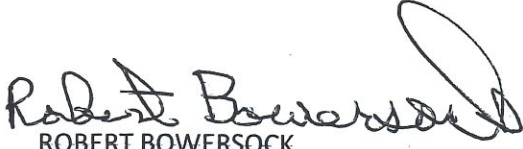


JULY 7, 2020

RACINE COUNTY

SARAH REED

I'M REQUESTING TO BE PLACED ON THE July 20<sup>th</sup> COMMITTEE MEETING. THE REASON FOR THE REQUEST IS TO COME INTO COMPLIANCE WITH THE AMENDMENT FROM LAST YEAR AND THE STANDARDS OF DEVELOPMENT IN THE FFO WHICH WOULD REQUIRE MORE FILL.

  
ROBERT BOWERSOCK

7330 EAST WIND LAKE RD

WIND LAKE, WI 53185

RECEIVED

JUL 07 2020

RACINE COUNTY



September 19, 2019

Bowersock Trust Robert B.  
7330 E. Wind Lake Road  
Wind Lake, WI 53185

SUBJECT: Amendment to Shoreland/Floodplain Conditional Use for additional fill /grading and installation of an underground culvert for stormwater drainage; 7330 E. Wind Lake Road; Parcel Id. No. 010042010055010; Town of Norway

Dear Mr. Bowersock:

The Racine County Economic Development and Land Use Planning Committee (EDLUPC) approved the subject amendment of your shoreland/floodplain conditional use at their September 16, 2019 meeting for additional fill/grading and the installation of an underground culvert for stormwater drainage. The amendment to the conditional use was made as there was significant nonconformity of the elevations and fill placement from the original fill plan/survey that was approved by the EDLUPC on January 18, 2016 with conditions (please see attached original approval conditions and survey). The original fill was not placed in compliance with the previous approved plans or in accordance with the Racine County Chapter 20 Zoning Ordinance and Federal Emergency Management Agency requirements. You will be allowed to proceed with approved amended subject project, which will be located at 7330 E. Wind Lake Road, Section 10, Town 4 North, Range 20 East, Town of Norway.

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 Norway 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 Norway 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](mailto:Brian.Jensen@RacineCounty.com)).

Yours truly,

Brian Jensen  
Development Services Superintendent

BDJ

attachment

c: Pat Campbell, Town Clerk  
Jean Jacobson, Town Chair  
Tom Kramer, District 13 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 \$125.00 for the proposed additional fill/grading and installation of an underground culvert for stormwater drainage. 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. This approval will expire nine (9) months from the date of the Economic Development and Land Use Planning Committee's final approval, or the Town of Norway final approval, whichever is later, 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 Norway grants a written extension. Written extension requests must be submitted to the Racine County Development Services Office thirty (30) days before permit/approval expiration.
5. 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 August 22, 2019 and December 22, 2015, unless otherwise amended herein.
6. Detached garage may not be used for human occupancy or the confinement of animals.
7. Detached garage shall store all materials that are buoyant, flammable, explosive, or injurious to property, water quality or human, animal, plant, or aquatic life be stored at or above the flood protection elevation of 774.8-feet above MSLD (1988 datum).
8. The detached garage is for personal use only. No business, commercial or industrial use is allowed.
9. The owner must submit an as-built survey with the elevations, for the entire completed project, to this office for review and approval within 90-days of project completion but no later than July 1, 2020. Costs for as-built surveys are the responsibility of the property owner.
10. To prevent sedimentation from entering onto an abutting property or into areas of concentrated flow, silt fencing must be installed as illustrated the submitted plat, as shown on "Exhibit A-1", before earth disturbance begins. The silt fence shall remain in-place and be maintained until the area is no longer susceptible to erosion. The silt fence may be removed when vegetation is well established.
11. All proposed structures must have rain gutters and downspouts installed within 14 days after the completion of the roof and associated fascia treatment. The downspouts must outlet away from buildings in a manner as to prevent soil erosion.

12. Only clean fill may be used for this project. Fill material may not contain sod, brush, roots, or other perishable material. No broken concrete, asphalt, scrap wood, or other types of construction debris are allowed as fill material. Rock particles larger than three-fourths of the layer thickness must be removed from the material before compacting with the fill. No additional fill will be allowed without Racine County's prior approval. **Fill may only be placed as shown on the approved amended plan.**
13. **Towns are responsible for storm water management permits and approvals on these types of projects. The property owner or designated agent must work with the Town of Norway Engineer regarding storm water management and regulations for this site. Compliance with all regulations and requirements, as determined by the Town relative to storm water containment and runoff, is required.**
14. Use existing driveway and concrete pads for the parking of vehicles and equipment. Any sediment reaching a public or private road must be removed by street cleaning (not flushing) before the end of each workday or as determined by the jurisdictional highway authority.
15. 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 (7) days after the rough grading is completed. Seed all disturbed soils with five (5) lbs. of perennial ryegrass per 1,000 sq. ft. and mulch.
16. A minimum of three inches of topsoil must be on the surface of the surface prior to seeding and/or sodding.
17. All finished yard grades must taper to meet the existing elevations at the lot lines unless retaining wall is in place. Grade all proposed vegetative areas to a 3:1 or flatter side slope.
18. Do not block or create surface water drainage problems on adjacent properties.
19. Permanent seeding and mulching or sodding on all disturbed soil areas must be completed within seven (7) days after final grading. Seeding may be completed through snow cover at which time seeding is not allowed again until April 1<sup>st</sup> at which time permanent seeding may resume. Permanent seeding must be completed prior to June 1, 2020. This site may need to be stabilized with straw; mulch or erosion control fabric prior to winter. See attached WI CPA-123 for seeding recommendations.
20. 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).
21. 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 project's construction, operation, or maintenance.

22. 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.
23. **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.
24. 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.
25. 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, Robert Bowersock, his heirs, successors, and assigns are responsible for full compliance with the above conditions.
26. It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.