

Owner: Kyle Roodt
 Address: 8608 Hart Dr
Wind Lake WI 53185
 Telephone #: 262-525-8043
 Fax #: _____
 E-mail: Kyle.Roodt@gmail.com
 Date petition filed: 7/19/22

Applicant/agent: Same
 Address: _____
 Telephone #: _____
 Fax #: _____
 E-mail: _____
 Hearing date: 8/15/22

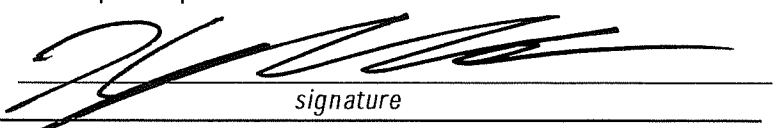
TO THE RACINE COUNTY BOARD OF SUPERVISORS:

Please take notice that the undersigned hereby petitions the Economic Development & Land Use Planning Committee to consider a request to REZONE the land described in the attachment

FROM C-1, Resource Conservation District DISTRICT
 TO R-3, Suburban Residential District (Sewered) DISTRICT
 Town of Norway # of Acres ±.36 ¼ Section NE/SE Section 6 T 04 N R 20 E
 Parcel # 010042005139000
 Location/site address 8608 Hart Drive

Attached are

- Survey or plot plan, prepared by a Wisconsin registered land surveyor, that identifies property ownership with dimensions (12 copies: 10 of the 12 copies should be individually folded to approximately 8.5" x 11")
- Legal description of land to be rezoned, prepared by a Wisconsin registered land surveyor
- Names & addresses of land owners within 300 feet of the boundary of the area requested to be rezoned (include across the street, highway, &/or Interstate)
- Hearing & publication fees as set by the adopted fee schedule, payable to Racine County Planning (Fees are non-refundable. Re-publication/amendment fees will be charged where applicable.)
- Report of existing & future land usage / Proposed development plan
- Letter of Agent Status


 signature

The completed petition with all required attachments must be submitted to: Racine County Development Services, 14200 Washington Avenue, Sturtevant, WI 53177; phone: 262-886-8440; fax: 262-886-8480; hours: 8:00 a.m. to 12:00 noon & 12:30 p.m. to 4:30 p.m., Monday through Friday. This is the minimal required information that must be submitted to have a rezoning application processed. Additional information might be requested if the Department, the Committee, &/or the Town feel that such additional information is necessary to adequately evaluate the application.

credit card/cash/check #: 288 amount received: \$ 600.00

The Economic Development & Land Use Planning Committee public hearings are generally held the 3rd Monday of each month. They start at 6:00 p.m. & are held in the Ives Grove Office Complex Auditorium, 14200 Washington Avenue (just west of the Sheriff's Patrol Station on Highway 20). Parking is available in the visitor parking lot on the north side of the building.

STAFF USE ONLY:

ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

Recommend:

Recommend:

- approval
- denial

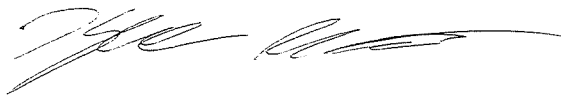
- approval
- denial

RECEIVED
 JUL 19 2022
 RACINE COUNTY

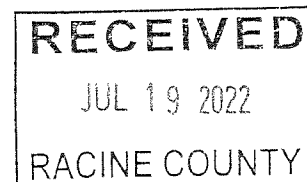
Conditional use application at 8608 Hart Drive Wind Lake, WI 53185.

I am looking to get a conditional use to fill the flood plain in accordance with the H&H analysis I had completed in order to build a personal use 38'x60' pole barn structure.

- A. The existing land use is a residential property zoned in R1. The proposed will remain the same R1 zoning residential use and change a section of C3 to R1.
- B. The existing structure is a single family 2 story dwelling in an R1 zone. The new structure will be in the added R1 zone located outside of the as indicated on the new CSM.
- C. No employees at either building as this is a personal use structure.
- D. No hours of operation as this is a personal use structure
- E. Approximate construction timeline is a late Fall/early Winter start of 2022 and completion of summer 2023.
- F. The existing single family dwelling is sewerred however the new structure will not be.



Kyle Roadt



RECEIVED
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CERTIFIED SURVEY MAP NO.

LOT 42 AND PART OF OUTLOT B, IN THE PLAT OF SECOND ADDITION TO LAKE VIEW PARK, IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 4 NORTH, RANGE 20 EAST, IN THE TOWN OF NORWAY, RACINE COUNTY, WISCONSIN.

NW CORNER
 NE 1/4
 SEC. 6-4-20
 CONC. MON.
 N 312,528.20
 E 2,488,544.31

NORTH LINE OF THE NORTHEAST 1/4
 SEC. 6-4-20 N 88°22'44" E 2613.13'

N 88°01'27" E
 27.64'

NE CORNER
 NE 1/4
 SEC. 6-4-20
 CONC. MON.
 N 312,603.07
 E 2,491,183.86

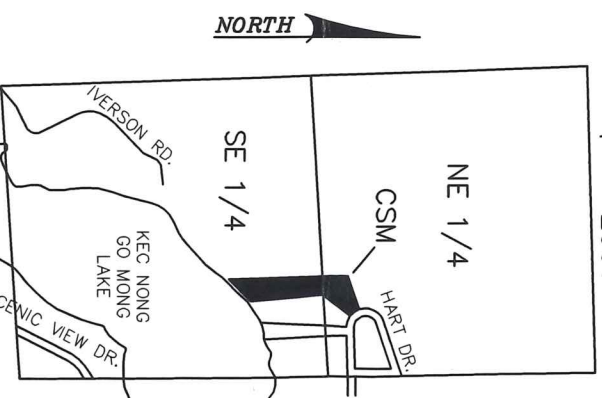


CAPITOL SURVEY ENTERPRISES
 220 REGENCY CT STE 210
 BROOKFIELD, WI 53045
 PH: (262) 786-6600
 WWW.CAPITOLSURVEY.COM

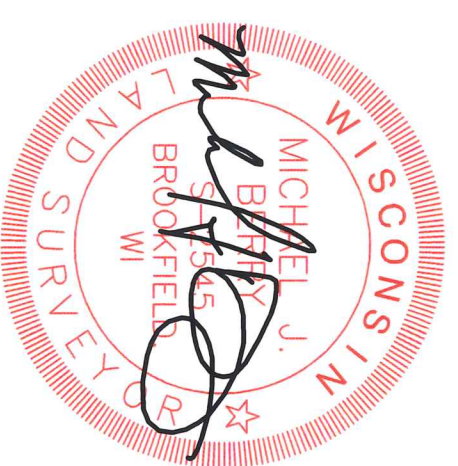
PREPARED FOR:
 KYLE ROADT PROPERTY
 8608 HART DRIVE
 NORWAY, WI

TAX KEY NOS.: 010042005139000,
 010042005166000

VICINITY MAP
 1" = 2000'



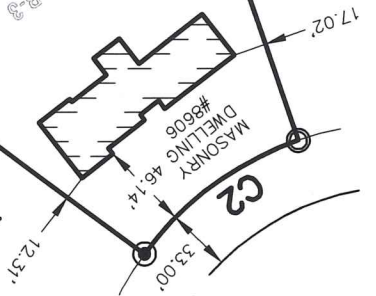
- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 2.67 LBS. PER LINEAL FOOT, SET.
- INDICATES 1 INCH DIA. IRON PIPE, FOUND.
- INDICATES 15,491 S.F. TO BE RE-ZONED R-3



GRAPHIC SCALE



HART DRIVE
 (66' WIDE
 PUBLIC RIGHT OF WAY)



ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST THOUSANDTH OF A FOOT.

ALL BEARINGS REFER TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 6-4-20, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (REVISION FEB., 2015, NAD 27 DATUM) BEARING OF N 00°40'58" W.

PORTIONS OF SUBJECT LANDS ARE IN ZONE "AE" PER FLOOD INSURANCE RATE MAP #55101C0033D EFFECTIVE DATE SEPTEMBER 5/2/2012.

AREA TO BE REZONED BASED ON INFORMATION FROM RACINE COUNTY AND WISCONSIN DNR LETTER DATED 10/6/2020.

ZONED: R3
 SUBURBAN RESIDENTIAL & C1 RESOURCE CONSERVATION

MIN. SETBACK REQUIREMENTS PER RACINE COUNTY ZONING CODE ARE:

STREET = 35'
 SIDE = 10'
 REAR = 50'
 SHORE = 75'

SEE SHEET 2 FOR LINE AND CURVE TABLE.

THIS INSTRUMENT DRAFTED BY NICHOLAS J. FIRER

SHEET 1 OF 4

**KEC NONG
 GO MONG
 LAKE**

CERTIFIED SURVEY MAP NO. _____

LOT 42 AND PART OF OUTLOT B, IN THE PLAT OF SECOND ADDITION TO LAKE VIEW PARK, IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 4 NORTH, RANGE 20 EAST, IN THE TOWN OF NORWAY, RACINE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
SS
RACINE COUNTY)

I, MICHAEL J BERRY, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, AND MAPPED LOT 42 AND PART OF OUTLOT B, IN THE PLAT OF SECOND ADDITION TO LAKE VIEW PARK, IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 6, TOWN 4 NORTH, RANGE 20 EAST, IN THE TOWN OF NORWAY, RACINE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NOTHEAST 1/4 OF SAID SECTION; THENCE S 00°40'58" E 2136.31 FEET ALONG THE EAST LINE OF SAID 1/4 SECTION TO THE NORTH LINE OF HART DRIVE AS LAID OUT; THENCE S 88°79'59" W 418.88 FEET ALONG SAID NORTH LINE; THENCE NORTHWESTERLY 109.93 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 166.00 FEET, AND WHOSE CHORD BEARS N 72°37'46" W 107.93 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S 36°21'20" W 300.01 FEET; THENCE S 05°03'52" E 624.94 FEET; THENCE S 45°36'50" W 262.53 FEET; THENCE N 01°45'30" W 1029.19 FEET; THENCE N 70°52'26" E 299.99 FEET; THENCE SOUTHEASTERLY 99.99 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 166.00 FEET AND WHOS CHORD BEARS S 36°24'21" E 98.49 FEET TO THE POINT OF BEGINNING.

CONTAINING: 197,536 SQUARE FEET OR 4.5348 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF KYLE ROADT, OWNER OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN AND CHAPTER 11 OF THE TOWN OF NORWAY MUNICIPAL CODE IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 22TH DAY OF JUNE, 2022.

MICHAEL J. BERRY
PROFESSIONAL LAND SURVEYOR,
S-2545
STATE OF WISCONSIN

CURVE TABLE		
LINE	LENGTH	BEARING
L1	90.24'	S 07°20'35" E
L2	14.08'	S 36°21'20" W
L3	94.89'	N 84°56'08" W
L4	15.68'	N 00°56'03" W
L5	23.99'	N 14°52'49" E
L6	49.38'	N 03°22'05" E
L7	37.81'	N 06°00'31" W
L8	50.87'	N 42°53'51" E
L9	47.12'	N 00°13'12" W
L10	19.92'	N 14°43'40" W
L11	52.48'	N 10°22'34" E
L12	24.00'	N 03°57'48" W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHD. BEARING	CHD. LENGTH
C1	109.93'	166.00'	S 72°37'46" W	107.93'
C2	99.99'	183.00'	S 36°24'21" E	98.49'
C3	94.24'	128.19'	S 52°32'12" E	92.13'
C4	40.32'	128.19'	S 22°28'02" E	40.15'
C5	52.25'	80.20'	S 27°47'12" E	51.33'

CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE

KYLE ROADT, AS OWNER, CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF DELAFIELD.

IN WITNESS WHEREOF, KYLE ROADT HAS CAUSED THESE PRESENTS TO

BE SIGNED BY KYLE ROADT, AT _____, WISCONSIN, THIS _____

DAY OF _____, 2022.

KYLE ROADT

STATE OF WISCONSIN) SS
WAUKESHA COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022 KYLE ROADT, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES: _____

CONSENT OF MORTGAGE

[NAME OF BANK], A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE ABOVE CERTIFICATION OF KYLE ROADT, AS OWNER OF SAID LAND.

IN WITNESS WHEREOF, NORTH AMERICAN SAVINGS BANK, HAS CAUSED THESE PRESENTS TO BE

SIGNED BY [BANK OFFICER] AND ITS CORPORATE SEAL HEREUNTO AFFIXED, THIS _____ DAY

OF _____, 2022.

[BANK OFFICER]

STATE OF WISCONSIN) SS
COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022, THE ABOVE NAMED [BANK OFFICER], TO ME KNOWN AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES: _____

CERTIFIED SURVEY MAP NO. _____

LOT 42 AND PART OF OUTLOT B, IN THE PLAT OF SECOND ADDITION TO LAKE VIEW PARK, IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 4 NORTH, RANGE 20 EAST, IN THE TOWN OF NORWAY, RACINE COUNTY, WISCONSIN.

PLAN COMMISSION APPROVAL

APPROVED BY THE PLAN COMMISSION OF TOWN OF NORWAY ON THIS _____ DAY OF _____, 2022.

JEAN M JACOBSON, PLAN COMMISSION CHAIR

TOM KRAMER,
ADMINISTRATOR - CLERK/TREASURER

TOWN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP, BEING LOT 42 AND PART OF OUTLOT B, IN THE PLAT OF SECOND ADDITION TO LAKE VIEW PARK, IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 4 NORTH, RANGE 20 EAST, IN THE TOWN OF NORWAY, RACINE COUNTY, WISCONSIN, HAVING BEEN APPROVED BY THE PLAN COMMISSION BEING THE SAME, IS HEREBY APPROVED AND ACCEPTED

BY THE TOWN BOARD OF THE TOWN OF NORWAY ON THIS _____ DAY OF _____, 2022.

JEAN M JACOBSON, TOWN CHAIR

TOM KRAMER,
ADMINISTRATOR - CLERK/TREASURER