

MAY 1, 2023
PLANNING COMMISSION MEETING
TOWN OF WATERFORD
415 N. MILWAUKEE ST., WATERFORD, WI

TOWN HALL

5:30 PM

Join Zoom Meeting
<https://us02web.zoom.us/j/87058881981?pwd=cFpta00vYStodEtoQ3lZU3VqUjBiUT09>

Meeting ID: 870 5888 1981
Passcode: 396065

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF APRIL 10, 2023 MINUTES AS PRESENTED.
4. PIER PERMIT- BATOR, RIVERSIDE RD. ADJACENT TO 5813 RIVERSIDE RD.
5. PIER PERMIT- WRYCZA, LOT 52 E. PENINSULA DR., BETWEEN 5613 AND 5529 E. PENINSULA DR.
6. PIER PERMIT- DuBOIS, 6714 BURMA RD.-APPLICANT IS REQUESTING TO CHANGE THE CONFIGURATION OF EXISTING PIER
7. PIER PERMIT- 321 GO VENTURES TICHIGAN, LLC, 6749 A N. TICHIGAN RD.
8. PIER PERMIT- STEVENS, 6660 CHANNEL RD.- APPLICANT IS REQUESTING TO CHANGE THE CONFIGURATION OF EXISTING PIER
9. 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)
10. CORRESPONDENCE-
11. SHORELAND CONTRACT REPORT
12. 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.
APRIL 10, 2023 @ 5:00 PM
UNAPPROVED/UNOFFICIAL MINUTES**

1. Planning Commission meeting was called to order at 5:00 PM by Chairman Tom Hincz. Present in person or via Zoom: Commissioners Schmidt, Wenck, Dickinson, Nelson and Derse and Town Attorney. Chairman Hincz asked for a moment of silence in the memory of Planning Commissioner Duane Luick. Duane had also been a Town Supervisor for many years. Duane will be missed immensely.
2. Chairman Hincz led the Pledge of Allegiance.
3. **Commissioner Derse motioned to approve the March 6, 2023 minutes as presented, seconded by Commissioner Schmidt. Vote taken: 6-0. Motion carried.**
4. Correspondence:
5. Pier Permit- Sallwasser, 5613 E. Peninsula Rd.- Commission reviewed the amended drawing submitted via email on March 30, 2023. **Commissioner Schmidt motioned to approve the pier as presented, seconded by Commissioner Dickinson. Vote taken: 6-0. Motion carried.**
6. CSM- Raguse, 31911 High Dr.- Applicant wants to split off 5 acres from the parent parcel and build a single-family residence. Talan Raguse further stated that the Village is exercising their extraterritorial jurisdiction and informed him that the Village has an ordinance that will not allow any division less than 20 acres. The Commission wanted to support the resident and his request for a CSM so **Commissioner Derse motioned to approve the CSM, seconded by Commissioner Wenck. Vote taken: 6-0. Motion carried.**
7. CSM- Jensen, vacant parcel located across Jensen Pkwy.- Applicant removed themselves from the agenda due to the absence of a key party. Matter will be on May Planning and Town Board.
8. Shoreland Contract Report- None
9. Forthcoming Events- Commissioner Schmidt read his resignation letter that would be effective immediately. Commissioner Schmidt has been a Planning Commissioner for over 30 years and will be missed.

Commissioner Schmidt motioned to adjourn the meeting at 5:23 PM, seconded by Commissioner Derse. Vote taken: 6-0. Motion carried.

Respectfully Submitted,

Tina Mayer, Town 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: EDWARD BATOR

Property Address: RIVERSIDE ROAD

Tax Parcel #: ⁰¹⁶ 041923636000 BUENA PARK 3RD ADD LOTS 2&3

Mailing address (only if different from above): EDWARD BATOR

1701 LAKE ROAD, DYERSBURG, TN 38024

Telephone and Email Address: 847-875-9454 Edbator@ADL.COM

Pier Installer: EDWARD BATOR

Names and Addresses of abutting neighbors:

1. JEFF TARNOW 5813 RIVERSIDE ROAD, WATERFORD, WIS
2. EDWARD BATOR 1701 LAKE RD, DYERSBURG, TN 38024

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: 40'-0" feet

Pier Materials: GAL STEEL & SYN WOOD DECKING

Pier width, including lift (at widest dimension): 14'-0" feet

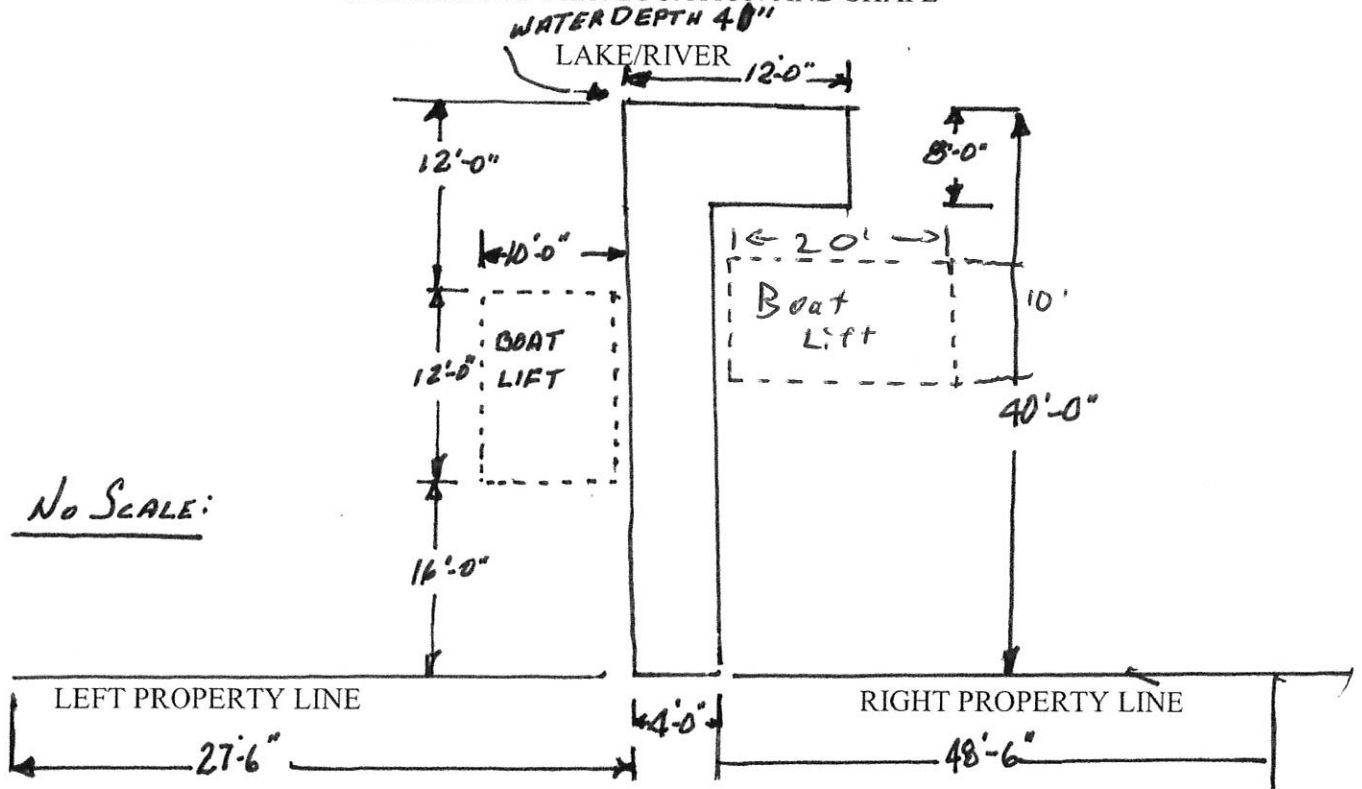
Distance from pier location to right property line: 48'-6" feet

Distance from pier location to left property line: 27'-6" feet

Water depth: 3'-0" AT END OF PIER 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 23RD day of SEPTEMBER, 2022

4th

April
2023

Edward Sator
Signature of Applicant

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

FEE: \$150

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Property owner: Randy Wrycza

Property Address: E Peninsula Dr Lot 52

Tax Parcel #: 016041923108000

Mailing address (only if different from above): _____

28911 Cherry Lane

Telephone and Email Address: 262-332-1815

Pier Installer: Self

Names and Addresses of abutting neighbors:

1. Bill 5613 E Peninsula Dr

2. Althea 5529 E Peninsula Dr

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: Wood

Pier width, including lift (at widest dimension): 17 feet

Distance from pier location to right property line: 50 feet

Distance from pier location to left property line: 30 feet

Water depth: 4 feet

Include boatlift size and location on drawing:

DIAGRAM OF PIER LOCATION AND SHAPE

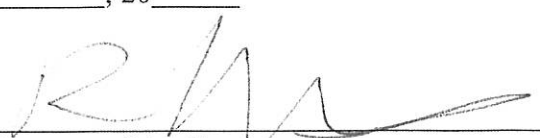
LAKE/RIVER

LEFT PROPERTY LINE

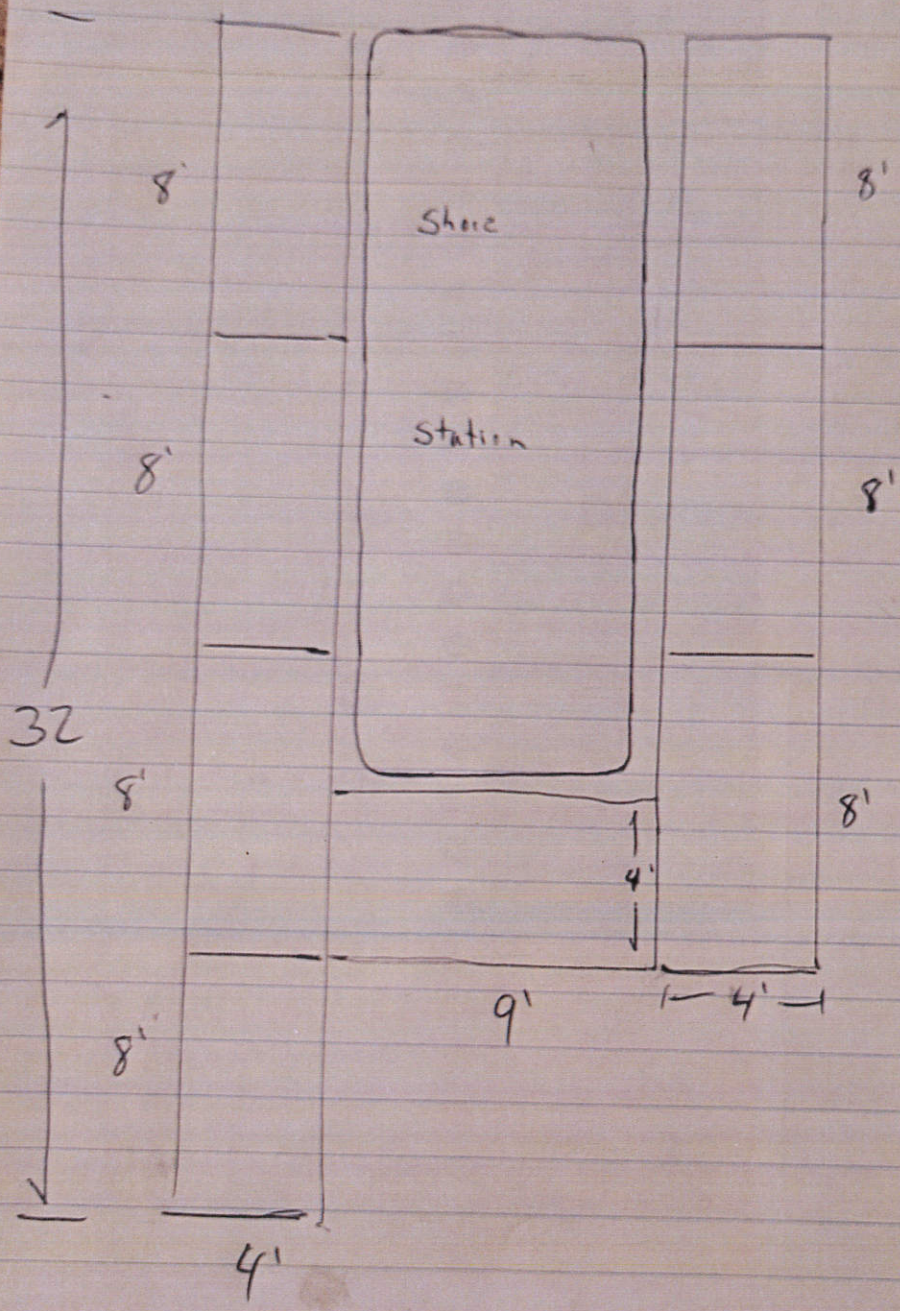
RIGHT PROPERTY LINE

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 2nd day of April, 2023



Signature of Applicant



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: Frank & Delila DuBois

Property Address: 6714 Burma Rd.

Tax Parcel #: 016 041913125000

Mailing address (only if different from above): _____

Telephone and Email Address: 414-940-3093 fcdubois@hotmail.com

Pier Installer: Frank DuBois

Names and Addresses of abutting neighbors:

1. Tom & Paula Molosky 6708 Burma Rd.
2. Dan & Julie Maringer 6722 Burma Rd.

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: 18 feet

Pier Materials: floating pier w/ composite decking & aluminum frame

Pier width, including lift (at widest dimension): 28 feet

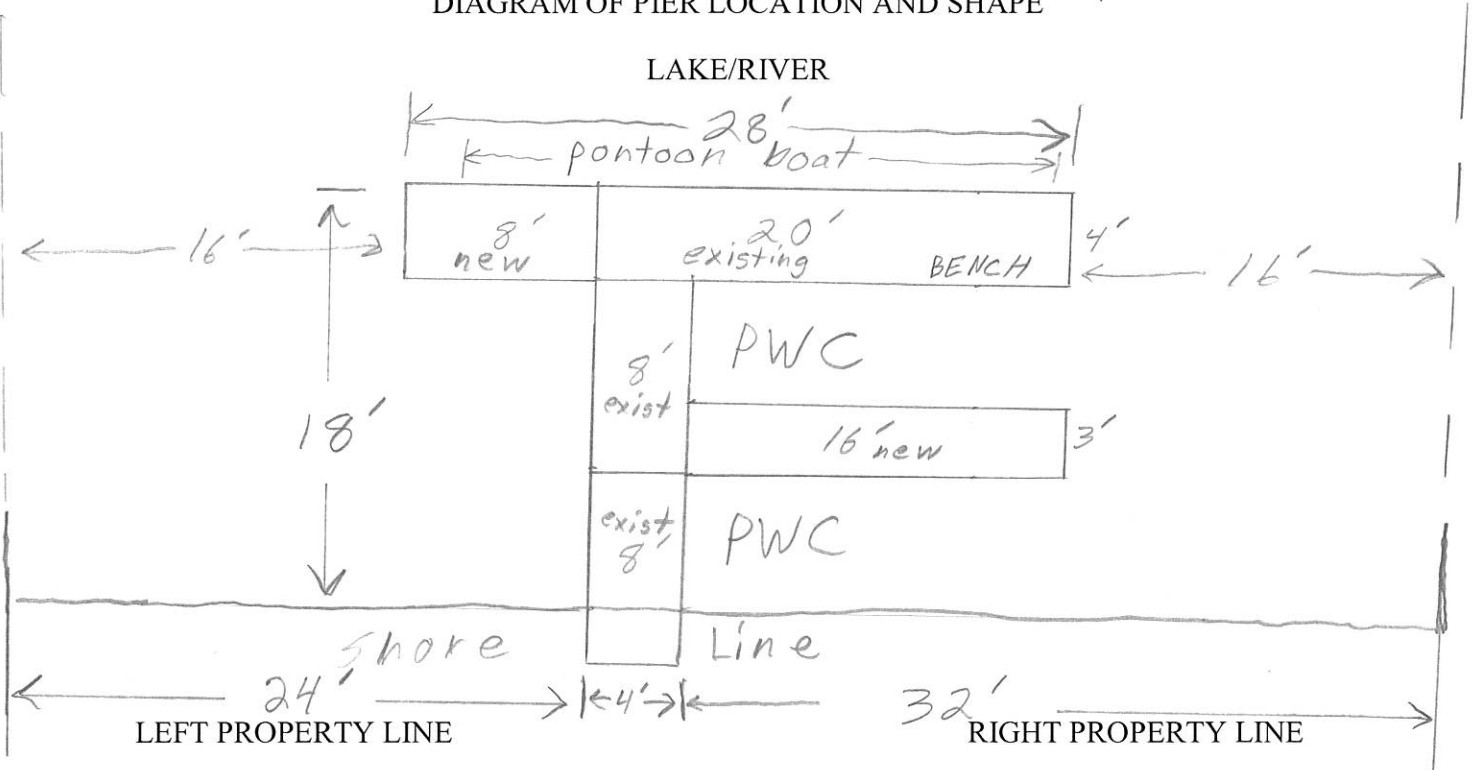
Distance from pier location to right property line: 16 feet

Distance from pier location to left property line: 16 feet

Water depth: 3 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 17th day of April, 2023

[Signature]
Signature of Applicant

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

Pd ✓
3837
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: 321Go Ventures Tichigan, LLC.

Property Address: 6749A N Tichigan Road, Waterford, WI 53185

Tax Parcel #: 016-04-19-14-341-010

Mailing address (only if different from above): _____

PO Box 999, Milwaukee, WI 53201

Telephone and Email Address: 414-975-9664 / 321goventures@gmail.com

Pier Installer: Scott Parker

Names and Addresses of abutting neighbors:

1. Tom Mroczkowski; 6751 N Tichigan Road
2. Brett Lehman; 6725 N Tichigan Road

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: 40 feet Water Frontage: 50 feet

Pier Materials: Aluminum

Pier width, including lift (at widest dimension): 8 feet

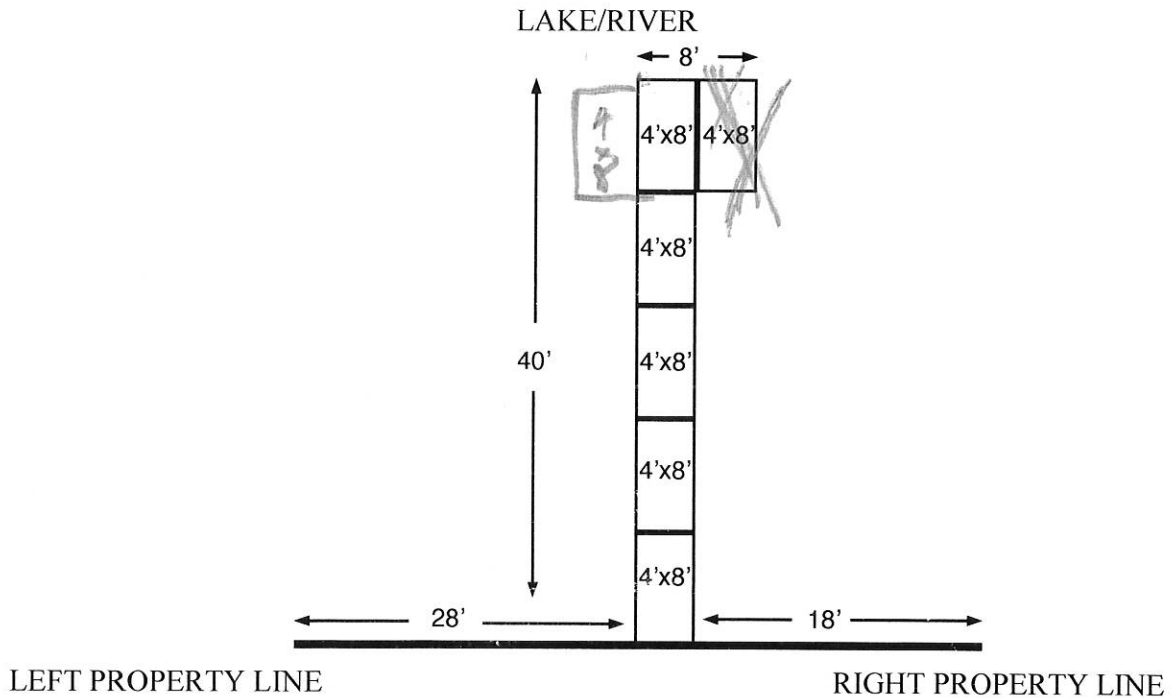
Distance from pier location to right property line: 28 feet

Distance from pier location to left property line: 18 feet

Water depth: 5 feet


Include boatlift size and location on drawing as well as a survey (if available):

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 at both Planning Commission and Town Board (unless prior exceptions have been made) for the installation or modification of the pier as described in the above application.

Dated this 18 day of April, 20 23



Signature of Applicant MING HWONG

TOWN OF WATERFORD

415 N. Milwaukee Street
Waterford, WI 53185
534-2250

PIER REGISTRATION

NAME: *Sokol, Michael R.*
ADDRESS: *6949' N. TICHIGAN RD.*
TELEPHONE NUMBER: *414-662-3501*

PIER INFORMATION

CONSTRUCTION— *Wood & Steel*

LENGTH— *34 Ft.*

WIDTH— *3.5 Ft.*

COLOR— *Brown*

SIDEYARD SETBACKS—

WATER DEPTH— *APRX. 6 FT*

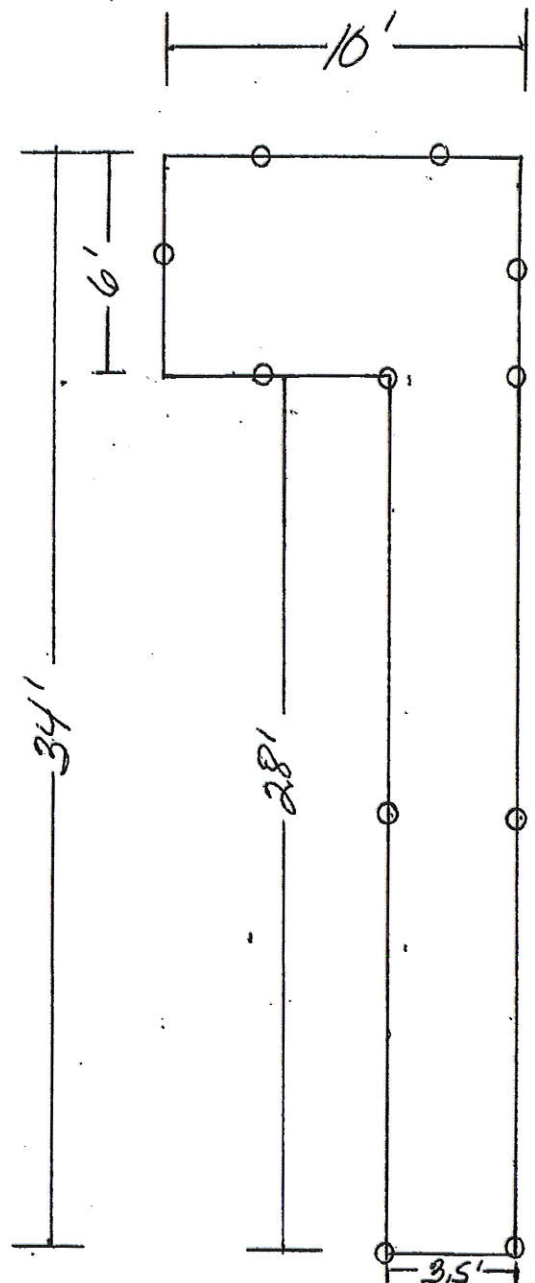
Michael R. Sokol

SIGNED

07/10/92

DATE

NO PICTURES SUBMITTED AS OF
MARCH 1, 2012



**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: RANDY STEVENS

Property Address: 6660 CHANNEL RD

Tax Parcel #: _____

Mailing address (only if different from above): _____

Telephone and Email Address: 414-828-8080 RANDYS@WI.RR.COM

Pier Installer: OWNER

Names and Addresses of abutting neighbors:

1. ACCESS LOT

2. ROB PLESSER 6654 CHANNEL RD.

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: _____ feet

Pier Materials: _____

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

Distance from pier location to right property line: _____ feet

Distance from pier location to left property line: _____ feet

Water depth: _____ feet

Include boatlift size and location on drawing:

DIAGRAM OF PIER LOCATION AND SHAPE

LAKE/RIVER

Adding 4x8 section

LEFT PROPERTY LINE

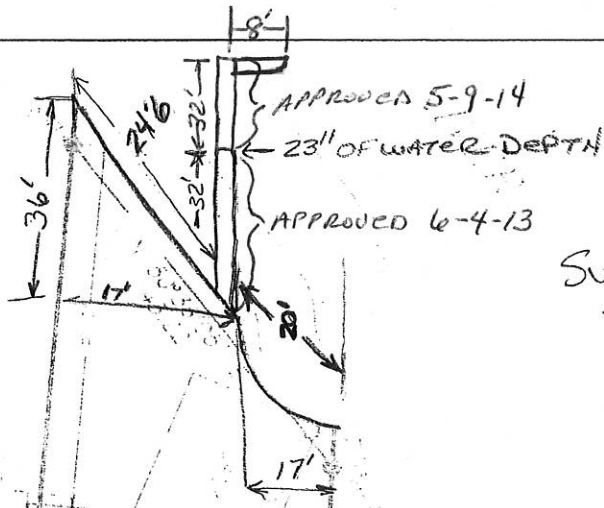
RIGHT PROPERTY LINE

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 21 day of APR., 20 23

Randy R. Stowers

Signature of Applicant



Survey with
Pier

N 85°19'40" W 232.50
 N 85°05' W 230.00

LOT 131

N 87°17' W 245
 N 87°50'30" W 265.20

Ech:

25 SECTION 4 TOWNSHIP 4 NORTH
 RANGE 5 WEST COUNTY OF WASHINGTON
 DISTRICT OF COLUMBIA

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

FEE: \$50

APPLICATION FOR PIER PERMIT

Pursuant to Town of Waterford Municipal Code Chapter 6 Section 6.18

NAME: Randy Stevens
ADDRESS: 6660 Channel Rd.
TELEPHONE: (414) 828-8080

Please provide the following information relating to the construction of the pier. Refer to the back of this application for guidelines regarding the specifications of piers.

Length: 32' Width: 4' Water depth: 23"

Color/type of material being used: Light Grey/Aluminum

Estimated cost of project: \$4,070.00

Distance pier will be from abutting property lot lines: 17'/17'

Name and address of abutting property owners:

Robert & Nancee Plessner	6654 Channel Rd.
Racine County Road access	N/A

The undersigned hereby applies for a permit to construct a pier according to the information provided above and in compliance with the ordinance provisions of 6.18:

Randy R Stevens 6-4-13
Owner/Contractor Date

PLEASE SEE ATTACHED DRAWINGS FOR DETAILS

<u>For office use only</u>	
Plan Commission date: _____	Date notices sent to property owners _____
Town Board date: _____	Approved: _____ Denied _____
_____ Town Clerk	_____ Date

STATE OF TEXAS, COUNTY OF DALLAS, DEPARTMENT OF PUBLIC SAFETY
COUNTY CLERK'S OFFICE, 1000 MAIN STREET, DALLAS, TEXAS 75202

Survey with
Pie

23' OF WATER DEPTH

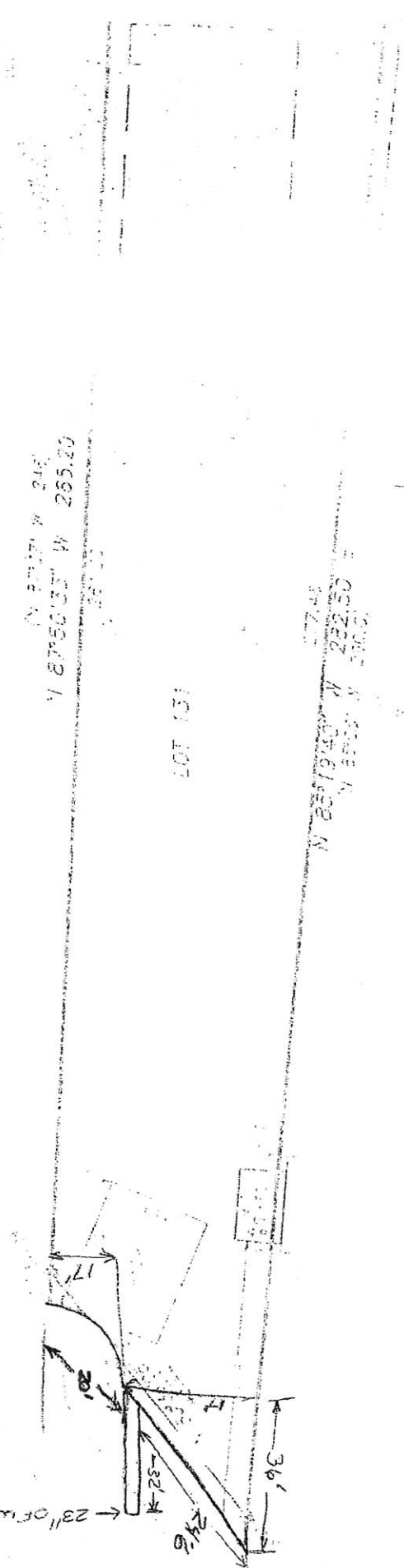


Exhibit A

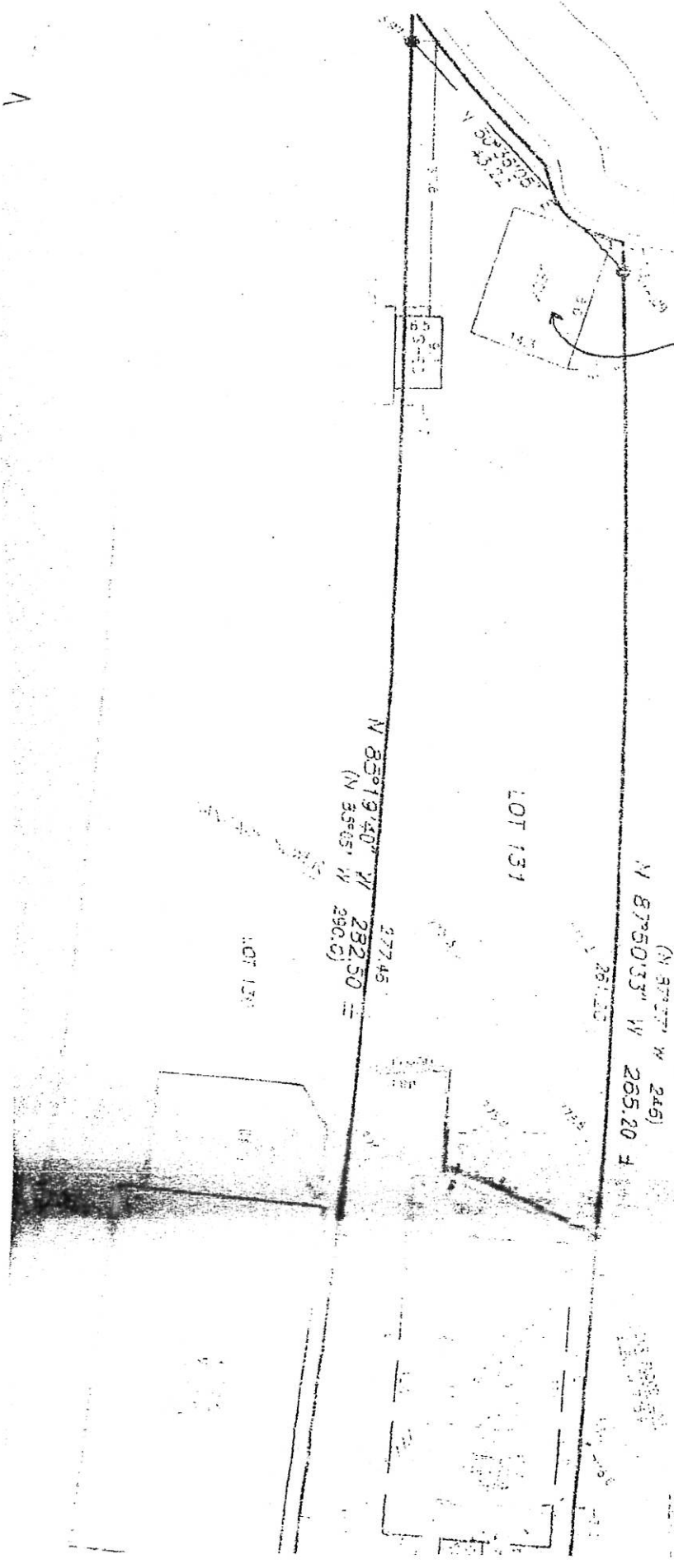
RIVER

SURVEY LESS
PIER

Removed BY PRIOR
OWNER

SECTION 14, TOWN 4, 3TH, RANGE 19 EAST OF THE
TOWNSHIP OF WATERFORD, MADISON COUNTY, MISSOURI.

Exhibit A



TOWN OF WATERFORD

415 N. Milwaukee Street
Waterford, WI 53185
534-2350

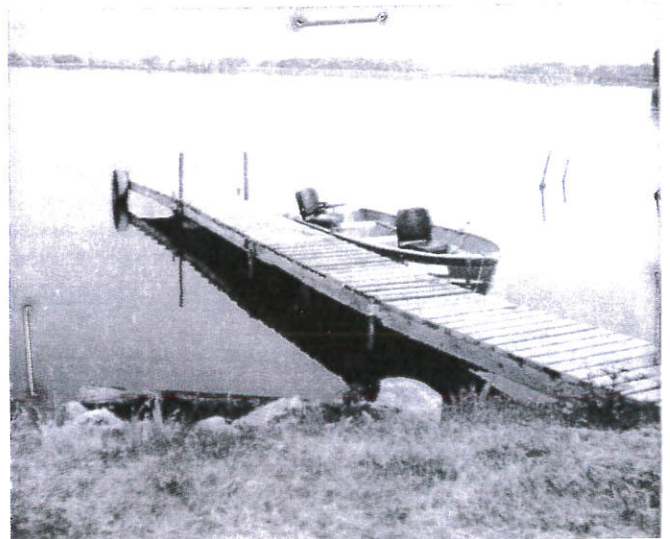
PIER REGISTRATION

NAME: George Murans
ADDRESS: 6660 Channel RD Waterford WI 53185
TELEPHONE NUMBER: 662-5081

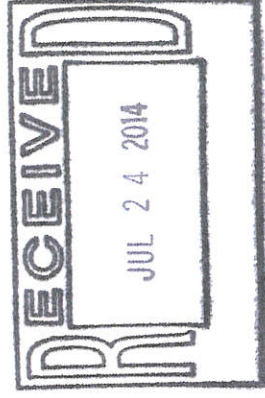
PIER INFORMATION

CONSTRUCTION--- wood
LENGTH--- 48 feet
WIDTH--- 3 feet
COLOR--- Brown
SIDEYARD SETBACKS--- 20 ft, 30 ft
WATER DEPTH--- 3 feet

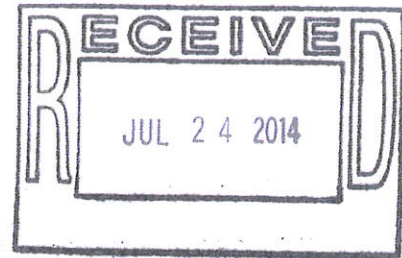
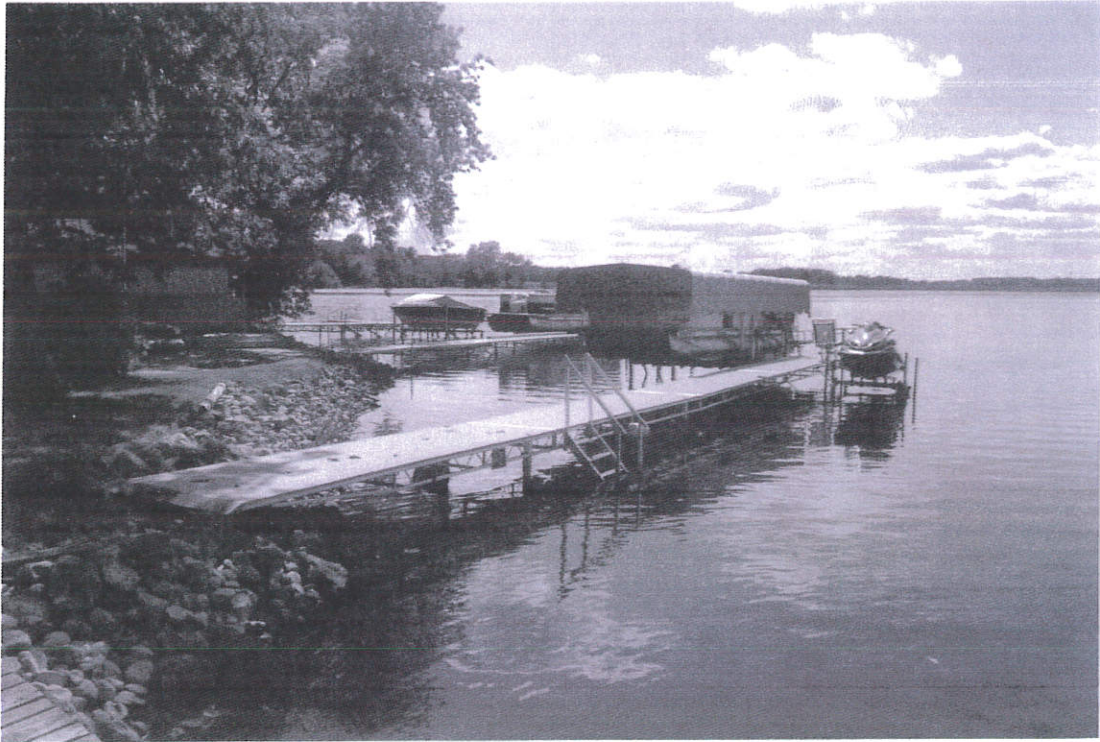
George Murans
SIGNED
7-1-92
DATE



6660 Channel



6660 Channel



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 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.

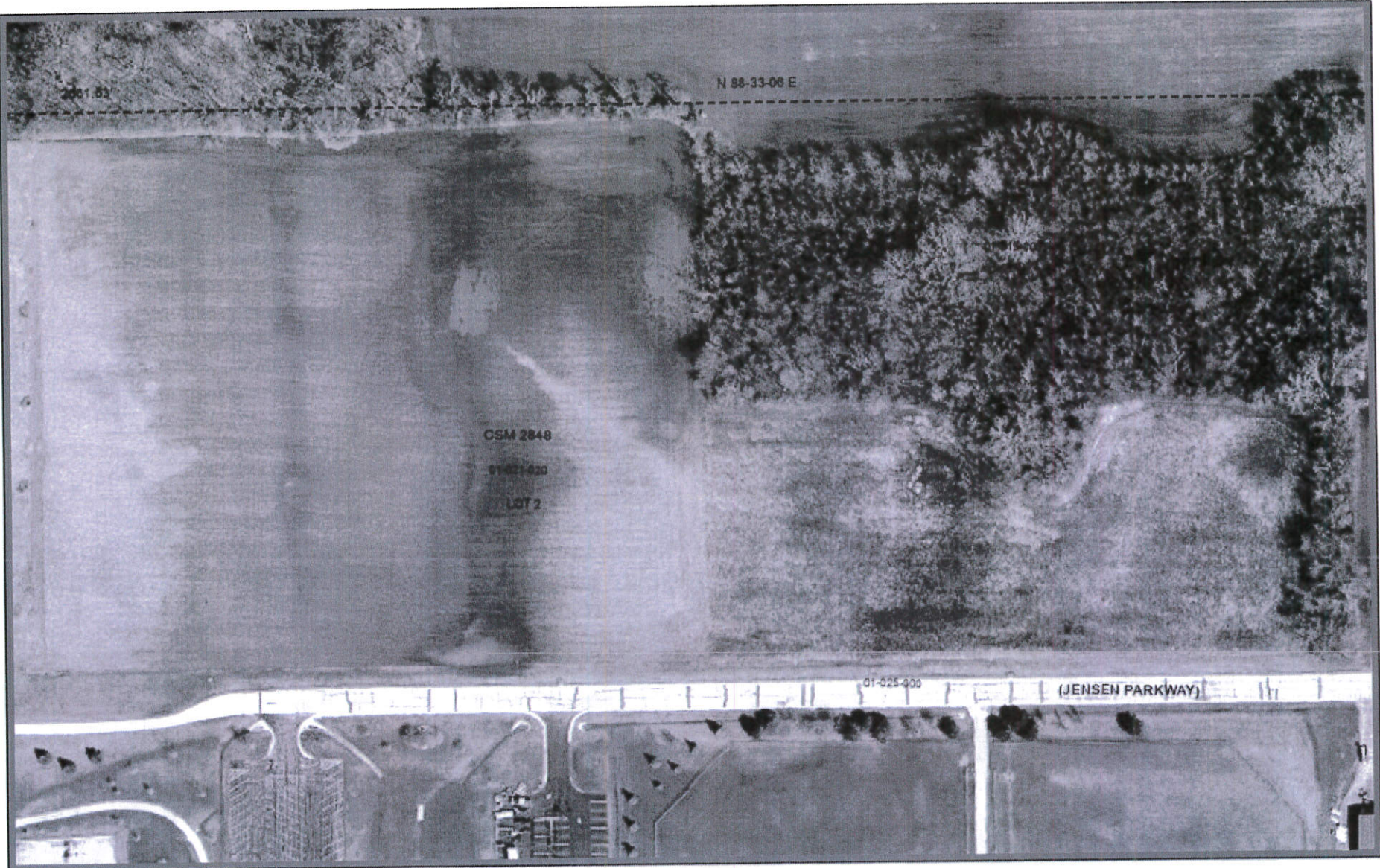
613 Williamson St., Suite 201 608-237-1775

Madison, WI 53703




Telephone

Address



ArcGIS WebMap

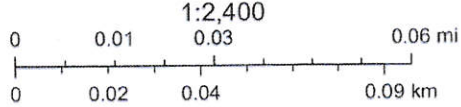


March 23, 2023

-  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