

DECEMBER 5, 2022
PLANNING COMMISSION MEETING
TOWN OF WATERFORD
415 N. MILWAUKEE ST., WATERFORD, WI

TOWN HALL

5:30 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/84582868573?pwd=NjE0dVF1a2p1aUpzSVJib3h0Rz1Ydz09>

Meeting ID: 845 8286 8573

Passcode: 875912

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF NOVEMBER 14, 2022 MINUTES AS PRESENTED.
4. CORRESPONDENCE-
5. REZONE- DEBACK/PAYNE & DOLAN (AGENT/APPLICANT), 7512 NORTHWEST HWY.- REQUEST TO REZONE FROM M-4 (QUARRY DIST.) TO A-1 (FARMLAND PRESERVATION DIST.) PURSUANT TO THE RECLAMATION PLAN.
6. SHORELAND CONTRACT REPORT
7. 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.
NOVEMBER 14, 2022 @ 5:00 PM
UNAPPROVED/UNOFFICIAL MINUTES**

1. Planning Commission meeting was called to order at 5:00 PM by Supervisor Gauerke: Commissioners Schmidt, Luick, Dickinson, Nelson and Town Attorney were present. Commissioner Wenck was excused. Chairman Hincz was on speaker phone.
2. Supervisor Gauerke led the Pledge of Allegiance.
3. **Commissioner Luick motioned to approve the October 3, 2022 minutes as presented, seconded by Commissioner Schmidt. Vote taken: 6-0. Motion carried.**
4. Correspondence:
5. Conditional Use/Site Plan Review- Crowe/Tromp, 7628 Chestnut Ln.- Jeff Kreger, Turn Key Homes stated that they were not using the existing foundation. **Commissioner Nelson motioned to approve contingent upon meeting all Racine County requirements and subject to the Town engineer approving the storm water drainage plan. Seconded by Commissioner Schmidt. Vote taken: 6-0. Motion carried.**
6. Conditional Use/Site Plan Review-TV Materials/Robert Epping, 3612 Buena Park Rd.- Robert Epping and Taun Parkers were present. Taun indicated that they had met with all the neighbors, individually, as well as with Lt. Nelson, Waterford Police. Taun stated that they have addressed everyone's concerns. Supervisor Schwartz asked if they had met with the school. Taun stated that they did and there were no concerns. **Commissioner Dickinson motioned to recommend approval contingent on all conditions being followed as outlined in Racine County's approval letter, dated October 20, 2022, vegetation is cut at the entrance to allow better site lines, no trespassing and no shooting signs are posted, ambient alarms are used, dust is controlled, well water is monitored, the Town's hours of operation are followed, there is no blasting and no concrete or asphalt batch plants, noise standards are followed and there will be no staging of trucks at the start of the day. Commissioner Luick seconded the motion. Vote taken: 6-0. Motion carried.**
7. Shoreland Contract Report- None
8. Forthcoming Events-

Commissioner Luick motioned to adjourn the meeting at 5:33 PM, seconded by Commissioner Schmidt. Vote taken: 6-0. Motion carried.

Respectfully Submitted,

Heather Stratton, Deputy Clerk

REZONING APPLICATION

Racine County, Wisconsin

Owner: Douglas & Debra DeBack Rev. Trust

Applicant/agent: Payne & Dolan, Inc. / Bryanna Bucholtz

Address: 1116 Black Bear Drive

Address: N3 W23650 Badinger Road

Mukwonago, WI 53149

Waukesha, WI 53188

Telephone #: _____

Telephone #: (262) 366-5124

Fax #: _____

Fax #: _____

E-mail: _____

E-mail: bbucholtz@walbecgroup.com

Date petition filed: _____

Hearing date: _____

TO THE RACINE COUNTY BOARD OF SUPERVISORS:

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

FROM M-4 DISTRICT

TO A-1 DISTRICT


Town of Waterford # of Acres 81 ¼ Section SW & SE Section 7 T4 N R19 E

Parcel # 016041907012010

Location/site address 7512 Northwest HWY, Mukwonago, WI 53149

Attached are

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


 Bryanna Bucholtz
 Land Resources Admin
signature

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

credit card/cash/check #: _____ amount received: \$ _____

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

October 3rd, 2022

Mr. Tom Hincz
Town of Waterford
415 N Milwaukee Street
Waterford, WI 53185

**RE: Prager Property Rezone
Town of Waterford**

Dear Mr. Hincz:

Payne & Dolan is requesting to rezone the Douglas and Debra DeBack Trust property located in the Town of Waterford from M-4 Quarrying District to A-1 Farmland Preservation District. Per the Reclamation Plan, Payne & Dolan committed to rezoning the property back to Agriculture upon completion of the reclamation. The property has also been identified by the Town of Waterford and Racine County as "Prime Agricultural Land" in the 2035 Land Use Plan.

This property has been an active sand & gravel pit since the 1980's. All mining operations concluded in the spring of 2021 and reclamation followed soon afterward. The Prager property now contains a 2.5-acre lake surrounded by farmland.


I have included a plot plan, which includes the legal description of the land to be rezoned, names & addresses of landowners within 300 feet of the rezone area, and a Letter of Agent Status signed by Doug DeBack.

Payne & Dolan is respectfully requesting to be on the December 5th Planning Commission Meeting and the December 12th Town Board Meeting.

We appreciate the continued opportunity to operate in Racine County. 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



August 22nd, 2022

Douglas & Debra DeBack Revocable Trust
c/o Douglas DeBack
1116 Black Bear Drive
Mukwonago, WI 53149

Letter of Agent Status

Dear Doug:

The Racine County Planning & Zoning Department requires us to submit a Letter of Agent Status in order to rezone your property, giving us permission to act as your representative for the rezoning process. If the applicant does not own the property at the time of filing &/or public hearing then a written, signed, & dated letter from the property owner acknowledging said petition & authorizing specified agent to speak on the owner's behalf must be submitted.

The acknowledgement included in this letter should suffice as the Letter of Agent Status. If you could please sign it and return it at your earliest convenience it would be appreciated.

Thank you for your time and consideration in this matter. 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.

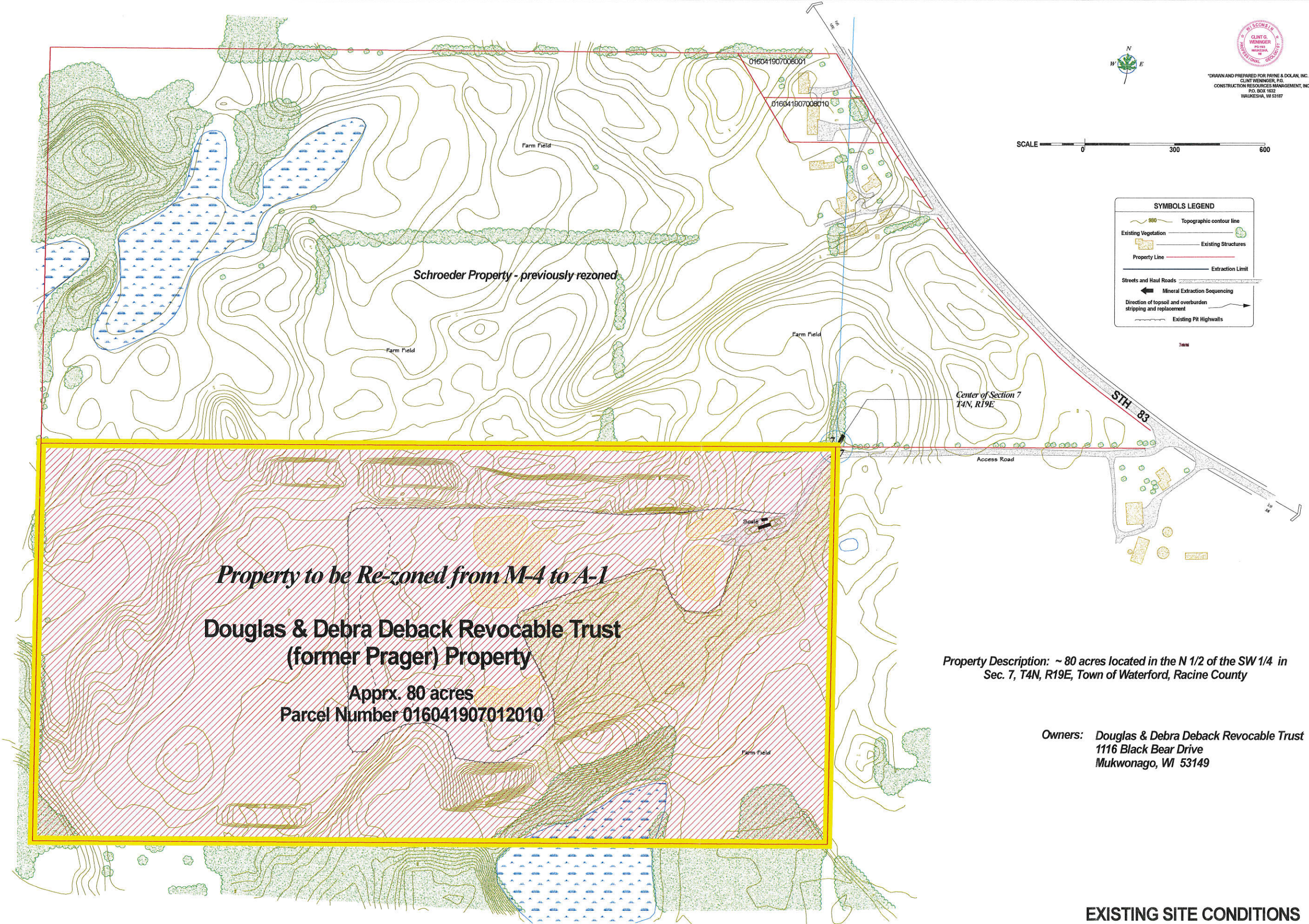

Bryanna Bucholtz
Land Resources Administrator

Acknowledgement

I acknowledge and approve of said rezoning application for Douglas & Debra DeBack Revocable Trust property located in the Town of Waterford, and hereby authorize Payne & Dolan, Inc. - N3 W23650 Badinger Road, Waukesha, WI 53187 - to act as the specified agent to speak on the owner's behalf as it relates to the aforementioned rezoning application.

Douglas DeBack - trustee
Douglas & Debra DeBack Revocable Trust
c/o Douglas DeBack
1116 Black Bear Drive
Mukwonago, WI 53149

8-22-22
date



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



SCALE 0 300 600

SYMBOLS LEGEND

- Topographic contour line
- Existing Vegetation
- Existing Structures
- Property Line
- Extraction Limit
- Streets and Haul Roads
- Mineral Extraction Sequencing
- Direction of topsoil and overburden stripping and replacement
- Existing Pit Highwalls



NOTES:
 THIS PRINT IS THE PROPERTY
 OF PAYNE AND DOLAN, INC.
 AND THE CONTENTS CONTAINED
 HEREIN ARE CONSIDERED
 NOT TO BE USED OUTSIDE OF
 THE COMPANY WITHOUT
 PERMISSION.

Property to be Re-zoned from M-4 to A-1
Douglas & Debra Deback Revocable Trust
(former Prager) Property
 Apprx. 80 acres
 Parcel Number 016041907012010

Property Description: ~ 80 acres located in the N 1/2 of the SW 1/4 in Sec. 7, T4N, R19E, Town of Waterford, Racine County

Owners: Douglas & Debra Deback Revocable Trust
 1116 Black Bear Drive
 Mukwonago, WI 53149

Property Re-Zoning after Reclamation
Deback Revocable Trust Property @ the Prager Aggregate Site
Town of Waterford, Racine County, Wisconsin

PROJECT: _____

DATE: Sept-6-2022

DRAWN BY: CBN

CHECKED BY: 81002-02-01

SCALE: As shown

REV	DATE	REVISION

EXISTING SITE CONDITIONS