

Owner: GERTRUDE KAEMMERER

Applicant/Agent: SHANNON SOUTER

Address: LT. 38+39 E. WIND LAKE RD.  
NORWAY, WI 53185

Date petition filed: 2/4/22 Hearing Date: 3/1/22

Municipality: Norway

Phone (Hm) 262-617-3612 (wk)

Zoning district(s): R-4 & R-5

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: To establish a building envelope for the future construction of a single family residence.

at site address Directly North of 7740 E. Wind Lake Rd, Section 3, T 4 N, R 20 E  
Lot(s) 38 & 39 Blk - 1 Subd/CSM Henbest's Subdivision Parcel Id.# 010047003148000  
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 residential building envelope will have insufficient shore yard setback

Applicant is subject to: Art. VI, Div. 8, R-5 Urban Residential District I; Sec. 20-1017 Reduction or joint use and Sec. 20-1045 Shoreland setbacks and exempt structures.

\_\_\_\_\_, 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 Wind Lake
- Project is all partially located in the shoreland area of Wind Lake
- Property is all partially located in the floodplain area of Wind Lake
- Project is all partially located in the floodplain area of Wind Lake
- Property is all partially located in a wetland area. N/A 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. WITH THIS PROPERTY HAVING MANY VARIABLES AND STEPS NEEDED BEFORE A POTENTIAL BUYER WOULD BE ABLE TO BUILD, THE BUILDING ENVELOPE WOULD HELP WITH ELIMINATING AT LEAST ONE STEP FOR THE POTENTIAL BUYER AND CLEARLY SHOW WHERE THE HOME CAN BE BUILT.

2) Describe the exceptional, extraordinary or unusual circumstances that are unique to this lot or structure. THIS PROPERTY HAS SEVERAL MOVING PARTS WHICH MAKE IT A BIT CHALLENGING. A PORTION OF THIS LAND HAS WETLANDS AND FLOOD PLAIN AREAS, APPROVAL FOR FILL IS NEEDED AND THE REQUIRED SETBACKS.

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. THIS BUILDING ENVELOPE AND VARIANCE APPROVAL WOULD NOT HINDER ANY OF THE SURROUNDING PROPERTIES AS THIS BUILDING ENVELOPE IS NOT VERY LARGE AND MAJORITY OF BUYERS INTERESTED IN THIS PARCEL ARE LOOKING TO PUT A VERY MODEST HOUSE ON THE LAND THEREFORE NOT OBSTRUCTING POTENTIAL VIEWS OF SAID NEIGHBORS.

4) Explain how the request is not based on economic gain or loss and is not self-imposed. THIS REQUEST IS MEANTLY TO ELIMINATE ONE STEP FOR ANY POTENTIAL BUYER WHO IS INTERESTED IN PURCHASING THE PROPERTY AND TO MAKE IT CLEAR AS TO WHERE A HOME COULD BE BUILT.

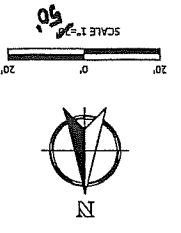
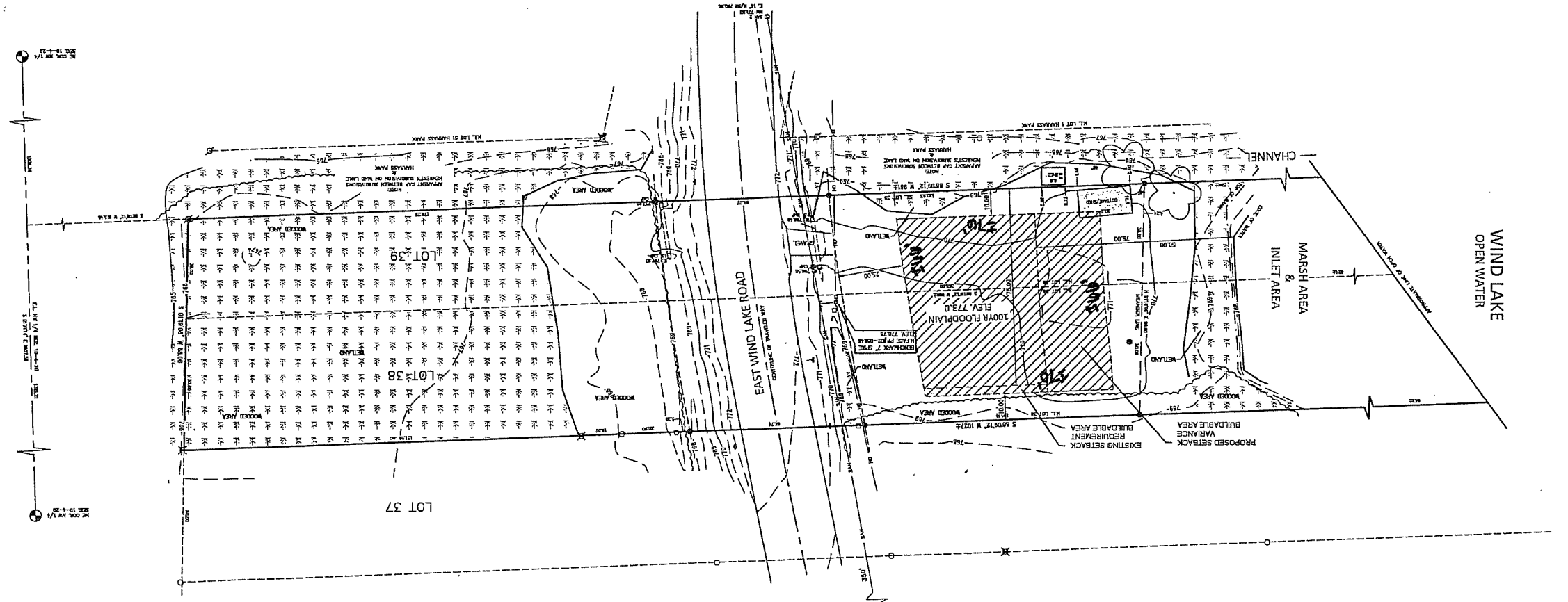
Owner/Applicant's Signature [Signature]

Date 02.01.2022

Fee paid: \$ 450.00 Check # cc pd in full 2/4/22 (Payable to Racine County Planning) •Please attach required documentation

Friday, February 04, 2022 3:22:28 PM

- NOTES**  
 BEARING AND DISTANCE NORTH, WISCONSIN  
 COORDINATE SYSTEM, SOUTH ZONE, BASED  
 UPON NAD 1983 / 2011  
 VERTICES DERIVED BY S.W.A.P.C. ON  
 MAY 4, 2021  
 ALL ELEVATIONS REFER TO MVD 1988 (12) /  
 FIELD WORK: 10-26-2021 BY JWP / CM
- LEGEND**
- SET 3/4" NEKA
  - FOUND 3/4" NON PFE
  - FOUND 1-1/4" NON PFE
  - FOUND 1-1/4" NON PFE
  - FOUND 1-1/4" NON PFE
  - FOUND 1-1/4" NEKA
  - FOUND 3/4" NEKA
  - GUY WIRE
  - OVERHEAD WIRE
  - POWER POLE
  - COMMUNICATION BOX
  - SIGN
  - WELT
  - SURVEY MARKS



**CERTIFICATE**  
 The above-described property has been  
 surveyed under my direction and the map  
 thereon drawn is a correct representation  
 thereof to the best of my knowledge and belief.  
 10-29-2021  
 Revised: 02-04-2022

Plat of a survey for Tom Proney of: Lots 38 and 39, in Henbest's Subdivision on Wind Lake, being a part of Lots 3, and Lot 1, Section 10, in Township 4 North, Range 20 East, including the land lying between the extended side lines West to Wind Lake, said land being in the Town of Norway, Racine County, Wisconsin.

**RECEIVED**  
 FEB 07 2022  
 RACINE COUNTY

2021.0277.01 SHEET 1 OF 1

PROJ. MGR:	MMA
DRAFTED:	ETH/SCB
DATE:	10-29-2021
CHECKED:	MMA
DATE:	10-29-2021

NO.	REVISION	BY	DATE
1	ADDED BUILDING SETBACK LINES	SCB	2-4-22

**LOTS 38 & 39, HENBEST'S  
 SUBDIVISION ON WIND LAKE  
 PLAT OF SURVEY**  
 FOR  
**TOM PRONEY**  
 TOWN OF NORWAY, COUNTY OF RACINE, STATE OF WISCONSIN

Nielsen Madsen + Barber  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 1458 Horizon Blvd, suite 200, Racine, WI, 53406  
 Tele: (262)534-5588 Website: www.nmbasc.net

