

APRIL 8, 2024
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/89008943522?pwd=dXFoNk9CSS9zQW5USWRpQS9yVFBOQT09>

Meeting ID: 890 0894 3522

Passcode: 696398

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MARCH 4, 2024 MINUTES AS PRESENTED
4. PIER PERMIT- JENKS, 29040 KRAMER DR.
5. PIER PERMIT- FARRELL, 6528 CHANNEL RD.
6. CHICKEN PERMIT- TERHARK, 4959 BAYFIELD DR.
7. CONDITIONAL USE PERMIT RENEWAL- PAYNE & DOLAN, 34422 HIGH DR.- NO CHANGE IN THE SCOPE OF OPERATION
8. CSM- McCARTHY/BLACKBURN, HONEY CREEK RD.- VACANT LAND ADJACENT TO 3430 HONEY CREEK RD.
9. CSM/REZONING- VAN VALIN, VACANT LAND ADJACENT TO 29218 N. LAKE DR.- REZONE FROM A-3 (GENERAL FARMING III) TO C-2 (UPLAND RESOURCE CONSERVATION DISTRICT)
10. CONCEPTUAL CSMs-BECK, 4801 NORTHWEST HWY.- REQUEST FOR TWO SEPARATE SPLITS
11. CORRESPONDENCE/PUBLIC COMMENTS
12. FORTH COMING EVENTS-

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

TOWN BOARD MAY BE IN ATTENDANCE

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

**PLANNING COMMISSION MEETING
415 N. MILWAUKEE ST.
MARCH 4, 2024 @ 5:30 PM
UNAPPROVED/UNOFFICIAL MINUTES**

1. Planning Commission meeting was called to order at 5:30 PM by Chair Teri Nicolai. Present: Commissioners Nelson, Mroczkowski, Wenck, Dickinson, Wagner. Commissioner Derse was present via speakerphone.
2. Chair Nicolai led the Pledge of Allegiance.
3. **Commissioner Wenck motioned to approve the December 4, 2023 minutes, as presented, seconded by Commissioner Nelson. Vote taken: 7-0. Motion carried.**
4. Commissioner Mroczkowski motioned to move the following Planning meeting: April 1st to April 8th, September 2nd to September 9th, and November 4th to November 11th, all at 5pm, due to elections or holidays. Motioned seconded by Commissioner Wenck. Vote taken: 7-0. Motion carried.
5. Pier Permit- Salemi, 8420 Fox River Rd.- Applicant present. Commissioner Derse asked if the applicant planned to install any boat or jet ski lifts. Applicant indicated no. **Commissioner Nelson motioned to approve the pier permit, as presented, seconded by Commissioner Wenck. Vote taken: 7-0. Motion carried.**
6. Shoreland Contract Report-
7. Forthcoming Events-

Commissioner Mroczkowski motioned to adjourn the meeting at 5:36 PM, seconded by Commissioner Nelson. Vote taken: 7-0. Motion carried.

Respectfully Submitted,

Heather Stratton, Deputy Clerk

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

FEE: \$150

*pd \$150 c. card
[Signature]*

Mon. April 8 @ 5pm

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 Jenks

Property Address: 29040 Kramer Dr

Tax Parcel #: 016041926053000

Mailing address (only if different from above): _____

Telephone and Email Address: 262 492 1424 jwjwj2004@yahoo.com

Pier Installer: myself

Names and Addresses of abutting neighbors:

1. Bill Lindbloom 4624 EMPIRE LN

2. 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: 16 feet

Pier Materials: aluminum

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

Distance from pier location to right property line: 70' feet

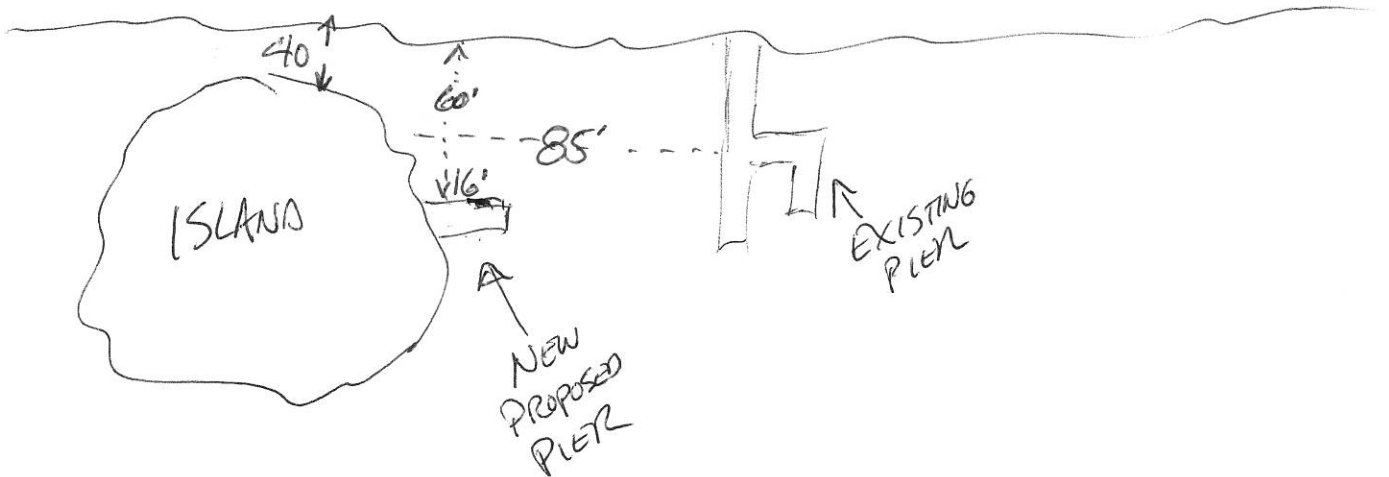
Distance from pier location to left property line: 125' feet

Water depth: 2' 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 16 day of Feb, 2024

Signature of Applicant

2020

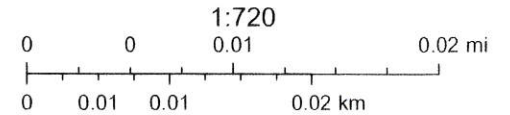
ArcGIS WebMap



July 25, 2023

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

- Water lines 2020 Spring Aerial
- Waterbody 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

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: Judy M. Farrell
Property Address: 6528 Channel Rd. Waterford WI. 53185
Tax Parcel #: 016041914202000
Mailing address (only if different from above): 5432 Lakeview Dr.
Greendale, WI. 53129
Telephone and Email Address: 1-414-915-0202 jfarrellos547@gmail.com
Pier Installer: HomeOwner

Names and Addresses of abutting neighbors:

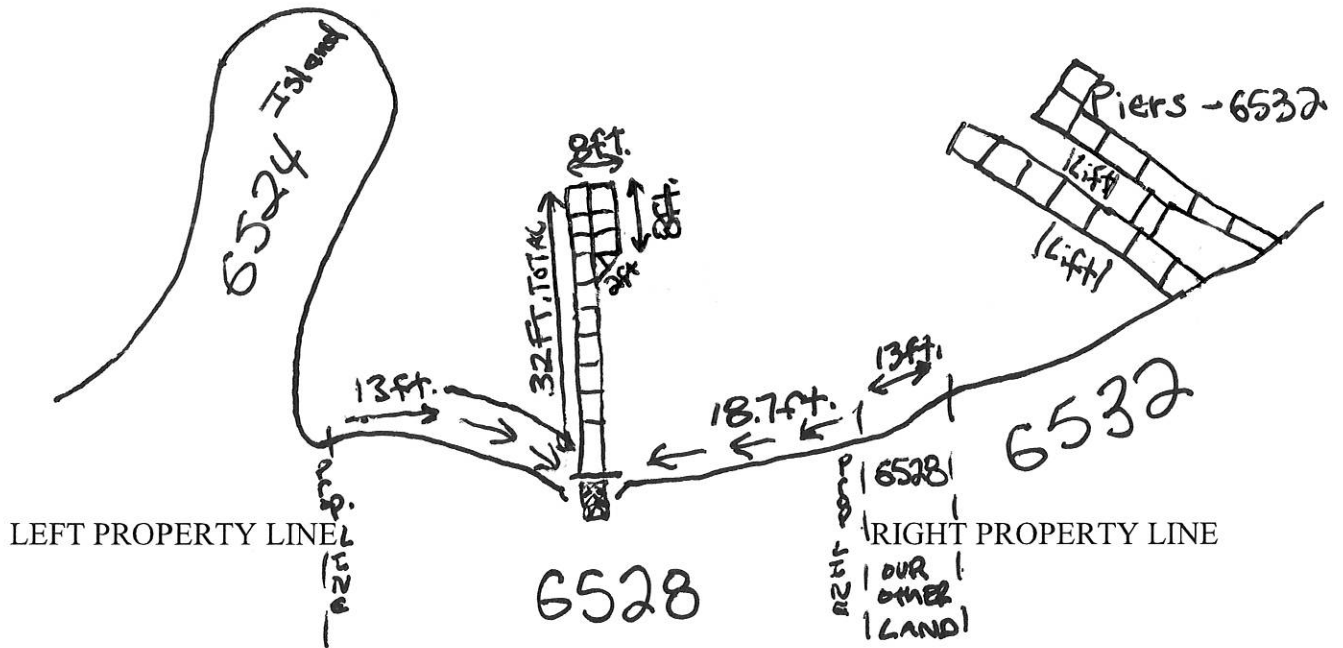
1. Kreg Kloss 6532 Channel Rd. Waterford WI. 53185
2. Sonia Culbertson 6524 Channel Rd. Waterford WI.
53185

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: 32 feet
Pier Materials: Aluminium / Polypropylene decking
Pier width, including lift (at widest dimension): 4 ft. feet
Distance from pier location to right property line: 18.7 feet
Distance from pier location to left property line: 13 ft. feet
Water depth: 3 feet 31.7ft Total Frontage.
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 23rd day of February, 20 24

Judy Farrell
Signature of Applicant

Town of Waterford
415 N. Milwaukee St.
Waterford, WI 53185

Permit Application to Keep Backyard Chickens

Original	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Staff Only</i>
Permit Issue Date	_____	Permit #	_____
Permit Fee	35 ⁰⁰	Check #	132
Manure Management Plan	<input type="checkbox"/>		
DATCP Proof of Registration No.		<input checked="" type="checkbox"/>	
Site Plan	<input checked="" type="checkbox"/>		

Applicant Information

Name (print) Alexandra Terhark

Address 4959 Bayfield Dr Waterford WI 53185

Phone 262 527 5593 Email allieterhark@gmail.com

Details

Number of Hens (limit - 4) 3

Total area of coop and enclosure 50 sq. ft. Area of coop alone (<32 sq. ft.) 6 sq. ft.

Distance (of enclosure) to nearest habitable structure on adjoining properties (>25 ft.) 25-6 ft. **As part of the permitting process, applicant must contact Racine County Planning and Development Department at 262-886-8440 to determine if a zoning permit is required.**

Attach

- Site Plan (see sample reverse)
- Manure Management Plan - Provide a plan for disposal of manure
- DATCP Registration - Provide photocopy of registration card with premises number on it. This is issued by Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP).
- Written notification of neighbors

Signatures

Applicant (if not property owner) _____ Date _____

Property Owner Alexandra Terhark Date 3-15-24

Other Tenant (of 2-tenant property) _____ Date _____

or

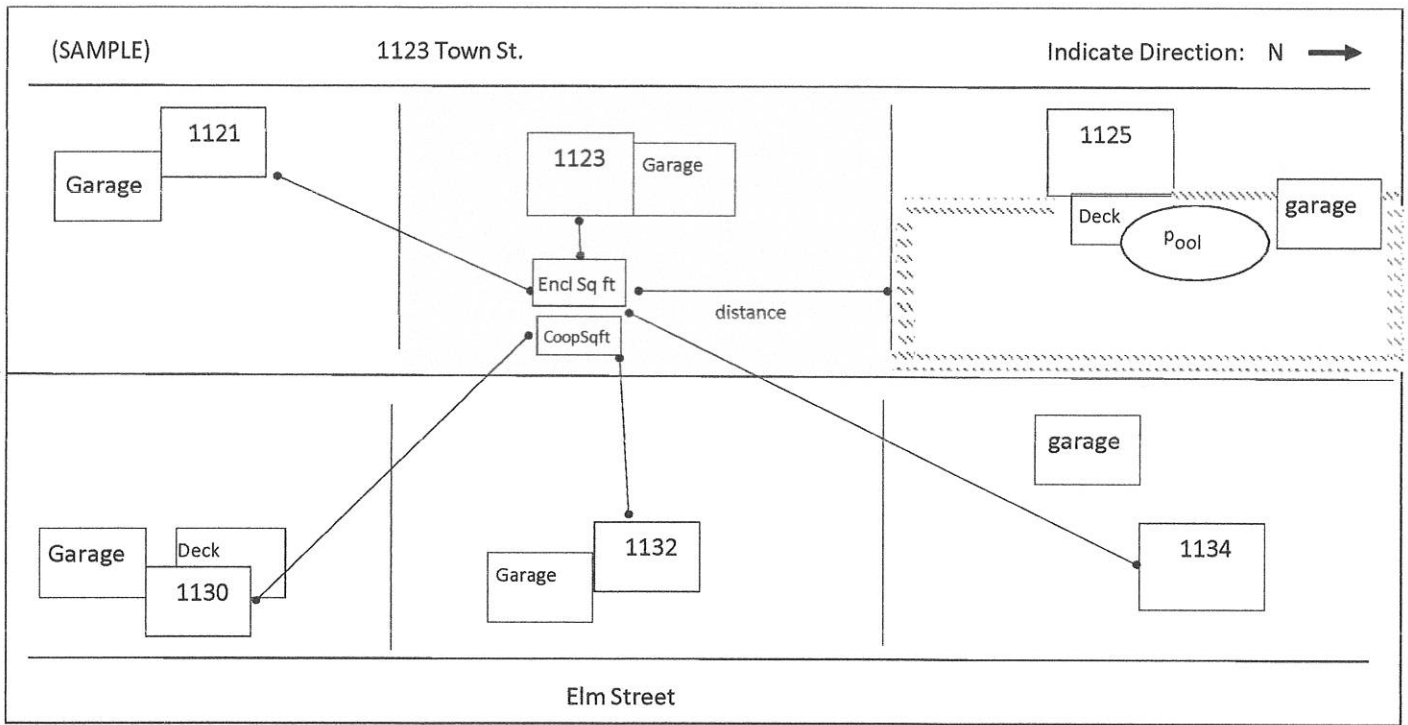
Name & address of Other Tenant _____

(SAMPLE)

1123 Town St.

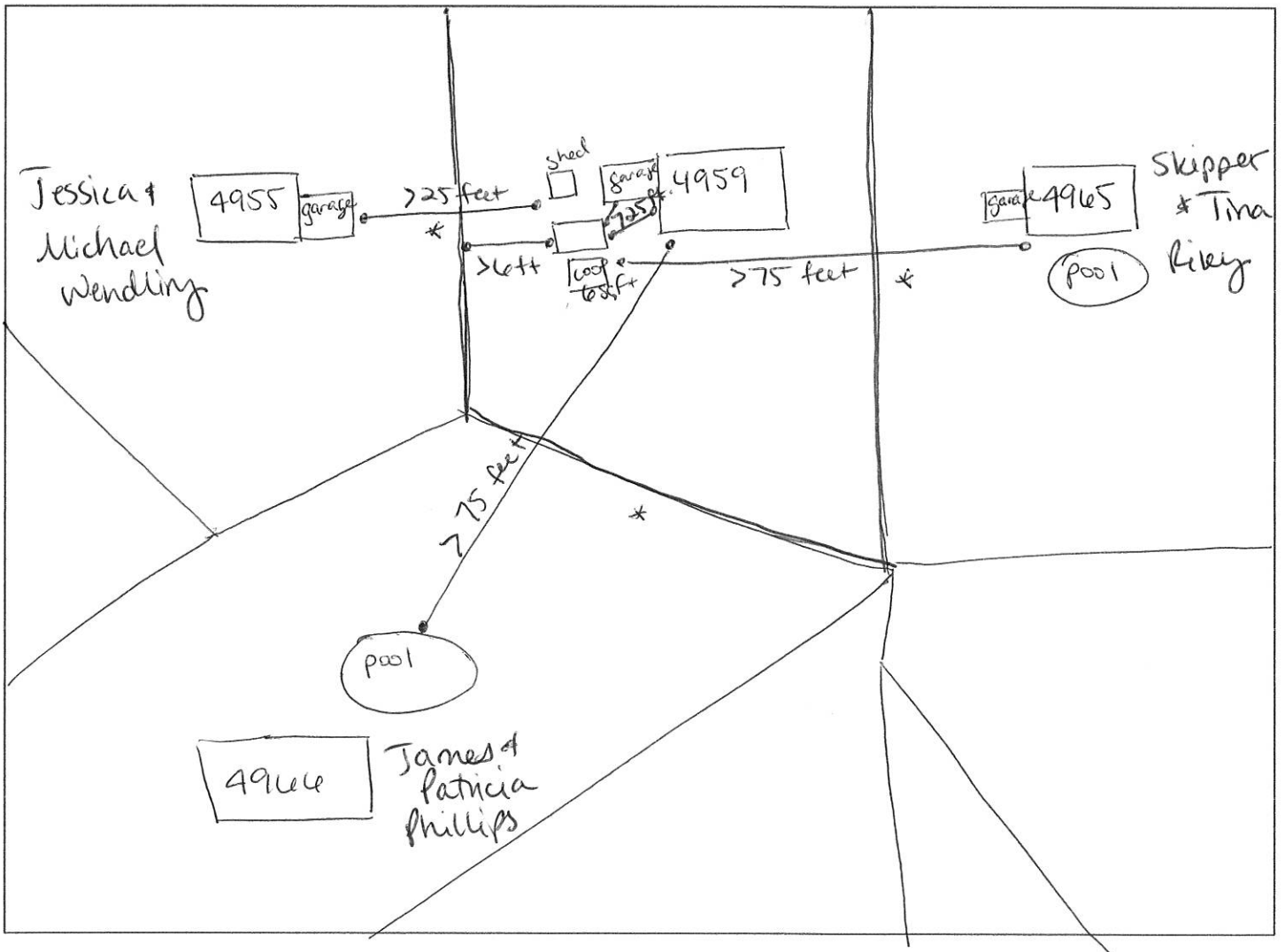
Indicate Direction: N →

Lot lines



Your street: 4959 Bayfield Dr

Indicate Direction: → W



Waste management plan

Our plan for chicken coop wastes consists of following the deep litter method and composting both waste and shavings over approximately a years time to turn into fertilizer for our garden. I have printed additional material to explain what I plan to follow.

The good news is that once chicken litter is composted, it turns into what backyard chicken owner's and gardeners refer to as "black gold".

Benefits of Composted Chicken Litter

Composted chicken litter provides a slow-release source of macro and micronutrients that act as a good fertilizer and soil amendment.

Fertilizer

Chicken litter contains the macronutrients nitrogen, phosphorus, potassium, as well as important micronutrients such as calcium needed for healthy plant growth. In addition to micronutrients, it also contains magnesium, sulfur, manganese, copper, zinc, chlorine, boron, iron and molybdenum.

Chicken manure is more nutrient rich than horse, cow, pig and steer manure. For example, when you compare chicken manure to cow manure the ratios of nitrogen, phosphorus and potassium (NPK) are different. Chicken manure contains 5% nitrogen, 4% phosphorus and 2% potassium per ton or 5-4-2 NPK. Cow manure is made up of digested grass and grain and has an NPK ration of 3-2-1 respectively. Having a higher NPK ratio means those nutrients are more available for plants.

Soil Amendment

A soil amendment is any material added to a soil to improve its physical properties, such as water retention, permeability, water infiltration, drainage, aeration and structure. This helps provide a better environment for roots. The amendment must be thoroughly mixed into the soil to deliver the greatest benefit.

Soil high in organic matter is less prone to erosion and retains fertilizer better. Chicken litter adds organic matter to the soil, which improves soil structure, moisture-holding capacity, drainage capacity and aeration. Additionally, the organic matter in chicken litter feeds soil microbes allowing organic nutrients to breakdown faster, which in turn makes them more available to plants more quickly. Who knew poultry litter could do so much?

The organic matter in chicken litter has another benefit: it feeds soil microbes allowing organic nutrients to break down faster, which in turn makes them available to plants more quickly.

Chicken Litter Composting Method

The method used for composting chicken litter is called hot composting and it requires carbon, nitrogen, moisture, oxygen, and temperature.

- **Carbon:** often referred to as "browns", this is the bedding material from your chicken coop. Other examples of browns include fall leaves, pine needles, twigs, straw or hay, corn stalks and paper (newspaper, writing/printing paper, paper plates, napkins and coffee filters).
- **Nitrogen:** often referred to as "greens", this is the chicken manure. Other examples of greens include grass clippings, coffee grounds/tea bags, fruit & vegetable scraps, trimmings from plants and eggshells.

- **Moisture:** water, but not too much, just enough to provide the right consistency. To test compost for the right consistency, pick up a handful and squeeze. If there is sufficient moisture content when you open your hand, it will crumble, and some will stick slightly. If it is too wet, it will form a ball and not break apart. If it is too dry, it won't stay on your hand.
- **Oxygen:** found in the air around us.
- **Temperature:** composting is best in warmer temperatures and will slow down in colder winter months.

How To Compost Chicken Litter

Step #1 Collect Chicken Litter

Chicken owners normally use bedding such as wood shavings, sawdust, or straw to provide a dry cushion for chickens and to control odor and pests. The coop bedding can be collected with the manure and dumped into a composting bin. Combing the chicken manure and the bedding creates chicken litter. For convenience, we recommend using the deep litter method.

The **deep litter method** consists of repeatedly turning over the soiled bedding, then adding a new layer of bedding and allowing the droppings to decompose on the floor of the coop all winter, at the same time creating heat to keep the coop warm naturally. In the spring, the chicken litter can be cleaned out and put into the compost. We recommend **cleaning out your coop twice per year**.

Keep in mind if you do not use the deep litter method and you prefer to pick manure and soiled bedding out of the coop daily, the steps for composting will differ.

Tip: A great way to help control odor and moisture in your coop is using Coop Recuperate.

Step #2 Carbon (Browns) to Nitrogen (Greens) Balance

To keep things simple most composters, follow the general rule of 1 part Carbon (browns) to 2 parts Nitrogen (greens). However, because chicken litter is so high in Nitrogen you may be more successful using a 2:1 or even a 3:1 mixture. This will create the ideal environment for microbes to break down organic material to produce compost.

Step #3 Turn Your Pile into Compost

Combine the correct ratio of bedding and manure at one time to form a pile, approximately one cubic yard, then add water. Turn or stir the compost. The material should be about as wet as a well wrung sponge. If you squeeze the compost and get a drop of water out, that is ideal. This will produce a hot pile.

It is recommended that the compost pile heat to 130-150 degrees Fahrenheit and maintain that temperature for 3 days.

Heating is necessary to destroy bad bacteria but temperatures above 160 degrees Fahrenheit can kill beneficial bacteria

and slow the process. To help you achieve appropriate temperature you can purchase a compost temperature gauge from a local farm store.

Tip: To speed up the breakdown of chicken litter in your compost, add Coop to Garden.

Step #4 Repeat the Heating Process

Once the center of your compost pile has reached the required temperature for three days it will start to cool. After it cools, pull the center apart and move the core material to the edges and bring the edge material into the center to heat. For 1 cubic yard of material repeat the process of bringing edges into the core at least 3 times.

To keep it simple, we recommend repeating this process once every ten days.

Tip: Regularly turn your compost pile which optimizes microbial activity. Turning or stirring speeds up the process and exposes bits of browns and greens that aren't fully decomposed to moisture and heat to make them breakdown.

Step #5 Let It Cure

Monitor the pile and once you are satisfied that the entire contents of your bin have been heated, loosely cover, and let it cure before using. It's ready when most material is dark, crumbly and sweet-smelling like soil.

Step #6 Add to Garden!!!

Congratulations! You just made "black gold".

You can add the resulting compost to your vegetable garden or flower bed by spreading it on the surface or by gently working it into existing soil. Now your soil and plants will thrive and your family can enjoy the fruits of you and your chickens labor.

Manure Safety Tips

Fresh chicken manure may contain disease organisms that could contaminate root crops (carrots, radishes, beets) and leaves (lettuce, spinach).

DO NOT spread uncomposted manure on the soil in your vegetable garden.

The following safety tips are summarized from the Stewardship Gardening Program provided by Washington State University:

- Apply only aged or composted manure to your soil.
- Always wear gloves when handling livestock manure.

- Thoroughly wash raw vegetables before eating.
- Do not use cat, dog, or pig manure in compost piles.

Ready to Get Started?

Raising backyard chickens, composting and gardening is a way of life that you can be proud of. Your chickens provide you eggs, you can give your chicken table scrapes from your garden and you can use the chicken litter to create “black gold” compost for your garden. It is environmentally conscious with less waste in and out. And following these six steps make it easy!

To learn more or if you have more questions regarding composting or gardening, *The Garden Hotline* is a great resource.

References:

Crop Fertility Services (CFS), Chicken Manure vs. Cow Manure – Comparing Fertilizer for Organic Crop Farming.
Tilth Alliance, Composting Chicken Manure. Compiled by Judy Duncan, WSU Cooperative Extension, King Country Master Gardener, and Cooperative Extension Livestock Advisor.

LIVESTOCK PREMISES RENEWAL/REGISTRATION CONFIRMATION

Info <info@wiid.org>

Mon, Mar 11 at 3:55 PM

To: allierterhark@gmail.com <allierterhark@gmail.com>

Graphical user interface, text, application Description automatically generated

**LIVESTOCK PREMISES REGISTRATION CONFIRMATION**

Thank you for registering your livestock premises online with the Department of Agriculture, Trade and Consumer Protection. All livestock premise registrations will renew every third July 31, starting in 2016. This letter validates that you are now registered through July 31, 2025.

Your account information is below. **Keep this letter for your records.**

Livestock Premises Code: **00SH2ZD**

Premises Address:

Terhark Farm

4959 Bayfield Dr

Waterford, WI 53185

Valid to July 31, 2025

Please check that the information is accurate. If there are any errors, please contact processing agent WLIC (contact information is below) within 10 business days of the date of this letter. Please call 888-808-1910 if you have questions.

Livestock Premises Registration

c/o WLIC

4726 E Towne Blvd, Suite 210

Madison, WI 53704

Phone: 888-808-1910

Fax: 608-848-4702

E-mail: info@wiid.org

Thank you.

Sincerely,

Wisconsin Department of Agriculture,

Trade and Consumer Protection



Dear fellow neighbor,

Upon requesting a permit for a backyard chicken coop under ordinance #2023-12-11, we require your notification of such plan. We intend to build a chicken coop within the permits scope of measurements both in location and size. We plan to have no more than 3 chickens, and if the permit is accepted we plan on buying these chickens from a reputable NPIP chicken breeder (*additional resource printed to explain what NPIP standards are) to ensure quality and health of our chickens, ourselves, and our friendly neighbors. We have researched the breeds listed in the attached information given to you for review, and found that all breeds listed are socialable, quiet, do well in enclosed spaces, and are hardy in all weather conditions we experience here in Wisconsin. We have also attached the proposed coop we intend to build and maintain, giving ample room for the chickens we intend to take good care of (over 16 square feet per chicken). In order to maintain our health and yours, we plan on composting waste materials and using as fertilizer in our garden after it has composted as most backyard chicken keepers do. The compost will be held in the black barrel composter we have already near our shed. If additional space is needed for composting, we are committed to the cost and energy to building additional space for that. Our coop will be behind our shed and hidden by our pine line in order to keep from sight so that this in no way will be something you will have to encounter or see, unless of course you are curious and would like to!

By signing this document you agree that you have been notified of our plans to build a chicken coop and understand our intent to raise healthy happy chickens and keep everyone including our neighbors happy and healthy as well.

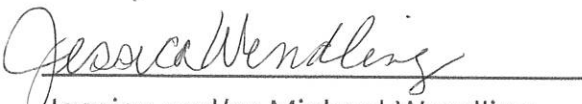
Thank you so much for your consideration and time

Tyler and Allie Terhark



Skipper and/or Tina Riley

4965 Bayfield Dr



Jessica and/or Michael Wendling

4955 Bayfield Dr



James and/or Patricia Phillips

4966 Riverside Dr.

Home » Products » Coop BLUE w Nest box



STOP SLIDESHOW



Coop BLUE w Nest box

SKU: CC3000B

\$599.00

Availability: 18 in stock

- 1 +

Add to cart

Buy with  Apple Pay

Guaranteed Safe Checkout



PayPal



Description

Additional information

Blue and White Coop with two Nesting Boxes and Attached Run
Large enough to comfortably house small flock of chickens.
Perhaps you want to protect your rabbits or other small pets.
This can work for that too.

This coop is easy to clean, with removable roosts trays.
Chickens or other pets need space to forage and exercise,
included fenced-in run attached to the coop.

Overall Size 122" x 59" x 59"

Main House 29.5" x 29.5" x 39.5"

Run Size: 90.5" x 29.5" x 38.5"

Due to weight, item but ship LTL by truck carrier.

Shipping included in \$599 price.

Item available for pickup in New Lenox, IL Warehouse (contact us)

Ships Next Business Day

Related Products

YOUR ORDER

[EDIT CART](#)



Day-old Pullet - Cream Legbar, NPIP

\$20.00

FREE SHIPPING!

[Show details](#)



~~**Day-Old Chicks - Black Copper Marans, NPIP**~~

~~\$20.00~~

~~FREE SHIPPING!~~

[Show details](#)



Day-old chick - Lavender Orpington, NPIP

\$20.00

[Show details](#)



Day-old Pullet - Olive Egger Hybrid, NPIP

\$10.00

FREE SHIPPING!

[Show details](#)

Subtotal

\$70.00



The .gov means it's official.

Federal government websites always use a .gov or .mil domain. Before sharing sensitive information online, make sure you're on a .gov or .mil site by inspecting your browser's address (or "location") bar.



This site is also protected by an SSL (Secure Sockets Layer) certificate that's been signed by the U.S. government. The **https://** means all transmitted data is encrypted - in other words, any information or browsing history that you provide is transmitted securely.



Animal and Plant Health Inspection Service
U.S. DEPARTMENT OF AGRICULTURE



USDA FAQ's and resources about coronavirus (COVID-19). [LEARN MORE](#)

National Poultry Improvement Plan (NPIP)

The NPIP is a voluntary State–Federal cooperative testing and certification program for poultry breeding flocks, baby chicks, poults, hatching eggs, hatcheries, and dealers. It became operative in 1935 with a three-pronged focus on certifying breeding stock, bird performance, and the elimination of bacillary white diarrhea (caused by *Salmonella pullorum*). The objective of the NPIP is to provide a cooperative State–Federal program through which new technology can effectively be applied to the improvement of poultry and poultry products by establishing standards for the evaluation (testing) of poultry breeding stock, baby chicks, poults, and hatching eggs with respect to freedom from certain diseases.

The diseases covered by the NPIP are avian influenza (fowl plague) and those produced by *S. pullorum* (pullorum disease), *S. gallinarum* (fowl typhoid), *S. enterica* var. *enteritidis*, *Mycoplasma gallisepticum* (MG, chronic respiratory disease, and infectious sinusitis in turkeys), *M. synoviae* (MS, infectious synovitis), and *M. meleagridis* (MM, day-old airsacculitis). In addition, the NPIP has programs such as “U.S. Salmonella Monitored” and

“U.S. Sanitation Monitored” that are intended to reduce the incidence of salmonella organisms in hatching eggs, chicks, and poults through effective and practical sanitation procedures at the breeder farm and in the hatchery.

Poultry is defined in the NPIP as domesticated fowl, including chickens, turkeys, ostriches, emus, rheas, cassowaries, waterfowl, and game birds (except doves and pigeons) that are bred primarily to produce eggs and meat. Three types of participants are involved in the NPIP: independent flocks, hatcheries, and dealers. The poultry products certified by the NPIP are hatching eggs, baby chicks, poults, and started pullets. The vast majority of U.S. States prohibit the entry of any poultry shipments except those designated pullorum-typhoid clean. Essentially, such bans mean that poultry moving interstate should participate in the “U.S. Pullorum-Typhoid Clean” program of the NPIP or be tested negative for pullorum-typhoid before leaving their home State. Fifteen States require that all shipments of turkeys they receive be MG clean. Essentially, that requirement means that turkeys moving interstate should participate in the “U.S. MG Clean” program of the NPIP or be tested free of MG before shipment.

Most U.S. trading partners importing poultry and products from the United States also require NPIP participation. Accredited veterinarians may be requested to inspect breeder flocks participating in the NPIP for compliance with the standards and to issue health certifications. Every spring, APHIS publishes a directory of participants handling egg-type and meat-type chickens and turkeys and a directory of participants handling waterfowl, exhibition poultry, game birds, and ratites. These directories list hatcheries, independent flocks, and dealers participating in the NPIP, the products that they handle, and the disease classifications that they participate in.

Other information about the program can be obtained from the:

NPIP, USDA-APHIS -VS
1506 Klondike Rd, Suite 101
Conyers, GA 30094

Information can also be obtained on the NPIP Web site:

<http://www.poultryimprovement.org/default.cfm>

March 11th, 2024

Ms. Teri Nicolai, Chairman
Town of Waterford
415 N Milwaukee St.
Waterford, WI 53185

**Conditional Use Permit Renewal
Honey Creek Aggregate Site – Town of Waterford**


Dear Ms. Nicolai:

Payne & Dolan, Inc. is requesting a renewal of its existing conditional use permit for the Honey Creek Aggregate Site located in the Town of Waterford. It is Payne & Dolan's intent to operate this site in compliance with the conditions and requirements as previously approved.

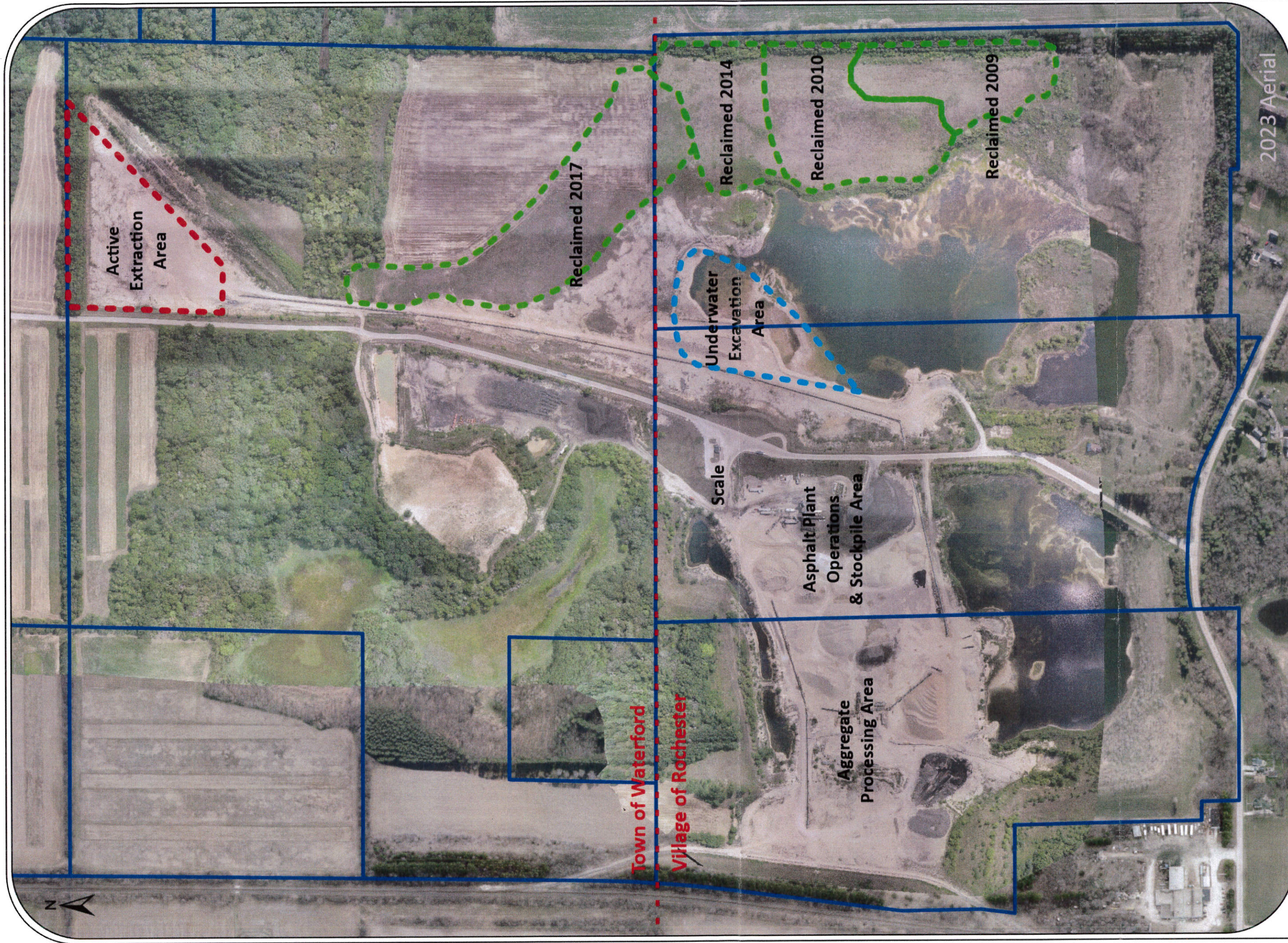
Thank you for your time and effort in this request. We appreciate the continued opportunity to work in your community. If you have any questions and/or need additional information, please do not hesitate to contact me at (262) 366-5124.

Sincerely,

Payne & Dolan, Inc.

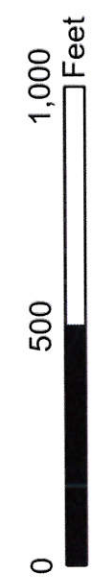


Bryanna Bucholtz
Land Resources Administrator



Honey Creek Aggregate Site
 Site Plan
 2024 CUP Renewal

Date: 3/7/2024
 Drawn By: BB



CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Racine County, Wisconsin

Owner: Payne & Dolan, Inc.

Applicant/Agent: Payne & Dolan, Inc.

Town: Waterford

Zoning district(s): M-4 Quarrying District

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

The undersigned requests a conditional use / site plan review permit to (specify use, project, structure, size, etc.)
Renewal of an existing CUP for sand & gravel extraction and related accessory uses for the Honey

Creek Aggregate Site.

AT (site address): 34422 High Drive, East Troy, WI 53120

Subdivision: _____ Lot(s): _____ Block: _____

Parcel # 01604193-1001000, -1005000, -10110020, -1013000, -1014000 Section(s) 31 T 4 N R 19 E

If served by municipal sewer, check here: _____ Sanitary permit #: _____

Attached are:

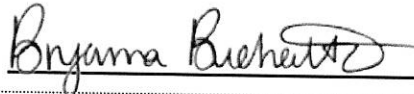
- zoning permit application
- 12 SETS:
drawn-to-scale site plan that is based on a survey (10 of the 12 should be sized or folded to 8.5" x 11")
letter of agent status
- hearing/review fee (Fees are non-refundable, & re-publication/amendment fees will be charged where applicable.)
- 3 SETS: landscaping/lighting plan
- 12 SETS: report/cover letter & operations plan
- abutting property owners' names & mailing addresses
- other

print name: Bryanna Bucholtz e-mail address: bbucholtz@walbecgroup.com

address: Payne & Dolan, Inc. telephone #: (262) 366-5124

N3 W23650 Badinger Road

Waukesha, WI 53188

signed: 

STAFF USE ONLY:

BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word "all" or "partially".

- _____ The property is all / partially located in the _____ shoreland area.
- _____ The project is all / partially located in the _____ shoreland area.
- _____ The property is all / partially located in the _____ floodplain.
- _____ The project is all / partially located in the _____ floodplain.
- _____ The property is all / partially located in the wetland.
- _____ The project is all / partially located in the wetland.

The applicant is subject to the following Racine County Ordinance provisions (specify article/section):

Shoreland contract: yes _____ no _____

Public hearing date: _____

Site plan review meeting date: _____

Submittal received by: _____

Date petition filed: _____

cash or check #: _____

amount received: \$ _____

APPLICATION FOR ZONING PERMIT
 RACINE COUNTY, WISCONSIN (Rev. 02/22)

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER Payne & Dolan, Inc.

APPLICANT Same as Owner

Mailing Address N3 W23650 Badinger Road

Mailing Address _____

Waukesha WI 53188
 City State Zip

_____ State _____ Zip _____

Phone (262) 366-5124

Phone _____

Email bbucholtz@walbecgroup.com

Email _____

Parcel Id. # 01604193-1001000, -1005000,
 -10110020, -1013000, -1014000

Site Address 34422 High Drive, East Troy, WI 53120

Municipality Waterford Section(s) 31 Town 4 North, Range 19 East

Lot _____ Block _____ Subdivision Name _____ CSM # _____

Proposed Construction/Use Renewal of an existing CUP for sand & gravel extraction and related accessory uses for the Honey Creek Aggregate Site.

New Addition	Principal Bldg.	Size (_____ x _____) (_____ x _____) (_____ x _____)
Alteration	Accessory	Area (sq ft) (_____)(_____)(_____)
Conversion	Deck	Peak Ht. (ft.) _____ 100-Yr. Floodplain Elev. _____
Temporary	Sign	Eave Ht. (ft.) _____ Flood Protection Elev. _____
	Other	Building Ht.-Avg. (ft.) _____

Contractor _____	Est. Value w/Labor \$ _____	ZONING DISTRICT _____
Existing Nonconforming? N/A	Yes _____ No _____	<u>Yard Setbacks</u> <u>Proposed</u> <u>OK?</u>
Structure in Shoreland? (per map)	Yes _____ No _____	Street-1 st _____
Mitigation or Buffer Needed?	Yes _____ No _____	Street-2 nd _____
Structure in Floodplain? (per map)	*Yes _____ No _____	Side-1 st _____
*Structure's Fair Market Value \$ _____	Cumulative % _____	Side-2 nd _____
*>50% of Fair Market Value? N/A	Yes _____ No _____	Shore _____
Structure in Wetland? (per map)	Yes _____ No _____	Rear _____
Substandard Lot?	Yes _____ No _____	Total Acc. Structures _____
BOA Variance Needed?	Yes _____ No _____	Date of Approval _____
Conditional Use/Site Plan Needed?	Yes _____ No _____	Date of Approval _____
Shoreland Contract Needed?	Yes _____ No _____	Date of Approval _____

Additional Zoning Permit Stipulations Listed on Back of this Form? Yes _____ No _____ (If "Yes," see back)

The applicant hereby acknowledges receipt of notice contained herein and certifies that submitted information/ attachments are true and correct to the best of the knowledge and belief of the signer, and that all construction/ use will be done in accordance with the Zoning Ordinance, applicable stipulations, and Wisconsin laws.

BOA/Conditional Use/Site Plan Pd: \$ _____
 CC Date/Check#/Cash _____
 Signature of Owner /Applicant/Agent Bryanna Bucholtz 3/5/2024
 Date _____
 Shoreland Contract Fee Pd: \$ _____
 CC Date/Check#/Cash _____
 Print Name(s) Bryanna Bucholtz, Land Information Administrator
 Zoning Permit Fee Pd: \$ _____
 CC Date/Check#/Cash _____
 Notes (revisions, extensions, etc.) _____
 Other: _____ Pd: \$ _____

✓ if shoreland erosion review fee is included above Zoning Administrator (Staff Initials)

Make checks payable to "Racine County Development Services" - **Note: ALL FEES ARE NONREFUNDABLE (OVER)**

PIN

Staff Use Only

If a private onsite wastewater treatment system (POWTS) serves the property, check here and complete #1-6 below:

- 1) Sanitary Permit # _____ Date issued _____ Year installed _____ Failing? _____
- 2) **If zoning permit is for an accessory structure without plumbing, check here and go to #4 below.**
- 3a) If a commercial facility, public building, or place of employment, will there be a change in occupancy of the structure; or will the proposed modification affect either the type or number of plumbing appliances, fixtures or devices discharging to the system? **Yes*** No N/A
- 3b) If a dwelling, will the addition/alteration change the number of bedrooms? **Yes*** No N/A
*If "Yes" above, documentation must be submitted per SPS 383.25 (2) (d) to verify system can be used.
- 4) Will construction interfere with the setback requirements to the POWTS per SPS 383.43 (8) (i)? Yes No
If "Yes," provide variance approval date: _____
- 5) Has a new sanitary permit been issued to accommodate the structure or proposed modification in wastewater flow or contaminant load **and/or** County sanitary approval granted? Yes No
- 6) Comments _____

POWTS Inspector's Signature: _____ Date: _____

ZONING PERMIT REQUIREMENTS

A Plat of Survey shall be prepared by a Land Surveyor registered in Wisconsin illustrating new principal structure's location on lots less than five (5) acres in size. All zoning permit applications shall be accompanied by plans drawn to scale, showing the location, actual shape and dimensions of the lot to be built upon and any primary and accessory buildings, the lines within which the building shall be erected, altered or moved, the existing and/or intended use of each building or part of a building and the number of families and/or employees the building is intended to accommodate. Include floodplain, wetlands, environmental corridors, easements and such other information with regard to the lot and neighboring lots or buildings as may be necessary to determine and provide for ordinance enforcement. Adequate driveway access and off-street parking stalls must be provided in accordance with Sec. 20-1088, Racine County Code of Ordinances. In addition, if a private sewage system exists, the location of the tank(s), system and vent shall be shown on the plan with setback distances to the closest part of the proposed construction.

All dimensions shown relating to the location and size of the lot shall be based upon an actual survey. Lot area shall not contain road right-of-way. NOTE: All street yard, side yard, and rear yard setbacks shall be measured from the closest property lines. Shore yard setbacks shall be measured from the closest point of the ordinary highwater mark of a navigable body of water. All elevations shall be provided in mean sea level datum.

All zoning permits issued pursuant to this ordinance are valid for nine (9) months unless substantial construction has commenced and is continuing, otherwise such zoning permits shall become null and void and a new zoning permit is required. It is the responsibility of the applicant to secure all other necessary permits required by any federal, state or local agency. The issuance of a zoning permit is not a guaranty or warranty that the requirements have been met for other necessary permits, or that the site is otherwise suitable for construction.

NOTICE: YOU ARE RESPONSIBLE FOR COMPLYING WITH STATE AND FEDERAL LAWS CONCERNING CONSTRUCTION NEAR OR ON WETLANDS, LAKES, AND STREAMS. WETLANDS THAT ARE NOT ASSOCIATED WITH OPEN WATER CAN BE DIFFICULT TO IDENTIFY. FAILURE TO COMPLY MAY RESULT IN REMOVAL OR MODIFICATION OF CONSTRUCTION THAT VIOLATES THE LAW OR OTHER PENALTIES OR COSTS. FOR MORE INFORMATION, VISIT THE DEPARTMENT OF NATURAL RESOURCES WETLANDS IDENTIFICATION WEB PAGE OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER. See DNR web site <http://dnr.wi.gov/wetlands/locating.html> for more information.

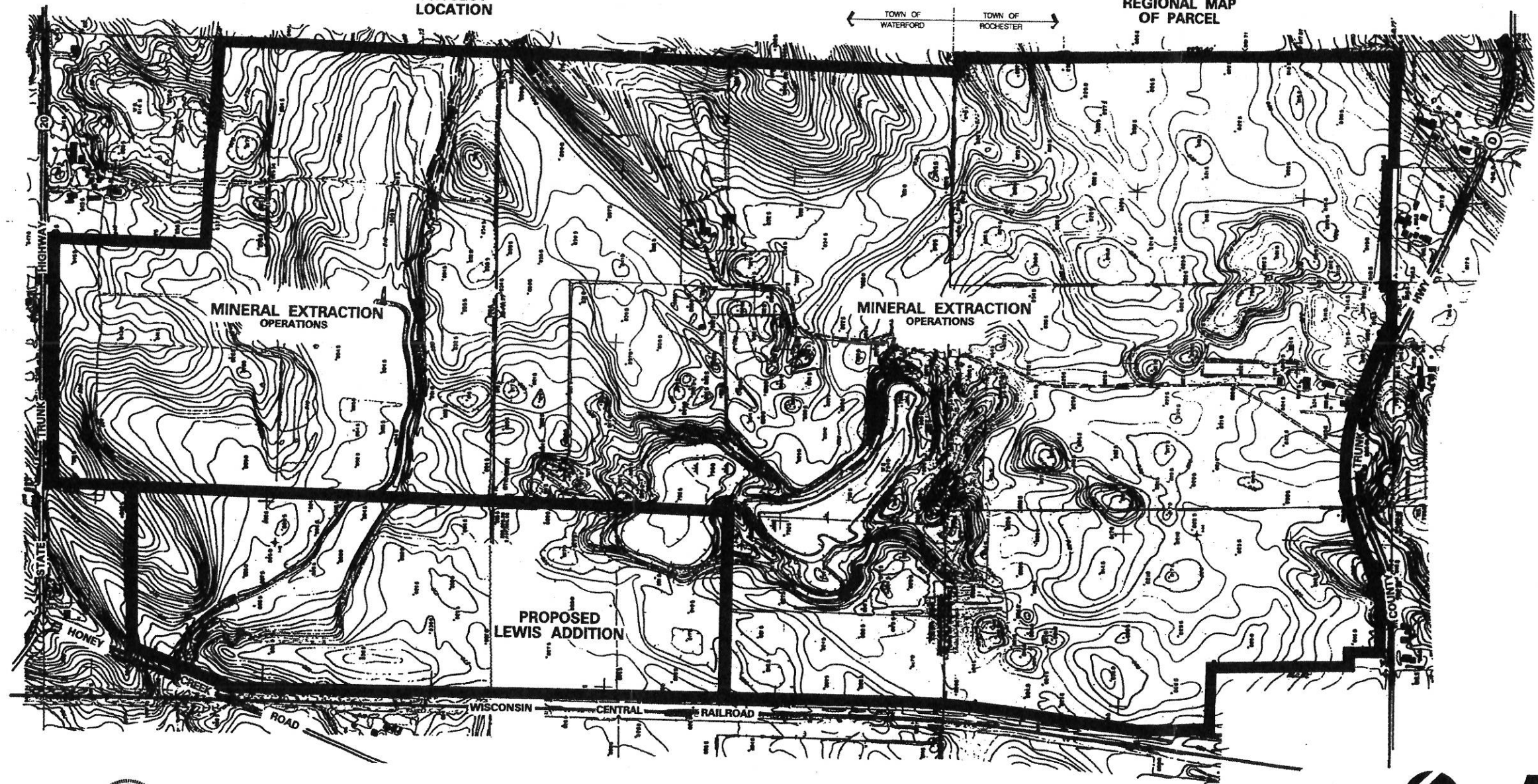
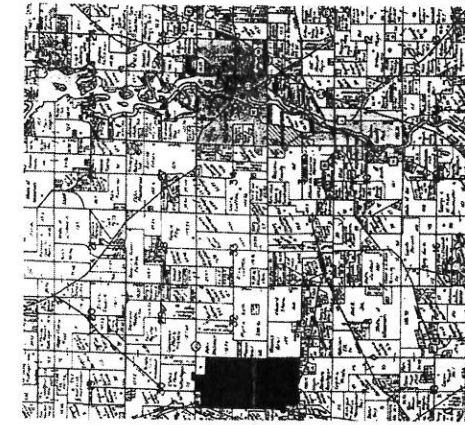
ADDITIONAL ZONING PERMIT STIPULATIONS (check all that apply)

- Proposed structure is for owner residential use only and not to be used for human habitation or separate living quarters. No business, commercial or industrial use is allowed.
- All disturbed soils must be reseeded and mulched or sodded immediately upon completion of project.
- Must install the following within 14 days of completion of roof: gutters and downspouts which outlet onto splashblocks or into drain tiles; or a hard surface material that extends at least 16" beyond the dripline of the structure.
- All excess soil not used for backfilling project must be removed from the shoreland area within 10 days of excavation.
- A hard surface material must be placed beneath the deck to prevent soil erosion.
- All existing yard grade elevations will remain unchanged.
- Firmly anchor, no floor < _____'; Buoyant, flammable, explosive or injurious materials/utilities/electric & 1st floor ≥ _____'

RECLAMATION PLAN SUBMITTAL FOR
 COMPLIANCE WITH AUTOMATIC
 RECLAMATION PERMIT RECEIVED
 PURSUANT TO CH. NR 135.18 AND 135.19
 WISCONSIN ADMINISTRATIVE CODE

SUBMITTED JULY 2002

DETAILS OF THE
METHODS & SEQUENCING
 FOR
MINERAL EXTRACTION
 &
SITE RECLAMATION PLAN
 TOWN OF WATERFORD WISCONSIN
 TOWN OF ROCHESTER WISCONSIN



**GRAEF
 ANHALT
 SCHLOEMER**
 and Associates Inc.



REVISED: 5 NOV 97



PAYNE & DOLAN
 N3 W23650 BADINGER ROAD
 WAUKESHA, WISCONSIN 53187
 414-524-1700

INDEX OF EXHIBITS

- A PLAT OF EXISTING SITE
- B PARCEL SEQUENCING PLAN
- C SITE RECLAMATION PLAN

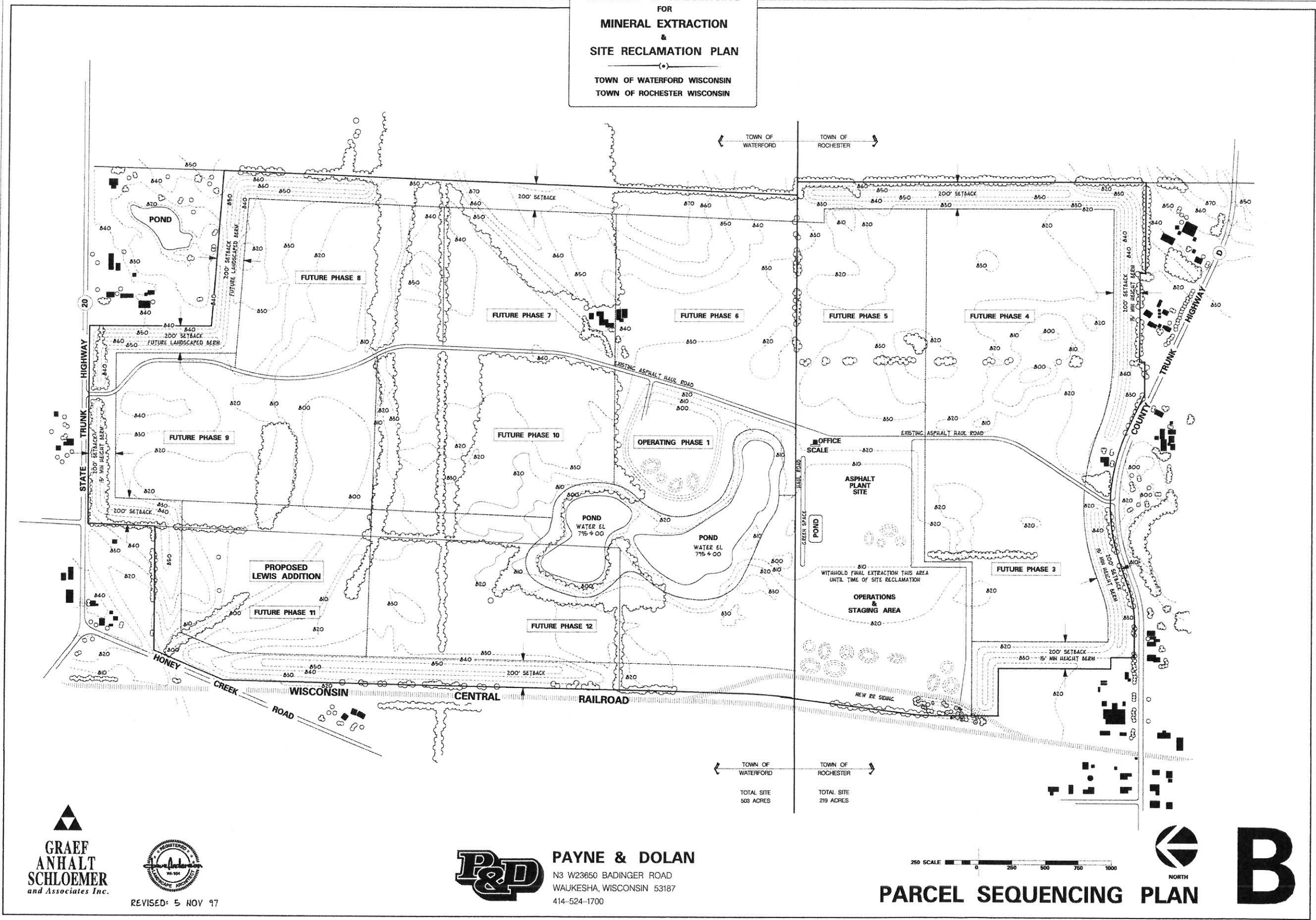


PLAT OF EXISTING SITE
 APPROXIMATE DATE OF MAP: 1985



A

DETAILS OF THE
METHODS & SEQUENCING
 FOR
MINERAL EXTRACTION
 &
SITE RECLAMATION PLAN
 TOWN OF WATERFORD WISCONSIN
 TOWN OF ROCHESTER WISCONSIN



GRAEF ANHALT SCHLOEMER
 and Associates Inc.



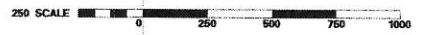
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 N3 W23650 BADINGER ROAD
 WAUKESHA, WISCONSIN 53187
 414-524-1700

TOWN OF WATERFORD
 TOTAL SITE 503 ACRES

TOWN OF ROCHESTER
 TOTAL SITE 219 ACRES

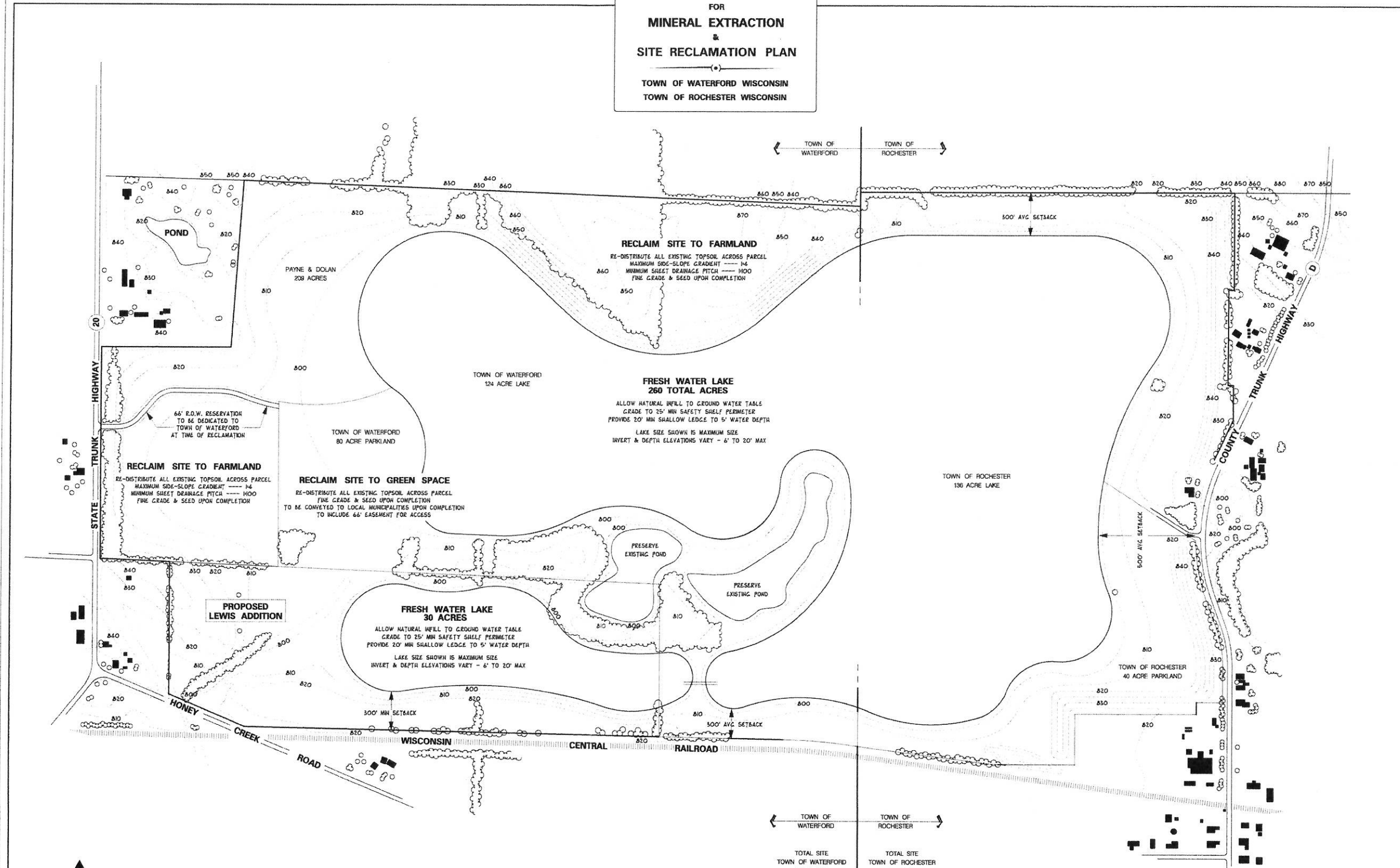


PARCEL SEQUENCING PLAN

**DETAILS OF THE
METHODS & SEQUENCING
FOR
MINERAL EXTRACTION
&
SITE RECLAMATION PLAN**

(*)

TOWN OF WATERFORD WISCONSIN
TOWN OF ROCHESTER WISCONSIN



TOWN OF WATERFORD TOWN OF ROCHESTER

TOTAL SITE TOWN OF WATERFORD 508 ACRES TOTAL SITE TOWN OF ROCHESTER 219 ACRES



REVISED: 5 NOV 97

P&D PAYNE & DOLAN
N3 W23650 BADINGER ROAD
WAUKESHA, WISCONSIN 53187
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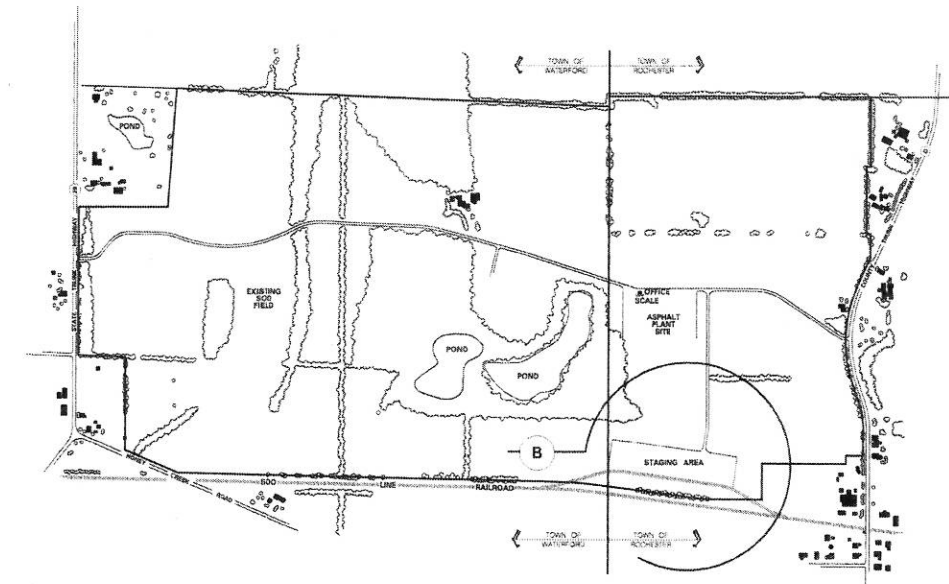


SITE RECLAMATION PLAN

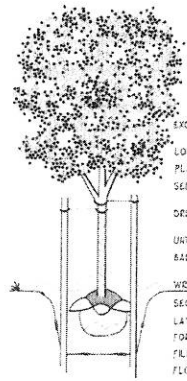


DETAILS OF THE
METHODS & SEQUENCING
FOR
MINERAL EXTRACTION
&
SITE RECLAMATION PLAN

TOWN OF WATERFORD WISCONSIN
TOWN OF ROCHESTER WISCONSIN



A SITE PLAN
REFER TO SHEET 5 FOR SITE PLAN



EXCAVATE PLANTING PIT TWICE THE DIAMETER OF BALL & 4" GREATER IN DEPTH
LOOSEN SUBSOIL W/POCK TO ENSURE POROSITY
PLACE 6" PEAT MOSS IN PLANTING PIT & TAMP
SELECT BEST VIEWING ANGLE. LIFT STOCK BY BALL & PLACE IN PLANTING PIT
DENS STAKE TO HEIGHT OF LOWEST BRANCH & TWO EDGES OF TREE
UNWRAP TOP HALF OF BALL
BACKFILL W/MIXTURE 1/3 PEAT MOSS-2/3 TOPSOIL & TAMP
WRAP TRUNK W/PAPER TAPE TO FIRST BRANCH
SECURE TO STAKE W/VERMOR HOSE GUY WIRE
LAY-IN POROUS FABRIC WEED BARRIER
FORM 3" GAUGES TO ENCIRCLE STOCK
FILL W/3" SHREDDED WOOD STOCK MULCH
FLOOD IMMEDIATELY & WATER FREQUENTLY THRU-OUT INITIAL 60 DAY ACCEPTANCE PERIOD

2 TREE PLANTING DETAIL

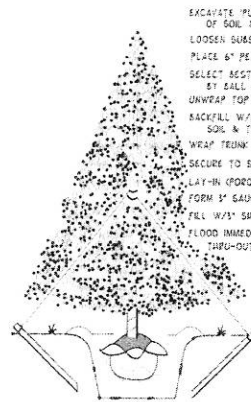
BARE ROOT STOCK MAY BE PLANTED IN 1/4 TO TOPSOIL PIT



CALL BEFORE YOU DIG

STATE LAW REQUIRES YOU TO NOTIFY OWNERS AND OPERATORS OF UNDERGROUND FACILITIES AT LEAST 3 FULL WORKING DAYS BEFORE YOU DIG

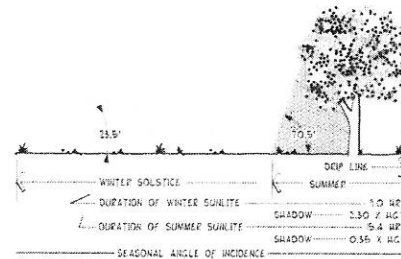
1-800-242-8511



EXCAVATE PLANTING PIT TWICE THE DIAMETER OF SOIL & 4" GREATER IN DEPTH
LOOSEN SUBSOIL W/POCK TO ENSURE POROSITY
PLACE 6" PEAT MOSS IN PLANTING PIT & TAMP
SELECT BEST VIEWING ANGLE. LIFT STOCK BY BALL & PLACE IN PLANTING PIT
UNWRAP TOP HALF OF BALL
BACKFILL W/MIXTURE 1/3 PEAT MOSS-2/3 TOPSOIL & TAMP
WRAP TRUNK W/PAPER TAPE TO FIRST BRANCH
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FLOOD IMMEDIATELY & WATER FREQUENTLY THRU-OUT INITIAL 60 DAY ACCEPTANCE PERIOD

3 EVERGREEN PLANTING DETAIL

BARE ROOT STOCK MAY BE PLANTED IN 1/4 TO TOPSOIL PIT

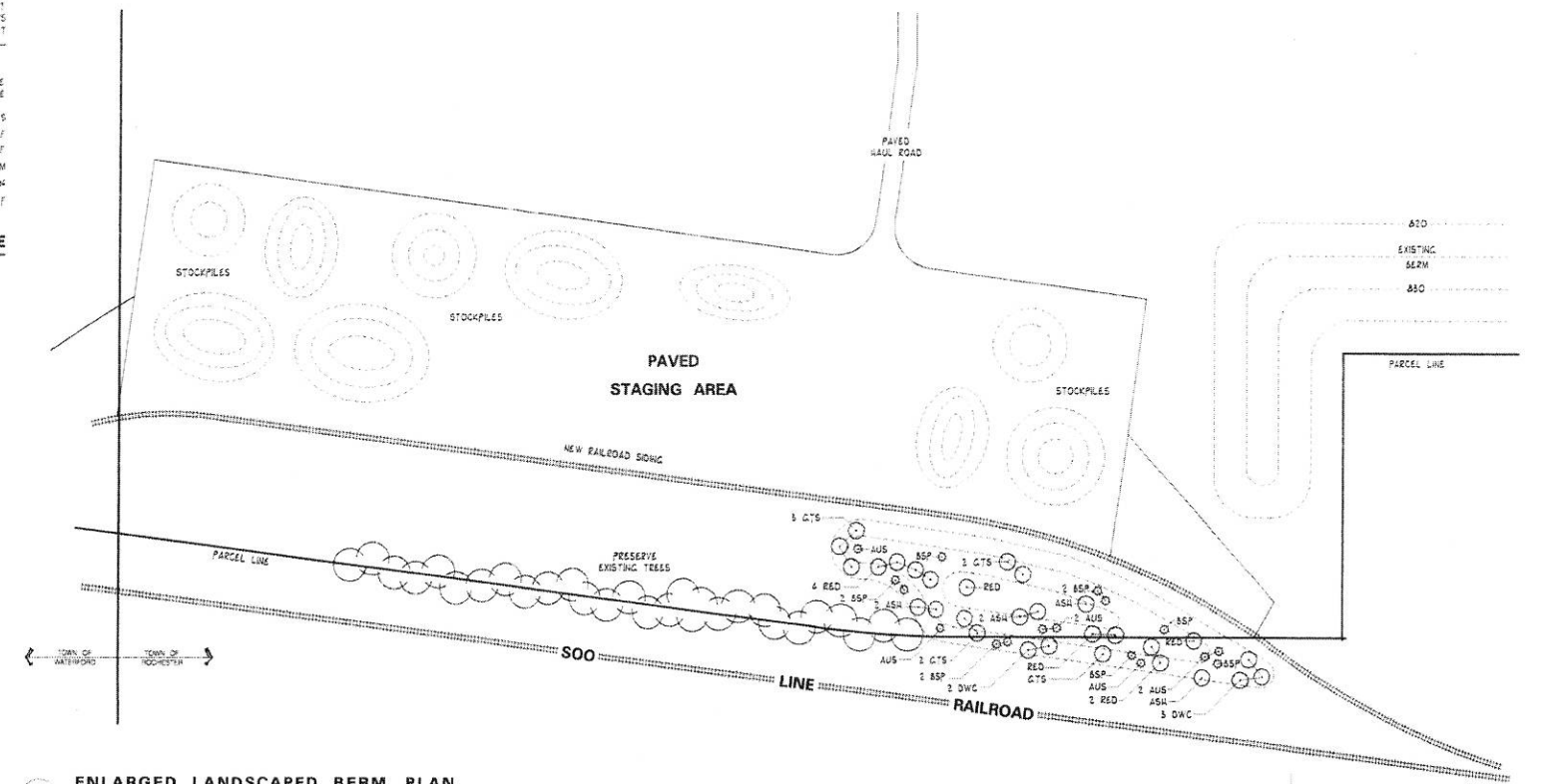


GEOGRAPHICAL LOCATION OF SITE: 43.30 NORTH LATITUDE
88.60 WEST LONGITUDE
DURATION OF ANNUAL GROWING SEASON 176 DAYS
AVERAGE WARMEST DAY 10 JULY 84° F
AVERAGE COLDEST DAY 18 JAN 17° F
ANNUAL PRECIPITATION 750 MM
AVERAGE SUNSHINE PER DAY 5.6H
OVERALL AVERAGE TEMPERATURES 45° F

1 CLIMATOLOGICAL DATA OF SITE
WATERFORD/ROCHESTER, WISCONSIN

QUANTITY	STATIC USE	SCIENTIFIC NAME	COMMON NAME	MIN SIZE	SYMBOL
8	•	CLETHRA TRICANTHOS (PATENT #40)	SKYLINE LOCUST	2" CAL	CTS
4	•	FRAXINUS PENNSYLVANICA LAEVOLOATA	GREEN ASH	2" CAL	ASH
10	•	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE	2" CAL	RED
5	•	MALUS WYMAN	DON WYMAN CRAB	2" CAL	DWC
7	•	PINUS NIGRA	AUSTRIAN PINE	5" HCT	AUS
10	•	PICEA PUGENS (SILVAICA) MOENCHM	BLUE SPRUCE	5" HCT	BSP

PLANT MATERIAL SCHEDULE



B ENLARGED LANDSCAPED BERM PLAN
CONSTRUCT BERM PER BERM PLAN & CROSS-SECTIONS



5 JUN 97

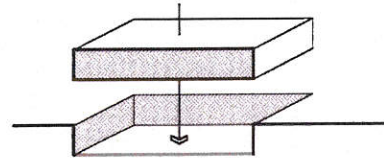


PAYNE & DOLAN

N3 W23650 BADINGER ROAD
WAUKESHA, WISCONSIN 53187
414-524-1700

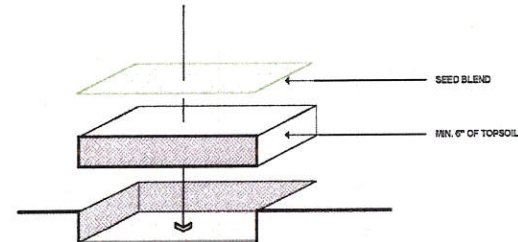


LANDSCAPED BERM DETAILS



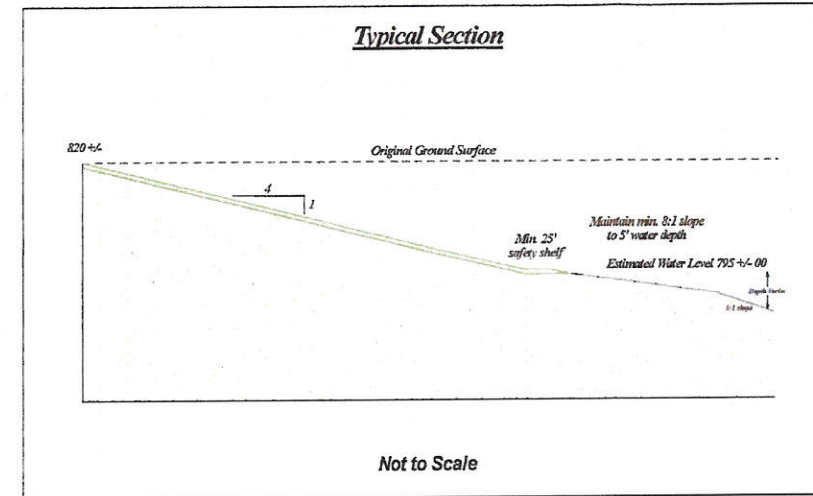
- RETAIN EXISTING TOPSOIL & SUBSOIL FOR DISTRIBUTION DURING RECLAMATION
- MINIMUM 6" OF SUBSOIL AND 6" OF TOPSOIL ON RECLAIMED SLOPES
- STORE TOPSOIL & SUBSOIL IN TEMPORARY BERMS DURING MINERAL EXTRACTION
- EXISTING TOPSOIL & SUBSOIL SHALL BE SPREAD BY GRADING CONTRACTOR
- PROJECT MANAGER SHALL APPROVE FINISHED GRADE & UNIFORM SLOPES PRIOR TO THE SOWING OF SEED

PRESERVATION OF TOPSOIL & SUBSOIL



- ENOUGH TOPSOIL WILL BE STOCKPILED ON SITE FOR RECLAMATION
- MINIMUM OF 6" OF TOPSOIL ON RECLAIMED SLOPES
- PROJECT MANAGER SHALL APPROVE FINISHED GRADE & UNIFORM SLOPES PRIOR TO THE SOWING OF SEED
- ALL SEEDING WILL BE DONE IN ACCORDANCE WITH THE STATE OF WISCONSIN DOT STANDARD SPECIFICATIONS FOR SEEDING AND MULCHING, SECTIONS 630 AND 627
- SEEDING TO BE COMPLETED WITHIN 30 DAYS OF FINAL TOPSOIL GRADING

SEED OPERATIONS



DETAILS

I. PURPOSE AND SCOPE

The purpose of this reclamation plan is to describe the activities to reclaim the site to a condition whereby future land use is feasible after the completion of mineral extraction activities. Implementation of this reclamation plan shall be completed within one (1) year after the cessation of site operations.

The proposed land use for the reclaimed site upon reclamation is returning the parcel to agricultural/farmland operations and green space. The ultimate land development and end use (beyond grading, revegetation and other requirements detailed in this plan) are subject to future land use requirements.

No end use development proposals (besides those listed above) shall be implemented prior to the submission of detailed end-use development plans pursuant to then applicable town and county ordinance requirements, and the granting of detailed zoning and land use approvals in accordance with such applicable ordinance requirements.

II. PROPOSED EARTHWORK AND RECLAMATION

The topsoil and other overburden materials covering the nonmetallic mineral deposit are removed and stockpiled separately for future reclamation. After the nonmetallic minerals are removed, the topsoil and other overburden materials will be placed over the area where the minerals were excavated, graded to conform with the surrounding land and seeded. The existing topsoil and overburden are re-distributed across the parcel and fine graded to present a uniform appearance. Reclaimed slopes will be seeded upon completion of the fine grading.

The reclamation plan has been designed to maintain pre-mine drainage patterns to the greatest extent possible and to improve upon existing conditions where possible. Payne & Dolan will perform the necessary grading to achieve the final topography and drainage patterns as outlined in the attached reclamation plan view.

III. REVEGETATION PLAN

After the overburden materials have been placed over reclaimed slopes, the stockpiled topsoil will be spread over the reclaimed slopes, fine graded, seeded and mulched. Seeding activities will be carried out in accordance with accepted seeding specifications provided in the reclamation plan.

Prepared soil will be seeded at any time during the growing season when soil conditions are suitable but no longer than 30 days after the final grading of reclaimed slopes. Seeding activities should not be carried out immediately following rain, when the ground is too dry, or during windy periods.

All seeding and mulching will be done in accordance with the State of Wisconsin Department of Transportation Standard Specifications for Seeding and Mulching, Sections 630 and 627.

IV. EROSION CONTROL AND POST OPERATIONAL MAINTENANCE

Erosion control measures will be implemented as necessary to minimize off-site erosion until such time as permanent placement and shaping of overburden and topsoil and seeding is possible. Best Management Practices (BMPs) such as check dams, straw bales, silt fence, surface water diversions, energy dissipators, mulch or artificial surface cover, cover crop of vegetation, buffer areas, or other appropriate measures will be taken as necessary. All erosion and sediment control practices will be periodically checked for stability and operation on a regular basis.

Follow-up inspections of all reclaimed or otherwise stabilized surfaces along with all erosion and sediment control practices will be conducted on a monthly basis to ensure their stability until such time as the vegetation required to support the post-mining land use has been successfully established and the financial assurance has been released.

Seeded areas will be reseeded and fertilized as necessary to establish and maintain a dense self-sustaining vegetative cover over reclaimed slopes. Erosion and sediment control measures will be repaired or replaced as necessary. Other preventative measures not mentioned in this reclamation plan will be taken as necessary to minimize off-site erosion.

V. COSTS OF RECLAMATION

Reclamation is an on-going process during the nonmetallic mineral extraction process, with a majority of the reclamation being completed during active mineral extraction. Final reclamation will consist of reclaiming the processing and stockpiling area upon completion of the mineral extraction activities.

The estimated reclamation costs shall approximate the actual costs of reclamation including but not limited to grading and shaping overburden over previously mined areas as shown on the reclamation plan, distribution and placement of topsoil, necessary erosion control measures, seeding, mulching, inspections and maintenance.

The estimated reclamation costs for this site are \$93,750.

VI. ASSESSING SUCCESSFUL RECLAMATION

Payne & Dolan will assess successful reclamation with the approved reclamation plan using the following methods:

1. The available overburden and topsoil have been graded to the contours as shown on the reclamation plan, and have been fine graded, seeded and mulched.
2. Adequate vegetation has been established to stabilize reclaimed surfaces. Adequate revegetation will be determined by utilizing the guidelines outlined in the Wisconsin Technical Note-AGRONOMY-W-1. Guidelines for Herbaceous Stand Evaluation, dated May 15, 1991 or by percent cover will be determined as total cover (expressed as a percentage) as measured by the canopy (vertical projection of plant parts) and will be recorded by species. Revegetation will be measured over the entire revegetated site at no less than 10 randomly placed square foot quadrants for each 10 acre area.

VII. CERTIFICATION OF RECLAMATION PLAN

I hereby certify, as a duly authorized representative or agent, that the reclamation at this nonmetallic mining site will be carried out in accordance with the approved reclamation plan submitted by Payne & Dolan, Inc. I also certify that the information contained herein is true and accurate and complies with the local and statewide nonmetallic mining reclamation standards established in NR 135, Wisconsin Administrative Code.

Signature of representative or agent: *Clint G. Weninger*
 Date signed: 7/17/02
 Clint G. Weninger, PG
 Payne & Dolan, Inc.

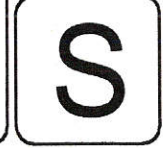
PAYNE AND DOLAN, INC.
 N3 W23650 Bedinger Road
 P.O. Box 781
 Waukesha, WI 53187
 Phone: 262.524.1700



NOTES:
 THIS PLAN IS THE PROPERTY
 OF PAYNE AND DOLAN, INC.
 AND THE CONTENTS CONTAINED
 HEREIN ARE CONFIDENTIAL AND SHOULD
 BE KEPT AS SUCH. NO PART OF
 THIS PLAN SHALL BE REPRODUCED OR
 TRANSMITTED IN ANY FORM OR BY
 ANY MEANS, WITHOUT THE
 PERMISSION OF PAYNE AND DOLAN, INC.

Nonmetallic Mining Reclamation
Honey Creek Aggregate Site
Towns of Rochester & Waterford, Racine County, Wisconsin

DATE	APPROVED
JULY 11 2002	CSW
PROJECT #	81000-002-01
SCALE	As shown



DRAWN AND PREPARED FOR PAYNE & DOLAN, INC. BY:
 CLINT WENINGER, P.G.
 CONSTRUCTION RESOURCES MANAGEMENT, INC.
 P.O. BOX 1832
 WAUKESHA, WI 53187

RECLAMATION MEASURES

CHAPUT

LAND SURVEYS

February 13, 2024

Town of Waterford
Attn. Tina Mayer
415 N. Milwaukee St.
Waterford, WI 53185-4434

RE: Certified Survey Map Tax Parcel 01604193101001

Dear Ms. Mayer,

Enclosed is an application for Certified Survey Map approval, 5 copies of the final Certified Survey Map along with a check in the amount of \$250.00.

The parent parcel consists of lands that cross the Town line with the majority of buildable land lying within the Town of Waterford. The Certified Survey Map is intended to divide the existing ownership and create 2 buildable Lots. Percolation tests are in progress and will be forwarded as soon as they are complete.

Please place this item on the Plan Commission agenda at earliest convenience. Please contact me with any questions or concerns.

Respectfully,



Devin Bailey

Name of Applicant: Donald C. Chaput

Mailing Address: 234 W. Florida St., Suite 306, Milwaukee, WI 53204

Telephone: 414-224-8068 Cell: 414-333-3502

Property Owner(s): Thomas & Amy McCarthy / Kyle & Alexa Blackburn

Mailing Address: 31226 Bushnell Rd, Burlington WI &

Telephone: _____ Cell: _____

Address/Location of Property:
None

Tax Key No: 016041931010001

Present Zoning Classification: A-2 Proposed Zoning: A-2

Present Land Use: Agriculture

Proposed Land Use: Agriculture

Please check the following as it applies to this application

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

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

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

Amy E. McPartridge
Signature of Applicant or Agent

2/13/2024
Date

Date: 2/13/2024

AUTHORIZATION OF PROPERTY OWNER

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

Land situated on Honey Creek Road, Taxkey No. 016041931010001

Town of Waterford, Racine County

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

Name of Applicant: Amy McCarthy

Address of Applicant: 31226 Bushnell Road, Burlington, WI

Telephone No. of Applicant: 262-758-8055

Amy E McArdy
Signature of Owner

Amy McCarthy
Print Name of Owner

Date: _____

AUTHORIZATION OF ATTORNEY

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

Town of Waterford, Racine County

Name of Attorney

Bar No.

Telephone

Address

CERTIFIED SURVEY MAP NO. _____

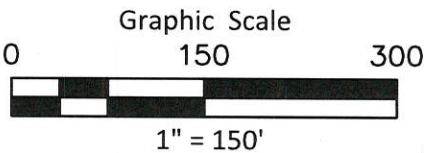
A division of land, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 31, located in Township 4 North, Range 19 East, in the Town of Waterford, Racine County, Wisconsin; and part of the Northeast of the Southeast 1/4 of Section 36, located in Township 4 North, Range 18 East, in the Town of East Troy, Walworth County, Wisconsin

Bearings are referenced to grid North of the Wisconsin State Plane Coordinate System (South Zone) (NA83/2011), in which the West line of the SW 1/4 bears $N00^{\circ}16'57''W$.

Owners/Subdividers:
 Thomas & Amy McCarthy as to Lot 1
 31226 Bushnell Road, Burlington WI
 Kyle & Alexa Blackburn as to Lot 2

LEGEND

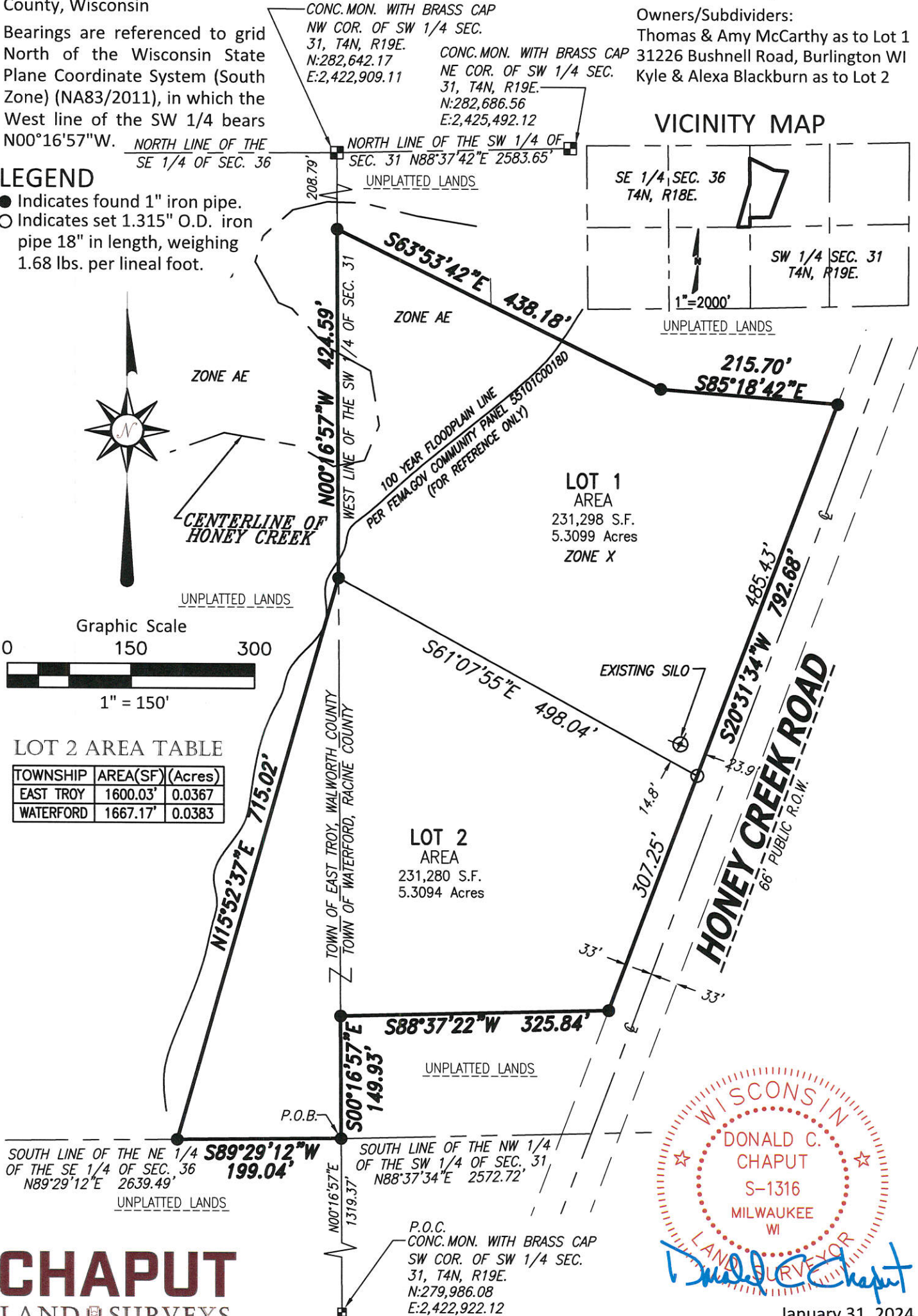
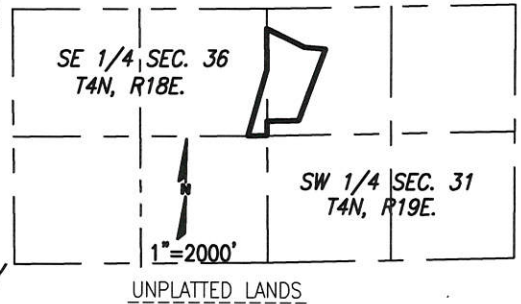
- Indicates found 1" iron pipe.
- Indicates set 1.315" O.D. iron pipe 18" in length, weighing 1.68 lbs. per lineal foot.



LOT 2 AREA TABLE

TOWNSHIP	AREA(SF)	(Acres)
EAST TROY	1600.03'	0.0367
WATERFORD	1667.17'	0.0383

VICINITY MAP



CHAPUT
 LAND SURVEYS

234 W. Florida Street
 Milwaukee, WI 53204
 414-224-8068
 www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
 Professional Land Surveyor S-1316

January 31, 2024
 Sheet 1 of 4
 Drawing No. 1129-tjs

CERTIFIED SURVEY MAP NO. _____

A division of land, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 31, located in Township 4 North, Range 19 East, in the Town of Waterford, Racine County, Wisconsin; and part of the Northeast 1/4 of the Southeast 1/4 of Section 36, location in Township 4 North, Range 18 East, in the Town of East Troy, Walworth County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
 }

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of land, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 31, located in Township 4 North, Range 19 East, in the Town of Waterford, Racine County, Wisconsin; and part of the Northeast 1/4 of the Southeast 1/4 of Section 36, location in Township 4 North, Range 18 East, in the Town of East Troy, Walworth County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Southwest 1/4 of Section 31; thence North 00°16'57" West along the West line of said 1/4 Section 1319.37 feet to the Point of Beginning of the lands hereinafter described; thence South 89°29'12" West along the South line of the Southeast 1/4 of Section 36 a distance of 199.04 feet to a point; thence North 15°52'37" East 715.02 feet to a point on the West line of the Southwest 1/4 of Section 31; thence North 00°16'57" West along said West line 424.59 feet to a point; thence South 63°53'42" East 438.18 feet to a point; thence South 85°18'42" East 215.70 feet to a point on the Westerly line of Honey Creek Road; thence South 20°31'34" West along said West line 792.68 feet to a point; thence South 88°37'22" West 325.84 feet to a point on the West line of the Southwest 1/4 of Section 31; thence South 00°16'57" East along said West line 149.93 feet to the Point of Beginning.

Said lands as described contain 462,587 square feet or 10.6195 Acres.

THAT I have made the survey, land division and map by the direction of Thomas & Amy McCarthy and Kyle and Alexa Blackburn, owners/subdividers of said land.

THAT the map is a correct representation of all 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 Ordinances of the Town of Waterford and Town of East Troy, in surveying, dividing and mapping the same.

January 31, 2023
DATE



DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316

CERTIFIED SURVEY MAP NO. _____

A division of land, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 31, located in Township 4 North, Range 19 East, in the Town of Waterford, Racine County, Wisconsin; and part of the Northeast 1/4 of the Southeast 1/4 of Section 36, location in Township 4 North, Range 18 East, in the Town of East Troy, Walworth County, Wisconsin.

OWNER'S CERTIFICATE

Thomas A. McCarthy and Amy E. McCarthy, as owners, certifies that said persons caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the Ordinances of the Town of Waterford and Town of East Troy.

Thomas and Amy McCarthy, do further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: Town of Waterford and Town of East Troy

Thomas A. McCarthy

Amy E. McCarthy

STATE OF WISCONSIN}
:SS
}

PERSONALLY, came before me this ___ day of _____, 2024, Thomas and Amy McCarthy, owners, to me known as the person who executed the foregoing instrument as such officer as the deed of the limited liability company, by its authority.

Notary Public, State of Wisconsin
My commission expires _____
My commission is permanent.

OWNER'S CERTIFICATE

Kyle Blackburn and Alexa Blackburn, as owners, certifies that said persons caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the Ordinances of the Town of Waterford and Town of East Troy.

Kyle and Alexa Blackburn, do further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: Town of Waterford and Town of East Troy

Kyle Blackburn

Alexa Blackburn

STATE OF WISCONSIN}
:SS
}

PERSONALLY, came before me this ___ day of _____, 2024, Kyle and Alexa Blackburn, tenants of the above named Honey Creek Trust, to me known as the person who executed the foregoing instrument as such officer as the deed of the limited liability company, by its authority.

Notary Public, State of Wisconsin
My commission expires _____
My commission is permanent.



CERTIFIED SURVEY MAP NO. _____

A division of land, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 31, located in Township 4 North, Range 19 East, in the Town of Waterford, Racine County, Wisconsin; and part of the Northeast 1/4 of the Southeast 1/4 of Section 36, location in Township 4 North, Range 18 East, in the Town of East Troy, Walworth County, Wisconsin.

TOWN OF EAST TROY TOWN BOARD APPROVAL

Approved and accepted by the Town Board of The Town of East Troy in accordance with the resolution adopted this _____ day of _____, 2024.

JOSEPH KLARKOWSKI, CHAIRMAN

BARBARA CHURCH, SUPERVISOR

TOWN OF WATERFORD TOWN BOARD APPROVAL

Approved and accepted by the Town Board of Town of Waterford in accordance with the resolution adopted this _____ day of _____, 2024.

TERI NICOLAI, CHAIRPERSON

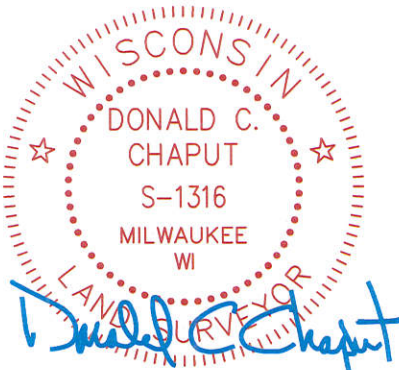
DALE GAUERKE, SUPERVISOR

VILLAGE OF ROCHESTER EXTRATERRITORIAL JURISDICTION CERTIFICATE

Approved by the Village Board of the Village of Rochester this _____ day of _____, 2024

DOUG WEBB, CHAIRPERSON

NICK AHLERS, VILLAGE PRESIDENT



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

January 31, 2024
Sheet 4 of 4
Drawing No. 1129-tjs

REZONING APPLICATION (+Grace Van Valin)

Racine County, Wisconsin

Owner: Joshua Van Valin

Applicant/agent: ESAMS

Address: 29934 Greenleaf Dr
Burlington, WI 53105

Address: _____

Telephone #: 262-527-5549

Telephone #: _____

Fax #: _____

Fax #: _____

E-mail: jvanval1981@gmail.com

E-mail: _____

Date petition filed: 2-19-2024

Hearing date: 3/18/2024

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 A-3 General Farming District III DISTRICT
TO C-2 Upland Resource Conservation District DISTRICT
Town of Waterford # of Acres 18.9 ¼ Section 3SW Section 2 T 4 N R A E
Parcel # 016 0419 02 056 000
Location/site address directly west of 29218 North Lake Drive

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

RECEIVED
FEB 20 2024
RACINE COUNTY

Joshua Van Valin
signature

The completed petition with all required attachments must be submitted to: Racine County Planning, 14200 Washington Avenue, Sturtevant, WI 53177; phone: 262-886-8470; fax: 262-886-8488; 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.

cash or check # 1078 amount received: \$ 600

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

REZONING APPLICATION

Racine County, Wisconsin

Owner: Joshua Van Valin
Address: 29934 Greenleaf Dr
Burlington, WI 53105
Telephone #: 262-527-5549
Fax #:
E-mail: jvanval1981@gmail.com
Date petition filed: 2-19-2024

Applicant/agent: CAME
Address:
Telephone #:
Fax #:
E-mail:
Hearing date: 3/18/2024

TO THE RACINE COUNTY BOARD OF SUPERVISORS:

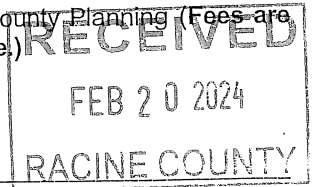
Please take notice that the undersigned hereby petitions the Economic Development & Land Use Planning Committee to consider a request to REZONE the land described in the attachment

FROM A-3 General Farming District III DISTRICT
TO C-2 Upland Resource Conservation District DISTRICT
Town of Watertown # of Acres 18.9 1/4 Section 3SW Section 2 T 4 N R 17 E
Parcel # 016 0419 02 056 000
Location/site address North Lake Drive

Attached are

- X 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")
X Legal description of land to be rezoned, prepared by a Wisconsin registered land surveyor
X 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)
OK 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)
X Report of existing & future land usage
X Proposed development plan

Signature of Joshua Van Valin



The completed petition with all required attachments must be submitted to: Racine County Planning, 14200 Washington Avenue, Sturtevant, WI 53177; phone: 262-886-8470; fax: 262-886-8488; 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.

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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

Report of Existing and Future Land Use
And
Proposed Development Plan
Rezoning Application
2-19-2024

To whom it may concern,

This report will lay out my future plans for the 3 plots that will be made from splitting apart to current 20-acre parcel located on North Lake Drive (Tax ID 016-04-19-02-056-000).

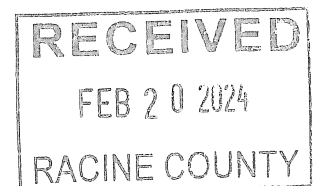
As this land has been in my family for over 100 years, I had no intention to sell some or all of this, however due to a change in marital status I will need to come up with money as an equalization payment. My plans are to rezone 2 separate 5-acre parcels on the Eastern half, and use the remaining 8.9 acres as a third parcel on the Western portion of the current property. If approved for this split, I would be looking to sell the Eastern most 5-acre parcel in an effort to come up with the funds to pay for the equalization payment.

The remainder of the property would be kept by myself and given to my children upon my death to try and keep it in my family. There is a small chance I would potentially build a home on one of the remaining parcels sometime in the future, however as of right now that is not an option.

I would also be looking at still potentially using the remainder of the land for maple syrup production in the future.

Respectfully,

Joshua Van Valin



PRELIMINARY DRAFT
PROPOSED REZONE A-3 TO ~~A-2~~ AND CERTIFIED SURVEY MAP
C-2

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____
PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 2, TOWN 4 NORTH, RANGE 19 EAST, TOWN OF
WATERFORD, RACINE COUNTY, WISCONSIN

OWNERS/SUBDIVIDERS
JOSHUA T. VAN VALIN
GRACE L. VAN VALIN
29934 GREEN LEAF DRIVE
BURLINGTON, WI 53105

SURVEYOR'S CERTIFICATE:


I, GARY B. FOAT, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWN 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS:

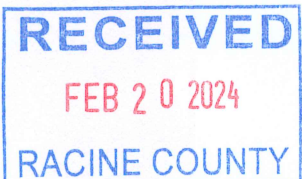
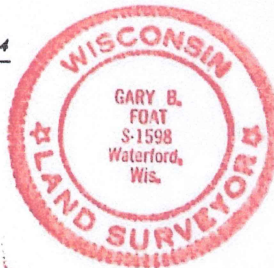
BEGIN AT THE SOUTH 1/4 CORNER OF SAID SECTION 2; THENCE S 87°53'18" W ALONG THE SOUTH LINE OF SAID 1/4 SECTION, 1310.32 FEET; THENCE N 01°07'01" W, 661.41 FEET; THENCE N 87°53'34" E ALONG THE SOUTH LINE OF AMERICAN EAGLE MANOR, 1311.40 FEET TO A POINT ON THE EAST LINE OF SAID 1/4 SECTION; THENCE S 01°01'24" E ALONG SAID EAST LINE, 661.32 FEET TO THE POINT OF BEGINNING. CONTAINING 866,818 SQUARE FEET OF LAND.

THAT I HAVE MADE SAID SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF JOSHUA T. VAN VALIN AND GRACE L. VAN VALIN, 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.


FEBRUARY 19, 2024
GARY B. FOAT S-1598
WISCONSIN PROFESSIONAL LAND SURVEYOR



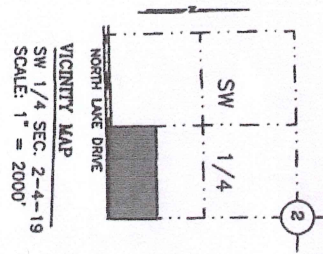
DECEN - FOAT SURVEYING, INC.
100 SOUTH SECOND STREET
WATERFORD, WISCONSIN 53186
(262)634-6404 (FAX)634-2022

246008\248000C1.DWG
THIS INSTRUMENT DRAFTED BY: GARY B. FOAT

SHEET 1 OF 4

PRELIMINARY DRAFT
 PROPOSED REZONE A-3 TO A-2 AND CERTIFIED SURVEY MAP

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____
 BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2,
 TOWN 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN



SCALE: 1" = 200'
 BEARING BASE: GRID NORTH, WISCONSIN STATE PLANE
 COORDINATE SYSTEM, SOUTH ZONE (NAD 1983)
 S. LINE OF THE SW 1/4 SEC. 2-4-19 BEARING S 87°53'18" W.

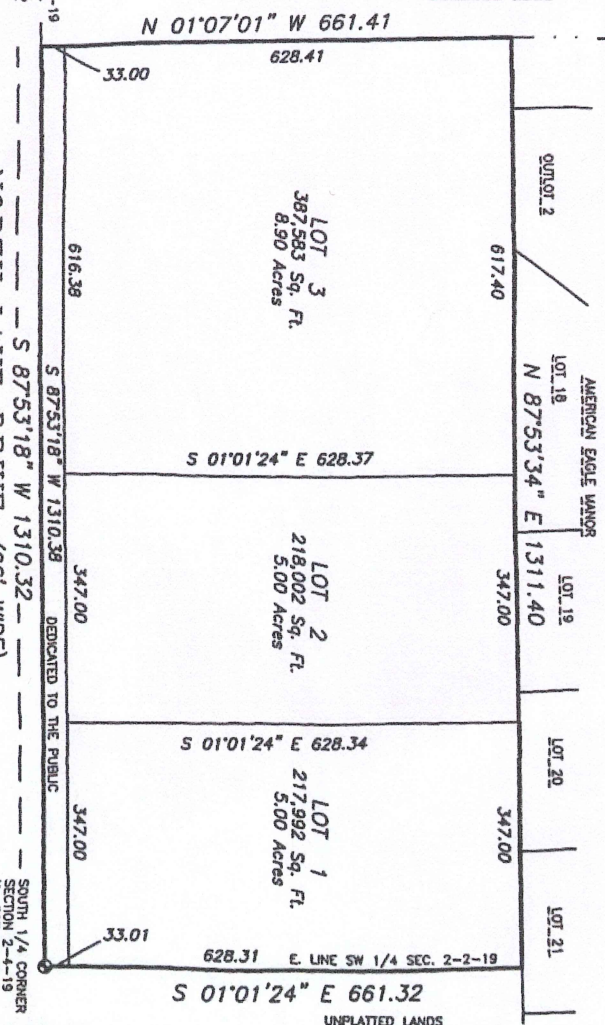
- LEGEND**
- ⊕ - FOUND RACINE COUNTY CONCRETE MONUMENT
 - - SET 1" IRON PIPE, 18" IN. LENGTH, 1.68 LBS./LIN. FT.
 - ⊙ - FOUND IRON PIPE
 - ⊖ - FOUND IRON ROD
 - () - RECORDED AS SOIL BORING

SOUTHWEST CORNER
 SECTION 2-4-19
 N 107°24'16" E
 E 2475.441135

S. LINE SW 1/4 SEC. 2-2-19
 S 87°53'18" W 1310.32

NORTH LAKE DRIVE (66' WIDE)
 S 87°53'18" W 1310.38

SOUTH 1/4 CORNER
 SECTION 2-4-19
 N 107°24'16" E
 E 2475.060037



RACINE COUNTY CERTIFIED SURVEY MAP NO. _____
BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2,
TOWN 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN


OWNERS CERTIFICATE:

WE JOSHUA T. VAN VALIN AND GRACE L. VAN VALIN, HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE MAP, WE ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL:

TOWN OF WATERFORD AND THE VILLAGE OF VERNON;

WITNESS THE HAND AND SEAL OF SAID OWNER THIS 19 DAY OF February, 2024.

IN THE PRESENCE OF:


JOSHUA T. VAN VALIN

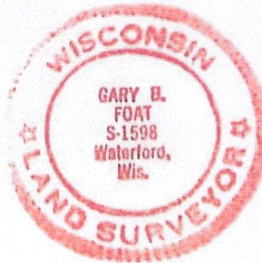

GRACE L. VAN VALIN

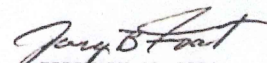
STATE OF WISCONSIN }
COUNTY OF RACINE }SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024, THE ABOVE NAMED JOSHUA T. VAN VALIN AND GRACE L. VAN VALIN, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

COMMISSION EXPIRES




FEBRUARY 19, 2024
SHEET 3 OF 4

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____
BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2,
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 _____, 2024.

TERI JENDUSA-NICOLAI, TOWN CHAIRMAN

TINA MAYER, TOWN CLERK

VILLAGE OF VERNON EXTRATERRITORIAL PLAT JURISDICTION APPROVAL:

APPROVED BY THE VILLAGE OF VERNON THIS _____ DAY OF _____, 2024.

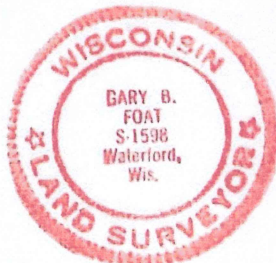
KAREN SCHUH, VILLAGE PRESIDENT

BRAD CALDER, VILLAGE CLERK

PLAN COMMISSION EXTRATERRITORIAL PLAT JURISDICTION APPROVAL:

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF VERNON ON
THIS _____ DAY OF _____, 2024.

KAREN SCHUH, PLANNING MANAGER



Gary B. Foat
FEBRUARY 19, 2024

SHEET 4 OF 4

March 20, 2024

Joshua Van Valin
29934 Greenleaf Dr.
Burlington, WI 53105

SUBJECT: Rezone from A-3, General Farming District III to C-2, Upland Resource Conservation District; located directly west of 29218 North Lake Dr.; Sec. 2, T4N, R19E, **Town of Waterford** (Parcel Id. No. 016041902056000)

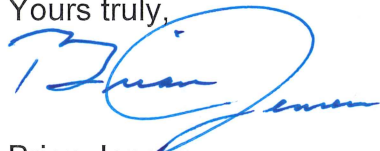
Dear Mr. Van Valin:

The Racine County Economic Development and Land Use Planning Committee (EDLUPC) recommended approval of the subject rezoning at their March 18, 2024 meeting. The Committee recommended rezoning approval as this rezoning is consistent with the purpose and intent of the proposed zoning district and consistent with existing land uses in this area.

The Town of Waterford has not yet acted on this request. When we hear that the Town has approved 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.

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

Yours truly,



Brian Jensen
Development Services Superintendent

BDJ

c: Tina Mayer, Town Clerk
Teri Jendusa-Nicolai, Town Chair
Greg Horeth, Supervisor District #19
File Copy

Name of Applicant: Beck Grain Farms LLC (Andy/Anthony Beck)

Mailing Address: 4637 Northwest Hwy Waterford, WI 53185

Telephone: _____ Cell: 262-206-3952

Property Owner(s): Beck Grain Farms LLC (Andy/Anthony Beck)

Mailing Address: 4637 Northwest Hwy Waterford, WI 53185

Telephone: _____ Cell: 262-206-3952

Address/Location of Property:

4801 Northwest Hwy Waterford, WI 53185

Tax Key No: 016 041927008010

Present Zoning Classification: A-1 Proposed Zoning: A-2

Present Land Use: Agriculture

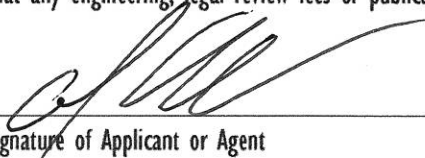
Proposed Land Use: Agriculture

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 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.

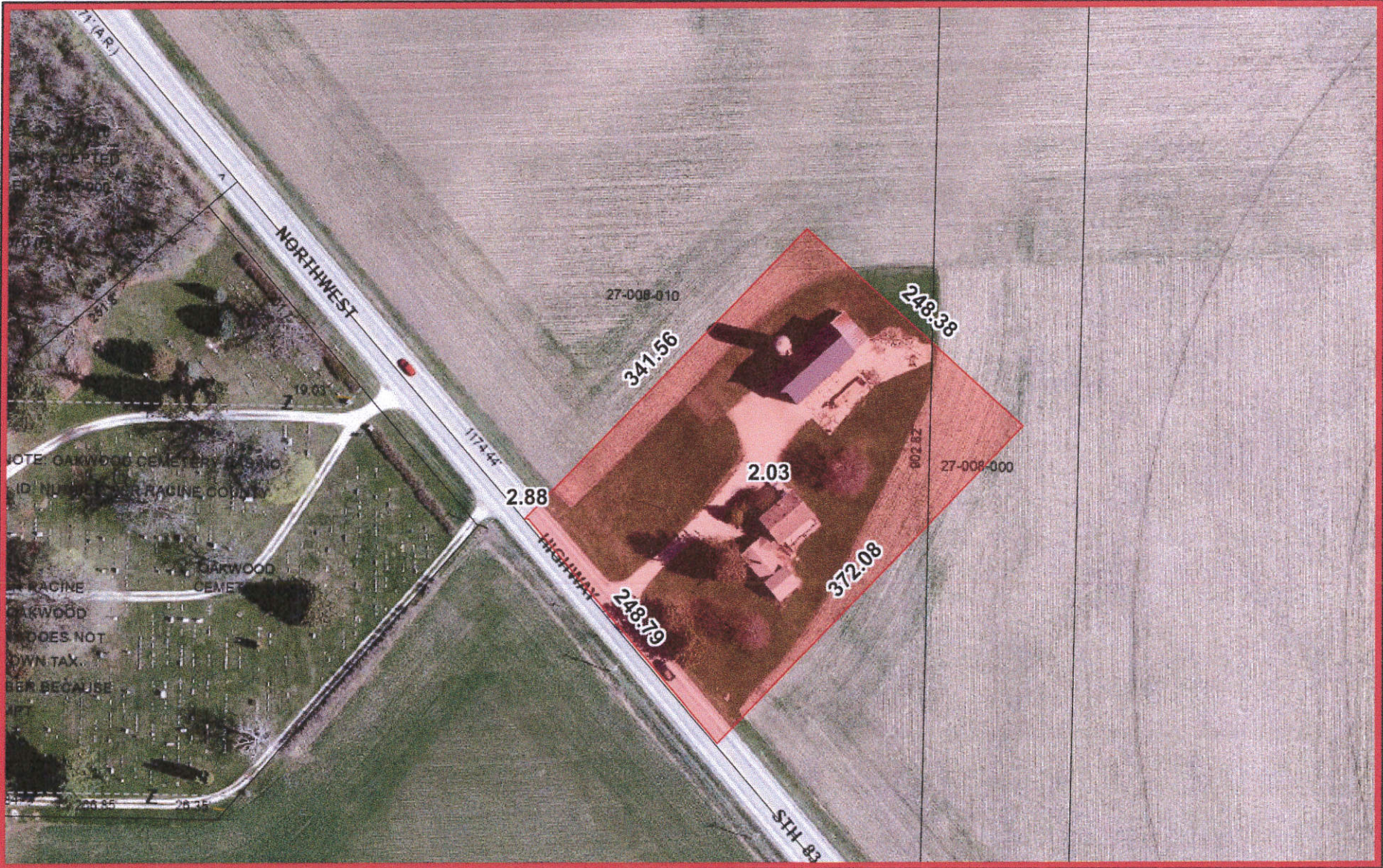


Signature of Applicant or Agent










3/18/2024

Date

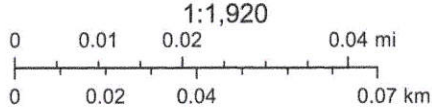
ArcGIS WebMap



March 19, 2024

-  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

Name of Applicant: Beck Grain Farms LLC (Andy/Anthony Beck)

Mailing Address: 4637 Northwest Hwy Waterford, WI 53185

Telephone: _____ Cell: 262-206-3952

Property Owner(s): Beck Grain Farms LLC (Andy/Anthony Beck)

Mailing Address: 4637 Northwest Hwy Waterford, WI 53185

Telephone: _____ Cell: 262-206-3952

Address/Location of Property:

4801 Northwest Hwy Waterford, WI 53185

Tax Key No: 016 041927007000

Present Zoning Classification: A-1 Proposed Zoning: A-1

Present Land Use: Agriculture

Proposed Land Use: Agriculture- Owner Residence

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 checked="" type="checkbox"/> Conceptual Plans
<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Rezone	<input type="checkbox"/> Other

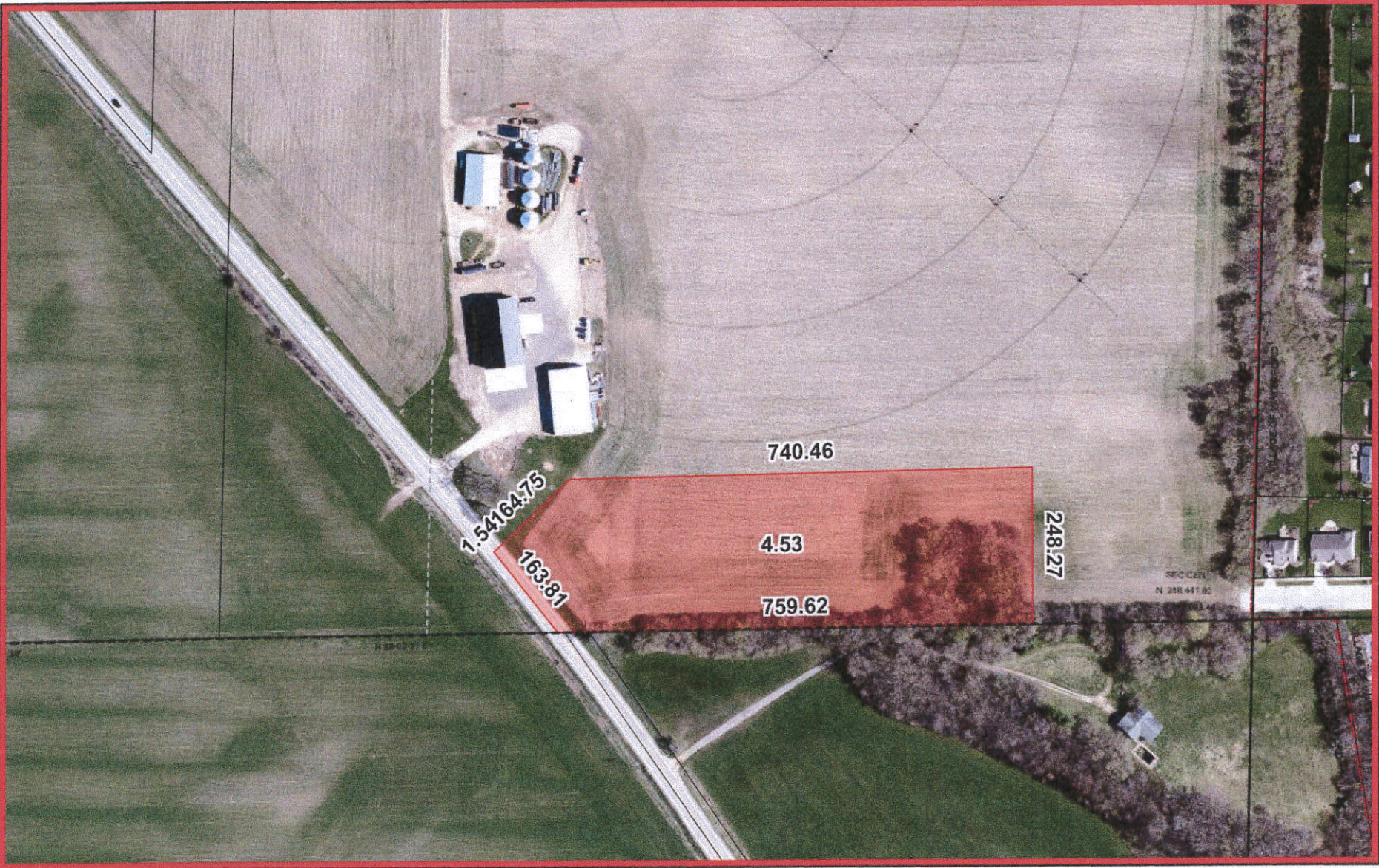
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Signature of Applicant or Agent

3/18/2024
Date

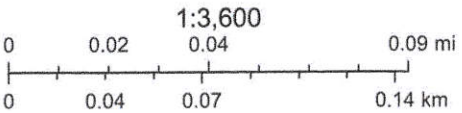
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March 19, 2024

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