

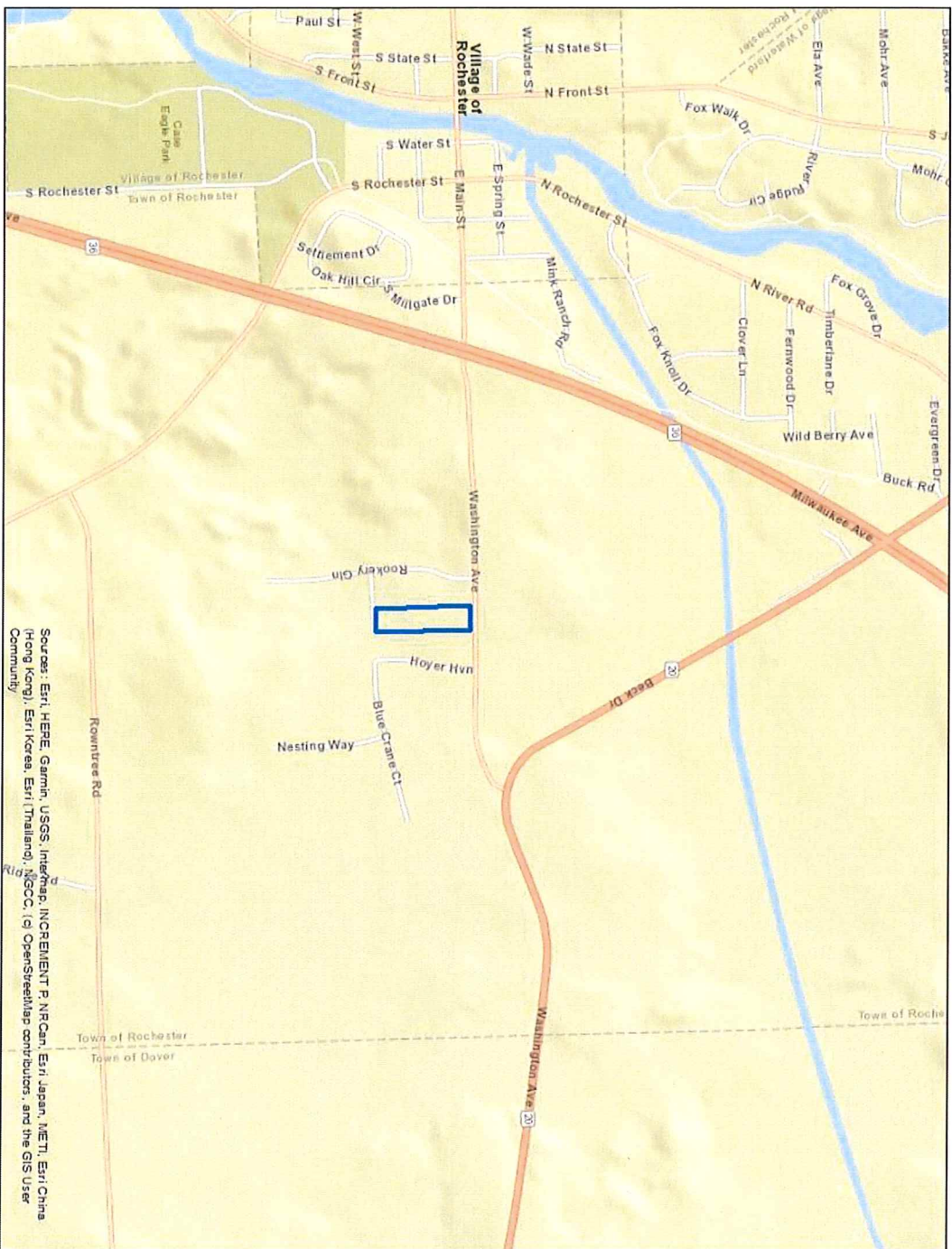
# Racine County Public Works, Parks & Facilities Committee

Tuesday, September 8, 2020 - 5:30 p.m.



Thomas & Erin Hoffman, Owners  
Address: 28800 Blue Crane Court

**Location Map**



**SEC 12 – T3N – R19E**  
**Village of Rochester**

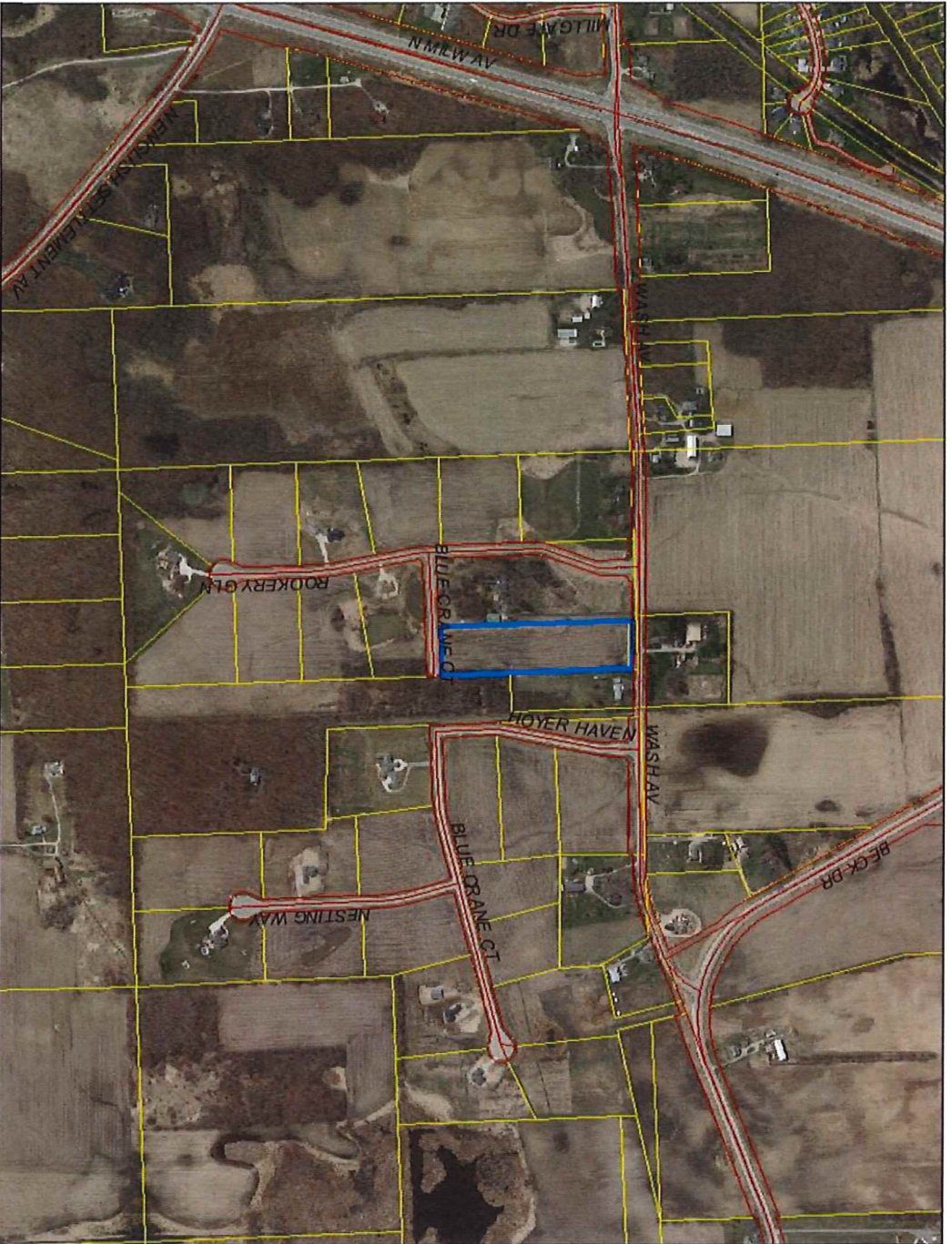


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NSIC, (s) OpenStreetMap contributors, and the GIS User Community



Thomas & Erin Hoffman, Owners  
 Address: 28800 Blue Crane Court

**2015 Aerial**



**SEC 12 – T3N – R19E**  
 Village of Rochester



# Village of Rochester

300 W. Spring St.  
P.O. Box 65  
Rochester, WI 53167

(262) 534-2431 Phone  
(262) 534-4084 Fax  
email: [admin@rochesterwi.us](mailto:admin@rochesterwi.us)  
website: <http://rochesterwi.us>

Reflections of  
the Past...



Visions of  
the Future

August 17, 2020

Ms. Julie Anderson, Director  
Racine County Public Works and Development Services  
14200 Washington Avenue  
Sturtevant, WI 53177

VIA EMAIL: [julie.anderson@racinecounty.com](mailto:julie.anderson@racinecounty.com)

Re: Driveway Access, Lot 11 Rookery Landing West Subdivision

Greetings Ms. Anderson,

The Village of Rochester Board of Trustees recently considered an inquiry from our Public Works Manager and Thomas Hoffmann, owner of Lot 11- Rookery Landing Estates West Subdivision, regarding driveway access. Mr. Hoffman and his wife are starting the planning process for building a home on their lot. They are looking to see what their options are for driveway access to their property. Lot 11 has frontage on both C.T.H. D and Blue Crane Court.

According to the original subdivision plan, driveway access to Lot 11 should be provided off Blue Crane Court. However, the Public Works Manager and Village Board have concerns about this due to a large drain tile system that runs under the road in this area. The road has flooded on numerous occasions during heavy rain events. Standing water has been up to three feet deep at times and it typically takes several days for the drain tile system to completely absorb the stormwater. When flooded, access to Lot 11 from Blue Crane Court is cut off. Lot 11 is the only lot that has its access off this stub of Blue Crane Court and the road dead ends adjacent to it.

If driveway access is provided off Blue Crane Court, periodic flooding will be problematic for the lot owners, as well as the many other delivery drivers, service providers, and emergency vehicles that would need safe access to the property. Several pictures of the flooding conditions are provided to illustrate the concern.

In the "Notes" section on the subdivision plat, there is a restriction which restricts access to C.T.H. D from Lot 11. We have also been informed by your staff that driveway access to county highways is restricted by ordinance whenever access to a lesser road is available.

For these reasons, the Village Board respectfully requests the consideration of two things:

- 1) That Racine County agree to release the subdivision restriction prohibiting access for Lot 11 to C.T.H. D (the restrictions applicable to Outlots 1 & 2 would remain in place); and
- 2) That a special exception be granted by Racine County to permit Lot 11 driveway access onto C.T.H. D;

Please let us know what is necessary to process this request. We appreciate your consideration of this matter.

Sincerely,

*Betty J. Novy*

Betty J. Novy,  
Village Administrator

Enclosures

## Parsons, Kim

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**Subject:** FW: SEPT 8 2020 PWWP PACKET ITEMS FW: Access Request - Lot 11 Rookery Landing Estates West

**Importance:** High

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**From:** Betty Novy <[bnovy@rochesterwi.us](mailto:bnovy@rochesterwi.us)>  
**Sent:** Wednesday, September 2, 2020 10:51 AM  
**To:** Anderson, Julie <[Julie.Anderson@racinecounty.com](mailto:Julie.Anderson@racinecounty.com)>  
**Subject:** RE: Access Request - Lot 11 Rookery Landing Estates West

**PLEASE NOTE:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, Julie,

All I received was Andy's email (below) on August 18<sup>th</sup> and then no follow up to my response on the same day (also below). If I missed something else, I apologize.

Unfortunately, a temporary driveway will not solve this particular issue. The property owner is looking for permanent access as this will determine how he orients his house on the lot.

The Village Engineer's preliminary estimate for raising the road to prevent flooding is \$115,000. This is a straight line estimate just for elevating the road. It does not include the cost of the additional engineering and drainage improvements that would be necessary to deal with the displacement of even more water onto neighboring properties caused by elevating the road. It should also be noted that one of those neighboring properties has its septic system within the area that is prone to flooding. Again, dead end road only providing access to one lot.

The Village Board's first preference in this matter was to discontinue that stub of Blue Crane Court that serves this parcel and to deed the road right of way to the owners of Lot 11 so they could utilize "the flag" addition to their lot to create their own driveway. This, however, would require the participation of the other property owners who have frontage on that stretch of road and one of them indicated they would not participate. The next step identified by the Village Attorney was/is to request access to CTH D for the lot.

The Village Board is questioning any investment in that stretch of Blue Crane Court and could choose to forge ahead with the discontinuance process despite the objection of one of the property owners. This is being considered not only because of the initial cost of improvements, but also for ongoing maintenance. All indicators are drainage will continue to be a problem. The village attorney indicated moving forward with the discontinuance is possible, but may open the Village to litigation by the objecting property owner.

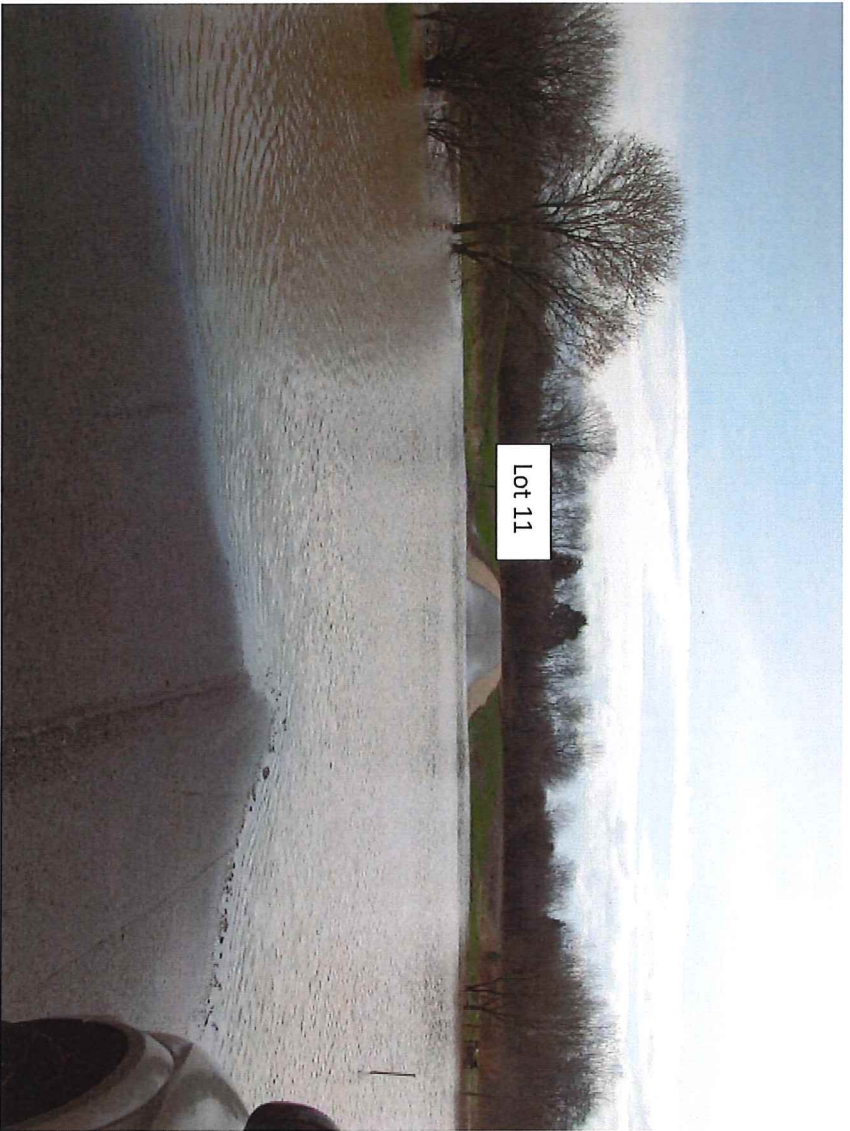
If you have any other approaches and/or ideas that could work towards a solution on this, I'd appreciate your input. Otherwise, we would like to proceed with the formal request identified in the attached correspondence of August 17<sup>th</sup>.

Thank you for taking the time to look into this matter 😊!

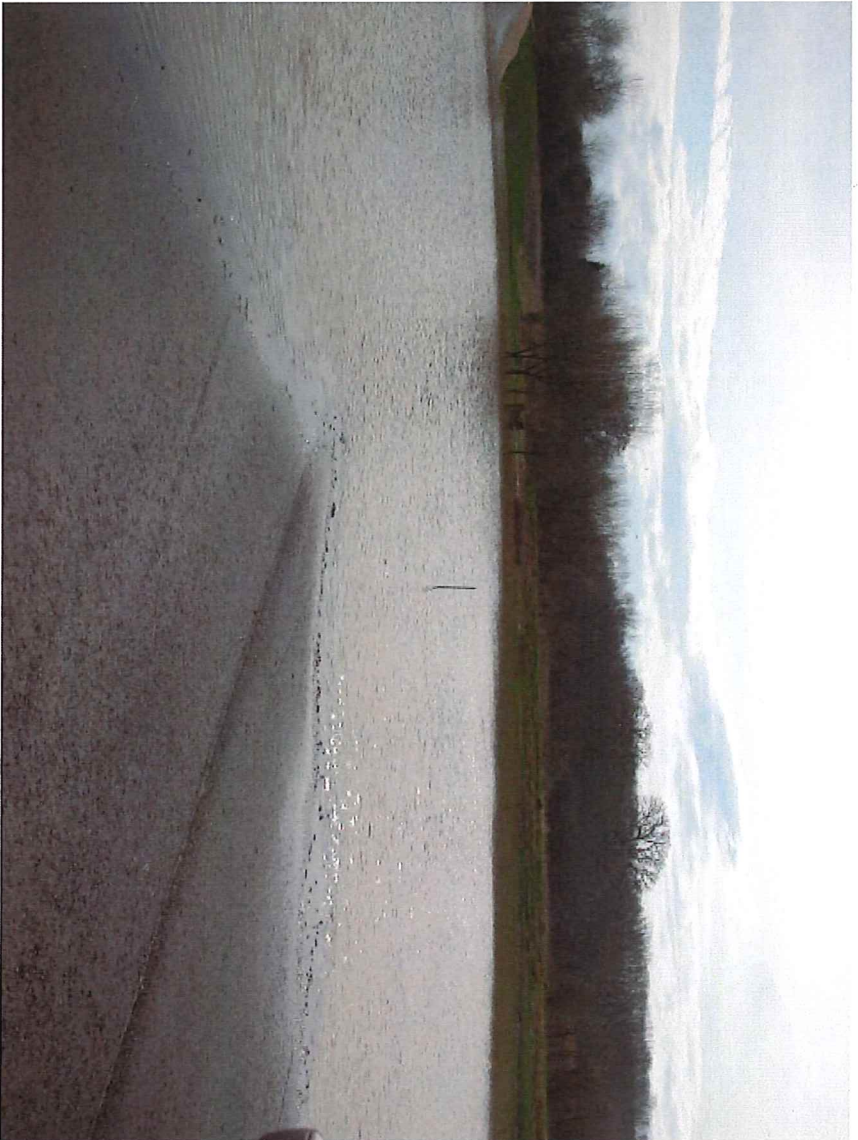
**Betty J. Novy, Administrator-Treasurer**  
**Village of Rochester**



FLOODING PICTURES – BLUE CRANE COURT  
ROOKERY LANDING ESTATES WEST SUBDIVISION



**FLOODING PICTURES – BLUE CRANE COURT  
ROOKERY LANDING ESTATES WEST SUBDIVISION**





**FLOODING PICTURES – BLUE CRANE COURT  
ROOKERY LANDING ESTATES WEST SUBDIVISION**



PW

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Helping to keep the lights on,  
businesses running  
and communities strong®

July 31, 2020

*Paris-Burlington Transmission Line Project*

Wendy Christensen  
Racine County Clerk  
1010 56th St  
Kenosha, WI 53140

Dear Ms. Christensen:

The enclosed letter was mailed to landowners along the Paris - Burlington transmission line which is scheduled to be rebuilt beginning in Mid-August. As a local official, I thought you may be interested in the project.

We will continue to update you on the construction schedule and activities, and any other issues related to this project. If you have questions, comments or concerns, please feel free to contact me at 608-877-3680 or by e-mail at [mwhite@atcllc.com](mailto:mwhite@atcllc.com).

Sincerely,

Michael White  
Local Relations Consultant

20 AUG - 6 AM 7:51



Helping to keep the lights on,  
businesses running  
and communities strong®

July 31, 2020

Paris-Burlington Transmission Line Project

<Landowner Name>  
<Name 2>  
<Address>  
<City, State Zip>

Dear <Salutation>:

American Transmission Co. (ATC) builds, maintains, owns and operates the high-voltage electric transmission system in most of Wisconsin, including the south-eastern region. To address constraints on the current transmission system and make needed improvements, we will be rebuilding the 138 kV (138,000 volt) transmission line that crosses on or near your property. Most of the project involves replacing old structures installed more than 60 years ago. The voltage of the line will remain the same, and there is no anticipated interruption of the electrical service to your property. The roughly 13.5-mile line runs from the Paris substation in the town of Paris to the Burlington substation in the city of Burlington (*please see map on reverse side*).

Construction is expected to begin in Mid-August. Below is the anticipated project schedule (dates subject to change and will vary based on location):

- Access matting, grading, drilling and foundations at select locations: Late Summer/Fall 2020**
- Pole replacements and other pole modifications: Fall 2020 – Winter 2021**
- Installation of new conductor (re-stringing wire): Fall 2020 – Spring 2021**
- Restoration: Complete by Fall 2021**

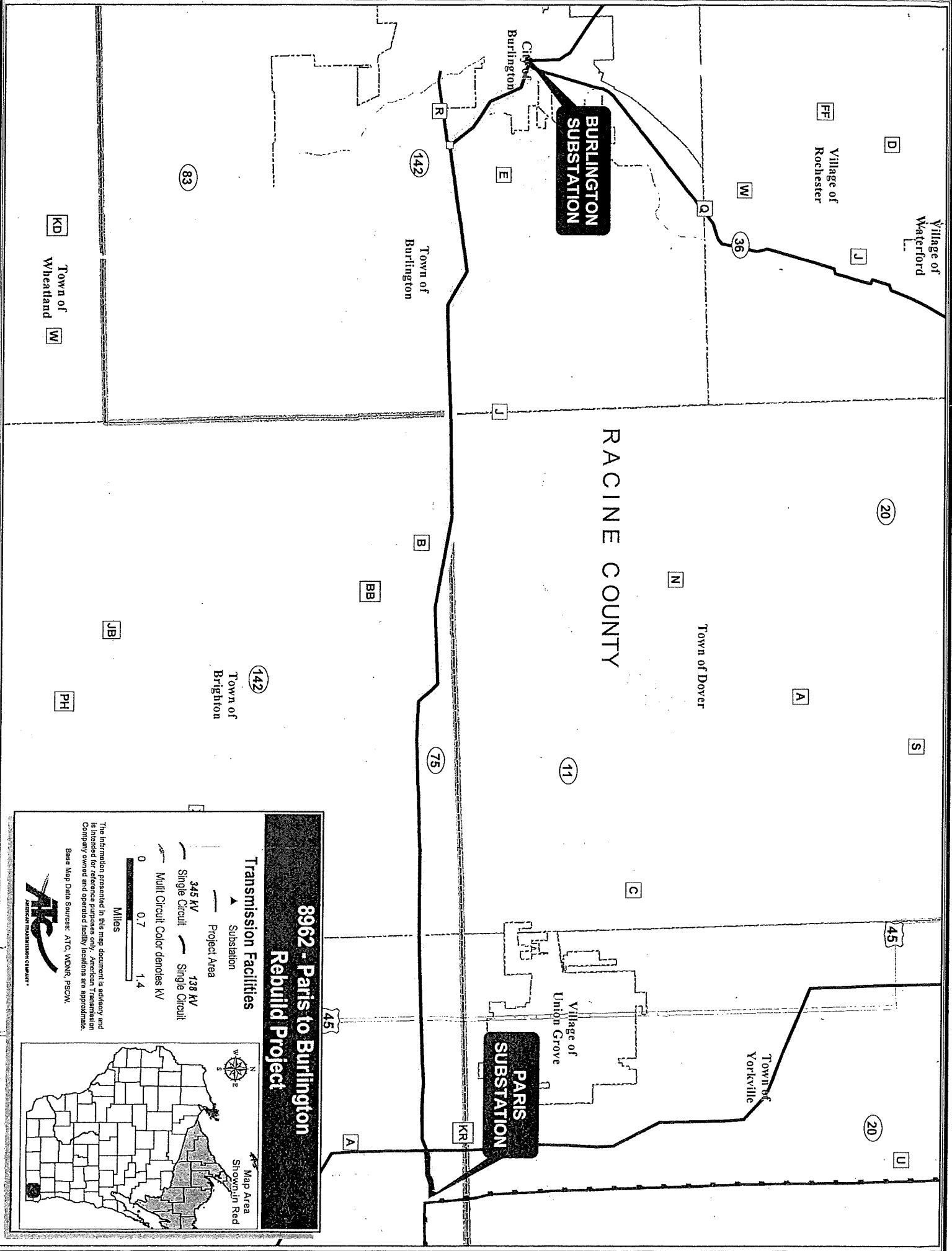
Safety is a significant concern for ATC during this time, and our field workers and contractors will continue to conduct their work according to the safe distancing practices ordered by the Centers for Disease Control and Prevention and state public health guidelines. **For everyone's safety, we politely request landowners remain a safe distance away from any onsite field crews.**

If you have questions about the work, please contact Steve Ackéret with ATC contractor MJ Electric at (312) 350-7592. We'll contact you for permission if we need access to your property outside the right-of-way.

If you have non-construction related questions, please contact me. Thank you in advance.

Sincerely,

Michael White  
Local Relations Consultant  
608-877-3680  
mwhite@atcllc.com



**BURLINGTON  
SUBSTATION**

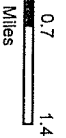
**PARIS  
SUBSTATION**

RACINE COUNTY

**8962 - Paris to Burlington  
Rebuild Project**

**Transmission Facilities**

- ▲ Substation
- Project Area
- 345 KV Single Circuit
- 138 KV Single Circuit
- Multi Circuit Color denotes KV



The information presented in this map document is advisory and is intended for reference purposes only. American Transmission Company owned and operated facility locations are approximated. Base Map Data Source: ATC, WDNR, PSCW.

