

CONDITIONAL USE **PH ITEM #4** APPLICATION RD, LLC Endpoint Solutions
Racine County, Wisconsin

Owner: SANDRA SENFT 8231 Big Bend Applicant/Agent: NICK DRASKOVICH

Town: OF WATERFORD Zoning district(s): B-3

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.)
To raze an existing commercial building and construct and utilize four 4,960 square-foot self-service storage facility buildings

AT (site address): 8231 BIG BEND ROAD, WATERFORD, WI 53185

Subdivision: _____ Lot(s): _____ Block: _____

Parcel # 016041901045010 Section(s) NE 1/4 OF SE 1/4 T 4 N R 19 E

served by municipal sewer, check here: Sanitary permit #: NIA SEC 1


Attached are:

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

Print name: NICK DRASKOVICH e-mail address: NICK@ENDPOINTCORPORATION.COM

Address: 6871 S. LOVENS LN, FRANKLIN telephone #: 414-640-4113

WI 53132

signed: 

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 II Division 18 B-3 Commercial Service District and Section 20-1339 Highway-oriented uses

Shoreland contract: yes _____ no

Public hearing date: November 15, 2021 Site plan review meeting date: NIA

Submittal received by: Jarner Czuts Date petition filed: October 15, 2021

cash _____ or check #: 5004 amount received: \$ 475.00

RACINE COUNTY, WISCONSIN (Rev. 11/20)

DATE PERMIT ISSUED

OWNER Sandra Senft - 8231
Mailing Address 28200 EASY LANE

APPLICANT Nick Draskovich - Endpoint Solutions
Mailing Address 6871 S. LOVERS LANE

WATERFORD WI 53185
City State Zip
Phone (H) _____ (W) _____

FRANKLIN WI 53132
City State Zip
Phone (H) 414-640-4113 (W) 414-858-2108

Parcel Id. # 016041901045010

Site Address 8231 BIRCHWOOD ROAD, WATERFORD, WI
HWY 40 OFFSHOOT

Municipality Town of WATERFORD Section(s) 1 Town 4 North, Range 19 East

Lot 1 Block — Subdivision Name — CSM# 1889

Proposed Construction/Use Self-Service Storage Facility Buildings

| | | | | | | | |
|------------|-------------------------------------|-----------------|-------------------------------------|--------------------|----------------------------|---------------------------|-------------------------|
| New | <input checked="" type="checkbox"/> | Principal Bldg. | <input checked="" type="checkbox"/> | Size | <u>(40' x 124')</u> | (<u>—</u> x <u>—</u>) | (<u>—</u> x <u>—</u>) |
| Addition | <input type="checkbox"/> | Accessory | <input type="checkbox"/> | Area (sq ft) | <u>4960 ft²</u> | <u>—</u> | <u>—</u> |
| Alteration | <input type="checkbox"/> | Deck | <input type="checkbox"/> | # of Units/Stories | <u>1 / 1 / 1</u> | Building Ht. - Avg. (ft.) | <u>11'</u> |
| Conversion | <input type="checkbox"/> | Sign | <input type="checkbox"/> | Peak Ht. (ft.) | <u>12'-8"</u> | 100-Yr. Floodplain Elev. | <u>—</u> |
| Temporary | <input type="checkbox"/> | Other | <input type="checkbox"/> | Eave Ht. (ft.) | <u>9'-4"</u> | Flood Protection Elev. | <u>—</u> |

| | | | | | |
|--|---|--|------------------------|------------------------|--------------|
| Contractor | <u>T.B.D.</u> | Est. Value w/Labor \$ | <u>—</u> | ZONING DISTRICT | <u>B-3</u> |
| Existing Nonconforming? | <u>N/A</u> <input checked="" type="checkbox"/> | * Yes <input type="checkbox"/> No <input type="checkbox"/> | Yard Setbacks | Proposed | <u>OK?</u> |
| Structure's Fair Mkt Value \$ | <u>—</u> | Cumulative % | <u>—</u> | Street-1 st | <u>33.7'</u> |
| >50% of Fair Market Value? | <u>N/A</u> <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> | Street-2 nd | <u>N/A</u> | <u>yes</u> |
| Structure in Shoreland? (per map) | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Side-1 st | <u>—</u> | <u>—</u> | <u>—</u> |
| Structure in Floodplain? (per map) | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Side-2 nd | <u>—</u> | <u>—</u> | <u>—</u> |
| Structure in Wetland? (per map) | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Rear | <u>—</u> | <u>—</u> | <u>—</u> |
| Substandard Lot? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Shore | <u>—</u> | <u>—</u> | <u>—</u> |
| Abutting Lot-Same Owner/Closely Related? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Total Acc. Structures | <u>N/A</u> | <u>—</u> | <u>—</u> |
| 30A Variance Needed? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Date of Approval | <u>—</u> | <u>—</u> | <u>—</u> |
| Conditional Use/Site Plan Needed? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Date of Approval | <u>—</u> | <u>—</u> | <u>—</u> |
| Shoreland Contract Needed? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Date of Approval | <u>—</u> | <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.

30A/Conditional Use/Site Plan Pd: \$ 475.00 Sandra Senft 10-11-21
Cash/Check/CC Date # 5004 Signature of Owner/Applicant Date

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

Zoning Permit Fee Pd: \$ 600.00
Cash/Check/CC Date # _____ Notes (revisions, extensions, etc.)

Other: Pd: \$ _____ JC
 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 0160419-01-045010

Endpoint Solutions

6871 South Lovers Lane
Franklin, WI 53132
Telephone: (414) 427-1200
Fax: (414) 427-1259
www.endpointcorporation.com

Town of Waterford
& Racine County

October 15, 2021

Subject: Proposed Self Service Storage Buildings
8231 Big Bend Road
Waterford, Wisconsin 53185

Dear Board Members and Commissioners:

Endpoint Solutions Corp. (Endpoint) has been hired to assist with the Conditional Use Permitting and Civil Design services for the proposed self service storage buildings for Todd & Beth Morawetz and Sandy Senft at their property 8231 Big Bend Road in the Town of Waterford, WI 53185.

Todd and Beth Morawetz, son-in-law and daughter of Sandra Senft currently run their family plumbing business out of the front office building and shop. They use the two (2) rear pole buildings as cold storage. This parcel has been owned and operated with this commercial use by the family since 1992 and in the family since the 1970's. With the increased demand of commercial storage in the Waterford area, we feel that our property provides the perfect opportunity for us and the community. The owners of the storage units to the north and east, adjacent to our property are in relation to our family. They are in full support of our proposed project. The proposed plan is to obtain a conditional use permit from both the Town of Waterford and Racine County for commercial storage units. The front office building and shop will be razed/demolished along with the current lean-to and asphalt/concrete areas. Four (4) new storage buildings are proposed to run in the east/west direction with no overhead doors facing west toward Highway "164". A concrete or asphalt apron may be adjacent to the buildings along the north and south sides of the new buildings. Stormwater quality for the site will be handled through bio-retention areas as shown on the proposed site plan and will meet the guidelines within the ordinance. Once the conditional use permits are obtained, the owners will move forward with a full civil design of the site and stormwater bio-retention to be issued with the local Town building permit application. The plumbing business will continue to be run out of the rear pole buildings on the west side of the lot.

There will be no full-time or part-time employees with this type of business at the site, nor hours of operation as it is self-serve storage. We anticipate the start of construction late 2021 and completed in early 2022.

Thank you for your assistance with the project and letting us continue to keep our business in the Town of Waterford.

Feel free to contact me with any questions you might have.

Sincerely,

Endpoint Solutions

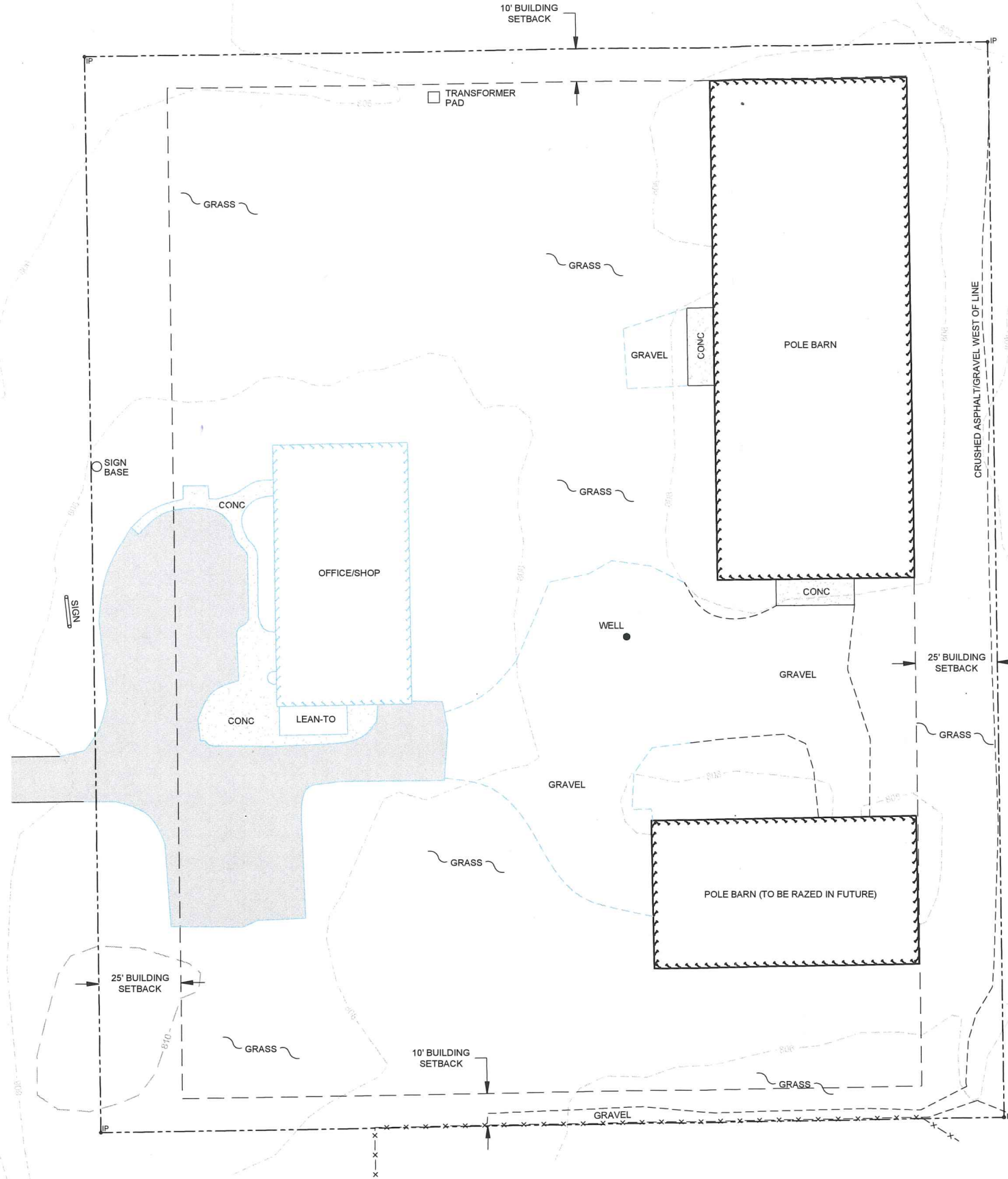


10/15/2021

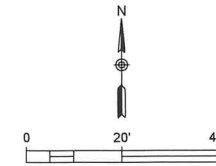
Nick Draskovich
Agent

MAKES: ..\Source\Wade County Mapbook-12W Storage.HIT; 1: V:\projects\forms\logos\Endpoint Solutions\11-res.09;
 ZEEFS: ..\Survey Base Foot-TBM Investments and Storage.dwg; P: ..\TBM Investments & Storage - 728\CAD\001-001_Endpoint Border-TBM Investments and Storage.dwg

BIG BEND ROAD S.T.H. "164"



- SECTION LINE
- PROPERTY LINE
- BUILDING
- PAVEMENT/CONCRETE/EDGE OF GRASS
- GRAVEL
- x- FENCE
- - - MAJOR CONTOUR, (10' INTERVAL)
- - - MINOR CONTOUR, (2' INTERVAL)
- ASPHALT
- CONCRETE
- SECTION CORNER FOUND
- IRON PIPE FOUND
- ALL LINWORK IN LIGHT BLUE TO BE DEMOLISHED



SURVEY PERFORMED BY DEGEN FOAT SURVEYING, INC. DATED AUGUST 19, 2020.

EXISTING TOPOGRAPHY WAS DIGITIZED FROM RACINE COUNTY MAPBOOK DATA DATED 2010.

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION; RUN THENCE N 00°46'08" W ALONG THE WEST LINE OF SAID 1/4 SECTION, 1426.00 FEET TO A POINT; SAID POINT MARKING THE PLACE OF BEGINNING; RUN THENCE N 00°46'08" W ALONG THE WEST LINE OF SAID 1/4 SECTION, 100.00 FEET; THENCE N 89°05'53" E PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION, 336.00 FEET; THENCE S 00°46'08" E PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION 100.00 FEET; THENCE S 89°05'53" W PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION, 336.00 FEET TO THE PLACE OF BEGINNING. EXCEPTING THAT PART TAKEN FOR HIGHWAY PURPOSES. ALSO: LOT 1 OF CERTIFIED SURVEY MAP NO. 1889, RECORDED IN THE OFFICE OF THE REGISTER OF DEES FOR RACINE COUNTY, WISCONSIN, IN VOLUME 5 OF CERTIFIED SURVEY MAPS, PAGE 745, BEING PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 1, TOWN 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN. EXCEPTING THAT PART TAKEN FOR HIGHWAY PURPOSES

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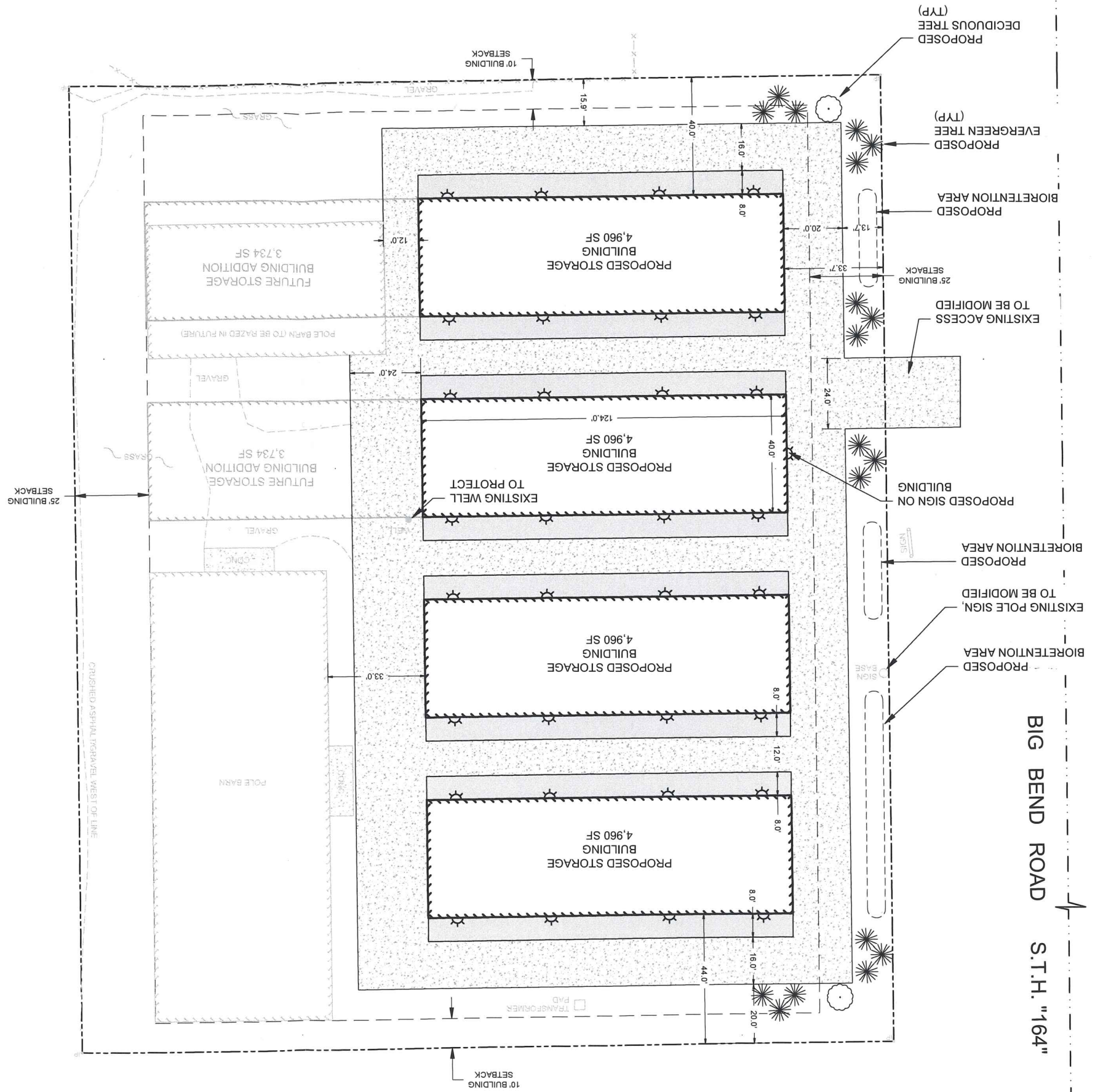
Endpoint Solutions
 6871 S. LOVERS LANE
 FRANKLIN, WI 53132
 PHONE: (414) 427-1200

TODD & BETH MORAWETZ PROPOSED STORAGE
**EXISTING CONDITIONS
 AND DEMOLITION PLAN**
 8231 BIG BEND ROAD
 WATERFORD, WISCONSIN 53185

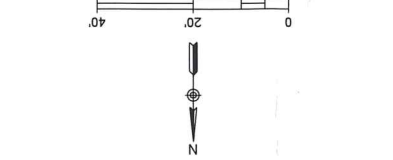
DRAWN BY: NWD DATE:
 CHECKED BY: JAH 10/05/2021
 APPROVED BY: JAH

PROJECT NO.
 728-001-001

SHEET NO.
C1



THAT PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION, RUN THENCE N 00°46'08" W ALONG THE WEST LINE OF SAID SECTION, 1426.00 FEET TO A POINT, SAID POINT MARKING THE PLACE OF BEGINNING, RUN THENCE N 00°46'08" W ALONG THE WEST LINE OF SAID 1/4 SECTION, 100.00 FEET, THENCE N 89°05'53" E PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION, 336.00 FEET, THENCE S 00°46'08" E PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION, 100.00 FEET, THENCE S 89°05'53" W PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION, 336.00 FEET TO THE PLACE OF BEGINNING, EXCEPTING THAT PART TAKEN FOR HIGHWAY PURPOSES. ALSO, LOT 1 OF CERTIFIED SURVEY MAP NO. 1889, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN, IN VOLUME 5 OF CERTIFIED SURVEY MAPS, PAGE 745, BEING PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 1, TOWN 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN, EXCEPTING THAT PART TAKEN FOR HIGHWAY PURPOSES



- SECTION LINE
- PROPERTY LINE
- BUILDING
- PROPOSED BUILDING
- PAVEMENT/CONCRETE/EDGE OF GRASS
- GRAVEL
- FENCE
- PROPOSED ASPHALT OR CONCRETE
- CONCRETE
- SECTION CORNER FOUND
- IRON PIPE FOUND
- PROPOSED WALL PACK LIGHT FIXTURE

| IMPERVIOUS AREAS | EXISTING IMPERVIOUS | PROPOSED IMPERVIOUS | NET INCREASE |
|---------------------|---------------------|---------------------|-----------------------------|
| 31,957 SF (0.73 AC) | 64,138 SF (1.47 AC) | 32,181 SF (0.74 AC) | |
| BUILDING COVERAGE | EXISTING BUILDINGS | PROPOSED BUILDINGS | BUILDING COVERAGE % OF SITE |
| 12,867 SF (0.30 AC) | 19,840 SF (0.46 AC) | 90,528 SF (2.08 AC) | 36% |
| SITE AREA | 90,528 SF (2.08 AC) | | |

NOTE: BUILDING COVERAGE AND IMPERVIOUS AREAS SHALL BE UPDATED WITH FUTURE STORAGE UNIT ADDITION, IF APPLICABLE AT THAT TIME.

DRAWN BY: NMD DATE: 10/15/2021
 CHECKED BY: JMH
 APPROVED BY: JMH

PROJECT NO. 728-001-001
 SHEET NO. C2

Endpoint Solutions
 6871 S. LOVERS LANE
 FRANKLIN, WI 53132
 PHONE: (414) 427-1200

TODD & BETH MORAWETZ PROPOSED STORAGE
PROPOSED SITE PLAN
 8231 BIG BEND ROAD
 WATERFORD, WISCONSIN 53185

BIG BEND ROAD S.T.H. "164"