

SEPTEMBER 11, 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/87636869140?pwd=REhuK3R3aDh4UVpvTU81aG9uenhWdz09>

Meeting ID: 876 3686 9140

Passcode: 286986

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF AUGUST 7, 2023 MINUTES AS PRESENTED
4. PIER PERMIT- JENKS, 29040 KRAMER DR. (AFTER THE FACT)
5. PIER PERMIT- 28837 BEACH DR., THE WATERING HOLE
6. CSM- ROTH, 28502 IVY LN (BAUMAN, 28510 IVY LN.; GOLDEN, 28506 IVY LN.) - NOT CREATING ANY NEW LOTS (FOR CLARIFICATION PURPOSES)
7. SHORT-TERM RENTAL- BRATTON, 6624 CANAL LN.
8. CSM- SCHIERL, VACANT PROPERTY SE CORNER OF E. RIVER BAY DR., ADJACENT TO 28621 E. RIVER BAY DR.
9. CORRESPONDENCE/PUBLIC COMMENTS
10. 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.
AUGUST 7, 2023 @ 5:30 PM
UNAPPROVED/UNOFFICIAL MINUTES

1. Planning Commission meeting was called to order at 5:00 PM by Chair Teri Nicolai. Present: Commissioners Wagner, Mroczkowski, Wenck, Dickinson, Nelson, Derse and Town Attorney.
2. Chair Nicolai led the Pledge of Allegiance.
3. **Commissioner Derse motioned to approve the July 10, 2023 minutes as presented, seconded by Commissioner Mroczkowski. Vote taken: 7-0. Motion carried.**
4. Pier Permit-Samuel, 29113 White Oak Ln.- Peter Wall, contractor for Ms. Samuel, was in attendance- The pier will be permanent. Commissioner Mroczkowski reminded Mr. Wall that there are reflector and address requirements for the pier. **Commissioner Wenck motioned to approve the pier permit, as presented, seconded by Commissioner Derse. Vote taken: 7-0. Motion carried.**
5. Pier Permit-Bratton, 6624 Canal Ln.- Applicant was present. Submitted three proposals. Question was raised as to how wide the canal is and Grant Horn, neighbor, indicated that the canal is about 20' at its widest. Leroy Zierath, 6628 Canal Ln., wants the pier to conform to all the other piers. **Commissioner Mroczkowski motioned to approve pier option #3, as presented, seconded by Commissioner Derse. Vote taken: 7-0. Motion carried.**
6. CSM-Foat, 33319 Hill Valley Rd.- Garrett Foat, applicant, was present. Mr. Foat did voluntarily deed restrict to no further land divisions. lots 1-3 only. **Commissioner Wenck motioned to approve the CSM, seconded by Commissioner Nelson. Vote taken: 7-0. Motion carried.**
7. Review and Action Re: Short-term rentals: 6232 & 6240 Briarwood Cir., 6732 Burma Rd., 5410 W Peninsula Rd., 6632 Canal Ln., 28935 Elm Island Dr., 6417 N Tichigan Rd., 28605 Burma Rd., 6749 A & B N. Tichigan Rd. and 28725 Mulberry Ln.-
 - a) **Commissioner Derse motioned to approve 6232 Briarwood, seconded by Commissioner Nelson. Vote taken: 7-0. Motion carried. Commissioner Dickinson motioned to approve 6240 Briarwood, seconded by Commissioner Nelson. Vote taken: 7-0. Motion carried. Commissioner Nelson motioned to approve 6732 Burma Rd. seconded by Commissioner Wagner. Vote taken: 7-0. Motion carried. Commissioner Nelson motioned to approve 5410 W. Peninsula Rd., seconded by Commissioner Mroczkowski. Vote taken: 7-0. Motion carried.**
 - b) **Commissioner Wagner motioned to approve 6632 Canal & 28935 Elm Island Dr. Vote taken: 7-0. Motion carried.**
 - c) **Commissioner Wagner motioned to approve 28605 Burma Rd. seconded by Commissioner Nelson. Vote taken: 7-0. Motion carried.**
 - d) **Commissioner Mroczkowski motioned to approve 6749 & 6749 A N. Tichigan Rd., seconded by Commissioner Derse. Vote taken: 7-0. Motion carried**
 - e) **Commissioner Derse motioned to approve 28725 Mulberry Ln., seconded by Commissioner Wenck. Vote taken: 7-0. Motion carried.**

8. **Commissioner Derse motioned to move the September 4th Planning to 5:00 pm, September 11, 2023 due to holiday, seconded by Commissioner Mroczkowski. Vote taken: 7-0. Motion carried.**

9. Shoreland Contract Report-

10. Forthcoming Events-

Commissioner Mroczkowski motioned to adjourn the meeting at 5:48 PM, seconded by Commissioner Derse. Vote taken: 7-0. 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: JERRY & SHARON JENKS

Property Address: 29040 KRAMER DR.

Tax Parcel #: 016-04-19-26-053-000

Mailing address (only if different from above): _____

Telephone and Email Address: [REDACTED] JWJJWJ2004@YAHOO.COM

Pier Installer: JERRY JENKS

Names and Addresses of abutting neighbors:

1. BILL & SUE LINDBLOOM 4625 EMPIRE LN.
2. ANNE MARIE BURY 4622 EMPIRE LN.

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: 60 feet

Pier Materials: ALUMINUM

Pier width, including lift (at widest dimension): 26' feet

Distance from pier location to right property line: 50 feet

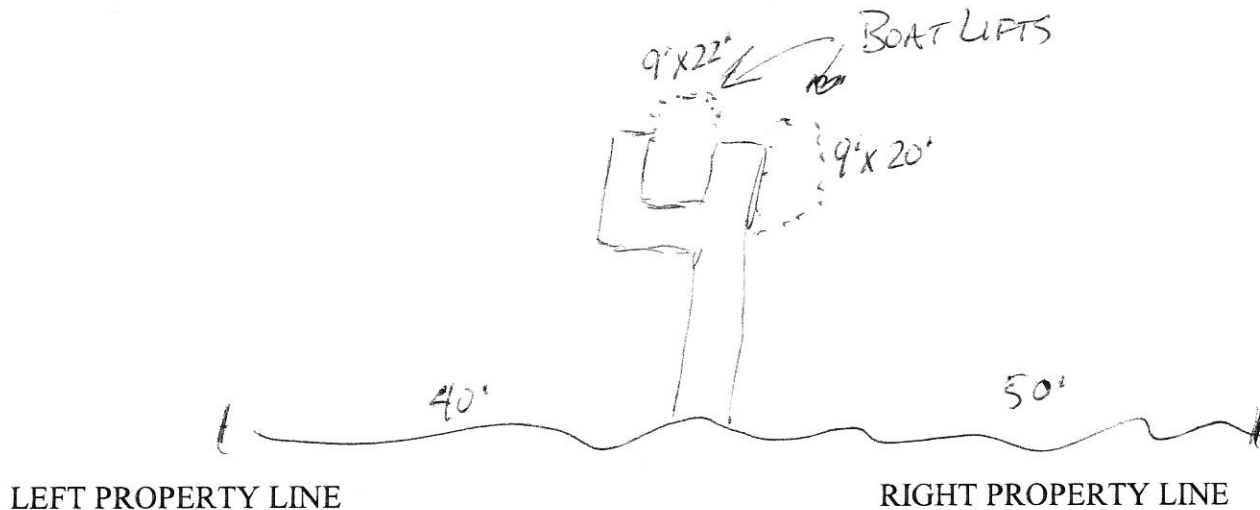
Distance from pier location to left property line: 40 feet

Water depth: ~~2'~~ AT END OF PIER 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 2 day of AUGUST, 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: JERRY AND SHARON JENKS

Property Address: 29040 KRAMER DR.

Tax Parcel #: 016-04-19-26-053-000

Mailing address (only if different from above): _____

Telephone and Email Address: [REDACTED] JWJWJ2004@YAHOO.COM

Pier Installer: JERRY JENKS

Names and Addresses of abutting neighbors:

- BILL & SUE LINDBLOOM 4625 EMPIRE LN.
- ANN MARIE BURY 4622 EMPIRE LN.

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

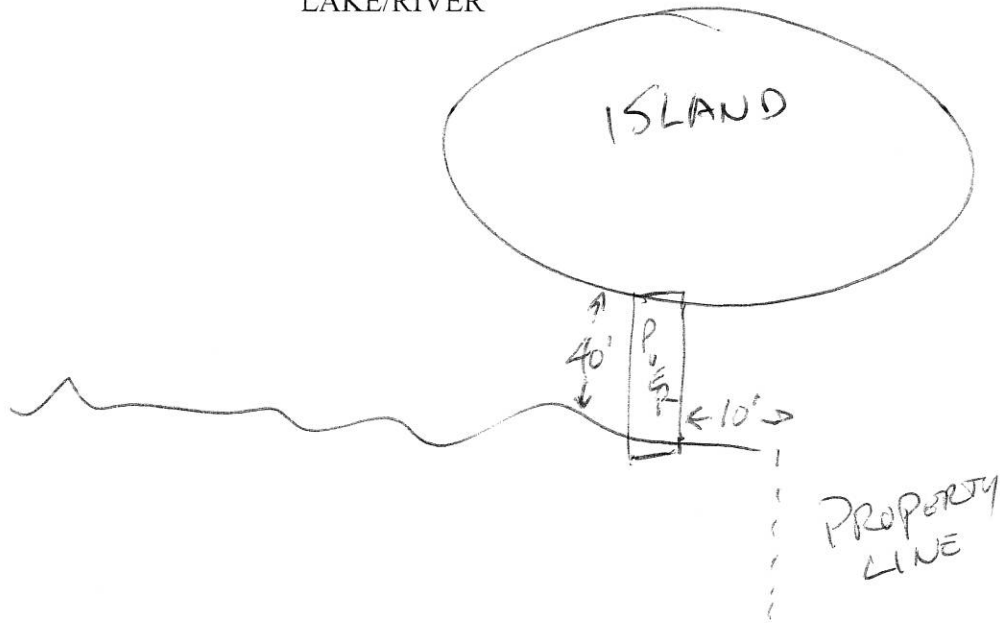
PIER INSTALLATION OR MODIFICATION INFORMATION

Pier length from shore: 40 feet
Pier Materials: ALUMINUM & WOOD
Pier width, including lift (at widest dimension): 9' feet
Distance from pier location to right property line: 10' feet
Distance from pier location to left property line: 81' feet
Water depth: 1 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 8 day of AUGUST, 2023

Signature of Applicant



August 14, 2023

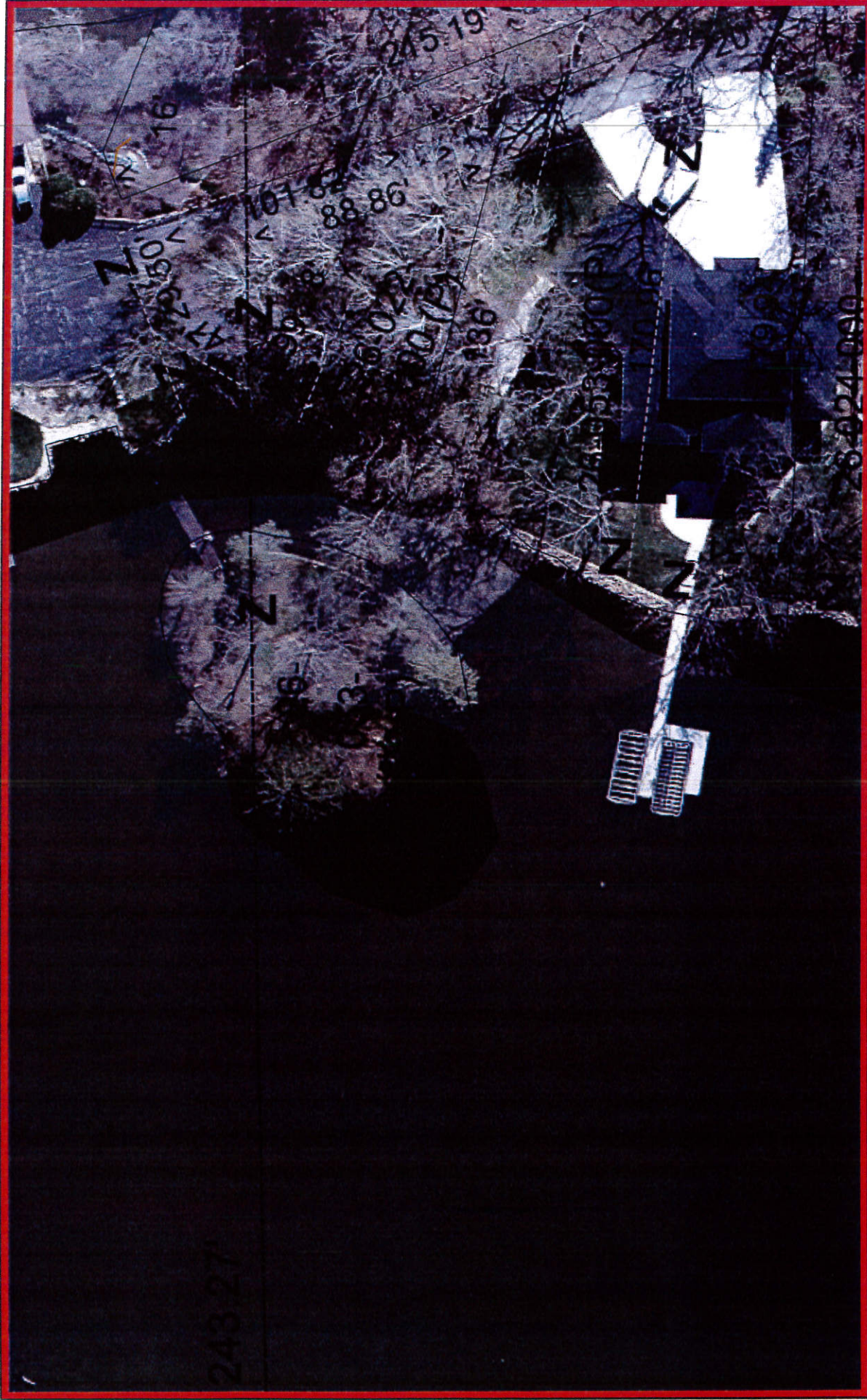
	Quarter Quarter Section		Water lines		2022 Spring Aerial
	Quarter Section		Waterbody		Red: Band_1
	Sections		Parcel Tie Lines		Green: Band_2
			Municipal Boundaries		Blue: Band_3
	Tax Parcels				

1:720
 0 0.01 0.01 0.02 km
 0 0 0.01 0.01 0.02 mi

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

ArcGIS WebApp Builder

ArcGIS WebMap



August 25, 2023

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

1:720
 0 0.01 0.01 0.02 km
 0 0.01 0.01 0.02 mi
 Racine County, SEWRPC, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA
 ArcGIS WebApp Builder

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

FEE: \$150

pd 8/16/23
✓ 1058

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: Chris Sackman

Property Address: 28837 Beach Dr. Waterford WI 53185

Tax Parcel #: 016041914243000

Mailing address (only if different from above): SAME

Telephone and Email Address: [REDACTED] sackman71

Pier Installer: Chris Sackman

Names and Addresses of abutting neighbors:

- Grant Horn - Canal Lane
- Greg and Julie Plantz - Not abutting other side of the road.
28848 Beach Drive

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: 3'-4' feet

Pier Materials: Wood/Plastic

Pier width, including lift (at widest dimension): 4' feet

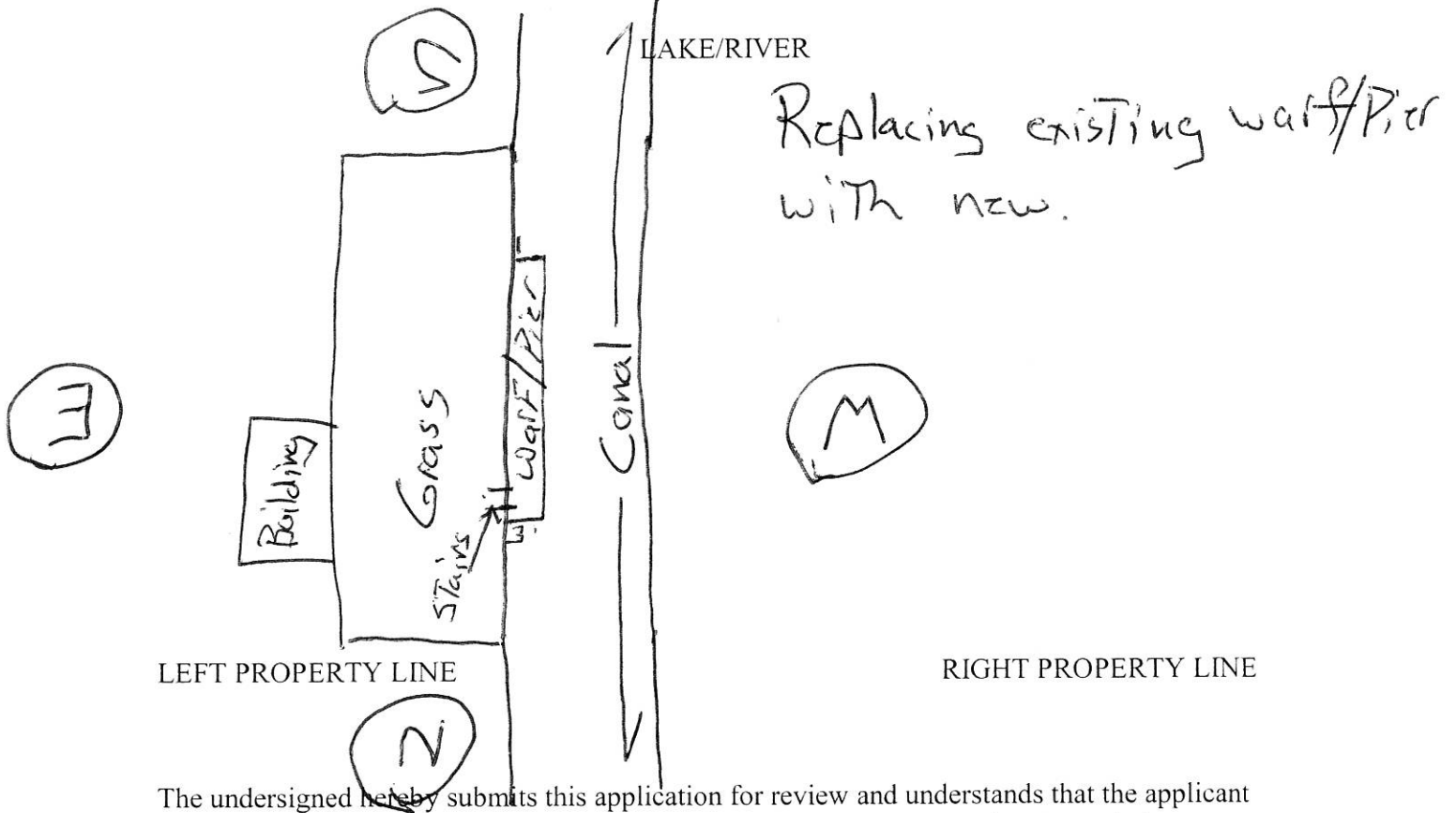
Distance from pier location to right property line: 65' feet

Distance from pier location to left property line: 96' feet

Water depth: 3'-5' feet

Include boatlift size and location on drawing:

DIAGRAM OF PIER LOCATION AND SHAPE



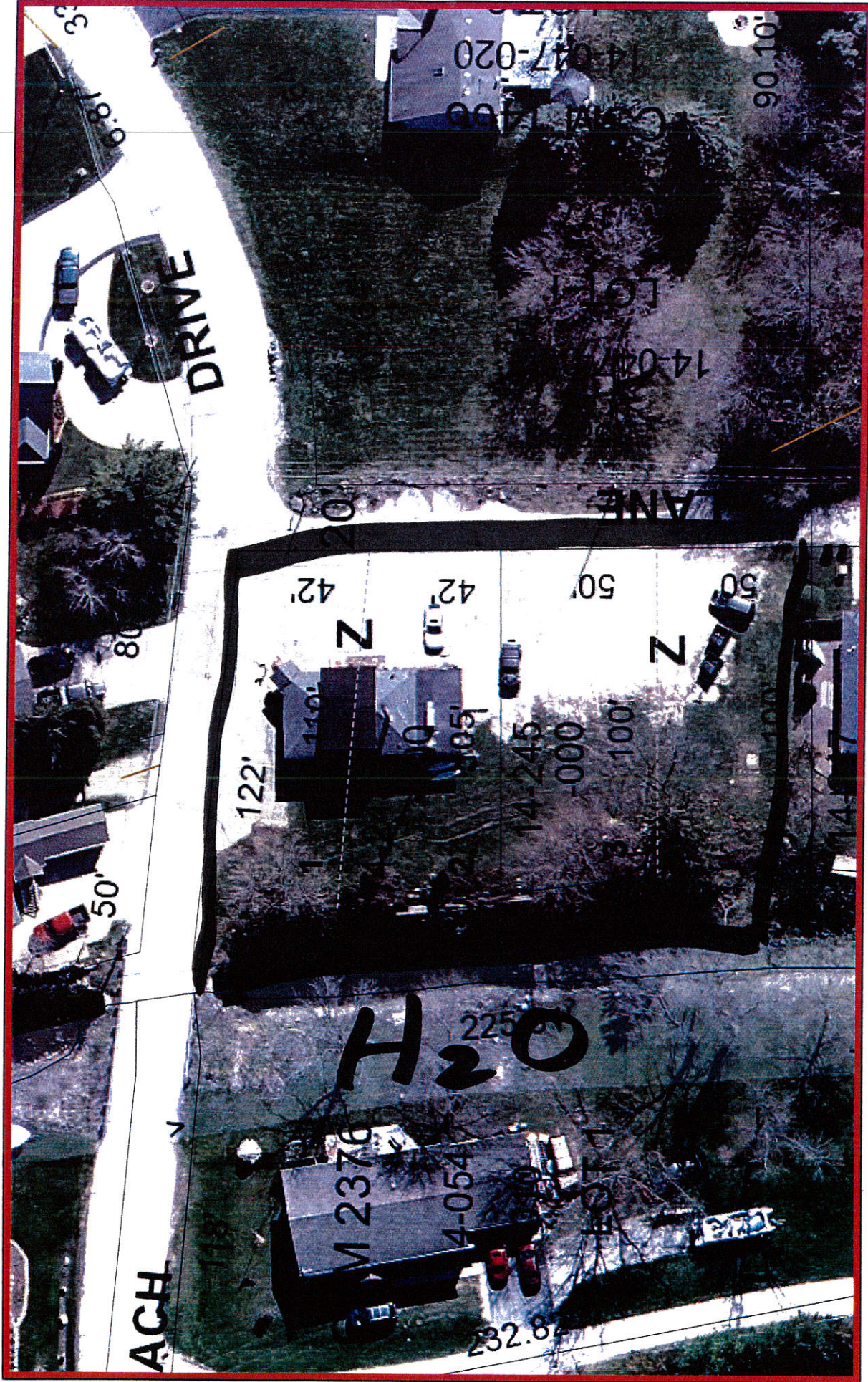
The undersigned hereby submits this application for review and understands that the applicant will need to attend either personally or by their representative the Planning Commission meeting for the installation or modification of the pier as described in the above application. Incomplete applications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

Dated this ~~August~~ day of August, 2023
15th

Ch. Sakem
Signature of Applicant

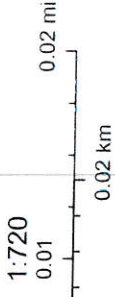
28857 Deach Dr.

ArcGIS WebMap



August 16, 2023

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



Racine County, SEWRPC, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA
 ArcGIS WebApp Builder

Name of Applicant: Tim Roth

Mailing Address: 28502 IVY Lw.

Telephone: [REDACTED] Cell: —

Property Owner(s): SAME

Mailing Address: _____

Telephone: _____ Cell: _____

Address/Location of Property:
Same

Tax Key No: 016041912130000

Present Zoning Classification: R3A Proposed Zoning: R3A

Present Land Use: Residential

Proposed Land Use: Residential

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 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 checked="" type="checkbox"/> Other <u>CSM</u> |

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.

Timothy Roth
Signature of Applicant or Agent

8/21/23
Date

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

Purchase 1c of Land Across From Mine Currently

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF PART OF LOTS 1 THRU 5, GRAND VIEW ADDITION AND LANDS FORMERLY KNOWN AS OUTLOT 4 OF FOXWATER BAY, LOCATED IN GOVERNMENT LOT 2 IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 12, TOWN 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN.

OWNERS/SUBDIVIDERS

RICHARD J. BAUMAN AND LYNN M. BAUMAN
28510 IVY LANE
WATERFORD, WI 53185

TIMOTHY A. ROTH
28502 IVY LANE
WATERFORD, WI 53185

WILLIAM GOLDEN A. GOLDEN AND SHARON GOLDEN
28506 IVY LANE
WATERFORD, WI 53185

SURVEYOR'S CERTIFICATE:

I, GARY B. FOAT, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, REDIVIDED AND MAPPED PART LOTS 1 THRU 5, GRAND VIEW ADDITION AND LANDS FORMERLY KNOWN AS OUTLOT 4 OF FOXWATER BAY, LOCATED IN GOVERNMENT LOT 2 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 12, TOWN 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 12; THENCE S 88°48'41" W ALONG THE NORTH LINE OF SAID 1/4 SECTION, 1283.40 FEET; THENCE S 00°45'07" E ALONG THE WEST LINE OF FOXWATER BAY SUBDIVISION, 1037.67 FEET; THENCE S 89°07'36" E ALONG SAID SUBDIVISION, 116.48 FEET; THENCE S 00°49'43" E ALONG SAID SUBDIVISION, 341.62 FEET; THENCE S 89°04'56" E ALONG SAID SUBDIVISION, 39.73 FEET; THENCE S 01°34'28" E ALONG SAID SUBDIVISION, 123.56 FEET; THENCE N 88°49'49" W, 10.02 FEET TO THE POINT OF BEGINNING; THENCE S 88°49'49" E, 10.02 FEET; THENCE N 01°34'28" W, 107.05 FEET; THENCE N 88°51'25" W, 184.96 FEET; THENCE S 00°54'21" W ALONG A LINE THAT IS 15.00 FEET EAST AND PARALLEL TO THE WEST LINE OF LOT 1, GRAND VIEW ADDITION AS LAID OUT, 106.92 FEET TO A POINT ON THE NORTH LINE OF OUTLOT 4, FOXWATER BAY SUBDIVISION; THENCE N 89°49'49" W ALONG SAID OUTLOT, 6.76 FEET; THENCE S 00°45'07" E ALONG THE WEST LINE OF SAID OUTLOT, 15.01 FEET; THENCE S 88°49'49" E ALONG THE SOUTH LINE OF SAID OUTLOT, 127.33 FEET; THENCE S 00°45'07" E, 159.52 FEET, MORE OR LESS, TO THE SHORELINE OF TICHIGAN LAKE LAKE; THENCE SOUTHEASTERLY ALONG SAID SHORELINE TO A POINT THAT IS S 01°34'28" E, 208.70 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; THENCE N 01°34'28" W, 208.70 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINING 32,709 SQUARE FEET OF LAND, MORE OR LESS.

THAT I HAVE MADE SAID SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF RICHARD J. BAUMAN AND LYNN M. BAUMAN, TIMOTHY A. ROTH, WILLIAM A. GOLDEN AND SHARON GOLDEN, OWNERS OF SAID LAND.

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE ORDINANCES OF THE TOWN OF WATERFORD IN SURVEYING, DIVIDING AND MAPPING THE SAME.


GARY B. FOAT
WISCONSIN PROFESSIONAL LAND SURVEYOR

JULY 07, 2023
S-1598

DEGEN - FOAT SURVEYING, INC.
100 SOUTH SECOND STREET
WATERFORD, WISCONSIN 53185
(262)534-5404 (FAX)534-2022
216003\216003C1.DWG

THIS INSTRUMENT DRAFTED BY: GARY B. FOAT

SHEET 1 OF 6

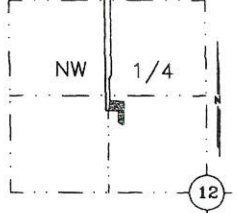


RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

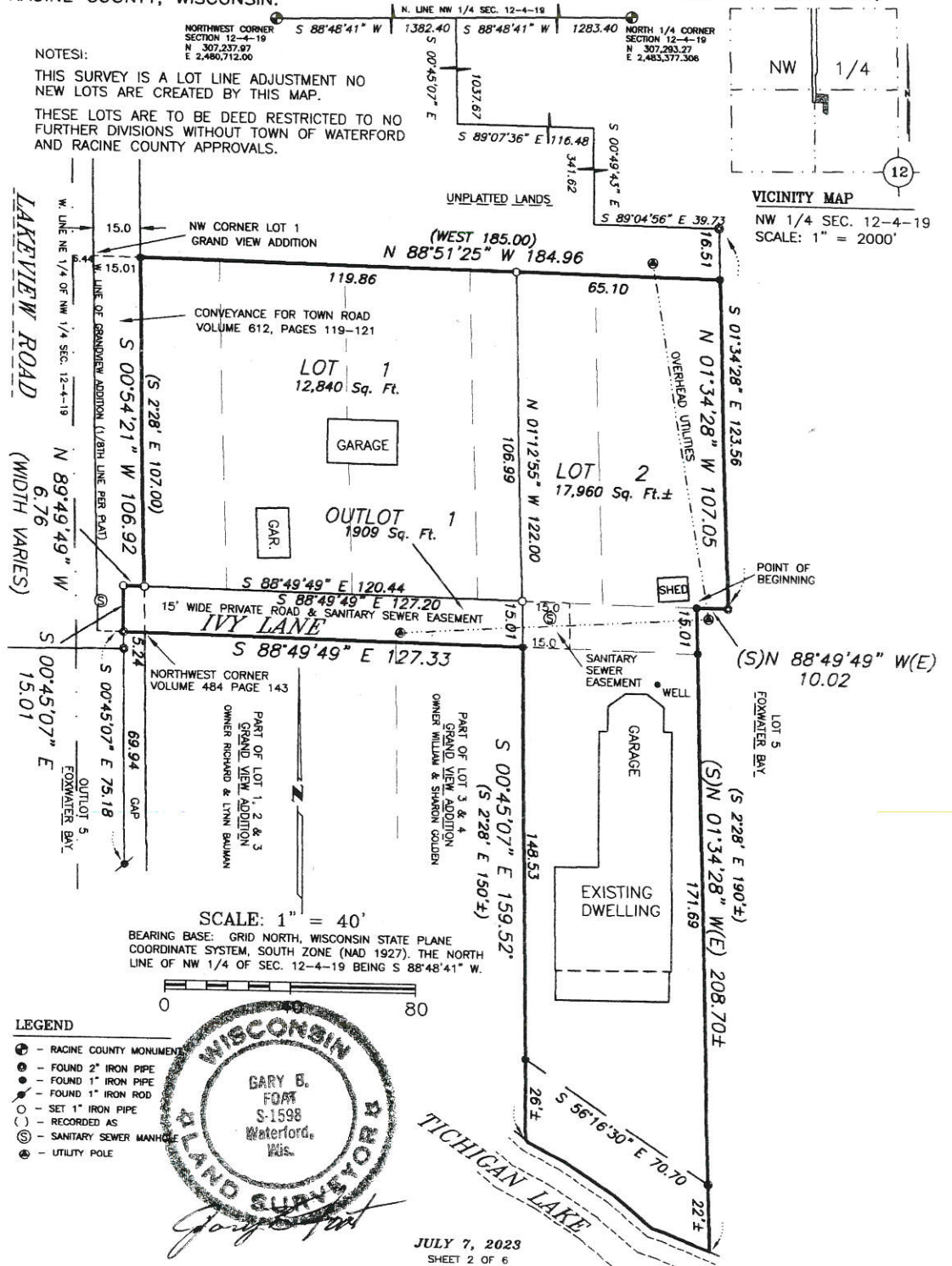
BEING A REDIVISION OF PART OF LOTS 1 THRU 5, GRAND VIEW ADDITION AND LANDS FORMERLY KNOWN AS OUTLOT 4 OF FOXWATER BAY, LOCATED IN GOVERNMENT LOT 2 IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 12, TOWN 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN.

NOTES:

THIS SURVEY IS A LOT LINE ADJUSTMENT NO NEW LOTS ARE CREATED BY THIS MAP.
 THESE LOTS ARE TO BE DEED RESTRICTED TO NO FURTHER DIVISIONS WITHOUT TOWN OF WATERFORD AND RACINE COUNTY APPROVALS.



VICINITY MAP
 NW 1/4 SEC. 12-4-19
 SCALE: 1" = 2000'

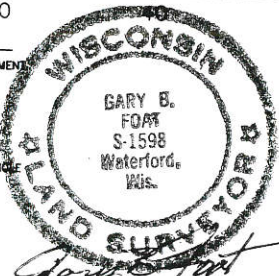


SCALE: 1" = 40'

BEARING BASE: GRID NORTH, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927). THE NORTH LINE OF NW 1/4 OF SEC. 12-4-19 BEING S 88°48'41" W.



- LEGEND**
- ⊕ - RACINE COUNTY MONUMENT
 - ⊙ - FOUND 2" IRON PIPE
 - ⊙ - FOUND 1" IRON PIPE
 - ⊙ - FOUND 1" IRON ROD
 - ⊙ - SET 1" IRON PIPE
 - ⊙ - RECORDED AS
 - ⊙ - SANITARY SEWER MANHOLE
 - ⊙ - UTILITY POLE



JULY 7, 2023
 SHEET 2 OF 6

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF PART OF LOTS 1 THRU 5, GRAND VIEW ADDITION AND LANDS FORMERLY KNOWN AS OUTLOT 4 OF FOXWATER BAY, LOCATED IN GOVERNMENT LOT 2 IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 12, TOWN 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNERS OF LOT 1 AND AN UNDIVIDED INTEREST OF OUTLOT 1, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THE MAP, WE ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL.

TOWN OF WATERFORD
CITY OF MUSKEGO (EXTRATERRITORIAL JURISDICTION)

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 2023.
IN THE PRESENCE OF:

RICHARD J. BAUMAN AND LYNN M. BAUMAN
28510 IVY LANE
WATERFORD, WI 53185

RICHARD J. BAUMAN

LYNN M. BAUMAN

STATE OF WISCONSIN)
RACINE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, THE ABOVE NAMED RICHARD J. BAUMAN AND LYNN M. BAUMAN. TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

COMMISSION EXPIRES



Gary B. Foat
JULY 4, 2023
SHEET 3 OF 6

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF PART OF LOTS 1 THRU 5, GRAND VIEW ADDITION AND LANDS FORMERLY KNOWN AS OUTLOT 4 OF FOXWATER BAY, LOCATED IN GOVERNMENT LOT 2 IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 12, TOWN 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNER OF LOT 2 AND AN UNDIVIDED INTEREST OF OUTLOT 1, I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THE MAP, I ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL.

TOWN OF WATERFORD
CITY OF MUSKEGO (EXTRATERRITORIAL JURISDICTION)

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 2023.
IN THE PRESENCE OF:

TIMOTHY A. ROTH
28502 IVY LANE
WATERFORD, WI 53185

TIMOTHY A. ROTH

STATE OF WISCONSIN }
RACINE COUNTY } SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, THE ABOVE NAMED TIMOTHY A. ROTH. TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

COMMISSION EXPIRES



Gary B. Foat
JULY 7, 2023
SHEET 4 OF 6

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE:

AS OWNERS OF AN UNDIVIDED INTEREST OF OUTLOT 1, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THE MAP, WE ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL.

TOWN OF WATERFORD
CITY OF MUSKEGO (EXTRATERRITORIAL JURISDICTION)

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS _____ DAY OF _____, 2023.

IN THE PRESENCE OF:

WILLIAM A. GOLDEN AND SHARON GOLDEN
28506 IVY LANE
WATERFORD, WI 53185

WILLIAM A. GOLDEN

SHARON GOLDEN

STATE OF WISCONSIN)
RACINE COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, THE ABOVE NAMED WILLIAM A. GOLDEN AND SHARON GOLDEN, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

COMMISSION EXPIRES



Gary B. Faust
JULY 7, 2023
SHEET 5 OF 6

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF PART OF LOTS 1 THRU 5, GRAND VIEW ADDITION AND LANDS FORMERLY KNOWN AS OUTLOT 4 OF FOXWATER BAY, LOCATED IN GOVERNMENT LOT 2 IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 12, TOWN 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN.

TOWN OF WATERFORD APPROVAL:

APPROVED BY THE TOWN OF WATERFORD THIS _____, DAY OF _____, 2023.

TERI JENDUSA-NICOLAI, TOWN CHAIRMAN

TINA MAYER, TOWN CLERK

COMMON COUNCIL EXTRATERRITORIAL PLAT JURISDICTION APPROVAL:

APPROVED BY THE COMMON COUNCIL OF THE CITY OF MUSKEGO ON THIS _____ DAY OF _____, 2023, BY RESOLUTION NO. _____.

RICHARD R. PETFALSKI JR., MAYOR

KERI ROLLER, CITY CLERK

PLAN COMMISSION EXTRATERRITORIAL PLAT JURISDICTION APPROVAL:

APPROVED BY THE PLAN COMMISSION OF THE CITY OF MUSKEGO ON THIS _____ DAY OF _____, 2023, BY RESOLUTION NO. _____.

RICHARD R. PETFALSKI JR., CHAIRMAN

ADAM TRZEBIATOWSKI, PLANNING MANAGER



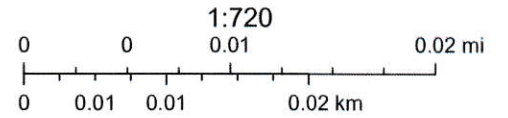
Gary B. Fom
JULY 7, 2023

ArcGIS WebMap



August 25, 2023

- | | | | |
|--|--|--|--------------------|
| | | | 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

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

DATE RECEIVED: 08/24/2023

For the license period beginning 08/24 2023
 Ending 06/30 2024

INTERNAL REVENUE SERVICE EMPLOYER ID #: ***-**-*****

CONTACT INFORMATION:

PROPERTY OWNER NAME: Jacob & Hunter Bratton

PROPERTY MANAGER NAME: Hunter Bratton

24 HOUR PHONE NUMBER: (815) 761-4107 OWNER PHONE # (815) 761-4107

MAILING ADDRESS: 7501 E Wind Lake Rd, Wind Lake, WI 53185

PROPERTY PHYSICAL ADDRESS: 6624 Canal Ln, Waterford, WI 53185

EMAIL: bandthomerentals22@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"

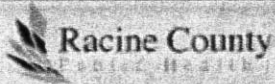
All Short-term Rental applications are required to have an annual inspection by the Racine County Health Department.

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

Hunter Bratton
 Signature of Property Owner OR Authorized Agent

Office Use Only:

Date filed:	<u>8/24/2023</u>	Payment Received:
Planning Review:	<u>9/11/2023</u>	Permit Number:
Board Review:	<u>9/11/2023</u>	Expiration Date:
Approval Date:		Registration Fee:



**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 LVIA-CUJQTH
LICENSEE MAILING ADDRESS JACOB & HUNTER BRATTON [REDACTED] WIND LAKE WI 53185	NOT TRANSFERABLE	BUSINESS/ESTABLISHMENT ADDRESS COZY CANAL CABIN 6624 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.

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.

Requested Maximum
Occupancy - 5



Canal Ln

Driveway

landscaping

Entry

House

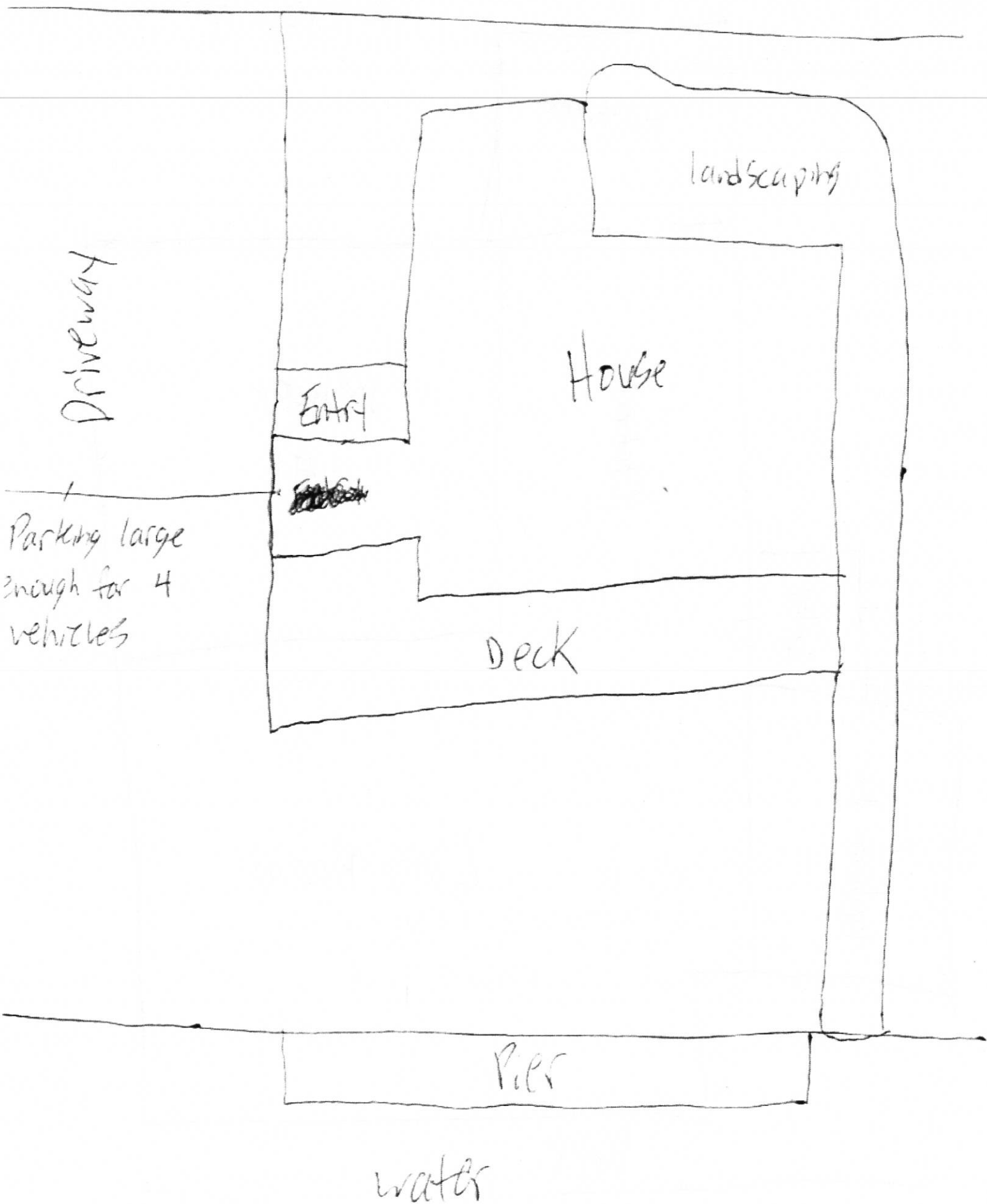
~~Entry~~

Parking large
enough for 4
vehicles

Deck

Pier

water



Name of Applicant: MICHAEL SCHIERL

Mailing Address: 5325 Wood Lilly Lane, Waterford, WI 53185

Telephone: _____ Cell: [REDACTED]

Property Owner(s): MICHAEL SCHIERL

Mailing Address: 5325 Wood Lilly Lane, Waterford, WI 53185

Telephone: _____ Cell: [REDACTED]

Address/Location of Property:

PARCEL LOCATED ON SOUTH EAST CORNER OF E. RIVER BAY DRIVE
+ NORTH RIVER BAY ROAD.

Tax Key No: 016041913084010

Present Zoning Classification: R-3 Proposed Zoning: R-3

Present Land Use: VACANT SINGLE RESIDENTIAL LOT

Proposed Land Use: (3) SINGLE RESIDENTIAL LOTS

Please check the following as it applies to this application

- | | | |
|---|--|--|
| <input checked="" 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 checked="" 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.

[Signature]
Signature of Applicant or Agent

8/23/2023
Date

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

In 2019, Golden Arrow Bowhunters, located at 28621 E. River Bay Road in the town of Waterford, split off two residential lots located in the most North West corner of the property (Please see attachment). These two individual lots had parcel numbers of 016-04-19-13-084-010 and 016-04-19-13-084-020 and fell well within the R-3 Zoning minimum area and width requirements.

In 2020-2021, the new owners combined these two parcels into one single lot with a combined area of 2.09 Acres and had a tax parcel ID of 016-04-19-13-084-010. My wife and I purchased this parcel on May 1, 2023 and I am requesting a land division into three separate parcels. I am not requesting a change in the zoning.

The Area/Width Requirements for R-3 Suburban Residential District (sewered) are a minimum area of 20,000 square feet and a minimum width of 100 lineal feet. Conceptually, I envision dividing the lots according to the attached Land Division #2.

<u>Lot #</u>	<u>Total Area</u>	<u>Total Width</u>
1	20,684 Sq. Ft	136.64'
2	22,768 Sq. Ft	153.85'
3	47,205 Sq. FT	147.68'

Lots 2 and 3 would have drive access off of North River Bay Road and Lot 1 would have Drive Access off of East River Bay Drive.

This land division would be consistent with the surrounding lots that are of the same Zoning. We appreciate your consideration in this matter.

Best Regards,



Michael Schierl

ArcGIS WebMap



August 22, 2023

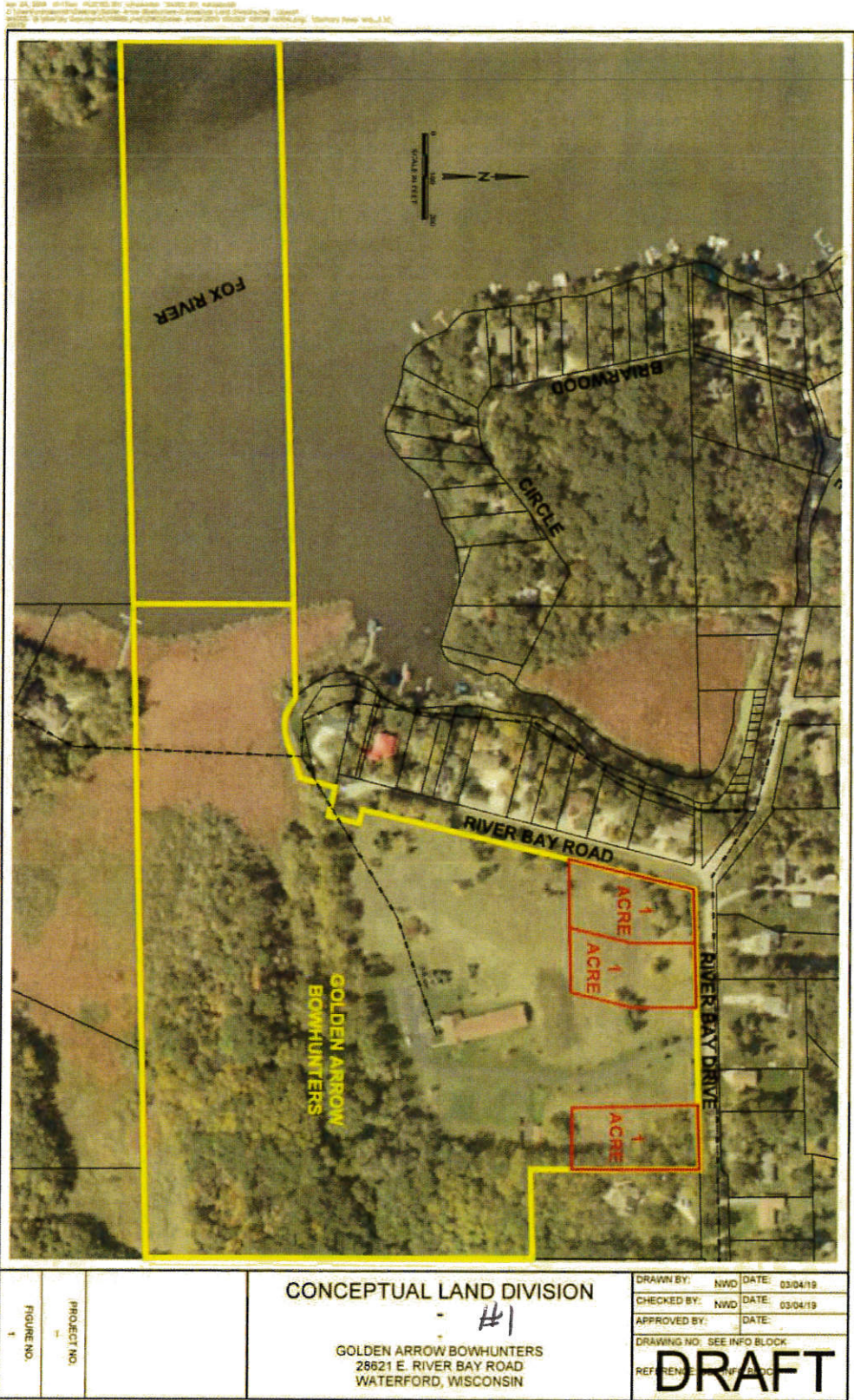
	Quarter Quarter Section		Waterbody		Green: Band_2
	Quarter Section		Text Related Lines		Blue: Band_3
	Sections		Water lines		Red: Band_1
	Parcel Tie Lines		2022 Spring Aerial		

0 0.01 0.02 0.03 mi

1:1,200

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

ArcGIS WebApp Builder

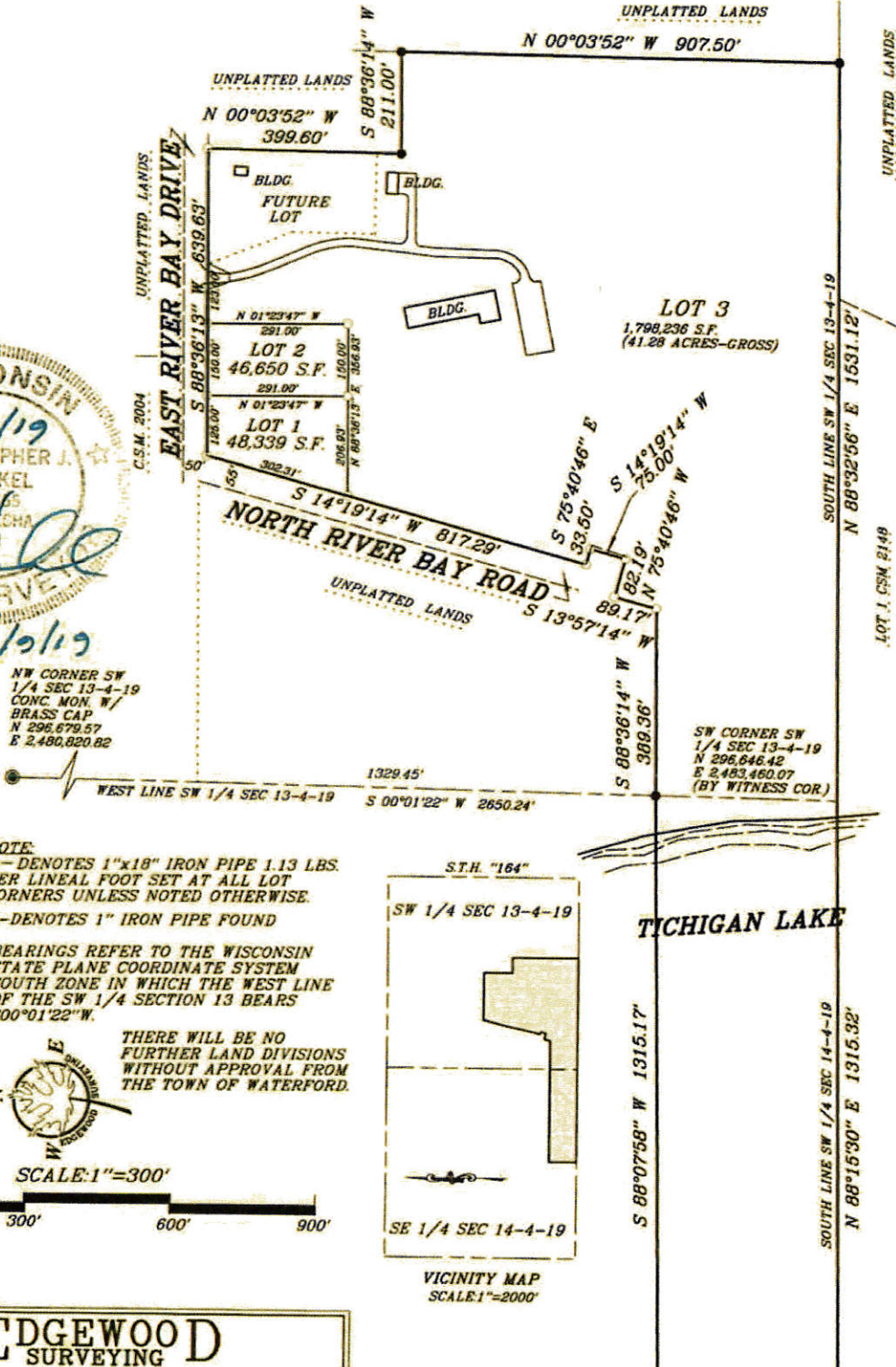


PROJECT NO. 1	FIGURE NO. 1	CONCEPTUAL LAND DIVISION		DRAWN BY: NWD	DATE: 03/04/19
		#1		CHECKED BY: NWD	DATE: 03/04/19
		GOLDEN ARROW BOWHUNTERS 28621 E. RIVER BAY ROAD WATERFORD, WISCONSIN		APPROVED BY:	DATE:
				DRAWING NO. SEE INFO BLOCK	
				REFERENCE: N/A	DRAFT

BEING A PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 13, AND A PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN.

PREPARED FOR:
GOLDEN ARROW BOWHUNTERS
28621 E. RIVER BAY RD.
WATERFORD, WI 53185

PREPARED BY:
CHRISTOPHER J. KUNKEL S-1755
EDGEWOOD SURVEYING, INC.
14195 BEECHWOOD TRAIL
NEW BERLIN, WI 53151



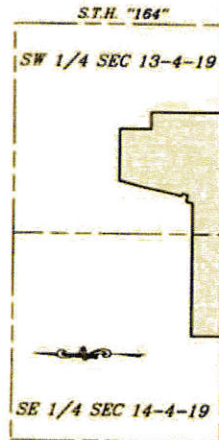
NOTE:
○ - DENOTES 1"x18" IRON PIPE 1.13 LBS. PER LINEAL FOOT SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
● - DENOTES 1" IRON PIPE FOUND

BEARINGS REFER TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE IN WHICH THE WEST LINE OF THE SW 1/4 SECTION 13 BEARS S00°01'22"W.

THERE WILL BE NO FURTHER LAND DIVISIONS WITHOUT APPROVAL FROM THE TOWN OF WATERFORD.



SCALE: 1"=300'



VICINITY MAP SCALE: 1"=2000'

RAC-1051

EDGEWOOD SURVEYING

CERTIFIED SURVEY MAP NO. 3382

Being a part of the SW 1/4 of the SW 1/4 of Section 13, and a part of the SE 1/4 of the SE 1/4 of Section 14, Township 4 North, Range 19 East, Town of Waterford, Racine County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Christopher J. Kunkel, Professional Land Surveyor, do hereby certify:
That I have surveyed, divided and mapped a part of the SW 1/4 of the SW 1/4 of Section 13, and a part of the SE 1/4 of the SE 1/4 of Section 14, Township 4 North, Range 19 East, Town of Waterford, Racine County, Wisconsin, bounded and described as follows:

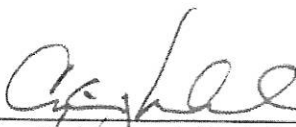
Commencing at the northwest corner of said SW 1/4 Section 13; thence S00°01'22"W along the west line of said SW 1/4 Section 13, 1329.45 feet to the place of beginning of the lands to be described; thence S88°07'58"W, 1315.17 feet; thence S00°03'33"W, 373.72 feet to a point on the south line of the SE 1/4 Section 14; thence N88°15'30"E along said south line, 1315.32 feet to the southwest corner of said SW 1/4 Section 13; thence N88°32'56"E along the south line of said SW 1/4 Section 13, 1531.12 feet; thence N00°03'52"W, 907.50 feet; thence S88°36'14"W, 211.00 feet; thence N00°03'52"W, 399.60 feet to a point on the south line of East River Bay Drive; thence S88°36'13"W along said south line, 639.63 feet to a point on the east line of North River Bay Road; thence S14°19'14"W along said east line, 817.29 feet; thence S75°40'46"E along said east line, 33.50 feet; thence S14°19'14"W along said east line, 75.00 feet; thence N75°40'46"W along said east line, 82.19 feet; thence S13°57'14"W, 89.17 feet to the place of beginning.

Said lands containing 43.46 acres of land, more or less.

That I have made this survey, land division and map by the direction of Golden Arrow Bowhunters, owners of said land.

That such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and Ordinances of the Town of Waterford in surveying, dividing and mapping the same.



Christopher J. Kunkel S-1755

Date: 11/2/19
REV 12/9/19



CERTIFIED SURVEY MAP NO. 3382

Being a part of the SW 1/4 of the SW 1/4 of Section 13, and a part of the SE 1/4 of the SE 1/4 of Section 14, Township 4 North, Range 19 East, Town of Waterford, Racine County, Wisconsin.

OWNER'S CERTIFICATE

As owner, we hereby certify that we have caused the land described above to be surveyed, divided and mapped as represented on this map in accordance with the requirements of Ordinances of the Town of Waterford, and that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Town of Waterford.

Witness the hand and seal of said owners this 9th day of December, 2019

In the presence of:

GOLDEN ARROW BOWHUNTERS

Sina M. Mayer

Nicholas W. Draskovich

Nicholas W. Draskovich, President

Sina M. Mayer

Debra L. Draskovich

Debra L. Draskovich, Secretary

STATE OF WISCONSIN)
COUNTY OF WAUKESHA)

Personally came before me this 9th day of December, 2019, the above named Nicholas W. Draskovich and Debra L. Draskovich to me be known to be the persons who executed the forgoing instrument and acknowledged the same.

My commission expires: 1/1/2021 Sina M. Mayer

Town of Waterford Approval of this CSM does not constitute the suitability of said land for building purposes

Impact/Cite fee is due and payable to the Township of Waterford within 14 days of issuance of a building permit.

PLAN COMMISSION APPROVAL

APPROVED by the Plan Commission of the Town of Waterford this 2nd day of December, 2019.

[Signature]

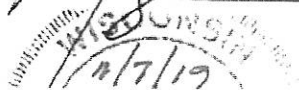
Sina Mayer

TOWN BOARD APPROVAL

APPROVED by the Town of Waterford this 9th day of December, 2019.

[Signature]

Sina Mayer



LOT 1

Being a part of the southwest 1/4 of the SW 1/4 of Section 13, Township 4 North, Range 19 East, Town of Waterford, Racine County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of said SW 1/4 Section 13; thence S00°01'22"W along the west line of said SW 1/4 Section 13, 1341.63 feet to a point on the westerly extension of the south line of East River Bay Road; thence N88°36'13"E along said extension, 678.46 feet to a point at the intersection of the east line of North River Bay Road and the south line of East River Bay Road, said point being the place of beginning of the lands to be described; thence continuing N88°36'13"E along the south line of East River Bay Road, 125.00 feet; thence S01°23'47"E, 291.00 feet; thence S88°36'13"W, 206.93 feet to a point on the east line of North River Bay Road; thence N14°19'14"E, 302.31 feet to the place of beginning.

Said lands containing 48,339 square feet of land, more or less. 016-64-19-13-084-010

LOT 2

Being a part of the southwest 1/4 of the SW 1/4 of Section 13, Township 4 North, Range 19 East, Town of Waterford, Racine County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of said SW 1/4 Section 13; thence S00°01'22"W along the west line of said SW 1/4 Section 13, 1341.63 feet to a point on the westerly extension of the south line of East River Bay Road; thence N88°36'13"E along said extension, 678.46 feet to a point at the intersection of the east line of North River Bay Road and the south line of East River Bay Road, thence continuing N88°36'13"E along the south line of East River Bay Road, 125.00 feet to the place of beginning of the lands to be described; thence continuing N88°36'13"E along said south line, 150.00 feet; thence S01°23'47"E, 291.00 feet; thence S88°36'13"W, 150.00 feet; thence N01°23'47"W, 291.00 feet to the place of beginning.

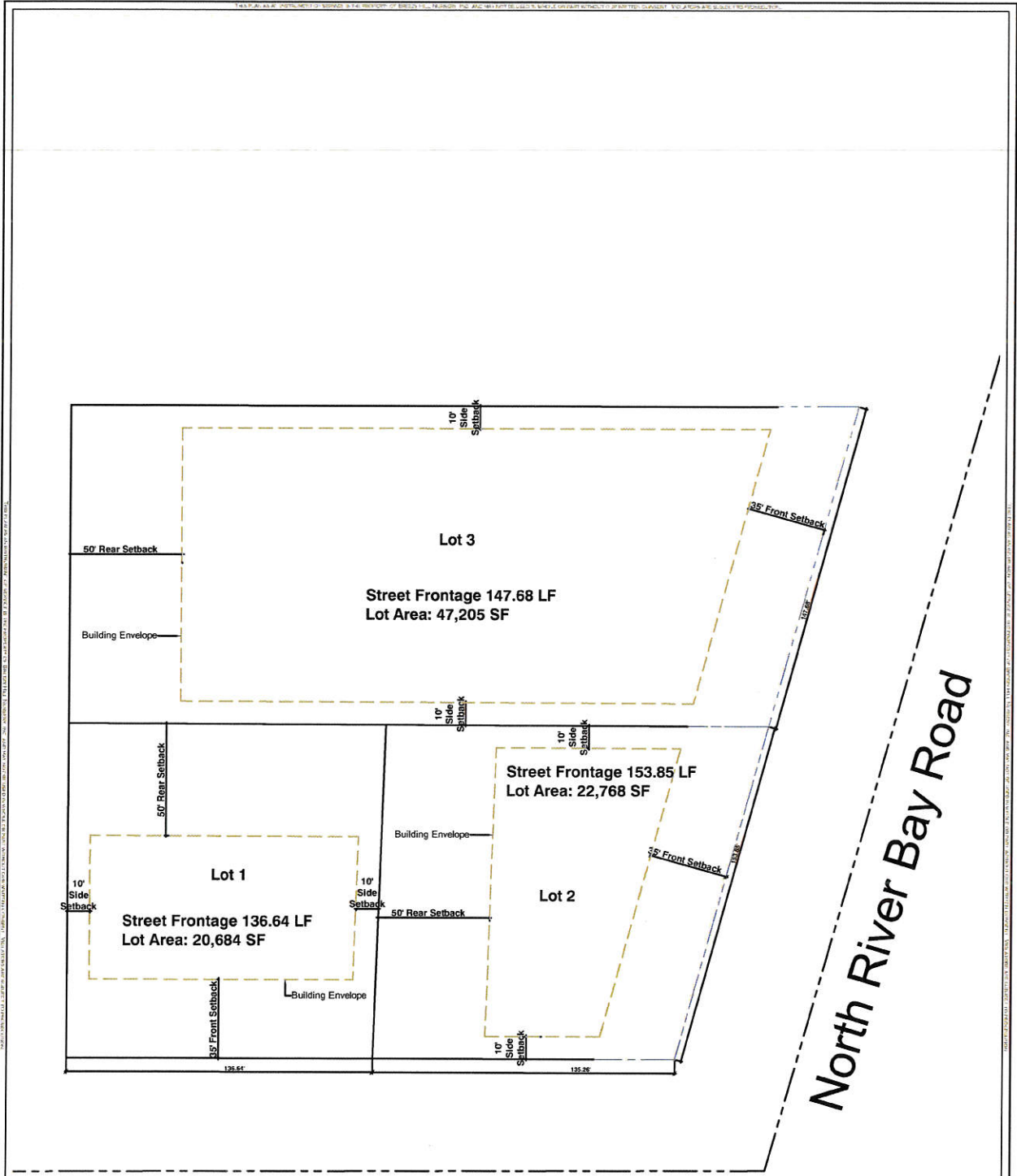
Said lands containing 46,650 square feet of land, more or less. 016-64-19-13-084-020

LOT 3

Being a part of the southwest 1/4 of the SW 1/4 of Section 13, Township 4 North, Range 19 East, Town of Waterford, Racine County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of said SW 1/4 Section 13; thence S00°01'22"W along the west line of said SW 1/4 Section 13, 1341.63 feet to a point on the westerly extension of the south line of East River Bay Road; thence N88°36'13"E along said extension, 678.46 feet to a point at the intersection of the east line of North River Bay Road and the south line of East River Bay Road, thence continuing N88°36'13"E along the south line of East River Bay Road, 398.00 feet to the place of beginning of the lands to be described; thence continuing N88°36'13"E along said south line, 241.63 feet; thence S00°03'52"E, 350.00 feet; thence S89°56'08"W, 170.00 feet; thence N00°03'52"W, 170.00 feet; thence N22°22'41"W, 188.50 feet to the place of beginning.

Said lands containing 65,464 square feet of land, more or less. 016-64-19-13-084-030



East River Bay Drive

North River Bay Road



Conceptual Land Division #2

Address, City, State



Designed By
 Drawn By Kathy Feucht
 Date April 3rd, 2023
 Revised
 Project # 005940



Sheet
L1