

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Racine County, Wisconsin

Owner: Eagle Next Gen Properties, LLC

Applicant/Agent: Atty. Joseph A. Abruzzo (as agent)

Town: Town of Norway

Zoning district(s): M-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.) store cans on the property located in the M-3, Heavy Industrial District.

AT (site address): 21106 W. 6 Mile Road, Franksville, WI 53126

Subdivision: N/A Lot(s): 1 Block: N/A
Parcel # 010-04-20-12-035-221 Section(s) 12 T 4 N R 20 E

If served by municipal sewer, check here: Sanitary permit #: 580249

Attached are:

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

print name: Atty. Joseph A. Abruzzo

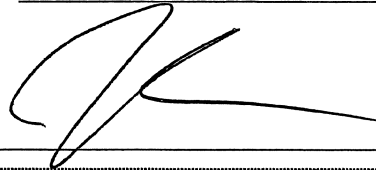
e-mail address: jabruzzo@hlawfirm.com

address: Lichtsinn & Haensel, s.c.

telephone #: (414) 276-3400

111 E. Wisconsin Avenue, #1800

Milwaukee, WI 53202

signed: 

STAFF USE ONLY:

BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word "all" or "partially".

- N/A The property is all / partially located in the N/A shoreland area.
- N/A The project is all / partially located in the N/A shoreland area.
- N/A The property is all / partially located in the N/A floodplain.
- N/A The project is all / partially located in the N/A floodplain.
- N/A The property is all / partially located in the wetland.
- N/A 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 29, M-3 Heavy Industrial District

Shoreland contract: yes no

Public hearing date: March 18, 2024

Site plan review meeting date: N/A

Submittal received by: JPL

Date petition filed: 2/19/2024

cash or check #: 41315

amount received: \$ 475.00

RECEIVED

FEB 19 2024

RACINE COUNTY

APPLICATION FOR ZONING PERMIT
RACINE COUNTY, WISCONSIN (Rev. 02/22)

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER Eagle Next Gen Properties, LLC

APPLICANT Atty. Joseph A. Abruzzo

Mailing Address 8600 S. Avian Way

Mailing Address 111 E. Wisconsin Avenue, #1800

Franklin WI 53126
 City State Zip

Milwaukee WI 53202
 City State Zip

Phone (414) 349-4548

Phone (414) 276-3400

Email eagledisposalinc@yahoo.com

Email jabruzzo@hlawfirm.com

Parcel Id. # 010-04-20-12-035-221

Site Address 21106 W. 6 Mile Road, Franksville, WI 53126

Municipality Town of Norway Section(s) 12 Town 4 North, Range 20 East

Lot 1 Block - Subdivision Name _____ CSM # 3112

Proposed Construction/Use Outside storage of roll off and front load dumpsters

New _____	Principal Bldg. _____	Size (_____ x _____) (_____ x _____) (_____ x _____)
Addition _____	Accessory _____	Area (sq ft) (_____) (_____) (_____)
Alteration _____	Deck _____	Peak Ht. (ft.) _____ 100-Yr. Floodplain Elev. <u>-</u>
Conversion _____	Sign _____	Eave Ht. (ft.) _____ Flood Protection Elev. <u>-</u>
Temporary _____	Other _____	Building Ht.-Avg. (ft.) _____

Contractor <u>N/A</u>	Est. Value w/Labor \$ _____	ZONING DISTRICT M-3
Existing Nonconforming? <u>N/A</u> <input checked="" type="checkbox"/>	Yes _____ No _____	<u>Yard Setbacks</u> <u>Proposed</u> <u>OK?</u>
Structure in Shoreland? (per map) _____	Yes _____ No <input checked="" type="checkbox"/>	<u>Street-1st</u> _____
Mitigation or Buffer Needed? _____	Yes _____ No <input checked="" type="checkbox"/>	<u>Street-2nd</u> _____
Structure in Floodplain? (per map) _____	*Yes _____ No <input checked="" type="checkbox"/>	<u>Side-1st</u> _____
*Structure's Fair Market Value \$ <u>N/A</u>	Cumulative % <u>-</u>	<u>Side-2nd</u> _____
*>50% of Fair Market Value? <u>N/A</u> <input checked="" type="checkbox"/>	Yes _____ No _____	<u>Shore</u> <u>-</u> <u>-</u>
Structure in Wetland? (per map) _____	Yes _____ No <input checked="" type="checkbox"/>	<u>Rear</u> _____
Substandard Lot? _____	Yes _____ No <input checked="" type="checkbox"/>	<u>Total Acc. Structures</u> <u>-</u>
BOA Variance Needed? _____	Yes _____ No <input checked="" type="checkbox"/>	<u>Date of Approval</u> <u>-</u>
Conditional Use/Site Plan Needed? _____	Yes <input checked="" type="checkbox"/> No _____	<u>Date of Approval</u> _____
Shoreland Contract Needed? _____	Yes _____ No <input checked="" type="checkbox"/>	<u>Date of Approval</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.

BOA Conditional Use/Site Plan Pd: \$ 475.00
 CC Date/Check#/Cash 41315 Signature of Owner /Applicant/Agent [Signature] Date 1/23/24

Shoreland Contract Fee Pd: \$ _____ Atty. Joseph A. Abruzzo
 CC Date/Check#/Cash _____ Print Name(s)

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

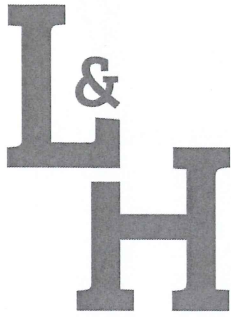
Other: _____ Pd: \$ _____ JPL

if shoreland erosion review fee is included above Zoning Administrator [Signature] (Staff Initials)

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NON-REFUNDABLE (OVER)

RECEIVED
 FEB 19 2024
 RACINE COUNTY

PIN 0106420 - 12-035221



LICHTSINN & HAENSEL, S.C.
ATTORNEYS AT LAW

February 14, 2024

HAND DELIVERED

Racine County Economic Development
Land Use Planning Committee
Ives Grove Office Complex Auditorium
14200 Washington Avenue
Sturtevant, WI 53177

RE: *Eagle Next Gen Properties, LLC*
Conditional Use Permit Application Materials

111 East Wisconsin Avenue
Suite 1800
Milwaukee, WI 53202
T: 414.276.3400
F: 414.276.9278
mail@lhlawfirm.com
www.lhlawfirm.com

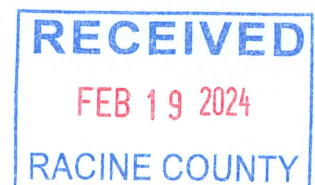
Dear Racine County Land Use Planning Committee:

This law firm represents Eagle Next Gen Properties, LLC (“Eagle Next Gen Properties”). Eagle Next Gen Properties recently purchased that certain property located at 21106 W. 6 Mile Road, Franksville, Wisconsin 53126 (the “Property”). The Property will maintain its present zoning classification of M-3 but seeks to operate under a conditional use permit with the below use.

Eagle Next Gen Properties purchased the Property for the express use and purpose of storing roll-off and front load dumpsters in lieu of the current property used for the same purpose. All dumpsters stored on the Property will be empty and placed in the northernmost 3-4 acres of the Property on the gravel surface. No changes to the land or the impervious surfaces will occur because of the conditional use. The existing structure on the Property is a metal building approximately 28 feet in height.

The Property has been leased to Eagle Disposal, Inc. for the above-referenced purpose. Eagle Disposal retains 40-55 employees at any given time, but at no time will there be more than 10 employees on the Property to store roll-off and front load dumpsters. For the proposed use, Eagle Disposal employees may be present any time between 5:00 a.m. and 5:00 p.m.

Enclosed please find the required materials for Eagle Next Gen Properties’ application for a conditional use permit. A check for \$475 for the application fee shall accompany the physical copy furnished at a later date.





LICHTSINN & HAENSEL, S.C.
ATTORNEYS AT LAW

Please contact the undersigned if you have any questions.

Sincerely,

LICHTSINN & HAENSEL, s.c.

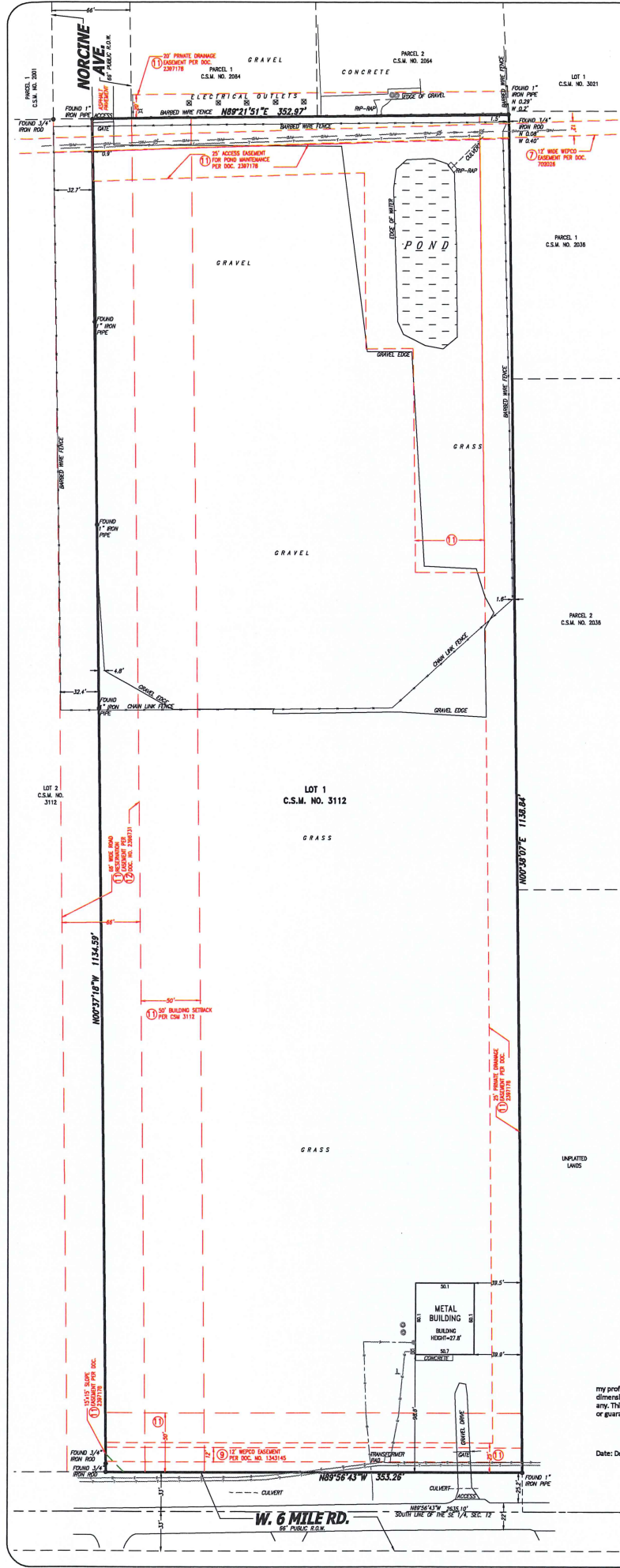
By:

Tyler M. Horn

Enclosures

PLAT OF SURVEY

CHAPUT LAND SURVEYS



CLIENT
Eagle Nest Gen Properties

SITE ADDRESS
21106 W. 6 Mile Rd. Franklinville, Racine County, Wisconsin.

LEGAL DESCRIPTION
Lot 1 of Certified Survey Map No. 3112 recorded January 10, 2014 in Volume 10, Page 146, as Document No. 2372899, in Racine County, Wisconsin, as corrected by Affidavit of Correction recorded December 30, 2014 as Document No. 2397178, being a subdivision of Certified Survey Map No. 1648 recorded July 15, 1993 in Volume 5, Page 41, as Document No. 1462979, being a subdivision of Parcel 2 of Certified Survey Map No. 1384 recorded November 29, 1988 in Volume 4, Page 321, as Document No. 1271254, being a part of the Southeast 1/4 of the Southwest 1/4 of Section 12, Township 4 North, Range 20 East, in the Town of Norway, County of Racine, State of Wisconsin.

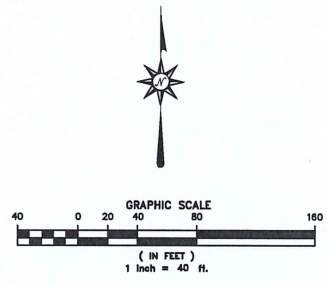
LAND AREA
401,379.76 sq. feet or 9.2144 acres

BASIS OF BEARINGS
Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the South line of the SE 1/4 of Section 12 Township 4 North Range 20 East bears N89°56'43\"/>

TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Owner Policy No. 50207055-0007396, effective date of September 1, 2023 which lists the following easements and/or restrictions from schedule B-1:
2, 3 & 4 visible evidence shown, if any.
1, 5, and 16. not survey related.
7. Easement granted to Wisconsin Electric Power Company and other matters contained in the Instrument recorded March 1, 1950 as Document No. 702026. Affects property by location, shown.
8. Easements, restrictions and other matters shown on Certified Survey Map No. 1384 recorded November 29, 1988 as Document No. 1271254. Affects property by location, shown.
9. Easement granted to Wisconsin Electric Power Company and other matters contained in the Instrument recorded June 26, 1991 as Document No. 1343145. Affects property by location, shown.
10. Restrictive Covenants and other matters contained in the Instrument recorded September 20, 2005 as Document No. 2049928. Affects property by location, blanket type.
11. Easements, restrictions and other matters shown on Certified Survey Map No. 3112 recorded January 10, 2014 as Document No. 2372899, as corrected by Affidavit of Correction recorded December 30, 2014 as Document No. 2397178. Affects property by location, shown.
12. Agreement between DBDS Holding LLC/DBA: Quality Mulch, and Town of Norway and other matters contained in the Instrument recorded December 19, 2014 as Document No. 2397331. Affects property by location, shown.
13. Holding Tank Agreement and other matters contained in the Instrument recorded October 5, 2015 as Document No. 2419027. Affects property by location, blanket type.

LEGEND

● INDICATES FOUND 1" IRON PIPE	□ TELEPHONE PEDESTAL
○ INDICATES SET 1" IRON PIPE	▣ CABLE PEDESTAL
⊕ INDICATES FOUND ORSIELED CROSS	▩ CONTROL BOX
⊙ SANITARY MANHOLE	⊞ FIBER OPTIC PEDESTAL/SIGN
⊙ SANITARY CLEANOUT OR VENT	⊞ TRAFFIC LIGHT
⊙ SEPTIC TANK ACCESS COVER	⊞ COMMUNICATION MANHOLE
⊙ M.S. MANHOLE	⊞ BOLLARD
⊙ UNKNOWN MANHOLE	⊞ SOIL BORING/MONITORING WELL
⊙ STORM MANHOLE	⊞ WATER SURFACE
⊙ INLET (ROUND)	⊞ WETLANDS FLAG
⊙ INLET (SQUARE)	⊞ MARSH
⊙ CURB INLET	⊞ FLAGPOLE
⊙ STORM SEWER END SECTION	⊞ PARKING METER
⊞ GAS VALVE	⊞ SIGN
⊙ GAS METER	⊞ MAILBOX
⊙ WATER VALVE	⊞ BALLROAD CROSSING SIGNAL
⊞ HYDRANT	⊞ HANDICAP SPACE
⊙ WATER MANHOLE	⊞ CONFERENTIAL TREE
⊙ WATER SERVICE CURB STOP	⊙ DECIDUOUS TREE
⊙ WELL HEAD	⊞ SANITARY SEWER
⊙ STAND PIPE	⊞ STORM SEWER
⊙ WALL INDICATOR VALVE	⊞ WATERLINE
⊙ POST INDICATOR VALVE	⊞ MARKED GAS MAIN
⊞ LIGHT POLE	⊞ MARKED ELECTRIC
⊞ SPOT FLOOD LIGHT	⊞ OVERHEAD WIRE
⊞ UTILITY POLE	⊞ MARKED TELEPHONE
⊞ GUY WIRE	⊞ MARKED CABLE TV LINE
⊙ ELECTRIC MANHOLE	⊞ MARKED FIBER OPTIC
⊙ ELECTRIC PEDESTAL	⊞ BURIED ELECTRIC SERVICE
⊙ ELECTRIC METER	⊞ BOARD FENCE
⊙ TELEPHONE MANHOLE	⊞ CHAIN LINK FENCE
	⊞ WIRE FENCE



I certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures, trees, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year, from date hereof.

Date: December 20, 2023



Daniel E. Bednar
Professional Land Surveyor
Registration Number S-2612

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53224
414-224-8088
info@chaputland.com

Date	Revision description

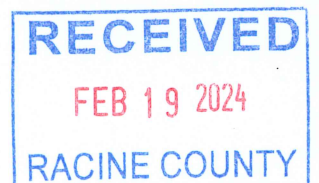
RECEIVED
FEB 19 2024
RACINE COUNTY

Site Plan

21106 W. 6 Mile Road
Franksville, Racine County, Wisconsin

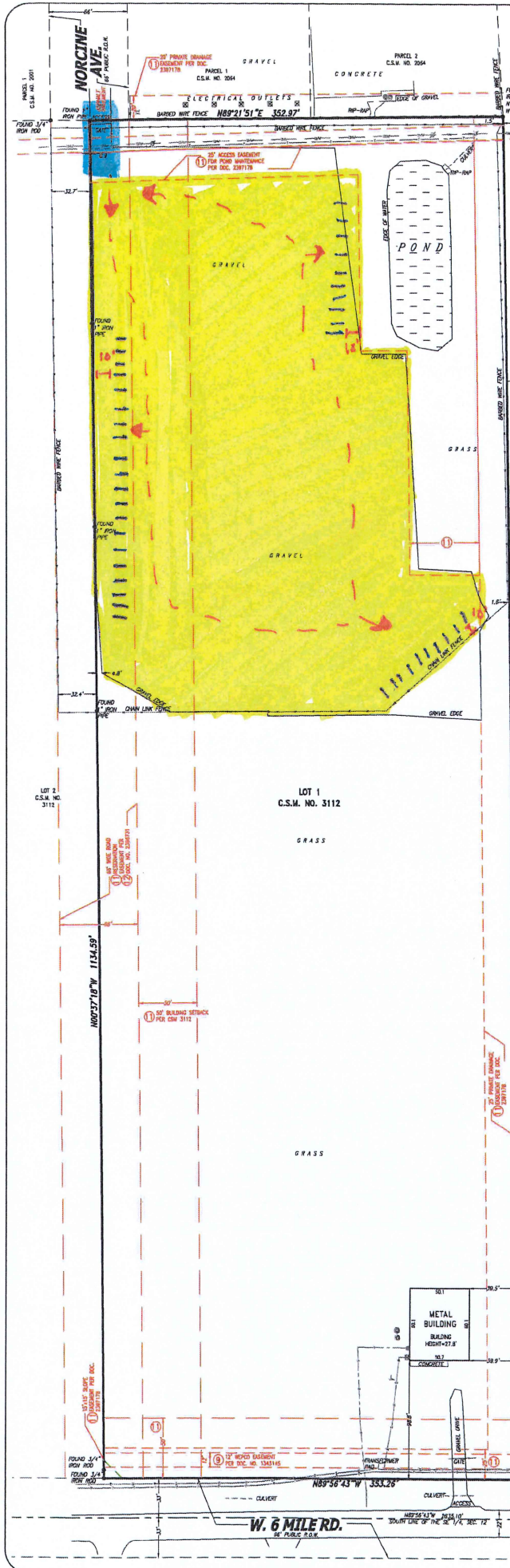
Dumpsters shall be stored in neat rows with orientation substantially similar to the attached site plan throughout the yellow highlighted area. Rows will contain approximately twenty (20) dumpsters. The northernmost 3-4 acres of gravel covered land will be the only place on the property where the dumpsters shall be stored. The dumpsters, which are approximately six (6) feet in height, shall never be stacked more than two units standing twelve (12) feet tall. Ample space of not less than thirty (30) feet between rows will be provided on site for trucks to maneuver on the property before and after storage.

Attached hereto is a site plan, demonstrating (i) the area where the dumpsters shall be stored; (ii) approximate orientation of the dumpsters (which shall be done throughout the area); (iii) a 10-foot setback from all gravel borders and/or chain link fences; (iv) the gated entrance by the abutting parcel north of the property (highlighted in blue) which will be used for ingress and egress; and (v) the approximate route(s) trucks will take for the loading and unloading of dumpsters on the property, in red. The dimensions provided in the attached site plan may not be to scale.



PLAT OF SURVEY

CHAPUT LAND SURVEYS



CLIENT
Eagle Nest Gem Properties

SITE ADDRESS
21106 W. 6 Mile Rd. Frankville, Racine County, Wisconsin.

LEGAL DESCRIPTION
Lot 1 of Certified Survey Map No. 8112 recorded January 10, 2014 in Volume 10, Page 146, as Document No. 2372499, in Racine County, Wisconsin, as corrected by Affidavit of Correction recorded December 30, 2014 as Document No. 2397178, being a redhibition of Certified Survey Map No. 1648 recorded July 15, 1993 in Volume 5, Page 41, as Document No. 1426767, being a redhibition of Parcel 2 of Certified Survey Map No. 1384 recorded November 23, 1988 in Volume 4, Page 121, as Document No. 1271254, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 4 North, Range 20 East, in the Town of Norway, County of Racine, State of Wisconsin.

LAND AREA
401,979.76 sq. feet or 9.2144 acres

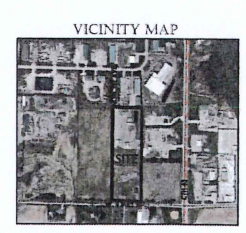
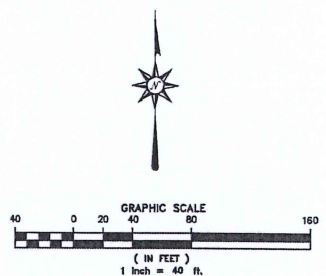
BASIS OF BEARINGS
Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the South line of the SE 1/4 of Section 13 Township 4 North Range 20 East bears N89°56'43"W.

TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Owner Policy No. 50207055-0007739e, effective date of September 1, 2023 which lists the following easements and/or restrictions from schedule B-ii:

- 1, 5, and 16. not survey related.
7. Easement granted to Wisconsin Electric Power Company and other matters contained in the Instrument recorded March 1, 1960 as Document No. 702026. *Affects property by location, shown.*
8. Easements, restrictions and other matters shown on Certified Survey Map No. 1384 recorded November 29, 1988 as Document No. 1271254. *Affects property by location, shown.*
9. Easement granted to Wisconsin Electric Power Company and other matters contained in the Instrument recorded June 16, 1993 as Document No. 1343145. *Affects property by location, shown.*
10. Restrictive Covenants and other matters contained in the Instrument recorded September 20, 2005 as Document No. 2048928. *Affects property by location, blanket type.*
11. Easements, restrictions and other matters shown on Certified Survey Map No. 3113 recorded January 10, 2014 as Document No. 2372899, as corrected by Affidavit of Correction recorded December 30, 2014 as Document No. 2397178. *Affects property by location, shown.*
12. Agreement between DROS Holding LLC/DRA Quality Mulch, and Town of Norway and other matters contained in the Instrument recorded December 19, 2014 as Document No. 2396731. *Affects property by location, shown.*
13. Holding Tank Agreement and other matters contained in the Instrument recorded October 5, 2015 as Document No. 2419027. *Affects property by location, blanket type.*

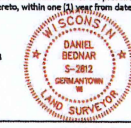
LEGEND

● INDICATES FOUND 1" IRON PIPE	○ TELEPHONE PEDESTAL
○ INDICATES SET 1" IRON PIPE	○ CABLE PEDESTAL
○ INDICATES FOUND CHISEL CROSS	○ CONTROL BOX
○ SANITARY MANHOLE	○ FIBER OPTIC PEDESTAL/SIGN
○ SANITARY CLEANOUT OR VENT	○ TRAFFIC LIGHT
○ SEPTIC TANK ACCESS COVER	○ COMMUNICATION MANHOLE
○ M.I.S. MANHOLE	○ SOILLAND
○ UNKNOWN MANHOLE	○ SOIL BORING/MONITORING WELL
○ STORM MANHOLE	○ WATER SURFACE
○ INLET (ROUND)	○ WETLAND FLAG
○ INLET (SQUARE)	○ MARSH
○ CURB INLET	○ FLAGPOLE
○ STORM SEWER END SECTION	○ PARKING METER
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○ POST INDICATOR VALVE	○ MARKED GAS MAIN
○ LIGHT POLE	○ MARKED ELECTRIC
○ SPOT/YARD LIGHT	○ DITCHED WIRES
○ UTILITY POLE	○ MARKED TELEPHONE
○ GUY POLE	○ MARKED CABLE TV LINE
○ DUTY WIRE	○ MARKED FIBER OPTIC
○ ELECTRIC MANHOLE	○ BORED ELECTRIC SERVICE
○ ELECTRIC PEDESTAL	○ ROAD FENCE
○ ELECTRIC METER	○ CHAIN LINK FENCE
○ TELEPHONE MANHOLE	○ WIRE FENCE



I certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Date: December 20, 2023



D E B E C K
Daniel E. Bechar
Professional Land Surveyor
Registration Number 5-282

Date	Revision description

CHAPUT LAND SURVEYS
224 W. Florida Street
Oshkosh, WI 54901
608-234-2006
www.chaputland-surveys.com

Drawing No. 2328-hav