

APPLICATION FOR ZONING PERMIT

RACINE COUNTY, WISCONSIN (Rev. 11/20)

PERMIT NO. \_\_\_\_\_

DATE PERMIT ISSUED \_\_\_\_\_

OWNER Vincent & Rachelle Senese

APPLICANT Vincent & Rachelle Senese

Mailing Address 7646 E Wind Lake Rd

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Wind Lake, WI 53185

Wind Lake, WI 53185

City State Zip  
Phone (H) (312) 848 - 8302

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Parcel Id. # 010042009066000

Site Address 24430 Sandy Point Dr

Municipality Norway Section(s) 9 Town 4 North, Range 20 East

Lot 14&15 Block 2 Subdivision Name Sandy Point Subdivision CSM # —

Proposed Construction/Use Single Family Residence with attached garage and covered deck constructed on slab

	House	Garage	Porch
New Addition	<input checked="" type="checkbox"/> Principal Bldg.	<input type="checkbox"/> Accessory	<input type="checkbox"/>
Alteration	<input type="checkbox"/> Deck	<input type="checkbox"/>	<input type="checkbox"/>
Conversion	<input type="checkbox"/> Sign	<input type="checkbox"/>	<input type="checkbox"/>
Temporary	<input type="checkbox"/> Other	<input type="checkbox"/>	<input type="checkbox"/>
	Size (63' x 38')	(30' x 42')	(34' x 15')
	Area (sq ft) (2500)	(1300)	(510)
	# of Units/Stories 1 /	Building Ht.-Avg. (ft.) 25 17'	
	Peak Ht. (ft.) 25	100-Yr. Floodplain Elev. 773	
	Eave Ht. (ft.) 9	Flood Protection Elev.	

Contractor	Est. Value w/Labor \$	ZONING DISTRICT	R5
Existing Nonconforming? N/A	* Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yard Setbacks	Proposed OK?
*Structure's Fair Mrkt Value \$ 200,000	Cumulative %	Street-1 <sup>st</sup>	315'
*>50% of Fair Market Value? N/A	Yes <input type="checkbox"/> No <input type="checkbox"/>	Street-2 <sup>nd</sup>	—
Structure in Shoreland? (per map)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Side-1 <sup>st</sup>	26.5'
Structure in Floodplain? (per map)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Side-2 <sup>nd</sup>	26.5'
Structure in Wetland? (per map)	Yes <input type="checkbox"/> No <input type="checkbox"/>	Rear	
Substandard Lot?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Shore	180.54'
Abutting Lot-Same Owner/Closely Related?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Total Acc. Structures	0
BOA Variance Needed?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Date of Approval	
Conditional Use/Site Plan Needed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date of Approval	
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 <input type="checkbox"/> No <input type="checkbox"/> (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: \$ 150.<sup>00</sup> VAS 04.18.2023  
Cash/Check/CC Date # 411023 Signature of Owner /Applicant Date

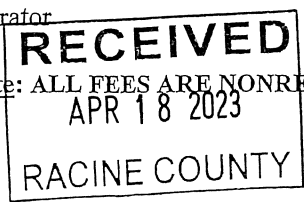
Shoreland Contract Fee Pd: \$ \_\_\_\_\_ Vincent Senese  
Cash/Check/CC Date # \_\_\_\_\_ Print Name(s)

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

Other: Pd: \$ \_\_\_\_\_ BDJ  
Zoning Administrator (Staff Initials)

if shoreland erosion review fee is included above

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



PN 0100420 - 09 - 066000

Owner: Vincent & Rachelle Senese

Applicant/Agent: OWNER

Town: Wind Lake

Zoning district(s): R5

**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.)  
Requesting a shoreland conditional use amendment for the construction of a single family residence on

Lot 14 & 15 of the Sandy Point Subdivision on Wind Lake. The structure is to be approximately 4,300 SF,

including garage and deck space. Fill placement will be required to be redistributed for the smaller house.

Including the placement of fill in the FFO Urban Floodplain Fringe Overlay District

AT (site address): 24430 Sandy Point Dr.

Subdivision: Sandy Point Subdivision Lot(s): 14 & 15 Block: 2

Parcel # 010042009066000 Section(s) 9 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 hearing/review fee (Fees are non-refundable, & re-publication/amendment fees will be charged where applicable.)
- 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")
- letter of agent status
- 3 SETS: landscaping/lighting plan
- X 12 SETS: report/cover letter & operations plan
- abutting property owners' names & mailing addresses
- other


print name: Vincent & Rachelle Senese

e-mail address: vsenese@gilbaneco.com

address: 7646 E Wind Lake Rd

telephone #: (312) 848 - 8302

Wind Lake, WI 53185

signed: 

**STAFF USE ONLY:**

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

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

**RECEIVED**  
APR 18 2023  
RACINE COUNTY

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

Art. VI Div. 8 R-5, Urban residential Dist. II; Art. VII Div. 3 Shoreland; Art. VIII Div. 8 Shoreland Uses; Sec. 20-15.95 standards for development in FFO and Natural Resources Code 115 minimum zoning standards of the WI. Adm. Code

Shoreland contract: yes  no       

Public hearing date: May 15, 2023

Site plan review meeting date:       

Submittal received by: BDJ

Date petition filed: April 18, 2023

cash cc. or check #: Pl. 4/10/23

amount received: \$ 150.00

April 20, 2023

Mr. Thomas Kramer  
Administrator/Treasurer  
Town of Norway  
6419 Heg Park Road  
Wind Lake, WI 53185

Re: Vincent Senese Shoreland Permit Review

Dear Mr. Kramer:

We have completed a review of the updated project plans for the Vincent Senese residence located on Lots 14 and 15, block at Sandy Point Drive. The plans were received in our office on March 24, 2023 and are dated March 24, 2023. The proposed plans have some significant changes in the site grading from the original Shoreland Permit review.


In general, the proposed dwelling has been reduced in size from 76 feet wide to 63 feet wide. Additionally, excess fill that was brought into the lot will be redistributed to the southern portion of the lot. Other requirements regarding the removal of fill from wetlands and restoration of wetlands have been added to the plans or have been coordinated with Marty Dillenburg of the WDNR.

We find that the proposed plan revisions are acceptable as presented.

We recommend that due to these changes, which shift fill to the south portion of the lot, that a public hearing be held with the Town of Norway Plan Commission. We also recommend that adjacent affected property owners be notified of the proposed public hearing. If you have any questions on the above, please contact this office.

Respectfully,

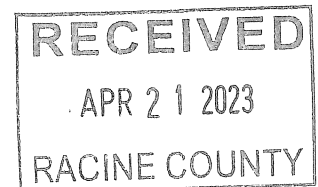
RUEKERT & MIELKE, INC.



Kenneth R. Ward, P.E. (WI)  
Vice President/Office Manager  
[kward@ruekert-mielke.com](mailto:kward@ruekert-mielke.com)

KRW:ac1

cc: Pat Campbell, Clerk – Town of Norway  
Beth Weber, Deputy Clerk – Town of Norway  
Ben Peters, Building Inspector – Town of Norway  
Emily R. Schmidt - Ruekert & Mielke, Inc.



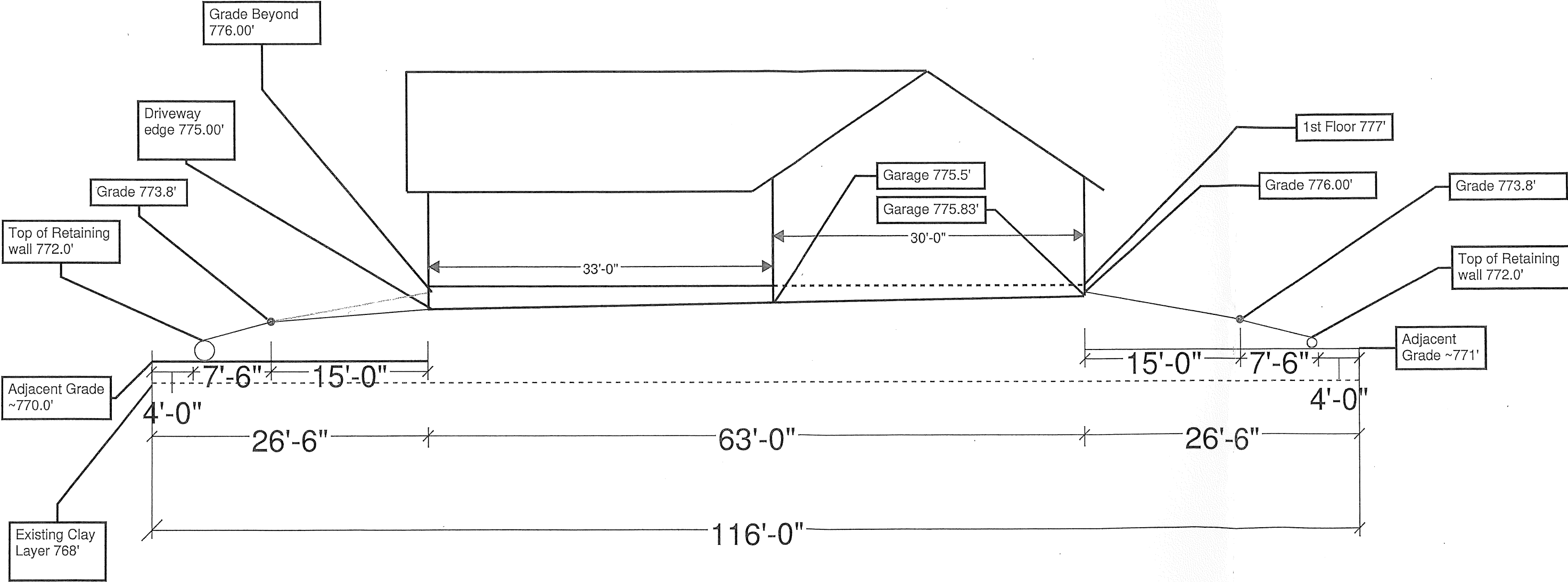
Senese - Sandy Point Lot 14 Conditional Use - FFO Fill Cross Section

63' Wide House

West East Cut

3.24.2023

Scale 1/8" = 1' 0"

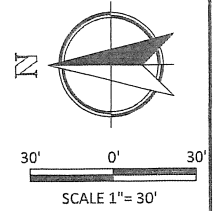


Plat of a survey for Vincent & Rachelle Senese of Lot 14 and 15, Block 2, Sandy Point Subdivision, according to the recorded plat thereof. Said land being in the Town of Norway, County of Racine and State Wisconsin.

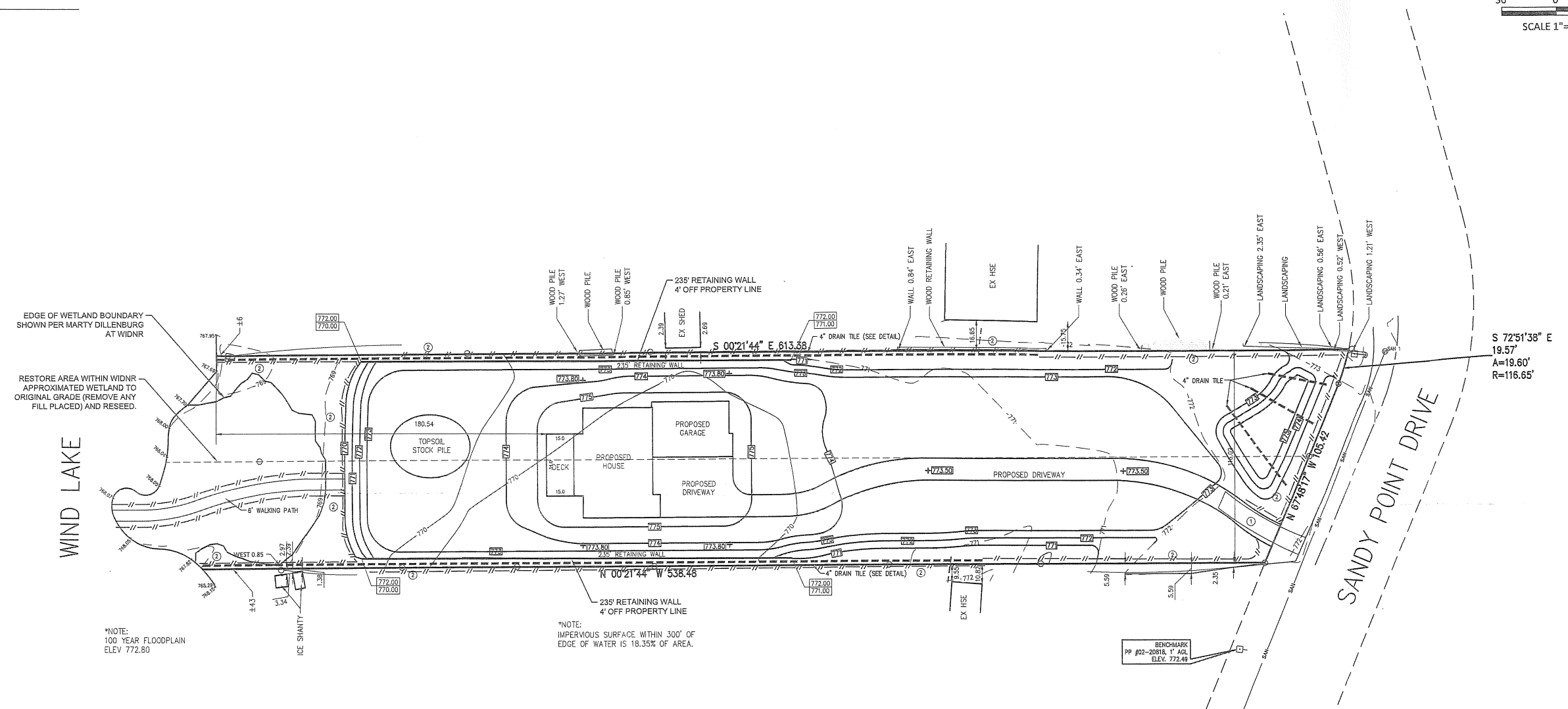
Proposed First Floor Elevation 777.00  
Proposed Finished Yard Grade 776.00

**Certificate**  
The above-described property has been surveyed under my direction and the map hereon drawn is a correct representation thereof to the best of my knowledge and belief.

04/08/2022  
Revised 03/24/2023



**mb**  
Nielsen Madsen + Barber  
CIVIL ENGINEERS AND LAND SURVEYORS  
1458 Horizon Blvd. Suite 200, Racine, WI. 53406  
Tel: (262)634-5588 Website: www.nmbssc.net



EDGE OF WETLAND BOUNDARY SHOWN PER MARTY DILLENBURG AT WIDNR  
RESTORE AREA WITHIN WIDNR APPROXIMATED WETLAND TO ORIGINAL GRADE (REMOVE ANY FILL PLACED) AND RESEED.

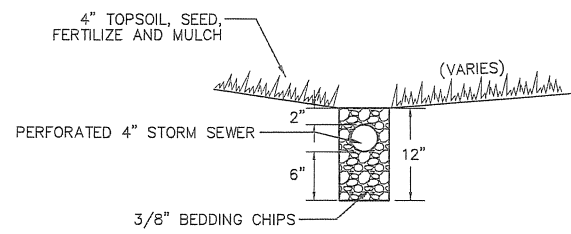
WIND LAKE

\*NOTE:  
100 YEAR FLOODPLAIN  
ELEV 772.80

\*NOTE:  
IMPERVIOUS SURFACE WITHIN 300' OF  
EDGE OF WATER IS 18.35% OF AREA.

S 72°51'38" E  
19.57'  
A=19.60'  
R=116.65'

SANDY POINT DRIVE



**DRAIN TILE DETAIL**  
NOT TO SCALE

**NOTES**  
BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983 / 2011  
ALL ELEVATIONS REFER TO NAVD 1988 (12).

- ① GRAVEL ACCESS DRIVE REQ'D. MIN 6" DEPTH, 2" TO 3" AGG. 10' WIDE X 50 LF.
- ② SILT FENCE, 1450 LF. ±, ALSO REQ'D. AT SPOIL STOCKPILE TOE SLOPE.

- LEGEND**
- FOUND 1-1/4" IRON PIPE
  - ⊙ CONCRETE MONUMENT "A"
  - ⊙ SANITARY MANHOLE
  - SAN - SANITARY SEWER
  - ⊥ POWER POLE
  - GUY WIRE
  - DRAINAGE
  - 000.00 TOP RETAINING WALL
  - 000.00 BOTTOM RETAINING WALL

**EXISTING UTILITY DATA**

SAN 1	SAN 2
RIM 773.75	RIM 771.12
IE. 8" W/E 761.85	IE. 8" W/E 762.92

**LOT 14 & 15, BLK 2, SEC 9-4-20**  
PLAT OF SURVEY WITH SITE GRADING AND EROSION CONTROL  
FOR  
**VINCENT & RACHELLE SENESE**  
TOWN OF NORWAY, RACINE COUNTY, WISCONSIN

NO.	REVISION	DATE
1	UPDATE GRADING AND EROSION CONTROL	3-24-23

PROJ. MGR: MRM  
DRAFTED: DMB/SCB  
DATE: 04-08-2022  
CHECKED: MRM  
DATE: 04-08-2022

2020.0291.01

SHEET  
**1** OF **1**