

JULY 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/85137676568?pwd=NmMwam9pUE10SnllSndmUllhNE9FZz09>

Meeting ID: 851 3767 6568

Passcode: 553494

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF JUNE 5, 2023 MINUTES AS PRESENTED.
4. PIER PERMIT- OTZELBERGER, 28717 MULBERRY LN.
5. PIER PERMIT- WAGNER, 5743 ISLAND VIEW CT.
6. PIER PERMIT- HODACH, 28829 BRIARWOOD CR.
7. PIER PERMIT- SAMUEL, 29113 WHITE OAK LN.
8. REZONE/LUP AMENDMENT- REQUEST TO +/- 37.52 ACRES FROM M-4 (QUARRY DISTRICT) TO A-2 (GENERAL FARMING & RESIDENTIAL DISTRICT)
9. REVIEW AND ACTION RE: SHORT-TERM RENTALS: 6232 & 6240 BRIARWOOD CR., 6732 BURMA RD., 5410 W. PENINSULA RD., 6632 CANAL LN., 28935 ELM ISLAND DR., 6417 N. TICHIGAN RD., 28605 BURMA RD.
10. CORRESPONDENCE/PUBLIC COMMENTS
11. 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.
JUNE 5, 2023 @ 5:30 PM
UNAPPROVED/UNOFFICIAL MINUTES

1. Planning Commission meeting was called to order at 5:30 PM by Supervisor Dale Gauerke. Chair Teri Nicolai was unable to attend due to a prior family engagement. Present: Commissioners Wagner, Mroczkowski, Wenck, Dickinson, Nelson and Derse, and Town Attorney.
2. Supervisor Gauerke led the Pledge of Allegiance.
3. **Commissioner Wenck motioned to approve the May 1, 2023 minutes as presented, seconded by Commissioner Nelson. Vote taken: 4-0. Motion carried.**
4. Pier Permit- Hauke, 29030 Elm Island Dr.- **Commissioner Derse motioned to approve the pier permit, as presented, seconded by Commissioner Wagner. Vote taken: 6-0. Motion carried.** Derse reminded the applicant to submit two pictures once the pier is installed.
5. Pier Permit-Otzelberger, 28717 Mulberry Ln.- Applicant was not in attendance. Commissioners did have questions. **Commissioner Wenck motioned to lay over until the July 10th Planning Commission meeting, seconded by Commissioner Nelson. Vote taken: 6-0. Motion carried.**
6. Pier Permit- Newholm, vacant land adjacent to 5409 Scenery Rd.- Applicant noted that the area is very shallow. Supervisor Gauerke, owns adjacent property, asked if the pier could be positioned parallel to the boundary lines, this will help with getting his boat in and out. **Commissioner Wenck motioned to approve the pier permit, as presented, seconded by Commissioner Mroczkowski. Vote taken: 6-0. Motion carried.** Derse reminded the applicant to submit two pictures once the pier is installed.
7. Conditional Use Permit/Special Event Permit- North Tichigan, LLC, 6812 N. Tichigan Rd. – The applicants and their Attorney Todd Terry were in attendance. Atty. Terry recognized that this was a residential neighborhood but as a business they would like to construct an outside stage and have music Application noted the request of Fri.-Sun. from Memorial Day to September 30th. Ryan Urban, applicant indicated they were looking for maybe 10 events. Commissioner Nelson noted that not much had changed since their last application in 2021. Atty. Terry noted that they changed the hours and added security on staff. Commissioner Dickinson asked how many people could be expected to be in attendance, Terry indicated 50-125. Questions were raised about overflow parking. Terry and the Urban's were reminded that there is no on-street parking. Terry stated they are looking into possibly shuttling patrons. Wenck asked about sound levels and Terry indicated there would be hand-held decibel meters. Officer Schweitzer was asked to info the commission what implications this might have on public safety. Schweitzer reiterated that there was no on street parking and saw this as a potential problem as well as noting that N. Tichigan is narrow and winding at points. Derse noted that most of the residents along N. Tichigan Rd. must cross the road to get to the water and that the added traffic could be unsafe for these residents. Gauerke asked if anyone was in favor. Scott Surprise, 29117 White Oak Ln. and Nate Newholm, S107W16108 Loomis Dr., Muskego spoke in favor. Surprise would welcome something new in Waterford. Gauerke asked for those in opposition. The following spoke in opposition: Jason Bichler, 6824 N, Tichigan Rd., Dan Dickinson, 6929 Dickinson Ln., Kathlynn Krzewina, 29211 Riverview Ln., Megan Corey, 6904 N. Tichigan Rd., & Jake Fon, 6908 N. Tichigan Rd. Concerns over noise, added traffic, safety, public urination,

trash and trespassing. Corey noted she has had to kick patrons off her property. Gauerke summarized the emails he received in opposition. Gauerke noted there were already this many issues and the applicants have not even had an event. **Commissioner Wenck motioned to deny the CUP but encourages the applicants to come to the boards with a planned approach such as working with the police Dept. and the neighbors, seconded by Commissioner Derse. Vote taken: 6-0. Motion carried.**

8. Shoreland Contract Report- None

9. Forthcoming Events- None

Commissioner Derse motioned to adjourn the meeting at 6:43 PM, seconded by Commissioner Mroczkowski. 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: Francis Wagner

Property Address: 5743 Island View Ct. Waterford, WI

Tax Parcel #: 016 0419 23178000

Mailing address (only if different from above): _____

Telephone and Email Address: [REDACTED] fcwags@tds.net

Pier Installer: Lakeshore Pier Service

Names and Addresses of abutting neighbors:

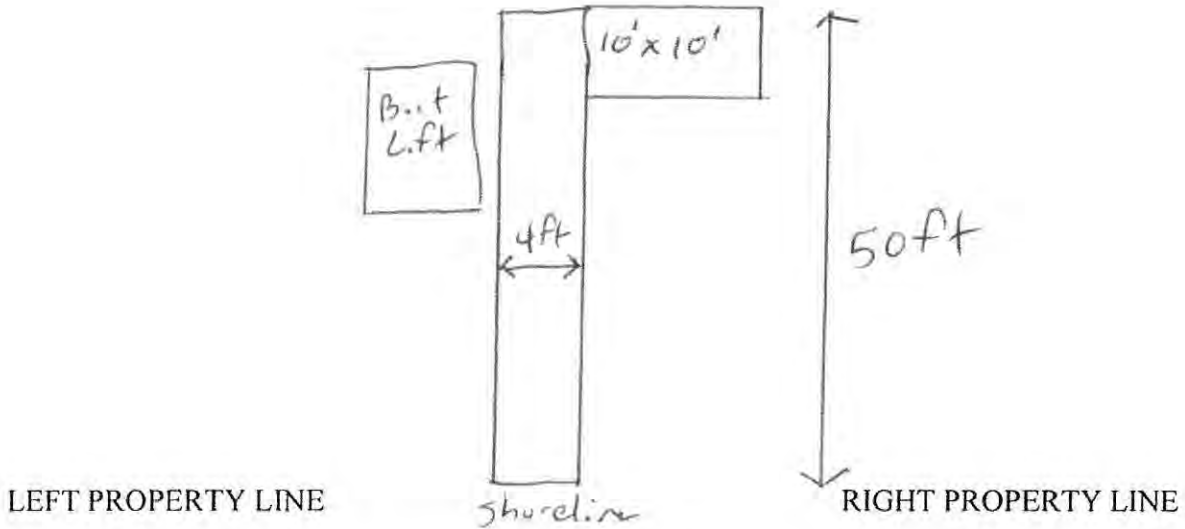
1. David Mertins - 5739 Island View Ct
2. Steven Pankowski - 5749 Island View Ct

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: 50 feet
Pier Materials: Wood frame with Plastic Decking
Pier width, including lift (at widest dimension): 4 feet
Distance from pier location to right property line: 120 feet
Distance from pier location to left property line: 60 feet
Water depth: 3 feet
Include boatlift size and location on drawing:

DIAGRAM OF PIER LOCATION AND SHAPE
LAKE/RIVER



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 19th day of June, 2023

[Signature]
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: Thomas L. and Jackie A. Otzelberger
Property Address: 28717 Mulberry Ln, WATERFORD, WI 53185
Tax Parcel #: 016 041 912 024
Mailing address (only if different from above): _____

Telephone and Email Address: [REDACTED] Otzel@aol.com

Pier Installer: SELF

Names and Addresses of abutting neighbors:

- Benny Novotny 28713 MULBERRY LN, WATERFORD
- Scott Krzman 28721 MULBERRY LN, WATERFORD

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: 56 feet

Pier Materials: Composite top with aluminum frame

Pier width, including lift (at widest dimension): 22 feet

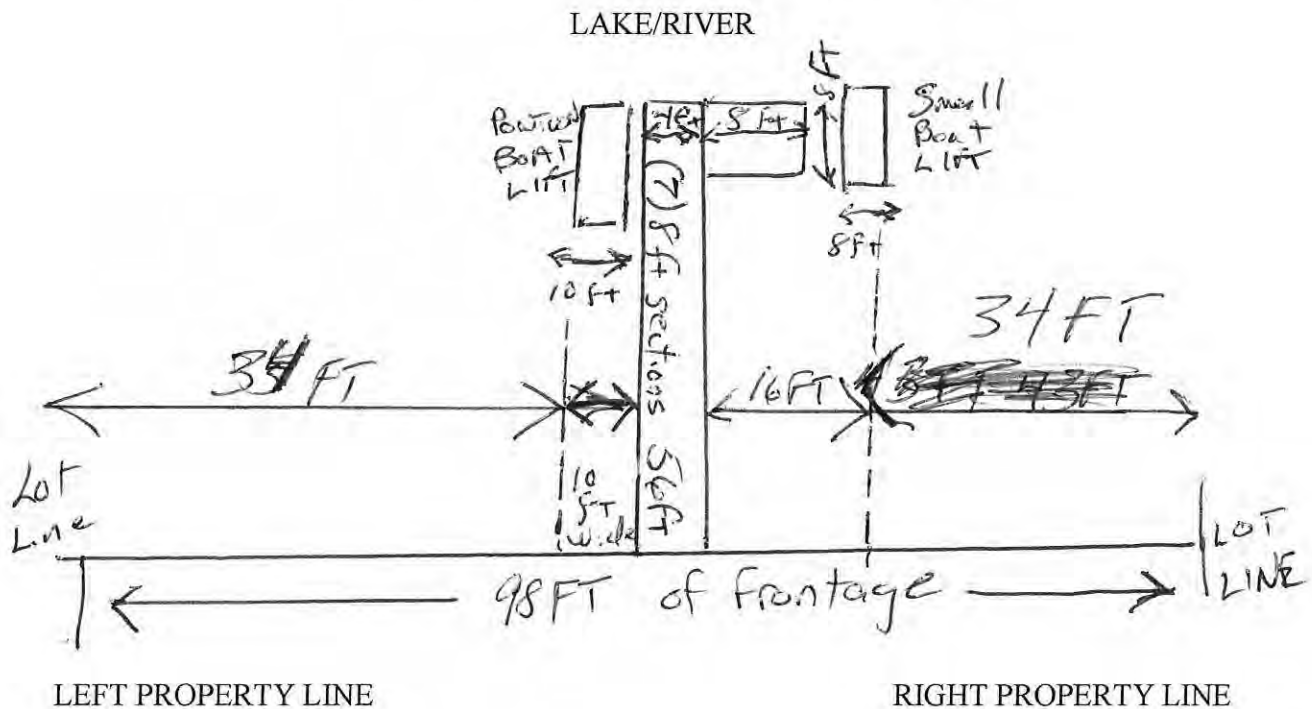
Distance from pier location to right property line: 43 feet

Distance from pier location to left property line: 35 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 1st day of May, 2023

NY Orzelberger
Signature of Applicant

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 6-6.18

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: Thomas L and Jackie A Otzelberger
Property Address: 28717 Mulberry Ln, Waterford, WI 53185
Tax Parcel #: 016 041 912024
Mailing address (only if different from above): _____
Telephone: () 712 888 () 237
Pier Installer: Self

Names and Addresses of abutting neighbors:

- Barry Newing, 28713 Mulberry Ln, Waterford, WI 53185
- Scott Kozmen, 28721 Mulberry Ln, Waterford, WI 53185

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: 48 feet

Pier Materials: Composite top with wood frame

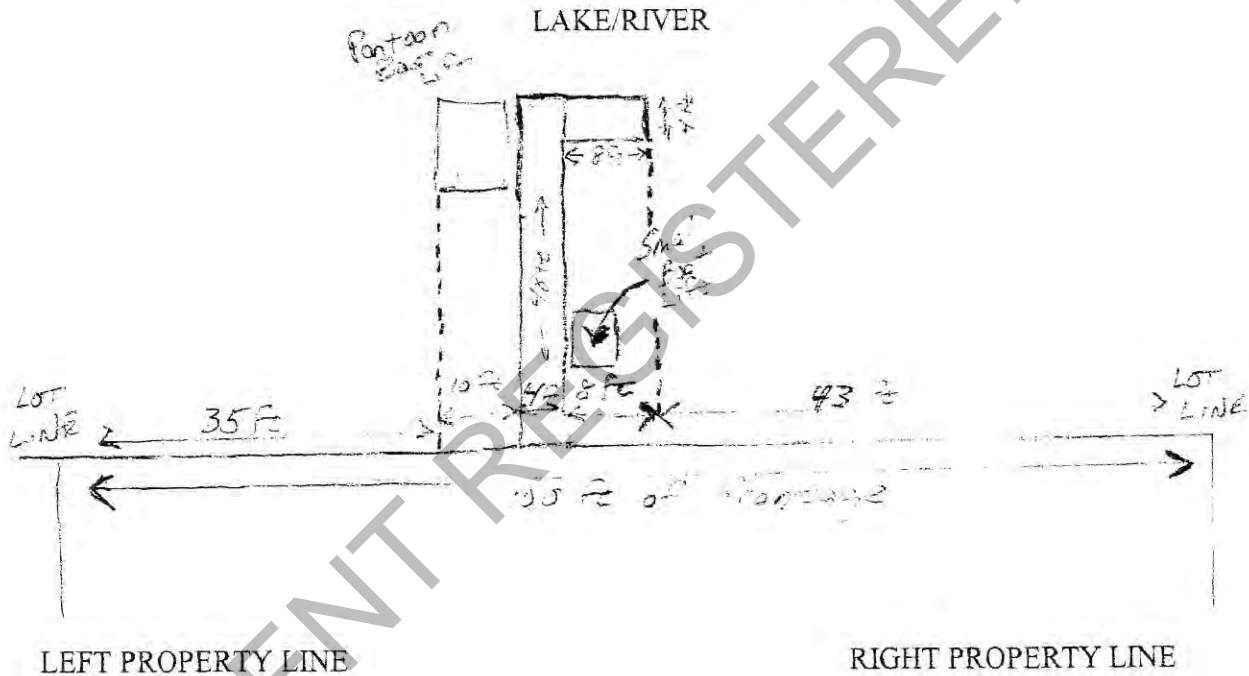
Pier width, including lift (at widest dimension): 12 feet

Distance from pier location to right property line: 43 feet

Distance from pier location to left property line: 35 feet

Include boatlift size and location on drawing:

DIAGRAM OF PIER LOCATION AND SHAPE



LEFT PROPERTY LINE

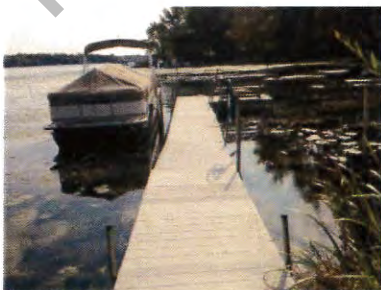
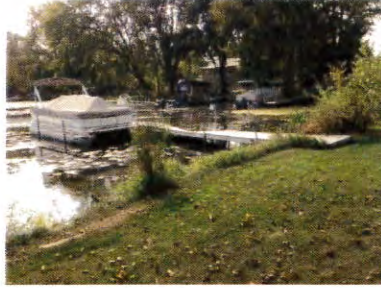
RIGHT PROPERTY LINE

The undersigned hereby submits this application for review and understands that the applicant will need to attend either personally or by their representative 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 28th day of September, 2014

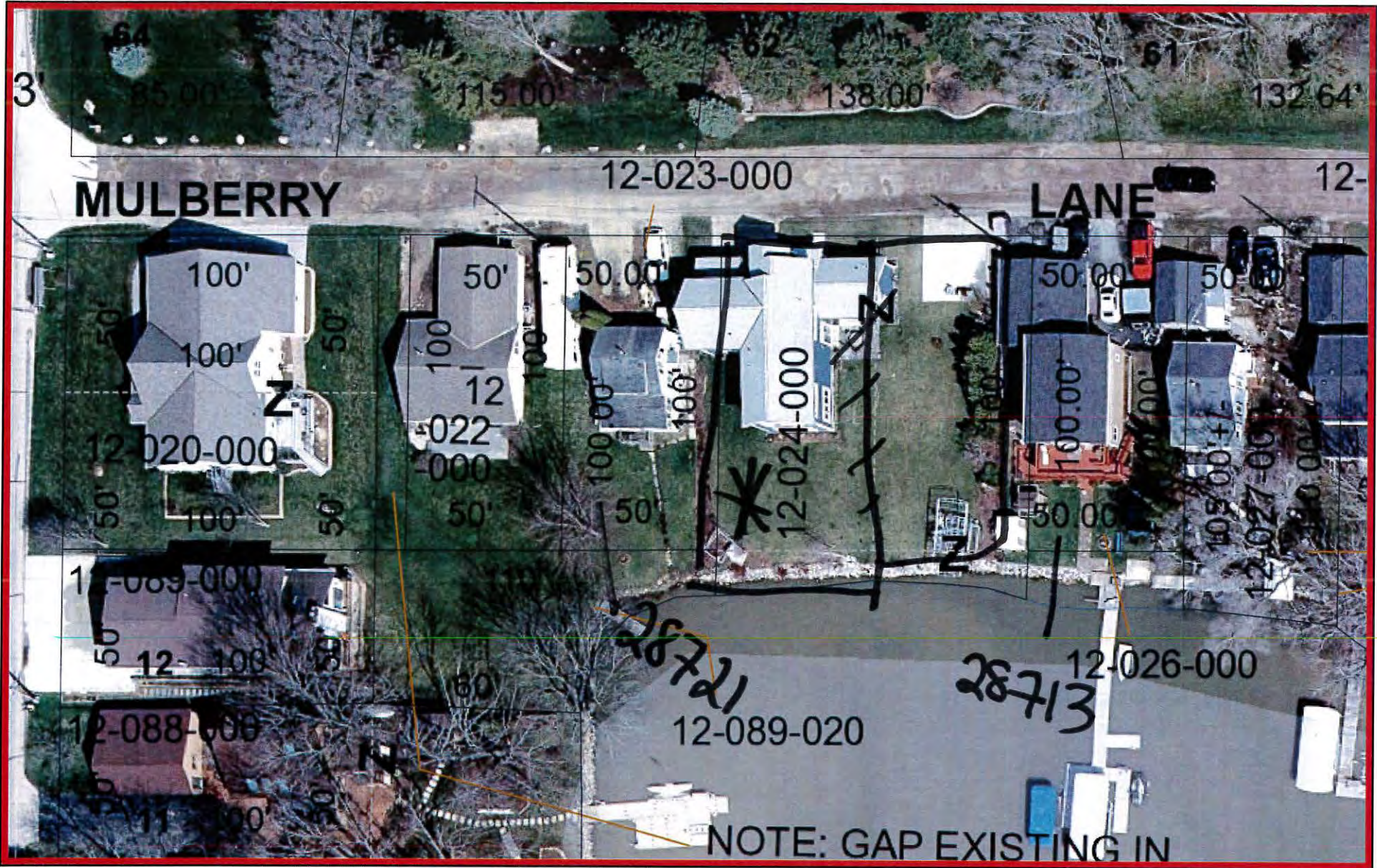
Roman J. Gilberg
Signature of Applicant

28717 Mulberry Ln, Waterford (Tax ID 0160411912024)



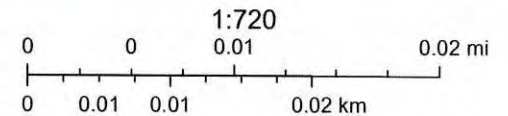
CURRENTLY REGISTERED PIER

ArcGIS WebMap



May 24, 2023

- | | | | | | | | |
|--|-------------------------|--|--------------------|--|----------------------|--|--------------------|
| | Quarter Quarter Section | | Tax Parcels | | Municipal Boundaries | | 2022 Spring Aerial |
| | Quarter Section | | Parcel Tie Lines | | Water lines | | Red: Band_1 |
| | Sections | | Text Related Lines | | Waterbody | | Green: Band_2 |
| | | | | | | | Blue: Band_3 |



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

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

FEE: \$150

Pa. 999
6/26/2023

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: Chad + Heather Hodach

Property Address: 28829 Briarwood Circle, Waterford, WI 53185

Tax Parcel #: 016-04-19-14-036-000

Mailing address (only if different from above): _____

Telephone and Email Address: [REDACTED] HODACHC@EMAIL.COM

Pier Installer: Forever Piers

Names and Addresses of abutting neighbors:

1. Jon Farin + Aida Cruz-Farin (28825 Briarwood Circle)
2. Kurt + Jill Hoffmann (6206 Briarwood Circle)

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: ^{#1} 50ft + ^{#2} 60ft feet Water Frontage: 280 feet

Pier Materials: Old = wood New/Proposed = steel frame w/ composite decking

Pier width, including lift (at widest dimension): 31' feet

Distance from pier location to right property line: 108' feet

Distance from pier location to left property line: 80' feet

Water depth: End of pier = 4' feet Front of Boat = 3ft'

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

DIAGRAM OF PIER LOCATION AND SHAPE

LAKE/RIVER

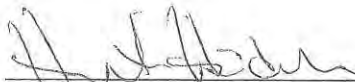
see attached design

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 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 23 day of June, 2023



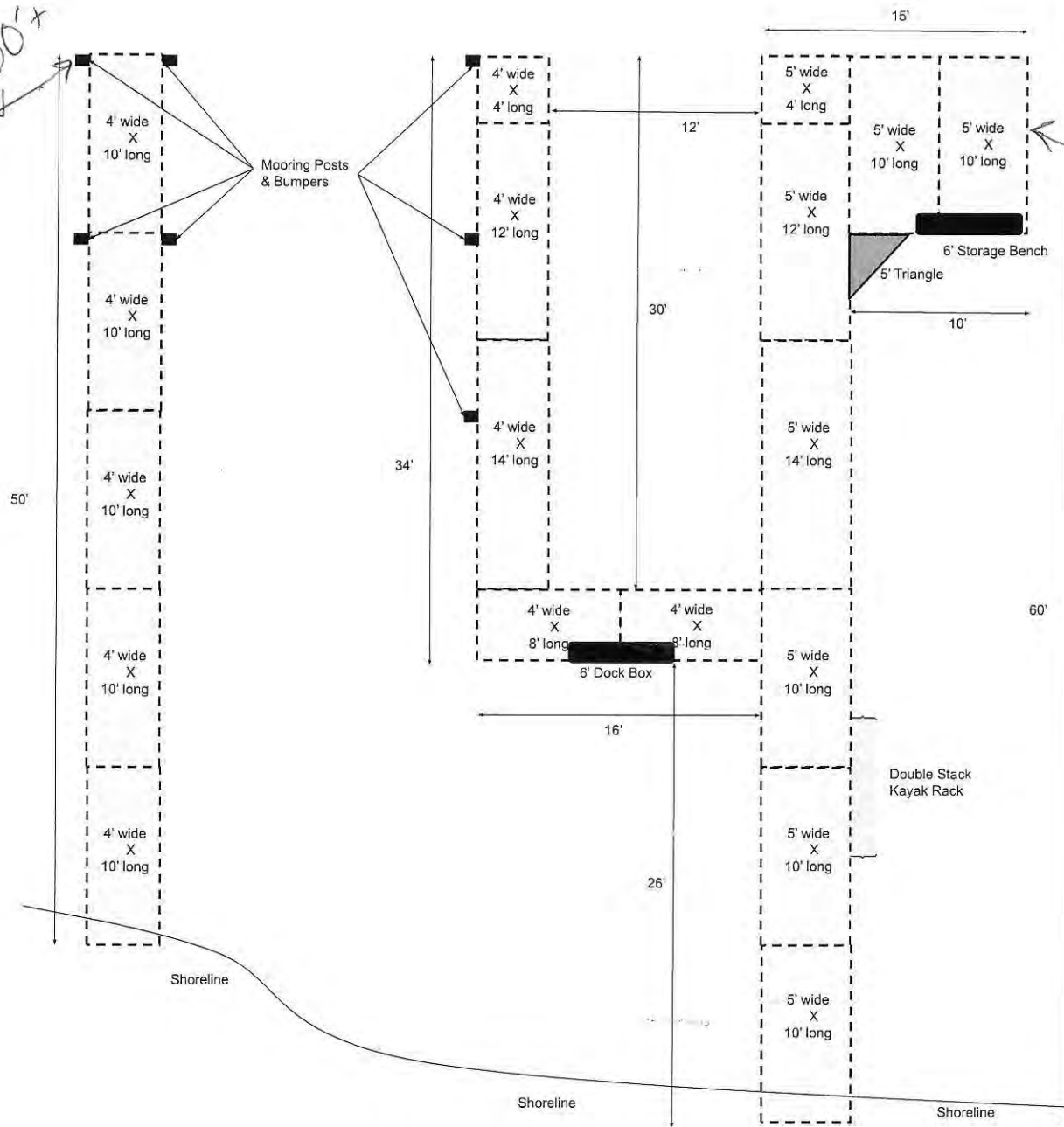
Signature of Applicant

Written summary for Hodach pier application

We are proposing to replace our existing piers in the configurations in the attached drawings. The piers will remain in roughly the same spots. The larger one will be straightened out to match the angle of the smaller one, making both in-line with the neighbor's pier (6206 Briarwood). Both adjacent neighbors have provided us with email approvals (see attached). Distance to adjacent property lines are noted on attached designs. The water depth at the front of the boat lift needs to be 3ft in order for the lift to work properly – this was taken into consideration when placing the lift in the design.

The piers are being purchased from and installed by Forever Piers. Materials will consist of galvanized steel for frame and support posts with composite material for the decking in colors grey and anchor grey. Our current pier platform (large pier) is 210 sq ft. The Town ordinance is 112 sq ft for a platform and the WI DNR conditions are 200 sq ft. We are asking the Town to approve a variance to allow for a 150 sq ft platform. The new platform would be 38 sq ft above the Town ordinance but is significantly smaller than the one that is currently in place, will be aesthetically more pleasing, and SAFER! Safer not just because we are replacing the material, but with the number of people that will utilize it, the dimensions proposed will just work better to accommodate people – especially kids – tubing, skiing, and playing.

80'+
to property line



(262) 379-9175
foreverpiers@gmail.com

Hodach, Chad
28829 Briarwood Circle
Waterford, WI 53185
Lake Tichigan

108'
to property line

hhodach@gmail.com

Subject: Neighbor's new pier

From: [REDACTED]
Sent: Thursday, June 15, 2023 3:05 PM
To: Heather Hodach <hhodach@gmail.com>
Subject: Re: Neighbor's new pier

Hi Heather,

We are totally fine with your proposed plans for your new piers.

Thanks,

Jon Farin and Aida Cruz-Farin (28825 Briarwood Circle)

On Thu, Jun 15, 2023 at 12:47 PM Heather Hodach <hhodach@gmail.com> wrote:

Hi neighbors! (directly adjacent to us) 😊

We are planning to replace our piers later this year as the current ones are quite old. The smaller straight one was replaced by us in 2005 – the first season after we moved in. The large one is original – so pushing 40 years I think! And definitely not the safest anymore. We have attached the proposed plans that will be submitted to the Town of Waterford Planning Commission. Our current pier platform is 210 sq ft. The Town ordinance is 112 sq ft for a platform and the WI DNR conditions are 200 sq ft. (see attached code).

We are asking the Town to approve a variance to allow for 150 sq ft platform. The new platform would be 38 sq ft above the Town ordinance, but is significantly smaller than the one that is currently in place, will be aesthetically more pleasing, and SAFER! Safer not just because we are replacing the material, but with the number of people that will utilize it, the dimensions proposed will just work better to accommodate people – especially kids – tubing, skiing and playing.

The piers will be in roughly the same spots, but slightly different configuration. (see plans)

We are hoping to have your approval in writing (email response should be fine) that we could show the Planning Commission for next month's meeting in hopes of helping the variance approval.

Let us know if you have any questions.

Thanks,

Heather & Chad

hhodach@gmail.com

From: Jill Hoffmann <[REDACTED]>
Sent: Thursday, June 15, 2023 2:50 PM
To: Heather Hodach
Cc: Kurt A. HOFFMANN
Subject: Fwd: Neighbor's new pier
Attachments: Hodach 2023 Rev 4 Drawing.pdf; 05-pierWharf.pdf

Kurt & Jill Hoffmann are ok with your plans -

----- Forwarded message -----

From: Heather Hodach <hhodach@gmail.com>
Date: Thu, Jun 15, 2023 at 12:47 PM
Subject: Neighbor's new pier
To: Jon Farin <[REDACTED]>, Jill Hoffmann <[REDACTED]>, <[REDACTED]>, Aida Cruz Farin <[REDACTED]>

Hi neighbors! (directly adjacent to us) 😊

We are planning to replace our piers later this year as the current ones are quite old. The smaller straight one was replaced by us in 2005 – the first season after we moved in. The large one is original – so pushing 40 years I think! And definitely not the safest anymore. We have attached the proposed plans that will be submitted to the Town of Waterford Planning Commission. Our current pier platform is 210 sq ft. The Town ordinance is 112 sq ft for a platform and the WI DNR conditions are 200 sq ft. (see attached code).

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We are hoping to have your approval in writing (email response should be fine) that we could show the Planning Commission for next month's meeting in hopes of helping the variance approval.

Let us know if you have any questions.







Thanks,







Heather & Chad

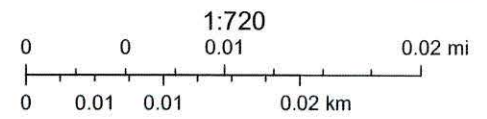
ArcGIS WebMap



June 27, 2023

-  Quarter Quarter Section
-  Quarter Section
-  Sections
-  Tax Parcels
-  Parcel Tie Lines
-  Municipal Boundaries

-  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

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

FEE: \$150

APPLICATION FOR PIER PERMIT

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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: Linda Samuel

Property Address: 29113 White Oak Ln. Waterford, WI 53185

Tax Parcel #: 016041914150000

Mailing address (only if different from above): _____

Telephone and Email Address: linda.samuel@cuw.edu 

Pier Installer: Forever Piers

Names and Addresses of abutting neighbors:

1. 29101 White Oak Ln. Waterford, WI 53185 D.SCHULTZ
2. 29117 White Oak Ln. Waterford, WI 53185 S.SUPRISE

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

Pier Materials: Steel and HDPE Plastic

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

Distance from pier location to right property line: 14' feet

Distance from pier location to left property line: 39' feet

Water depth: 4' feet

Include boatlift size and location on drawing:

DIAGRAM OF PIER LOCATION AND SHAPE

LAKE/RIVER

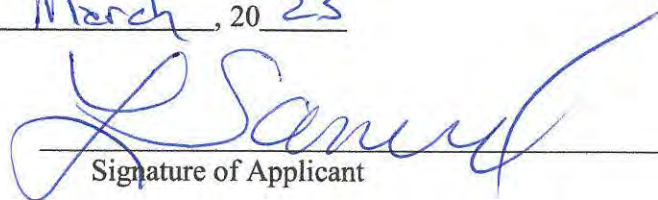
See attached

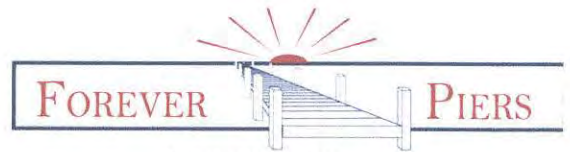
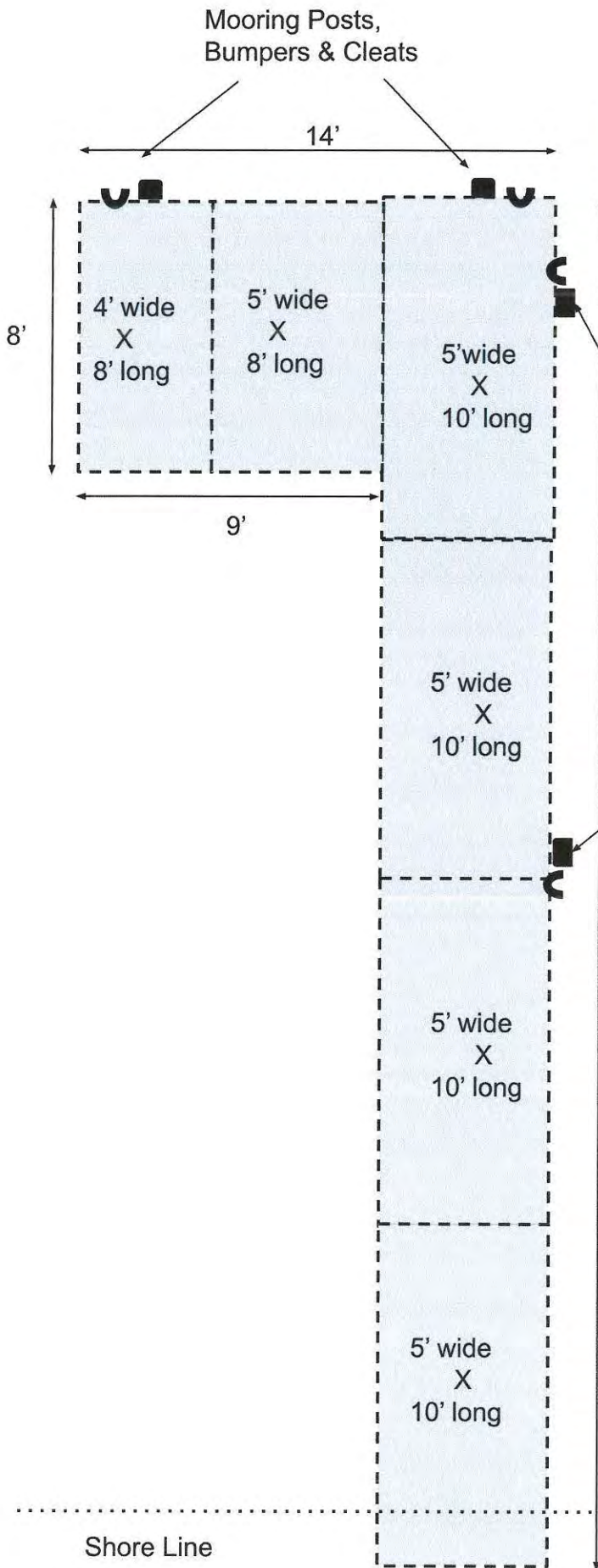
LEFT PROPERTY LINE

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 3 day of March, 2023


Signature of Applicant



(262) 379-9175
foreverpiers@gmail.com

Samuel, Linda
29113 White Oak Ln.
Waterford, WI 53185
Lake Tichigan

Mooring
Posts,
Bumpers
& Cleats

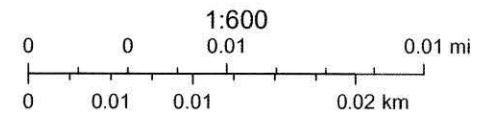
40'

ArcGIS WebMap



June 27, 2023

- | | | | | | | | |
|--|-------------------------|--|--------------------|--|----------------------|--|--------------------|
| | Quarter Quarter Section | | Tax Parcels | | Municipal Boundaries | | 2022 Spring Aerial |
| | Quarter Section | | Parcel Tie Lines | | Water lines | | Red: Band_1 |
| | Sections | | Text Related Lines | | Waterbody | | Green: Band_2 |
| | | | | | | | Blue: Band_3 |



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



Public Works & Development Services

14200 Washington Avenue
Sturtevant, WI 53177
262-886-8440
fax: 262-886-8480

June 23, 2023

Garrett Foat

510 B N. 6th Street
Waterford, WI 53185

SUBJECT: **Amendment of Land Use Plan** from the plan designation of Prime Agricultural Land and Extractive Resource to Other Agricultural, Rural Residential and Open Land, 33319 Hill Valley Road; Part of the NE ¼ of Sec. 29, T4N, R19E, **Town of Waterford** (Parcel Id. 016041929001000)

Rezone ±37.52-acres of property from M-4, Quarrying District to A-2, General Farming and Residential District II; located at 33319 Hill Valley Road; Part of the NE ¼ of Sec. 29, T4N, R19E, **Town of Waterford** (Parcel Id. 016041929001000)

Dear Mr. Foat:

The Racine County Economic Development and Land Use Planning Committee recommended approval of the subject Land Use Plan Amendment and Rezone at their June 19, 2023 meeting. The Committee recommended approval as this rezone is consistent with the statement of purpose and intent of the zoning district as identified in the Ordinance; this Land Use Plan Amendment and Rezone is compatible with the existing uses in this area, and it appears the soils in this area and past mining activity render the soil as not conducive to Prime Agricultural Land designation. The Land Use Plan Amendment is compatible with surrounding zoning and uses; and will not adversely affect the surrounding property values.

The Town of Waterford Town Board has not yet officially acted on this request. If the Town of Waterford approves the request, this petition will be sent in the form of an ordinance to the Racine County Board of Supervisors for their consideration. Before the Board may take final action on the ordinance, it must receive two readings, which will be scheduled after we have heard from the Town. Following the second reading, if the County Board approves the ordinance, this rezoning is approved subject to the ordinance being signed by the County Executive. You are not required to attend or participate in the County Board meeting, as this item has left the Committee and is now up for final Board consideration.

Should you have any comments or questions, please contact this office at (262)886-8440 or via e-mail (Brian.Jensen@RacineCounty.com).

Sincerely,

A handwritten signature in black ink that reads "Brian Jensen".

Brian Jensen
Development Services Superintendent

BDJ

c: Terri Jendusa-Nicolai, Town Chair
Tina Mayer, Town Clerk
Tom Hincz Supervisor District #19
file

LAND USE PLAN AMENDMENT APPLICATION

Racine County, Wisconsin

owner: Garrett Feat
address: 510 B N. 6th St.
Waterford WI 53185
telephone #: [REDACTED]
fax #: _____
e-mail: gfeat@yahoo.com
date petition filed: 4/19/2023

Applicant/agent: Same
Address: _____
PH ITEM #1
Telephone #: _____
Fax #: _____
E-mail: _____
Hearing date: June 19, 2023

TO THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE:

The undersigned requests to amend the

RECOMMENDED LAND USE PLAN FOR RACINE COUNTY PLANNING AREA 2035

FROM Prime Agricultural land and Extractive Resource

TO Other Agricultural, Rural Residential and open land

Municipality Waterford # of Acres 37.52 ^{NE} 1/4 Section 1/4 Section 29 T 4 N R 19 E

Parcel # 016041929001000

RECEIVED
APR 20 2023
RACINE COUNTY

Location/site address 33319 Hick Voller Rd East Troy WI 53120

Briefly explain reasoning for Land Use Plan Amendment

(See attached)

Attachments:

Town/Village Land Use Plan Map
 cover letter

hearing/review fee (all fees are NON-REFUNDABLE)
N.A. letter of agent status

Staff Use Only: (Checks payable to Racine County Planning)
Staff Initials _____ Cash or Check # 1950 Fee \$ 600.00

Notice is hereby given that the Racine County Economic Development & Land Use Planning Committee of the Racine County Board of Supervisors will hold a public hearing on the following petition at 6:00 p.m. on Monday, June 19, 2023, in the Ives Grove Office Complex Auditorium, 14200 Washington Ave., Sturtevant, WI. This location is handicap accessible. If you have other special needs, call (262) 886-8440 (www.racinecounty.com).

AMENDMENT OF LAND USE PLAN FROM:

Prime Agricultural and Extractive Resource

TO:

Other Agricultural Rural Residential and Open Land

Part of the NE ¼ of Sec. 29, T4N, R19E, Town of Waterford, Racine County, WI. This property is located at 33319 Hill Valley Rd. and contains 37.52-acres, more or less.

REZONE THE PROPERTY FROM:

M-4, Quarrying District

TO:

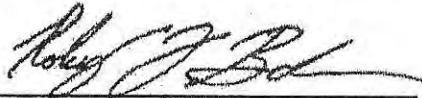
A-2, General Farming and Residential District II

Part of the NE ¼ of Sec. 29, T4N, R19E, Town of Waterford, Racine County, WI. This property is located at 33319 Hill Valley Rd. and contains 37.5-acres, more or less.

Garrett Foat, Owner

The petition to amend said ordinance and land use plan is on file at the Racine County Development Services, 14200 Washington Ave., Sturtevant, WI. The files are open to public view, 8:00 a.m. to 12:00 p.m. & 12:30 p.m. to 4:30 p.m., Mon. through Fri. Email requests to RCPUBLICWORKS@Racinecounty.com.

Publication: May 15 & June 12, 2023



Roley Behm, Director
Public Works & Development Services Dept.

REZONING APPLICATION

Racine County, Wisconsin

Owner: Garrett Feat
Address: 510 B W 6th St.
Waterford WI 53185
Telephone #: [REDACTED]
Fax #: _____
E-mail: gfeat@yahoo.com
Date petition filed: 4/19/2023

Applicant/agent: Same
Address: _____
Telephone #: _____
Fax #: _____
E-mail: _____
Hearing date: June 19, 2023

TO THE RACINE COUNTY BOARD OF SUPERVISORS:

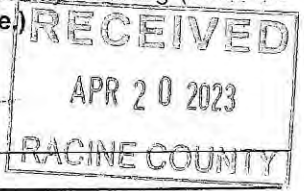
Please take notice that the undersigned hereby petitions the Economic Development & Land Use Planning Committee to consider a request to REZONE the land described in the attachment

FROM M-4 Garrywing District DISTRICT
TO A-2 General Farming - Residential District II DISTRICT
Town of Waterford # of Acres 37.52 1/4 Section NE 1/4 Section 29 T 4 N R 19 E
Parcel # 016041929001000
Location/site address 33319 Hill Valley Rd. East Hwy W E 53120

Attached are

- Survey or plot plan, prepared by a Wisconsin registered land surveyor, that identifies property ownership with dimensions (12 copies: - 10 of the 12 copies should be individually folded to approximately 8.5" x 11")
- Legal description of land to be rezoned, prepared by a Wisconsin registered land surveyor
- Names & addresses of land owners within 300 feet of the boundary of the area requested to be rezoned (include across the street, highway, &/or Interstate)
- Hearing & publication fees as set by the adopted fee schedule, payable to Racine County Planning (Fees are non-refundable. Re-publication/amendment fees will be charged where applicable.)
- Report of existing & future land usage / Proposed development plan
- Letter of Agent Status

[Signature]
signature



The completed petition with all required attachments must be submitted to: Racine County Development Services, 14200 Washington Avenue, Sturtevant, WI 53177; phone: 262-886-8440; fax: 262-886-8480; hours: 8:00 a.m. to 12:00 noon & 12:30 p.m. to 4:30 p.m., Monday through Friday. This is the minimal required information that must be submitted to have a rezoning application processed. Additional information might be requested if the Department, the Committee, &/or the Town feel that such additional information is necessary to adequately evaluate the application.

credit card/cash/check #: 1950 amount received: \$ 600.00

The Economic Development & Land Use Planning Committee public hearings are generally held the 3rd Monday of each month. They start at 6:00 p.m. & are held in the Ives Grove Office Complex Auditorium, 14200 Washington Avenue (just west of the Sheriff's Patrol Station on Highway 20). Parking is available in the visitor parking lot on the north side of the building.

STAFF USE ONLY:

Recommend:
 approval
 denial

ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

Recommend:
 approval
 denial

Reasoning for Land Use Plan Amendment

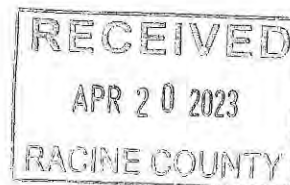
The land located at 33319 Hill Valley Road East Troy, WI is currently zoned M-4/Extractive Resource.

Due to the extraction of the material, the wooded/wet lands and the creation of a 8 acre pond and privacy berm, there is only 14 farmable acres left out of the ~~37.5~~ acres.

37.52

I would like to ask of the committee to change the zoning from M-4 to A-2. (other agricultural, rural residential and open land) I am asking the committee to approve of this so I can develop this land into four parcels. (A 20.67 acres parcel, two 5 acre parcels, and one 6.83 acre parcel as shown on the certified survey map)

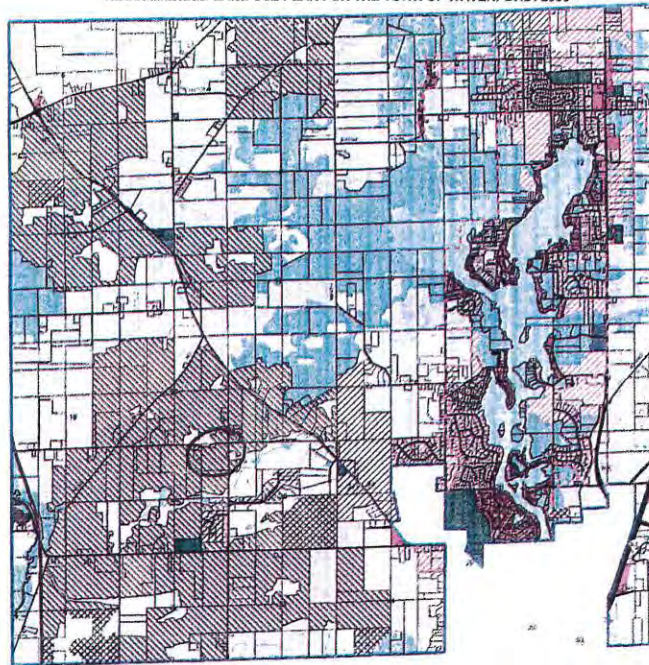
I feel the A-2 zoning makes a better use of the lay of the land.



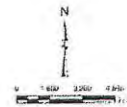
Appendix D (continued)

Map 16

RECOMMENDED LAND USE PLAN FOR THE TOWN OF WATERFORD: 2035



- | | |
|---|---|
| SUBURBAN RESIDENTIAL
(0.5 TO 1.99 ACRES PER DWELLING UNIT) | EXTRACTIVE RESOURCE |
| SUBURBAN RESIDENTIAL
(1.0 TO 2.9 ACRES PER DWELLING UNIT) | EXTRACTIVE (GAS AND COAL OPERATIONS) |
| LOW DENSITY RESIDENTIAL
(3.0 TO 4.9 ACRES PER DWELLING UNIT) | PRIME AGRICULTURAL LAND |
| MEDIUM DENSITY RESIDENTIAL (1.5 TO 2.9 ACRES PER DWELLING UNIT) | OTHER AGRICULTURAL, RURAL, RESIDENTIAL, AND OPEN LAND |
| MEDIUM DENSITY RESIDENTIAL (2.0 TO 2.9 ACRES PER DWELLING UNIT) | PRIMARY ENVIRONMENTAL CORRIDOR |
| COMMERCIAL | SECONDARY ENVIRONMENTAL CORRIDOR |
| INDUSTRIAL | ISLANDS/RAVINE PRESERVED AREA |
| TRANSPORTATION CORRIDOR/HAZARDOUS AND WASTES | SURFACE WATER |
| STATE AND HIGHWAYS | PLANNED URBAN SERVICE AREA BOUNDARY |
| COMMERCIAL AND INSTITUTIONAL | TOWN BOUNDARY |
| RECREATIONAL | PROPERTY LINE |












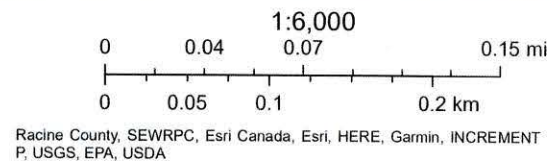
Source: SEWRPC.

ArcGIS WebMap



June 29, 2023

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



INITIAL SHORT TERM RENTAL APPLICATION- FEE \$750.00
RENEWAL SHORT TERM RENTAL APPLICATION- FEE
\$350.00

DATE RECEIVED: _____

For the license period beginning _____ 20____
 Ending _____ 20____

INTERNAL REVENUE SERVICE EMPLOYER ID #: _____

CONTACT INFORMATION:

PROPERTY OWNER NAME: JRP Properties LLC

PROPERTY MANAGER NAME: John Palmer

24 HOUR PHONE: _____ OWNER PHONE #: _____

MAILING ADDRESS: _____ Waterford WI 53185

PROPERTY PHYSICAL ADDRESS: 5410 W. Peninsula Rd Waterford WI 53185

EMAIL: info.jrpproperties@gmail.com

REQUIRED:

<input checked="" type="checkbox"/>	Tourism Rooming House License Permit from the State of WI Department of Agriculture, Trade & Consumer Protection under ATCP 72.04
<input checked="" type="checkbox"/>	Completed State Lodging Establishment Inspection dated within 60 days of the date of issuance or renewal
<input checked="" type="checkbox"/>	Proof of casualty and liability insurance issued by an insurance company authorized to do business in the State of Wisconsin, with liability limits of not less than \$300,000 per individual and \$1,000,000 aggregate
<input type="checkbox"/>	Floor plan of the proposed property for rental with requested maximum occupancy
<input type="checkbox"/>	Site plan including available onsite parking
<input checked="" type="checkbox"/>	Annual Racine County Health Department inspection

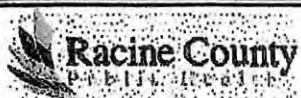
All Short-term Rental applications are required to have an annual inspection by the Racine County Health Department.

I, John Palmer (Property Owner OR Authorized Agent) certify that the above property meets the requirement of the Town of Waterford Code.

John Palmer

Signature of Property Owner OR Authorized Agent

FOR OFFICE USE ONLY:		
Reports received on	JUN 19 2023	Town of Waterford
Reports received on		Racine County Health Department
Reports received on		Waterford Police Department
Approved by Plan Commission (or its designee) on:		Town Board (or its designee) on:



**RACINE COUNTY PUBLIC HEALTH
DIVISION**

License, Permit or Registration

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Wisconsin statutes and is here by authorized to engage in the activity as indicated below.

ACTIVITY Tourist Rooming House (LTR)	EXPIRATION DATE 30-Jun-2023	I.D. NUMBER [REDACTED]
LICENSEE MAILING ADDRESS JRP PROPERTIES LLC [REDACTED] RD WATERFORD WI 53185	NOT TRANSFERABLE	BUSINESS / ESTABLISHMENT ADDRESS BEVERLY 5410 W PENNIUSULA RD WATERFORD WI 53185

The department may send out a renewal notice as a courtesy, but in the absence of a courtesy reminder it is the licensee that is responsible for remittance of the permit fee to the department before July 1st. All Permits expire on June 30th; it is the responsibility of the licensee to make sure all applicable fees are received by the department before July 15th or a late payment fee will be assessed.

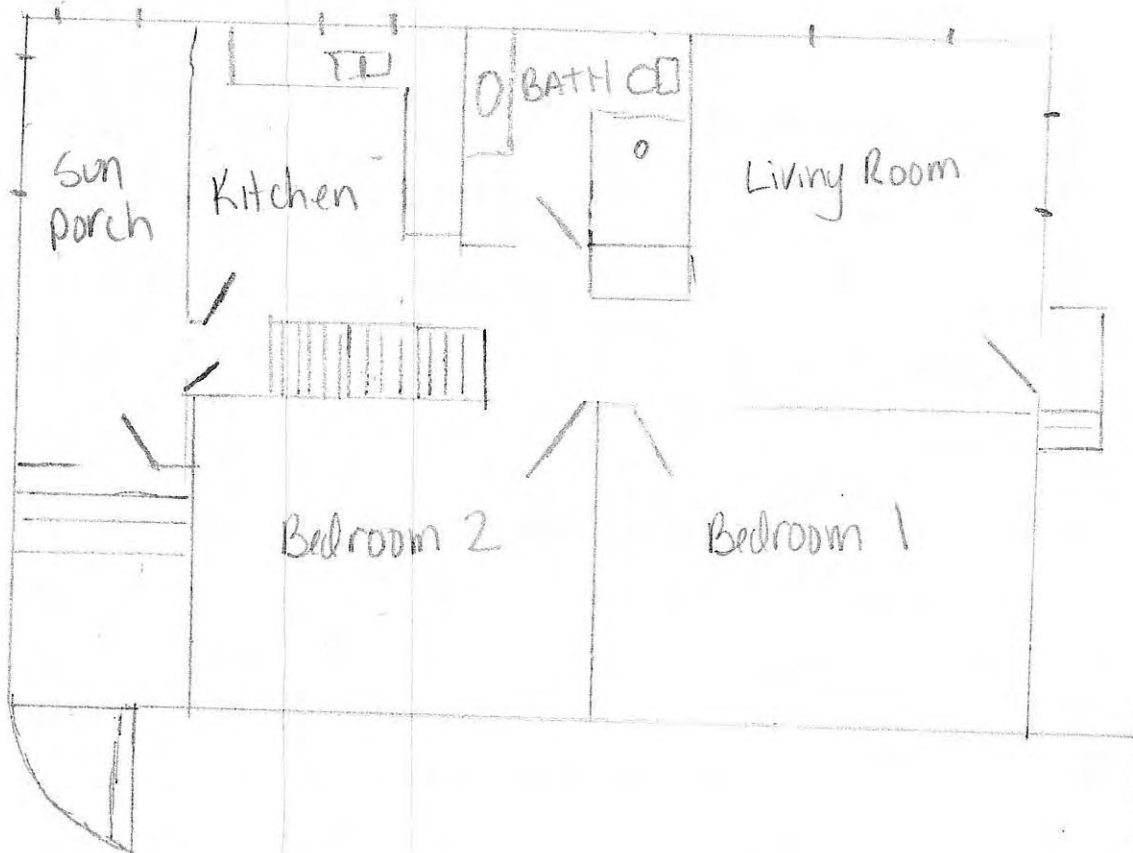
If you do not receive a renewal form prior to June 30th from your licensing authority, you should send in your payment for renewing your permit to the following address:

**RACINE COUNTY PUBLIC HEALTH DIVISION
9531 RAYNE RD SUITE V
STURTEVANT, WI 53177
(262)898-4460**

* Include the name of your facility and the ID number.

5410 W. Peninsula Dr
Sleeps 5

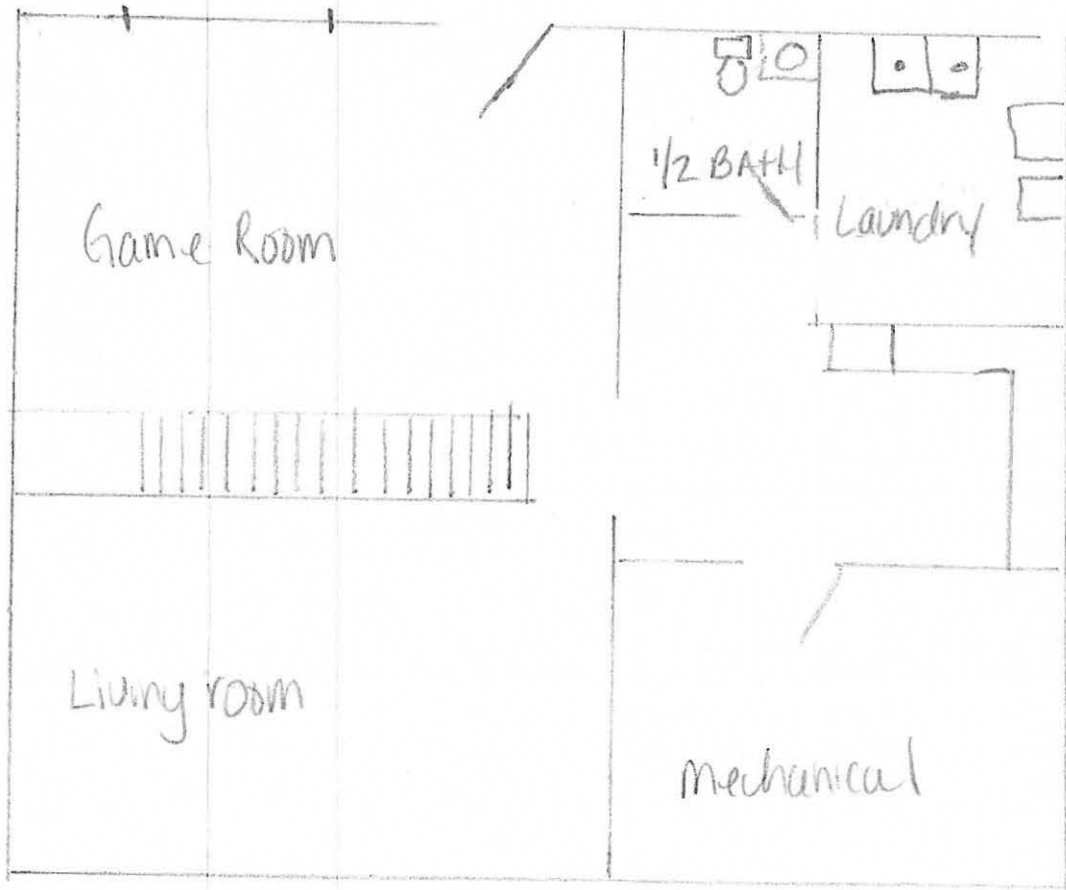
1st Floor



Parking - 4 SPOTS

3410 W. Peninsula Dr

Lower
walk out



INITIAL SHORT TERM RENTAL APPLICATION- FEE \$750.00
RENEWAL SHORT TERM RENTAL APPLICATION- FEE
\$350.00

DATE RECEIVED: _____

For the license period beginning _____ 20____
 Ending _____ 20____

INTERNAL REVENUE SERVICE EMPLOYER ID: [REDACTED]

CONTACT INFORMATION:

PROPERTY OWNER NAME: JRP Properties LLC

PROPERTY MANAGER NAME: John Palmer

24 HOUR PHONE NUMBER: [REDACTED] OWNER PHONE # [REDACTED]

MAILING ADDRESS: [REDACTED] Waterford WI 53185

PROPERTY PHYSICAL ADDRESS: 6232 Briarwood Circle Waterford WI 53185

EMAIL: info.jrpproperties@gmail.com

REQUIRED:

- Tourism Rooming House License Permit from the State of WI Department of Agriculture, Trade & Consumer Protection under ATCP 72.04
- Completed State Lodging Establishment Inspection dated within 60 days of the date of issuance or renewal
- Proof of casualty and liability insurance issued by an insurance company authorized to do business in the State of Wisconsin, with liability limits of not less than \$300,000 per individual and \$1,000,000 aggregate
- Floor plan of the proposed property for rental with requested maximum occupancy
- Site plan including available onsite parking
- Annual Racine County Health Department inspection

All Short-term Rental applications are required to have an annual inspection by the Racine County Health Department.

I, John Palmer (Property Owner OR Authorized Agent) certify that the above property meets the requirement of the Town of Waterford Code.

[Signature]

Signature of Property Owner OR Authorized Agent

FOR OFFICE USE ONLY:

Reports received on	<u>8/20/16</u>	Town of Waterford
Reports received on		Racine County Health Department
Reports received on		Waterford Police Department
Approved by Plan Commission (or its designee) on:		Town Board (or its designee) on:



**RACINE COUNTY PUBLIC HEALTH
DIVISION**

License, Permit or Registration

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Wisconsin statutes and is here by authorized to engage in the activity as indicated below.

ACTIVITY Tourist Rooming House (LTR)	EXPIRATION DATE 30-Jun-2023	I.D. NUMBER [REDACTED]
LICENSEE MAILING ADDRESS JRP PROPERTIES LLC [REDACTED] RD WATERFORD WI 53185	NOT TRANSFERABLE	BUSINESS / ESTABLISHMENT ADDRESS BLUE FISH COTTAGE 6232 BRIARWOOD CIR WATERFORD WI 53185

The department may send out a renewal notice as a courtesy, but in the absence of a courtesy reminder it is the licensee that is responsible for remittance of the permit fee to the department before July 1st. All Permits expire on June 30th; it is the responsibility of the licensee to make sure all applicable fees are received by the department before July 15th or a late payment fee will be assessed.

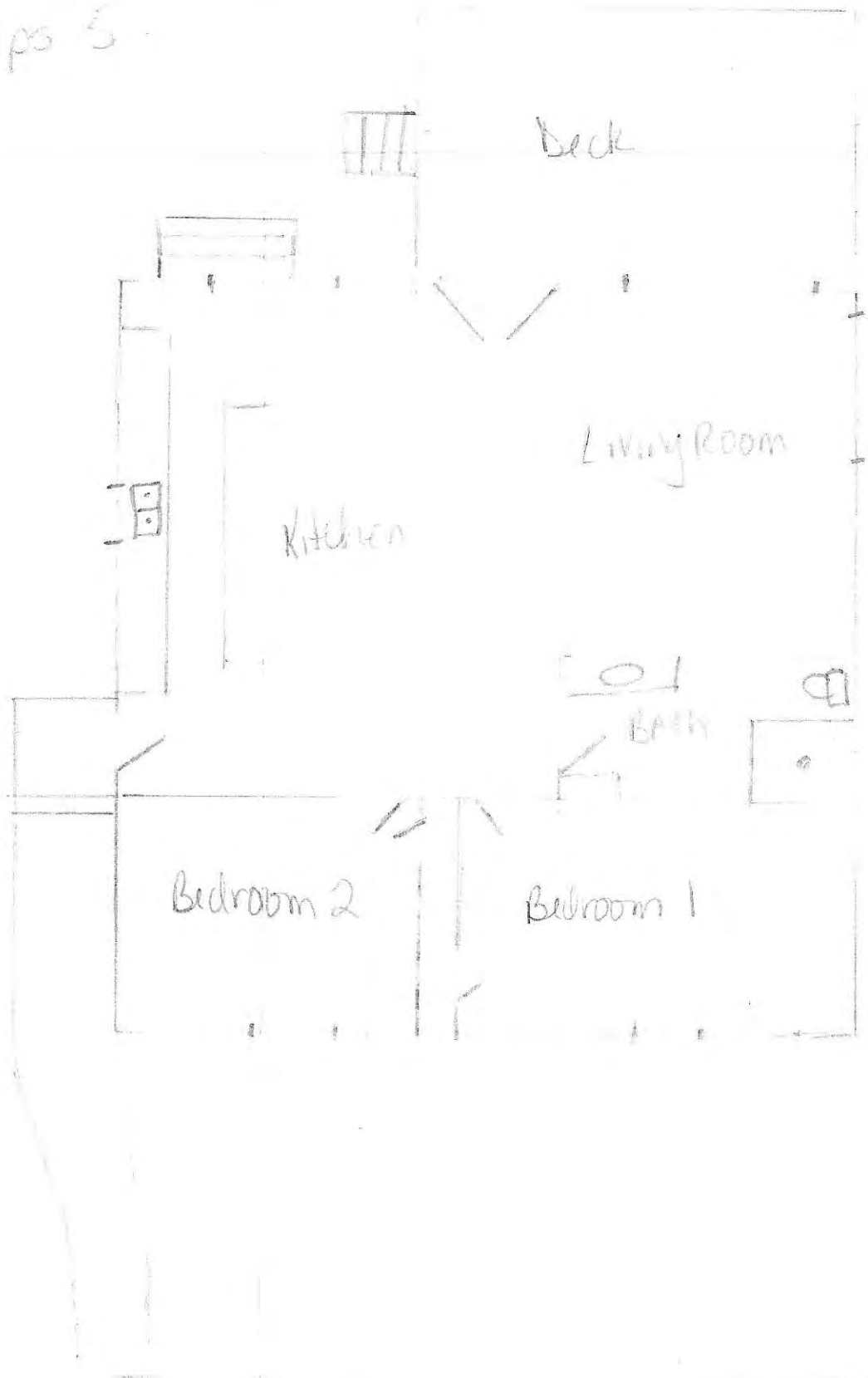
If you do not receive a renewal form prior to June 30th from your licensing authority, you should send in your payment for renewing your permit to the following address:

**RACINE COUNTY PUBLIC HEALTH DIVISION
9531 RAYNE RD SUITE V
STURTEVANT, WI 53177
(262)898-4460**

* Include the name of your facility and the ID number.

6232 Briarwood Lane

Lease 5



Parking - 4 spots

INITIAL SHORT TERM RENTAL APPLICATION- FEE \$750.00
RENEWAL SHORT TERM RENTAL APPLICATION- FEE
\$350.00

DATE RECEIVED: _____

For the license period beginning _____ 20 23
 Ending _____ 20 24

INTERNAL REVENUE SERVICE EMPLOYER ID #: _____

CONTACT INFORMATION:

PROPERTY OWNER NAME: Bob and Kim Beisbier

PROPERTY MANAGER NAME: Bob Beisbier

24 HOUR PHONE NUMBER: (708) [REDACTED] OWNER PHONE # [REDACTED]

MAILING ADDRESS: [REDACTED]

PROPERTY PHYSICAL ADDRESS: 6417 N Tichigan Rd, Waterford

EMAIL: bkpro@wi.rr.com

REQUIRED:

<input type="checkbox"/>	Tourism Rooming House License Permit from the State of WI Department of Agriculture, Trade & Consumer Protection under ATCP 72.04
<input type="checkbox"/>	Completed State Lodging Establishment Inspection dated within 60 days of the date of issuance or renewal
<input checked="" type="checkbox"/>	Proof of casualty and liability insurance issued by an insurance company authorized to do business in the State of Wisconsin, with liability limits of not less than \$300,000 per individual and \$1,000,000 aggregate
<input checked="" type="checkbox"/>	Floor plan of the proposed property for rental with requested maximum occupancy
<input checked="" type="checkbox"/>	Site plan including available onsite parking
<input checked="" type="checkbox"/>	Annual Racine County Health Department inspection

All Short-term Rental applications are required to have an annual inspection by the Racine County Health Department.

I, Bob Beisbier (Property Owner OR Authorized Agent) certify that the above property meets the requirement of the Town of Waterford Code.

Bob Beisbier
 Signature of Property Owner OR Authorized Agent



FOR OFFICE USE ONLY:

Reports received on	<u>6/6/23</u>	Town of Waterford
Reports received on		Racine County Health Department
Reports received on		Waterford Police Department
Approved by Plan Commission (or its designee) on :		Town Board (or its designee) on:

6417 Tichigan rd

Write a description for your map.

Legend

-  Fox River Getaway
-  lot line



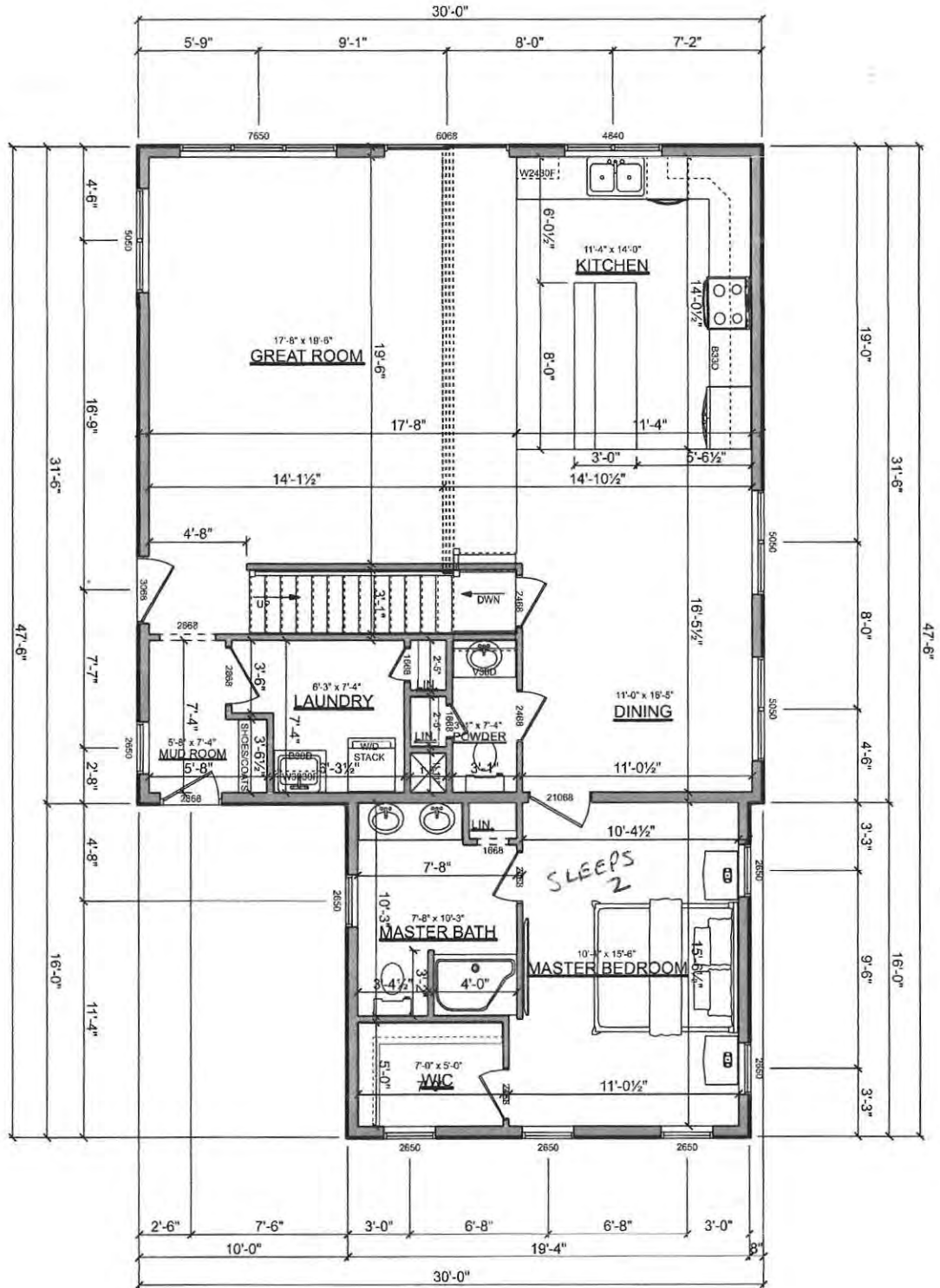
6-7
CARS

N Tichigan Rd

Fox River Getaway



1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"



SLEEPS 13

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

James Allen Builders

N91 W29191 Bobtail Ct. PHONE: 1-262-327-3907

Hartland WI

53029

FAX:

MOBILE:

justin@jamesallenbuilders.com



SECTION LETTER

PAGE NUMBERS

James Allen - Beisber

PHONE:

FAX:

MOBILE:

DRAWN BY:

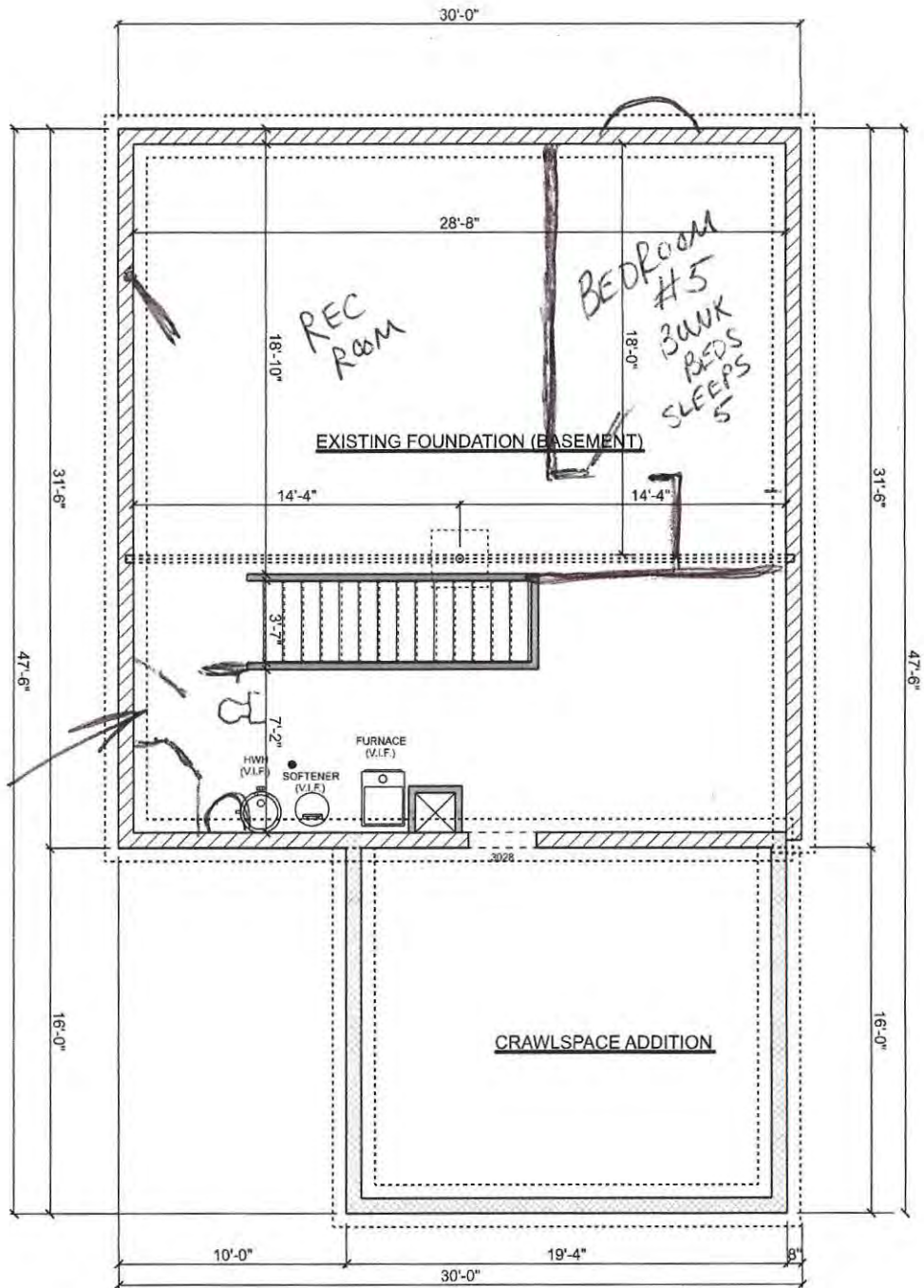
SCALE: 3/16" = 1'-0"

DATE: Thursday, December 5, 2019

PAGE:

1/3
Main Floor

FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



NOTE: ADD 2 COURSES OF CMU TO TOP OF EXISTING FOUNDATION FOR 8'-6" TALL BASEMENT CLG.

Full Bath

BEDROOM #5
3 BUNK BEDS
SLEEPS 5

EXISTING FOUNDATION (BASEMENT)

CRAWLSPACE ADDITION



James Allen Builders

N91 W29191 Bobtail Ct. PHONE: 1-262-327-3907
Hartland WI FAX:
53029 MOBILE:
justin@jamesallenbuilders.com



James Allen - Beisber

PHONE:
FAX:
MOBILE:

DRAWN BY:
SCALE: 3/16" = 1'-0"
DATE: Thursday, December 5, 2019

PAGE: **3/3**
FOUNDATION



**RACINE COUNTY PUBLIC HEALTH
DIVISION**

License, Permit or Registration

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Wisconsin statutes and is here by authorized to engage in the activity as indicated below.

ACTIVITY Tourist Rooming House (LTR)	EXPIRATION DATE 30-Jun-2024	I.D. NUMBER [REDACTED]
LICENSEE MAILING ADDRESS FOX RIVER GETAWAY LLC [REDACTED] MUKWONAGO WI 53149	NOT TRANSFERABLE	BUSINESS / ESTABLISHMENT ADDRESS FOX RIVER GETAWAY 6417 N TICHIGAN RD WATERFORD WI 53185

The department may send out a renewal notice as a courtesy, but in the absence of a courtesy reminder it is the licensee that is responsible for remittance of the permit fee to the department before July 1st. All Permits expire on June 30th; it is the responsibility of the licensee to make sure all applicable fees are received by the department before July 15th or a late payment fee will be assessed.

If you do not receive a renewal form prior to June 30th from your licensing authority, you should send in your payment for renewing your permit to the following address:

**RACINE COUNTY PUBLIC HEALTH DIVISION
9531 RAYNE RD SUITE V
STURTEVANT, WI 53177
(262)898-4460**

* Include the name of your facility and the ID number.

INITIAL SHORT TERM RENTAL APPLICATION- FEE \$750.00
RENEWAL SHORT TERM RENTAL APPLICATION- FEE
\$350.00

DATE RECEIVED: _____

For the license period beginning _____ 20____
 Ending _____ 20____

INTERNAL REVENUE SERVICE EMPLOYER ID #: _____

CONTACT INFORMATION:

PROPERTY OWNER NAME: JRP Properties LLC

PROPERTY MANAGER NAME: John Palmer

24 HOUR PHONE NUMBER: 262-____ OWNER PHONE # ____

MAILING ADDRESS: ____ Waterford WI 53185

PROPERTY PHYSICAL ADDRESS: 6732 Burma Rd Waterford WI 53185

EMAIL: ____

REQUIRED:

<input checked="" type="checkbox"/>	Tourism Rooming House License Permit from the State of WI Department of Agriculture, Trade & Consumer Protection under ATCP 72.04
<input checked="" type="checkbox"/>	Completed State Lodging Establishment Inspection dated within 60 days of the date of issuance or renewal
<input checked="" type="checkbox"/>	Proof of casualty and liability insurance issued by an insurance company authorized to do business in the State of Wisconsin, with liability limits of not less than \$300,000 per individual and \$1,000,000 aggregate
<input checked="" type="checkbox"/>	Floor plan of the proposed property for rental with requested maximum occupancy
<input checked="" type="checkbox"/>	Site plan including available onsite parking
<input checked="" type="checkbox"/>	Annual Racine County Health Department inspection

All Short-term Rental applications are required to have an annual inspection by the Racine County Health Department.

I, John Palmer (Property Owner OR Authorized Agent) certify that the above property meets the requirement of the Town of Waterford Code.

John Palmer

Signature of Property Owner OR Authorized Agent

FOR OFFICE USE ONLY:		
Reports received on	JUN 19 2023	Town of Waterford
Reports received on		Racine County Health Department
Reports received on		Waterford Police Department
Approved by Plan Commission (or its designee) on :		Town Board (or its designee) on:



**RACINE COUNTY PUBLIC HEALTH
DIVISION**

License, Permit or Registration

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Wisconsin statutes and is here by authorized to engage in the activity as indicated below.

ACTIVITY Tourist Rooming House (LTR)	EXPIRATION DATE 30-Jun-2023	I.D. NUMBER [REDACTED]
LICENSEE MAILING ADDRESS JRP PROPERTIES LLC [REDACTED] WATERFORD WI 53185	NOT TRANSFERABLE	BUSINESS / ESTABLISHMENT ADDRESS CEDAR POINT RETREAT 6732 BURMA RD WATERFORD WI 53185

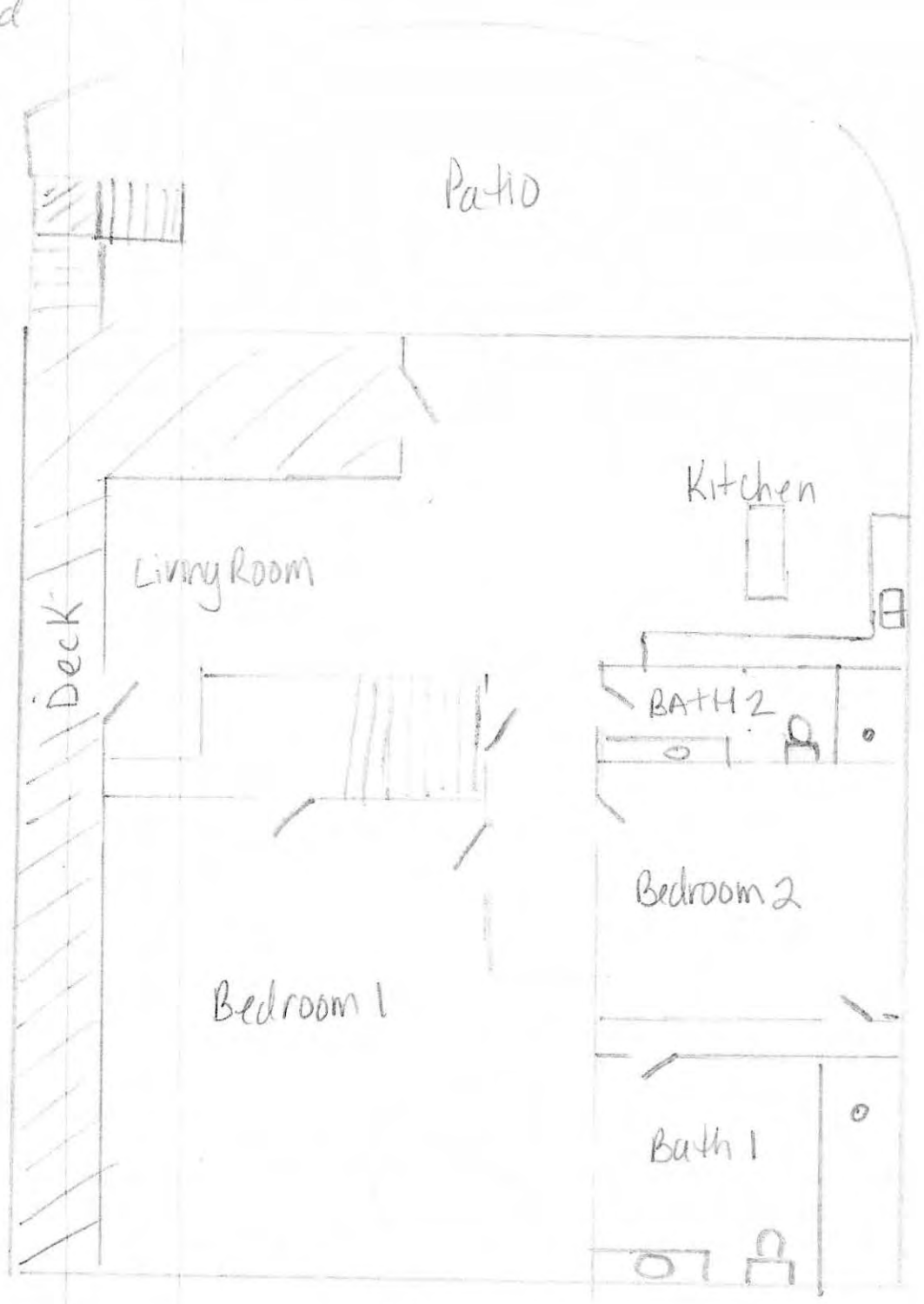
The department may send out a renewal notice as a courtesy, but in the absence of a courtesy reminder it is the licensee that is responsible for remittance of the permit fee to the department before July 1st. All Permits expire on June 30th; it is the responsibility of the licensee to make sure all applicable fees are received by the department before July 15th or a late payment fee will be assessed.

If you do not receive a renewal form prior to June 30th from your licensing authority, you should send in your payment for renewing your permit to the following address:

**RACINE COUNTY PUBLIC HEALTH DIVISION
9531 RAYNE RD SUITE V
STURTEVANT, WI 53177
(262)898-4460**

* Include the name of your facility and the ID number.

6732 Burma Rd
Sleeps 8

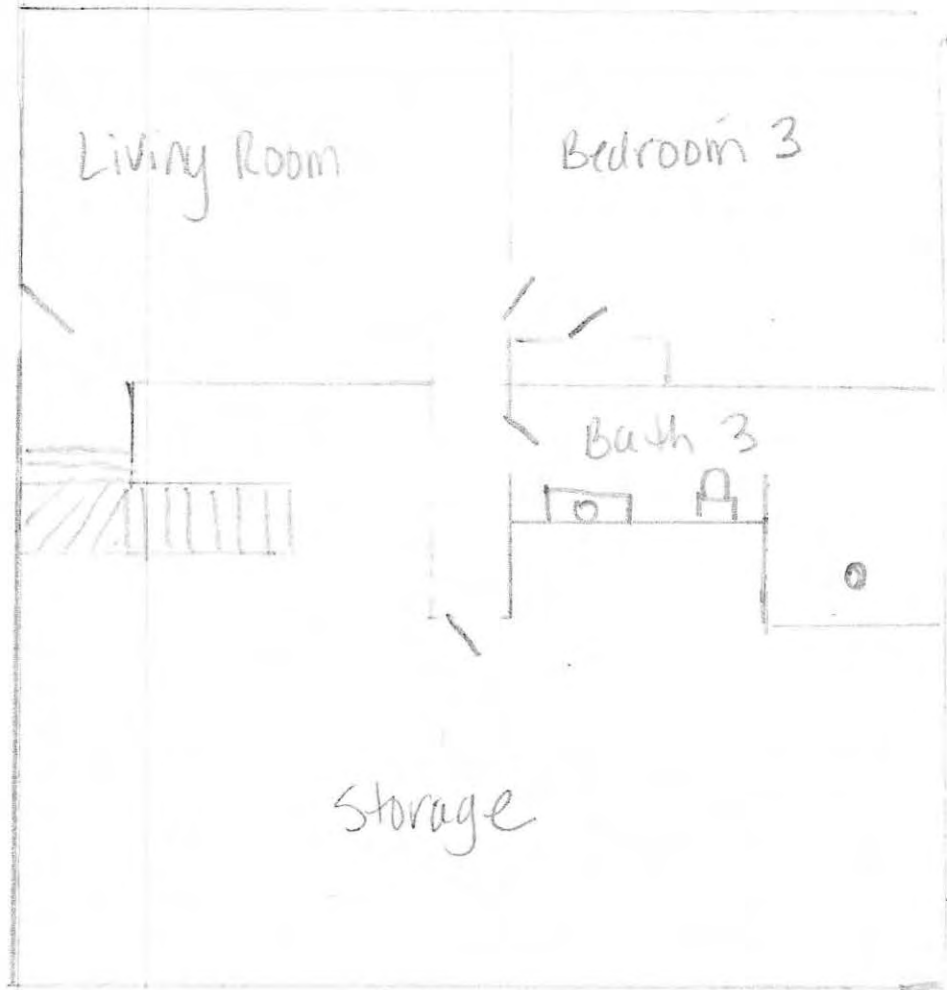


1st Floor

Driveway
6 Cars Deep

2.5 Car
garage

6132 Burma Rd



Lower level
walk out

INITIAL SHORT TERM RENTAL APPLICATION- FEE \$750.00
RENEWAL SHORT TERM RENTAL APPLICATION- FEE
\$350.00

DATE RECEIVED: _____

For the license period beginning _____ 20____
 Ending _____ 20____

INTERNAL REVENUE SERVICE EMPLOYER ID: [REDACTED]

CONTACT INFORMATION:

PROPERTY OWNER NAME: JRP Properties LLC

PROPERTY MANAGER NAME: John Palmer

24 HOUR PHONE NUMBER: [REDACTED] OWNER PHONE # [REDACTED]

MAILING ADDRESS: [REDACTED] Waterford WI 53185

PROPERTY PHYSICAL ADDRESS: 6240 Briarwood Circle Waterford WI 53185

EMAIL: [REDACTED]

REQUIRED:

<input checked="" type="checkbox"/>	Tourism Rooming House License Permit from the State of WI Department of Agriculture, Trade & Consumer Protection under ATCP 72.04
<input checked="" type="checkbox"/>	Completed State Lodging Establishment Inspection dated within 60 days of the date of issuance or renewal
<input checked="" type="checkbox"/>	Proof of casualty and liability insurance issued by an insurance company authorized to do business in the State of Wisconsin, with liability limits of not less than \$300,000 per individual and \$1,000,000 aggregate
<input checked="" type="checkbox"/>	Floor plan of the proposed property for rental with requested maximum occupancy
<input checked="" type="checkbox"/>	Site plan including available onsite parking
<input checked="" type="checkbox"/>	Annual Racine County Health Department inspection

All Short-term Rental applications are required to have an annual inspection by the Racine County Health Department.

I, John Palmer (Property Owner OR Authorized Agent) certify that the above property meets the requirement of the Town of Waterford Code.

John Palmer

Signature of Property Owner OR Authorized Agent

FOR OFFICE USE ONLY:

Reports received on	<u>6/19/2023</u>	Town of Waterford
Reports received on	<u>N/A</u>	Racine County Health Department
Reports received on		Waterford Police Department
Approved by Plan Commission (or its designee) on:		Town Board (or its designee) on:



**RACINE COUNTY PUBLIC HEALTH
DIVISION**

License, Permit or Registration

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Wisconsin statutes and is here by authorized to engage in the activity as indicated below.

ACTIVITY Tourist Rooming House (LTR)	EXPIRATION DATE 30-Jun-2023	I.D. NUMBER [REDACTED]
LICENSEE MAILING ADDRESS JRP PROPERTIES LLC [REDACTED] WATERFORD WI 53185	NOT TRANSFERABLE	BUSINESS / ESTABLISHMENT ADDRESS WHITE PINE VILLA 6240 BRIARWOOD CIR WATERFORD WI 53185

The department may send out a renewal notice as a courtesy, but in the absence of a courtesy reminder it is the licensee that is responsible for remittance of the permit fee to the department before July 1st. All Permits expire on June 30th; it is the responsibility of the licensee to make sure all applicable fees are received by the department before July 15th or a late payment fee will be assessed.

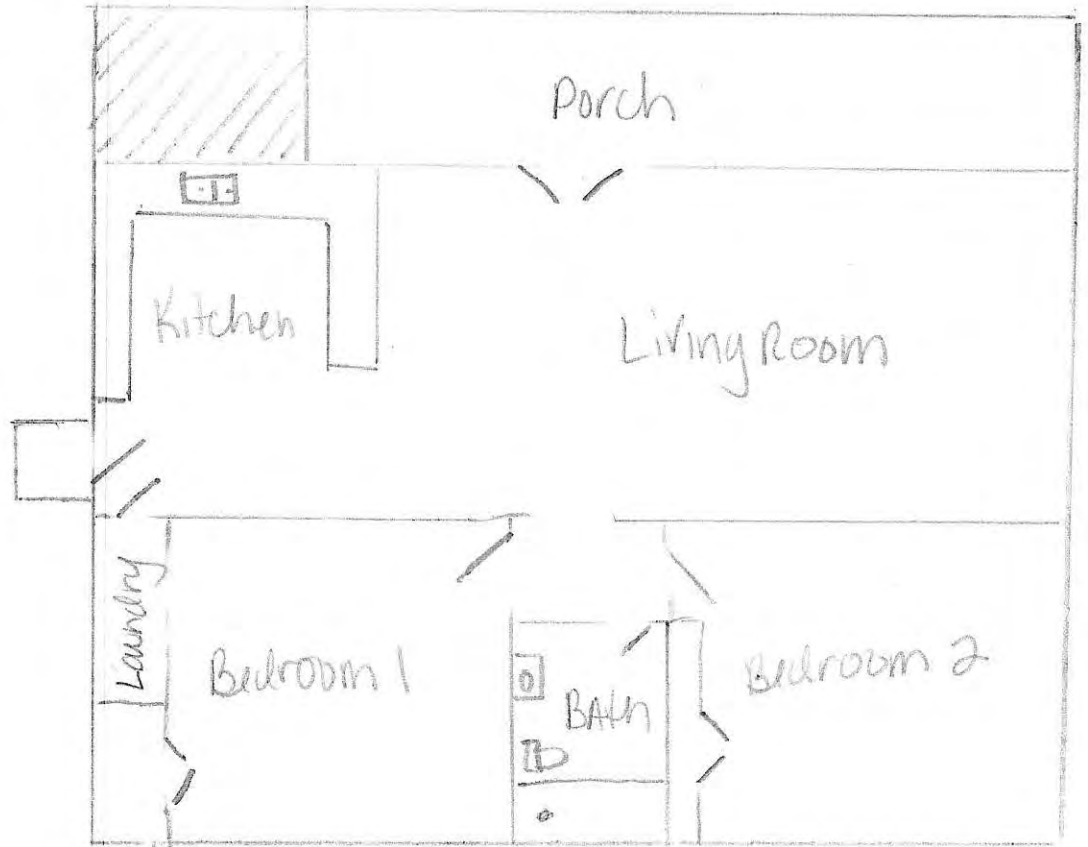
If you do not receive a renewal form prior to June 30th from your licensing authority, you should send in your payment for renewing your permit to the following address:

**RACINE COUNTY PUBLIC HEALTH DIVISION
9531 RAYNE RD SUITE V
STURTEVANT, WI 53177
(262)898-4460**

* Include the name of your facility and the ID number.

6240 Briarwood Circle

sleeps 5



2.5 Car Garage

parking
4 spots

INITIAL SHORT TERM RENTAL APPLICATION- FEE \$750.00
RENEWAL SHORT TERM RENTAL APPLICATION- FEE
\$350.00

DATE RECEIVED: _____

For the license period beginning July 1 20 23
 Ending June 30 20 24

INTERNAL REVENUE SERVICE EMPLOYER [REDACTED]

CONTACT INFORMATION:
 PROPERTY OWNER NAME: 321Go Ventures Tichigan LLC

PROPERTY MANAGER NAME: Siaw Ming Hwong

24 HOUR PHONE NUMBER: [REDACTED] OWNER PHONE # [REDACTED]

MAILING ADDRESS: [REDACTED]

PROPERTY PHYSICAL ADDRESS: 6749A N Tichigan Rd, Waterford WI 53185

EMAIL: 321goventures@gmail.com

REQUIRED:

<input checked="" type="checkbox"/>	Proof of casualty and liability insurance issued by an insurance company authorized to do business in the State of Wisconsin, with liability limits of not less than \$300,000 per individual and \$1,000,000 aggregate
<input checked="" type="checkbox"/>	Floor plan of the proposed property for rental with requested maximum occupancy
<input checked="" type="checkbox"/>	Site plan including available onsite parking
<input checked="" type="checkbox"/>	Copy of Racine County Public Health Division "License, Permit or Registration"

All Short-term Rental applications are required to have an annual inspection by the Racine County Health Department.

I, Siaw Ming Hwong (Property Owner OR Authorized Agent) certify that the above property meets the requirement of the Town of Waterford Code.

Siaw Ming Hwong

Signature of Property Owner OR Authorized Agent

Office Use Only:

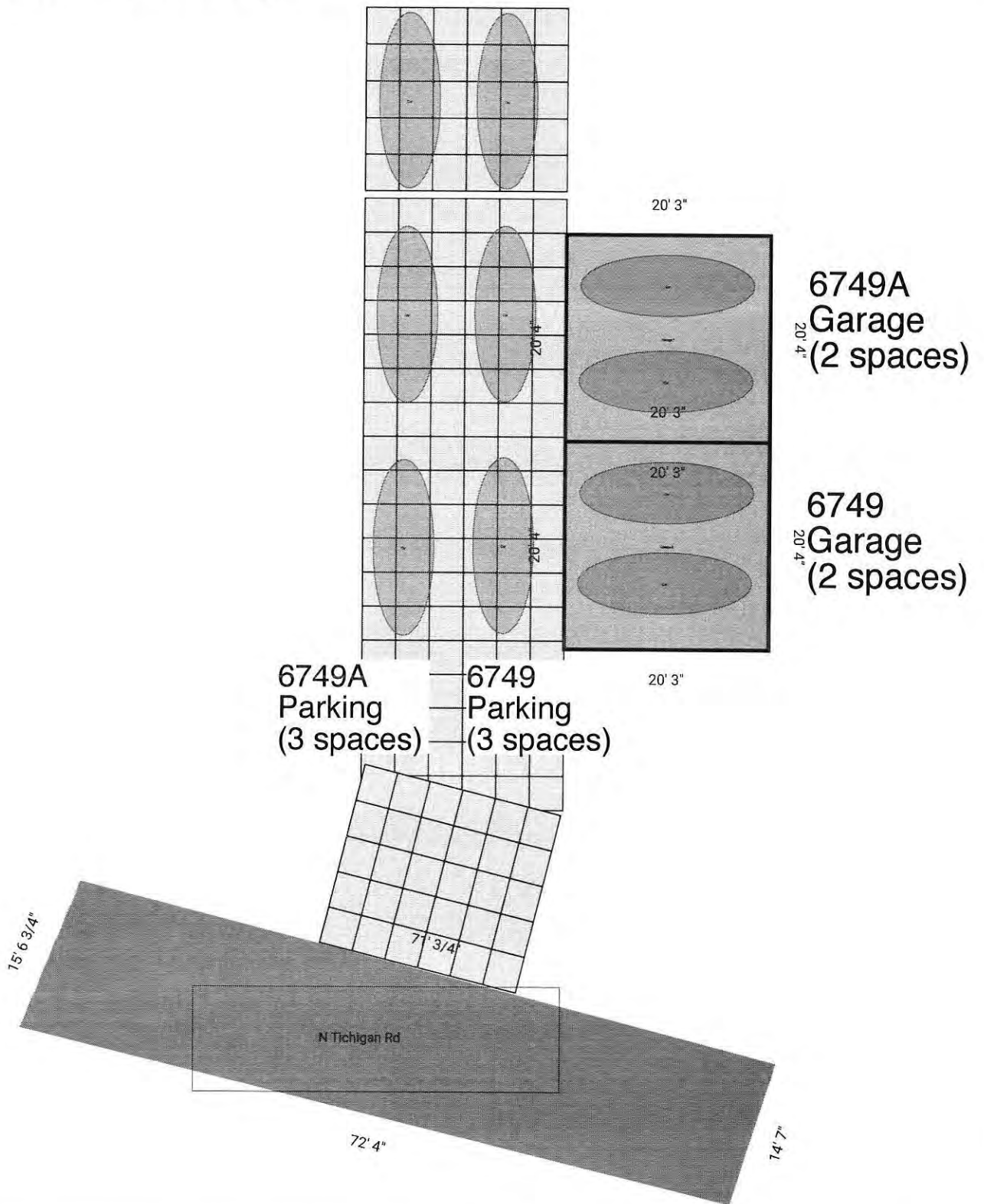
Date filed:		Payment Received:
Planning Review:		Permit Number:
Board Review:		Expiration Date:
Approval Date:		Registration Fee:

6749A

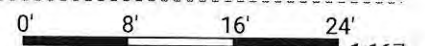
6749A N Tichigan Rd, 53185 Waterford, WI, United States
TOTAL AREA: 1462.89 sq ft • LIVING AREA: 684.77 sq ft • FLOORS: 2



▼ 6749 + 6749A Driveway and Parking area



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



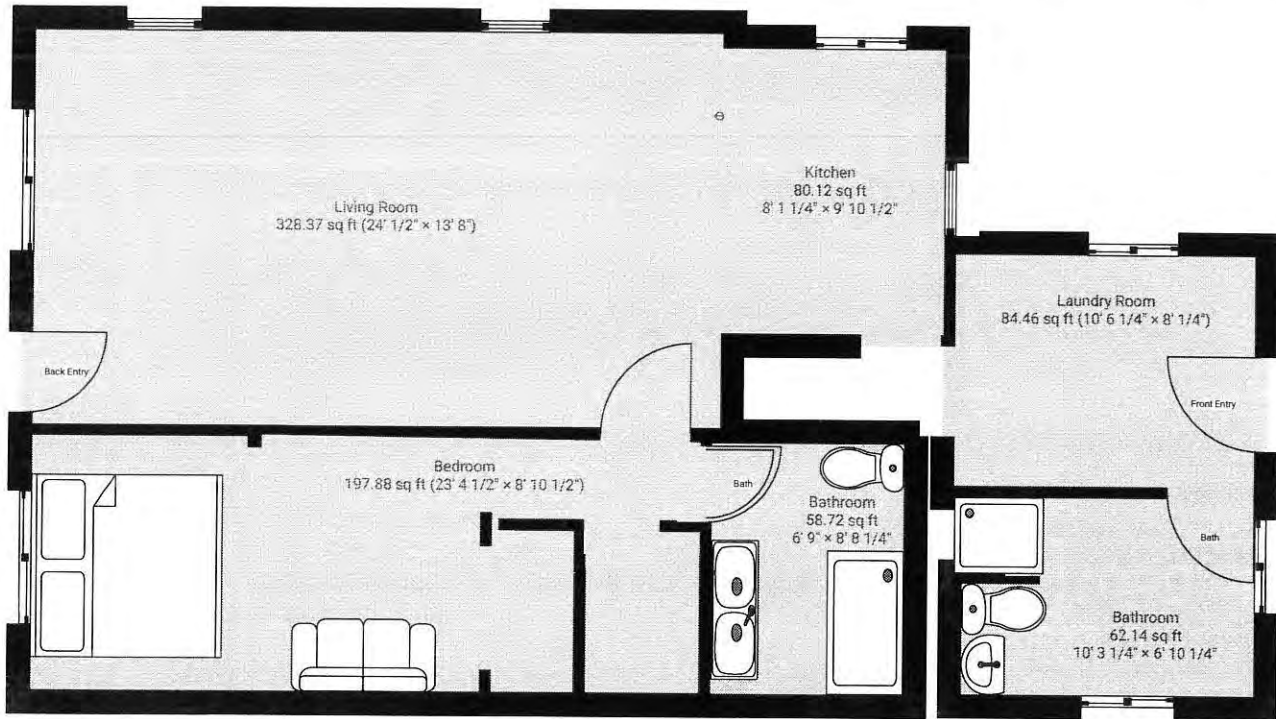
6749A

6749A N Tichigan Rd, 53185 Waterford, WI, United States
TOTAL AREA: 1462.89 sq ft • LIVING AREA: 684.77 sq ft • FLOORS: 2



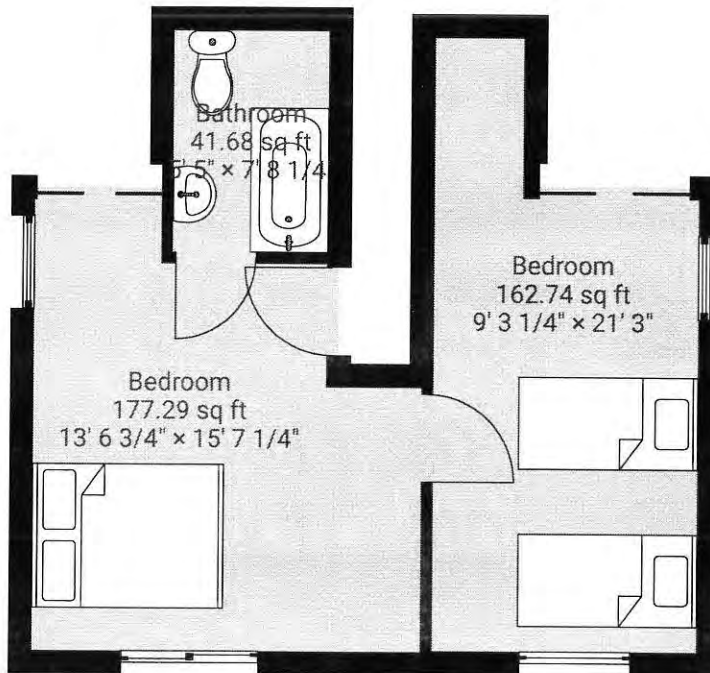
▼ Ground Floor

TOTAL AREA: 978.76 sq ft • LIVING AREA: 617.35 sq ft •

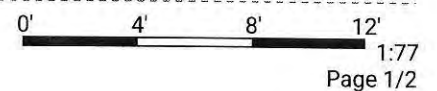


▼ 2nd Floor

TOTAL AREA: 484.14 sq ft • LIVING AREA: 67.42 sq ft •



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



6749A Occupancy Plan

Room	Sq Ft	Sleeps
Living Room		328
Bedroom 1	197	3 (1 king bed + 1 sofa bed)
Bedroom 2	177	2 (1 queen bed)
Bedroom 3	162	3 (2 twin beds + portable trundle)
Total Habitable Space	864	8

Max Occupants Plan:

Occupancy Space (sq ft)	Persons
150	1
100	1
100	1
100	1
100	1
100	1
100	1
100	1
850	8

Bathroom Plan:

Baths	Max Occupants (4 per bath)
3	12

Parking Plan:

	Spaces	Max Occupants (4 per parking spot)
Parking Spaces (6749A):	5	20
Parking Spaces (6749):	5	20
(6749A and 6749 has shared driveway and garages)		



**RACINE COUNTY PUBLIC HEALTH
DIVISION**

License, Permit or Registration

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ACTIVITY Tourist Rooming House (LTR)	EXPIRATION DATE 30-Jun-2023	I.D. NUMBER [REDACTED]
LICENSEE MAILING ADDRESS 321 GO VENTURES LLC [REDACTED] MILWAUKEE WI 53212	NOT TRANSFERABLE	BUSINESS / ESTABLISHMENT ADDRESS 6749A TICHIGAN HOME 6749A N TICHIGAN RD WATERFORD WI 53185

The department may send out a renewal notice as a courtesy, but in the absence of a courtesy reminder it is the licensee that is responsible for remittance of the permit fee to the department before July 1st. All Permits expire on June 30th; it is the responsibility of the licensee to make sure all applicable fees are received by the department before July 15th or a late payment fee will be assessed.

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RACINE COUNTY PUBLIC HEALTH DIVISION
9531 RAYNE RD SUITE V
STURTEVANT, WI 53177
(262)898-4460

* Include the name of your facility and the ID number.

INITIAL SHORT TERM RENTAL APPLICATION- FEE \$750.00
RENEWAL SHORT TERM RENTAL APPLICATION- FEE
\$350.00

DATE RECEIVED: _____

For the license period beginning July 1 20 23
 Ending June 30 20 24

INTERNAL REVENUE SERVICE EMPLOYER ID #: _____

CONTACT INFORMATION:

PROPERTY OWNER NAME: Sarah Krauszer

PROPERTY MANAGER NAME: Sarah Krauszer

24 HOUR PHONE NUMBER: [REDACTED] OWNER PHONE # [REDACTED]

MAILING ADDRESS: [REDACTED]

PROPERTY PHYSICAL ADDRESS: 28605 Burma Lane, Waterford, WI 53185

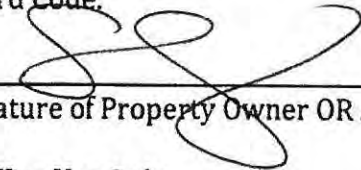
EMAIL: [REDACTED]

REQUIRED:

<input checked="" type="checkbox"/>	Proof of casualty and liability insurance issued by an insurance company authorized to do business in the State of Wisconsin, with liability limits of not less than \$300,000 per individual and \$1,000,000 aggregate
<input checked="" type="checkbox"/>	Floor plan of the proposed property for rental with requested maximum occupancy
<input checked="" type="checkbox"/>	Site plan including available onsite parking
<input type="checkbox"/>	Copy of Racine County Public Health Division "License, Permit or Registration"

All Short-term Rental applications are required to have an annual inspection by the Racine County Health Department.

I, Sarah Krauszer (Property Owner OR Authorized Agent) certify that the above property meets the requirement of the Town of Waterford Code.



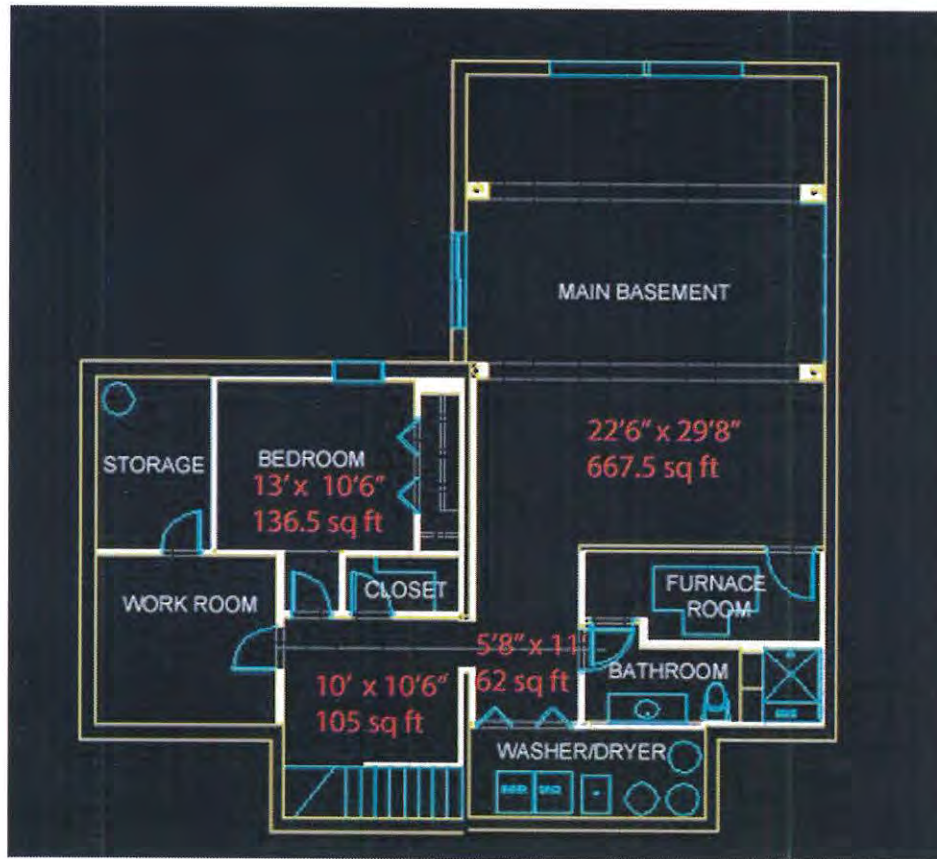
 Signature of Property Owner OR Authorized Agent

Office Use Only:

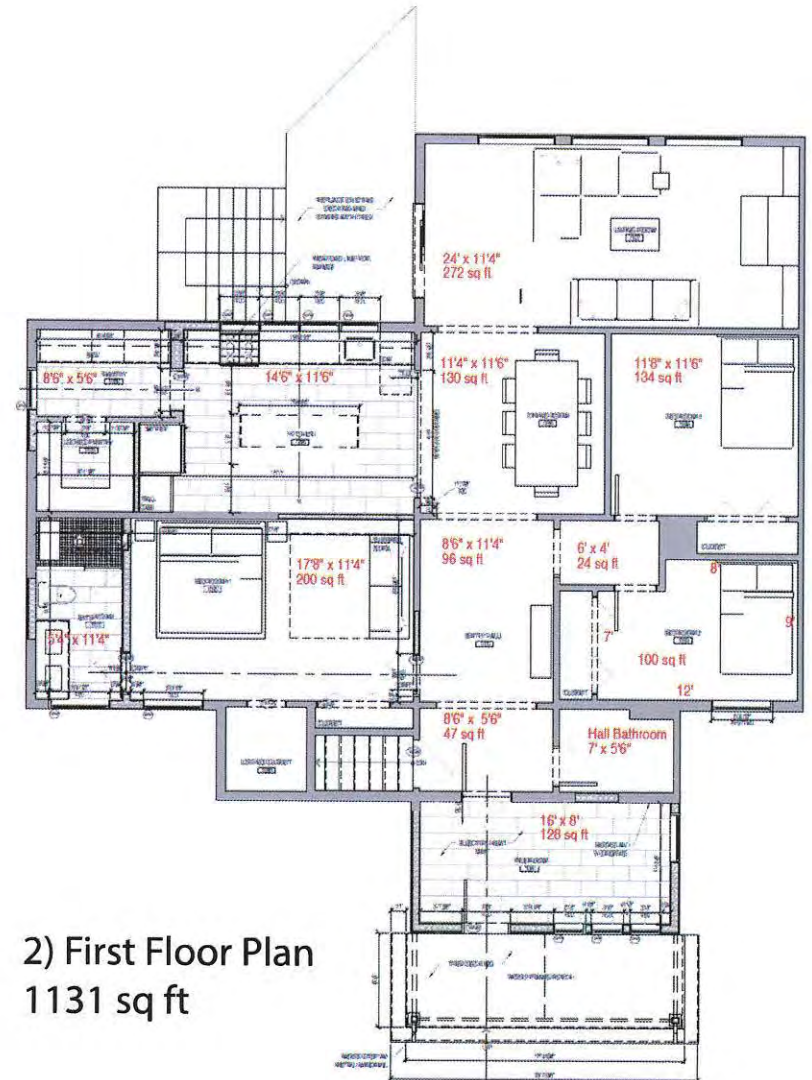
Date filed:		Payment Received:
Planning Review:		Permit Number:
Board Review:		Expiration Date:
Approval Date:		Registration Fee:

Floor Plans for 28605 Burma Lane

Requested maximum occupancy: 12 guests
4 bedrooms, 7 beds. 2102 habitable sq ft
3 full bathrooms



1) Walkout Basement Floor Plan
971 sq ft



2) First Floor Plan
1131 sq ft

INITIAL SHORT TERM RENTAL APPLICATION- FEE \$750.00
RENEWAL SHORT TERM RENTAL APPLICATION- FEE
\$350.00

DATE RECEIVED: 06/02/2023

For the license period beginning ~~XXXX~~ JULY 1 20 23
 Ending ~~XXXX~~ JUNE 30 20 24

INTERNAL REVENUE SERVICE EMPLOYER ID #: [REDACTED]

CONTACT INFORMATION:

PROPERTY OWNER NAME: Grant Horn

PROPERTY MANAGER NAME: Grant Horn

24 HOUR PHONE NUMBER: (202) [REDACTED] OWNER PHONE # [REDACTED]

MAILING ADDRESS: [REDACTED] Waterford, WI 53185

PROPERTY PHYSICAL ADDRESS: 6632 Canal Lane, Waterford, WI 53185

EMAIL: ghorn@RTURS.com

REQUIRED:

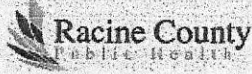
<input checked="" type="checkbox"/>	Tourism Rooming House License Permit from the State of WI Department of Agriculture, Trade & Consumer Protection under ATCP 72.04
<input checked="" type="checkbox"/>	Completed State Lodging Establishment Inspection dated within 60 days of the date of issuance or renewal
<input checked="" type="checkbox"/>	Proof of casualty and liability insurance issued by an insurance company authorized to do business in the State of Wisconsin, with liability limits of not less than \$300,000 per individual and \$1,000,000 aggregate
<input checked="" type="checkbox"/>	Floor plan of the proposed property for rental with requested maximum occupancy
<input checked="" type="checkbox"/>	Site plan including available onsite parking
<input checked="" type="checkbox"/>	Annual Racine County Health Department inspection

All Short-term Rental applications are required to have an annual inspection by the Racine County Health Department.

I, Grant Horn (Property Owner OR Authorized Agent) certify that the above property meets the requirement of the Town of Waterford Code.

[Signature]
 Signature of Property Owner OR Authorized Agent

FOR OFFICE USE ONLY:	
Reports received on <u>6/7/2023</u>	Town of Waterford
Reports received on	Racine County Health Department
Reports received on	Waterford Police Department
Approved by Plan Commission (or its designee) on:	Town Board (or its designee) on:



**RACINE COUNTY PUBLIC HEALTH
DIVISION**

License, Permit or Registration

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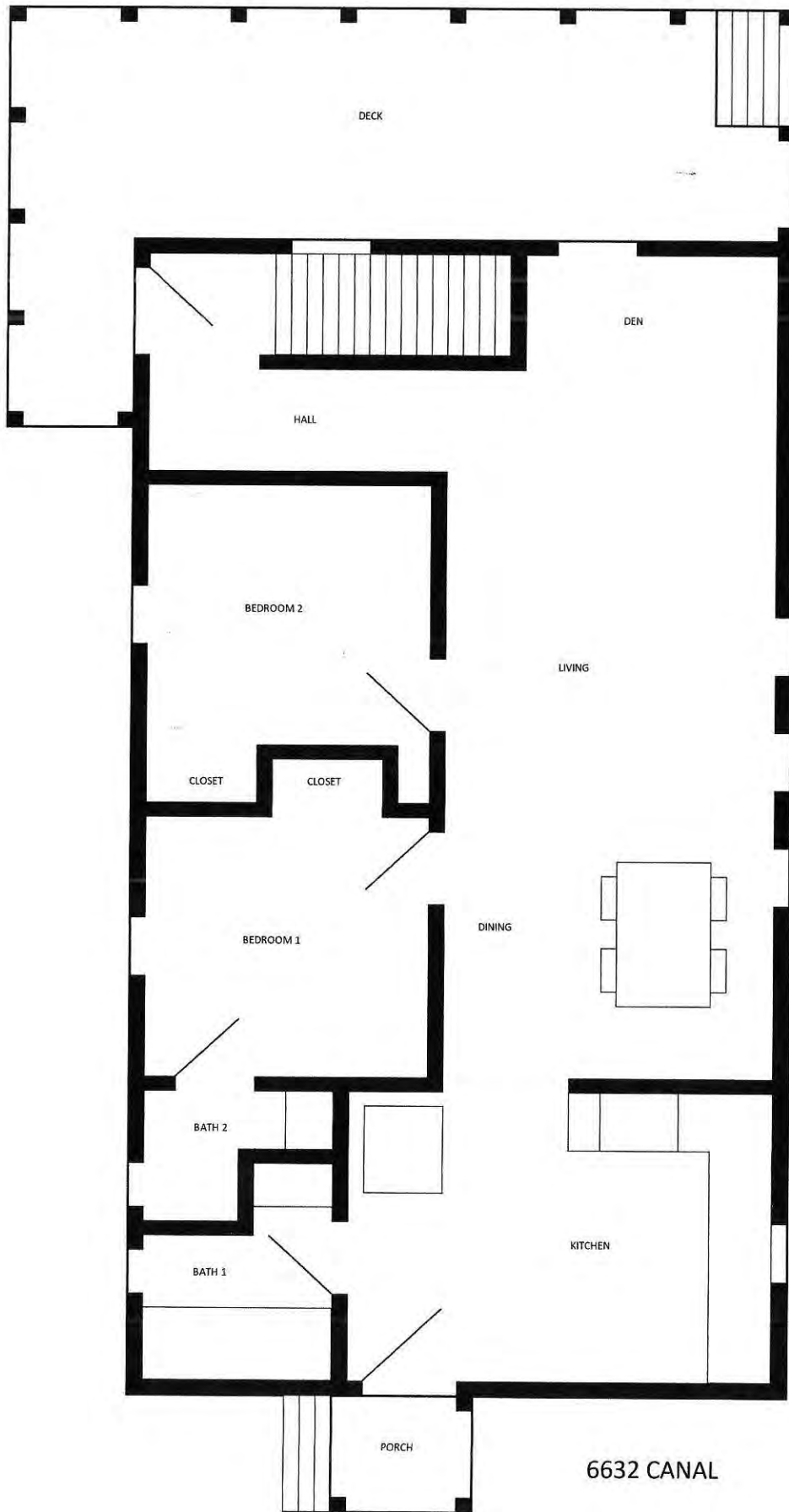
ACTIVITY Tourist Rooming House (LTR)	EXPIRATION DATE 30-Jun-2023	I.D. NUMBER [REDACTED]
LICENSEE MAILING ADDRESS GRANT HORN [REDACTED] WATERFORD WI 53185	NOT TRANSFERABLE	BUSINESS / ESTABLISHMENT ADDRESS COTTAGE ON THE CANAL 6632 CANAL LN WATERFORD WI 53185

The department may send out a renewal notice as a courtesy, but in the absence of a courtesy reminder it is the licensee that is responsible for remittance of the permit fee to the department before July 1st. All Permits expire on June 30th; it is the responsibility of the licensee to make sure all applicable fees are received by the department before July 15th or a late payment fee will be assessed.

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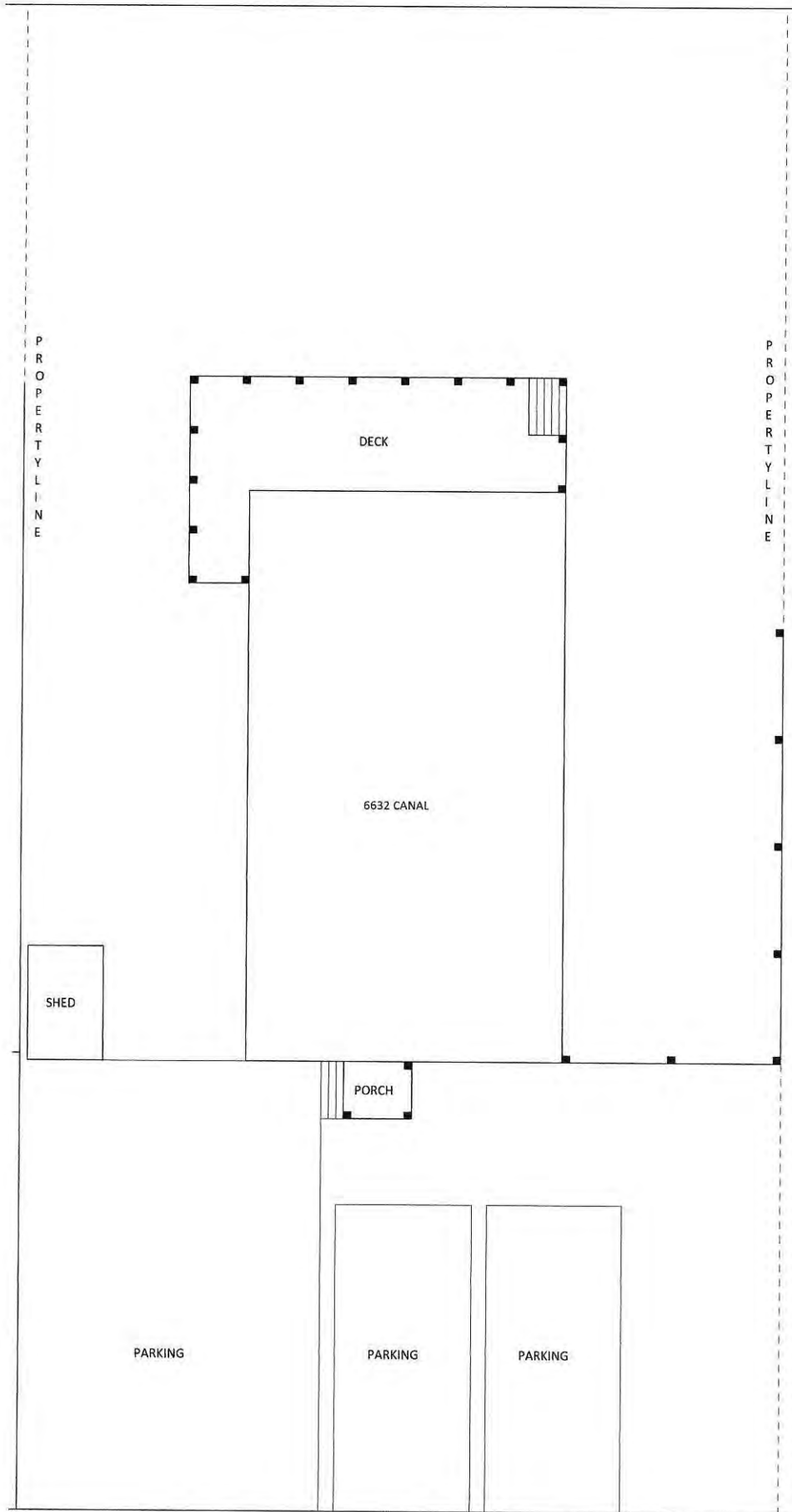
RACINE COUNTY PUBLIC HEALTH DIVISION
9531 RAYNE RD SUITE V
STURTEVANT, WI 53177
(262)898-4460

* Include the name of your facility and the ID number.



6632 CANAL

LAKE TICHIGAN CANAL



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PARKING

PARKING

PARKING

CANAL LANE

INITIAL SHORT TERM RENTAL APPLICATION- FEE \$750.00
RENEWAL SHORT TERM RENTAL APPLICATION- FEE
\$350.00

DATE RECEIVED: 06/02/2023

For the license period beginning ~~2023~~ JULY 1 20 23
 Ending ~~2024~~ JUNE 30 20 24

INTERNAL REVENUE SERVICE EMPLOYER ID #: [REDACTED]

CONTACT INFORMATION:
 PROPERTY OWNER NAME: Grant Horn

PROPERTY MANAGER NAME: Grant Horn

24 HOUR PHONE NUMBER (909) 500-1706 OWNER PHONE # (909) 500-1700

MAILING ADDRESS: [REDACTED] Waterford, WI 53185

PROPERTY PHYSICAL ADDRESS: 28935 Elm Island Dr, Waterford, WI 53185

EMAIL: ghorn@RTURS.com

REQUIRED:

<input checked="" type="checkbox"/>	Tourism Rooming House License Permit from the State of WI Department of Agriculture, Trade & Consumer Protection under ATCP 72.04
<input checked="" type="checkbox"/>	Completed State Lodging Establishment Inspection dated within 60 days of the date of issuance or renewal
<input checked="" type="checkbox"/>	Proof of casualty and liability insurance issued by an insurance company authorized to do business in the State of Wisconsin, with liability limits of not less than \$300,000 per individual and \$1,000,000 aggregate
<input checked="" type="checkbox"/>	Floor plan of the proposed property for rental with requested maximum occupancy
<input checked="" type="checkbox"/>	Site plan including available onsite parking
<input checked="" type="checkbox"/>	Annual Racine County Health Department inspection

All Short-term Rental applications are required to have an annual inspection by the Racine County Health Department.

I, Grant Horn (Property Owner OR Authorized Agent) certify that the above property meets the requirement of the Town of Waterford Code.

[Signature]
 Signature of Property Owner OR Authorized Agent

FOR OFFICE USE ONLY:

Reports received on		Town of Waterford
Reports received on		Racine County Health Department
Reports received on		Waterford Police Department
Approved by Plan Commission (or its designee) on:		Town Board (or its designee) on:



**RACINE COUNTY PUBLIC HEALTH
DIVISION**

License, Permit or Registration

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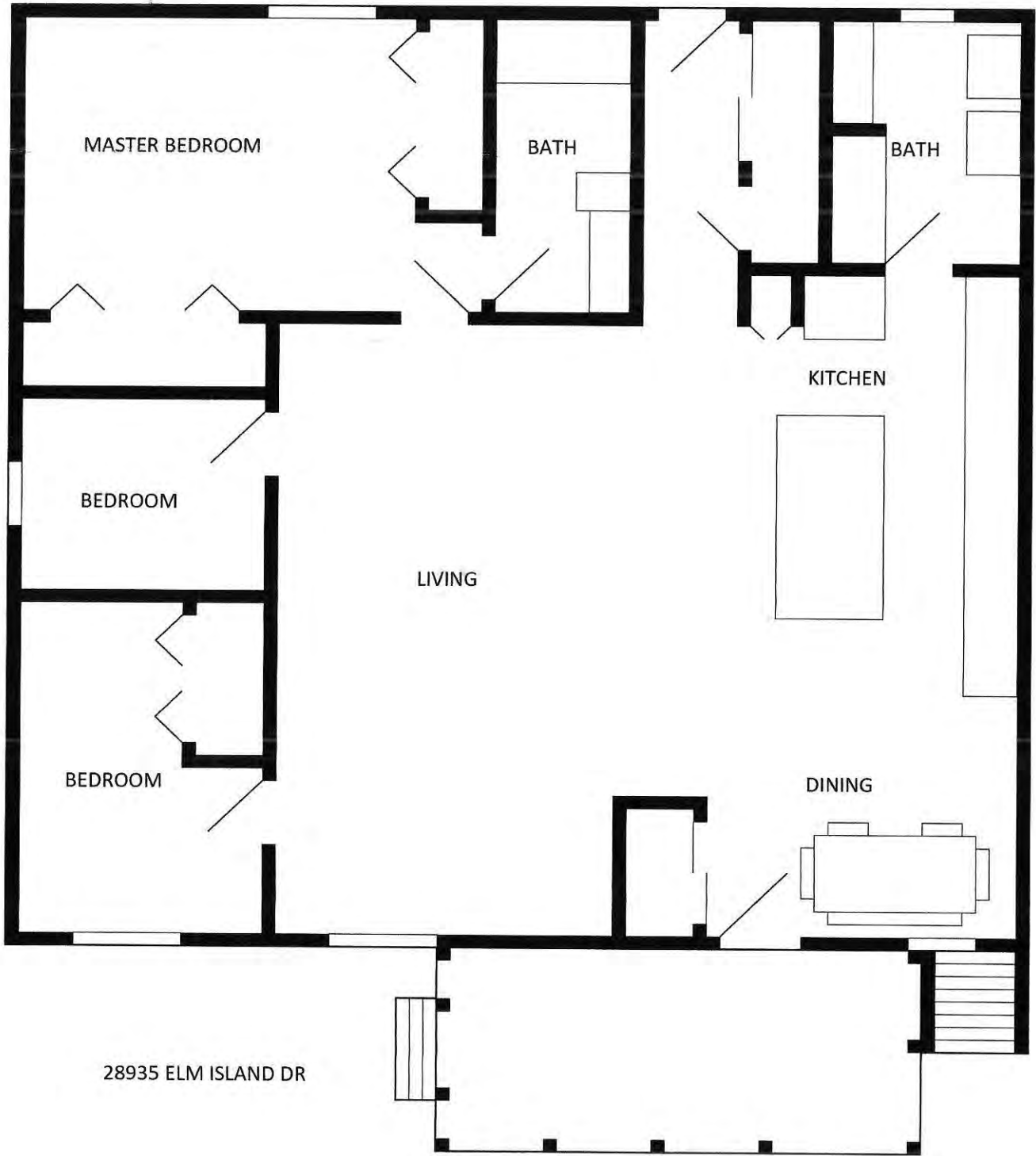
ACTIVITY Tourist Rooming House (LTR)	EXPIRATION DATE 30-Jun-2023	I.D. NUMBER [REDACTED]
LICENSEE MAILING ADDRESS GRANT HORN [REDACTED] WATERFORD WI 53185	NOT TRANSFERABLE	BUSINESS / ESTABLISHMENT ADDRESS ELM ISLAND COTTAGE 28935 ELM ISLAND DR WATERFORD WI 53185

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9531 RAYNE RD SUITE V
STURTEVANT, WI 53177
(262)898-4460

* Include the name of your facility and the ID number.



MASTER BEDROOM

BATH

BATH

KITCHEN

BEDROOM

LIVING

BEDROOM

DINING

28935 ELM ISLAND DR

ELM ISLAND DRIVE

45' X 30' ASPHALT PARKING SLAB

28935 ELM ISLAND DR

28935 ELM ISLAND DR

ELM ISLAND BAY OF FOX RIVER

