

APPLICATION FOR A VARIANCE/APPEAL

Racine County, Wisconsin

Owner: Hince LLC
Address: 4520 6th St.
Kenosha, WI 53144
Phone (Hm) 262-945-1015 (Wk)

Applicant/Agent: Tom Hince
Date petition filed: 6-9-20 Hearing Date: 7-7-20
Municipality: Waterford
Zoning district(s): R-3A

TO THE ZONING BOARD OF ADJUSTMENT/APPEALS: Please take notice that the undersigned was denied a permit or seeks an appeal of the Zoning Administrator for: shoreland conditional use and a variance to raze the existing residence and detached garage and construct a single-family residence with attached garage and uncovered deck and a detached garage
at site address 29113 White Oak Ln. and west thereof, Section 14, T 4 N, R 19 E Lot(s) 62 Blk - Subd/CSM Fox Point Park #2 Parcel Id.# 016041914150000 in Racine County, Wisconsin, for the reason that the application failed to comply with Chapter 20 (Zoning) of the Racine County Code of Ordinances with respect to: the proposed single-family residence with attached garage and uncovered deck will have insufficient side yard setback and the proposed detached garage will have insufficient street and shore yard setbacks
Applicant is subject to: Article VI, Division 6, R-3A Suburban Residential District (Sewered); Art VII, Div. 3 Shoreland; Art. VIII, Div. 8 Shoreland Uses; Section 20-191 Substandard Non conforming Lots; Sec. 20-1017 Reduction or Joint Use; Sec. 20-1113 Projections Into Yards, Natural Resources Code 115 Minimum Zoning Standards for Shorelands of the Wisconsin Administrative Code, of the Racine County Zoning Ordinance.

Check applicable below: (Underline or circle the word "all" or "partially" below, as needed)

- Property is all/partially located in the shoreland area of Tichigan Lake
- Project is all/partially located in the shoreland area of Tichigan Lake
- Property is all/partially located in the floodplain area of Tichigan Lake
- Project is all/partially located in the floodplain area of _____
- Property is all/partially located in a wetland area. Project is all/partially located in a wetland area.

Indicate below or attach separate pages showing how your application meets the legal criteria for a variance.

- 1) Explain how the Ordinance creates an unnecessary hardship and in the absence of approval no feasible use can be made of the property. THE NEW DWELLING NEEDS TO MATCH OLD STRUCTURE. AS SUCH, THE VARIANCE DOES NOT CHANGE SET-BACKS, STRUCTURE SIZE, BUT ROTATING STRUCTURE TO MINIMIZE SEWER EASEMENT, BUT DOES NOT MOVE STRUCTURE CLOSER TO THE FLOODPLAIN
- 2) Describe the exceptional, extraordinary or unusual circumstances that are unique to this lot or structure. NEW STRUCTURE CANNOT BE LARGER THAN PREVIOUS & SET-BACKS CANNOT CHANGE
- 3) Describe how the approval would not create substantial detriment to adjacent property or materially impair or be contrary to the purpose and spirit of zoning or the public interest. NEW STRUCTURE DOES NOT IMPACT ADJACENT PROPERTIES DUE TO PROPOSED SET BACKS & WILL NOT IMPAIR NEIGHBORS VIEW OF THE LAKE
- 4) Explain how the request is not based on economic gain or loss and is not self-imposed. THE PREVIOUS STRUCTURE WAS CONDEMNED BY THE RACINE HEALTH DEPT. & TOWN BUILDING INSPECTOR & ENGINEER. THE STRUCTURE WAS RAISED & UTILITIES DISCONNECTED AT CONSIDERABLE COST. INTENT IS TO SELL LOT WITHOUT PROFIT

Owner/Applicant's Signature [Signature] Date 6/2/20

Fee pd: \$ 600.00 Ck # 3272 (Payable to Racine County Development Services) Attach required documentation

APPLICATION FOR ZONING PERMIT

RACINE COUNTY, WISCONSIN (Rev. 11/20)

PERMIT NO. _____

DATE PERMIT ISSUED _____

OWNER Hincz LLC
Mailing Address 4520 6th St.
Kenosha WI 53144
City State Zip

APPLICANT Tom Hincz
Mailing Address 7511 N. Tichigan Rd.
Waterford WI 53185
City State Zip

Phone (H) — (W) 262-945-1015

Phone (H) 262-945-1015 (W) —

Parcel Id. # 016041914150000 Site Address 29113 White Oak Ln.

Municipality Waterford Section(s) 14 Town 4 North, Range 19 East

Lot 62 Block — Subdivision Name Fox Point Park #2 CSM # —

Proposed Construction/Use Single Family Residence with attached garage and uncovered deck. Note: Existing Residence will be razed

New Addition	<input checked="" type="checkbox"/>	Principal Bldg.	<input checked="" type="checkbox"/>	Size	(<u>28'</u> x <u>33'</u>) (<u>—</u> x <u>—</u>) (<u>—</u> x <u>—</u>)
Alteration	<input type="checkbox"/>	Accessory	<input type="checkbox"/>	Area (sq ft)	(<u>± 2000 sq ft</u>) (<u>—</u>) (<u>—</u>)
Conversion	<input type="checkbox"/>	Deck	<input type="checkbox"/>	# of Units/Stories	<u>1 / 3</u> Building Ht.-Avg. (ft.) <u>31.8'</u>
Temporary	<input type="checkbox"/>	Sign	<input type="checkbox"/>	Peak Ht. (ft.)	<u>34' 7 3/4"</u> 100-Yr. Floodplain Elev. <u>775.7</u>
		Other	<input type="checkbox"/>	Eave Ht. (ft.)	<u>28' 11 3/4"</u> Flood Protection Elev. <u>777.7</u>

Contractor Applicant Est. Value w/Labor \$ 250,000 ZONING DISTRICT R-3A

Existing Nonconforming?	N/A <input checked="" type="checkbox"/>	* Yes <input type="checkbox"/> No <input type="checkbox"/>	Yard Setbacks	Proposed	OK?
*Structure's Fair Mrkt Value \$	<u>—</u>	Cumulative % <u>—</u>	Street-1 st (Res.)	<u>± 80'</u>	<u>yes</u>
*>50% of Fair Market Value?	N/A <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Street-2 nd	<u>N/A</u>	<u>—</u>
Structure in Shoreland? (per map)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Side-1 st (Deck)	<u>2.8'</u>	<u>—</u>
Structure in Floodplain? (per map)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Side-2 nd (Res.)	<u>4.7'</u>	<u>—</u>
Structure in Wetland? (per map)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Rear	<u>N/A</u>	<u>—</u>
Substandard Lot?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Shore (Res.)	<u>4.7'</u>	<u>yes</u>
Abutting Lot-Same Owner/Closely Related?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Total Acc. Structures	<u>—</u>	<u>—</u>
BOA Variance Needed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date of Approval	<u>—</u>	<u>—</u>
Conditional Use/Site Plan Needed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date of Approval	<u>—</u>	<u>—</u>
Shoreland Contract Needed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date of Approval	<u>—</u>	<u>—</u>

Additional Zoning Permit Stipulations Listed on Back of this Form? Yes No (If "Yes," see back)

The applicant hereby acknowledges receipt of notice contained herein and certifies that submitted information/ attachments are true and correct to the best of the knowledge and belief of the signer, and that all construction/ use will be done in accordance with the Zoning Ordinance, applicable stipulations, and Wisconsin laws.

BOA/Conditional Use/Site Plan	Pd: \$ <u>600.00</u>	<u>[Signature]</u>	<u>6/9/20</u>
+ Cash/Check/CC Date # <u>3272</u>		Signature of Owner /Applicant	Date
Shoreland Contract Fee	Pd: \$ _____	<u>HINCZ, LLC</u>	
Cash/Check/CC Date # _____		Print Name(s)	
Zoning Permit Fee	Pd: \$ <u>500.00</u>		
Cash/Check/CC Date # _____		Notes (revisions, extensions, etc.)	

Other: _____ Pd: \$ _____ Jcc
 if shoreland erosion review fee is included above Zoning Administrator (Staff Initials)

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER

PIN 0160419-14-150000

APPLICATION FOR ZONING PERMIT
RACINE COUNTY, WISCONSIN (Rev. 11/20)

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER Hincz LLC
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 Phone (H) 262-945-1015 (W) —

Parcel Id. # 016041914150000 Site Address 29113 White Oak Ln. (west of)

Municipality Waterford Section(s) 14 Town 4 North, Range 19 East

Lot 62 Block — Subdivision Name Fox Point Park #2 CSM # —

Proposed Construction/Use Detached Garage - For Personal Use only. Note: Existing Detached Garage will be razed

New	Principal Bldg.	Size (<u>22.2'</u> x <u>24.2'</u>) (<u>—</u> x <u>—</u>) (<u>—</u> x <u>—</u>)
Addition	Accessory <input checked="" type="checkbox"/>	Area (sq ft) (<u>537.24</u>) (<u>—</u>) (<u>—</u>)
Alteration	Deck	# of Units/Stories <u>1 / 1</u> Building Ht.-Avg. (ft.) <u>10'</u>
Conversion	Sign	Peak Ht. (ft.) <u>12'</u> 100-Yr. Floodplain Elev. <u>775.7</u>
Temporary	Other	Eave Ht. (ft.) <u>8'</u> Flood Protection Elev. <u>777.7</u>

Contractor Applicant Est. Value w/Labor \$ 10,000 ZONING DISTRICT R-3A

Existing Nonconforming?	N/A <input checked="" type="checkbox"/> * Yes <input type="checkbox"/> No <input type="checkbox"/>	Yard Setbacks Proposed OK?
*Structure's Fair Mrkt Value \$	<u>—</u> Cumulative % <u>—</u>	Street-1 st (Det. Cor.) <u>5.7'</u>
*>50% of Fair Market Value?	N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	Street-2 nd <u>N/A</u>
Structure in Shoreland? (per map)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Side-1 st (West) <u>± 48'</u> <u>yes</u>
Structure in Floodplain? (per map)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Side-2 nd (East) <u>± 43'</u> <u>yes</u>
Structure in Wetland? (per map)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Rear (Det. Cor.) <u>4.0'</u> <u>yes</u>
Substandard Lot?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Shore (Det. Cor.) <u>± 47'</u>
Abutting Lot-Same Owner/Closely Related?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Total Acc. Structures <u>< 720 ft² allowable</u>
BOA Variance Needed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date of Approval _____
Conditional Use/Site Plan Needed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date of Approval <u>—</u>
Shoreland Contract Needed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date of Approval _____

Additional Zoning Permit Stipulations Listed on Back of this Form? Yes No (If "Yes," see back)

The applicant hereby acknowledges receipt of notice contained herein and certifies that submitted information/ attachments are true and correct to the best of the knowledge and belief of the signer, and that all construction/ use will be done in accordance with the Zoning Ordinance, applicable stipulations, and Wisconsin laws.

BOA/Conditional Use/Site Plan Pd: \$ 600.00

Cash/Check/CC Date # 3272

Signature of Owner /Applicant

6/9/20
Date

Shoreland Contract Fee Pd: \$ _____

Cash/Check/CC Date # _____

Print Name(s) HINCZ, LLC

Zoning Permit Fee Pd: \$ 85.00

Cash/Check/CC Date # _____

Notes (revisions, extensions, etc.)

Other: Pd: \$ _____

Jc

if shoreland erosion review fee is included above Zoning Administrator

(Staff Initials)

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER

PIN 0160419-14-150000

If a private onsite wastewater treatment system (POWTS) serves the property, check here and complete # 1-6 below:

- 1) Sanitary Permit # _____ Date issued _____ Year installed _____ Failing? _____
- 2) If zoning permit is for an accessory structure without plumbing, check here and go to #4 below.
- 3a) If a commercial facility, public building, or place of employment, will there be a change in occupancy of the structure; or will the proposed modification affect either the type or number of plumbing appliances, fixtures or devices discharging to the system? Yes* No N/A
- 3b) If a dwelling, will the addition/alteration change the number of bedrooms? Yes* No N/A
*If "Yes" above, documentation must be submitted per SPS 383.25 (2) (d) to verify system can be used.
- 4) Will construction interfere with the setback requirements to the POWTS per SPS 383.43 (8) (i)? Yes No
If "Yes," provide variance approval date: _____
- 5) Has a new sanitary permit been issued to accommodate the structure or proposed modification in wastewater flow or contaminant load and/or County sanitary approval granted? Yes No
- 6) Comments _____
POWTS Inspector's Signature: _____ Date: _____

ZONING PERMIT REQUIREMENTS

A Plat of Survey shall be prepared by a Land Surveyor registered in Wisconsin for all new principal structures located on lots less than five (5) acres in size. All zoning permit applications shall be accompanied by plans drawn to scale, showing the location, actual shape and dimensions of the lot to be built upon and any primary and accessory buildings, the lines within which the building shall be erected, altered or moved, the existing and/or intended use of each building or part of a building and the number of families and/or employees the building is intended to accommodate. Include floodplain, wetlands, environmental corridors, easements and such other information with regard to the lot and neighboring lots or buildings as may be necessary to determine and provide for ordinance enforcement. Adequate driveway access and off-street parking stalls must be provided in accordance with Sec. 20-1088, Racine County Code of Ordinances. In addition, if a private sewage system exists, the location of the tank(s), system and vent shall be shown on the plan with setback distances to the closest part of the proposed construction.

All dimensions shown relating to the location and size of the lot shall be based upon an actual survey. Lot area shall not contain road right-of-way. The lot and location of the building thereon shall be staked out on the ground before construction is started. NOTE: All street yard, side yard, and rear yard setbacks shall be measured from the closest property lines. Shore yard setbacks shall be measured from the closest point of the ordinary highwater mark of a navigable body of water. All elevations shall be provided in mean sea level datum.

All zoning permits issued pursuant to this ordinance are valid for nine (9) months unless substantial construction has commenced and is continuing, otherwise such zoning permits shall become null and void and a new zoning permit is required. It is the responsibility of the applicant to secure all other necessary permits required by any federal, state or local agency. The issuance of a zoning permit is not a guaranty or warranty that the requirements have been met for other necessary permits, or that the site is otherwise suitable for construction.

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 OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER. See DNR web site <http://dnr.wi.gov/wetlands/locating.html> for more information.

ADDITIONAL ZONING PERMIT STIPULATIONS (check all that apply)

- Proposed structure is for personal use only and not to be used for human habitation or separate living quarters. No business, commercial or industrial use is allowed.
- All disturbed soils must be reseeded and mulched or sodded immediately upon completion of project.
- Must install the following within 14 days of completion of roof: gutters and downspouts which outlet onto splashblocks or into drain tiles; or a hard surface material that extends at least 16" beyond the dripline of the structure.
- All excess soil not used for backfilling project must be removed from the shoreland area within 10 days of excavation.
- A hard surface material must be placed beneath the deck to prevent soil erosion.
- All existing yard grade elevations will remain unchanged.
- Firmly anchor, no floor < _____'; Buoyant, flammable, explosive or injurious materials/utilities/electric & 1st floor ≥ _____'

RECEIVED

JUN 09 2020

RACINE COUNTY

NEW RESIDENCE 2913 WHITE OAK

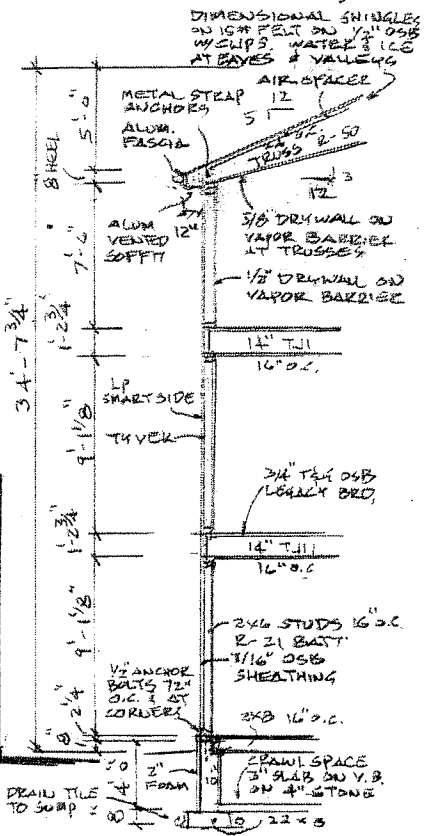


SOUTH ELEVATION
 $1/8" = 1'-0"$ 9-23-19

SECTION
 $1/8" = 1'-0"$ 9-23-19



LAKE ELEVATION EAST
 $1/8" = 1'-0"$ 9-23-19



Existing Conditions

A POINT, THENCE S 55'52" E ALONG THE CENTER OF A CHANNEL, 40 FEET TO A POINT IN THE SHORELINE OF TICHIGAN LAKE; THENCE SOUTHWESTERLY ALONG THE SHORELINE OF TICHIGAN, 54 FEET, MORE OR LESS TO A POINT; THENCE S 84'37" W, 10.5 FEET TO A POINT WHICH IS N 8'18" W, 100 FEET TO THE SOUTHEAST CORNER OF LOT 59, FOX POINT PARK; THENCE S 84'37" W, 34.5 FEET TO A POINT; THENCE S 40'02" W, 62.85 FEET TO THE NORTHEAST CORNER OF LOT 59; THENCE N 58'19" W, 41 FEET, MORE OR LESS, TO THE PLACE OF COMMENCEMENT. AS AID LAND BEING A PART OF THE PARCEL DESCRIBED IN VOLUME 374, PAGE 281, DOCUMENT NO. 452623, DEEDS, OF RACINE COUNTY. ALSO A RIGHT OF WAY FOR PURPOSES OF INGRESS AND EGRESS TO THE PROPERTY HEREIN CONVEYED OVER LAND LYING WESTERLY OF THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN VOLUME 208 OF DEEDS, PAGE 90, DOCUMENT NO. 318798; SAID RIGHT OF WAY EXTENDING NORTHERLY FROM THE PRESENT TERMINUS OF THE ROAD AS PLATTED IN FOX POINT PARK TO THE SOUTHERLY BOUNDARY OF THE WITHIN DESCRIBED PROPERTY. RESERVING THEREFROM A RIGHT OF EASEMENT OVER THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE SOUTHEAST CORNER OF LOT 62, FOX POINT PARK #2; RUNNING THENCE N 47'19" E, 140.50 FEET TO A POINT; THENCE S 55'52" E ALONG THE CENTERLINE OF BRIDGE, 15 FEET TO A POINT; THENCE SOUTHWESTERLY TO THE NORTHEAST CORNER OF LOT 59 OF FOX RIVER PARK; THENCE N 58'19" W, 41.0 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE TOWN OF WATERFORD, COUNTY OF RACINE AND STATE OF WISCONSIN.

REFER TO A CURRENT TITLE REPORT FOR EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD THAT MAY AFFECT THIS LAND.

193020

193020S1.dwg

DATE

APRIL 22, 2019

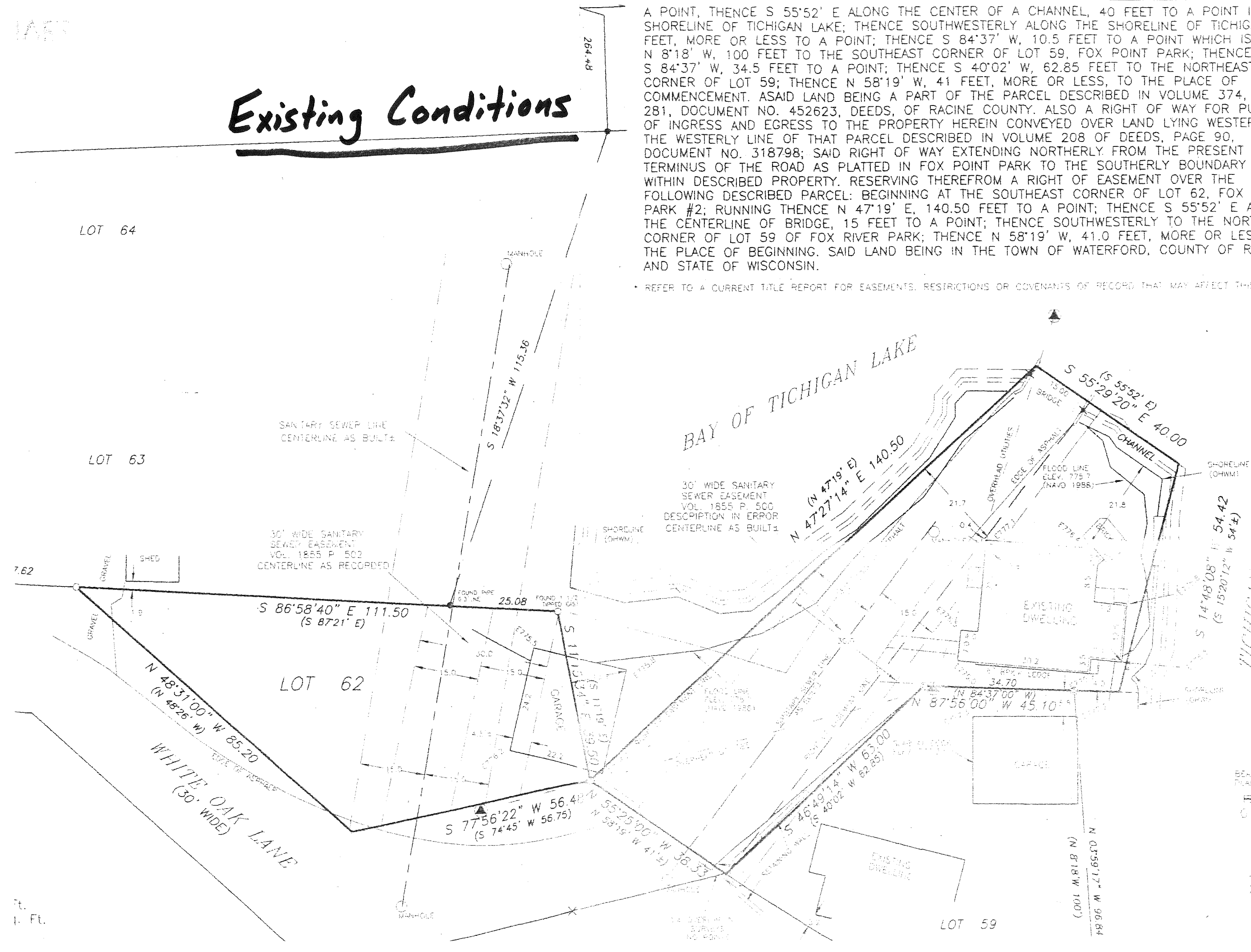
REVISIONS

SURVEYOR

GARY B. FOAT
Degen - Foot Surveying
100 S. Second Street
Waterford, WI 53185

PREPARED FOR

TOM HINCZ
4520 6th STREET
KENOSHA, WI 53144



SCALE: 1" = 20'
BEARING BASE GRID NORTH, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

- LEGEND
- X - CROSS-CURB IN CONCRETE
 - - SET-BACK WALL
 - - FLOOD LINE (100' FROM RPT)
 - - FOUND IRON PIPE
 - - FOUND REBAR W/OUT

ft.
1. Ft.

IN SECTION 14, TOWN 4 NORTH, RANGE 19 EAST, COUNTY OF WISCONSIN, A RECORDED SUBDIVISION IN SAID SECTION, SOUTHWEST CORNER OF LOT #63 IN FOX POINT PARK, A RECORDED SUBDIVISION OF TICHIGAN LAKE, 140.5 FEET TO SECTION, RUNNING THENCE N 47°19' E ALONG THE SHORELINE OF TICHIGAN LAKE, 140.5 FEET TO A POINT IN THE A POINT, THENCE S 55°52' E ALONG THE CENTER OF A CHANNEL, 40 FEET TO A POINT WHICH IS SHORELINE OF TICHIGAN LAKE; THENCE SOUTHWESTERLY ALONG THE SHORELINE OF TICHIGAN, 54 FEET, MORE OR LESS TO A POINT; THENCE S 84°37' W, 10.5 FEET TO A POINT WHICH IS CORNER OF LOT 59, FOX POINT PARK; THENCE N 8°18' W, 100 FEET TO THE SOUTHWEST CORNER OF LOT 59, FOX POINT PARK; THENCE S 84°37' W, 34.5 FEET TO A POINT; THENCE S 40°02' W, 62.85 FEET TO THE NORTHEAST CORNER OF LOT 59; THENCE N 58°19' W, 41 FEET, MORE OR LESS, TO THE PLACE OF COMMENCEMENT. SAID LAND BEING A PART OF THE PARCEL DESCRIBED IN VOLUME 374, PAGE 281, DOCUMENT NO. 452623, DEEDS, OF RACINE COUNTY. ALSO A RIGHT OF WAY FOR PURPOSES OF INGRESS AND EGRESS TO THE PROPERTY HEREIN CONVEYED OVER LAND LYING WESTERLY OF THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN VOLUME 208 OF DEEDS, PAGE 90, DOCUMENT NO. 318798; SAID RIGHT OF WAY EXTENDING NORTHERLY FROM THE PRESENT TERMINUS OF THE ROAD AS PLATTED IN FOX POINT PARK TO THE SOUTHERLY BOUNDARY OF THE WITHIN DESCRIBED PROPERTY. RESERVING THEREFROM A RIGHT OF EASEMENT OVER THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE SOUTHWEST CORNER OF LOT 62, FOX POINT PARK #2; RUNNING THENCE N 47°19' E, 140.50 FEET TO A POINT; THENCE S 55°52' E ALONG THE CENTERLINE OF BRIDGE, 15 FEET TO A POINT; THENCE SOUTHWESTERLY TO THE NORTHEAST CORNER OF LOT 59 OF FOX RIVER PARK; THENCE N 58°19' W, 41.0 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE TOWN OF WATERFORD, COUNTY OF RACINE AND STATE OF WISCONSIN.

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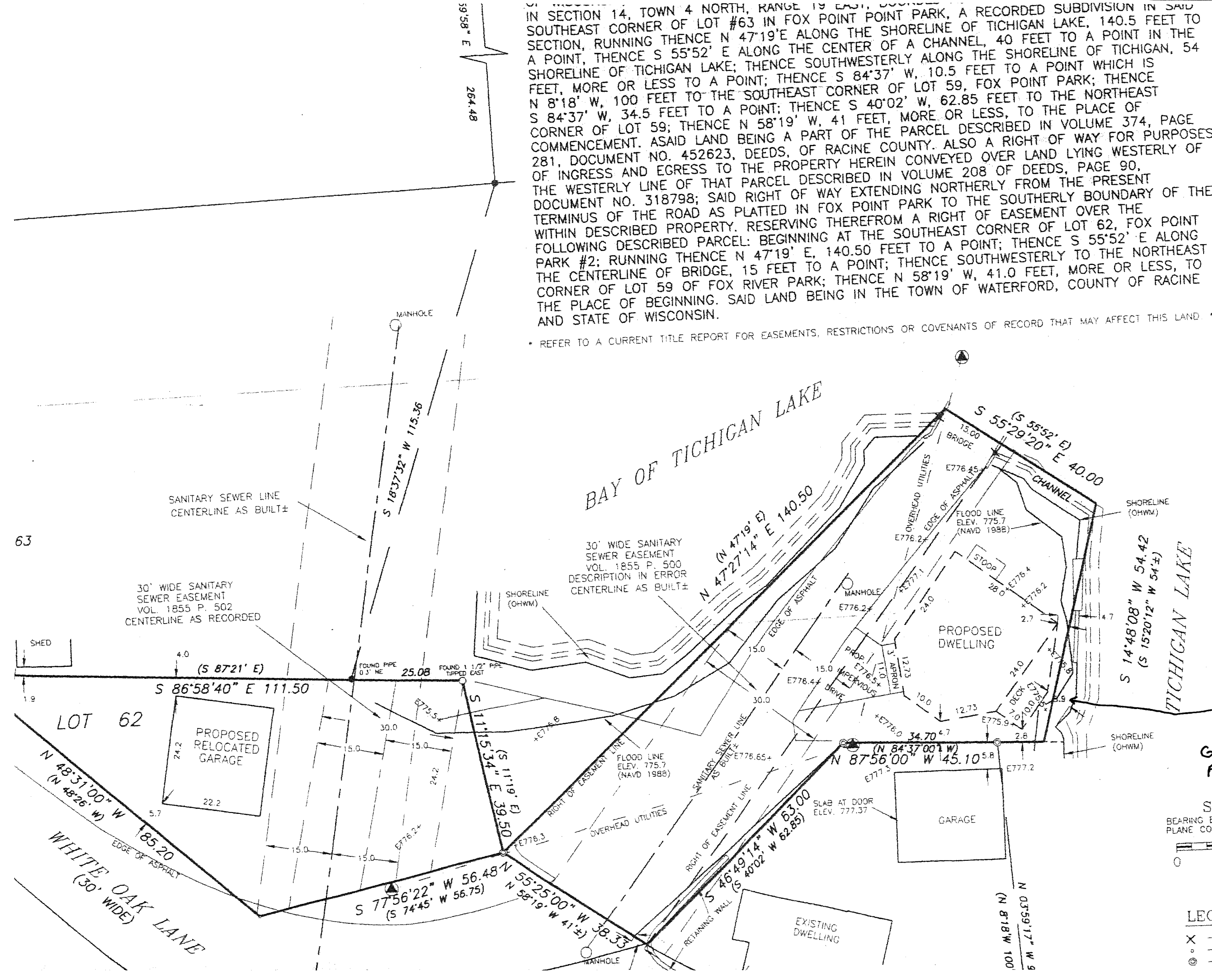
204026
 204026S1.dwg
 DATE
 APRIL 22, 2019
 REVISIONS
 JUNE 8, 2020

SURVEYOR
 GARY B. FOAT
 Degen - Foat Surveying, Inc.
 100 S. Second Street
 Waterford, WI 53185
 PREPARED FOR
 TOM HINCZ
 4520 6th STREET
 KENOSHA, WI 53144J

6-9-20 (10:40 A.M.)
 per conversation
 with Gary Foat
 No portion of
 proposed deck
 encroaches into
 100 year floodplain

SCALE: 1" = 20'
 BEARING BASE: GRID NORTH, WISCONSIN STATE
 PLANE COORDINATE SYSTEM, SOUTH ZONE.
 0 20 40

LEGEND
 X - CROSS CUT IN CONCRETE
 ° - SET "MAG" NAIL
 ⊙ - FOUND 1 1/2" IRON PIPE

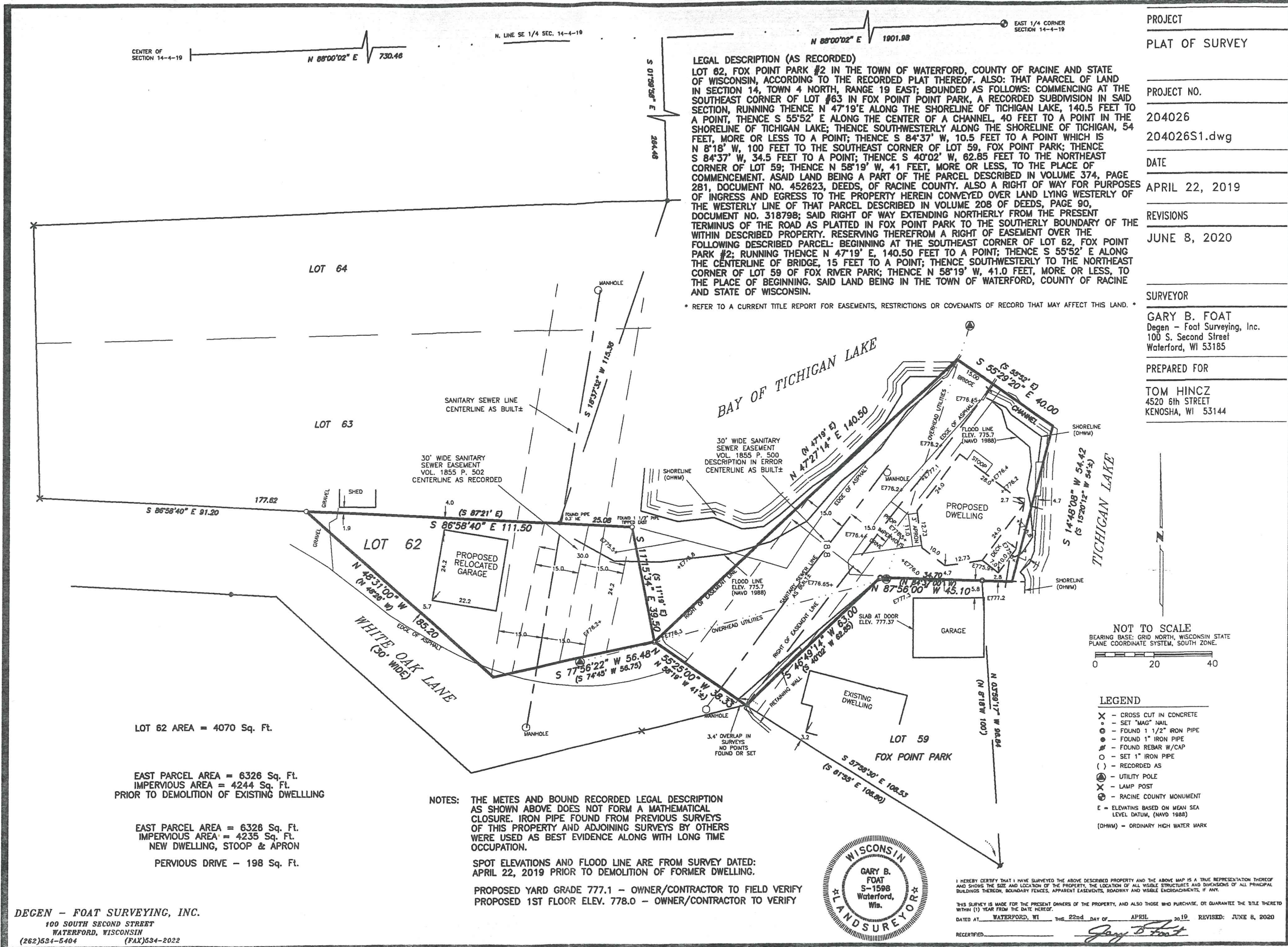


5.9'
 per
 Gary
 Foat

RECEIVED

JUN 09 2020

RACINE COUNTY



PROJECT
PLAT OF SURVEY
PROJECT NO.
204026
204026S1.dwg
DATE
APRIL 22, 2019
REVISIONS
JUNE 8, 2020
SURVEYOR
GARY B. FOAT Degen - Foat Surveying, Inc. 100 S. Second Street Waterford, WI 53185
PREPARED FOR
TOM HINCZ 4520 6th STREET KENOSHA, WI 53144

NOT TO SCALE
 BEARING BASE: GRID NORTH, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

- LEGEND**
- X - CROSS CUT IN CONCRETE
 - - SET "MAG" NAIL
 - - FOUND 1 1/2" IRON PIPE
 - - FOUND 1" IRON PIPE
 - ⊕ - FOUND REBAR W/CAP
 - - SET 1" IRON PIPE
 - () - RECORDED AS
 - ⊙ - UTILITY POLE
 - ⊗ - LAMP POST
 - ⊕ - RACINE COUNTY MONUMENT
 - E = ELEVATIONS BASED ON MEAN SEA LEVEL DATUM, (NAVD 1988)
 - (OHWM) - ORDINARY HIGH WATER MARK



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIVISIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, OR GUARANTEE THE TITLE THEREIN WITHIN (1) YEAR FROM THE DATE HEREOF.

DATED AT WATERFORD, WI this 22nd day of APRIL 2019 REVISIONS: JUNE 8, 2020

RECERTIFIED: *Gary B. Foat*

DEGEN - FOAT SURVEYING, INC.
 100 SOUTH SECOND STREET
 WATERFORD, WISCONSIN
 (262)534-5404 (FAX)534-2022

29113 White Oak Ln.





