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Thank you for seeing us today and giving us the opportunity to explain why we feel that our project does not conflict with the intent of the zoning ordinance that requires a 75' setback for properties zoned agricultural.

We are seeking permission to add living space to the east side of our home and an attached garage to the south side of our home. If completed as designed, this project will add two bedrooms, a full bathroom, and move the kitchen. Currently, the home has two upstairs bedrooms and one bathroom. There are several reasons why we chose the design and layout that we have presented for approval. Those include safety, improved layout of the home for those with limited mobility, and the specific characteristics of the property that make this design the most appropriate.

In regards to safety, the original portion of the home was built in the 1880's. When the home was constructed, there was not any expectation of the road it was on becoming a state highway with motor vehicles traveling at 55 mph. In fact, when the home was constructed, the road would have been primarily used by horsedrawn wagons. The house itself is constructed on the top of a hill, the current driveway however, is towards the bottom of a hill and at the end of a curve. Because of this, when exiting the driveway, you cannot see the southbound oncoming traffic, traveling at least 55 mph, until they are very close to the driveway. We spoke to the WI DOT about the possibility of moving the driveway to a location that is closer to the top of the hill and center of the curve. They stated that we would first have to complete an intersection safety study. We hired the civil engineering firm Lynch & Associates out of Burlington. They evaluated the current driveway and the proposed new location. Their study found that our current driveway has two seconds of reaction time visibility with vehicles traveling south. The state currently requires a minimum of seven seconds for a driveway to be approved. What this means, is that when we are attempting to pull out of our current driveway, we only have two seconds of time from when a car becomes visible until the time it reaches our driveway. The study has shown that the proposed new location would significantly increase the reaction time visibility. The new driveway would line up with the proposed attached garage. The driveway location change would also correspond with the Highway 38 & 5 Mile roundabout project. With the results of the study, we have received permission from the WI DOT to relocate our driveway to the proposed location.

The next aspect of the current design is based on improving access for those with limited mobility. The design was created in a way to make the first floor of the home easily

accessible for those with limited mobility. Starting with the attached garage, the new garage would allow for people to get to and from vehicles with the least amount of walking distance. Currently, it is a 60' walk uphill, which includes seven large steps, to get into the home from the parking area. Because of the slope, in the winter with the freezing and thawing cycle the sidewalk is also frequently icy. There is an elevation change of 7' from the parking area to the door of the home which adds a significant grade as well.

The redesign will allow for better use of the home for the foreseeable future with handicap accessibility that presently does not exist. The redesign would improve the home for our elderly parents and for potential foster children. Both of our parents have had joint replacements and my mother in particular has very limited mobility after a fall last year that led to a hip replacement. The walk to the get into the house is very challenging for her. By being able to park in front of the proposed garage, our parents could walk a short distance on a smooth and level surface to get into the home. We also have our foster care license through Racine County. With the redesign, we would be able to better accommodate children with limited mobility as well as being able to load and unload young children and infants in the protection of the garage from the weather.

The current detached garage is leaning way to the side and is not usable for vehicles. The garage was inspected during the purchase of the home and it was determined that the significant leaning is caused by improper footings and a lack of rebar within the concrete. The garage floor has separated as it settled unevenly. It was deemed cost prohibited to repair as the value of the garage is less than the cost to repair the current issues. This building would subsequently be removed after the addition is completed.

We anticipate that, in time, at least one of our parents will live with us once they are no longer able to care for themselves alone. Eventually, as we age, the redesign will allow us to remain in the home as our forever home. The redesign has all of these aspects in mind. Once completed, the home would have first floor laundry, two first floor bedrooms, and an additional bathroom. These rooms will allow foster children to be in the room next to ours on the first floor so we can easily tend to their needs. In the event that one of our parents join our home, they too would benefit from having all the rooms they would need on the first floor of the home. We currently have our bedroom in what is designed to be an office on the first floor. The laundry is currently located in the basement.

The next aspect is factors that are specific to this location. Like many homes of this era, it was built on a hill and there was no such thing as a garage for vehicles. There are many factors of the property that make the design as proposed the best option. We explored many various options and considerations before bringing this plan forth. First, I think it's important to emphasize that these additions do not bring the structure any closer

to the road than it already is. When we evaluated the property and our options, we considered each side of the existing structure and found that the proposed design was the only viable option. As mentioned earlier, moving the driveway will improve safety for vehicles entering and exiting. This is a main factor in the location of the garage. Due to the significant elevation change from the front of the home to the back, it is not feasible to attach the garage on the north, east, or southeast portions of the home. The north side of the home also has our electric lines, gas line, AC unit, and septic sewer line. It would be very costly to relocate these utilities and this still would not solve the elevation issue. The west side of the home is not an option because that would bring the structure closer to the road. The east side of the home is not suitable because of the elevation change; however, it will work well for additional living space and will allow for a walk-out basement. The south east area of the property has the homes well head and water line, which would be very expensive to move. This area too has a significant elevation change. In addition, there are two mature trees that we designed our plans to work around. The location of the additions would not lead to the removal of these two historic maple trees. One was aged at 90 years old and the other was aged at 150 years old which means that it was most likely planted when the home was constructed. We have put very careful thought into the placement of the additions.

Our goal is to preserve the historic portions of the home while adding modern amenities. For example, there is a home on Bell Rd that added a garage to a historic home while still preserving the “historic look” of the home. We worked closely with our architect to design a home that we feel accomplishes this. We do not believe that these additions will negatively impact any of the other homes or properties in the areas. The majority of homes in the area already have attached garages so what we are requesting is not out of the norm for similar buildings in the area. In fact, adding to the homes value and removing a building that is in disrepair, should improve the overall values of the properties in the area. With all of these factors presented today, we feel that the proposed design is the most appropriate for the property that we have. We hope that our narrative has answered all of the necessary aspects of the variance process. If you have any questions that we could answer, we would be happy to do so.

Thank you for giving us your time.