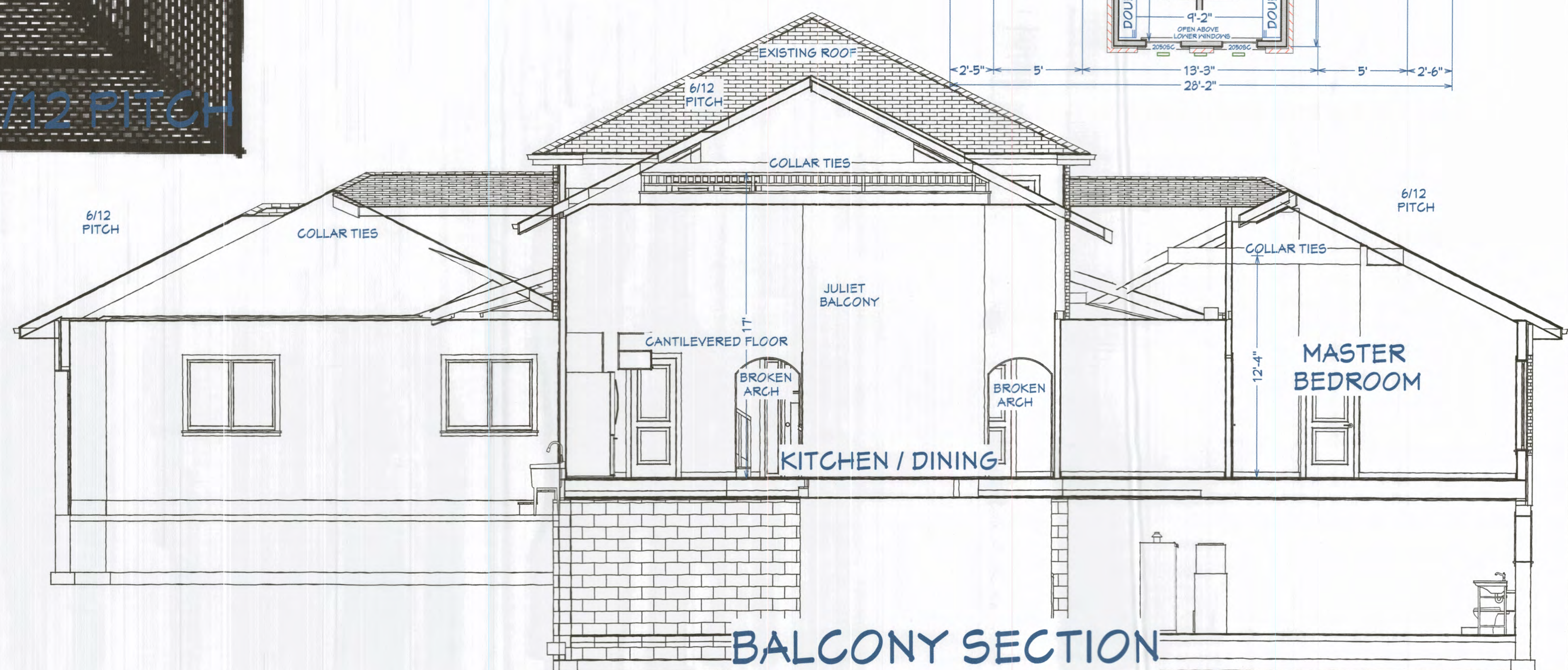
DATE:	12/4/2023
SCALE:	
SHEET:	P-4

Rovella Addition / Remodel  
16700 7th St. Union Grove, WI

TO BE BUILT BY:  
Frankie Rovella  
(262) 818-1618

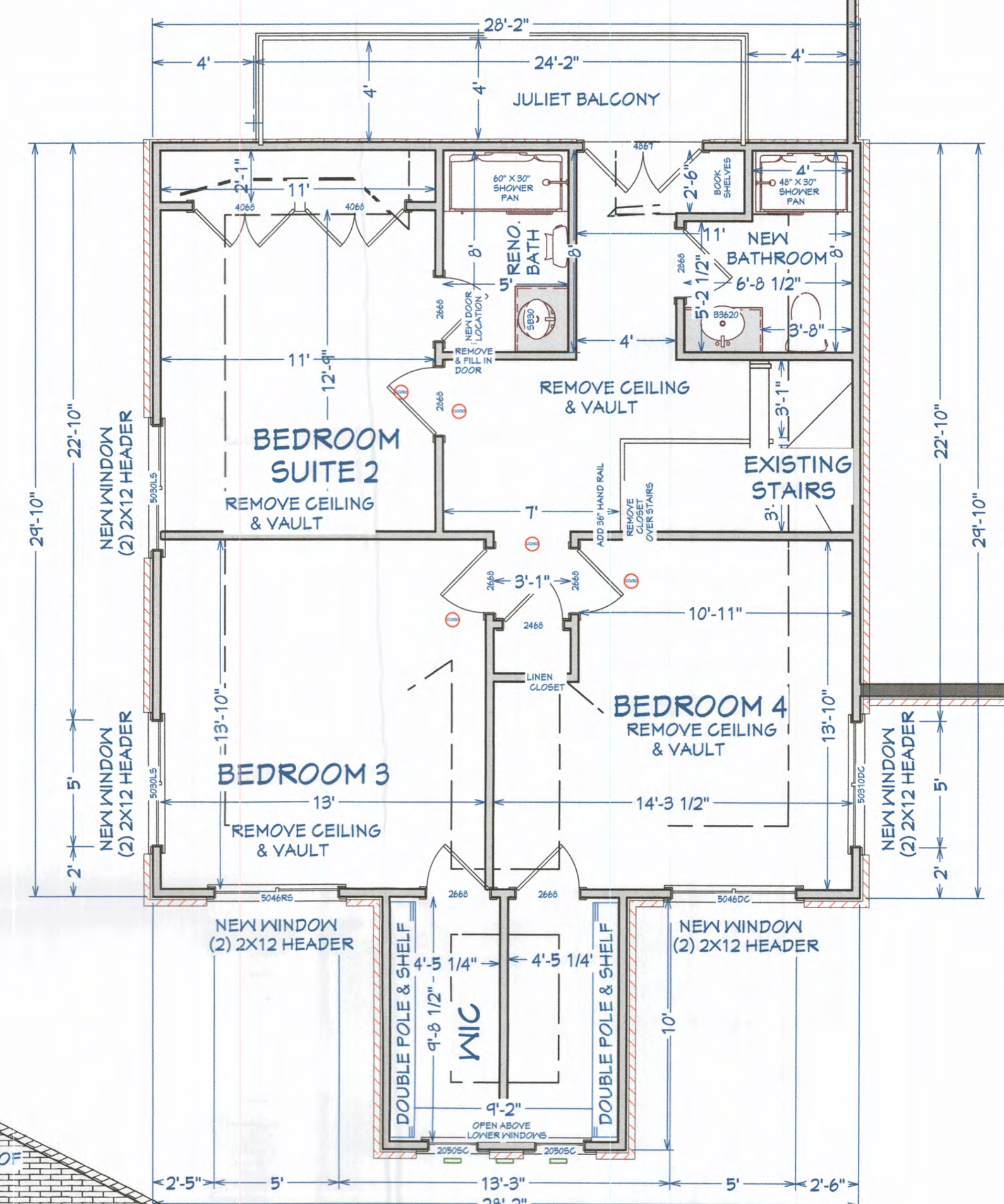
DT





OPEN TO BELOW

VERIFY ALL DIMENSIONS AND SITE CONDITIONS



DT

BUILT BY:  
**Frankie Rovella**  
**(262) 818-1618**

**Rovella Addition / Remodel**  
**16700 7th St. Union Grove, WI**

DRAWINGS  
 CREATED BY:  
**Patrick E. Roberts**  
 (779) 238-2801

DATE:
12/4/2023

SCALE:

SHEET:

P-5

Verify all dimensions and conditions & assume responsibility



## **BOARD OF ADJUSTMENTS SCHEDULE FOR 2024 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**

<b><u>JANUARY 18</u></b>	Filing Date: December 18 Published: Jan. 3 & Jan. 10	<b><u>JULY 18</u></b>	Filing Date: June 18 Published: July 3 & July 10
<b><u>FEBRUARY 15</u></b>	Filing Date: January 15 Published: Jan. 31 & Feb. 7	<b><u>AUGUST 15</u></b>	Filing Date: July 15 Published: July 31 & Aug. 7
<b><u>MARCH 21</u></b>	Filing Date: February 21 Published: Feb. 28 & March 6	<b><u>SEPTEMBER 19</u></b>	Filing Date: August 19 Published: Sept. 4 & Sept. 11
<b><u>APRIL 18</u></b>	Filing Date: March 18 Published: April 3 & April 10	<b><u>OCTOBER 17</u></b>	Filing Date: September 17 Published: Oct. 2 & Oct. 9
<b><u>MAY 16</u></b>	Filing Date: April 16 Published: May 1 & May 8	<b><u>NOVEMBER 21</u></b>	Filing Date: October 21 Published: Nov. 6 & Nov. 13
<b><u>JUNE 20</u></b>	Filing Date: May 20 Published: June 5 & June 12	<b><u>DECEMBER 19</u></b>	Filing Date: November 19 Published: Dec. 4 & Dec. 11

---

### **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.
-



**VARIANCE PROCEDURES &  
PUBLIC HEARING VARIANCE STANDARDS**

**IMPORTANT TELEPHONE NUMBERS**

Kenosha County Center Department of Planning & Development 19600 - 75 <sup>th</sup> Street, Post Office Box 520 Bristol, Wisconsin 53104-0520	
Division of County Development (including Sanitation & Land Conservation).....	<b>857-1895</b>
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 -

THE PROPOSED CONSTRUCTION IS NEEDED FOR THE REASONABLE USE OF THE HOME AND IN MAINTAINING A SAFE FRONT ENTRY/EXIT.

### UNIQUE PROPERTY LIMITATION -

THE EFFECT TO THE COMMUNITY, NEIGHBORHOOD, AND GENERAL PUBLIC INTEREST WOULD ONLY BE TO COMPLEMENT AREA ARCHITECTURE WITH COVERED FRONT PORCHES.

\* CURRENT STRUCTURE WAS BUILT PRIOR TO CURRENT ORDINANCE LIMITATIONS AND IS NOT CURRENTLY IN COMPLIANCE -

### PROTECTION OF THE PUBLIC INTEREST -

THE CURRENT NON COMPLIANT HOME HAS NOT CAUSED ANY HARM TO THE PUBLIC AND THE ADDITIONAL INCURSION INTO THE SETBACK WOULD BE MINIMAL, WHILE ADDING TO THE PUBLIC INTEREST OF IMPROVING THE EXISTING STRUCTURE.



**12.31.010 A-1 agricultural preservation district.****(a) Primary Purpose and Characteristics.**

The Kenosha County Board of Supervisors recognizes that the rapid conversion of farm land to urban use has led to increasing public concern over such conversion. This concern centers on the perceived loss of the local agriculture economic base, loss of agricultural land as a valuable natural resource with the attendant loss of the aesthetic and environmental values associated with that resource, and the loss of the rural lifestyle and the unique cultural heritage which emanates from that lifestyle, and the attendant high costs of providing urban services as well as resolving potential urban-rural conflicts which arise as a result of urban encroachment into rural areas. Therefore, the A-1 Agricultural Preservation District is intended to maintain, enhance, and preserve agricultural lands historically utilized for crop production and the raising of livestock. The preservation of such agricultural lands is intended to conserve energy, prevent urban sprawl, maintain open space, retain natural systems and natural processes, control public cost, preserve the local economic base, promote local self-sufficiency, preserve the rural life-style, and maintain regional, state and national agricultural reserves. The District is further intended to prevent the premature conversion of agricultural land to scattered residential, commercial and industrial uses.

It is recognized that it is neither possible nor practicable to list all of the principal and accessory uses that are compatible with those listed below and therefore, it is intended that the following list of principal and accessory uses only be illustrative. Any individual aggrieved by a failure to list a particular principal or accessory use in this subsection shall have the right to file a petition with the Kenosha County Department of Planning and Development pursuant to section [12.55](#) of this ordinance for a determination as to the similarity of the intended use with the principal and accessory uses listed below.

**(b) Principal uses. (8/6/02).**

1. Apiculture (Beekeeping)
2. Community living arrangements having a capacity of 8 or fewer persons and which shall be in conformance with all state statutory requirements
3. Contract sorting, grading and packaging of fruits and vegetables
4. Corn shelling
5. Dairy farming and general agriculture
6. Essential Services
7. One single-family dwelling (9/5/06)
8. General farm buildings including agricultural windmills, barns, silos, sheds and storage bins provided, however, that said structures are located at least 100 feet away from any off-premise neighboring residential buildings (6/2/92)



9. Existing residential dwellings remaining after the consolidation of farms with said dwellings not to be considered a nonconforming use; provided, that the remaining lot shall conform to the yard requirements of this district and the lot area and width requirements for a second single-family farm dwelling as set forth in section 12.40.080(b)(113) of this ordinance
10. Single-family residence on lots of record created prior to the adoption of this ordinance where said existing lot is less than 35 acres, (see section 12.39.050)
11. Floriculture (cultivation of ornamental flowering plants)
12. Forest and game management
13. Foster family homes having less than 4 foster children and not exceeding 8 total occupants and are in conformance with all state statutory requirements
14. Grazing or Pasturing
15. Greenhouses, not including retail sales of plants and flowers
16. Hay baling
17. Livestock raising, except commercial feed lot and fur farms
18. Orchards
19. Paddocks
20. Pea viners
21. Plant nurseries
22. Poultry raising, except commercial egg production and commercial poultry feed lots
23. Raising of grain, grass, mint and seed crops
24. Raising of tree fruits, nuts and berries
25. Riding stables and indoor riding arenas (private)
26. Sod farming
27. Threshing services
28. Vegetable raising
29. Viticulture (grape growing)

(c) *Accessory Uses (8/6/02).*



1. Feed lot (not commercial and only for permitted farm uses)
  2. Accessory buildings, such as detached garages, sheds and gazebos, and boathouses (see also section 12.17)
  3. Home occupations and professional home offices
  4. Roadside stands (one such stand permitted only for selected farm products produced on the premises and not exceeding 300 square feet in floor area)
  5. Small wind energy system
  6. Solar energy system
  7. Storage, curing, drying, churning and packaging of products and crops produced on the land provided, however, such products are not processed on the land and provided further that such products are not commercially sold as part of a retail business conducted on the land
  8. Swimming pools and spas (see also section 12.20)
  9. Fences (see also section 12.19.020)
  10. Decks and Patios (see also section 12.18.3)
- (d) *Conditional Uses.* (See also section 12.40.080 of the Municipal Code of Kenosha County.) (8/6/02)
1. Airstrips, landing fields and hangars for personal or agricultural related uses.
  2. Community living arrangements having nine but not more than 15 persons and in conformance with all State statutory requirements.
  3. Concrete and asphalt batch plants temporarily located on a parcel.
  4. Event barns.
  5. Gas and electric utility uses not requiring authorization under Wisconsin Statutes, section 196.491(3).
  6. Housing for farm laborers or caretakers.
  7. Housing for seasonal or migratory farm workers.
  8. Kennels (commercial or noncommercial).
  9. A second single-family farm related residential dwelling.
  10. Large wind energy systems.
  11. Solar farms.



12. Storage of recreational vehicles, boats or snowmobiles.
13. Utility substations.
14. Bed and breakfast establishments. (8/9/94)
15. Riding stables and indoor riding arenas (public).
16. Borrow pits (temporary); stockpiling or filling of clean fill materials.

(e) *Parcel Area and Width.*

1. Farm structures hereafter erected, placed, moved or structurally altered and related farm activities shall provide a contiguous area of not less than thirty-five (35) acres and no farm shall have a frontage of less than 600 feet in width.

(f) *Building Type, Separation, Number, Height and Area.*

1. No structure or improvement may be built on any land in the A-1, Agricultural Preservation District unless said structure or improvement is consistent with agricultural uses.
2. For purposes of farm consolidation, farm residences or structures which existed prior to the adoption of this ordinance may be separated from a larger farm parcel.
3. No farm buildings or parts of farm buildings shall exceed 100 feet in height
4. No residential dwelling or part thereof, shall exceed 35 feet in height
5. A total minimum floor area of a residential dwelling shall be a minimum of 1000 square feet with a minimum first floor area of 1000 square feet. All residential dwellings shall be attached to a permanent foundation, be properly connected to all required utilities, have a building footprint of which the dwelling unit is not less than 24-feet in width for at least fifty (50) percent of the length, have a roof pitch of not less than 5/12, and an eave extension of at least twelve (12) inches, except residences with an architectural style defined as Colonial or Greek Revival. (9/5/06)

(g) *Yards.*

1. Street yard - not less than 65 feet from the right-of-way of all Federal, State and County Trunk highways and not less than 40 feet from the right-of-way of all other roads (8/6/02)
2. Shore yard - not less than 75 feet from the ordinary high water mark of any navigable water (11/5/86)
3. Side yard - not less than 25 feet in width on each side of all structures
4. Rear yard - not less than 50 feet

(h) *Authorized Sanitary Sewer System.*



1. On-site sewage disposal absorption system
2. Public sanitary sewer

(i) *Rezoning, Conditional Uses, and Enforcement.* Any rezoning of any parcel of land in the A-1 Agricultural Preservation District shall be in accordance with Wisconsin Statute, section [91.48](#). Furthermore, the Department of Agriculture shall be notified of the approval of any conditional use permits in the A-1 District. Enforcement provisions necessary for the proper administration of the Farmland Preservation Act shall be as specified in Chapter [91](#) of the Wisconsin Statutes. [Ord. 6 (2022); Code § 12.20-1.]

---

**The Municipal Code of Kenosha County is current through Ordinance 7 (2022), passed December 6, 2022.**

Disclaimer: The clerk of the board's office has the official version of the Municipal Code of Kenosha County. Users should contact the clerk of the board's office for ordinances passed subsequent to the ordinance cited above.

County Website: [www.kenoshacounty.org](http://www.kenoshacounty.org)

Hosted by Code Publishing Company, A General Code Company.



### **12.39.070 Existing nonconforming structures (8/6/02) (For Floodplain Nonconforming Structures see 12.39.100).**

The use of a structure existing at the time of the adoption or amendment of this Ordinance may be continued although the structure's size or location does not conform with the established lot area and width, building setback line along streets and highways, or the yard, height, parking, loading, or access provisions of this Ordinance.

Nonconforming structures which encroach upon the yard requirements of this ordinance, but which met yard requirements of the applicable zoning ordinance at the time of construction, may be structurally enlarged or expanded if the existing structure is located at a minimum of at least fifty (50) percent of the minimum setback requirement of all yard setback requirements and further provided that the alteration does not create a greater degree of encroachment on yard, height, parking, loading, or access requirements. Placement of a new foundation or basement under an existing nonconforming structure shall be allowed as long as no further encroachment is permitted. Nonconforming 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. This shall not constitute an allowance to make an existing conforming yard setback nonconforming, make an existing nonconforming yard setback more nonconforming or deviate from a height standard in this ordinance.

When a nonconforming structure is damaged by fire, explosion, violent wind, or other calamity or is intentionally dismantled, to the extent of more than fifty (50) percent of its assessed value as defined in section [12.39.020\(a\)](#) of this Ordinance, it shall not be restored except so as to comply with all provisions of this Ordinance provided under ss.59. 69(10m).

A nonconforming structure shall not be moved or relocated to any other location on the lot unless such structure is made to conform to all regulations of the district in which it is located. [Code § 12.28-7.]

---

**The Municipal Code of Kenosha County is current through Ordinance 7 (2022), passed December 6, 2022.**

Disclaimer: The clerk of the board's office has the official version of the Municipal Code of Kenosha County. Users should contact the clerk of the board's office for ordinances passed subsequent to the ordinance cited above.

County Website: [www.kenoshacounty.org](http://www.kenoshacounty.org)

Hosted by [Code Publishing Company](#). A General Code Company.



## VARIANCE SITE MAP

### PETITIONER(S):

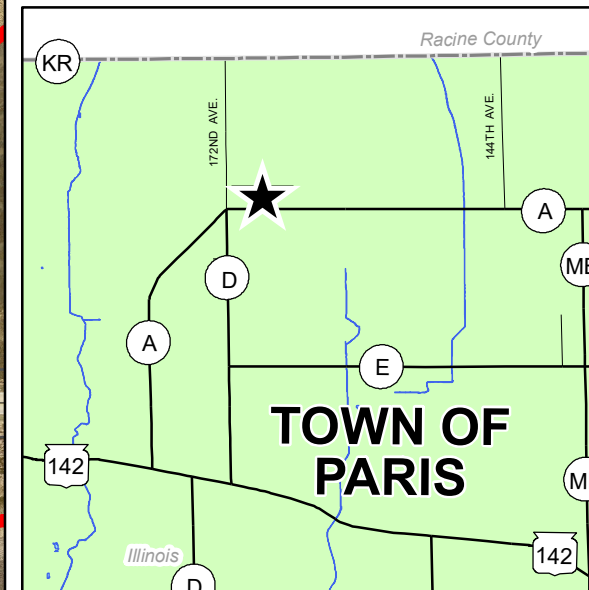
Francesco M. & Natalie C. Rovella (Owner)  
Francesco Rovella (Agent)

LOCATION: SW 1/4 of Section 3  
Town of Paris

TAX PARCEL(S): 45-4-221-033-0200

### REQUEST:

Requesting a variance (Section V. B. 12.28-7: that non-conforming structures which encroach upon the yard requirements of this ordinance, but which met yard requirements of the applicable zoning ordinance at the time of construction, may be structurally enlarged or expanded if the existing structure is located at a minimum of at least fifty (50) percent of the minimum setback requirement of all yard setback requirements and further provided that the alteration does not create a greater degree of encroachment on yard, height, parking, loading, or access requirements) to construct a residential addition onto an existing single-family residence that is located 63.12 feet from the right-of-way of a County Trunk Highway so that the addition will be located 57 feet from the right-of-way of CTH "A" (7th Street).







# COUNTY OF KENOSHA

Department of Public Works & Development Services

January 2023

RECEIVED

JAN - 8 2024

Kenosha County  
Planning and Development

## TEMPORARY USE APPLICATION

Owner: Stanley & Bernice Jezior Jt. Tenancy Trust

Mailing Address: 8824 - N. Sherman Rd

Morton Grove IL 60053-2071

Phone Number(s): 262-620-0400

To the Kenosha County Board of Adjustment:

The Kenosha County Board of Adjustments is required to hear and grant temporary uses by the language set forth in section 12.36-5(a)5 of the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance. The owner or assigned agent seeks approval of a temporary use permit.

Parcel Number: 80-4-222-344-0320 Zoning District: B-3

Property Address: 5940 - 60<sup>th</sup> St Shoreland: No

Subdivision: . Lot(s): . Block: .

Vacant gravel lot w/wood lattice structures

REQUIRED BY ORDINANCE

Section: VII. B. 12.36-5(a)5 -

It shall be unlawful to proceed with the operation, construction, installation, enlargement or alteration of a temporary use, as defined in this ordinance, without first obtaining approval from the Kenosha County Board of Adjustments in compliance with 12.36-5(a)5 of this ordinance and also obtaining any applicable zoning permit or certificate of compliance from the Division of Planning & Development being in conformity with the provisions of this Ordinance, and local, State and Federal requirements.

To operate a seasonal fruit, vegetable and christmas tree stand.

(Note: petitioner must attach a separate site plan drawing showing the layout of the intended use (stand(s), trailer(s), tent(s), container(s), signage, building(s), etc...)



#### TEMPORARY USE APPLICATION

The Kenosha County Board of Adjustments is authorized to hear and grant applications for temporary uses, in any district provided that such uses are of a temporary nature, do not involve the erection of a substantial structure, and are compatible with the neighboring uses and the Department of Planning and Development has made a review and recommendation. The permit shall be temporary, revocable, subject to any conditions required by the Board of Adjustment and shall be issued for a period not to exceed twelve (12) months. Compliance with all other provisions of this Ordinance shall be required.

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 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. The Board will not act on your request unless you or your agent is present.

1. Current Use of Property:

2. Proposed temporary use of property:

3. Proposed duration of temporary use:

4. Proposed parking plan



5. Proposed security plan

6. Proposed sanitation plan:

7. What would be the effect on this property, the community or neighborhood and the public interest if the temporary use 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, parking and fire safety and building code requirements.*

---

*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 temporary use request made herein, during reasonable daylight hours.*

Owner's Signature: \_\_\_\_\_

Agent: \_\_\_\_\_

Signature: \_\_\_\_\_

Agents Address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_

To whom it may concern:

Joe Smith has our permission to use the  
North West corner of Greenbay and 60<sup>th</sup> Street  
from:

January 1<sup>st</sup> thru December 31<sup>st</sup>, 2024.

Owner:

X Bernice Jezior 12/28/2023



## **BOARD OF ADJUSTMENTS SCHEDULE FOR 2024 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*

---

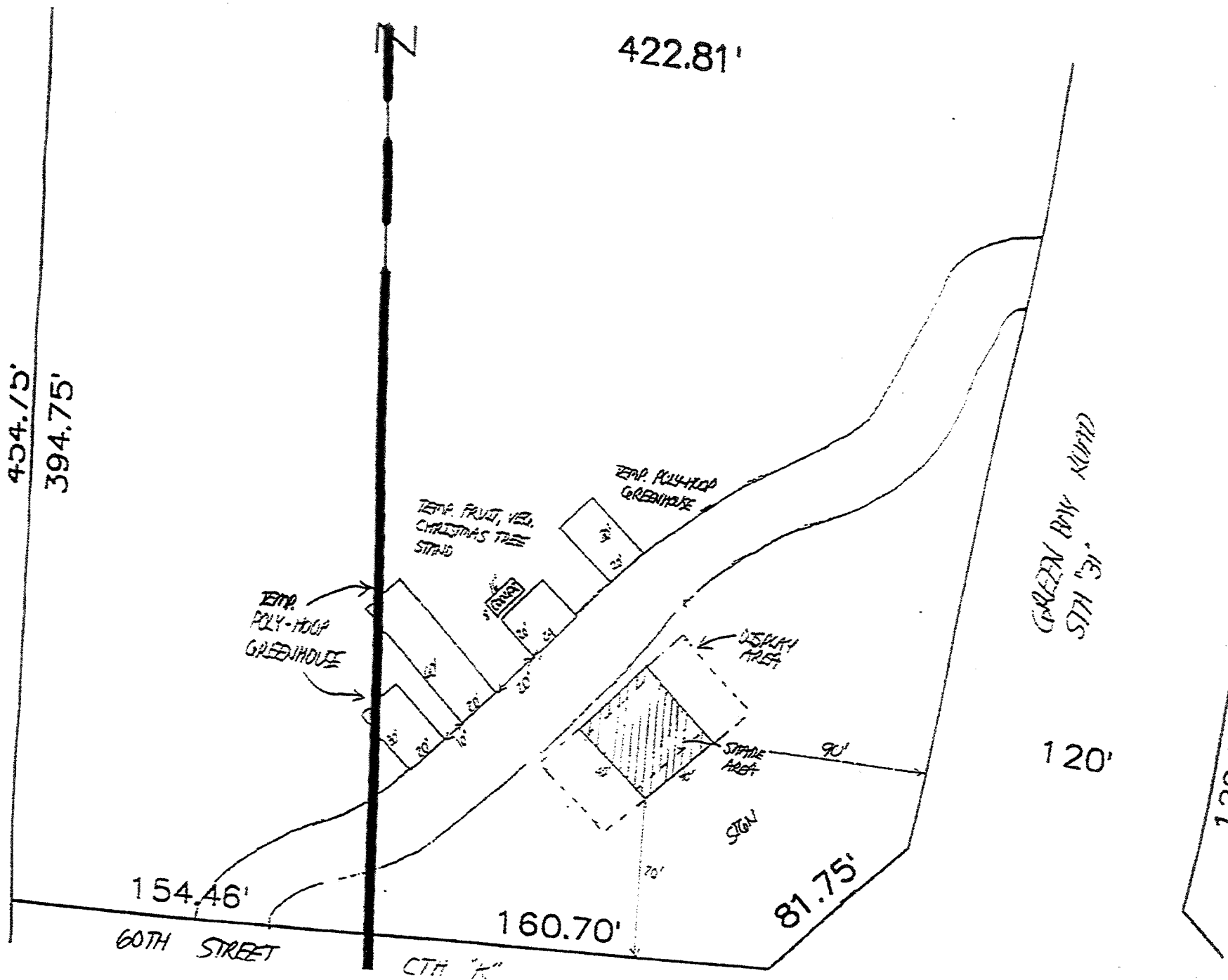
### **HEARING DATES**

<b><u>JANUARY 18</u></b>	Filing Date: December 18 Published: Jan. 3 & Jan. 10	<b><u>JULY 18</u></b>	Filing Date: June 18 Published: July 3 & July 10
<b><u>FEBRUARY 15</u></b>	Filing Date: January 15 Published: Jan. 31 & Feb. 7	<b><u>AUGUST 15</u></b>	Filing Date: July 15 Published: July 31 & Aug. 7
<b><u>MARCH 21</u></b>	Filing Date: February 21 Published: Feb. 28 & March 6	<b><u>SEPTEMBER 19</u></b>	Filing Date: August 19 Published: Sept. 4 & Sept. 11
<b><u>APRIL 18</u></b>	Filing Date: March 18 Published: April 3 & April 10	<b><u>OCTOBER 17</u></b>	Filing Date: September 17 Published: Oct. 2 & Oct. 9
<b><u>MAY 16</u></b>	Filing Date: April 16 Published: May 1 & May 8	<b><u>NOVEMBER 21</u></b>	Filing Date: October 21 Published: Nov. 6 & Nov. 13
<b><u>JUNE 20</u></b>	Filing Date: May 20 Published: June 5 & June 12	<b><u>DECEMBER 19</u></b>	Filing Date: November 19 Published: Dec. 4 & Dec. 11

---


### **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.

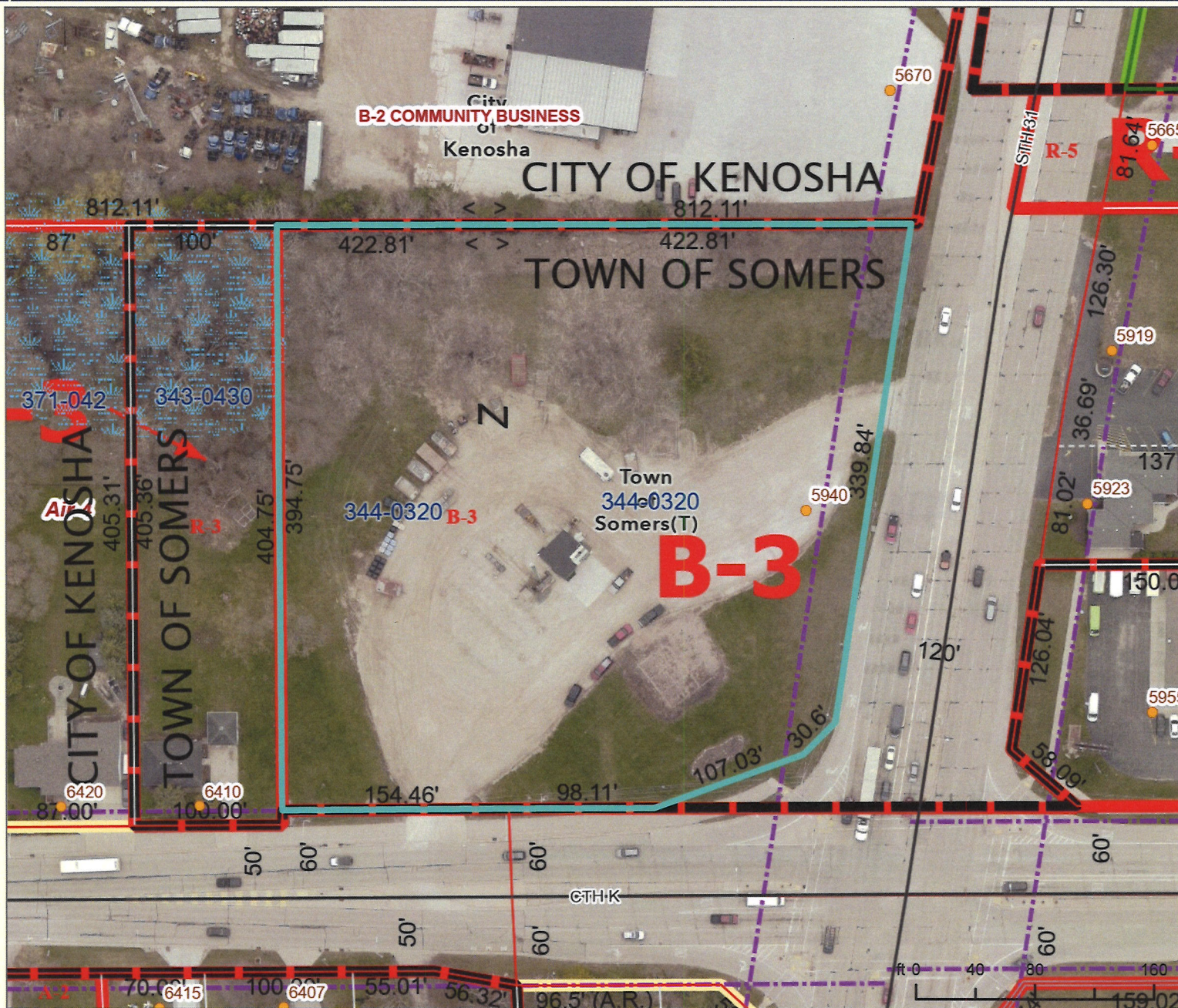


1" = 50'





# KENOSHA COUNTY INTERACTIVE MAPPING



**DISCLAIMER** This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

Date Printed: 1/8/2024





## TEMPORARY USE SITE MAP

### PETITIONER(S):

Stanley & Bernice Jezior Jt. Tenancy  
Trust (Owner)  
& Joe Smith (Agent)

LOCATION: SE 1/4 of Section 34,  
Town of Somers

TAX PARCEL(S): #80-4-222-344-0320

### REQUEST:

Requesting approval of a temporary use (Section III. S. 12.18.7-4: which states that It shall be unlawful to proceed with the operation, construction, installation, enlargement or alteration of a temporary use, as defined in this ordinance, without first obtaining approval from the Kenosha County Board of Adjustments) to use a 20' x 24' temporary (seasonal) fruit, vegetable, and Christmas tree stand with two 20' x 30' poly-hoop greenhouses, one 20' x 60' poly-hoop greenhouse, a 40' x 40' shade structure and signage in the B-3 Highway Business Dist.

