

COM ITEM #4

Owner: Jay and Kristin Lorino

Applicant/Agent: Jay and Kristin Lorino

Town: Norway

Zoning district(s): R-5/FFO

TO THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE:

The undersigned requests a conditional use / site plan review permit to (specify use, project, structure, size, etc.)

Amendment to existing Shoreland/Floodplain Conditional Use for additional fill/grading

AT (site address): 26120 S Wind Lake RD Wind Lake, WI 53185

Subdivision: Knudsen's Lot(s): N1/2 6 Block:

Parcel # 010047017094010 Section(s) 17 T 4 N R 20 E

If served by municipal sewer, check here: X Sanitary permit #: N/A

Attached are:

- X zoning permit application
X 12 SETS: drawn-to-scale site plan that is based on a survey (10 of the 12 should be sized or folded to 8.5" x 11")
N/A letter of agent status
hearing/review fee (Fees are non-refundable, & re-publication/amendment fees will be charged where applicable.)
3 SETS: landscaping/lighting plan
12 SETS: report/cover letter & operations plan abutting property owners' names & mailing addresses other

print name: Jay and Kristin Lorino e-mail address: lorinojp88@gmail.com

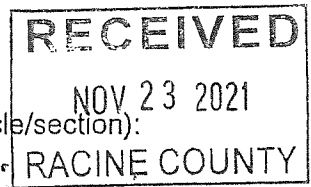
address: 26120 S Wind Lake RD Wind Lake, WI 53185 telephone #: 414-630-5297

signed: [Signatures] 11/23/21 11/23/21

STAFF USE ONLY:

BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word "all" or "partially".

- X The property is all partially located in the Wind Lake shoreland area.
X The project is all partially located in the Wind Lake shoreland area.
X The property is all partially located in the floodplain.
X The project is all partially located in the floodplain.
N/A The property is all / partially located in the wetland.
N/A The project is all / partially located in the wetland.



The applicant is subject to the following Racine County Ordinance provisions (specify article/section):

Art VI Div 8 R-5 Urban Residential District II; Art VII Div 3 Shoreland; Art VIII Div 8 Shoreland Uses; Art. XII Floodlands

Shoreland contract: yes no

Public hearing date: N/A

Site plan review meeting date: 12/20/21

Submittal received by: [Signature]

Date petition filed: 11/27/21

CHECK# 1177

amount Recvd \$ 75 (CU Amend)

OWNER Jay and Kristin Lorino
Mailing Address 26120 S Wind Lake RD
Wind Lake, WI 53185

APPLICANT Jay and Kristin Lorino
Mailing Address 26120 S Wind Lake RD
Wind Lake, WI 53185

City State Zip
Phone (H) 414-630-5297 (W)

City State Zip
Phone (H) 414-630-5297 (W)

Parcel Id. # 010042017094010 Site Address 26120 S Wind Lake RD Wind Lake, WI 53185

Municipality Norway Section(s) 17 Town 4 North, Range 20 East

Lot N1/2 6 Block Subdivision Name Knudsen's CSM # 1008(North1/2)

Proposed Construction/Use Amendment to existing shoreland/floodplain conditional use for additional fill/grading

New Principal Bldg. Size (see x submitted plans)
Addition Accessory Area (sq ft) (±300ft² per owner)
Alteration Deck # of Units/Stories - / - Building Ht.-Avg. (ft.) -
Conversion Sign Peak Ht. (ft.) N/A 100-Yr. Floodplain Elev. 773'
Temporary Other FFO Fill Eave Ht. (ft.) N/A Flood Protection Elev. 775'

Contractor Homeowners Jay and Kristin Lorino Est. Value w/Labor \$ \$2,000 ZONING DISTRICT R-5/FFO
Existing Nonconforming? N/A X \* Yes No Yard Setbacks Proposed OK?
\*Structure's Fair Mkt Value \$ N/A Cumulative % Street-1st
\*>50% of Fair Market Value? N/A X Yes No Street-2nd
Structure in Shoreland? (per map) Yes X No Side-1st
Structure in Floodplain? (per map) Yes X No Side-2nd
Structure in Wetland? (per map) Yes No X Rear
Substandard Lot? Yes X No Shore
Abutting Lot-Same Owner/Closely Related? Yes No X Total Acc. Structures -
BOA Variance Needed? Yes No X Date of Approval -
Conditional Use/Site Plan Needed? Amendment Yes X No Date of Approval -
Shoreland Contract Needed? Yes No X Date of Approval -
Additional Zoning Permit Stipulations Listed on Back of this Form? Yes No X (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.

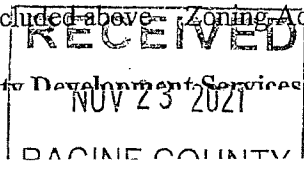
BOA Conditional Use/Site Plan Amendment Pd: \$ 75.00 Signature of Owner /Applicant Date 11/23/2021
Cash/Check/CC Date # 11/27

Shoreland Contract Fee Pd: \$ Jay and Kristin Lorino
Cash/Check/CC Date # Print Name(s)

Zoning Permit Fee Pd: \$ 125.00
Cash/Check/CC Date # Notes (revisions, extensions, etc.)

Other: Pd: \$ Staff Initials

if shoreland erosion review fee is included above Zoning Administrator



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

PN 01004 00 - 17 - 004010

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 & 1<sup>st</sup> floor ≥ \_\_\_\_\_'

**PLAT OF SURVEY**

**LOCATION:** 26120 South Wind Lake Road, Norway, Wisconsin

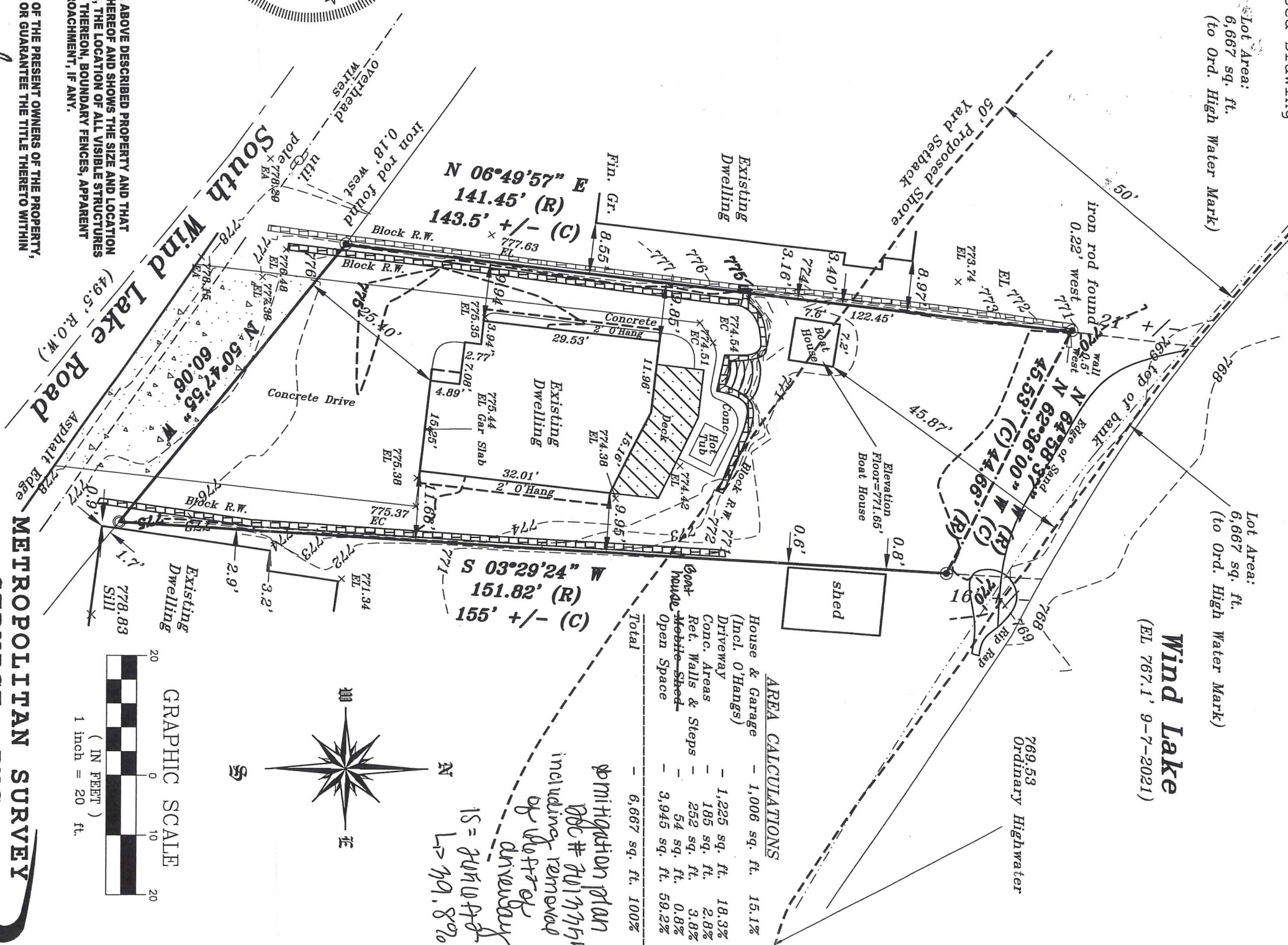
**LEGAL DESCRIPTION:** A tract of land being a part of Lot 6 of **KNUDTSEN'S SUBDIVISION**, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Town 4 North, Range 20 East, in the Town of Norway, County of Racine, State of Wisconsin, bounded and described as follows: Commence at the Southeast corner of Certified Survey Map No. 1008; thence North 06° 49' 57" East for a distance of 201.39 feet, along the East line of GSM No. 1008 and the West line of said Lot 6, to a point on the North line of South Wind Lake Road and the point of beginning; thence North 06° 49' 57" East for a distance of 122.45 feet, continue along said line to a point on the meander line of Wind Lake; thence South 03° 29' 24" West East for a distance of 44.66 feet, along said meander line to a point; thence South 03° 29' 24" West for a distance of 140.82 feet along the East line of said Lot 6, to a point on the North line of South Wind Lake Road; thence North 50° 47' 55" West for a distance of 60.06 feet, along said North line of an existing 3 rod right of way, to the point of beginning, including all lands between the described meander line and side lot lines extended to the annual mean high water mark of Wind Lake.

September 7, 2021  
 October 5, 2021 Added Hot Tub & Moved Shed Per Owner.  
 October 21 2021 Updated Area Calcs.  
 November 1, 2021 Added Floor Elevation of Boat House  
 November 3, 2021 Revised Boat House Location  
 November 5, 2021 Revised Drawing

Survey No. 112892

*Existing AS-Built*

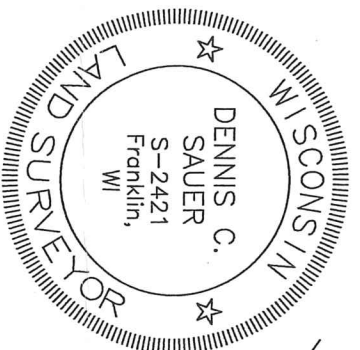
**FLOOD DATA** This property is in Zone AE + X of the Flood Insurance Rate Map, Community Panel No. 55101C0034D which has an effective date of May 2, 2012 and IS in a Special Flood Hazard Area. Field surveying was performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.



**AREA CALCULATIONS**

House & Garage (Incl. O'Hangs)	- 1,006 sq. ft.	15.1%
Driveway	- 1,225 sq. ft.	18.3%
Conc. Areas	- 185 sq. ft.	2.8%
Ret. Walls & Steps	- 252 sq. ft.	3.8%
500+ sq. ft. Shed	- 54 sq. ft.	0.8%
Open Space	- 3,945 sq. ft.	59.2%
<b>Total</b>	<b>- 6,667 sq. ft.</b>	<b>100%</b>

*per mitigation plan  
 Dec # 2017775  
 including removal  
 of driveway  
 driveway  
 IS JUN 10 11  
 L 79,890*



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 ROADWAYS 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 THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED *Dennis C. Saue*  
 Professional Land Surveyor S-2421

Denotes Iron Pipe Found  
 Denotes Iron Pipe Set  
 (R) Denotes Recorded Distance/Bearing  
 (C) Denotes Computed Distance/Bearing



**METROPOLITAN SURVEY SERVICE, INC.**

**PROFESSIONAL LAND SURVEYORS**

9415 West Forest Home Avenue, Suite 202  
 Hales Corners, Wisconsin 53130  
 PH. (414) 529-5380  
 survey@metropolitansurvey.com  
 www.metropolitansurvey.com

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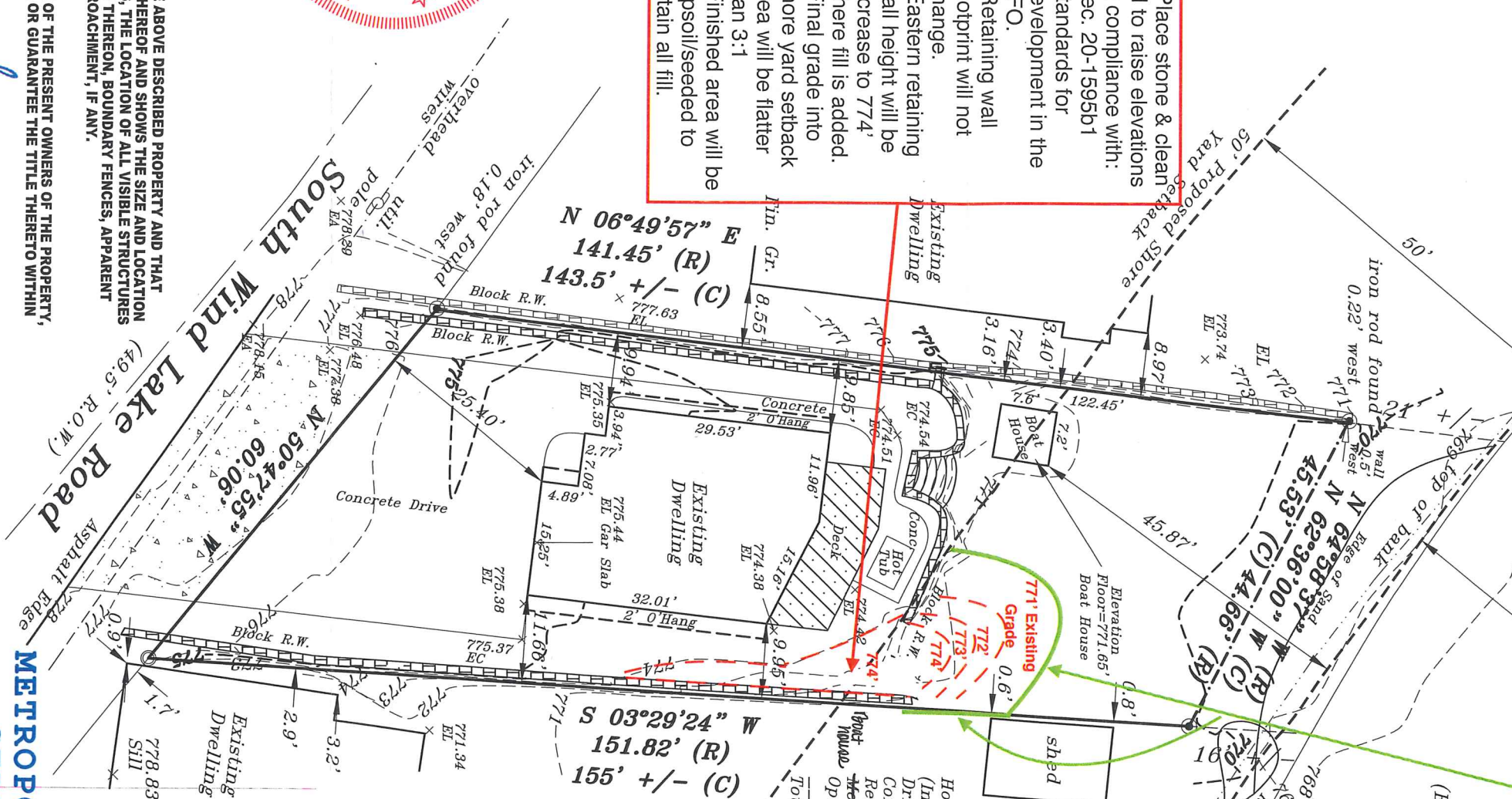
Lot Area:  
 6,667 sq. ft.  
 (to Ord. High Water Mark)

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 6,667 sq. ft.  
 (to Ord. High Water Mark)

\*Hay bales and/or silt fence to be placed for erosion control before, during and after addition of fill.  
 \*Removal of erosion control mechanisms will take place after grass seed has successfully taken and growing.

**FLOOD DATA** This property is in Zone AE + X of the Flood Insurance Rate Map, Community Panel No. 55101C0034D which has an effective date of May 2, 2012 and IS in a Special Flood Hazard Area. Field surveying was performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

\*Place stone & clean fill to raise elevations in compliance with: Sec. 20-1595b1 Standards for development in the FFO.  
 \*Retaining wall footprint will not change.  
 \*Eastern retaining wall height will be increase to 774' where fill is added.  
 \*Final grade into shore yard setback area will be flatter than 3:1  
 \*Finished area will be topsoil/seeded to retain all fill.

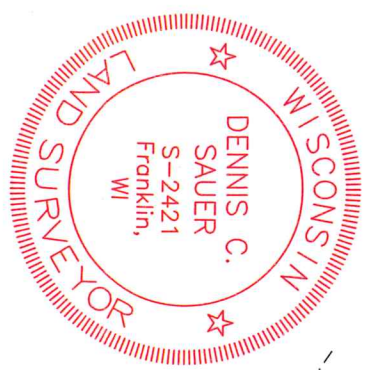


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Mobile-Street	- 54 sq. ft.	0.8%
Open Space	- 3,945 sq. ft.	59.2%
<b>Total</b>	<b>- 6,667 sq. ft.</b>	<b>100%</b>

\*Mitigation plan including removal of utility driveway  
 Doc # 2019955  
 1S = 2051042  
 L = 79.87%

*Wind Lake*  
 (EL 767.1' 9-7-2021)  
 AS built with proposed grading  
 769.53 Ordinary High water



SIGNED *Dennis C. Saufer*  
 Dennis C. Saufer  
 Professional Land Surveyor S-2421

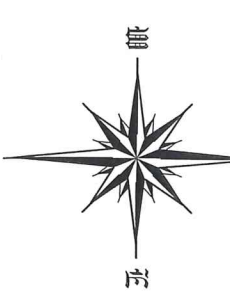
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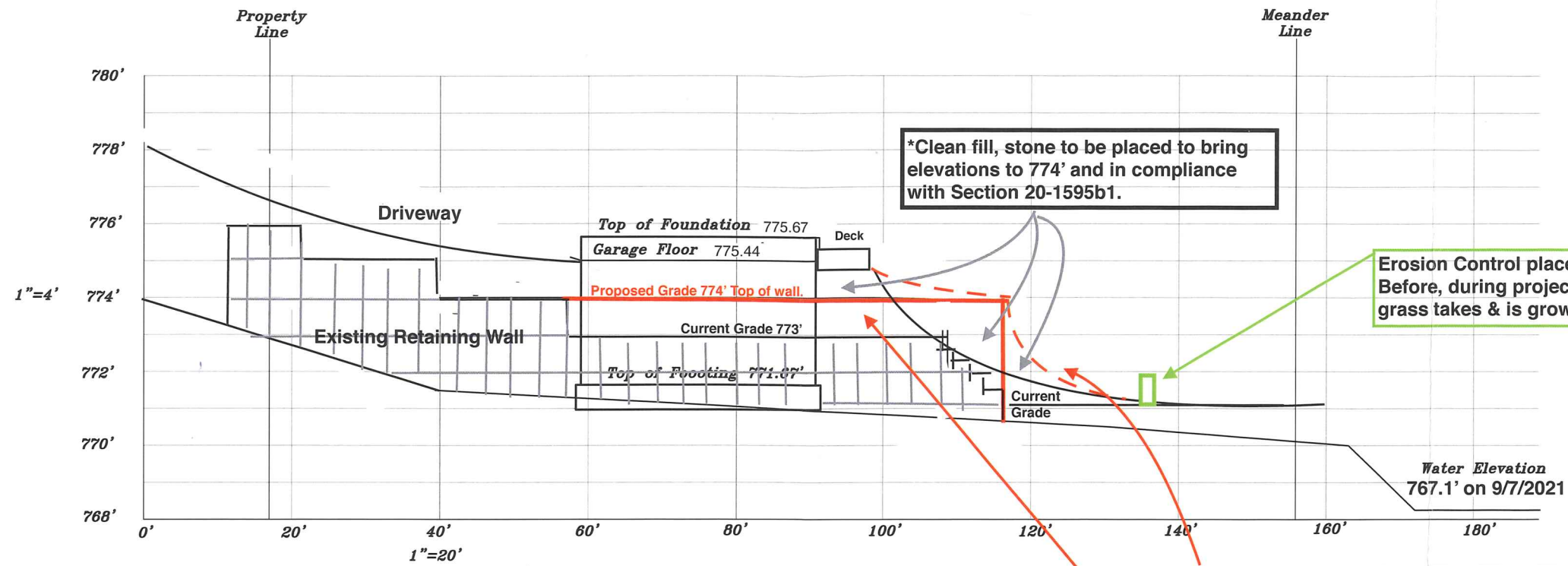


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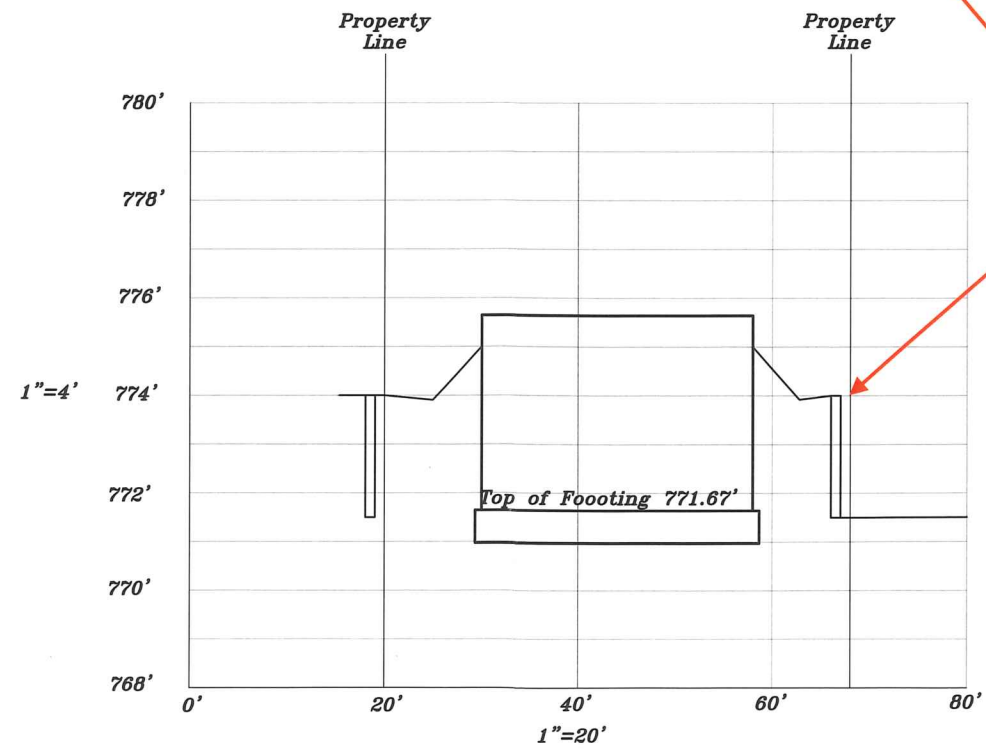
# Elevation Exhibit

**RECEIVED**  
 NOV 23 2021  
 RACINE COUNTY



Proposed grade into shore yard setback will be flatter than 3:1.  
 \*Finished area will be topsoil/seeded to retain all fill.

Proposed addition to retaining wall.  
 \*Adding a course of block and eliminating the step down in block to make top of retaining wall 774' in compliance with Section 20-1595b1 Standards for development in the FFO.  
 \*Retaining wall footprint will not change.



**METROPOLITAN SURVEY SERVICE, INC.**  
 REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS  
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 Hales Corners, Wisconsin 53130  
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 email address: survey@metropolitansurvey.com