

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Racine County, Wisconsin

Owner: Lake Day L-C

Applicant/Agent: Angela Radke

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.)

Request shoreland and / flood plain conditional use to place fill in the Urban Flood fringe Overlay District to create more accommodating access to the shore of Wind Lake

AT (site address): 7123 W. Wind Lake Rd.

Subdivision: Wind Lake Grove, 1st Add. Lot(s): 12 Block: —

Parcel # 010042008352000 Section(s) 8 T 4 N R 20 E

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

Attached are:

- zoning permit application
- 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
- hearing/review fee (Fees are non-refundable, & republication/amendment fees will be charged where applicable.)
- N/A 3 SETS: landscaping/lighting plan
- 12 SETS: report/cover letter & operations plan
- abutting property owners' names & mailing addresses
- N/A other

print name: Angela Radke

e-mail address: angreradke5@gmail.com

address: 28530 WILDFLOWER DR
Waterford, WI 53185

telephone #: 262.501.4118

signed: Angela Radke

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.

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

Article VI Division 8 R-5 Urban Residential District II; Art VII Div. 3 Shoreland; Art VIII Div. 8 Shoreland uses and Chapter 20.1 Floodplain Ordinance

Shoreland contract: yes no

Public hearing date: November 18, 2024

Site plan review meeting date: N/A

Submittal received by: JCC

Date petition filed: 10-22-2024

cash or check #: '

amount received: \$ 520.00 Shoreland

APPLICATION FOR ZONING PERMIT
 RACINE COUNTY, WISCONSIN (rev. 02/22)

PERMIT NO. _____
 DATE PERM ISSUED _____

OWNER: Lake Day LLC
 Mailing Address: 7123 W. Wind Lake Rd.
Wind Lake WI 53185
 City State Zip

APPLICANT: Angela Radke
 Mailing Address: 28530 WILDFLOWER DR.
Waterford WI 53185
 City State Zip

Phone: 262-501-4118

Phone: 262-501-4118

Email: Angieradke5@gmail.com

Email: angieradke5@gmail.com

Parcel Id. # 0100420 08352000

Site Address 7123 W. Wind Lake Rd.

Municipality Norway Section(s) 8 Town 4 North, Range 20 East

Lot 12 Block — Subdivision Name Wind Lake Grove 1st Add. CSM # —

Proposed Construction/Use To place fill in the Urban Flood Fringe Overlay District to create a more accommodating access to the shore of Wind Lake

New	<input checked="" type="checkbox"/>	Principal Bldg.	Size (____ x ____)	(____ x ____)
Addition	<input type="checkbox"/>	Accessory	Area (sq ft) (____)	(____)
Alteration	<input type="checkbox"/>	Deck	Peak Ht. (ft.)	100-Yr. Floodplain Elev. <u>772.8</u>
Conversion	<input type="checkbox"/>	Sign	Eave Ht. (ft.)	Flood Protection Elev. <u>774.8</u>
Temporary	<input type="checkbox"/>	Other <u>Fill</u>	Building Ht.-Avg. (ft.)	

Contractor OWNER Est. Value w/Labor \$ 20,000 ZONING DISTRICT R-5/KFO

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

Additional Zoning Permit Stipulations Listed on Back of this Form? Yes No (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: \$ 560.00 Angela Radke 10-22-24
 CC Date/Check#/Cash _____ Signature of Owner/Applicant/Agent _____ Date _____

Shoreland Contract Fee Pd: \$ _____ Angela Radke
 CC Date/Check#/Cash _____ Print Name(s) _____

Zoning Permit Fee Pd: \$ 150.00
 CC Date/Check#/Cash _____ Notes (revisions, extensions, etc.) _____

Other: Pd: \$ _____ JC
 if shoreland erosion review fee is included above Zoning Administrator _____ (Staff Initials)

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

PIN 0100420-08-352000

Staff Use Only

If a private onsite wastewater treatment system (POWTS) serves the property, check here and complete #1-6 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 illustrating new principal structure's location 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.

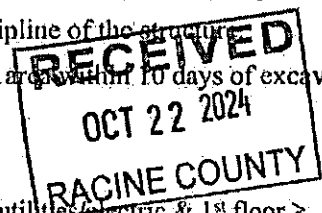
All dimensions shown relating to the location and size of the lot shall be based upon an actual survey. Lot area shall not contain road right-of-way. NOTE: All street yard, side yard, and rear yard setbacks shall be measured from the closest property lines. Shore yard setbacks shall be measured from 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 owner residential 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 & 1st floor ≥ _____'



Project Overview

7123 W. Wind Lake Rd.
Wind Lake, WI 53185

To Whom it May Concern,

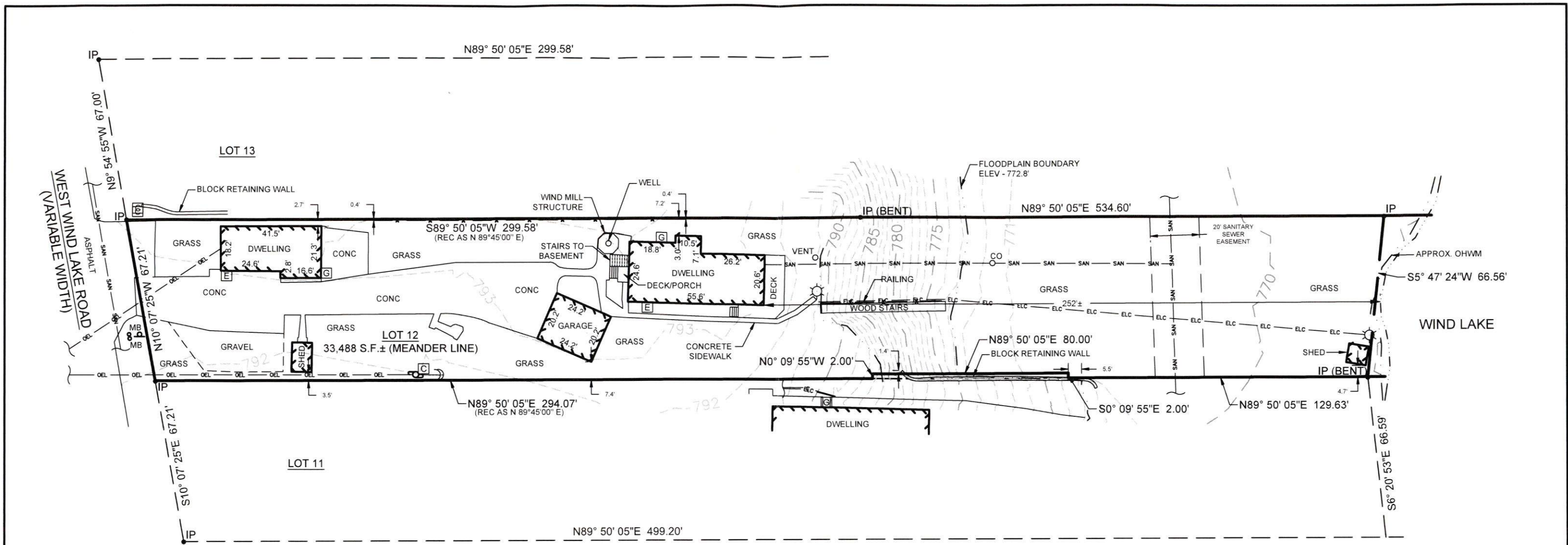
I am writing regarding our family home, which has been a cherished part of our lives for nearly 60 years. My grandparents purchased the property in 1966, and my mother and I both spent our childhoods here. As an adult, I once again had the opportunity to live in the home after college, and a few years ago, my husband and I became partners in ownership with my parents. Since then, we have worked diligently to restore and improve the property in a true labor of love.

The lot features a steep hill leading to the lake level, which has made it challenging to maintain. We currently rely on an easement on our neighbor's property to access the lake, but this has proven to be an inconvenience for lawn mowing, yard cleanup, and for hauling of supplies for fishing, boating etc...

We recently learned of the Norway Sanitary District's plans to begin a major project along the lake through our property this winter, and we are interested in taking advantage of the free fill being offered to properties along the construction route. Our goal is to re-grade the property by removing the existing stairs and filling in the slope with soil, improving both safety and accessibility. To achieve this, we intend to begin our project in coordination with the Norway Sanitary District's timeline, which is scheduled to start later in November and conclude in the spring of 2025.

We appreciate your consideration and look forward to working with you on this project. Please do not hesitate to contact us if you require any additional information.

Angela Radke
262-501-4118
Angieradke5@gmail.com

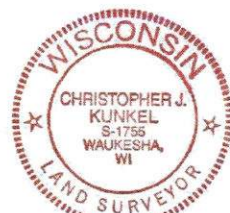


PROPERTY DESCRIPTIONS:

LOT 12, WIND LAKE GROVE FIRST ADDITION, EXCEPTING THEREFROM LAND CONVEYED IN QUIT CLAIM DEED RECORDED MARCH 25, 2009, AS DOCUMENT NO. 2206861. LOCATED IN GOVERNMENT LOT 5 IN FRACTIONAL SECTION NO. 8, TOWNSHIP 4 NORTH, RANGE 20 EAST, IN THE TOWN OF NORWAY, COUNTY OF RACINE AND STATE OF WISCONSIN.

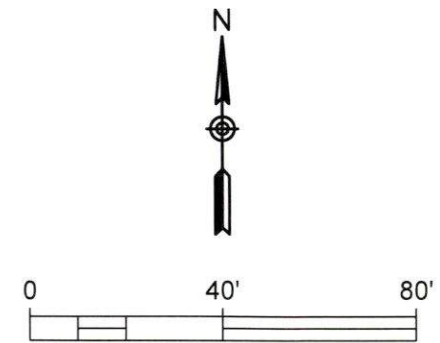
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOW THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THERON, BOUNDARY, FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR 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 
 CHRISTOPHER J. KUNKEL REGISTERED LAND SURVEYOR S-1755



THIS IS AN ORIGINAL PRINT ONLY
 IF SEAL IS IMPRINTED IN RED

	BUILDING
	PAVEMENT/CONCRETE/EDGE OF GRASS
	GRAVEL
	FENCE
	TOP OF SLOPE
	FLOODPLAIN BOUNDARY
	UNDERGROUND COMMUNICATIONS/CONDUIT
	UNDERGROUND ELECTRIC LINE
	OVERHEAD ELECTRIC LINE
	SANITARY SEWER
	MAJOR CONTOUR, (5' INTERVAL)
	MINOR CONTOUR, (1' INTERVAL)
	CLEAN OUT
	1" IRON PIPE FOUND
	MAIL BOX
	SIGN
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
	COMMUNICATIONS PEDESTAL/BOX
	ELECTRIC BOX/PEDESTAL, TRANSFORMER, METER
	GAS METER
	END OF UTILITY LOCATE MARKING

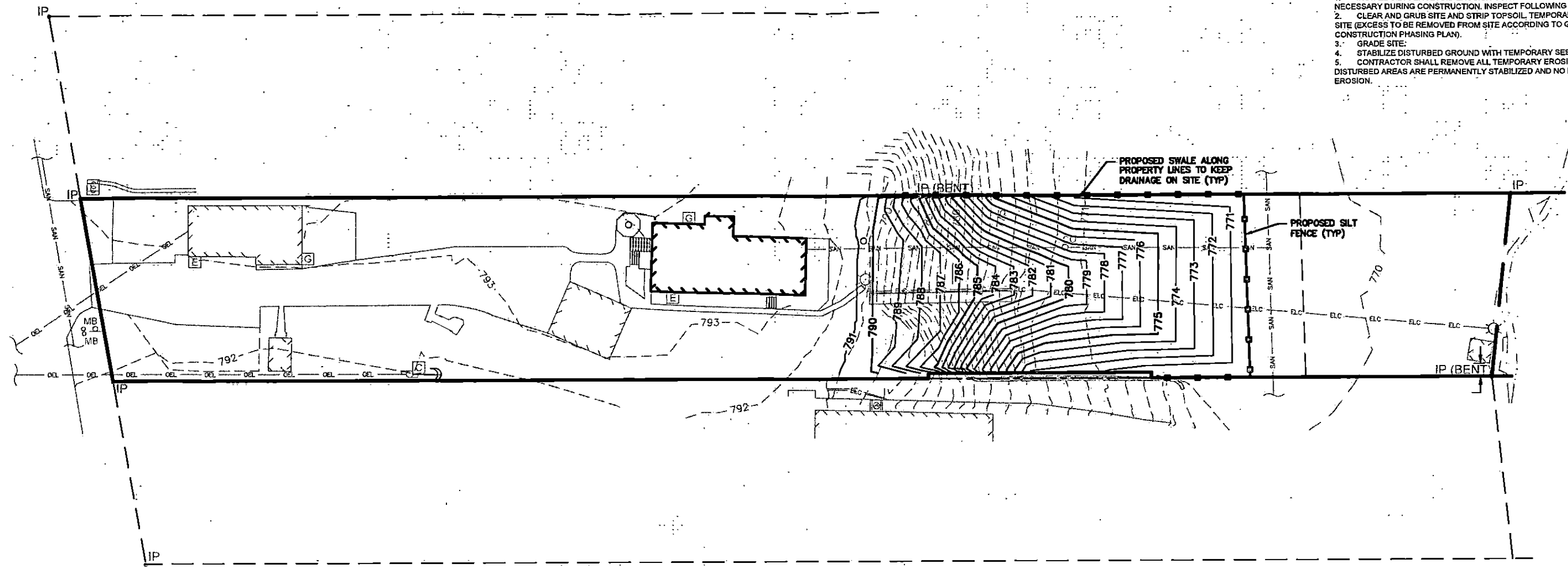


SCALE: 1" = 40'
 BEARINGS REFER TO FIRST ADDITION
 WIND LAKE GROVE SUBDIVISION PLAT

PROPERTY SURVEY		
PREPARED FOR RADKE 7123/7125 WEST WIND LAKE ROAD NORWAY, WI		
Endpoint Solutions		
6871 S. Lovers Lane Franklin, WI 53132		
Phone: (414) 427-1200	DATE: 10/18/24	Fax: (414) 427-1259
DRAWN BY: MAB/NWD	PROJECT NO.: 1097-001-001	S1
REVIEWED BY: CLK		

CONSTRUCTION SEQUENCE

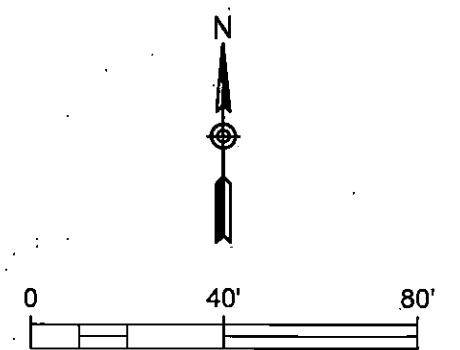
1. INSTALL SILT FENCE AND EROSION CONTROL AS SHOWN ON PLAN. MAINTAIN AS NECESSARY DURING CONSTRUCTION. INSPECT FOLLOWING RAIN EVENTS.
2. CLEAR AND GRUB SITE AND STRIP TOPSOIL. TEMPORARILY STOCKPILE TOPSOIL ON SITE (EXCESS TO BE REMOVED FROM SITE ACCORDING TO GENERAL CONTRACTORS CONSTRUCTION PHASING PLAN).
3. GRADE SITE:
4. STABILIZE DISTURBED GROUND WITH TEMPORARY SEED, FERTILIZER, AND MULCH.
5. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL BMPs WHEN DISTURBED AREAS ARE PERMANENTLY STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION.



PROPERTY DESCRIPTIONS:

LOT 12, WIND LAKE GROVE FIRST ADDITION, EXCEPTING THEREFROM LAND CONVEYED IN QUIT CLAIM DEED RECORDED MARCH 25, 2009, AS DOCUMENT NO. 2206861. LOCATED IN GOVERNMENT LOT 5 IN FRACTIONAL SECTION NO. 8, TOWNSHIP 4 NORTH, RANGE 20 EAST, IN THE TOWN OF NORWAY, COUNTY OF RACINE AND STATE OF WISCONSIN.

	BUILDING
	PAVEMENT/CONCRETE/EDGE OF GRASS
	GRAVEL
	FENCE
	TOP OF SLOPE
	FLOODPLAIN BOUNDARY
	UNDERGROUND COMMUNICATIONS/CONDUIT
	UNDERGROUND ELECTRIC LINE
	OVERHEAD ELECTRIC LINE
	SANITARY SEWER
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	MINOR CONTOUR, (1' INTERVAL)
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	MAIL BOX
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	LIGHT POLE
	UTILITY POLE
	GUY WIRE
	COMMUNICATIONS PEDESTAL/BOX
	ELECTRIC BOX/PEDESTAL, TRANSFORMER, METER
	GAS METER
	END OF UTILITY LOCATE MARKING



PROPOSED GRADING PLAN

PREPARED FOR RADKE
7123/7125 WEST WIND LAKE ROAD
NORWAY, WI

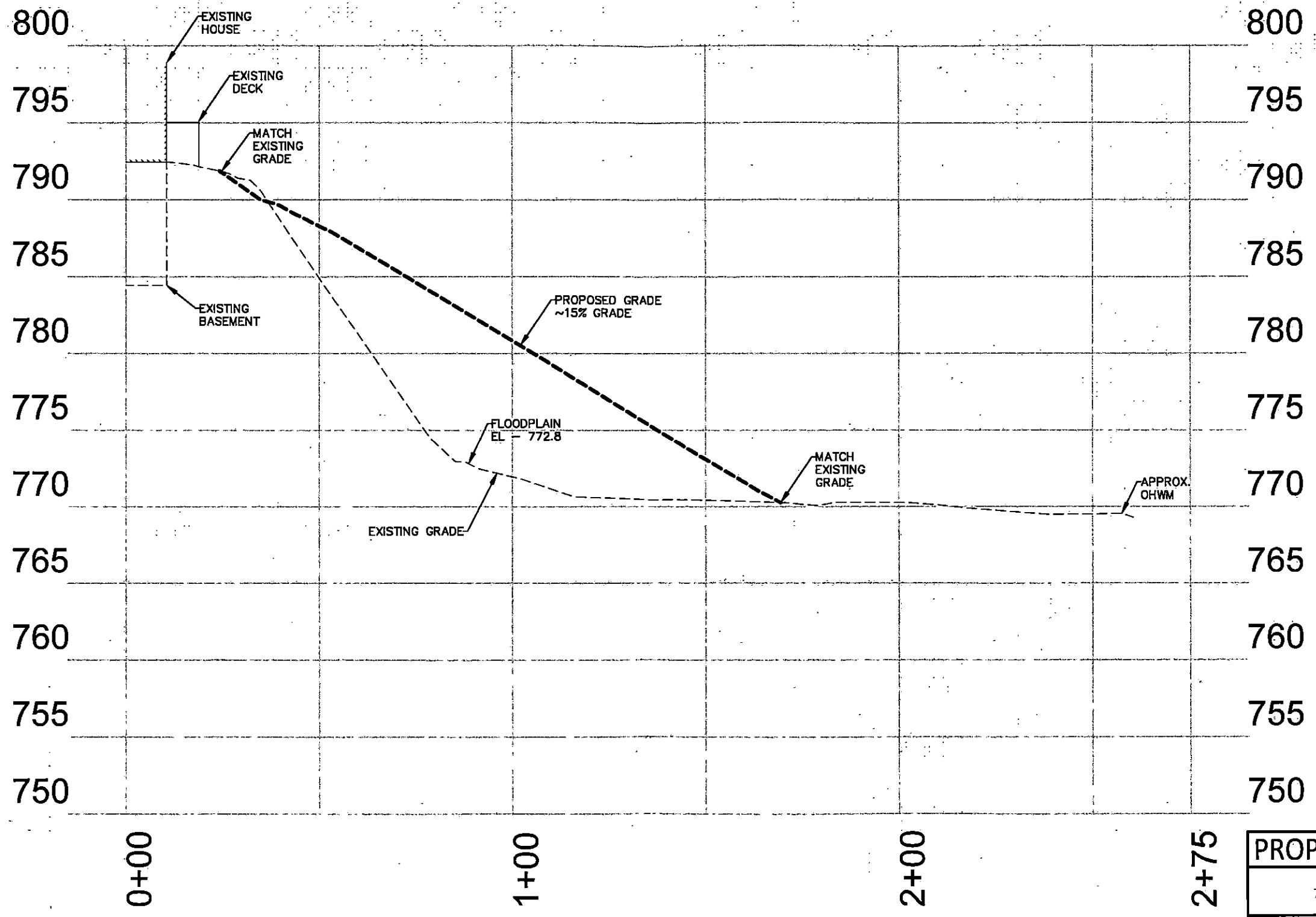
Endpoint Solutions

6871 S. Lovers Lane
Franklin, WI 53132

Phone: (414) 427-1200 Fax: (414) 427-1259

DRAWN BY: MAB/JAH DATE: 10/18/24 C1

REVIEWED BY: NWD PROJECT NO: 1097-001-001



P:\Radke - 1097\CAD\1097-001-001 Proposed Cross Section.dwg

PROPOSED CROSS-SECTION		
PREPARED FOR RADKE 7123/7125 WEST WIND LAKE ROAD NORWAY, WI		
Endpoint Solutions		
6871 S. Lovers Lane Franklin, WI 53132		
Phone: (414) 427-1200		Fax: (414) 427-1259
DRAWN BY: NWD	DATE: 10/21/24	C2
REVIEWED BY: NWD	PROJECT NO: 1097-001-001	