

COM ITEM #5

November 29, 2021

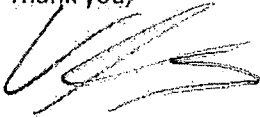
Re: Senese - Sandy Point Lot 14 Conditional Use Application

Subject: Conditional Use Approval Extension

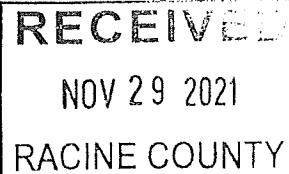
All -

As noted in Exhibit A line 6 of the conditional approval granted at the March 15, 2021 meeting please take this letter as written request to extend the approval. Substantial work has not taken place on the property due to an increase in market conditions of building products. The intent remains to build as previously approved.

Thank you,



Vincent Senese



11-29-2021 Pd. in full \$75 for 9 month CU Extension
Request via VISA - JCC



Public Works & Development Services

14200 Washington Avenue
Sturtevant, WI 53177
262-886-8440
fax: 262-886-8480

March 18, 2021

Vincent & Rachelle Senese
7646 E. Wind Lake Road
Wind Lake, WI 53185

SUBJECT: R-5 Conditional Use to place fill in the FFO, Urban Floodplain Fringe Overlay District and construct a single-family residence with an attached garage and covered deck on a slab; located directly west of 24422 Sandy Point Dr.; Section 9, T4N, R20E, **Town of Norway** (PIN 010042009066000)

Dear Mr. & Mrs. Senese:

The Racine County Economic Development and Land Use Planning Committee (EDLUPC) approved the subject conditional use at their March 15, 2021 meeting. The Committee granted approval as this use is in accordance with Chapter 20 floodplain regulations for FFO district; Based on the other things going on in the area, the proposed single-family residence with an attached garage and deck on slab appears to fit with the uses in the district and appears to meet the minimum requirements for construction of a home in the FFO district. **Discussed at the public hearing that the proposed fill may adversely affect the adjoining properties and a drainage plan shall be submitted to the Town of Norway for review and approval.** You will be allowed to proceed with the subject project, which will be located at 24430 Sandy Point Drive, Section 9, Town 4 North, Range 20 East, Town of Norway.

Attached to this letter is Exhibit A, which lists the conditions of approval established by Racine County. You must comply with all the conditions listed in Exhibit A. **PLEASE BE SURE TO READ EXHIBIT A.**

Additionally, you must obtain approval from the Town of Norway and comply with any conditions they establish. Failure to comply with the terms and conditions of this approval as listed in Exhibit A or as established by the Town of Norway could result in the issuance of citation(s) and permit revocation. 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).

Yours truly,

Brian Jensen
Development Services Superintendent

BDJ

attachment

c: Patricia Campbell, Town Clerk
Jean Jacobson, Town Chair
Tom Kramer, District 13 Supervisor
File

1. **The applicant must obtain a zoning permit card from the Racine County Development Services Office after paying a zoning permit fee of \$500.00.** This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
3. These conditions bind and are applicable to the Property Owner, Applicant, and agents of the Property Owner (collectively referred to herein as "Applicant" or "Property Owner") with respect to the uses on the Property.
4. The proposed project shall be located, constructed, and utilized in accordance with the plans and documents received by the Racine County Development Services Office on February 11, 2021, unless otherwise amended herein. **If a drainage plan is submitted to the Town, a copy of the plan and its approval from the Town shall be required to be submitted to Racine County Development Services for inclusion into this file.**
5. The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances (copy attached).
6. This approval will expire nine (9) months from the date of the Economic Development and Land Use Planning Committee's approval, or the Town of Norway approval, whichever is later, unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur unless the EDLUPC and Town of Norway grants a written extension. Written extension requests must be submitted to the Racine County Development Services Office thirty (30) days before permit/approval expiration.
7. The applicant must allow any Racine County and Town employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
8. To prevent sedimentation from entering onto an abutting property or into areas of concentrated flow, silt fencing must be installed as drawn on the proposed on the submitted plat of survey. Silt fence shall remain in-place and be maintained until the area is no longer susceptible to erosion; remove silt fence when vegetation is established.
9. Granting of this petition does not eliminate the possibility of flood insurance being required for this property.
10. By granting of this petition Racine County is under no obligation to sign the Community Acknowledgement form from the Federal Emergency Management Agency (FEMA).
11. To prevent sedimentation from entering onto an abutting property or into areas of concentrated flow, silt fencing must be installed as illustrated on the submitted plat of survey. Silt fence shall remain in place and be maintained until the area is no longer susceptible to erosion; remove silt fence when vegetation is established. See attached "Silt Fence" sheet for installation instructions.

12. Use existing driveways and concrete pads for vehicles and equipment.
13. Do not allow stockpiles or soil disturbances beyond the property lines. Stockpiles must be located within the confines of the silt fence, with side slopes of 2:1 or flatter. The topsoil stockpile must be temporarily seeded within seven (7) days after formation. All other disturbed soil must be temporarily seeded within seven days after the foundation is backfilled or the rough grading is completed. Seed all disturbed soils with five (5) lbs. of perennial ryegrass per 1,000 sq.ft. and mulch.
14. Backfill must slope away from the structures and all slopes must be 3:1 or flatter. All excess earth not used for immediate backfilling of the proposed structure must be removed from the property. Grade fill to match existing elevations of the property.
15. A minimum of three (3) inches of topsoil must be on the surface prior to seeding and/or sodding.
16. **Stormwater drainage plan review, approval, and regulation are the Town's responsibility. The property owner must contact the Town of Norway for approval of the proposed finished yard grades and any proposed changes to the storm water drainage patterns on-site. The Town has the authority to not issue a building permit until they have approved a stormwater drainage plan for the site.**
17. Only clean fill may be used for this project. Fill material may not contain sod, brush, roots, or other perishable material. No re-bar, asphalt, scrap wood, or other types of construction debris will be permitted as fill material. Rock particles larger than three-fourths of the layer thickness must be removed from the material before compacting with the fill.
18. The site is significantly steep in some areas. Soil stability needs to be considered for proposed construction. If needed, retaining walls should be designed by an engineer to ensure stability and safety of the proposed structures.
19. All structures must have rain gutters and downspouts installed on all roofs within 14 days after the completion of the roof and associated fascia treatment. Downspouts must outlet away from the buildings in a manner to prevent soil erosion.
20. Permanent seeding and mulching or sodding of all disturbed soil areas must be completed within 7 days after final grading. Seeding may be completed through snow cover at which time seeding is not allowed again until April 1st. at which time permanent seeding may resume. Permanent seeding must be complete prior to September 15, 2021. The site may need to be stabilized with straw, mulch, or erosion control fabric prior to winter. See the attached seeding recommendations.
21. This approval and these conditions are intended to prevent erosion, sedimentation, and pollution. Racine County does not warrant that the plans for this project are functionally and/or structurally adequate. The County does not certify that the design is adequate for this site and Racine County accepts no liability through this approval.

22. Racine County recommends that this project be designed or reviewed by a registered engineer who can certify that the retaining walls are functionally and structurally adequate for this project. This approval does not warrant the retaining walls against design or structural failure, and Racine County will accept no liability through approval or through the issuance of a zoning permit. The retaining walls are the landowner's responsibility. If the retaining walls become damaged or destroyed, it is the property owner's responsibility to repair or replace the walls.
23. The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations.
24. If you decide to seek official removal from the mapped floodplain through FEMA, you must complete a formal and certified as-built survey of the residence and fill area with multiple elevations shown inside and around the home and fill area that prove the residence and fill areas all comply with floodplain fill standards. All costs for surveys, applications to FEMA / DNR and other documentation are the sole responsibility of the property owner.
25. **No additions, deletions, or changes may be made to the project, site plan, or these conditions without EDLUPC and Town prior approval.** All addition, deletion, and/or change requests must be submitted to the Development Services Office in writing. A minor change to the conditions of this permit, as deemed by the Development Services Office, may be made at a staff level, if authorized by the Development Services staff.
26. Racine County does not warrant that the plans for this project are functionally and/or structurally adequate. Racine County does not certify that the design is adequate for this site and Racine County accepts no liability through this approval.
27. Your accepting the conditional use approval/zoning permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Vincent and Rachelle Senese, their heirs, successors, and assigns are responsible for full compliance with the above conditions.
28. It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.