

NOVEMBER 14, 2022
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/84474371402?pwd=L2ZMOFQwZ2Uva0wxN2lNb1FzQVYyZz09>

Meeting ID: 844 7437 1402

Passcode: 752463

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF OCTOBER 3, 2022 MINUTES AS PRESENTED.
4. CORRESPONDENCE-
5. CONDITIONAL USE/SITE PLAN REVIEW- CROWE/TROMP, 7628 CHESTNUT LN.- REPLACING EXISTING HOME ON EXISTING FOUNDATION.
6. CONDITIONAL USE/SITE PLAN REVIEW- TV MATERIALS/ROBERT EPPING, 3612 BUENA PARK RD.- REQUEST TO RESUME SAND & GRAVEL OPERATION, AS THE NEW OPERATORS, AND TO EXTEND OPERATIONS TO THE ABUTTING M4 PROPERTY, AS WELL AS PROPOSE A NEW RECLAMATION PLAN.
7. SHORELAND CONTRACT REPORT
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.
OCTOBER 3, 2022 @ 5:30 PM
UNAPPROVED/UNOFFICIAL MINUTES**

1. Planning Commission meeting was called to order at 5:30 PM by Commissioner Schmidt: Commissioners Luick, Dickinson and Nelson and Town Attorney were present. Commissioner Dickinson motioned to appoint Commissioner Schmidt as the Chair of the meeting, seconded by Commissioner Luick. Vote taken: 4-0. Motion carried.
2. Commissioner Schmidt led the Pledge of Allegiance.
3. **Commissioner Luick motioned to approve the June 6, 2022 minutes as presented, seconded by Commissioner Dickinson. Vote taken: 4-0. Motion carried.**
4. Correspondence:
5. Pier Permit- Durr, 6524 Willow Ct.- Deputy Clerk indicated that the owner had contacted the Clerk's office and inquired about replacing an existing pier and was told that they did not need a permit if they were keeping the same dimensions, placement and setbacks. Clerk's office did not know that the pier they were talking about, which was on the property when the Durr's purchased it, was different than the one on file. **Commissioner Luick motioned to approve the pier, as presented, seconded by Commissioner Nelson. Vote taken: 4-0. Motion carried.**
6. Pier Permit-Bator, 30510 Grand Dr.- Deputy Clerk indicated that the applicant had attached an "L" at the end of the existing pier. The original pier was grandfathered. **Commissioner Luick motioned to approve the pier, as presented, seconded by Commissioner Nelson. Vote taken: 4-0. Motion carried.**
7. CSM- Raguse, 31911 High Dr. – Applicant, Alan Raguse, stated they were requesting to split off approximately 5 acres from the 35-acre parcel, owned by his mother. Raguse stated that the DOT gave them two options for accessing the parcel; Either enter from the original parcel or create an access on the east side of the parcel and give easement to the adjacent property owner. Attorney Dubis stated that driveway easements aren't always the best option. Discussion took place on the two access options. **Commissioner Nelson motioned to approve the 5 acres, as presented, and have the Town Board address the access points. Seconded by Commissioner Dickinson. Vote taken: 4-0. Motion carried.**
8. Conditional Use/Site Plan Review-Bob Epping, 3612 Buena Park Rd.- Applicant, Robert Epping, indicated that the previous company had their conditional use taken away from Racine County for non-compliance and wants to bring up to compliance in 3 phases. John Gultch, speaking on behalf of his father, Gilbert Gultch, 31430 High Dr., who was also present, expressed concerns about the early start times, the slopes in phase 3. Lynn Nannemann, 31305 High Dr., stated she owns and runs an equestrian business and expressed concern about trucks running along her property, where they train horses. Nannemann also stated that there is a lot of gun activity in the pit. Commissioner Luick asked if she has ever contacted the police. Nannemann stated she has not as she wasn't sure if it was an illegal activity. Attorney Dubis indicated that Kapur & Associates drafted the plans for the applicant and that is was a conflict of interest as they are also the Town's engineer. Matt Gunkle, 31334 High Dr., indicated his property abuts on the south and west side and stated that the applicant using his land should not affect their ability to enjoy their land. Gunkle indicated his concerns were hours of operation, noise, phase 3 being 200 yards from his house, dust, privacy berms and hoping to have trees planted to hide the berm and would like a 1,000-foot set-back from the highway. Gunkle indicated that Mr. Epping seemed like a reasonable guy and hopes they can come to a compromise to co-exist. Mary Meyer, 6916 McHenry St., Burlington, stated she lives next to Epping's Hillside pit in Burlington and besides the trucks, she does not hear much noise. Meyer indicated that the previous owner left it a mess and Epping cleaned it up and has been a great neighbor. Attorney Dubis confirmed with Epping that it was not going to

be a batch plant and that there would be no blasting. Jolene Evans, 29324 Durand Ave., Burlington, stated lives directly across Pine Lakes pit, operated by Epping, and stated that they were all heated up, with same issues she was hearing. Jolene Evans stated that they had a neighborhood meeting with Epping and she can't say enough good about him and how he has run his operation and that he has done wonders for the property. Jolene Evans stated that initially, she was worried about the noise as guns were being shot off there as well, but they have not heard any gunfire since Epping took over. Jolene stated that by noon on Saturday, it is absolutely quiet. Jolene stated that the weekly noise is not that bad, that it is far less than the highway noise. Jolene emphasized that he is a great neighbor. Steve Evans, 29324 Durand Ave., lives directly across from Pine Lakes pit and guarantees they will not have an issue with Epping. Steve Evans stated they had the same concerns but have had very few issues, if any. Steve Evans stated that Epping regularly waters the drive to keep the dust down. Attorney Dubis recommended the applicant come to the next meeting to give more time for the questions and address the concerns. Epping stated he would do what they requested but would like to know the concerns/questions. **Commissioner Dickinson motioned to table until November Planning Commission to address the following concerns:**

- **Well protection**
- **Dust**
- **Noise**
- **Hours (amend application to reflect Town Ordinance hours)**
- **Site lines**
- **Engineer review with an outside engineer due to the conflict of interest**

Seconded by Commissioner Nelson. Commissioner Schmidt indicated he would like to meet and discuss with Epping. Epping agreed. Vote taken: 4-0. Motion carried.

9. Shoreland Contract Report- None

10. Forthcoming Events-

Commissioner Nelson motioned to adjourn the meeting at 6:37 PM, seconded by Commissioner Luick. Vote taken: 4-0. Motion carried.

Respectfully Submitted,

Heather Stratton, Deputy Clerk



October 18, 2022

Michael Crowe and Barbara Tromp
7628 Chestnut Lane
Waterford, WI. 53185

SUBJECT: Conditional Use to raze an existing residence and place fill in the flood fringe for the construction of a single-family residence with an attached garage; located in the R-3A Suburban Residential District (sewered) District; 7628 Chestnut Ln.; Sec. 12, T4N, R19E, **Town of Waterford** (PIN 016041912036000)

Dear Michael and Barbara:

The Racine County Economic Development and Land Use Planning Committee (EDLUPC) approved the subject conditional use at their October 17, 2022 meeting. The Committee granted approval as local, state, and/or federal review of the site, the proposed use, structure, and improvement on flood damage protection, water quality, shoreland cover, natural beauty, & wildlife habitat indicates no significant negative impact. Also, this use appears to be permitted by underlying zoning. You will be allowed to proceed with the subject project, which will be located at 7628 Chestnut Lane, Section 12, Town 4 North, Range 19 East, Town of Waterford.

Attached to this letter is Exhibit A, which lists the conditions of approval established by Racine County. You must comply with all of the conditions listed in Exhibit A. **PLEASE BE SURE TO READ EXHIBIT A.**

Additionally, you must obtain approval from the Town of Waterford and comply with any conditions they establish. Failure to comply with the terms and conditions of this approval as listed in Exhibit A or as established by the Town of Waterford could result in the issuance of citation(s) and permit revocation. If you have any comments or questions, do not hesitate to contact this office at 262-886-8440 or via e-mail (Brian.Jensen@RacineCounty.com).

Yours truly,

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

Brian Jensen
Development Services Superintendent

BDJ

attachment

c: Turn Key Homes
Tina Mayer, Town Clerk
Tom Hincz, Town Chair & District 19 Supervisor
File

1. **The applicant must obtain a zoning permit card from the Racine County Development Services Office after paying a zoning permit fee of \$500.00.** This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
3. These conditions bind and are applicable to the Property Owner, Applicant, and agents of the Property Owner (collectively referred to herein as "Applicant" or "Property Owner") with respect to the uses on the Property.
4. The proposed project shall be located, constructed, and utilized in accordance with the plans and documents received by the Racine County Development Services Office on behalf of this petition and acted upon by the EDLUPC, unless otherwise amended herein. **If a drainage plan is submitted to the Town, a copy of the plan and its approval from the Town shall be required to be submitted to Racine County Development Services for inclusion into this file.**
5. The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances (copy attached).
6. This approval will expire nine (9) months from the date of the Economic Development and Land Use Planning Committee's approval, or the Town of Waterford approval, whichever is latest, unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur unless the EDLUPC and Town of Waterford grants a written extension. Written extension requests must be submitted to the Racine County Development Services Office thirty (30) days before permit/approval expiration.
7. The applicant must allow any Racine County and Town employee full and unlimited access to the project site at a reasonable time to investigate the projects construction, operation, or maintenance.
8. Granting of this petition does not eliminate the possibility of flood insurance being required for this property.
9. By granting of this petition Racine County is under no obligation to sign the Community Acknowledgement form from the Federal Emergency Management Agency (FEMA).
10. To prevent sedimentation from entering onto an abutting property or into areas of concentrated flow, silt fencing must be installed as illustrated on the submitted plat of survey. Silt fence shall remain in place and be maintained until the area is no longer susceptible to erosion; remove silt fence when vegetation is established. See attached "Silt Fence" sheet for installation instructions.
11. Do not allow stockpiles or soil disturbances beyond the property lines. Stockpiles must be located within the confines of the silt fence, with side slopes of 2:1 or flatter. The topsoil stockpile must be temporarily seeded within seven (7) days after formation. All

other disturbed soil must be temporarily seeded within seven days after the foundation is backfilled or the rough grading is completed. Seed all disturbed soils with five (5) lbs. of perennial ryegrass per 1,000 sq. ft. and mulch.

12. Backfill must slope away from the structures and all slopes must be 3:1 or flatter. All excess earth not used for immediate backfilling of the proposed structure must be removed from the property. Grade fill to match existing elevations of the property.
13. A minimum of three (3) inches of topsoil must be on the surface prior to seeding and/or sodding.
14. **Stormwater drainage plan review, approval, and regulation are the Town's responsibility. The property owner must contact the Town of Waterford for approval of the proposed finished yard grades and any proposed changes to the storm water drainage patterns on-site. The Town has the authority to not issue a building permit until they have approved a stormwater drainage plan for the site.**
15. Only clean fill may be used for this project. Fill material may **not** contain sod, brush, roots, or other perishable material. No re-bar, asphalt, scrap wood, or other types of construction debris will be permitted as fill material. Rock particles larger than three-fourths of the layer thickness must be removed from the material before compacting with the fill.
16. All structures must have rain gutters and downspouts installed on all roofs within 14 days after the completion of the roof and associated fascia treatment. Downspouts must outlet away from the buildings in a manner to prevent soil erosion.
17. The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations.
18. **No additions, deletions, or changes may be made to the project, site plan, or these conditions without EDLUPC and Town prior approval.** All addition, deletion, and/or change requests must be submitted to the Development Services Office in writing. A minor change to the conditions of this permit, as deemed by the Development Services Office, may be made at a staff level, if authorized by the Development Services staff.
19. Racine County does not warrant that the plans for this project are functionally and/or structurally adequate. Racine County does not certify that the design is adequate for this site and Racine County accepts no liability through this approval.
20. Your accepting the conditional use approval/zoning permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Michael Crowe and Barbara Tromp, their heirs, successors, and assigns are responsible for full compliance with the above conditions.
21. It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Racine County, Wisconsin

Owner: MICHAEL CROWE + BARBARA TROMP

Applicant/Agent: JUDY KREGER (ACTING AS AGENT)
Turn Key Homes

Town: WATERFORD

Zoning district(s): R-3A

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.)

To raze the existing residence and place fill in the flood fringe for the construction of a single family residence with an attached garage

AT (site address): 7628 CHESTNUT LN, WATERFORD, WI 53185

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

Parcel # 016041912036000 Section(s) 12 T 4 N R 19 E

If served by municipal sewer, check here: Sanitary permit #: N/A

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: JUDY KREGER (ACTING AS AGENT)

e-mail address: judy.kreger@turnkeyhomes.com

address: 7312 Big Bend Rd.
WATERFORD, WI 53185

telephone #: 262-662-5570

TURNKEY HOMES.COM
signed: JUDY KREGER (ACTING AS AGENT)

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 Tichigan Lake shoreland area.
- The project is all / partially located in the Tichigan Lake shoreland area.
- The property is all / partially located in the Tichigan Lake floodplain.
- The project is all / partially located in the Tichigan Lake 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):

Article VI Division 6 R-3A Suburban Residential District (Sewered), Section 20-1291 uses permitted conditionally and Art. XII Floodlands
Shoreland contract: yes _____ no

Public hearing date: October 17, 2022

Site plan review meeting date: N/A

Submittal received by: JCC

Date petition filed: 9-19-2022

cash or check #: 8778

amount received: \$ 520.00

APPLICATION FOR ZONING PERMIT
 RACINE COUNTY, WISCONSIN (Rev. 11/11)

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER MICHAEL CROWE & BARBARA TROMP
 Mailing Address 19660 N. Sunburst Way
474 Woodfield
Surprise AZ 85374
Waterford WI 53185
 City State Zip
 Phone (H) 414-704-0729 (W) _____

APPLICANT JUDY KREGER - Turn Key Homes
 Mailing Address 7312 Big Bend Rd.
Waterford WI 53185
 City State Zip
 Phone (H) 262-662-5570 (W) 262-662-5570

Parcel Id. # 016041912036000 Site Address 7628 CHESTNUT LN.

Municipality TOWN OF WATERFORD Section(s) 12, Town 4 North, Range 19 East

Lot _____ Block _____ Subdivision Name _____ CSM # _____

Proposed Construction/Use To place fill in the flood fringe for the construction of a single family residence with an attached garage
Note: Existing residence will be razed.

New	<input checked="" type="checkbox"/>	Principal Bldg.	<input checked="" type="checkbox"/>	Size	(<u>30'4" x 69'</u>)	(<u>— x —</u>)	(<u>— x —</u>)
Addition	_____	Accessory	_____	Area (sq ft)	(<u>1279 sq ft</u>)	(<u>1322 sq ft</u>)	(<u>2601 sq ft per. App.</u>)
Alteration	_____	Deck	<input checked="" type="checkbox"/>	# of Units/Stories	<u>2/1</u>	Building Ht.-Avg. (ft.)	<u>25ft/1 1/2 in.</u>
Conversion	_____	Sign	_____	Peak Ht. (ft.)	<u>30 ft. 2 in.</u>	100-Yr. Floodplain Elev.	<u>775.7/776.2</u>
Temporary	_____	Other	_____	Eave Ht. (ft.)	<u>20 ft. 1 in.</u>	Flood Protection Elev.	<u>777.7/778.2</u>

Contractor TURNKEYHOME.COM Est. Value w/Labor \$ 489,873. ZONING DISTRICT R-3A

Existing Nonconforming?	N/A <input checked="" type="checkbox"/>	* Yes _____ No _____	Yard Setbacks	Proposed	OK?
*Structure's Fair Mkt Value \$	_____	Cumulative % _____	Street-1 st (Res.)	<u>44.0'</u>	<u>yes</u>
*>50% of Fair Market Value?	N/A <input checked="" type="checkbox"/>	Yes _____ No _____	Street-2 nd	<u>N/A</u>	<u>—</u>
Structure in Shoreland? (per map)	Yes <input checked="" type="checkbox"/> No _____	Yes <input checked="" type="checkbox"/> No _____	Side-1 st (Res.)	<u>8.06'</u>	<u>yes</u>
Structure in Floodplain? (per map)	Yes <input checked="" type="checkbox"/> No _____	Yes <input checked="" type="checkbox"/> No _____	Side-2 nd (Res.)	<u>11.59'</u>	<u>yes</u>
Structure in Wetland? (per map)	Yes _____ No <input checked="" type="checkbox"/>	Yes _____ No <input checked="" type="checkbox"/>	Rear	<u>N/A</u>	<u>—</u>
Substandard Lot?	Yes _____ No <input checked="" type="checkbox"/>	Yes _____ No <input checked="" type="checkbox"/>	Shore (Res.)	<u>68.2'</u>	<u>yes</u>
Abutting Lot-Same Owner/Closely Related?	Yes _____ No <input checked="" type="checkbox"/>	Yes _____ No <input checked="" type="checkbox"/>	Total Acc. Structures	_____	_____
BOA Variance Needed?	Yes _____ No <input checked="" type="checkbox"/>	Yes _____ No <input checked="" type="checkbox"/>	--Date of Approval	_____	_____
Conditional Use/Site Plan Needed?	Yes <input checked="" type="checkbox"/> No _____	Yes <input checked="" type="checkbox"/> No _____	--Date of Approval	_____	_____
Shoreland Contract Needed?	Yes <input checked="" type="checkbox"/> No _____	Yes <input checked="" type="checkbox"/> 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 ^{Shoreland/Floodplain} Pd: \$ 520.00
 Cash/Check # 8778
 Signature of Individual/Corporation Pres. or Sec./Partner - Date
Judy Kreger (ACTING AS AGENT) 9-14-2022
 Print Name(s)
Judy Kreger (ACTING AS AGENT)

Zoning Permit Fee Pd: \$ 500.00
 Cash/Check # _____
 Notes (revisions, extensions, etc.) _____

Other: Pd: \$ _____
 if shoreland erosion review fee is included above Zoning Administrator JC (Staff Initials)

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

PIN 0160419 - 12-036000

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 Comm 83.25 (2) (d) to verify system can be used.
 - 4) Will construction interfere with the setback requirements to the POWTS per Comm 83.43 (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 for all new principal structures located 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. The lot and location of the building thereon shall be staked out on the ground before construction is started.

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 six (6) months (Village of Caledonia) or nine (9) months (Racine County), 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 personal use only. 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 ≥ _____'



LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

7628 Chestnut Lane – Project Report

Project Narrative

The existing dwelling located at 7628 Chestnut Lane, Waterford, WI, will be demolished with a new dwelling placed on the lot with part of the existing dwelling foundation to be used for the new dwelling. The property is located within FEMA floodplain zone AE with a base flood elevation (BFE) of 776.2 and is part of the floodfringe district. Judy Kreger has contracted Lynch & Associates to complete grading plans to elevate the new dwelling with fill. The proposed dwelling will use the fill to ensure that the lowest floor elevation of the proposed dwelling is two feet above the BFE and the yard grade one foot above the BFE, meeting Racine County Code Section 20-1595(b)1. The lot will utilize retaining walls to accommodate this fill.

The construction for the proposed dwelling is anticipated to start on November 15, 2022 and be completed within 12 months. The dwelling is proposed to be a marshland moss colored, two story, sewer residence.



May 4, 2022

PERMIT PLAT

Survey No. 22-5007

LOCATION: 7628 Chestnut Lane, Waterford, WI

OWNER/PREPARED FOR: Judy Kreger

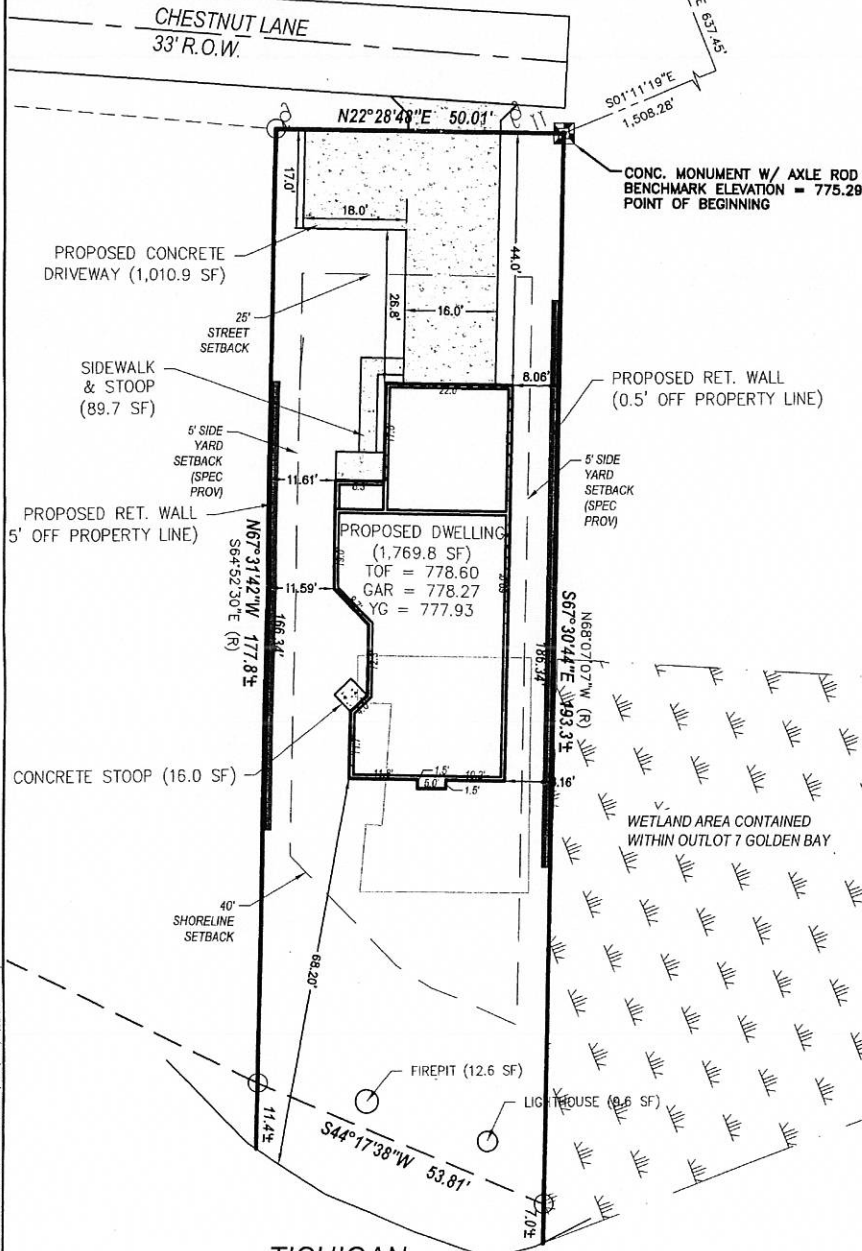
TAX ID: 016041912036000

LEGAL DESCRIPTION:

Part of the Northwest 1/4 of Section 12, Town 4 North, Range 19 East, Town of Waterford, County of Racine, State of Wisconsin and described as follows: Commence at the Northwest corner of the Northwest 1/4 of said Section 12; thence N88°48'41"E 637.45 feet along North line of said Section 12; thence S01°11'19"E 1,508.28 feet to a concrete monument marking the Point of Beginning of parcel hereinafter described; thence S67°30'44"E 186.34 feet; thence run Southwesterly along said shore at low waterline, S44°17'38"W 53.81 feet; thence N67°31'42"W 166.34 feet; thence N22°28'48"E 50.00 feet to the Point of Beginning. Said parcel contains 9,308 Square feet or 0.2137 Acres more or less.

LEGEND

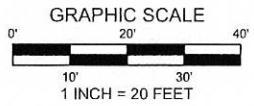
- FOUND 1" IRON PIPE
- FOUND 1" IRON ROD
- ▣ FOUND CONCRETE MONUMENT
- (XX R) RECORDED AS



PARCEL LIES WITHIN FEMA FLOODPLAIN ZONE AE
FLOOD ELEV = 775.7

IMPERVIOUS SURFACE
TOTAL LOT AREA: 9,308 SQ.FT.
IMPERVIOUS AREA: 2,909 SQ.FT.
IMPERVIOUS AREA: 31%

NOTE: EXISTING DWELLING WILL BE PARTIALLY USED FOR PROPOSED DWELLING, THUS ALLOWING FOR CONTINUATION OF CURRENT SETBACK DISTANCES FROM PROPERTY LINE



TICHIGAN LAKE

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

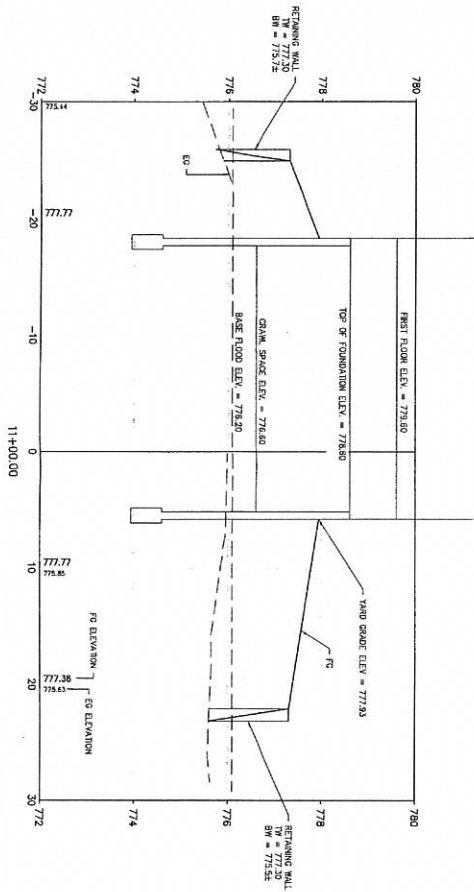
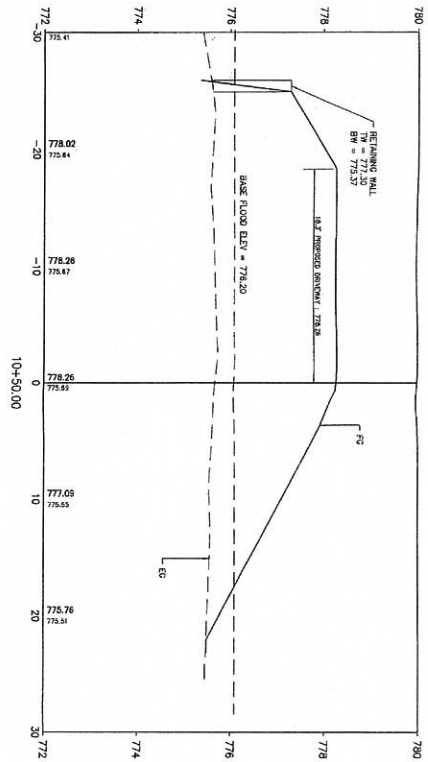


I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways, and visible encroachments, if any.

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat Of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

Christopher S. Hartzell
19 September 2022
Christopher S. Hartzell, Professional Land Surveyor, S-2833



SITE IMPROVEMENT PLANS FOR
 7628 CHESTNUT LANE
 WATERFORD, WI

LYNCH & ASSOCIATES
 ENGINEERING CONSULTANTS, LLC

CROSS SECTIONS

REVISIONS BY DATE

NO.

ISSUED FOR
 REVIEW

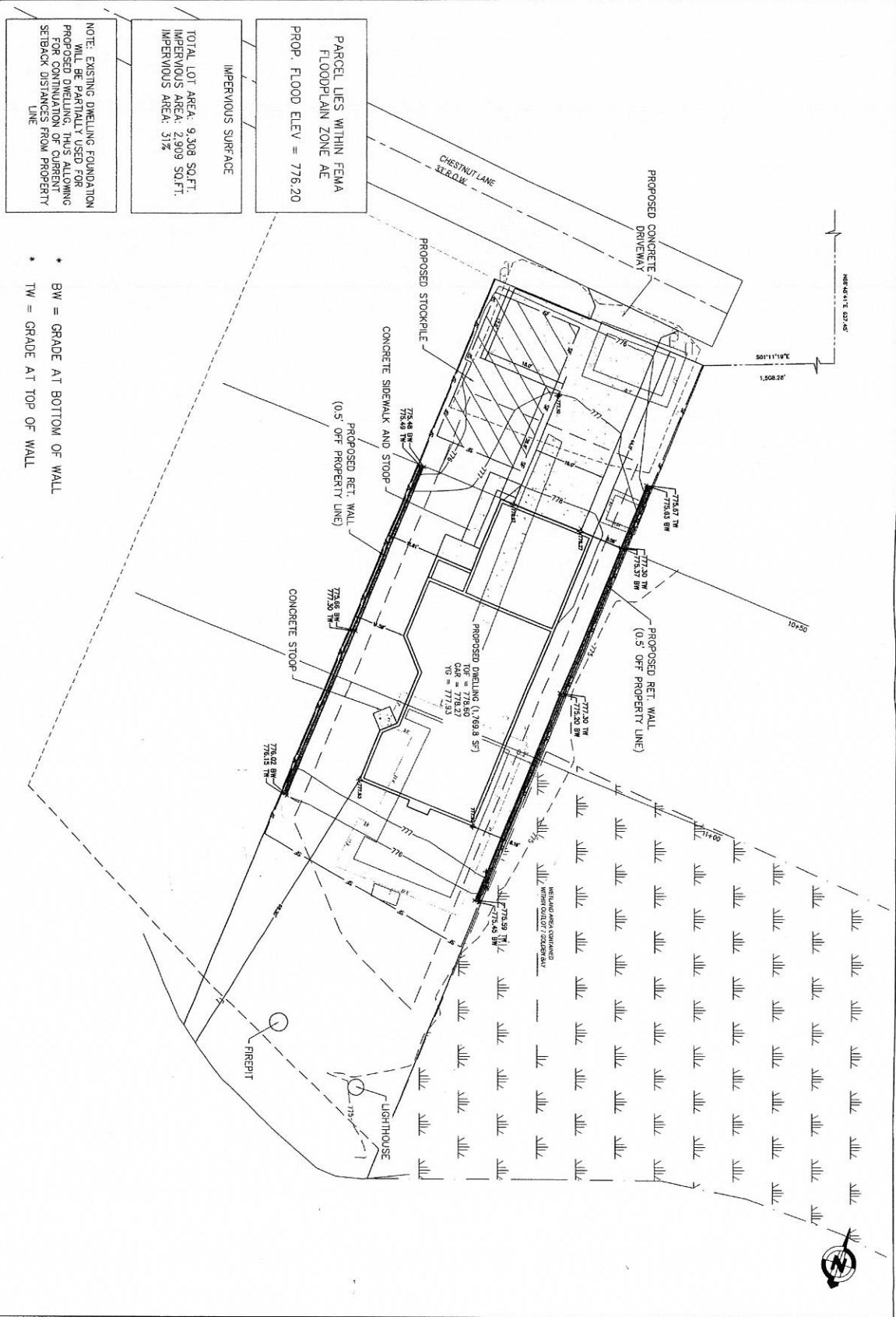
PLAN DATE: 09/24/2022
 DESIGNED BY: DEAN

0 NIS
 1 CHECKED
 2 DRAUGHTSMAN
 3 FIELD ENGINEER
 4 SURVEYOR
 22-5007
 SHEET NO.

C101

PLOT DATE: 9/30/2022 11:39 AM

PROJECT: \3022\12-5007 - Turn Key House - 7628 Chestnut Lane - Waterford WI\DWG\3022-12-5007.dwg



PARCEL LIES WITHIN FEMA FLOODPLAIN ZONE AE
PROP. FLOOD ELEV = 776.20

IMPERVIOUS SURFACE

TOTAL LOT AREA: 9,308 SQ.FT.
IMPERVIOUS AREA: 2,909 SQ.FT.
IMPERVIOUS AREA: 31%

NOTE: EXISTING DWELLING FOUNDATION WILL BE PARTIALLY USED FOR PROPOSED DWELLING. THIS ALLOWING FOR CONTINUATION OF CURRENT SETBACK DISTANCES FROM PROPERTY LINE

* BW = GRADE AT BOTTOM OF WALL
* TW = GRADE AT TOP OF WALL

PROJECT DATE: 9/20/2022 12:59 PM

ISSUED FOR REVIEW

PLAN DATE: 09.20.2022

DESIGNED BY: DEW

SCALE: 1" = 10'

PROJECT NO: 22-5007

SHEET NO: C100

NO.	REVISIONS	BY	DATE

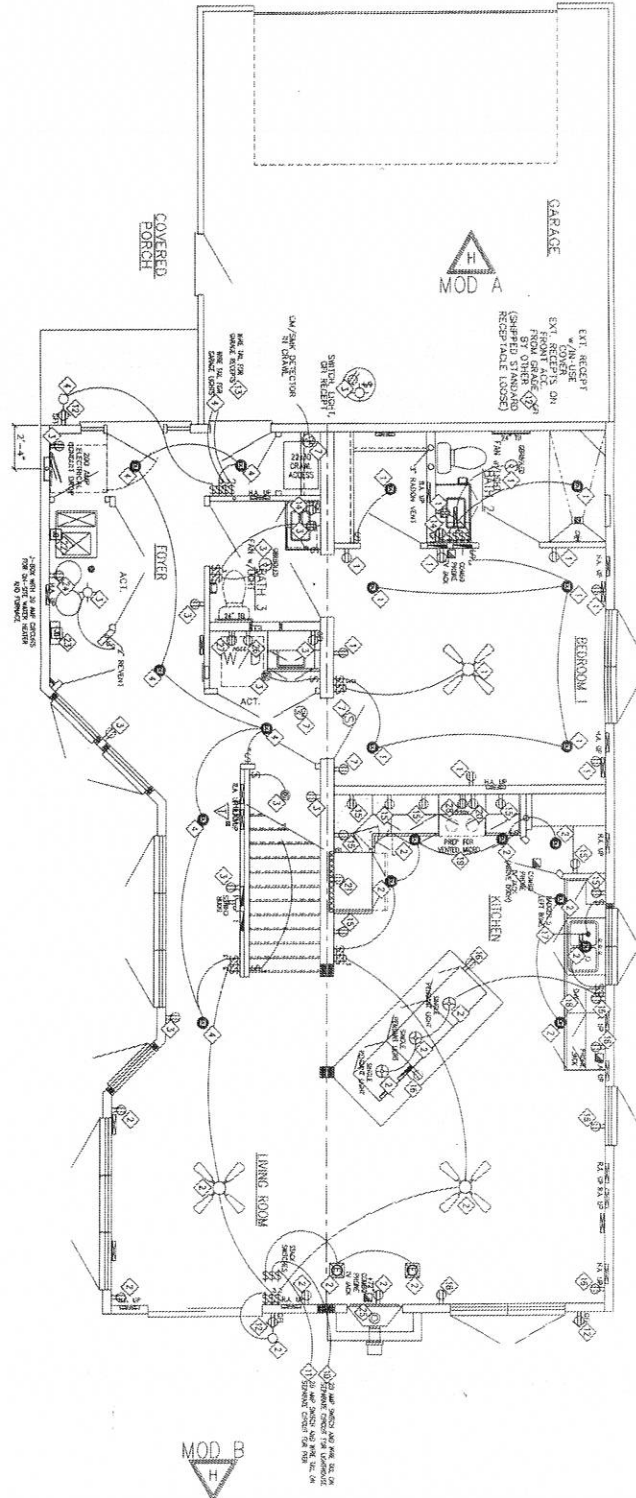
GRADING PLAN

SITE IMPROVEMENT PLANS FOR
7628 CHESTNUT LANE
WATERFORD, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC



FRONT ELEVATION



APPROVED BY

 3.12.2012

Stratford Homes
 LIMITED PARTNERSHIP
 1000 STRATFORD DRIVE
 WILSON, NC 27157

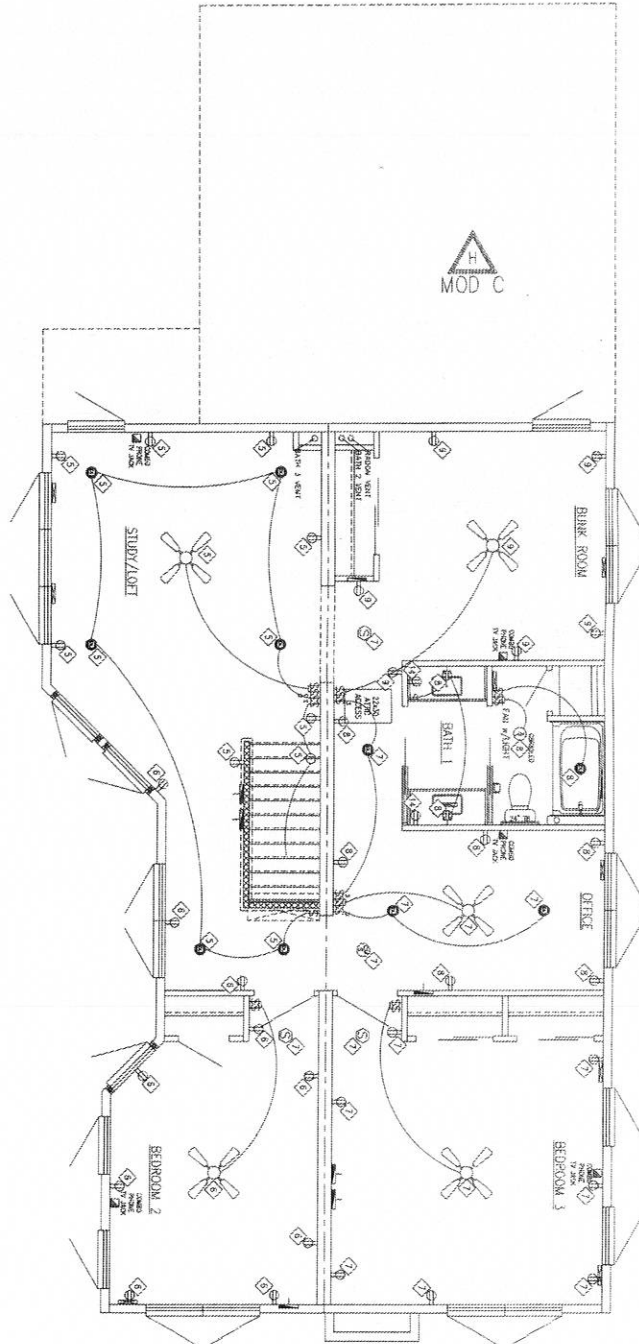
QUOTE:
 Q21-352
 SN:10763

DATE: 03/21/12
 TIME: 10:00 AM
 BY: [Signature]

NO.	DATE	DESCRIPTION	BY
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2	03/21/12	ISSUED FOR PERMIT	[Signature]
3	03/21/12	ISSUED FOR PERMIT	[Signature]
4	03/21/12	ISSUED FOR PERMIT	[Signature]
5	03/21/12	ISSUED FOR PERMIT	[Signature]
6	03/21/12	ISSUED FOR PERMIT	[Signature]
7	03/21/12	ISSUED FOR PERMIT	[Signature]
8	03/21/12	ISSUED FOR PERMIT	[Signature]
9	03/21/12	ISSUED FOR PERMIT	[Signature]
10	03/21/12	ISSUED FOR PERMIT	[Signature]

1ST FLOOR ELECTRICAL
 E100

FRONT ELEVATION



MOD C

MOD D

APPROVED BY

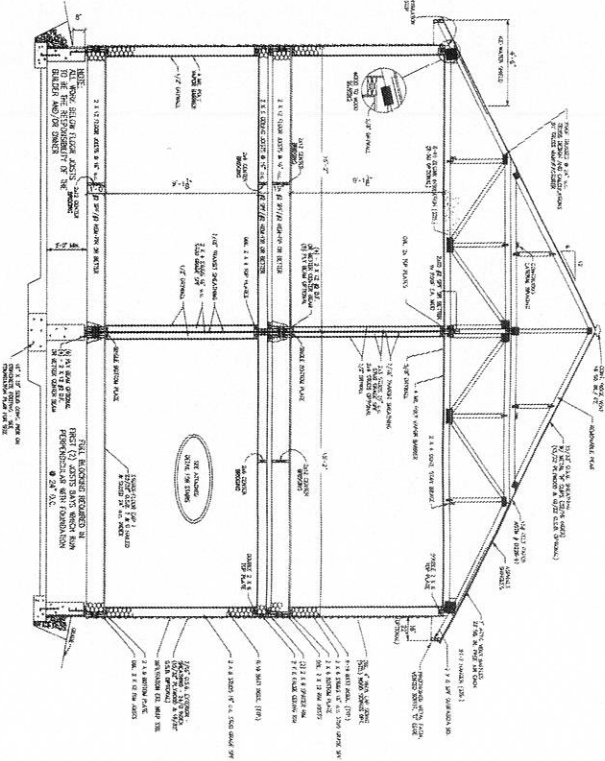
 02/23/2012
Notwithstanding to whom these plans are sold, the undersigned shall remain responsible for the accuracy of the information shown hereon.

Stratford Homes
 LIMITED PARTNERSHIP
1000 W. 10th Street, Suite 200, Oklahoma City, Oklahoma 73106

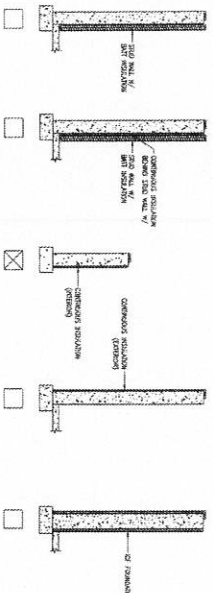
QUOTE:
 Q21-382
 SN:10763

REVISIONS	
NO.	DESCRIPTION
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8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT
11	ISSUED FOR PERMIT
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19	ISSUED FOR PERMIT
20	ISSUED FOR PERMIT

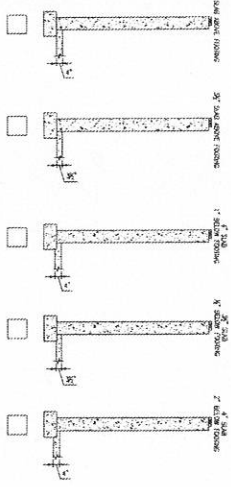
2ND FLOOR
 ELECTRICAL
 E101



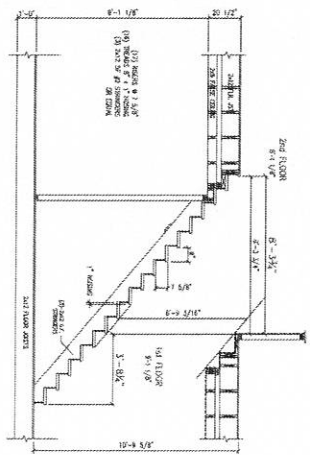
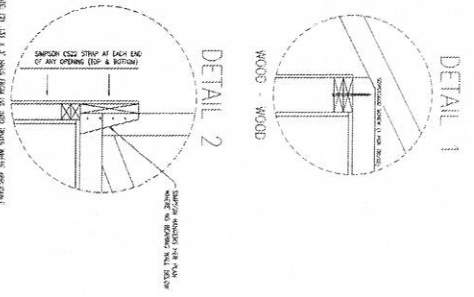
OPTIONAL INSULATION METHODS (ON-SITE BY BUILDER)



OPTIONAL SLABS (ON-SITE BY BUILDER)



FASTENING DETAILS



APPROVED BY
NIP
 NATIONAL INSULATION BOARD
 1222 2012

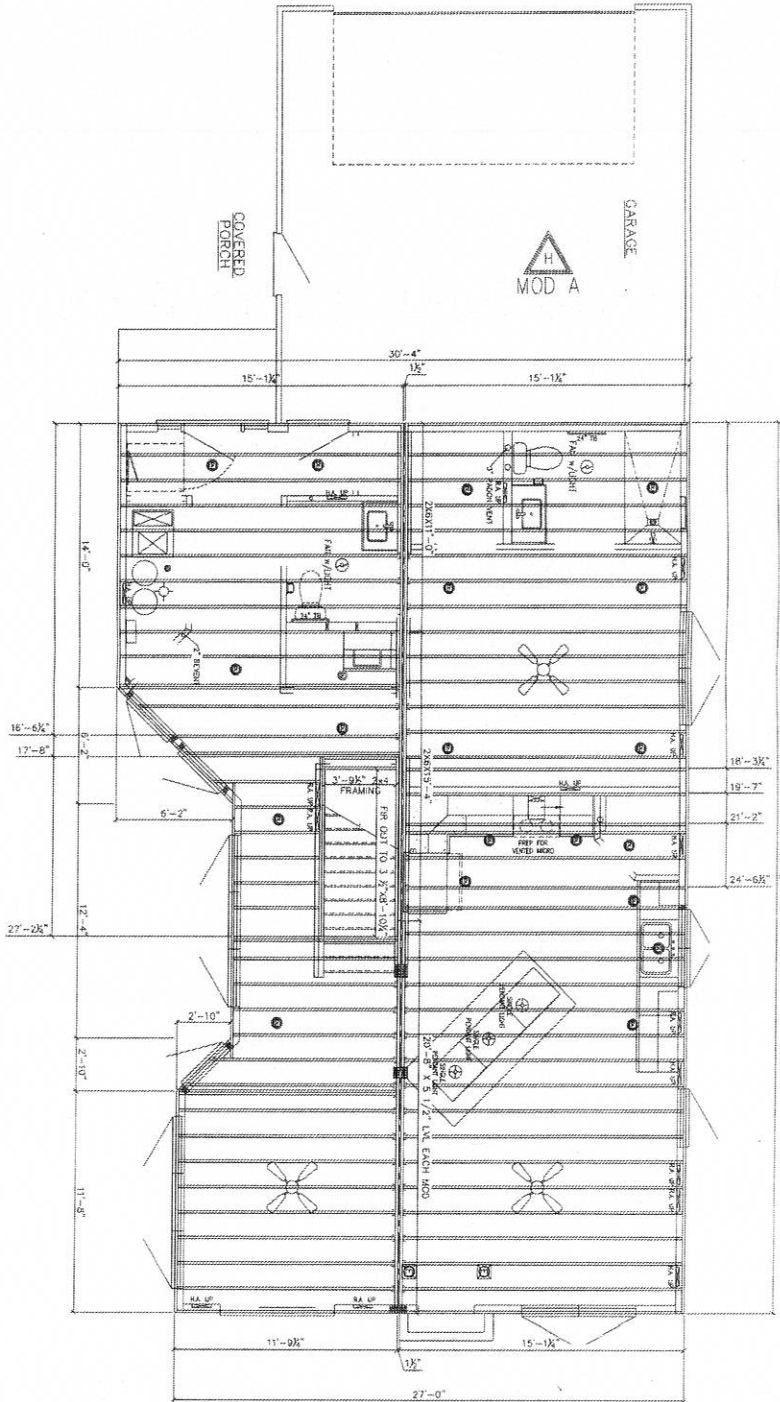
Stratford Homes
 LIMITED PARTNERSHIP
 1000 STRATFORD DRIVE
 WILSONVILLE, OR 97148

QUOTE:
 Q21-352
 SN:10763

NO.	DATE	DESCRIPTION	BY	CHKD.
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49	12/10/12	REVISIONS	JK	JK
50	12/10/12	REVISIONS	JK	JK

CROSS SECTION 1
 S100

FRONT ELEVATION



MOD B



Stratford Homes
LIMITED PARTNERSHIP
1000 STRATFORD DRIVE
ANN ARBOR, MI 48106
WWW.STRATFORDHOMES.COM

QUOTE:
Q21-352
SN:10763

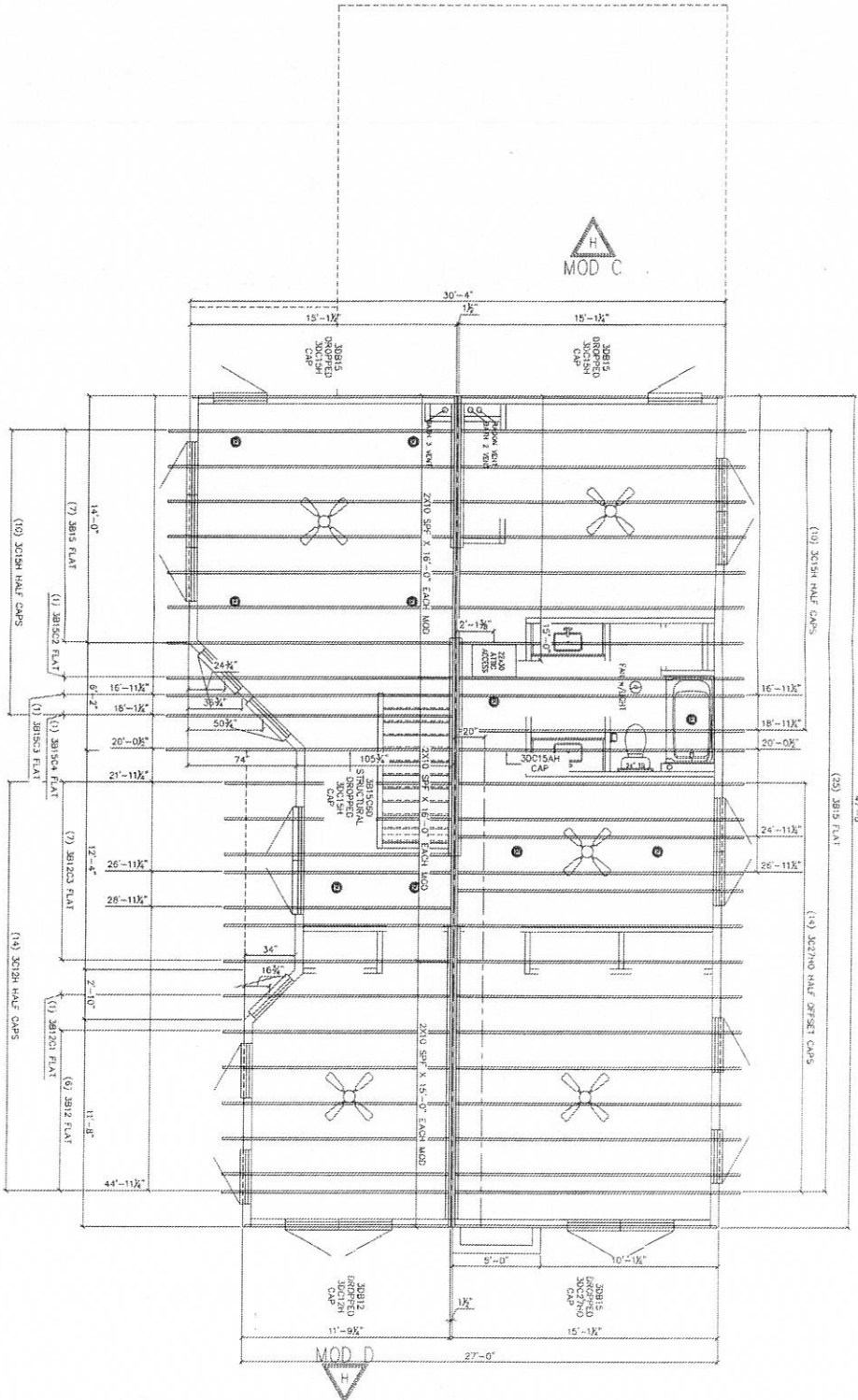
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2	11/15/22	REVISIONS
3	12/15/22	REVISIONS
4	1/10/23	REVISIONS
5	1/10/23	REVISIONS

NO.	DATE	DESCRIPTION
1	10/27/22	ISSUED FOR PERMITS
2	11/15/22	REVISIONS
3	12/15/22	REVISIONS
4	1/10/23	REVISIONS
5	1/10/23	REVISIONS

NO.	DATE	DESCRIPTION
1	10/27/22	ISSUED FOR PERMITS
2	11/15/22	REVISIONS
3	12/15/22	REVISIONS
4	1/10/23	REVISIONS
5	1/10/23	REVISIONS

RF1

FRONT ELEVATION



Stratford Homes
 LIMITED PARTNERSHIP
 1000 WEST STRATFORD AVENUE
 WEST STRATFORD, OHIO 43085

QUOTE:
 021-352
 SN:10763

NO.	DATE	DESCRIPTION	BY	CHKD.
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2	02/15/23	REVISIONS	JL	MS

REVISIONS

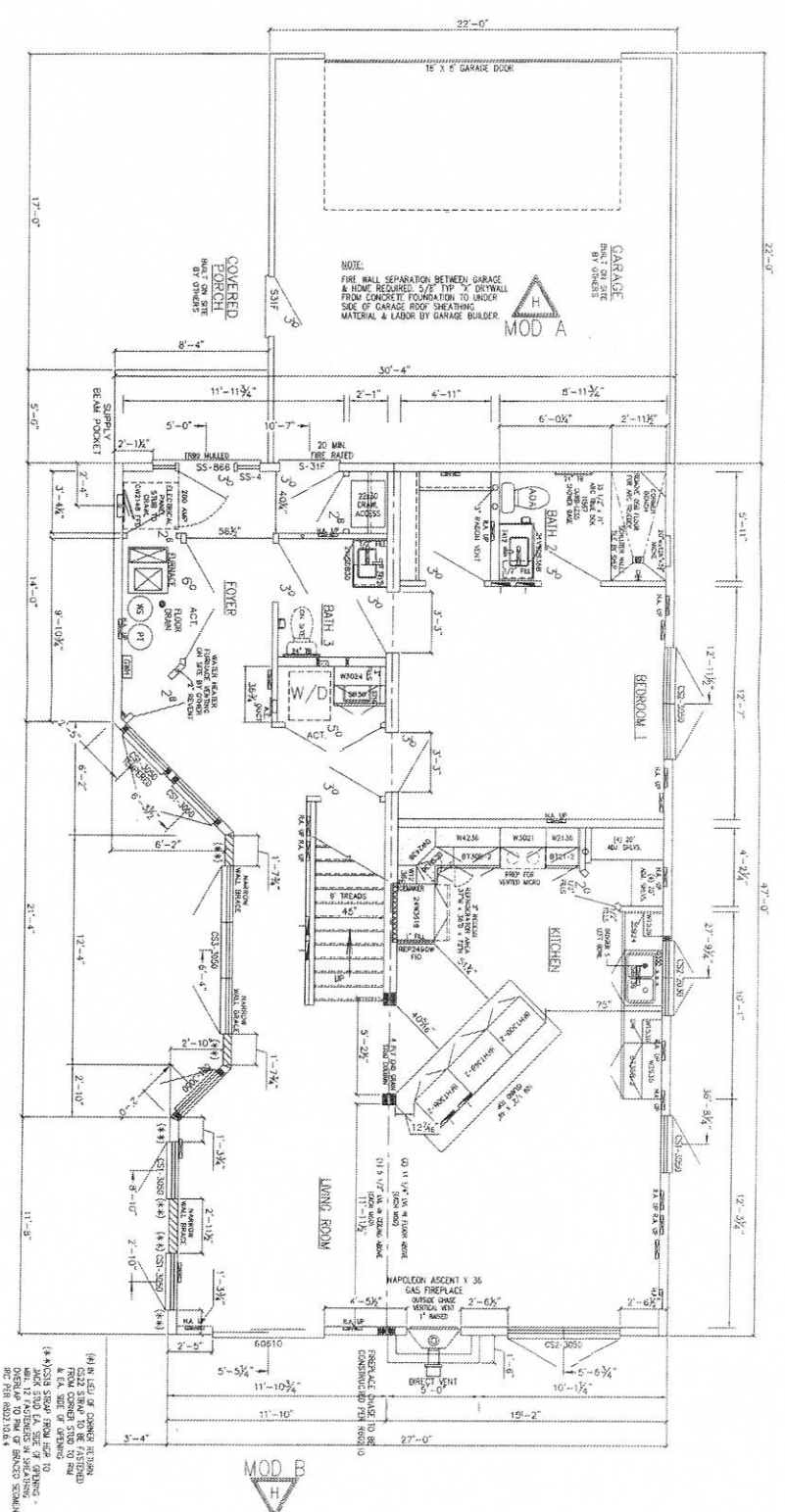
NO.	DATE	DESCRIPTION	BY	CHKD.

SECOND FLOOR
 ROOF LAYOUT
 RF2

APPROVED BY


 5/10/2023

FRONT ELEVATION



48' X 120' (9.00' X 27.43')		R.O. WOOD		R.O. SHEATH	
CSL NO.	QTY.	CSL NO.	QTY.	CSL NO.	QTY.
059-2010	6.92	7-12	11.88	5-0 1/2"	(2) 2x10 SHF #2
059-2036	21.46	21-90	29.58	5-0 1/2"	(2) 2x10 SHF #2
059-2038	4.41	21-90	4.41	5-0 1/2"	(2) 2x10 SHF #2
059-2039	10.73	10-60	14.67	5-0 1/2"	(2) 2x10 SHF #2
059-2040	33.25	16-60	40.59	8-10 1/2"	(2) 2x10 SHF #2

HEADERS EXPRESS REQUIREMENTS


Stratford Homes
 LIMITED PARTNERSHIP
 5088 WEST 27TH AVENUE
 DENVER, CO 80202

QUOTE:
 Q21-352
 SN:10763

NO.	DATE	BY	REVISIONS

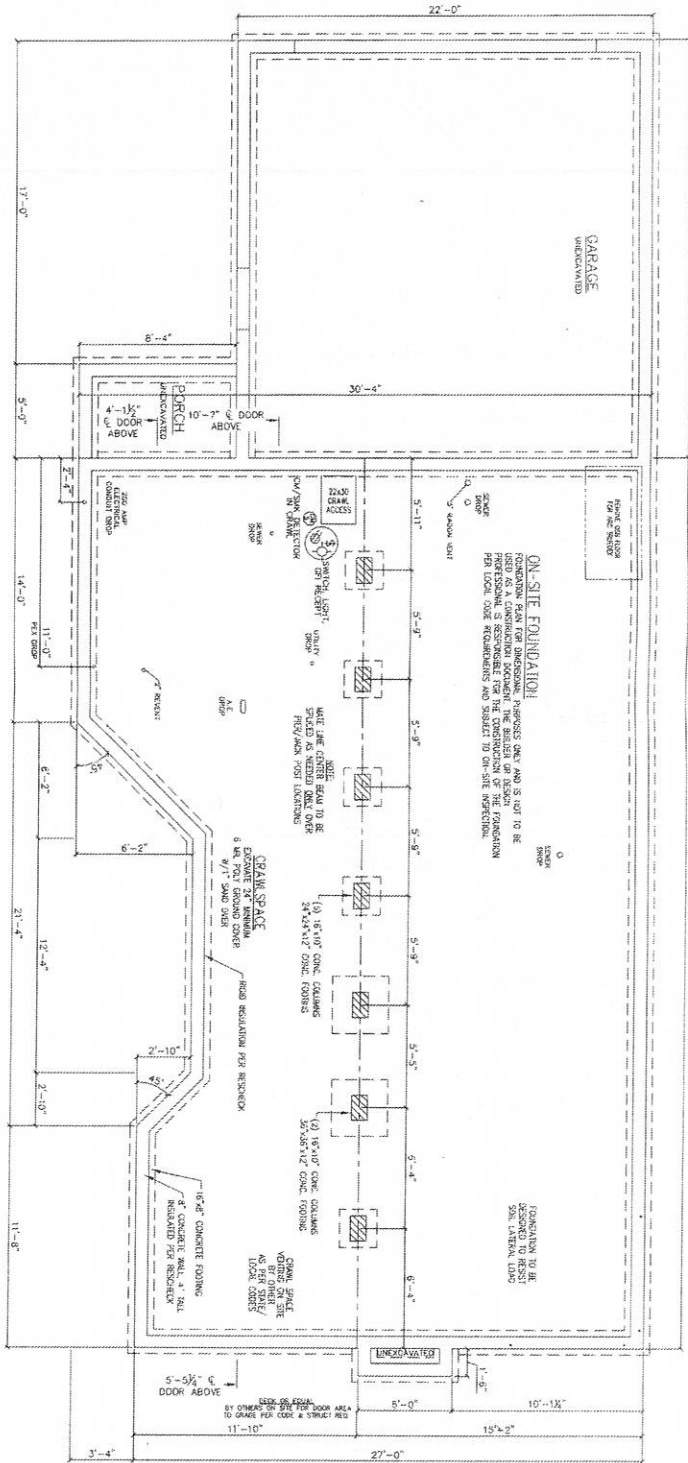
REVISIONS

NO.	DATE	BY	REVISIONS

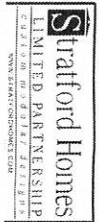
FIRST FLOOR PLAN
 A100

(4) IN LETS OF CORNER RETURN
 CASE 2 (2) TO BE FASTENED
 TO CONCRETE FOUNDATION WITH
 ANCHORS & E.A. W/ET OF DEFENSE PIN
 (*W)CS29 STUDS FROM RISE TO
 W/ET OF DEFENSE PIN
 OVERLAY TO PIN OF BRANCHED STAKE
 FOR PER MOD/104

FRONT ELEVATION



APPROVED BY
NIP
 3.22.2021
 ARCHITECTURAL DIVISION
 1000 N. CENTRAL AVENUE, SUITE 100
 DENVER, CO 80202

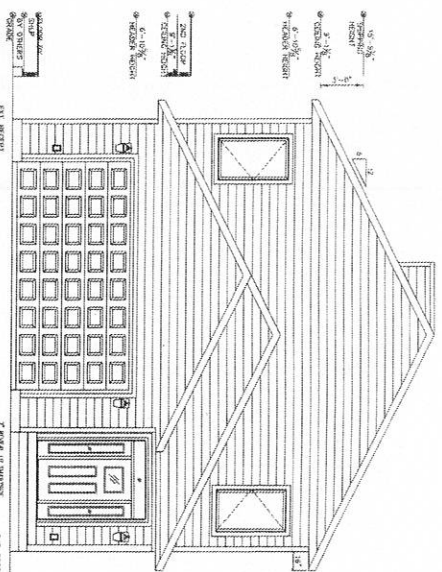


QUOTE:
 Q21-352
 SN-10763

DATE	DESCRIPTION	BY

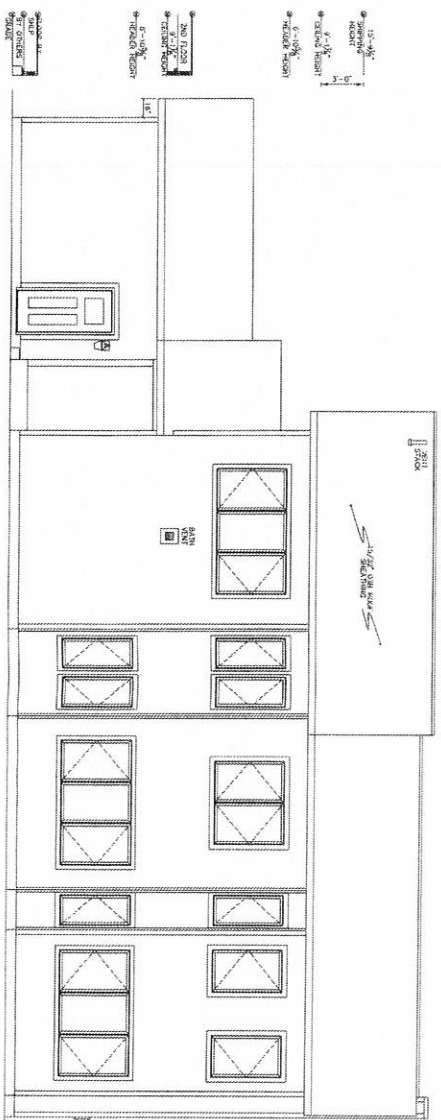
REVISIONS	
NO.	DESCRIPTION

FOUNDATION
 15'-3"
A200



APPROVED BY
NA
 3/12/2023

Architectural Services, Inc.
 2400 W. Highway 101, Suite 100
 Rapid City, SD 57701
 (605) 771-1111



Stratford Homes
 LIMITED PARTNERSHIP
 14000 W. 17th Street, Suite 100
 Rapid City, SD 57701
 (605) 771-1111

QUOTE:
 Q21-352
 SN:10763

NO.	DESCRIPTION	DATE	BY

PRINT
 TITLE: ELEVATIONS
 SHEET: 315-1
 A300

October 20, 2022

Robert Epping, TV Materials
30621 52nd Street
Salem, WI 53168

SUBJECT: Conditional Use to re-establish and expand a nonmetallic mineral extraction and processing (sand & gravel) operation, including a reclamation plan, under new operator; 3612 Buena Park Rd. (CTH W); located in the M-4 Quarrying District; Sec.34, T4N, R19E, **Town of Waterford** (PIN's 016041934008020 & 016041934010000)

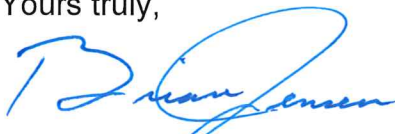
Dear Mr. Epping:

The Racine County Economic Development and Land Use Planning Committee (EDLUPC) approved the subject conditional use at their October 17, 2022, meeting. The Committee granted approval as this use appears to be permitted by underlying zoning and based on other things occurring in the area, the proposed use appears to fit with the uses in the district. You will be allowed to proceed with the subject project (subject to Town of Waterford approval), which will be located at 3612 Buena Park Road (CTH W), Section 34, Town 4 North, Range 19 East, Town of Waterford.

Attached to this letter is Exhibit A, which lists the conditions of approval established by Racine County. You must comply with all the conditions listed in Exhibit A. **PLEASE BE SURE TO READ EXHIBIT A.**

Additionally, you must obtain approval from the Town of Waterford and comply with any conditions they establish. Failure to comply with the terms and conditions of this approval as listed in Exhibit A or as established by the Town of Waterford could result in the issuance of citation(s) and permit revocation. If you have any comments or questions, do not hesitate to contact this office at 262-886-8440 or via e-mail (Brian.Jensen@RacineCounty.com).

Yours truly,



Brian Jensen
Development Services Superintendent

BDJ

attachment

c: Tina Mayer, Town Clerk
Tom Hincz, Town Chair and District 19 Supervisor
Richard Beck
Scherff Rev. Trust
File

1. **The applicant must obtain a zoning permit card from this office after paying the required \$1,820.00 fee (\$1,500 new pit, plus \$10 per acre). This fee must be paid in full within 30-days from the transfer of the property ownership to TV Materials, Inc.** This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. **Failure to comply with the terms and conditions stated herein could result in citations being issued and/or the approval/permit being revoked. This includes payment of any zoning or other local fees that are due.**
3. This operation must follow the plans and documents received by this office and approved by the Committee for this proposal, unless otherwise amended herein.
4. The restoration bond required by Chapter 12.5 Nonmetallic Mining Reclamation for this operation must continue to be maintained in effect.
5. In compliance with NR 135, this site is filed under Racine County Non-Metallic Mining Permit # NM-22-016-02.
6. The applicant must submit a restoration bond written to Racine County for \$59,497.20 prior to the issuance of the County zoning permit. The reclamation bond amount is reviewed every two years and may be adjusted accordingly.
7. This approval is for the sand and gravel extraction operation, including crushing, washing, and recycling of material. This approval is valid for a two-year period from the date of this letter; a two-year extension must be requested to continue operations at this site. However, no permit renewal will be granted unless the project is in reasonable compliance with the conditions of this approval. An on-site evaluation by this office will determine compliance. The operation must follow the submitted and approved operations plan.
8. Hours of operation may be from 7:00am – 6:00 pm Monday thru Friday. Saturday hours may be 7:00 am – 1:00 pm. No Holidays or Sundays. The hours must be coordinated with the Town of Waterford and the most restrictive hours will apply. Maintenance and repairs only may be performed outside of these hours if necessary.
9. Equipment to be used at this site must be consistent with the TV Materials operations plan.
10. Pit operator must investigate any reported problems with water supply wells for groundwater uses within 1,000-feet of the quarry limits. If it is determined that the mining operations are responsible for a well problem, TV Materials will be responsible for wells within 1,000 ft of the boundary of the quarry and will repair or replace as necessary. Boundary line is the M4 zoned property on parcels 016041934008020 & 016041934010000.

11. All overburden and topsoil must be stockpiled on the premises for future use in restoration of this property. The stockpiles must be seeded with a mixture of grasses that will remain until the stockpiles are used to cover the land being mined. Finished side slopes must be consistent with the approved plan, with proposed farmland areas being 8:1 or flatter.
12. Materials for mine reclamation are required to be specified in the reclamation plan and approved. Solid waste materials that are not specified in the approved plan shall not be used, placed or stored at this site. Only materials that may be considered as potentially suitable for use in reclamation are clean fill; or low-level contaminated soils approved by WI-DNR Remediation and Redevelopment program under Ch. NR 718; and solid waste materials approved by the WI-DNR Waste and Materials Management program that are granted a low hazard exemption and an exemption for industrial byproducts under Ch. NR 538.
13. Follow extraction as shown on the submitted plan. Maintain proposed side slopes and setbacks as extraction continues. Continue to operate in the active mining area and complete interim reclamation as mineral extraction is complete.
14. Topsoil must be stockpiled separately from the remaining overburden material. All stockpiles must be temporarily seeded with twenty (20) pounds of 1,000 square feet of perennial rye grass or winter wheat within seven (7) days of formation. The operator is responsible for reseeded until all overburden stockpiles are in a dense vegetative cover. This must be done prior to September 15th of each year. See the attached WI-CPA-123 for seeding recommendations.
15. As the site is reclaimed, topsoil may be needed. Upon final grading of the side slopes, the seeding must be completed and all 3:1 slopes or steeper must be covered with erosion-control netting (or blankets). Slopes flatter than 3:1 may be seeded and mulched with no netting. All Erosion-control netting must be thoroughly stapled with six-inch wire or wood staples to firmly hold the netting in place. Address additional erosion issues as needed. This may include adjusting drainage swale patterns or using erosion control for site stabilization.
16. All final grades and pond locations will be met upon final reclamation. All areas will be topsoiled and seeded as part of the final reclamation. All land will be restored to agricultural use with a possible future land use change to residential.
17. Maintain at least a 200-foot mineral extraction setback from adjacent property lines.
18. The Racine County Economic Development and Land Use Planning Committee and the Town of Waterford reserve the right to require, with 60 days' notice, a complete set of elevations including bottom of the pit grades. A registered land surveyor or a professional engineer must take these elevations. The operation may not occur below the grades shown on the submitted restoration plan.
19. The applicant must provide this office with an "as-built" survey within 90 days of completed restoration on this site. Racine County will need to certify the site as "reclaimed" before release of financial assurance.

20. Racine County and/or Town of Waterford staff may enter the premises of this quarry operation to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Unless the operation is in reasonable compliance with the terms of this approval, such approval is subject to amendment or revocation.
21. The applicant is responsible for compliance with Article VII, Division 4 Performance Standards of Chapter 20, Zoning. Please see enclosed copy.
22. The operator must notify this office and the Town of Waterford in writing at least 30 working days prior to completion of site reclamation.
23. Storm water drainage plan review and approval is the Town's responsibility. The landowner must contact the Town regarding this matter. The Town might not issue a permit until they have approved said plan.
24. The applicant is responsible for ensuring that all truck drivers whether they are his own employees or contract drivers; strictly obey all posted speed limits and all traffic signs and laws. This includes coming to a full stop before entering the public roadway. Should this office receive substantive complaints that such laws are being broken, the EDLUP Committee reserves the right to reconsider and possible revoke this permit for non-compliance.
25. All phases of this operation must be conducted in conformance with the air quality regulations of the State of Wisconsin.
26. The applicant is responsible for control and/or cutting of noxious weeds in compliance of Town's weed ordinance.
27. Dust control must be established on all internal haul roads. Dust palliatives must be Wisconsin Department of Natural Resources approved. Airborne particulate matter may not exceed Wisconsin State Administrative Code regulations.
28. No additions, deletions, or changes may be made to these conditions without the prior approval at the Racine County Economic Development and Land Use Planning Committee and the Town of Waterford.
29. The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses.
30. Your accepting the conditional use approval/zoning permit and beginning the project means that you have read, understand and agree to follow all conditions of this approval. Therefore, TV Materials, Robert Epping, and their heirs and assigns are responsible for full compliance with the above conditions. It is the property owner's responsibility to inform any subsequent owner of these conditions.

October 11, 2022

Tina Mayer
Town of Waterford Clerk
415 N. Milwaukee Street
Waterford, WI 53185

RE: TV Materials Reclamation Plan (Parcels 016041934008020 & 016041934010000)

Dear Ms. Mayer:

The Town has requested we provide a letter in support of our preparation of the TV Materials Reclamation Plan (formerly known as the Beck pit) within the Town of Waterford. Since 2008 Kapur, has been providing engineering services to the Town and in that period has never been requested to review zoning issues on its behalf. All strictly zoning related items are reviewed and permitted by Racine County Zoning which includes the regulation of non-metallic mining operations. Racine County reviews and approves such activities to be in conformance with County Zoning regulations and Wisconsin State Statute NR 135.

The TV Materials reclamation plan is a renewal of a past reclamation plan that was never completed and remains out of conformance with Racine County Zoning regulations. It is our position that providing consultant services to a private client for services that are reviewed and regulated by a separate agency (Racine County) does not constitute a conflict of interest.

Kapur always has and will continue to provide services that are in the best interests of the Town of Waterford. Kapur will maintain services and related activities and actions treating the Town of Waterford in the same capacity of TV Materials Incorporated.

Please contact me directly with any questions, or if any additional information is needed.

Sincerely,

KAPUR & ASSOCIATES, INC.



Greg Governatori, P.E., CFM
Associate
262-758-6010
ggovernatori@kapurinc.com

CC. Mike Dubis, Town Attorney
Heather Stratton, Treasurer and Deputy Clerk
Taun Parkers, Trenton Ventures

