

Owner: MICHAEL CROWE + BARBARA TROMP

Applicant/Agent: Turn Key Homes
JUDY KREGER (ACTING AS AGENT)

Town: WATERFORD

Zoning district(s): R-3A

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 the existing residence and place fill in the flood fringe for the construction of a single family residence with an attached garage

AT (site address): 7628 CHESTNUT LN. WATERFORD, WI 53185

Subdivision: Lot(s): Block:

Parcel # 016041912036000 Section(s) 12 T4 N R19 E

If served by municipal sewer, check here: X Sanitary permit #: N/A

Attached are:

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

print name: JUDY KREGER (ACTING AS AGENT) e-mail address: judy.kreger@turnkeyhomes.com

address: 7312 Big Bend Rd. WATERFORD, WI 53185 telephone #: 262-662-5570

signed: Judy Kreger (ACTING AS AGENT) TurnKeyHomes.com

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 Tichigan Lake shoreland area.
The project is all / partially located in the Tichigan Lake shoreland area.
The property is all / partially located in the Tichigan Lake floodplain.
The project is all / partially located in the Tichigan Lake 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 Division 6 R-3A Suburban Residential District (Sewered) - Section 20-1291 uses permitted conditionally and Art. XII Floodlands
Shoreland contract: yes no X

Public hearing date: October 17, 2022 Site plan review meeting date: N/A
Submittal received by: JCC Date petition filed: 9-19-2022
cash or check #: 8778 amount received: \$ 520.00

APPLICATION FOR ZONING PERMIT

RACINE COUNTY, WISCONSIN (Rev. 11/11)

PERMIT NO. _____

DATE PERMIT ISSUED _____

OWNER MICHAEL CROWE + BARBARA TROMP APPLICANT JUDY KREGER - Turn Key Homes

Mailing 19660 N. Sunburst Way
Address 474 WOODFIELD
Surprise AZ 85374
WATERFORD WI 53185
City State Zip

Mailing _____
Address 7312 Big Bend Rd.
WATERFORD WI 53185
City State Zip

Phone (H) 414-704-0729 (W) _____

Phone (H) 262-662-5570 (W) 262-662-5570

Parcel Id. # 016041912036000

Site Address 7628 CHESTNUT LN.

Municipality TOWN OF WATERFORD Section(s) 12, Town 4 North, Range 19 East

Lot _____ Block _____ Subdivision Name _____ CSM # _____

Proposed Construction/Use To place fill in the flood fringe for the construction of a single family residence with an attached garage
Note: Existing residence will be razed.

New	<input checked="" type="checkbox"/>	Principal Bldg.	<input checked="" type="checkbox"/>	Size	(<u>30'4" x 69'</u>) (____ x ____)	(____ x ____)
Addition	_____	Accessory	_____	Area (sq ft)	(<u>1279 sq ft x 1322 sq ft</u>)	(<u>2601 sq ft per. App.</u>)
Alteration	_____	Deck	<input checked="" type="checkbox"/>	# of Units/Stories	<u>2 / 1</u>	Building Ht.-Avg. (ft.) <u>25ft 1 1/2 in.</u>
Conversion	_____	Sign	_____	Peak Ht. (ft.)	<u>30 ft. 2 in.</u>	100-Yr. Floodplain Elev. <u>775.7/776.2</u>
Temporary	_____	Other	_____	Eave Ht. (ft.)	<u>20 ft. 1 in.</u>	Flood Protection Elev. <u>777.7/778.2</u>

Contractor TurnKeyHome.com Est. Value w/Labor \$ 489,873. ZONING DISTRICT R-3A

Existing Nonconforming?	N/A <input checked="" type="checkbox"/>	* Yes	_____	No	_____	Yard Setbacks	Proposed	OK?
*Structure's Fair Mrkt Value \$	_____	Cumulative %	_____	Street-1 st (Res.)	<u>44.0'</u>	<u>yes</u>		
*>50% of Fair Market Value?	N/A <input checked="" type="checkbox"/>	Yes	_____	No	_____	Street-2 nd	<u>N/A</u>	_____
Structure in Shoreland? (per map)	Yes <input checked="" type="checkbox"/>	No	_____	Side-1 st (Res.)	<u>8.06'</u>	<u>yes</u>		
Structure in Floodplain? (per map)	Yes <input checked="" type="checkbox"/>	No	_____	Side-2 nd (Res.)	<u>11.59'</u>	<u>yes</u>		
Structure in Wetland? (per map)	Yes _____	No	<input checked="" type="checkbox"/>	Rear	<u>N/A</u>	_____		
Substandard Lot?	Yes _____	No	<input checked="" type="checkbox"/>	Shore (Res.)	<u>68.2'</u>	<u>yes</u>		
Abutting Lot-Same Owner/Closely Related?	Yes _____	No	<input checked="" type="checkbox"/>	Total Acc. Structures	_____	_____		
BOA Variance Needed?	Yes _____	No	<input checked="" type="checkbox"/>	--Date of Approval	_____	_____		
Conditional Use/Site Plan Needed?	Yes <input checked="" type="checkbox"/>	No	_____	--Date of Approval	_____	_____		
Shoreland Contract Needed?	Yes <input checked="" type="checkbox"/>	No	_____	--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 ^{shoreland/floodplain} Pd: \$ 520.00
Cash/Check # 8778

Judy Kreger (Acting As Agent) 9-14-2022
Signature of Individual/Corporation Pres. or Sec./Partner - Date
Judy Kreger (Acting As Agent)
Print Name(s)

Shoreland Contract Fee Pd: \$ _____
Cash/Check # _____

Zoning Permit Fee Pd: \$ 500.00
Cash/Check # _____

Notes (revisions, extensions, etc.)
JC

Other: Pd: \$ _____
 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 - 12 - 036000

If a private onsite wastewater treatment system (POWTS) serves the property, check here ____ and complete # 1-6 below:

- 1) Sanitary Permit # _____ Date issued _____ Year installed _____ Failing? _____
- 2) **If zoning permit is for an accessory structure without plumbing, check here ____ and go to #4 below.**
- 3a) If a commercial facility, public building, or place of employment, will there be a change in occupancy of the structure; or will the proposed modification affect either the type or number of plumbing appliances, fixtures or devices discharging to the system? Yes* ____ No ____ N/A ____
- 3b) If a dwelling, will the addition/alteration change the number of bedrooms? Yes* ____ No N/A ____
*If "Yes" above, documentation must be submitted per Comm 83.25 (2) (d) to verify system can be used.
- 4) Will construction interfere with the setback requirements to the POWTS per Comm 83.43 (8) (i)? Yes ____ No
If "Yes," provide variance approval date: _____
- 5) Has a new sanitary permit been issued to accommodate the structure or proposed modification in wastewater flow or contaminant load and/or County sanitary approval granted? Yes ____ No
- 6) Comments _____
POWTS Inspector's Signature: _____ Date: _____

ZONING PERMIT REQUIREMENTS

A Plat of Survey shall be prepared by a Land Surveyor registered in Wisconsin for all new principal structures located on lots less than five (5) acres in size. All zoning permit applications shall be accompanied by plans drawn to scale, showing the location, actual shape and dimensions of the lot to be built upon and any primary and accessory buildings, the lines within which the building shall be erected, altered or moved, the existing and/or intended use of each building or part of a building and the number of families and/or employees the building is intended to accommodate. Include floodplain, wetlands, environmental corridors, easements and such other information with regard to the lot and neighboring lots or buildings as may be necessary to determine and provide for ordinance enforcement. Adequate driveway access and off-street parking stalls must be provided in accordance with Sec. 20-1088, Racine County Code of Ordinances. In addition, if a private sewage system exists, the location of the tank(s), system and vent shall be shown on the plan with setback distances to the closest part of the proposed construction.

All dimensions shown relating to the location and size of the lot shall be based upon an actual survey. Lot area shall not contain road right-of-way. The lot and location of the building thereon shall be staked out on the ground before construction is started. NOTE: All street yard, side yard, and rear yard setbacks shall be measured from the closest property lines. Shore yard setbacks shall be measured from the closest point of the ordinary highwater mark of a navigable body of water. All elevations shall be provided in mean sea level datum.

All zoning permits issued pursuant to this ordinance are valid for six (6) months (Village of Caledonia) or nine (9) months (Racine County), unless substantial construction has commenced and is continuing, otherwise such zoning permits shall become null and void and a new zoning permit is required. It is the responsibility of the applicant to secure all other necessary permits required by any federal, state or local agency. The issuance of a zoning permit is not a guaranty or warranty that the requirements have been met for other necessary permits, or that the site is otherwise suitable for construction.

NOTICE: YOU ARE RESPONSIBLE FOR COMPLYING WITH STATE AND FEDERAL LAWS CONCERNING CONSTRUCTION NEAR OR ON WETLANDS, LAKES, AND STREAMS. WETLANDS THAT ARE NOT ASSOCIATED WITH OPEN WATER CAN BE DIFFICULT TO IDENTIFY. FAILURE TO COMPLY MAY RESULT IN REMOVAL OR MODIFICATION OF CONSTRUCTION THAT VIOLATES THE LAW OR OTHER PENALTIES OR COSTS. FOR MORE INFORMATION, VISIT THE DEPARTMENT OF NATURAL RESOURCES WETLANDS IDENTIFICATION WEB PAGE OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER. See DNR web site <http://dnr.wi.gov/wetlands/locating.html> for more information.

ADDITIONAL ZONING PERMIT STIPULATIONS (check all that apply)

- Proposed structure is for personal use only. No business, commercial or industrial use is allowed.
 - All disturbed soils must be reseeded and mulched, or sodded immediately upon completion of project.
 - Must install the following within 14 days of completion of roof: gutters and downspouts which outlet onto splashblocks or into drain tiles; or a hard surface material that extends at least 16" beyond the dripline of the structure.
 - All excess soil not used for backfilling project must be removed from the shoreland area within 10 days of excavation.
 - A hard surface material must be placed beneath the deck to prevent soil erosion.
 - All existing yard grade elevations will remain unchanged.
- ____ Firmly anchor, no floor < ____'; Buoyant, flammable, explosive or injurious materials/utilities/electric & 1st floor ≥ ____'



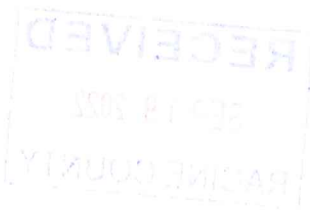
LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

7628 Chestnut Lane – Project Report

Project Narrative

The existing dwelling located at 7628 Chestnut Lane, Waterford, WI, will be demolished with a new dwelling placed on the lot with part of the existing dwelling foundation to be used for the new dwelling. The property is located within FEMA floodplain zone AE with a base flood elevation (BFE) of 776.2 and is part of the floodfringe district. Judy Kreger has contracted Lynch & Associates to complete grading plans to elevate the new dwelling with fill. The proposed dwelling will use the fill to ensure that the lowest floor elevation of the proposed dwelling is two feet above the BFE and the yard grade one foot above the BFE, meeting Racine County Code Section 20-1595(b)1. The lot will utilize retaining walls to accommodate this fill.

The construction for the proposed dwelling is anticipated to start on November 15, 2022 and be completed within 12 months. The dwelling is proposed to be a marshland moss colored, two story, sewer residence.



May 4, 2022

PERMIT PLAT

Survey No. 22-5007

LOCATION: 7628 Chestnut Lane, Waterford, WI

OWNER/PREPARED FOR: Judy Kreger

TAX ID: 016041912036000

LEGAL DESCRIPTION:

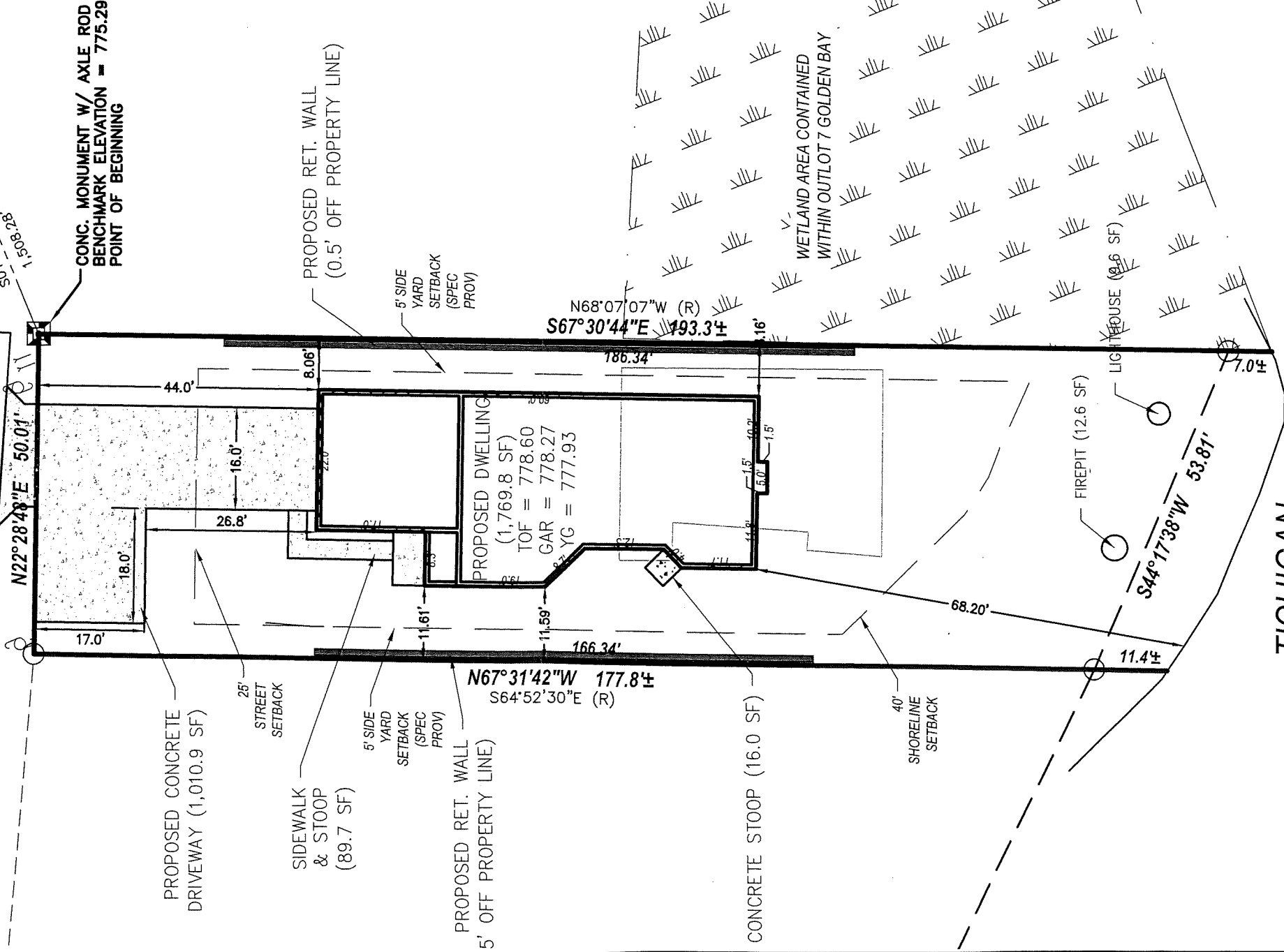
Part of the Northwest 1/4 of Section 12, Town 4 North, Range 19 East, Town of Waterford, County of Racine, State of Wisconsin and described as follows: Commence at the Northwest corner of the Northwest 1/4 of said Section 12; thence N88°48'41"E 637.45 feet along North line of said Section 12; thence S01°11'19"E 1,508.28 feet to a concrete monument marking the Point of Beginning of parcel hereinafter described; thence S67°30'44"E 186.34 feet; thence run Southwesterly along said shore at low waterline, S44°17'38"W 53.81 feet; thence N67°31'42"W 166.34 feet; thence N22°28'48"E 50.00 feet to the Point of Beginning. Said parcel contains 9,308 Square feet or 0.2137 Acres more or less.

LEGEND

- FOUND 1" IRON PIPE
 - FOUND 1" IRON ROD
 - ▣ FOUND CONCRETE MONUMENT
- (XX R) RECORDED AS

NW COR OF NW 1/4
SEC. 12-4-19
CONC. MONUMENT W/
BRASS CAP
N: 307,237.97
E: 2,480,712.00
NAD27

CHESTNUT LANE
33' R.O.W.



PARCEL LIES WITHIN FEMA FLOODPLAIN ZONE AE
FLOOD ELEV = 775.7

IMPERVIOUS SURFACE
TOTAL LOT AREA: 9,308 SQ.FT.
IMPERVIOUS AREA: 2,909 SQ.FT.
IMPERVIOUS AREA: 31%

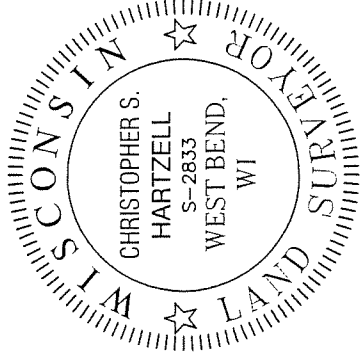
NOTE: EXISTING DWELLING FOUNDATION WILL BE PARTIALLY USED FOR PROPOSED DWELLING, THUS ALLOWING FOR CONTINUATION OF CURRENT SETBACK DISTANCES FROM PROPERTY LINE



I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways, and visible encroachments, if any.

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat Of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

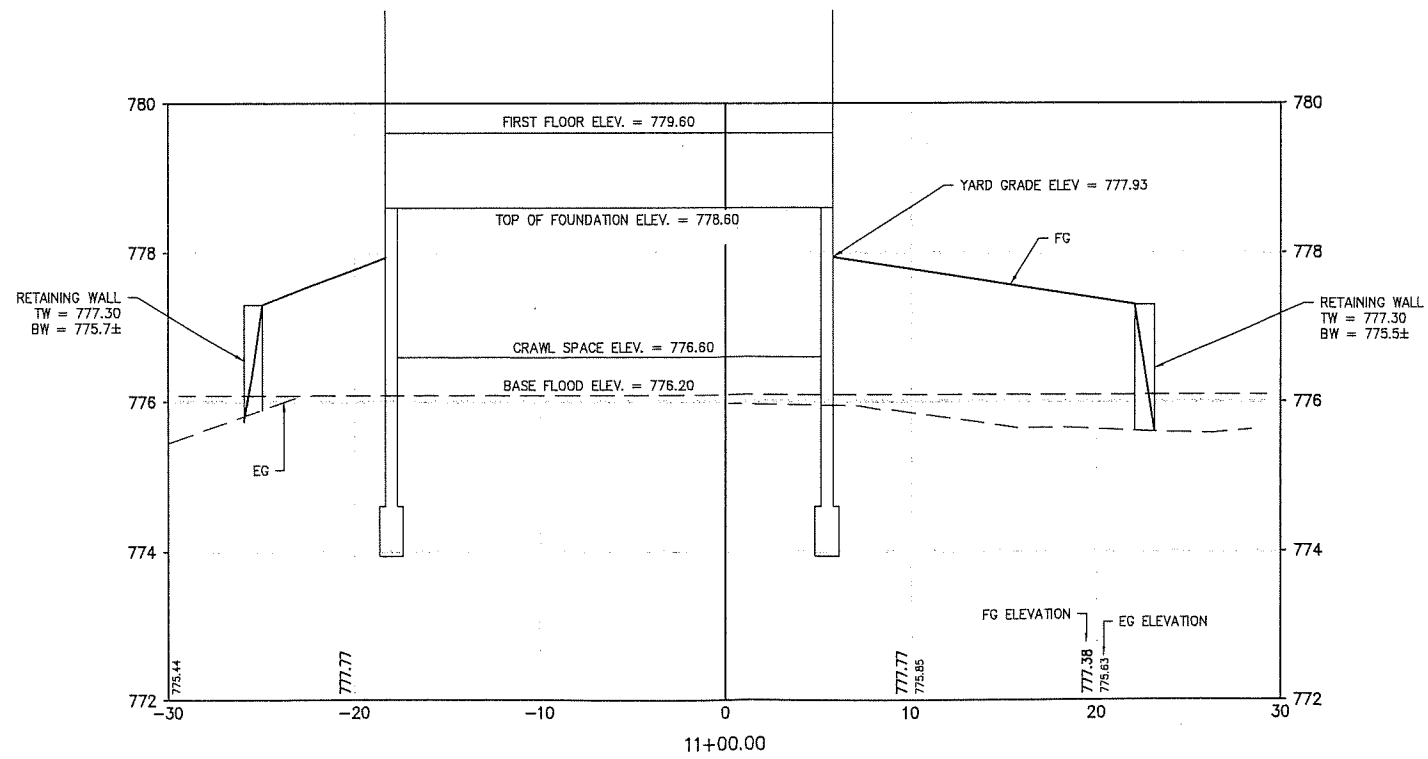
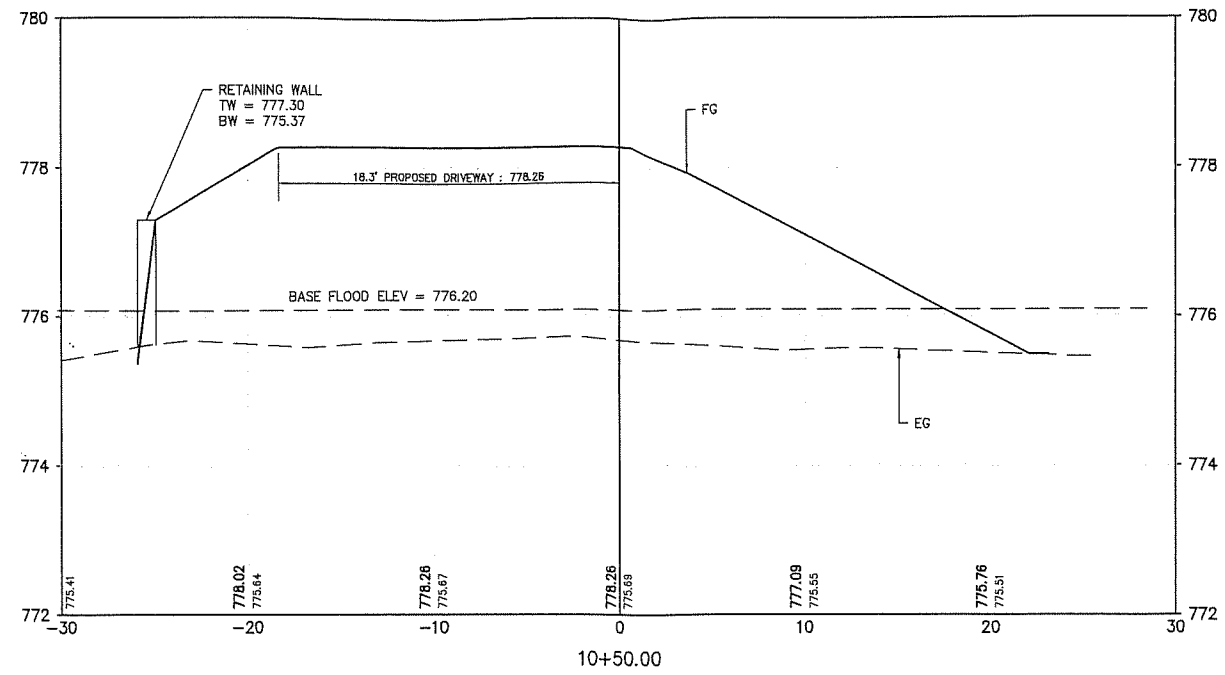
This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto, within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.



LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

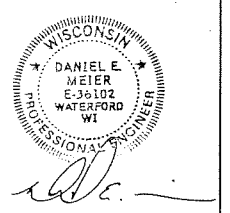
C. S. Hartzell
Christopher S. Hartzell, Professional Land Surveyor, S-2833
19 September 2022

P:\Shored\1 - Projects\2022\225007 - Turn Key Home - 7628 Chestnut Lane - Waterford\CAD\Design\225007 Edm

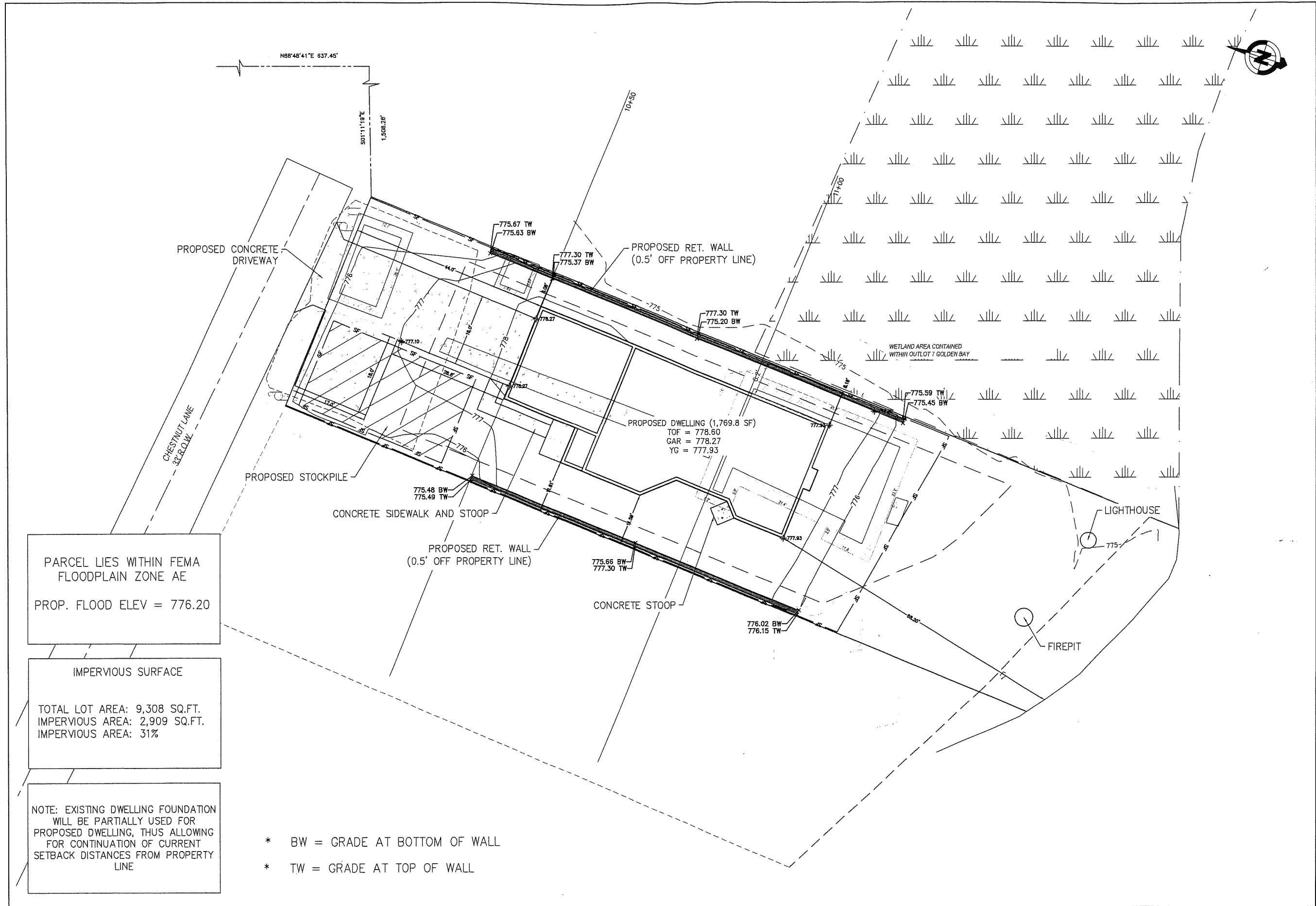


SITE IMPROVEMENT PLANS FOR
7628 CHESTNUT LANE
 WATERFORD, WI
LYNCH & ASSOCIATES
 ENGINEERING CONSULTANTS, LLC

CROSS SECTIONS	BY	DATE
NO.		
REVISIONS		



ISSUED FOR REVIEW
 PLAN DATE 09.20.2022
 DESIGNED BY DEM
 SCALE 0 NTS
 PROJECT NO. 22-5007
 SHEET NO. C101



PARCEL LIES WITHIN FEMA FLOODPLAIN ZONE AE
 PROP. FLOOD ELEV = 776.20

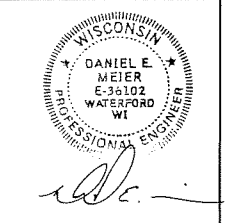
IMPERVIOUS SURFACE
 TOTAL LOT AREA: 9,308 SQ.FT.
 IMPERVIOUS AREA: 2,909 SQ.FT.
 IMPERVIOUS AREA: 31%

NOTE: EXISTING DWELLING FOUNDATION WILL BE PARTIALLY USED FOR PROPOSED DWELLING, THUS ALLOWING FOR CONTINUATION OF CURRENT SETBACK DISTANCES FROM PROPERTY LINE

- * BW = GRADE AT BOTTOM OF WALL
- * TW = GRADE AT TOP OF WALL

SITE IMPROVEMENT PLANS FOR
7628 CHESTNUT LANE
 WATERFORD, WI
LYNCH & ASSOCIATES
 ENGINEERING CONSULTANTS, LLC

NO.	REVISIONS	BY	DATE



ISSUED FOR REVIEW	
PLAN DATE	09.20.2022
DESIGNED BY	DEM
PROJECT NO.	22-5007
SHEET NO.	C100