

November 17, 2016

Re: 2504 Fox River Circle
Waukesha, WI 53189
Sun room addition request

Thank you for your time and consideration.

We are looking to add a 13 x 17 ft. sun room to the back of our home. This would place one corner of the addition 38 feet from one of the neighboring plots. Refer to the attached photos of the block plots.

The adjoining properties near the lot line are often under water after a rain for several days / weeks, the ground is soft (muddy) for weeks afterward. In the plot where the room would be within the 38 ft. there is a power transformer located behind a gardening area. See attached pictures / drawings.

There is little use for the land between the power transformer and the property line because of the dampness of the area. Water is often standing in the back yard. (See photos).

The alternative to the rectangular addition would be to trim 5 ft. off one corner utilizing a 45 degree angle and make an unusual shaped room and roof lines. This may be detrimental to the values of the homes in the area. Approving the variance will support the positive ecstasies of the homes in the area and will have no negative impact on the other properties.

My wife has severe outdoor allergies, (refer to attached letter from Dr. Rofes-Lo), and would benefit from the addition of the sun room.

Thank you for your time,
Sincerely

A handwritten signature in dark ink, appearing to read "Dan & Patti Quirt". The signature is stylized and cursive.

Dan & Patti Quirt

Navigation Search Tasks Analysis Buffers

Show Layers

Search Tax Key

Search Address

Search Plats

Point Identify

Clear Highlights

Map Layers Search Identify Clear

Tax Key: WAKC1373143

I want to...

Actions

- ➔

Zoom to Feature
Zoom to this feature on the map.
- 👉

Pan
Pan the map to center this feature.

Hyperlinks

[Click for Tax Data](#)

[Metadata](#)

Details

GIS Acres	0.280545
Mail Address Info	2504 FOX RIVER CIR
Mail Address Info2	WAUKESHA, WI 53189
Mail Address Info3	

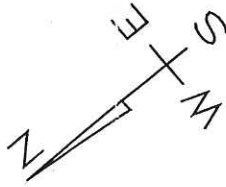
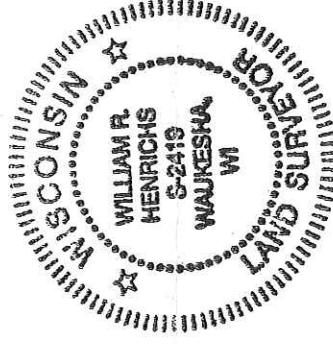


LOCATION: Fox River Circle, Waukesha, Wisconsin

LEGAL DESCRIPTION:

LEGAL DESCRIPTION: Lot 155 in **FOX RIDGE WEST ADDITION NO. 8**, Part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 20, Township 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin. Excepting that part of Lot 155 of FOX RIDGE WEST ADDITION NO. 8, bounded and described as follows: Commencing at the Northwest corner of said Lot 155; thence North 66°47'46" East 87.67 feet along the Northern line of said Lot 155; thence South 08°58'39" West 65.54 feet along the Easterly line of said Lot 155 to the Northwest corner of said Lot 155; thence North 66°46'10" West 76.56 feet to the point of beginning.

Revisions:
August 26, 2002 - Changed Lot Boundary per Quit Claim Deed.

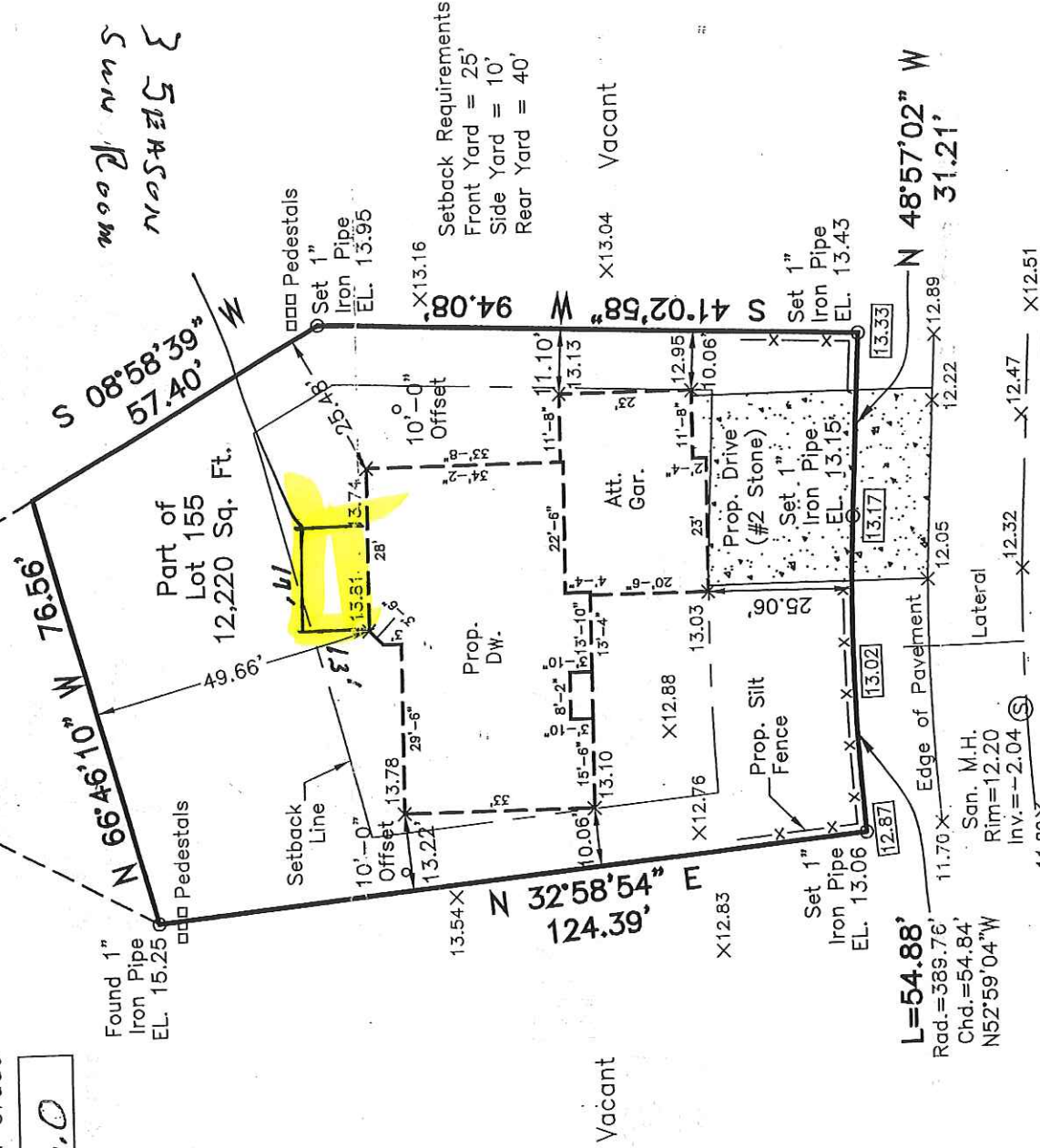


SCALE 1"=30'

Prop. Yard	Finish Grade
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

16.0

3. 5th Reason
Swan Room



2504 FOX RIVER CIRCLE
11.89 X (60' R.O.W.)

EL. 123.45 = Proposed Sidewalk Grades

LANDCRAFT SURVEY AND ENGINEERING, INC.

REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS

2077 South 116th Street, West Allis, WI 53227

PH. (414) 604-0674 FAX (414) 604-0677

LANDCRFT@EXECPC.COM

NOTE: Proposed finished yard as shown on this drawing is a suggested grade and should be verified by the owner and/or the builder and approved by the building inspector. Erosion control measures are suggested and must be verified/adjusted by the builder and/or building inspector based on site conditions.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROWWAYS AND VISIBLE ENCROACHMENT, 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 THEREIN WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED

William R. Henrichs, Registered Land Surveyor S-2419

Approximate Lot Lines

Adjoining backyards are often wet and muddy, significantly impacting the usefulness of the corners. Lot impacted by the 38 ft. distance has a power transformer, hidden from owners property with garden.





PROHEALTH CARE

November 7, 2016

Patricia L Quirt
2504 Fox River Circle
Waukesha WI 53189

ProHealth Medical Group, Inc.
Waukesha Big Bend Rd Allergy
Immunology
2130 Big Bend Rd
Waukesha WI 53189-7624
Phone: 262-513-7555
Fax: 262-513-7575

To Whom It May Concern,

Ms. Patricia Quirt is currently under my care at ProHealth Medical Group for allergic rhinitis and conjunctivitis. She has limiting symptoms during the pollen season requiring medications. It would medically benefit her to have an indoor space to enjoy the outdoor surroundings to help decrease allergen exposure.

Sincerely,

Mary Jo Rolfes-Lo, MD

Mary Jo Rolfes-Lo, MD
Board Certified, Adult and Pediatric Allergy and Immunology
Board Certified, Internal Medicine

July 1, 2002

PLAT OF SURVEY

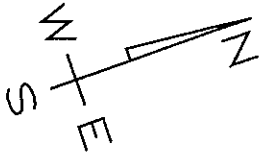
Survey No. 020263
Don Belman Homes - 02-35-P
Joseph and Joey Didion

LOCATION: _____ Fox River Circle, Waukesha, Wisconsin

LEGAL DESCRIPTION:

Lot 150 in **FOX RIDGE WEST ADDITION NO. 8**, Part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 20, Township 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin.

NOTE: Surveyor strongly recommends pinning foundation walls on footing



SCALE 1"=30'

