

APRIL 10, 2023
PLANNING COMMISSION MEETING
TOWN OF WATERFORD
415 N. MILWAUKEE ST., WATERFORD, WI

TOWN HALL

5:00 PM

Join Zoom Meeting
<https://us02web.zoom.us/j/89063925123?pwd=WmpZTkFSeWowWnNibVluUXRyWStVQT09>

Meeting ID: 890 6392 5123
Passcode: 214563

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MARCH 6, 2023 MINUTES AS PRESENTED.
4. PIER PERMIT- SALLWASSER, 5613 E. PENINSULA RD.
5. CSM- RAGUSE, 31911 HIGH DR.- REQUEST TO SPLIT +/- 5 ACRES OFF PARENT PROPERTY TO BUILD A SINGLE-FAMILY HOME
6. CMS- JENSEN. VACANT PARCEL LOCATED ACROSS JENSEN PARKWAY- REQUEST TO CREATE 3 BUILDABLE LOTS EACH +/- 1.5 ACRES (PRESENT LOT SIZE IS +/- 14.41 ACRES)
7. CORRESPONDENCE-
8. SHORELAND CONTRACT REPORT
9. FORTH COMING EVENTS-

“Requests from persons with disabilities who need to participate in this meeting or hearing should be made to the Town Chairperson Office at 534-1871 with as much notice as possible”

TOWN BOARD MAY BE IN ATTENDANCE

This notice is subject to amendment up and to the time applicable as allowed by law. Please check with Town Clerk for any changes.

**PLANNING COMMISSION MEETING
415 N. MILWAUKEE ST.
MARCH 6, 2023 @ 5:30 PM
UNAPPROVED/UNOFFICIAL MINUTES**

1. Planning Commission meeting was called to order at 5:30 PM by Chairman Tom Hincz. Present in person or via Zoom: Commissioners Schmidt, Wenck, Dickinson, Nelson and Derse and Town Attorney. Commissioner Luick was excused.
2. Chairman Hincz led the Pledge of Allegiance.
3. **Commissioner Nelson motioned to approve the February 6, 2023 minutes as presented, seconded by Commissioner Wenck. Vote taken: 6-0. Motion carried.**
4. Correspondence:
5. Town Level Variance- Reindl, 33301 Cayuga Way- Peter Reindl, applicant, would like a few chickens for organic eggs and the co-applicant has young children that will offer a good educational experience. Chairman Hincz recognized the written objection from Thomas & Shelly Sanfelippo, 33311 Cayuga Way. Tom Friedl, 33310 Cayuga Way, indicated he wasn't opposed to eggs or the educational opportunities, but is concerned about attracting coyotes and the subdivision declarations state chickens are not allowed. Peter Reindl stated that the subdivision has disbanded and feels the declarations are not in effect as other things have not been followed. **Commissioner Nelson motioned to deny the request, seconded by Commissioner Schmidt. Vote taken: 6-0. Motion carried.**
6. Town Level Variance-Blake, 33300 Cayuga Way-Sara Blake, Applicant, indicated she had animals growing up and was in 4H and she lived in the Village on a small lot. Would like to offer the same experience to her children. Sara Blake also indicated that they are very close to Green Meadows Farm and that their chickens probably wouldn't bring more coyotes than what is already there. Commissioner Wenck indicated that the decision was difficult for him because he sees both sides and participating in 4H is a great experience for children, but is opposed primarily because of the opposition from the neighbors. Commissioner Wenck stated that he would feel a lot different if all the neighbors could agree on a plan. **Commissioner Dickinson motioned to oppose the request, seconded by Commissioner Schmidt. Vote taken: 6-0. Motion carried.**
7. Shoreland Contract Report- None
8. Forthcoming Events- Due to the election, the next Planning Commission meeting will be held on Monday, April 10th at 5pm.

Commissioner Wenck motioned to adjourn the meeting at 5:55 PM, seconded by Commissioner Nelson. Vote taken: 6-0. Motion carried.

Respectfully Submitted,

Heather Stratton, Deputy Clerk

**TOWN OF WATERFORD
415 N. MILWAUKEE ST.
WATERFORD WI 51385
262-534-2350
FAX: 262-534-6606**

FEE: \$150

APPLICATION FOR PIER PERMIT

Pursuant to Town of Waterford Municipal Code Chapter 6-6.18

The undersigned property owner(s) make application to the Town of Waterford for a permit to install or modify a pier as hereinafter set forth, and agrees that they will be bound by and subject to all specifications, rules, and regulations prescribed by the Town of Waterford and the State of Wisconsin. It is further understood that applicant/owner will submit photographs of the completed pier within 30 days after construction (this helps to document the completion of the project and compliance with the permit conditions). The premise where the pier is installed or modified is described as follows:

Property owner: WILLIAM & MARY SALLWASSER

Property Address: 5613 E PENINSULA DRIVE

Tax Parcel #: 016041923110000

Mailing address (only if different from above): _____

416 LINDENWOOD DR. HARTLAND, WI 53029

Telephone and Email Address: 414 333-4800 wsallwasser@gmail.com

Pier Installer: WILMAN LLC, OR WE MAY INSTALL OURSELVES

Names and Addresses of abutting neighbors:

1. RANDAL WRYCZA ^{NEW PARCEL OWNER - E PENINSULA DR. NO NUM. YET} 29153 WHITE OAK LANE WATERFORD WI 53185 - MAILING ADDRESS
2. HOFFMAN JOINT TRUST - ^{MAILING -} 5617 E PENINSULA DR. - 591 W31504 GRACE TRAIL MUKWONAGO, WI 53149

Refer to the back of this application for proposed location and configuration of pier, boatlift or slip.

PIER INSTALLATION OR MODIFICATION INFORMATION

Pier length from shore: 32 feet

Pier Materials: ALUMINUM

Pier width, including lift (at widest dimension): 38 feet

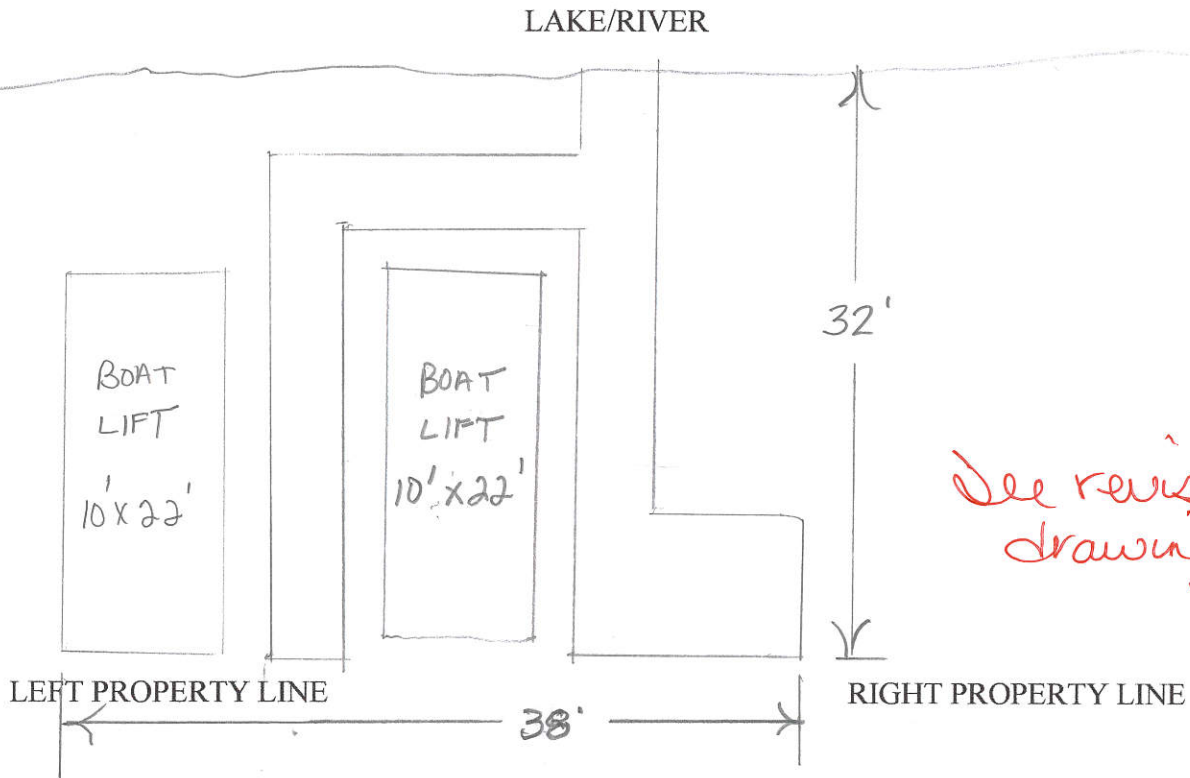
Distance from pier location to right property line: ~~10~~ 37' ^{WLS} feet

Distance from pier location to left property line: 50' feet

Water depth: 5 feet

Include boatlift size and location on drawing:

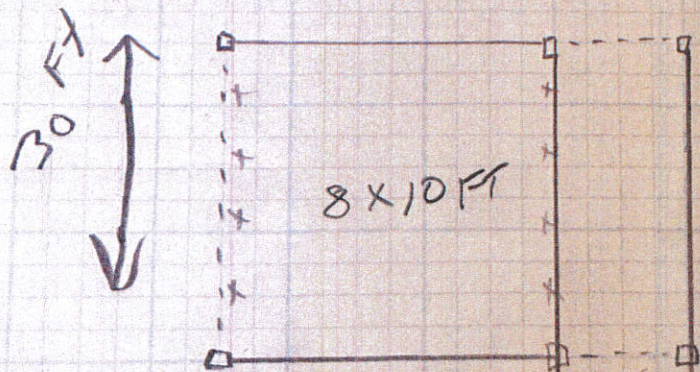
DIAGRAM OF PIER LOCATION AND SHAPE



The undersigned hereby submits this application for review and understands that the applicant will need to attend either personally or by their representative the Planning Commission meeting for the installation or modification of the pier as described in the above application. Incomplete applications will NOT be accepted.

Dated this 23 day of MARCH, 2023

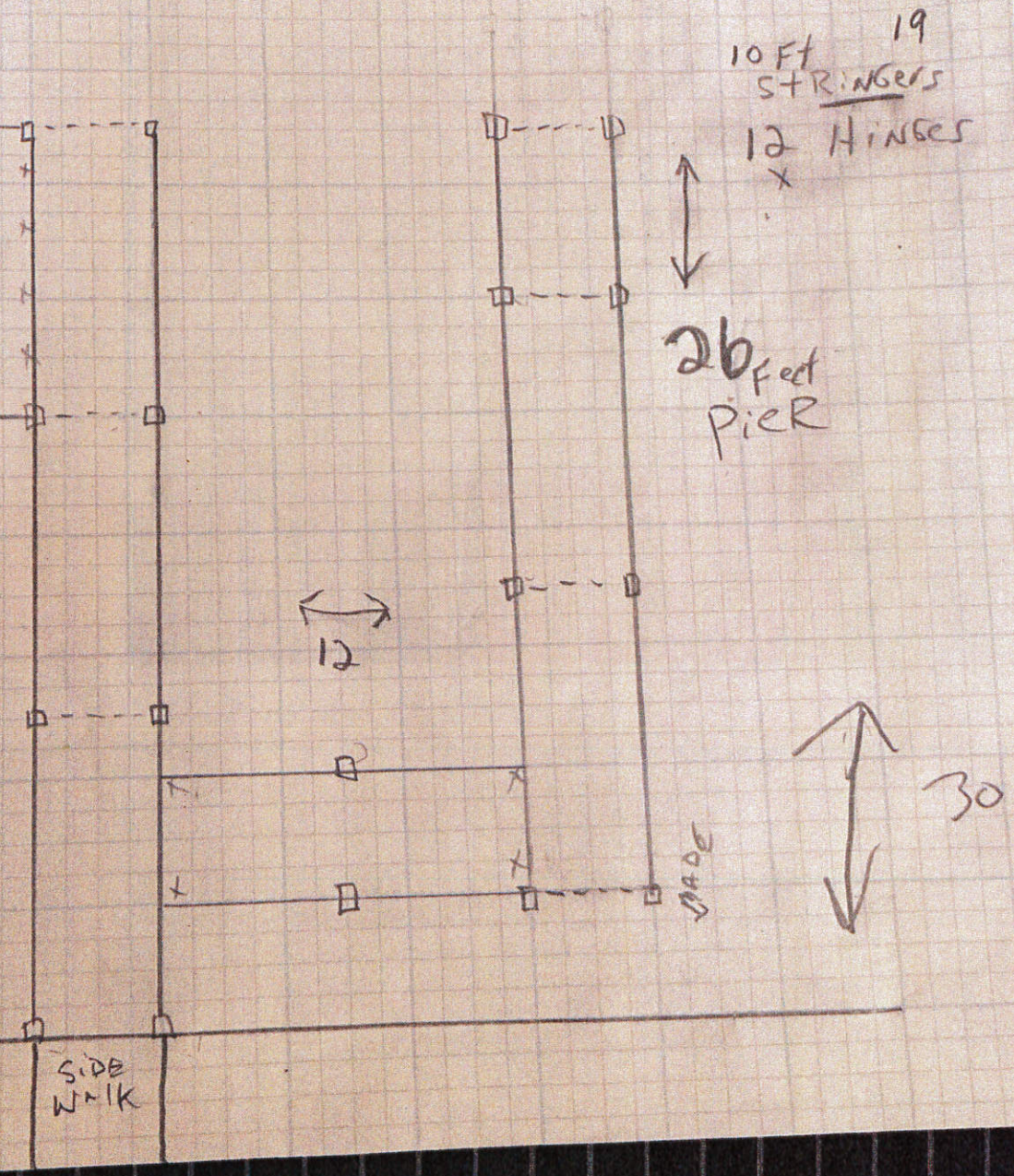
William C. Salwasser
Signature of Applicant



10 Bucks
 □ --- □
 10 FT 19
 STRINGERS
 12 HINGES
 x

26 Feet
 Pier

Revised plan
 submitted 3/30/23



LAND

Name of Applicant: Alan Raguse

Mailing Address: 1159 N. Pember Rd. Janesville WI 53546

Telephone: 262-498-4465 Cell: 262-498-4465

Property Owner(s): Lynn Raguse

Mailing Address: 31911 High Dr. Burlington WI 53105

Telephone: 262-994-9083 Cell: 262-994-9083

Address/Location of Property:
31911 High Dr. Burlington WI 53105

Tax Key No: 016-04-19-27-013-000

Present Zoning Classification: A2 Proposed Zoning: A2

Present Land Use: Agricultural

Proposed Land Use: One single family home, partial agricultural

Please check the following as it applies to this application

- | | | |
|---|--|---|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Site Grading Plan | <input checked="" type="checkbox"/> Certified Survey Map | <input type="checkbox"/> Pier/Raft Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Developer's Agreement | <input type="checkbox"/> Conceptual Plans |
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Rezone | <input type="checkbox"/> Other |

I (We) hereby make application to the Town of Waterford for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the Town of Waterford reserves the right to enforce and all ordinances. I further understand that it is my/our responsibility to conform to all Town of Waterford Ordinances and Racine County, if applicable, in full. I hereby acknowledge that all requirements of the Town of Waterford shall be adhered too. I (we) have read this document and understand its content and have voluntarily completed this application.

I understand that this form shall be on file in the office of the Town Clerk by 4:00 pm on the 16th day BEFORE the meeting on which I desire to be heard or as required by Local Ordinance, whichever is longer. The Planning Commission meetings are held the first Monday of each month (meetings are held on Tuesday if Monday is a holiday- see Clerk for details). Furthermore, I understand that any engineering, legal review fees or publication costs associated with this project may be charged to me.

Alan Raguse
Signature of Applicant or Agent

9/12/2022
Date

Date: 1-21-2020

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

31911 High Dr.

Burlington WI 53105

Town of Waterford, Racine County

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant: Alan Raguse

Address of Applicant: 1159 N. Pember Rd. Janesville WI 53546

Telephone No. of Applicant: 262-498-4465

Alan Raguse
Signature of Owner

ALAN RAGUSE
Print Name of Owner

Date: _____

AUTHORIZATION OF ATTORNEY

THIS SERVES TO CERTIFY THAT AS AN ATTORNEY-AT-LAW, I HAVE BEEN AUTHORIZED BY THE OWNER(S) TO FILE THE ATTACHED APPLICATION FOR THE PROPERTY LOCATED AT:

Town of Waterford, Racine County

Name of Attorney

Bar No.

Address Telephone

PRELIMINARY

RACINE COUNTY CERTIFIED SURVEY MAP NO.

PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, STATE OF WISCONSIN.

LEGEND:

(100.00')	RECORDED DISTANCE
100.00'	MEASURED DISTANCE
•	1" FOUND IRON PIPE, UNLESS NOTED
⊗	3/4" x 18" IRON ROD SET, 1.50 lbs./L.F.



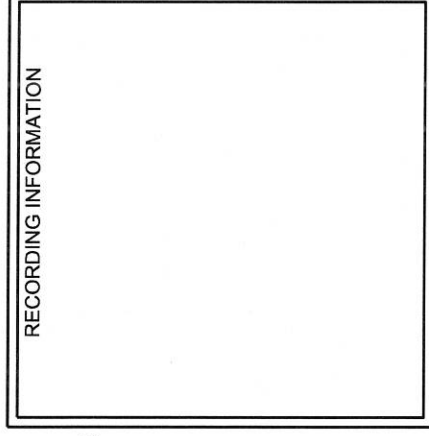
THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SEC. 27 TO BEAR N88°03'46"E TO BEAR N88°03'46"E.

BASIS OF BEARING:
 LYNN M RAGUSE REVOCABLE LIVING TRUST
 DATED AUGUST 30, 2019
 31911 HIGH DRIVE
 BURLINGTON, WI 53105

SURVEYOR:
 V2G SURVEYING LLC.
 123 WOLF RUN - STE 4
 MUKWONAGO, WI 53149
 262-378-5097

OWNER:
 LYNN M RAGUSE REVOCABLE LIVING TRUST
 DATED AUGUST 30, 2019
 31911 HIGH DRIVE
 BURLINGTON, WI 53105

RECORDING INFORMATION



FOUND
 NW CORNER OF SW 1/4 SECTION 27-T4N-R19E
 CAST IRON MON. W/ BRASS CAP

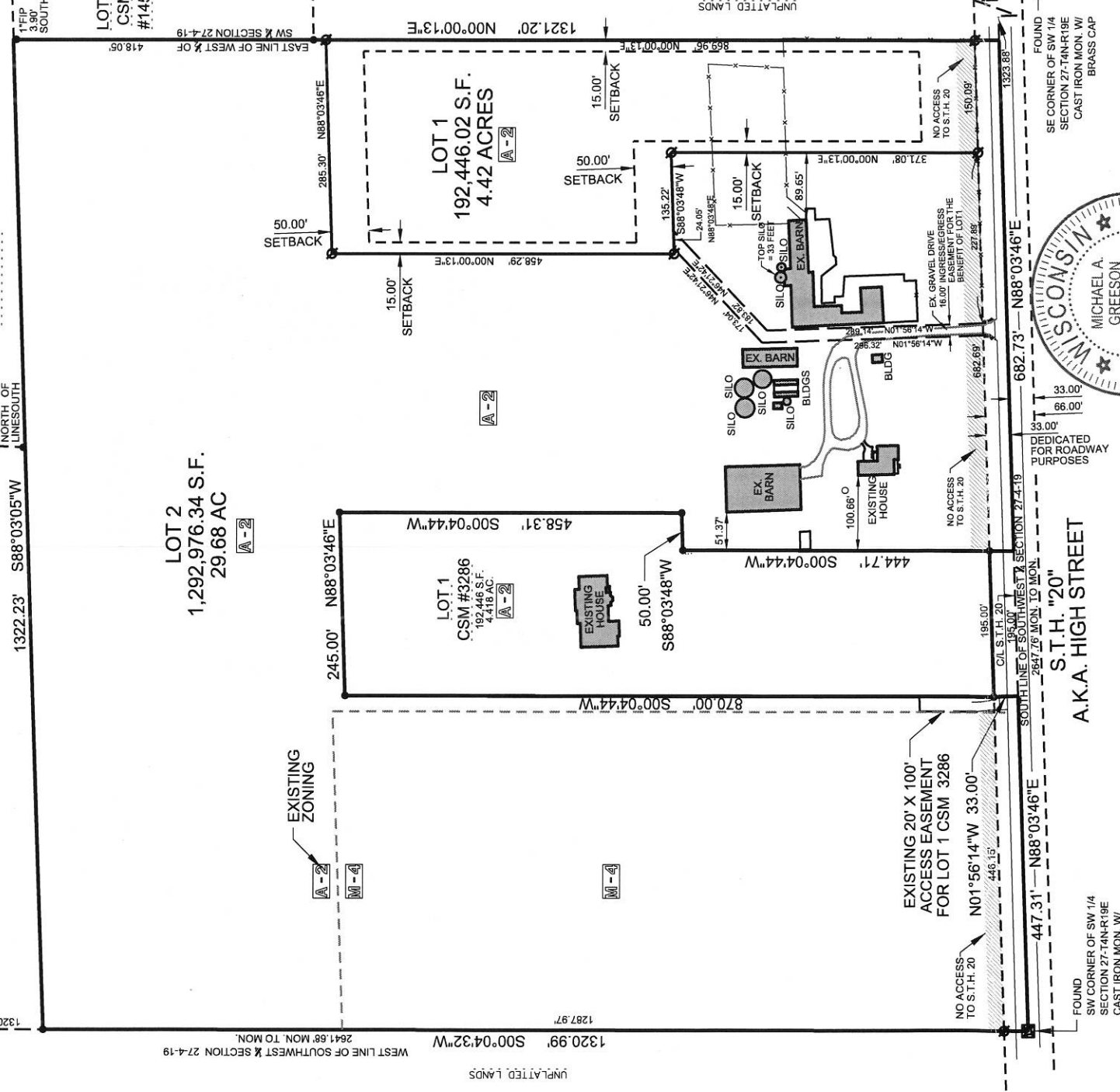


UNPLATTED LANDS

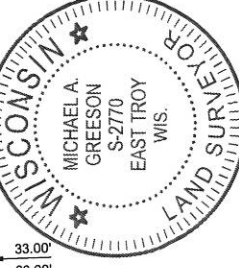
1" FIP 2.58' NORTH OF LINESOUTH

1" FIP 3.90' SOUTH

LOT 4
 CSM
 #1451



FOUND
 SW CORNER OF SW 1/4 SECTION 27-T4N-R19E
 CAST IRON MON. W/ BRASS CAP



INSTRUMENT DRAFTED BY MICHAEL A. GREESON P.L.S.: 2770

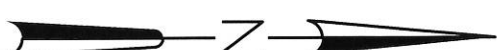
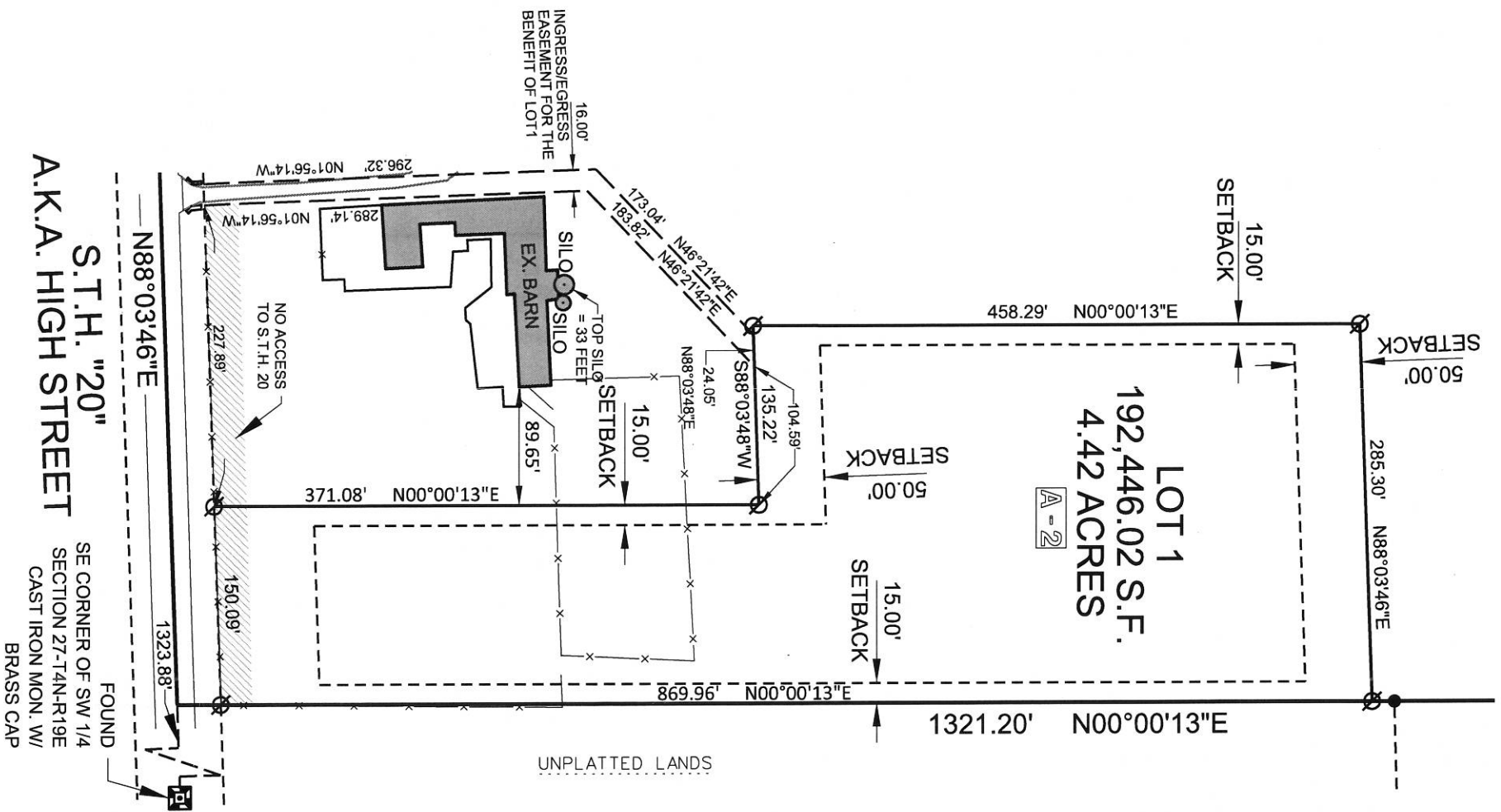
Michael Greeson
 DRAFT DATE: 03/10/2023
 V2G JOB NO.: 2022-125

PRELIMINARY

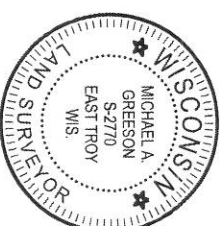
RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, STATE OF WISCONSIN.

LOT 1 DETAIL



0' 120'
SCALE 1 = 120'



Michael A. Greeson



INSTRUMENT DRAFTED BY MICHAEL A. GREESON P.L.S. 2770

SHEET 2 OF 4
DRAFT DATE: 03/10/2023
V2G JOB NO.: 2022-125

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, STATE OF WISCONSIN.

SURVEYORS CERTIFICATE:

I, Michael A. Greeson, professional land surveyor, hereby certify: That I have surveyed, divided, mapped and dedicated a division of land being unplatted lands in part of the West 1/2 of the Southwest 1/4, Section 27, Township 4 North, Range 19 East, Town of Waterford, Racine County, Wisconsin. Described as Follows:

Beginning at a found cast iron monument with brass cap marking the Southwest corner of the Southwest 1/4; thence along the South line of said Southwest 1/4 N88°03'46"E, 447.31'; thence N01°56'14"W, 33.00' to a found iron rod marking the SW corner of Lot 2 CSM 3286; thence N00°04'44"E, 870.00' to a found iron rod marking the NW corner of Lot 1 CSM 3286; thence N88°03'46"E along the North line of said Lot 2, 245.00' to a found iron rod; thence S00°04'44"W, 458.31' to a found iron rod; thence S88°03'48"W, 50.00' to a found iron rod; thence S00°04'44"W, 444.71' to a point on the South line of said Southwest 1/4; thence N88°03'46"E along said South line, 682.73'; thence N00°00'13"E, 1321.20' to a point on the North line of the South 1/2 of the Southwest 1/4; thence S88°03'05"W along said North line, 1322.23' to a point on the West line of said Southwest 1/4; thence along said West line S00°04'32"W, 1320.99' to the point of beginning. Said area contains 35.54 Acres more or less.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF LYNN M RAGUSE, SETTLOR OF THE LYNN M RAGUSE REVOCABLE LIVING TRUST.

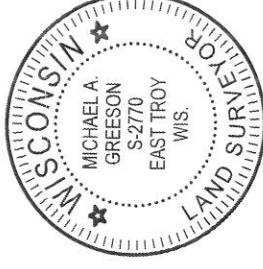
THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF RACINE COUNTY AND THE TOWN OF WATERFORD SURVEYING, DIVIDING AND MAPPING THE SAME.

Dated this 10th day of MARCH, 2022.

Michael A. Greeson

Michael A. Greeson, P.L.S. # 2770



Michael A. Greeson



**PRELIMINARY
CERTIFIED SURVEY MAP NO. _____**

PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 4
NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, STATE OF
WISCONSIN.

OWNER'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY OF RACINE _____) S.S.

AS SETTLOR FOR THE LYNN M. RAGUSE REVOCABLE LIVING TRUST, I LYNN M RAGUSE HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THE PLAT. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

TOWN WATERFORD AND RACINE COUNTY.

DATED THIS _____ DAY OF _____, 2023.

LYNN M RAGUSE, SETTLOR FOR THE LYNN M RAGUSE REVOCABLE LIVING TRUST

NOTARY CERTIFICATE

STATE OF WISCONSIN)
COUNTY OF _____) S.S.

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ 2023. THE ABOVE NAMED LYNN M RAGUSE, SETTLOR FOR THE LYNN M RAGUSE REVOCABLE LIVING TRUST TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGD THE SAME.

NOTARY PUBLIC _____, RACINE COUNTY, WI.
PRINT NAME: _____
MY COMMISSION EXPIRES ON: _____

TOWN OF WATERFORD PLAN COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE TOWN OF WATERFORD PLAN COMMISSION

THIS _____ DAY OF _____, 2023.

TED DERSE, COMMISSIONER

TINA MAYER, Clerk

TOWN OF WATERFORD BOARD APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE TOWN OF WATERFORD BOARD

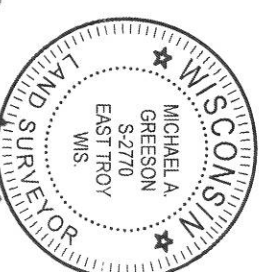
THIS _____ DAY OF _____, 2023.

TOM HINGZ, CHAIRPERSON

TINA MAYER, Clerk

APPROVAL OF THE CERTIFIED SURVEY MAP DOES NOT CONSTITUTE
THE SUITABILITY OF SAID LAND FOR BUILDING PURPOSES.

IMPACT/CITE FEES ARE DUE AND PAYABLE TO THE TOWNSHIP OF
WATERFORD WITHIN 14 DAYS OF ISSUANCE OF A BUILDING PERMIT.



Michael A. Greeson

V2G
SURVEYING, LLC

SHEET 4 OF 4

DRAFT DATE: 03/10/2023











INSTRUMENT DRAFTED BY MICHAEL A. GREESSON P.L.S. 2770 V2G JOB NO.: 2022-125

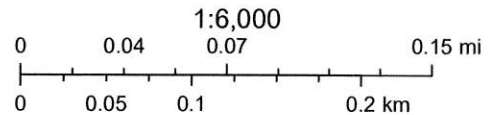
Raguse

ArcGIS WebMap



March 23, 2023

-  Quarter Quarter Section
-  Quarter Section
-  Sections
-  Parcel Tie Lines
-  Water lines
-  Waterbody
-  2022 Spring Aerial
-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3



Racine County, SEWRPC, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Name of Applicant: Tim Jensen / CHUCK Jensen

Mailing Address: 7919 COREY DR Smyrna, TN 37209

Telephone: 262) 339-5806 Cell: SAME

Property Owner(s): Tim Jensen / CHUCK Jensen

Mailing Address: 8507 Bonnie LN, Waterford WI 53185

Telephone: _____ Cell: Chucks # (414) 791-1277

Address/Location of Property:

Vacant Parcel adjacent to Jensen Parkway with approximately 14.41 acres

Tax Key No: 016-04-19-01-021-020

Present Zoning Classification: A-2/A-3 Proposed Zoning: _____

Present Land Use: Agricultural

Proposed Land Use: 4 Lot CSM

Please check the following as it applies to this application

<input type="checkbox"/> Site Plan	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Variance
<input type="checkbox"/> Site Grading Plan	<input checked="" type="checkbox"/> Certified Survey Map	<input type="checkbox"/> Pier/Raft Permit
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Developer's Agreement	<input type="checkbox"/> Conceptual Plans
<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Rezone	<input type="checkbox"/> Other

I (We) hereby make application to the Town of Waterford for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the Town of Waterford reserves the right to enforce and all ordinances. I further understand that it is my/our responsibility to conform to all Town of Waterford Ordinances and Racine County, if applicable, in full. I hereby acknowledge that all requirements of the Town of Waterford shall be adhered too. I (we) have read this document and understand its content and have voluntarily completed this application.

I understand that this form shall be on file in the office of the Town Clerk by 4:00 pm on the 16th day BEFORE the meeting on which I desire to be heard or as required by Local Ordinance, whichever is longer. The Planning Commission meetings are held the first Monday of each month (meetings are held on Tuesday if Monday is a holiday- see Clerk for details). Furthermore, I understand that any engineering, legal review fees or publication costs associated with this project may be charged to me.

Tim Jensen
Signature of Applicant or Agent

3-22-23
Date

In March 2021, Chuck Jensen applied for approval of a CSM to divide a parcel of land with approximately 14.41 acres north of Jensen Parkway into 4 lots (to create 3 buildable lots, each containing more than 1.5 acres). Throughout 2021, Chuck Jensen worked with the Town Planning Commission and Town Board to satisfy conditions for approval of the CSM. I understand by the end of 2021, the sole remaining unsatisfied condition was sewerage for the lots. John Jensen passed in 2022 and the parcel is now owned by his children, Tim Jensen and Chuck Jensen.

The Jensen parcel lays within the Waterford Sanitary District (WSD) but is not within the Western Racine County Sewerage District (WRCSD). I understand the WRCSD is working to align its boundaries with the WSD, but the timeline to complete this process is uncertain and may not be finished for another year or more. I further understand until the WRCSD boundaries are changed to include the Jensen parcel, the WSD will not extend sewerage service to the Jensen parcel.

The Jensen family's objective is to divide the parcel and sell the lots, and is willing to record a deed restriction on the lots to the effect that owner(s) of the lots must connect with sewer lines when WSD sanitary service is available to the lots and pay the required connection fees. At this point the Jensen family is stuck in limbo, and cannot move forward its plans until the uncertain date that the WRCSD redistricts its boundaries

Therefore, we ask the Planning Commission and Town Board to a grant approval of the CSM without a sewerage recommendation but conditioned on the Jensen family recording deed restrictions against the lots. No provisions of the Town or County ordinances or State statutes require a sewerage recommendation prior to approval of a CSM. Further, the Planning Commission and Town Board has flexibility to approve a CSM without a sewerage recommendation and this is consistent with Town Ordinances provisions that allow variances from strict enforcement of Town Ordinances.

Date: 3/22/23

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

Jensen Parkway, Waterford, WI

Town of Waterford, Racine County

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant: Tim Jensen

Address of Applicant: 7919 Cosey Dr Smyrna, TN 37209

Telephone No. of Applicant: (262) 339-5806

[Signature]
Signature of Owner

Tim Jensen
Print Name of Owner

Date: March 21, 2023

AUTHORIZATION OF ATTORNEY

THIS SERVES TO CERTIFY THAT AS AN ATTORNEY-AT-LAW, I HAVE BEEN AUTHORIZED BY THE OWNER(S) TO FILE THE ATTACHED APPLICATION FOR THE PROPERTY LOCATED AT:

Vacant Parcel adjacent to Jensen Parkway, Tax Key No. 016-04-19-01-021-020

Town of Waterford, Racine County

Peter Turke

Name of Attorney

1029781

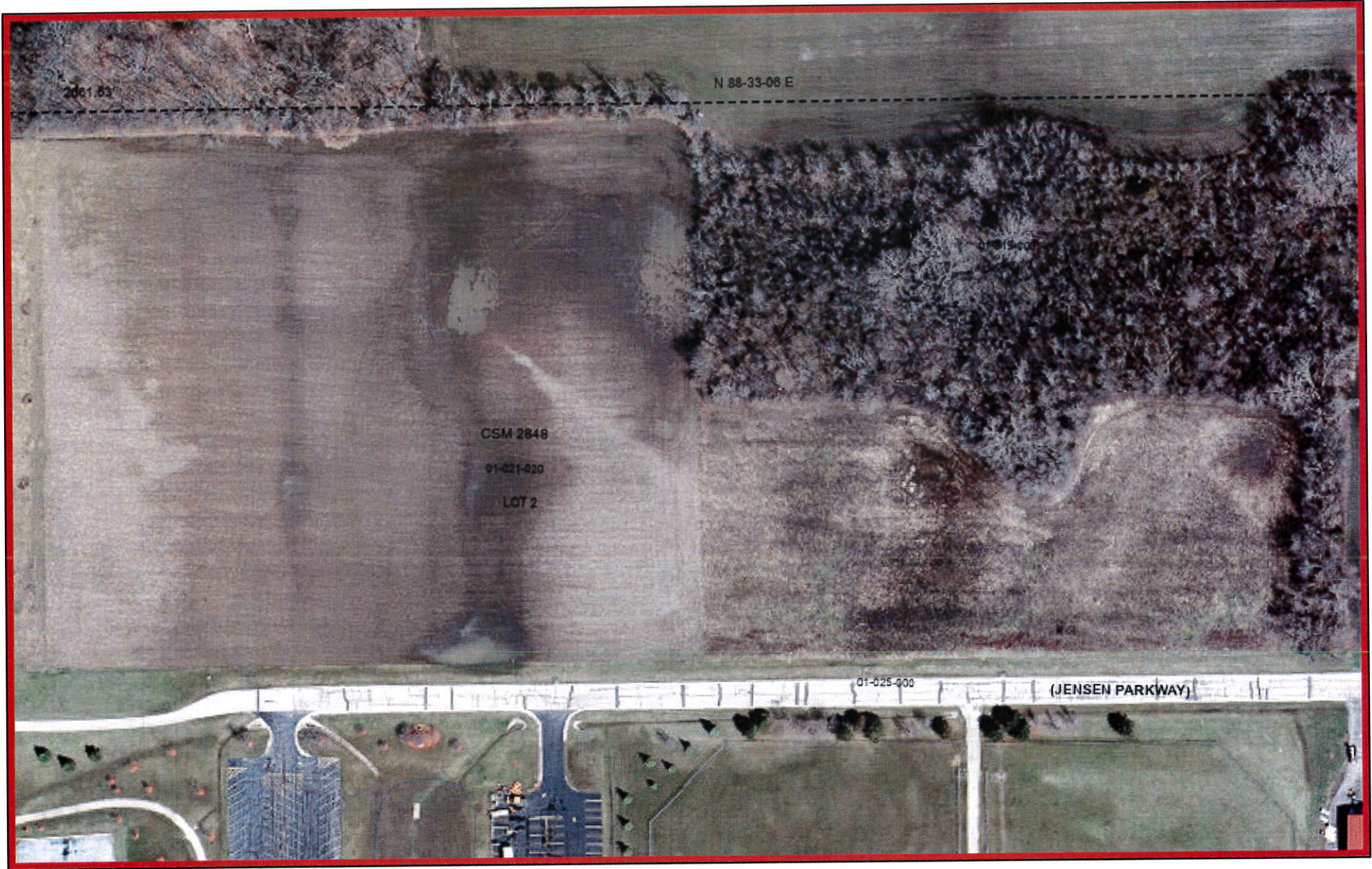
Bar No.

613 Williamson St., Suite 201 608-237-1775




Madison, WI 53703 Telephone

Address

ArcGIS WebMap





March 23, 2023

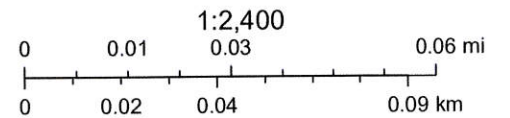
-  Quarter Quarter Section
-  Quarter Section
-  Sections

-  Water lines
-  Waterbody

2022 Spring Aerial

-  Red: Band_1

-  Green: Band_2
-  Blue: Band_3



Racine County, SEWRPC, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA