

Owner: Jeremy Nagy & Elizabeth Walker Applicant/Agent: Elizabeth Walker

Town: Waterford Zoning district(s): A-1 Racine County, Town of Waterford

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.)

Horse Training Facility w/ 36 stalls

AT (site address): 35111 Hill Valley Rd Waterford, WI 53185

Subdivision: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_

Parcel # 016-04-19-30-010-030 Section(s) 30 T 4 N R 19 E

If served by municipal sewer, check here: N/A Sanitary permit #: 617306

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")
- N/A letter of agent status
- hearing/review fee (Fees are non-refundable, & republication/amendment fees will be charged where applicable.)
- N/A 3 SETS: landscaping/lighting plan
- 12 SETS: report/cover letter & operations plan abutting property owners' names & mailing addresses
- N/A other

print name: Elizabeth Walker

e-mail address: elizabeth80ann@gmail.com

address: 7447 7 mile Rd

telephone #: 920-728-1466

Racine WI 53402

signed: Elizabeth A Walker

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):

Article VI Division 23, A-1 Farmland Preservation District and Section 20-1226 Uses Permitted conditionally

Shoreland contract: yes \_\_\_\_\_ no

Public hearing date: October 19, 2020

Site plan review meeting date: N/A

Submittal received by: Jarman Czute

Date petition filed: September 22, 2020

cash or check #: 1157

amount received: \$ 475.00

**APPLICATION FOR ZONING PERMIT**  
 RACINE COUNTY, WISCONSIN (Rev. 11/20)

PERMIT NO. \_\_\_\_\_  
 DATE PERMIT ISSUED \_\_\_\_\_

OWNER Jeremy Nagy + Elizabeth Walker APPLICANT Elizabeth Walker

Mailing Address 7447 7 Mile Rd

Mailing Address 7447 7 mile Rd

Racine WI 53402  
 City State Zip

Racine WI 53402  
 City State Zip

Phone (H) 920-728-1466 (W)

Phone (H) 920-728-1466 (W)

Parcel Id. # 016-04-19-30-010-030 Site Address 3511 Hill Valley Rd, Waterford

Municipality Town of Waterford Section(s) 30 Town 4 North, Range 19 East

Lot — Block — Subdivision Name — CSM # —

Proposed Construction/Use See attached - Horse training facility

New	Principal Bldg.	Size (	<u>Occupy</u> <del>Existing</del> <del>Bar</del> <del>and Site</del> )	
Addition	Accessory <input checked="" type="checkbox"/>	Area (sq ft)		
Alteration	Deck	# of Units/Stories	<u>1</u> / <u>1</u> / <u>1</u>	Building Ht.-Avg. (ft.) <u>—</u>
Conversion	Sign	Peak Ht. (ft.)	<u>—</u>	100-Yr. Floodplain Elev. <u>—</u>
Temporary	Other	Eave Ht. (ft.)	<u>—</u>	Flood Protection Elev. <u>—</u>

Contractor N/A Est. Value w/Labor \$ N/A ZONING DISTRICT A-1

Existing Nonconforming?	<u>N/A</u> <input checked="" type="checkbox"/> * Yes	No	Yard Setbacks	Proposed	OK?
*Structure's Fair Mrkt Value \$	<u>—</u>	Cumulative %	Street-1 <sup>st</sup>	<u>± 500'</u>	<u>yes</u>
*>50% of Fair Market Value?	<u>N/A</u> <input checked="" type="checkbox"/> Yes	No	Street-2 <sup>nd</sup>	<u>&gt; 1000'</u>	<u>yes</u>
Structure in Shoreland? (per map)	Yes	No <input checked="" type="checkbox"/>	Side-1 <sup>st</sup>	<u>± 85'</u>	<u>yes</u>
Structure in Floodplain? (per map)	Yes	No <input checked="" type="checkbox"/>	Side-2 <sup>nd</sup>	<u>± 330'</u>	<u>yes</u>
Structure in Wetland? (per map)	Yes	No <input checked="" type="checkbox"/>	Rear	<u>—</u>	<u>—</u>
Substandard Lot?	Yes	No <input checked="" type="checkbox"/>	Shore	<u>—</u>	<u>—</u>
Abutting Lot-Same Owner/Closely Related?	Yes	No <input checked="" type="checkbox"/>	Total Acc. Structures	<u>—</u>	<u>—</u>
BOA Variance Needed?	Yes	No <input checked="" type="checkbox"/>	Date of Approval	<u>—</u>	<u>—</u>
Conditional Use/Site Plan Needed?	Yes <input checked="" type="checkbox"/> No	No	Date of Approval	<u>—</u>	<u>—</u>
Shoreland Contract Needed?	Yes	No <input checked="" type="checkbox"/>	Date of Approval	<u>—</u>	<u>—</u>

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: \$ 475 Elizabeth A Walker 9-22-20  
 Cash/Check/CC Date # 1157 9-22-20 Signature of Owner /Applicant Date

Shoreland Contract Fee Pd: \$ \_\_\_\_\_  
 Cash/Check/CC Date # \_\_\_\_\_ Print Name(s) \_\_\_\_\_

Zoning Permit Fee Pd: \$ 150.00  
 Cash/Check/CC Date # \_\_\_\_\_ Notes (revisions, extensions, etc.) \_\_\_\_\_

Other: \_\_\_\_\_ Pd: \$ \_\_\_\_\_ Jcc  
 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 0160419 - 30 - 010030

**Abutting Property Owners:**

Chris & Shari Kuehn  
35205 Hill Valley Rd.  
Waterford, WI 53185

Murphy Acres  
35225 Hill Valley Rd.  
Waterford, WI 53185

Jean Luerssen  
35007 Hill Valley Rd.  
Waterford, WI 53185

Marjan & Lynn Rozina  
34921 Hill Valley Rd.  
Waterford, WI 53185

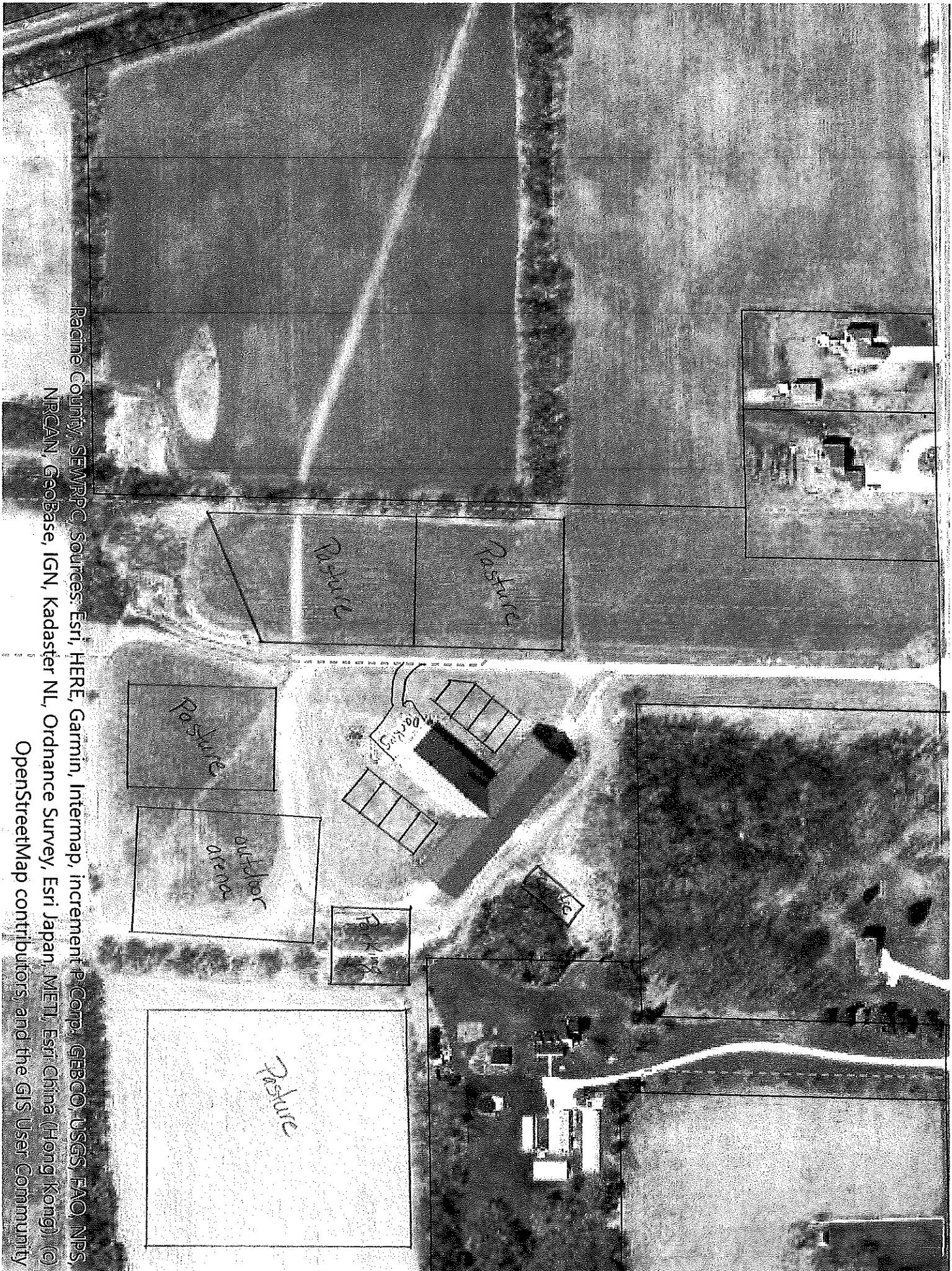
Himbauch Revocable Trust  
34217 Hill Valley Rd.  
Waterford, WI 53185

Brian & Stephanie Lepak  
4504 Honey Creek Rd.  
Waterford, WI 53185

Mike & Karen Riggs  
2610 W. St. Louis Bridge Rd.  
Decatur, IL 62521

**Conditional Use Plan & Site Plan for 35111 Hill Valley Rd. – Waterford**

Proposed Land Use: Horse training facility with 36 stalls. Four pastures with lean-tos for turnout and pasture grazing. 6-10 smaller turnout areas for daily use. Horse barn and indoor arena are currently there. Two part-time proposed employees. Hours of operation: 8am-8pm Sunday-Saturday. Septic permit has been pulled and proposed to be installed this fall. Manure will be stored in a concrete block pit and spread on the property's (93.99 acres) fields or spread directly on the field without being stored when weather allows. Driveways and parking areas will be gravel.



Racine County, SEMRPG Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community





**RACINE COUNTY LAND CONSERVATION  
Technical Review**

Date: **September 30, 2020**  
Applicant: **Elizabeth Walker, Parcel ID# 016041930010030**  
Address: **35111 Hill Valley Drive, Town of Waterford**  
Review: **Horse training facility (maximum 50 horses)**  
Review by: **Chad Sampson**

On September 30th, I met on-site with the applicant, Elizabeth Walker, at 35111 Hill Valley Drive in the Town of Waterford to discuss manure management.

We discussed management based on a maximum number of 50 horses. Elizabeth stated they will build a concrete slab manure storage with concrete blocks on three sides. The manure will be stacked there until it is getting full, then it will either be spread on the cropland or hauled away in the dumpster. The storage slab will be located east of the barn as shown on the site plan. The proposed storage slab is not located in an area of environmental concern.

The manure will be spread on the fields on this property in the spring and fall or hauled away by dumpster. The manure will not be spread or stacked with 50 feet of the water well. When manure is spread, it should be spread at a thickness of less than 3 inches. Manure will not be spread within 30 feet of the wetland or flood plain at the south end of the property.

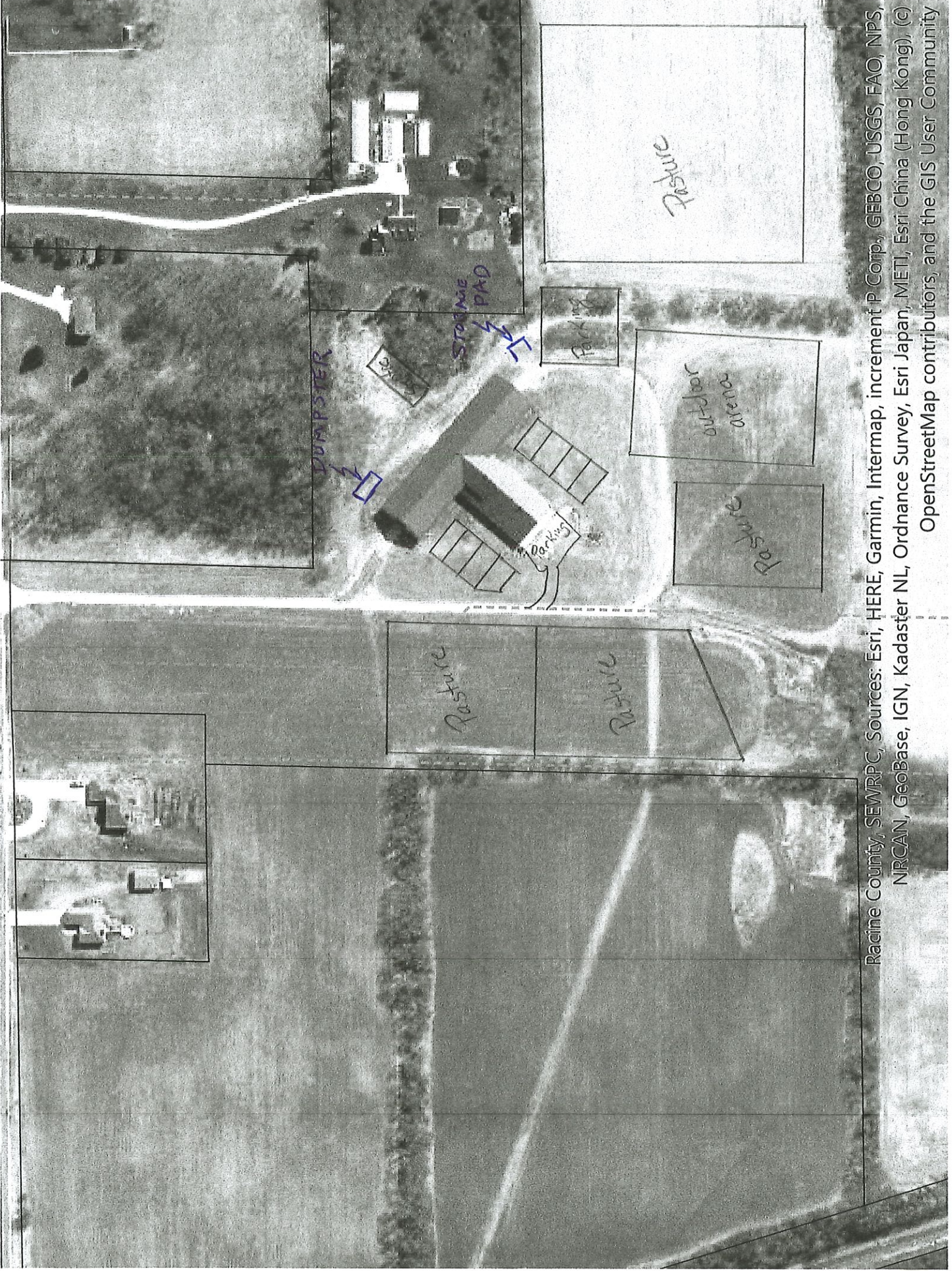
The applicant will submit a certified nutrient management plan to the Land Conservation office by June 1, 2021.

**RECEIVED**

SEP 30 2020

**RACINE COUNTY**





Racine County, SEWRPC, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (C) OpenStreetMap contributors, and the GIS User Community











