

APPLICATION FOR A VARIANCE/APEAL

Racine County, Wisconsin

Owner: DAVID MACK Revocable Trust Applicant/Agent: DAVID MACK

Address: 27105 ORA DRIVE, WIND LAKE, WI, 53185 Date petition filed: 7/6/2023 Hearing Date: 8/1/2023

Municipality: Norway

Phone (Hm) 262-893-5735 (wk) N/A Zoning district(s): R-5 URBAN RESIDENTIAL DISTRICT II

TO THE ZONING BOARD OF ADJUSTMENT/APEALS: Please take notice that the undersigned was denied a permit or seeks an appeal of the Zoning Administrator for: to allow a fence to remain in a non conforming location.

at site address 27105 ORA DRIVE, WIND LAKE, WI, 53185, Section 7, T 4 N, R 20 E Lot(s) 10+11 Blk — Subd/CSM Waubesaee Lake West Parcel Id.# 010042007177000 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 fence has insufficient shore yard setback

Applicant is subject to: Article VI, Division 8, R-5 Urban Residential District II; Section 20-10 Compliance; Sec 20-11 Violations; Sec 20-11 Required permits; and Section 20-1048 Shoreland Setbacks and Exempt structures. Sec. 20-1017 Reduction or joint use

_____, 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 Waubesaee Lake
- Project is all/partially located in the shoreland area of Waubesaee Lake
- Property is all/partially located in the floodplain area of Waubesaee 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. SEE ATTACHED PAGES.

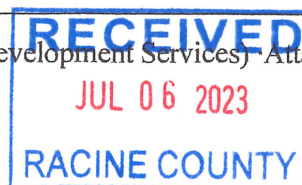
2) Describe the exceptional, extraordinary or unusual circumstances that are unique to this lot or structure. SEE ATTACHED PAGES

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. SEE ATTACHED PAGES

4) Explain how the request is not based on economic gain or loss and is not self-imposed. SEE ATTACHED SHEET

Owner/Applicant's Signature [Signature] Date 7-6-23

Fee pd: \$ 450.00 Ck # 1010 (Payable to Racine County Development Services) Attach required documentation

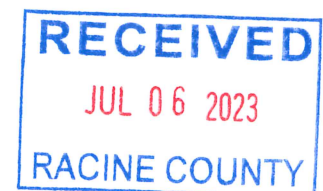


- 1) Over 50 years ago when my father (previous owner) purchased this home there were existing fences on both the north and south sides of the property. They have remained all these years to contain his dogs as well as to provide privacy. These past 2 years, the neighbor to the south and I have significantly improved our homes so it was decided the fence would be replaced to provide a more aesthetically pleasing look to the old, dilapidated metal fence. The metal fence to the north remains to provide protection from the owner's aggressive and wandering dogs.

- 2) The homes along Ora Dr. are very close in proximity and provide no privacy without a barrier.

- 3) The design of the replacement fence was discussed and agreed upon with our neighbors Lauri & Pete. There are no other adjacent property owners affected.

- 4) Other than the improvement of the fence, there is no economic gain or loss by allowing it to remain. Its erection was simply to replace an already existing fence with a modern look in conjunction with our newly remodeled homes.



APPLICATION FOR ZONING PERMIT

RACINE COUNTY, WISCONSIN (ev. 02/22)

PERMIT NO. _____

ISSUED DATE PERM _____

OWNER DAVID MACK *Revocable Trust*

APPLICANT SAME

Mailing Address 27105 ORA DRIVE,

Mailing Address _____

WIND LAKE WI 53185

Address _____

City State Zip

City State Zip

Phone 262 893-5135

Phone _____

Email DAMBOO@AOL.COM

Email _____

Parcel Id. # 010042007177000

Site Address 27105 Ora Dr

Municipality Norway Section(s) 7 Town 4 North, Range 20 East

Lot 10+11 Block — Subdivision Name Waubeesee Lake West CSM # —

Proposed Construction/Use Fence

New	<input checked="" type="checkbox"/>	Principal Bldg.	Size (____ x ____)	(____ x ____)	(____ x ____)
Addition	____	Accessory	Area (sq ft)	(____)	(____)
Alteration	____	Deck	Peak Ht. (ft.)	____	100-Yr. Floodplain Elev. <u>779.4</u>
Conversion	____	Sign	Eave Ht. (ft.)	____	Flood Protection Elev. <u>781.4</u>
Temporary	____	Other	Building Ht.-Avg. (ft.)	____	

Contractor Owner Est. Value w/Labor \$ _____ ZONING DISTRICT R-5

Existing Nonconforming?	N/A <input checked="" type="checkbox"/>	Yes	No	Yard Setbacks	Proposed	OK?
Structure in Shoreland? (per map)	____	Yes	No	Street-1 st	____	____
Mitigation or Buffer Needed?	____	Yes	No <input checked="" type="checkbox"/>	Street-2 nd	____	____
Structure in Floodplain? (per map)	____	*Yes	No	Side-1 st	____	____
*Structure's Fair Market Value \$ <u>N/A</u>	____	Cumulative %	____	Side-2 nd	____	____
*>50% of Fair Market Value?	N/A <input checked="" type="checkbox"/>	Yes	No	Shore	____	____
Structure in Wetland? (per map)	____	Yes	No <input checked="" type="checkbox"/>	Rear	____	____
Substandard Lot?	____	Yes	No <input checked="" type="checkbox"/>	Total Acc. Structures	____	____
BOA Variance Needed?	____	Yes <input checked="" type="checkbox"/>	No	Date of Approval	____	____
Conditional Use/Site Plan Needed?	____	Yes	No <input checked="" type="checkbox"/>	Date of Approval	____	____
Shoreland Contract Needed?	____	Yes	No <input checked="" type="checkbox"/>	Date of Approval	____	____

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: \$ 450.00 Signature of Owner /Applicant/Agent David Mack Date 7-6-23

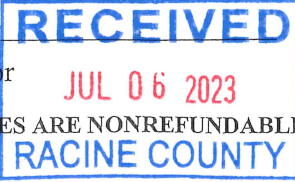
Shoreland Contract Fee Pd: \$ _____ Print Name(s) DAVID MACK

Zoning Permit Fee # Wisconsin Fee Pd: \$ 600.00 Notes (revisions, extensions, etc.) _____

Other: Pd: \$ _____

if shoreland erosion review fee is included above Zoning Administrator _____ (Staff Initials) JPL

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



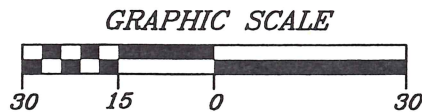
PN 0100420 - 07-177000

PLAT OF SURVEY -OF-

LOTS 10 AND 11, IN WAUBESSEE LAKE WEST SHORE SUBDIVISION, BEING A PART OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 20 EAST, TOGETHER WITH ALL RIPARIAN RIGHTS, EXCEPTING THEREFROM THAT PART OF LOT 10 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 10; THENCE EAST ALONG THE NORTH LOT LINE OF LOT 10, 146.60 FEET TO THE PLACE OF COMMENCEMENT; THENCE EAST 27 FEET 3 INCHES ALONG THE NORTH LOT LINE OF LOT 10 TO A POINT IN THE EAST SHORE LINE OF LAKE WAUBESSEE; THENCE ALONG THE SHORE LINE OF LAKE WAUBESSEE IN A SOUTHWESTERLY DIRECTION 18 FEET 6 INCHES; THENCE 20 FEET 6 INCHES IN THE NORTHWESTERLY DIRECTION TO THE PLACE BEGINNING. SAID LAND BEING IN THE TOWN OF NORWAY, COUNTY OF RACINE AND STATE OF WISCONSIN.

SURVEY FOR: DAVID A MACK REV TRUST
SURVEY ADDRESS: 27105 ORA DRIVE

LOT: 13,039 sqft - 0.30 acres
IMPERVIOUS SURFACES: 4,888 sqft
37.5%



NOTE: USED FOUND MONUMENTATION FOR BEST LOT LINES.

BEARINGS HEREON RELATE TO THE EAST SIDE OF ORA DRIVE.
ASSUMED BEARING N25°38'00"E.

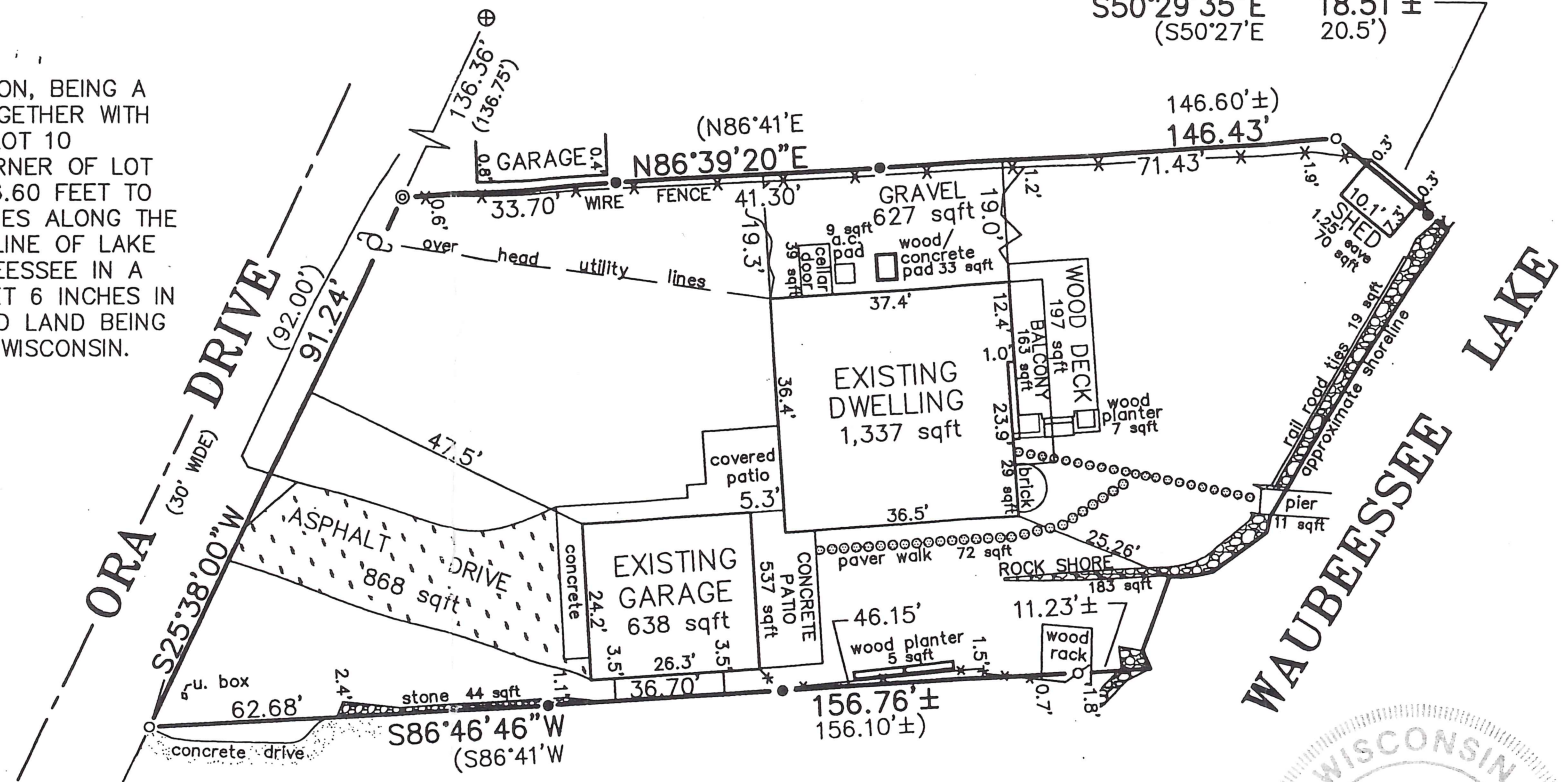
"I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments, if any."

"This survey is made for the use of the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."



B.W. SURVEYING, INC.

412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225

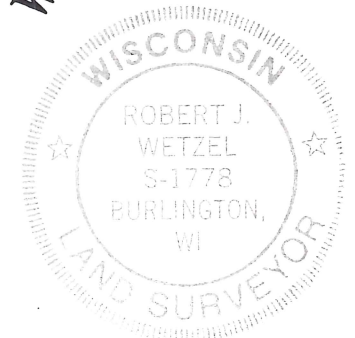


SCALE:

1" = 30'

LEGEND

- ⊕ UTILITY POLE
- () RECORDED AS
- ⊗ FOUND IRON ROD
- FOUND IRON PIPE
- SET IRON PIPE
- ⊙ FOUND IRON AXEL ROD
- ⊕ FOUND CONCRETE MONUMENT



THIS IS NOT AN ORIGINAL PRINT
UNLESS THIS SEAL IS RED.

Robert J. Wetzel
ROBERT J. WETZEL S-1778

MAY 28, 2020
DATE

10126
JOB NUMBER

