

Jensen, Brian

From: tmayer@townofwaterford.net
Sent: Tuesday, September 14, 2021 11:21 AM
To: Jensen, Brian
Subject: FW: Iverson final motion

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.

-----Original Message-----

From: hstratton@townofwaterford.net
Sent: Tuesday, September 14, 2021 8:35am
To: tmayer@townofwaterford.net
Subject: Iverson final motion

Supervisor Gauerke motioned, seconded by Supervisor Szeklinski, to approve the conditional use permit, subject to the following conditions:

1. No vaping products, of any type, to be sold on the premises.
2. Compliance will be met, in full, to the Town Engineer's acceptance, based on the memos dated 5/20/21 and 7/2/21.
3. Applicant to review the Town Aesthetics Ordinance on how to enhance the building.
4. The owner of the property legally agrees, in writing, to all of these conditions.
5. The Town is allowed access to the building, at any time, to ensure that vape products are not being sold and to review video surveillance, when necessary.
6. An agreement, drafted by the petitioner's Attorney, Attorney Nicolai, to address ingress and egress, in the event the owner sells the property to the West.
7. A site/topo plan be drafted to address the Town Engineer's concerns about drainage patterns, grading and paving details, erosion control, silt fence location, location of material stockpiles, and elevations of finished paving, existing grade elevations and proposed final grading elevations of paved surfaces and surrounding surfaces.
8. Applicant to obtain a Class A liquor license.
9. Building permit to be obtained in the owner's name.
10. Payment of the two engineering invoices, and any future invoices related to the project be paid.
11. Items number 6 and 10 be added to the agreement that was presented at the meeting and add the Lessee as a signer on the agreement.
12. Within 30 days, architect to review outside appearance of the building and present options to Chairman Hincz for review and approval.

Vote taken: 4-0. Motion carried.

August 18, 2021

Michael & Valerie Iverson
8412 Fox River Road
Waterford, WI 53185

Steve Sharpe
5110 S. Loomis Road
Waterford, WI 53185

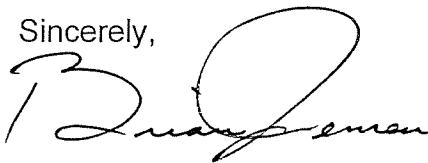
SUBJECT: B-3, Commercial Service District conditional use to construct additions to and perform renovations of an existing commercial building and to occupy the commercial building with a liquor/convenience store and allow residential quarters on the second floor located in the B-3, Commercial Service District; 8006 Big Bend Road; Section 1, T4N, R19E, **Town of Waterford** (PIN 016041901030001)

Dear Mr. & Mrs. Iverson:

At the August 16, 2021, the Racine County Economic Development and Land Use Planning Committee (EDLUP) laid over your request for a conditional use that was previously laid over at the February 15, 2021, public hearing and the July 19, 2021, meeting for the property located at 8006 Big Bend Road, Section 1, Town 4 North, Range 19 East, Town of Waterford. The Committee laid over this petition to allow the Town of Waterford to hear this petition and act upon. This office has been made aware that this petition has been placed on the Town of Waterford agenda for September 7, 2021.

Upon receiving information from the Town of Waterford has acted on this conditional use request, this item will then be placed on the next available Economic Development and Land Use Planning agenda. It shall be in your best interest to keep this office advised as to the progress in rectifying the outstanding issues that remain with the Town of Waterford. 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).

Sincerely,



Brian Jensen
Development Services Superintendent

BDJ

c: Tina Mayer, Town Clerk
Tom Hincz, Town Chair & District 19 Supervisor
file



Office of the Clerk
Tina Mayer

August 10, 2021

Racine County Planning & Development
Brian Jensen, Racine County Development Services Superintendent
14200 Washington Ave.
Sturtevant, WI 53177

Re: Conditional Use application for Iverson, 8006 Big bend Rd. scheduled for August 16.
2021 EDLUPC public hearing

Dear Mr. Jensen,

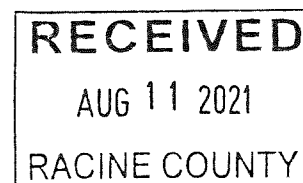
The Town is requesting that if the CUP for Iverson, 8006 Big Bend Rd. is approved by Racine County that you please hold open the conditions decisions until reviewed by the Town Planning Commission on Sept. 7th as well as the Town Board on Sept. 13th. Neither the applicant nor the agent has attended a meeting since June.

Please accept our request for an extension until reviewed by the Town of Waterford.

Thank you.

Sincerely,

Tina Mayer
Town Clerk



Czuta, Jarmen

From: Jensen, Brian
Sent: Friday, July 2, 2021 8:59 AM
To: Czuta, Jarmen
Subject: Fwd: 8006 Big Bend Road - Approval

RECEIVED

JUL 02 2021

Good morning. Please print and place in file. Thank you again.

Brian Jensen

RACINE COUNTY

Begin forwarded message:

From: hstratton@townofwaterford.net
Date: July 2, 2021 at 8:18:54 AM CDT
To: "Jacob A. Breckler" <jbreckler@kapurinc.com>, Lee Greivell <lgreivell@gmail.com>
Cc: ssharpe182@gmail.com, "Jensen, Brian" <Brian.Jensen@racinecounty.com>, "Gregory L. Governatori, PE" <ggovernatori@kapurinc.com>
Subject: RE: 8006 Big Bend Road - Approval

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Thank you!

*Heather Stratton
Treasurer & Deputy Clerk
Town of Waterford
415 N Milwaukee St.
Waterford, WI 53185
Phone: 262-534-2350 ext. 1870
Fax: 262-534-6606
tn.waterford.wi.gov*

From: Jacob A. Breckler <jbreckler@kapurinc.com>
Sent: Friday, July 2, 2021 8:11 AM
To: hstratton@townofwaterford.net; 'Lee Greivell' <lgreivell@gmail.com>
Cc: ssharpe182@gmail.com; Brian.Jensen@racinecounty.com; Gregory L. Governatori, PE <ggovernatori@kapurinc.com>
Subject: 8006 Big Bend Road - Approval

Good Morning All,

Attached is our letter approving the proposed 8006 Big Bend plan.

Thanks,

Czuta, Jarmen

From: Jensen, Brian
Sent: Friday, July 2, 2021 7:41 AM
To: Czuta, Jarmen
Subject: Fwd: 8006 Big Bend Road
Attachments: Final Site Plan-C-1.pdf

Will you please place this item in the July EDLUP agenda. It was laid over from earlier this year. Thank you

Brian Jensen

Begin forwarded message:

From: Steven Sharpe <ssharp182@gmail.com>
Date: July 1, 2021 at 10:39:48 PM CDT
To: "Jensen, Brian" <Brian.Jensen@racinecounty.com>, Lee Greivell <lgreivell@gmail.com>, William Nickolai <bill@nickolailaw.com>, Val <mrsdocivy@hotmail.com>
Subject: 8006 Big Bend Road

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.

Attached is the revised site plan addressing the Town Engineer's review letter dated June 22, 2021 for your review.

Brian: We are scheduled for appearance before the town on July 12, 2021, and I anticipate approval, so if we can get in the county agenda it would be appreciated.

Thanks, Steve Sharpe

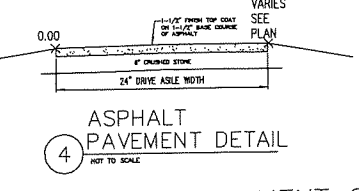
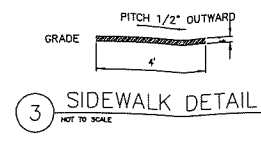
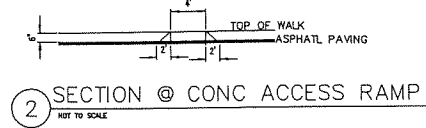
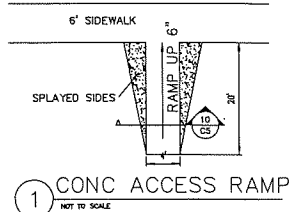
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STEVEN ROBERT SHARPE A.L.A

5110 S. LOOMIS ROAD, WATERFORD, WI. 53185

Ph. 262-534-3886 Cell 414-807-4000

ssharp182@gmail.com

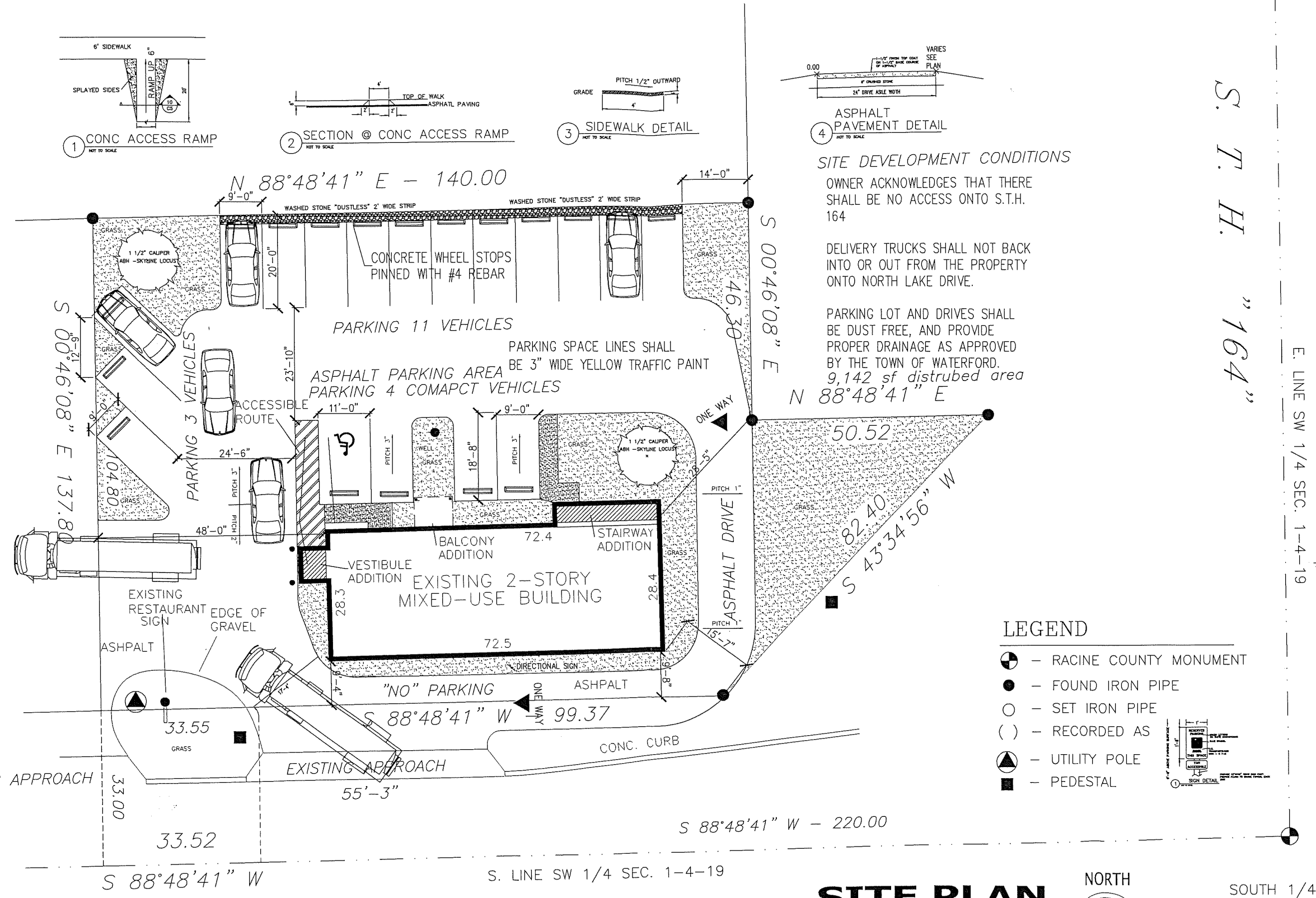


SITE DEVELOPMENT CONDITIONS

OWNER ACKNOWLEDGES THAT THERE SHALL BE NO ACCESS ONTO S.T.H. 164

DELIVERY TRUCKS SHALL NOT BACK INTO OR OUT FROM THE PROPERTY ONTO NORTH LAKE DRIVE.

PARKING LOT AND DRIVES SHALL BE DUST FREE, AND PROVIDE PROPER DRAINAGE AS APPROVED BY THE TOWN OF WATERFORD.
9,142 sf disturbed area



S.T.H. "164"

E. LINE SW 1/4 SEC. 1-4-19

SITE PLAN

SCALE: 1" = 10'-0"



NORTH LAKE DRIVE

15,942 Sq. Ft.
Excluding Right-of-Way

STEVEN ROBERT SHARPE
 ARCHITECT
 5110 S. Loomis Road
 Waterford, Wisconsin 53185
 Ph. (262) 534-3886 fax & message
 Cell Ph. (414) 807-4000

Liquor Store & Apartment
 8006 N. Big Bend Road
 Waterford, Wisconsin 53185

Drawn: PAP
 Checked: SRS

PARKING

Date: 8/2/2019

Revisions:

10-10-2020
03-20-2021
06-10-2021
07-1-2021

Project No. 1906985

Sheet No. **C-1**
 OF 4