

OCTOBER 2, 2023
PLANNING COMMISSION MEETING
TOWN OF WATERFORD
415 N. MILWAUKEE ST., WATERFORD, WI

TOWN HALL

5:30 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/87507495889?pwd=c0UwM0xLa1VhM0h3dERuSng5aUI5Zz09>

Meeting ID: 875 0749 5889

Passcode: 299905

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF SEPTEMBER 11, 2023 MINUTES AS PRESENTED
4. PIER PERMIT- THIESENHUSEN, 6409 N. TICHIGAN RD.
5. PIER PERMIT- WILINSKI, 6601 HEIDELBERG CR.
6. PIER PERMIT/TOWN LEVEL VARIANCE- LIEBKE, 5624 W. PENINSULA RD.- VARIANCE IS TO EXCEED THE CURRENT SQUARE FOOTAGE REQUIREMENT FOR THE WHARF.
7. CORRESPONDENCE/PUBLIC COMMENTS
8. 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.
SEPTEMBER 11, 2023 @ 5:00 PM
UNAPPROVED/UNOFFICIAL MINUTES**

1. Planning Commission meeting was called to order at 5:00 PM by Chair Teri Nicolai. Present: Commissioners Derse, Nelson, Mroczkowski, Wenck, Dickinson, Wagner and Town Attorney.
 2. Chair Nicolai led the Pledge of Allegiance and held a moment of silence in remembrance of 9/11.
 3. **Commissioner Derse motioned to approve the August 7, 2023 minutes as presented, seconded by Commissioner Nelson. Vote taken: 7-0. Motion carried.**
 4. Pier Permit- Jenks, 29040 Kramer Dr.- Applicant present and indicated he has 120' of frontage. **Commissioner Derse motioned to approve the pier permit, as presented, seconded by Commissioner Dickinson. Vote taken: 7-0. Motion carried.**
 5. Pier Permit-The Watering Hole-Sackman, 28837 Beach Dr.- Applicant present. **Commissioner Derse confirmed that the wharf dimensions were 4' x 80'. Discussion took place on the width of the canal and the types of boats able to get through. Commissioner Wenke motioned to approve the pier permit, as presented, seconded by Commissioner Derse. Vote taken: 7-0. Motion carried.**
 6. CSM-Roth, 28502 Ivy Ln.- Applicant present and indicated they were not creating a buildable lot. **Commissioner Mroczkowski motioned to approve the CSM, as presented, seconded by Commissioner Dickinson. Vote taken: 7-0. Motion carried.**
 7. Short-Term Rental-Bratton, 6624 Canal Ln.- Applicant present. **Commissioner Derse motioned to recommend approval, seconded by Commissioner Wenck. Vote taken: 7-0. Motion carried.**
 8. CSM-Schierl, SE Corner of E. River Bay, adjacent to 28621 E River Bay- Mike Schierl, applicant, was present and indicated they wanted to create 3 lots. **Commissioner Wagner motioned to recommend approval, seconded by Commissioner Mroczkowski. Vote taken: 7-0. Motion carried.**
 9. Shoreland Contract Report-
 10. Forthcoming Events-
- Commissioner Derse motioned to adjourn the meeting at 5:15 PM, seconded by Commissioner Wagner. Vote taken: 7-0. Motion carried.**

Respectfully Submitted,

Heather Stratton, Deputy Clerk

Pd.

**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: Alan & Kathy Thiesenhusen

Property Address: 6409 N Tichigan Rd.

Tax Parcel #: 51-016-04-19-14-115-000

Mailing address (only if different from above): _____

Telephone and Email Address: [REDACTED]

Pier Installer: Forever Pier & myself

Names and Addresses of abutting neighbors:

1. Tom & Trudy Eliopol 6413 N Tichigan Rd
2. Gregg & Laurie Soviak 6405 N. Tichigan Rd

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

PIER INSTALLATION OR MODIFICATION INFORMATION

Pier length from shore: 50ft feet

Pier Materials: Steel, composite & Wood.

Pier width, including lift (at widest dimension): 24ft feet

Distance from pier location to right property line: 18 ft feet

Distance from pier location to left property line: 10 ft. feet

Water depth: 18" feet inches

Include boatlift size and location on drawing:

DIAGRAM OF PIER LOCATION AND SHAPE

LAKE RIVER

See Included drawing

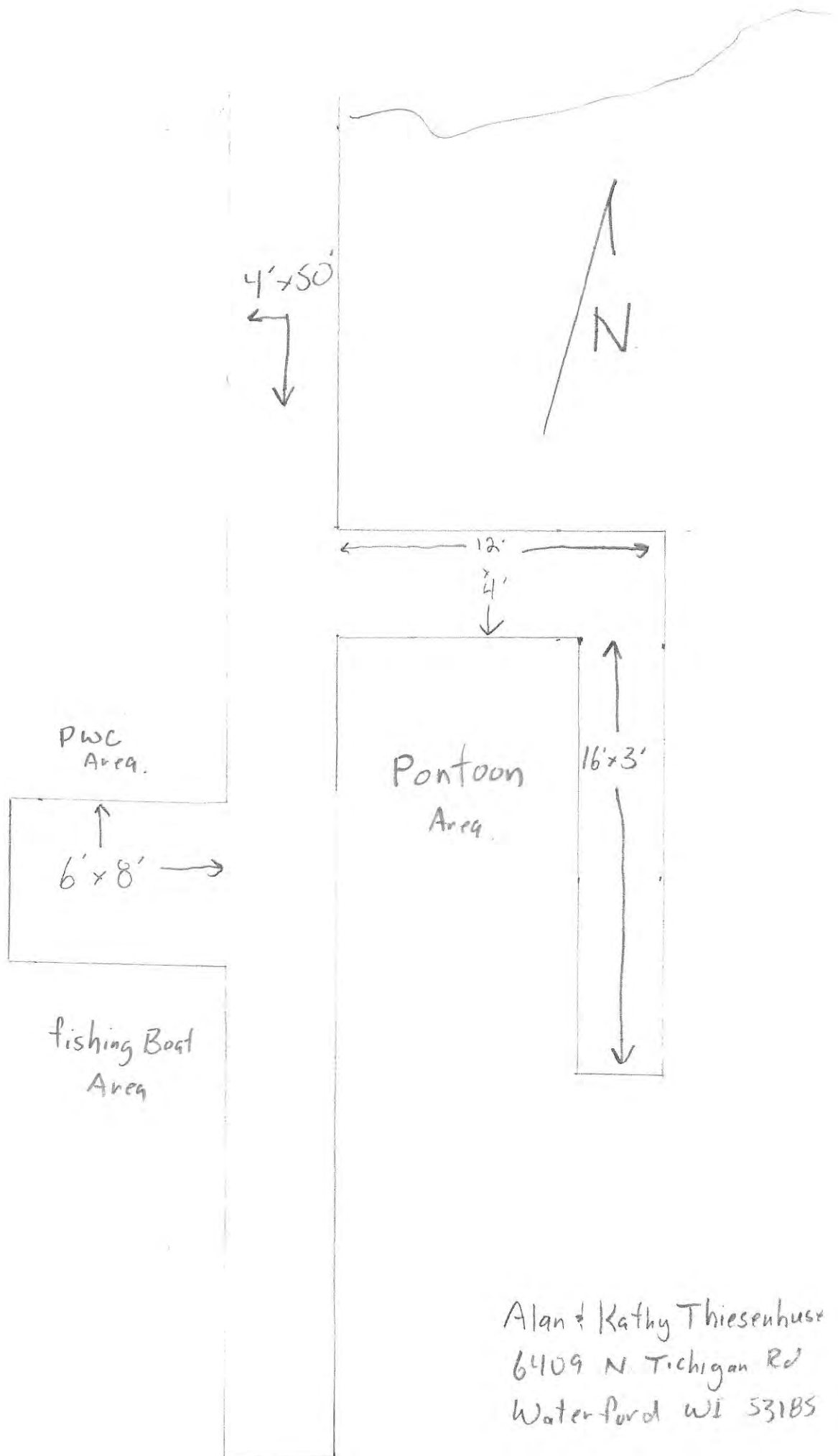
LEFT PROPERTY LINE

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.

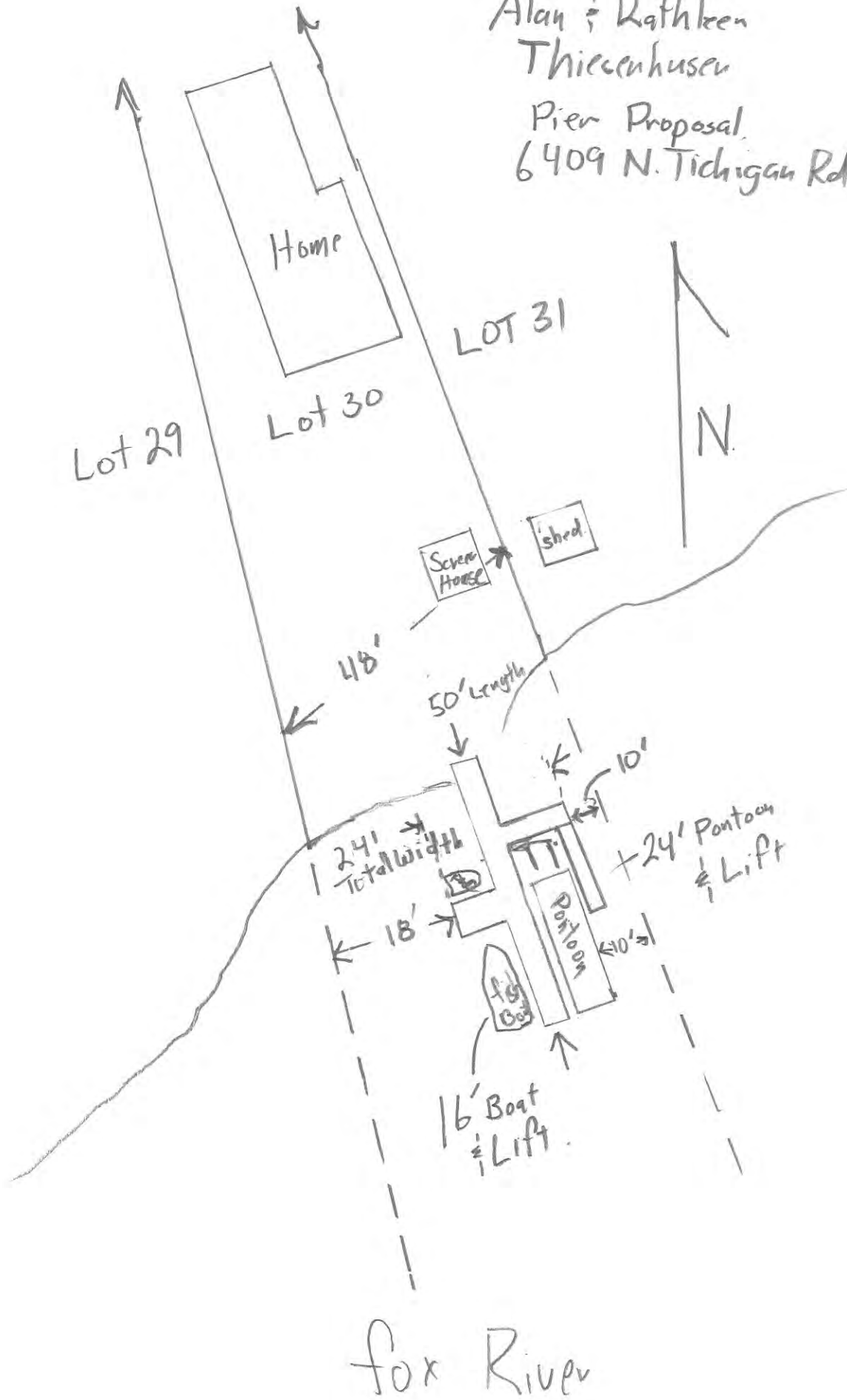
Dated this 9/1/2023 day of September, 2023

Alan R. Thesenhus
Signature of Applicant



Alan & Kathy Thiesenhus
6409 N. Tichigan Rd
Waterford WI 53185

Alan & Kathleen
Thieckenhusen
Pier Proposal
6409 N. Tichigan Rd.



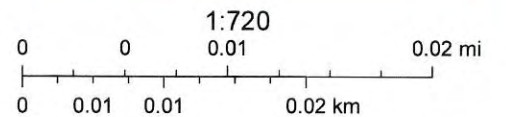
Fox River

ArcGIS WebMap



September 18, 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

Pd- #
3794
9/20/23

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: JOSEPH + TERISA WILINSKI

Property Address: _____

Tax Parcel #: 016041914055000

Mailing address (only if different from above): 29117 BEECHWOOD LN.
WATERFORD WI 53185

Telephone and Email Address: _____

Pier Installer: OWNER.

Names and Addresses of abutting neighbors:

1. DALE WOODS 6616 HEIDLEBERG CIR
2. DAVID Borkowski 28924 BEACH DR
Jeff Strasser

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: (4"x4" POSTS OR 4" BLACK PIPE) (2"x8" FRAMES) WITH GREEN TREAT DECK BOARD BROWN STAIN

Pier width, including lift (at widest dimension): 6 feet

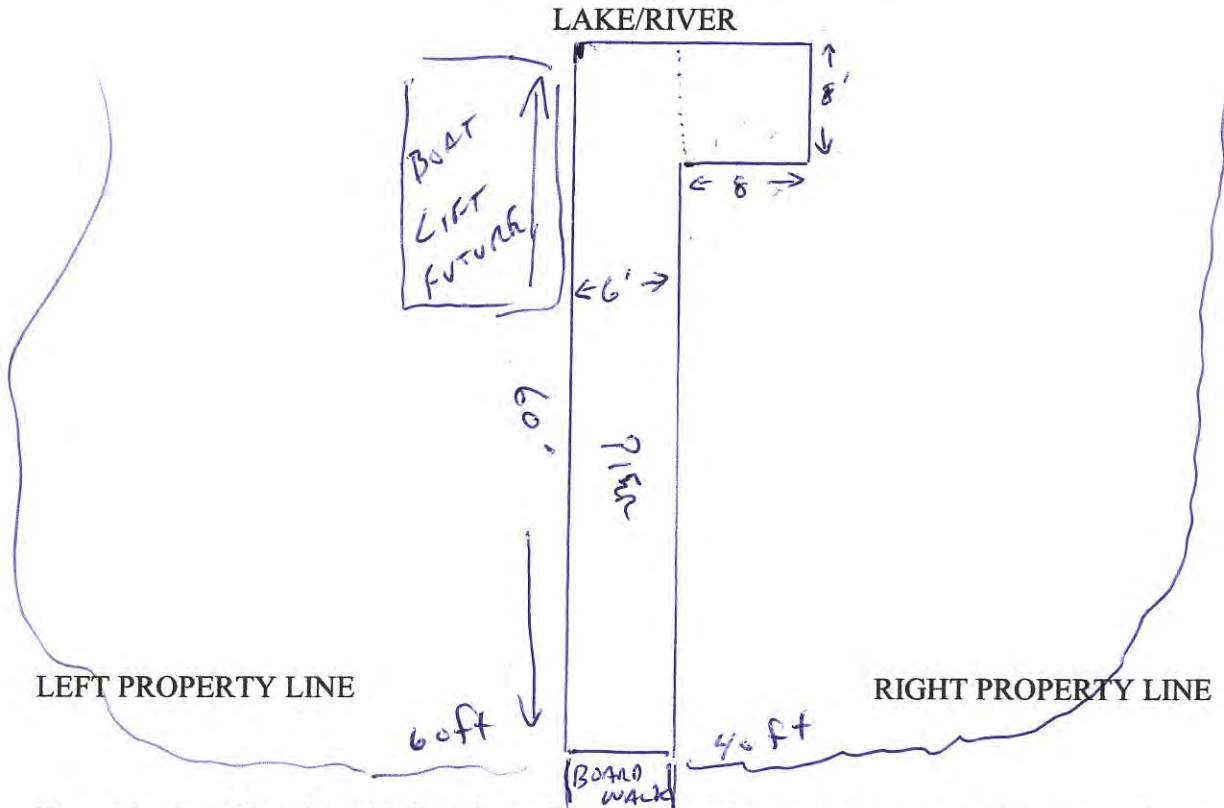
Distance from pier location to right property line: 40 feet

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



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 20th day of SEPT., 2023

[Signature]
Signature of Applicant

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

PL # 300 ✓ # 3107
FEE: \$150 plus a
Wharf Variance fee

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: Juel Liebke

Property Address: 5624 W. Peninsula Rd. Waterford, WI. 53185

Tax Parcel #: 016-04-19-23-071-000

Mailing address (only if different from above): —

Telephone and Email Address: [REDACTED]

Pier Installer: Complete Piers & Lifts P.O. Box 917 East Troy WI. 53120
Ryan Niegelsen 262-642-4383 (1948 Byrnes St.)

Names and Addresses of abutting neighbors:

see letters enclosed with this.

1. Left: Charles & Donna Wolf 5616 W. Peninsula Rd.
2. Right: an "Easement" then Scott and Marianne Trott 5630 W. Peninsula Rd.

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

PIER INSTALLATION OR MODIFICATION INFORMATION

Pier length from shore: 10 feet

Wharf:
20 feet along shoreline

Pier Materials: See information enclosed.

Pier width, including lift (at widest dimension): 10 feet

Distance from pier location to right property line: 31 feet

Distance from pier location to left property line: 44.37 feet

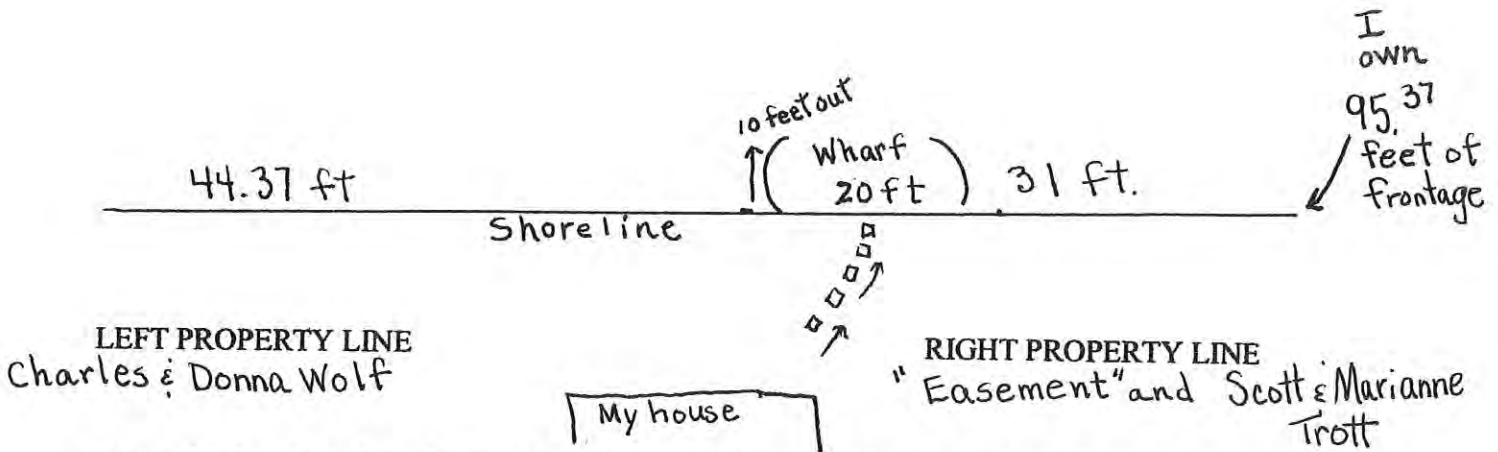
Water depth: 1 1/2 feet (from the 10 feet out from shore.)

Include boatlift size and location on drawing:

DIAGRAM OF PIER LOCATION AND SHAPE

LAKE/RIVER

Lot 14 = 15
See WebMap and
Survey map enclosed.



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 18th day of Sept., 20 23

Joel M. Liebke
Signature of Applicant

J.Liebke

DEGEN, FOAT SURVEYING ASSOCIATES

100 SOUTH SECOND STREET
WATERFORD, WISCONSIN
(262)534-5404 (FAX)534-2022

004176
004176S1.DWG

PLAT OF SURVEY

LOT 14 & 15, EXCEPTING THE SOUTH 18.3 FEET IN WIDTH OF LOT 15, BUENA PARK SUBDIVISION, LOCATED IN SECTION 23, TOWN 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN.

LUVELL
JUN 30 2000
RACINE COUNTY



HOUSE DETAIL

PROPOSED YARD GRADE 789.3 Upper
781.2 Lower

- 791.1 = PROP. FIN. FL. EL.
- 790.0 = PROP. TOP OF FOUNDATION EL.
- 789.6 = PROP. GAR. SLAB EL.
- 781.6 = PROP. BASEMENT FL. EL. - Exposed West
- 781.3 = PROP. TOP OF FOOTING EL.

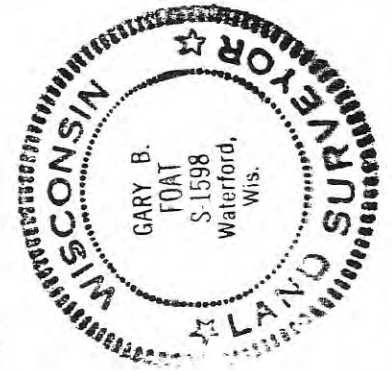
LEGEND

- X - FOUND RAILROAD SPIKE
- - FOUND IRON PIPE
- - FOUND AXLE ROD
- - SET IRON PIPE
- () - RECORDED AS
- ⊕ - FOUND CONCRETE MONUMENT (AXLE ROD IN CONCRETE)
- E - ELEVATIONS BASED ON MEAN SEA LEVEL DATUM

PREPARED FOR: DICK KEMPEN & SONS CONSTRUCTION
2323 N. MAPLE ROAD
BURLINGTON, WI 53105

NOTES: OWNER/CONTRACTOR TO FIELD VERIFY ALL BUILDING DIMENSIONS PRIOR TO EXCAVATION. EXCAVATOR TO EXPOSE SEWER LATERAL TO INSURE GRAVITY FLOW FROM BASEMENT.

SCALE: 1" = 30'
BEARING BASE: AS RECORDED AS



Mid R/L 7-5-00

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, THE LOCATION OF ALL VISIBLE SURVEY TIES AND DIMENSIONS OF ALL EXISTING BUILDINGS THEREON, BOUNDARY LINES, APPARENT EASEMENTS, ROADWAY AND UTILITY ENCROACHMENTS IF ANY.

THIS SURVEY IS MADE FOR THE PRESENT OWNERS OF THE PROPERTY AND ALSO MADE FOR THE USE OR BENEFIT OF THE TITLE THEREIN WITHIN (1) YEAR FROM THE DATE HEREOF.

DATE: AT WATERFORD, WIS. THIS 2ND DAY OF JUNE 19 00 REVISED: JUNE 28, 2000
GRADER PER CONTRACTOR

RECORDED

To: Town of Waterford

From: Charles and Donna Wolf

This is to verify that our neighbor Juel Liebke has discussed her plans and design with us regarding the building of a wharf on her shoreline on Buena Lake at 5624 W. Peninsula Rd. Waterford, WI. 53185

She has plenty of shoreline in which this will not impact us. Our signatures below indicate our acceptance of her installing a wharf as per the plan indicated in her permit request.

Charles Wolf 9-17-23

Charles Wolf (signature) (date)

5616 W. Peninsula Rd.
Waterford, WI. 53185



Donna I wolf 9/17/23

Donna Wolf (signature) (date)

5616 W. Peninsula Rd.
Waterford, WI. 53185



To: Town of Waterford

From: Scott and Marianne Trott

This is to verify that our neighbor Juel Liebke has discussed her plans and design with us regarding the building of a wharf on her shoreline on Buena Lake at 5624 W. Peninsula Rd. Waterford, WI. 53185

She has plenty of shoreline in which this will not impact us, as well as we have an existing easement between our properties.

Our signatures below indicate our acceptance of her installing a wharf as per the plan indicated in her permit request.

Scott Trott 9/11/23

Scott Trott (signature) (date)

5630 W. Peninsula Rd.
Waterford, WI. 53185



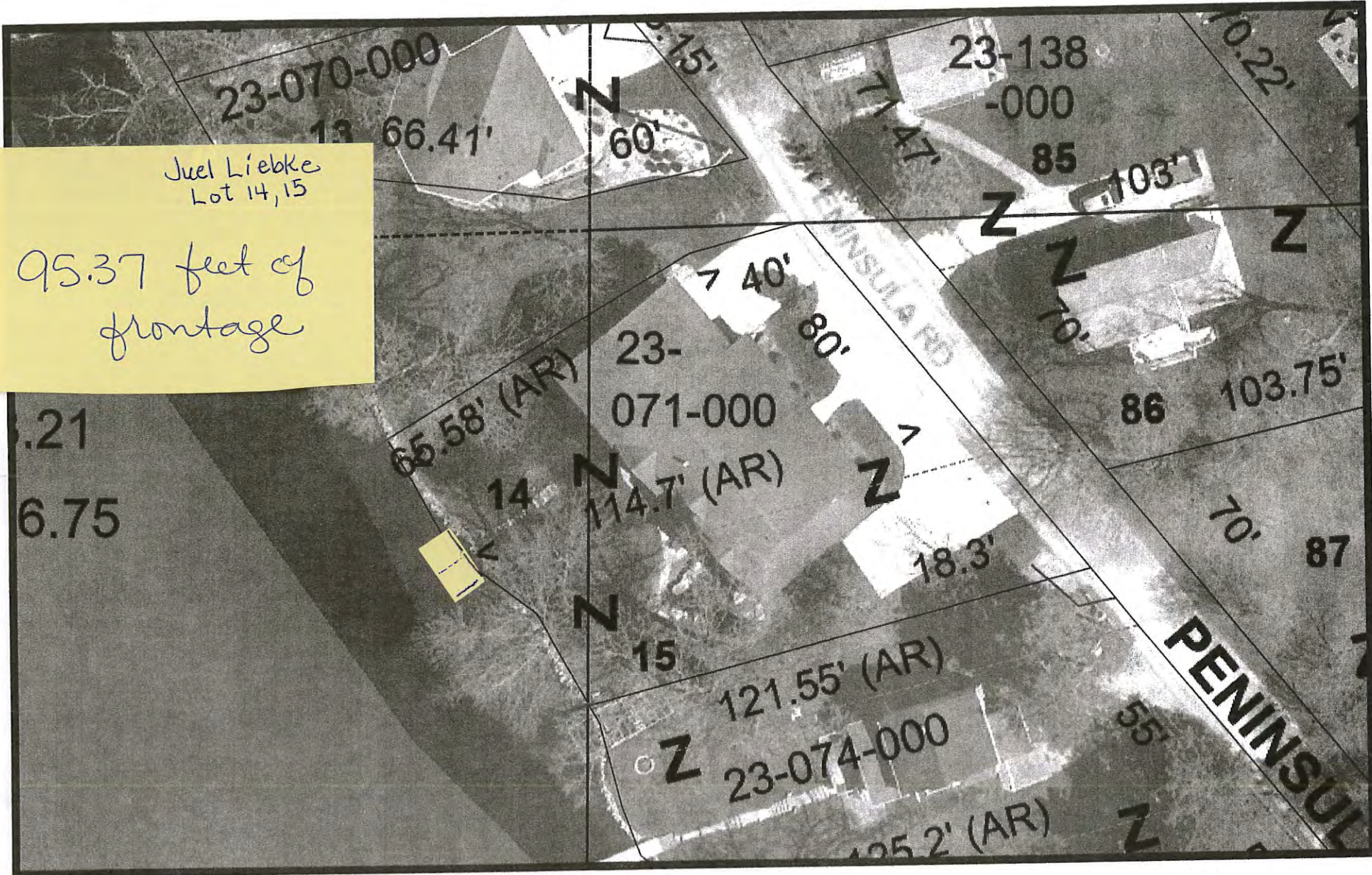
Marianne Trott 9/11/23

Marianne Trott (signature) (date)

5630 W. Peninsula Rd.
Waterford, WI. 53185



ArcGIS WebMap



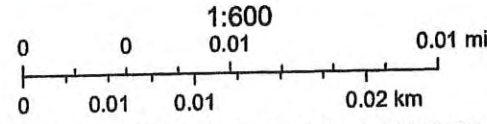
Juel Liebke
Lot 14, 15

95.37 feet of
frontage

July 17, 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



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