

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

PERMIT NO. \_\_\_\_\_  
DATE PERMITTED \_\_\_\_\_

PH ITEM #5 \_\_\_\_\_

OWNER Eric Mealy Six M Farms LLC APPLICANT Eric Mealy  
Mailing Address 461 Rivermoor Dr, 7932 Pleasant Rd. Mailing Address 461 Rivermoor Dr.

Waterford WI, 53185 Waterford WI 53185 Waterford WI 53185  
City State Zip City State Zip  
Phone (H) 262-470-9021 (W) \_\_\_\_\_ Phone (H) 262-470-9021 (W) \_\_\_\_\_

Parcel Id. # 016041931012010 Site Address Honey Creek Rd.  
Municipality Waterford Section(s) 31 Town 4 North, Range 19 East

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision Name \_\_\_\_\_ CSM # \_\_\_\_\_

Proposed Construction/Use Non farm residence

New Addition	<input checked="" type="checkbox"/>	Principal Bldg.	<input checked="" type="checkbox"/>	Size (____ x ____)	(____ x ____)	(____ x ____)
Alteration	_____	Accessory	_____	Area (sq ft)	(____)	(____)
Conversion	_____	Deck	_____	# of Units/Stories	____/____	Building Ht.-Avg. (ft.) _____
Temporary	_____	Sign	_____	Peak Ht. (ft.)	_____	100-Yr. Floodplain Elev. _____
	_____	Other	_____	Eave Ht. (ft.)	_____	Flood Protection Elev. _____

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

Existing Nonconforming?	N/A <input checked="" type="checkbox"/>	* Yes _____ No _____	Yard Setbacks	Proposed	OK?
*Structure's Fair Mrkt Value \$	_____	Cumulative % _____	Street-1 <sup>st</sup> (Res.)	<u>84.3'</u>	<u>yes</u>
*>50% of Fair Market Value?	N/A <input checked="" type="checkbox"/>	Yes _____ No _____	Street-2 <sup>nd</sup>	<u>N/A</u>	_____
Structure in Shoreland? (per map)	Yes _____ No <input checked="" type="checkbox"/>	Yes _____ No <input checked="" type="checkbox"/>	Side-1 <sup>st</sup> (Res.)	<u>60.0'</u>	<u>yes</u>
Structure in Floodplain? (per map)	Yes _____ No <input checked="" type="checkbox"/>	Yes _____ No <input checked="" type="checkbox"/>	Side-2 <sup>nd</sup> (Res.)	<u>133'</u>	<u>yes</u>
Structure in Wetland? (per map)	Yes _____ No <input checked="" type="checkbox"/>	Yes _____ No <input checked="" type="checkbox"/>	Rear (Res.)	<u>100'</u>	<u>yes</u>
Substandard Lot?	Yes _____ No <input checked="" type="checkbox"/>	Yes _____ No <input checked="" type="checkbox"/>	Shore	_____	_____
Abutting Lot-Same Owner/Closely Related?	Yes <input checked="" type="checkbox"/> No _____	Yes <input checked="" type="checkbox"/> No _____	Total Acc. Structures	_____	_____
BOA Variance Needed?	Yes _____ No <input checked="" type="checkbox"/>	Yes _____ No <input checked="" type="checkbox"/>	Date of Approval	_____	_____
Conditional Use/Site Plan Needed?	Yes <input checked="" type="checkbox"/> No _____	Yes <input checked="" type="checkbox"/> No _____	Date of Approval	_____	_____
Shoreland Contract Needed?	Yes _____ No <input checked="" type="checkbox"/>	Yes _____ No <input checked="" type="checkbox"/>	Date of Approval	_____	_____

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: \$ 475.00 Eric Mealy 12-3-2020  
Cash/Check/CC Date # 33628754 Signature of Owner /Applicant Date  
Shoreland Contract Fee Pd: \$ \_\_\_\_\_ Eric Mealy  
Cash/Check/CC Date # \_\_\_\_\_ Print Name(s)  
Zoning Permit Fee Pd: \$ 500.00  
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 0160419-31-012010

Owner: Six M Farms, LLC

Applicant/Agent: Eric Mealy

Town: Waterford

Zoning district(s): A-1

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.)

The creation of a non farm residence

AT (site address): Directly south of 3235 Honey Creek Rd.

Subdivision: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_  
Parcel # pt. of 016041931 012010 Section(s) 31 T 4 N R 19 E

If served by municipal sewer, check here: NIA Sanitary permit #: \_\_\_\_\_

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
- other

Print name: Eric Mealy e-mail address: mealye4321@gmail.com

Address: 461 Rivermoor Dr., Waterford WI, 53145 telephone #: 262-470-9021

signed: Eric Mealy

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 Div. 23 A-1 Farmland Preservation District and Section 20-1226 uses Permitted Conditionally

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

Public hearing date: 11-15-2021

Site plan review meeting date: NIA

Submission received by: JCC

Date petition filed: 10-15-2021

Cash or check #: 336 28754

Amount received: \$ 475<sup>00</sup>

## **Cover Letter**

This conditional use application is being submitted to take 1.65 acres of agricultural land and create a residential property. The land is currently undeveloped cropland and will be used to construct a single-family home and an out building. The property is an unsewered development. Construction will begin after approval of the conditional use permit and be completed by the end of 2022.

**SITE MAP**  
**-OF-**  
**PROPOSED BUILDINGS**

**PENDING CERTIFIED SURVEY MAP**

BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF WATERFORD, COUNTY OF RACINE, AND STATE OF WISCONSIN.

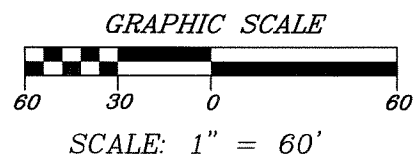
SURVEY FOR: ERIC MEALY  
 PROPOSED ADDRESS: HONEY CREEK ROAD

PROPOSED BUILDINGS TO BE STAKED UPON  
 NOTIFICATION BY THE ABOVE NAMED CLIENT.

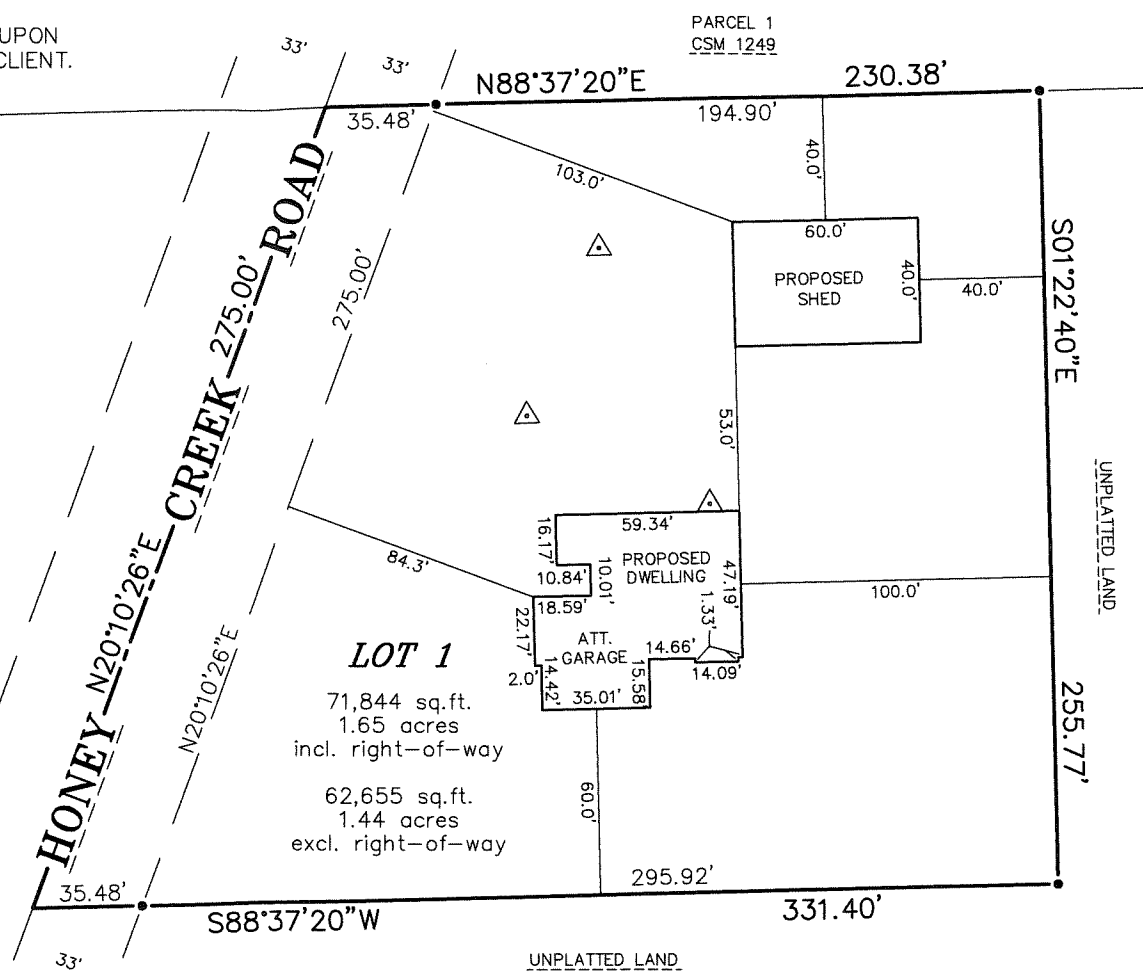
WEST 1/4 CORNER  
 SECTION 31-4-19  
 N. 282,624.71  
 E. 2,422,909.11

WALWORTH COUNTY  
 WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 31-4-19  
 N00°16'59"W  
 2638.66'

SOUTHWEST 1/4 CORNER  
 SECTION 31-4-19  
 N. 279,986.08  
 E. 2,422,922.12



BEARINGS HEREON RELATE TO THE WEST LINE OF SECTION 31-4-19, ASSUMED BEARING N00°16'59"W



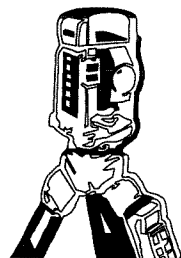
"I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments, if any."

"This survey is made for the use of the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."

**LEGEND**

- SET 1-1/4" O.D. X 18" IRON PIPE WEIGHING NOT LESS THAN 1.68 POUNDS PER LINEAL FOOT.
- ⊕ FOUND RACINE COUNTY MONUMENT (CAST IRON/CAP)
- ⊕ FOUND WALWORTH COUNTY MONUMENT (CONCRETE/CAP)
- FOUND 1" O.D. IRON PIPE
- △ SOIL BORING

THIS IS NOT AN ORIGINAL PRINT  
 UNLESS THIS SEAL IS RED.



**B.W. SURVEYING, INC.**

LAND SURVEYS  
 MAPPING AND PLANNING  
 412 N. PINE STREET  
 BURLINGTON, WI 53105  
 (262)-767-0225

ROBERT J. WETZEL

S-1778

SEPTEMBER 15, 2021  
 DATE

10348-P  
 JOB NUMBER

PLAT OF SURVEY  
-OF-

PARCEL 1:

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF WATERFORD, COUNTY OF RACINE, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 00°16'59" WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 SECTION 505.14 FEET TO A POINT IN THE CENTER LINE OF HONEY CREEK ROAD; THENCE NORTH 20°10'26" EAST ALONG SAID CENTER LINE 875.32 FEET; THENCE NORTH 88°37'20" EAST 939.47 FEET; THENCE SOUTH 00°20'55" WEST 1319.65 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 SECTION; THENCE SOUTH 88°37'01" WEST ALONG SAID SOUTH LINE 1230.90 FEET TO THE PLACE OF BEGINNING. CONTAINING 34.64 ACRES OF LAND MORE OR LESS. SUBJECT TO RIGHTS OF THE PUBLIC OVER THE NORTHWESTERLY 33 FEET THEREOF FOR ROAD PURPOSES (HONEY CREEK ROAD).

PARCEL 2:

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF WATERFORD, COUNTY OF RACINE, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 00°16'59" WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 SECTION 505.14 FEET TO A POINT IN THE CENTER LINE OF HONEY CREEK ROAD AND THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 00°16'59" WEST ALONG SAID EAST LINE 600.34 FEET; THENCE SOUTH 89°49'16" EAST 223.28 FEET TO A POINT IN THE CENTER LINE OF SAID HONEY CREEK ROAD; THENCE SOUTH 20°10'26" WEST ALONG SAID CENTER LINE 638.82 FEET TO THE PLACE OF BEGINNING. CONTAINING 1.54 ACRES OF LAND MORE OR LESS. SUBJECT TO RIGHTS OF THE PUBLIC OVER THE SOUTHEASTERLY 33 FEET THEREOF FOR ROAD PURPOSES (HONEY CREEK ROAD).

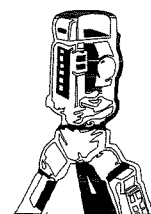
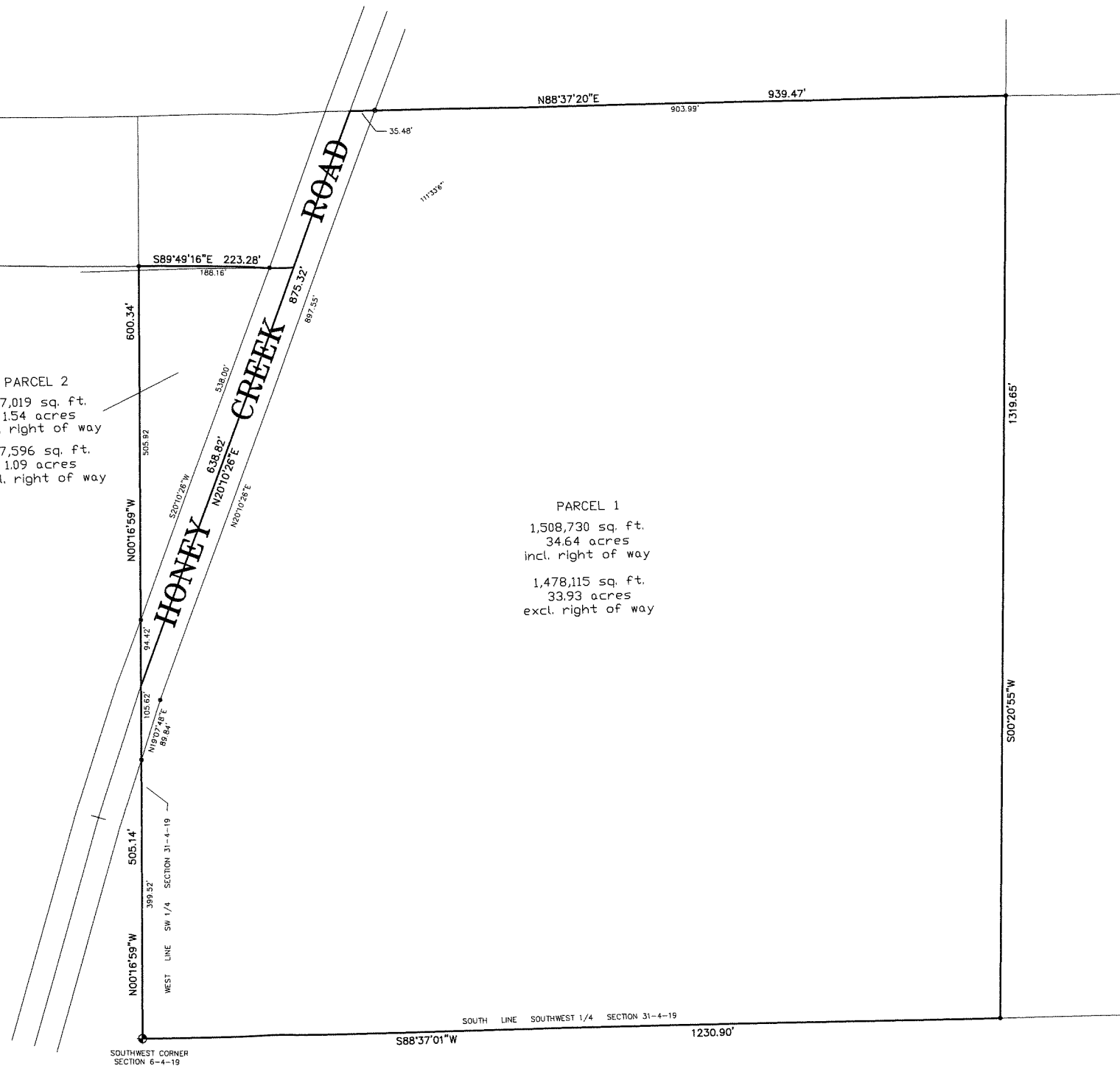
SURVEY FOR: CONSTANCE KUEHN ACKLEY

"I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments, if any."

"This survey is made for the use of the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."

PARCEL 2  
67,019 sq. ft.  
1.54 acres  
incl. right of way  
47,596 sq. ft.  
1.09 acres  
excl. right of way

PARCEL 1  
1,508,730 sq. ft.  
34.64 acres  
incl. right of way  
1,478,115 sq. ft.  
33.93 acres  
excl. right of way

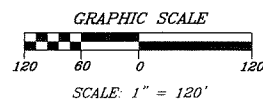


**B.W. SURVEYING, INC.**

412 N. PINE STREET  
BURLINGTON, WI 53105  
(262)-767-0225

LEGEND

- ⊕ FOUND RACINE COUNTY STANDARD MONUMENT
- FOUND IRON PIPE
- SET 1" X 24" IRON PIPE WEIGHING NOT LESS THAN 1.13 POUNDS PER LINEAL FOOT.
- ⊙ FOUND CONCRETE MONUMENT
- ⚡ FOUND IRON ROD



THIS IS NOT AN ORIGINAL PRINT  
UNLESS THIS SEAL IS RED.

ROBERT J. WETZEL S-1778

BEARINGS HEREON RELATE TO GRID  
NORTH OF THE WISCONSIN STATE PLANE  
COORDINATE SYSTEM (SOUTH ZONE).

DRAWN BY:	bw	DATE:	SEPTEMBER 6, 2012
CHECKED BY:	rw/dw	DRAWING NO.:	8483-Cd1
JOB NO.:	8483-C	SHEET	1 OF 1