

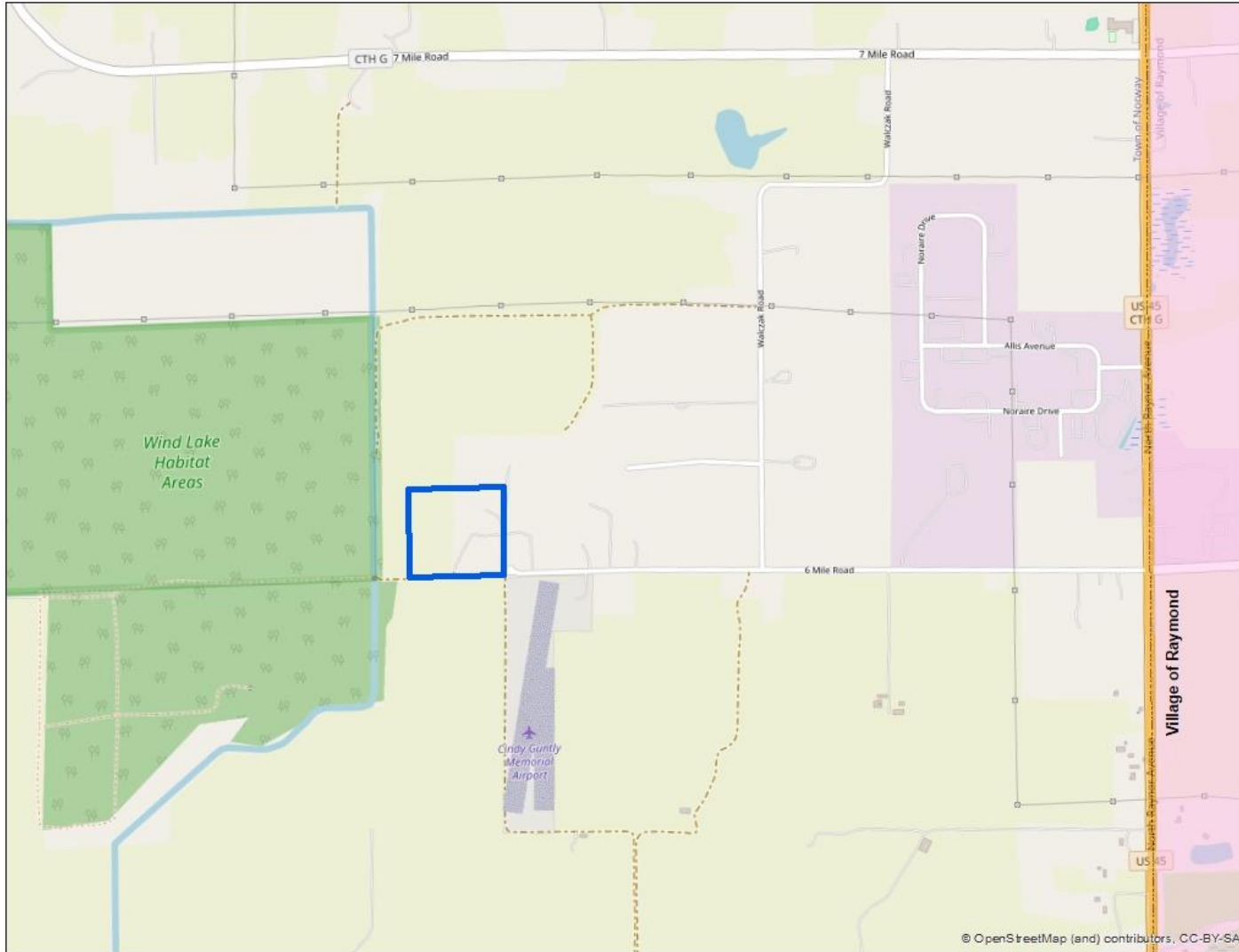
Racine County
Economic Development & Land Use
Planning Committee Public Hearing Meeting
Monday, June 17, 2024 - 6:00 p.m.
Ives Grove Office Complex Auditorium



Heidi Michel, Owner
Site Address: 22320 W. Six Mile Road

Location Map

A-2 Conditional Use Permit for indoor storage of landscaping vehicles & equipment associated with "A.R. Tree Removal"
as well as indoor off-season storage of recreational vehicles & cars inside existing accessory structures on the property



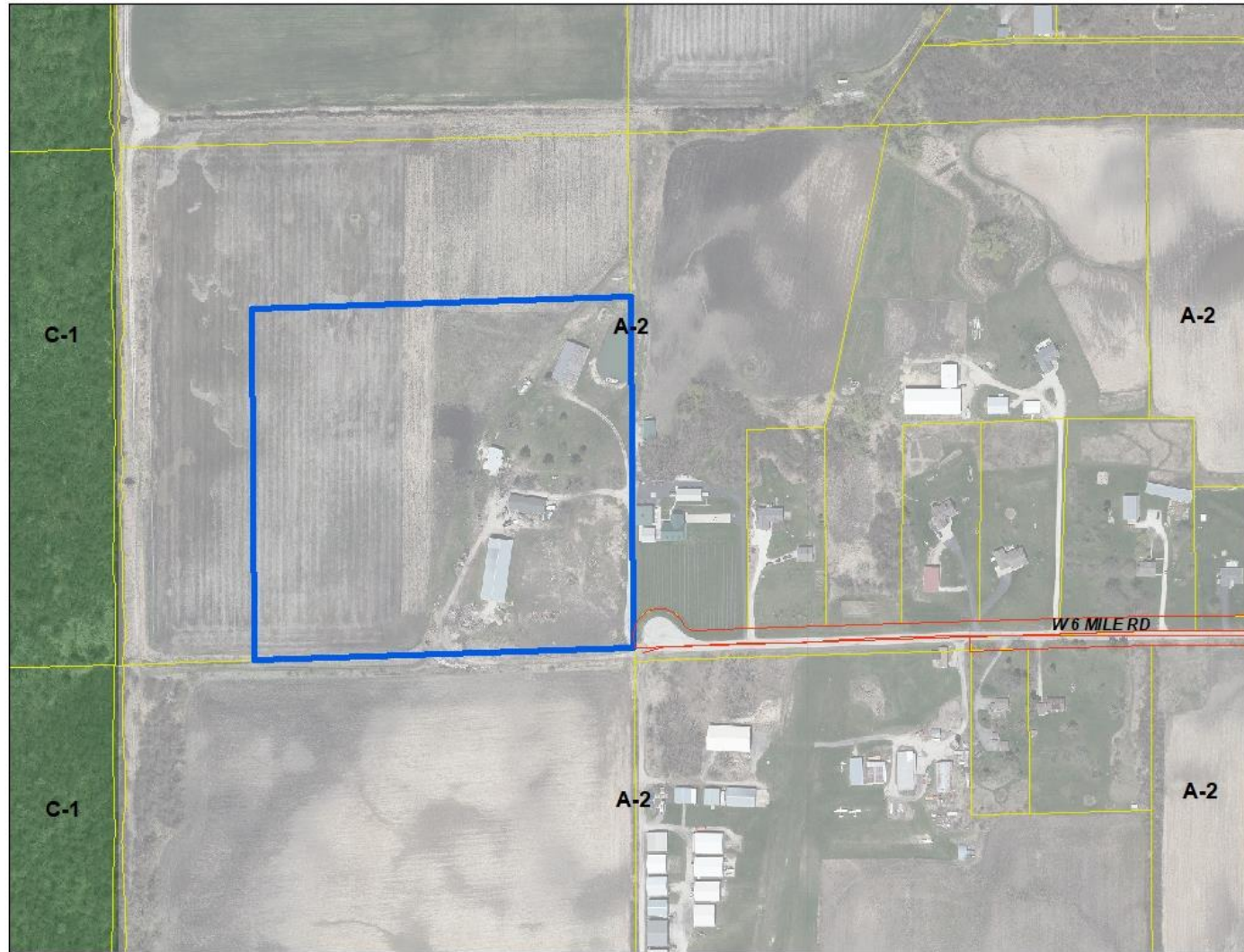
SEC 11 – T4N – R20E

Town of Norway



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SEC 11 – T4N – R20E

Town of Norway



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2022 Aerial
Floodplain



SEC 11 – T4N – R20E

Town of Norway

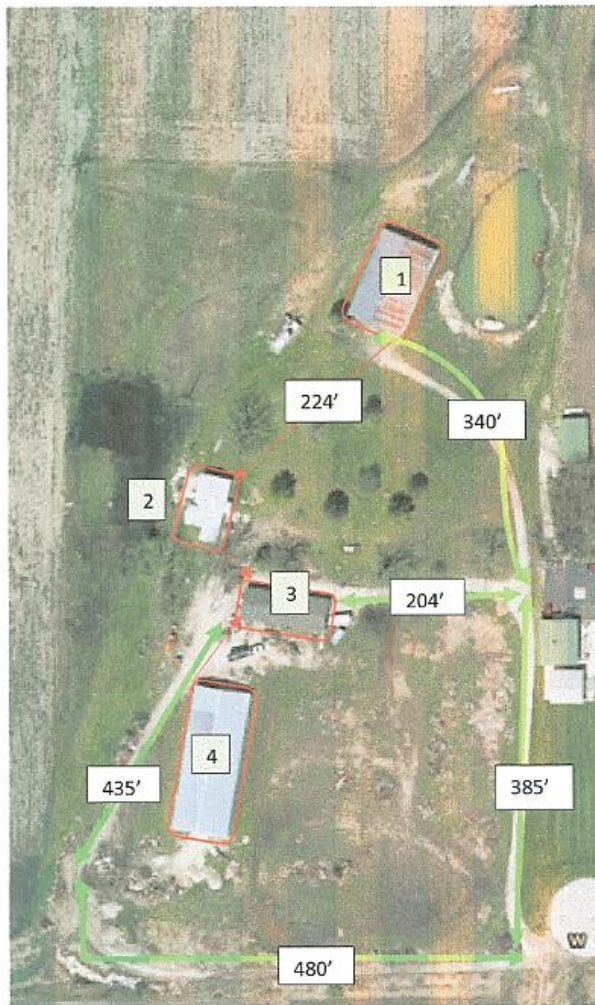


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Rieger Farms – 22320 W 6 Mile Rd, Franksville, WI 53126 (page 4 of 4)



1. Furthest North Storage Shed: 58' x 95'

Seasonal Storage – Boats, Pontoons, Campers
Hours of Operation: 7AM – 5PM Daily, only as needed

2. House: 35' x 70'.

North Storage Shed to the house is 224'

From the house to the Garage/Workshop is 60'

3. Garage/Workshop: 33' x 87'

From the Garage/Workshop to the
South Equipment Shed is 90'

4. Furthest South Equipment Storage Shed: 60' x 150'

From the South Shed to the Garage/Workshop is 90'

Hours of Operation: During daylight hours, only as needed

RECE
MAY 01



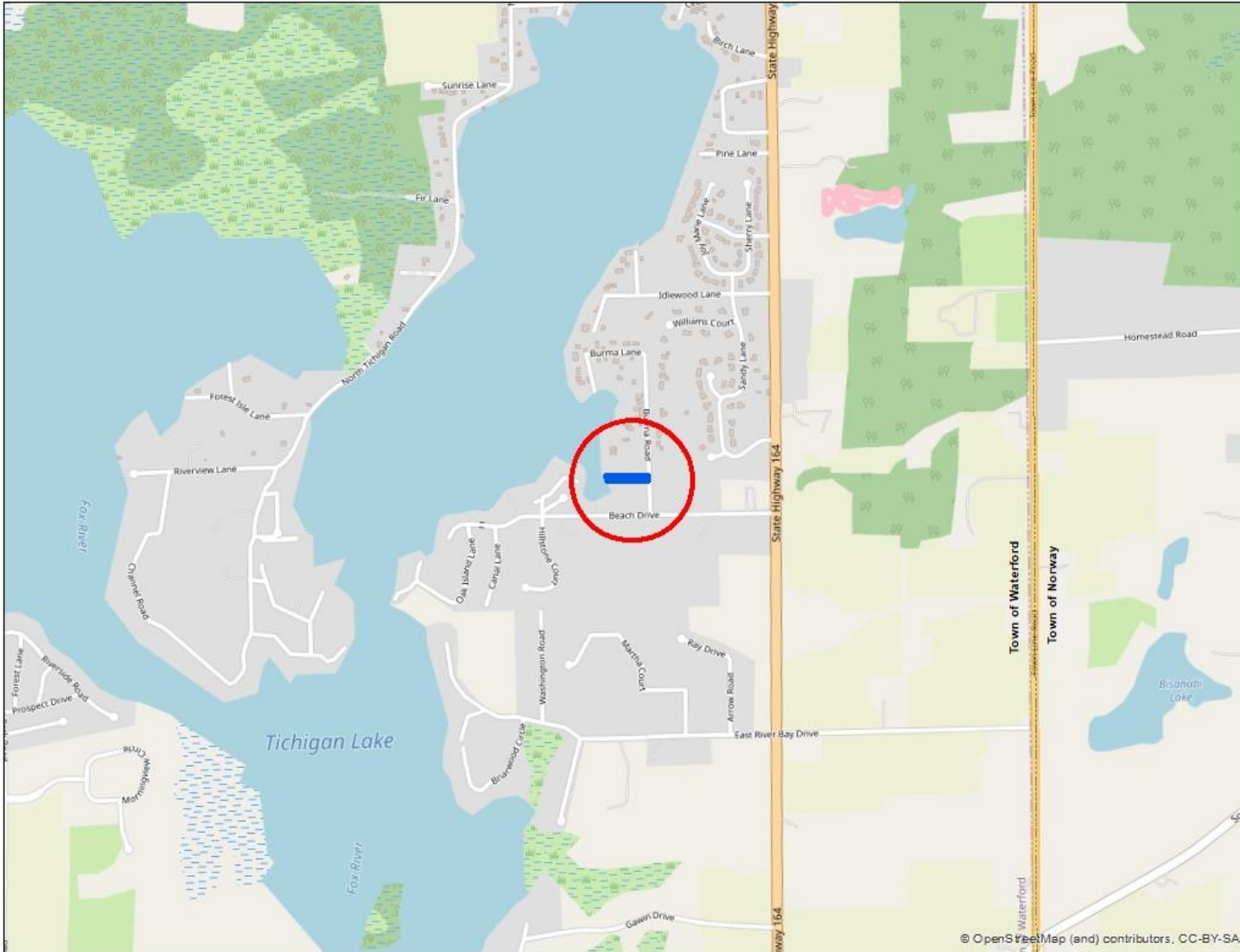
SEC 11 – T4N – R20E

Town of Norway

Michael Stuckmeyer, Owner
Site Address: 6730 Burma Road

Location Map

R-3A Conditional Use Permit to raze an existing shed and place fill in the flood fringe for the construction of a boathouse



SEC 13 – T4N – R19E

Town of Waterford



Michael Stuckmeyer, Owner
Site Address: 6730 Burma Road

R-3A Conditional Use Permit to raze an existing shed and place fill in the flood fringe for the construction of a boathouse



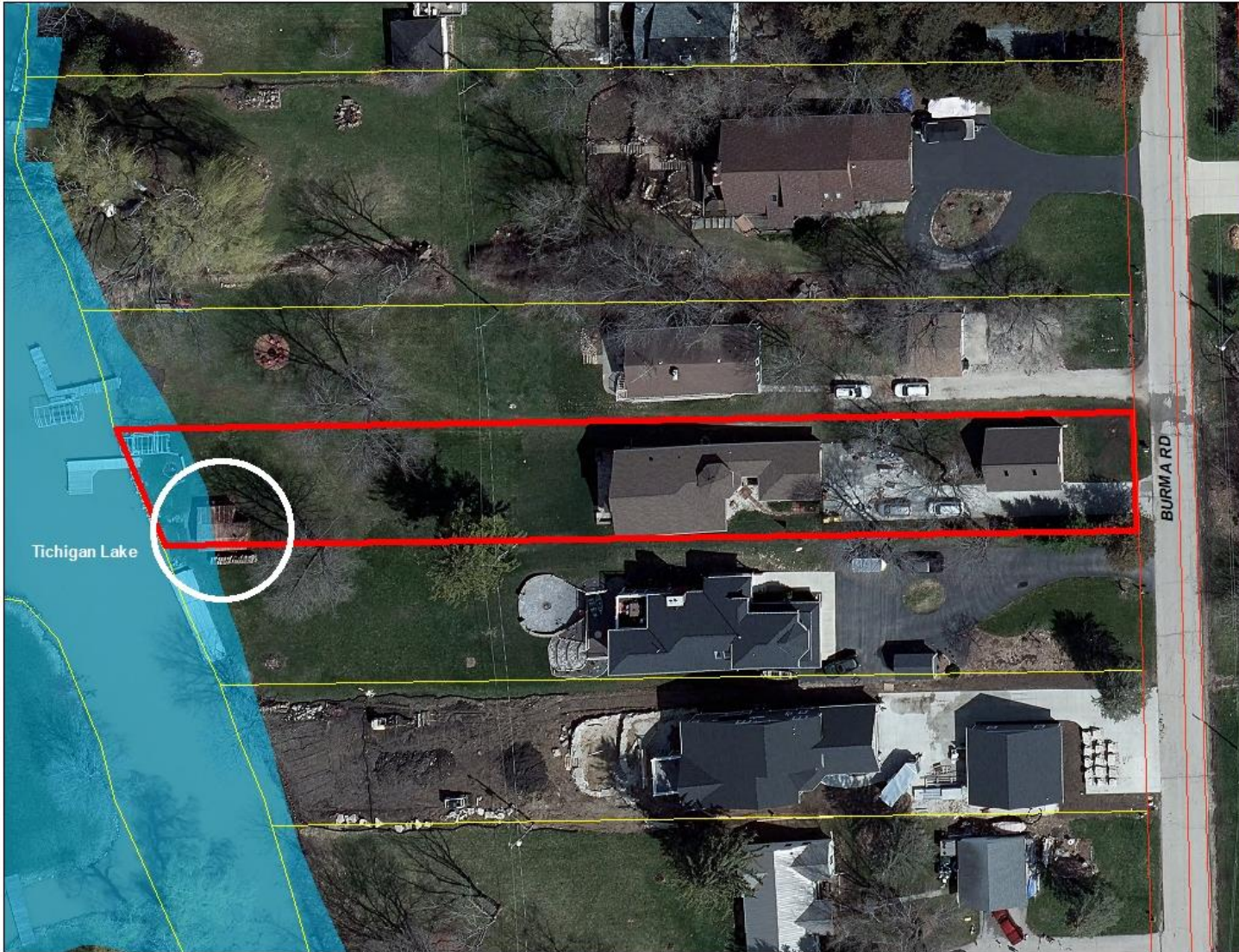
SEC 13 – T4N – R19E

Town of Waterford

Michael Stuckmeyer, Owner
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R-3A Conditional Use Permit to raze an existing shed and place fill in the flood fringe for the construction of a boathouse

2022 Aerial
Floodplain



SEC 13 – T4N – R19E

Town of Waterford



Michael Stuckmeyer, Owner
Site Address: 6730 Burma Road
R-3A Conditional Use Permit to raze an existing shed and place fill in the flood fringe for the construction of a boathouse

Existing

Survey of existing conditions

PLAT OF SURVEY

LOCATION: 6730 Burma Road, Waterford, Wisconsin

LEGAL DESCRIPTION:

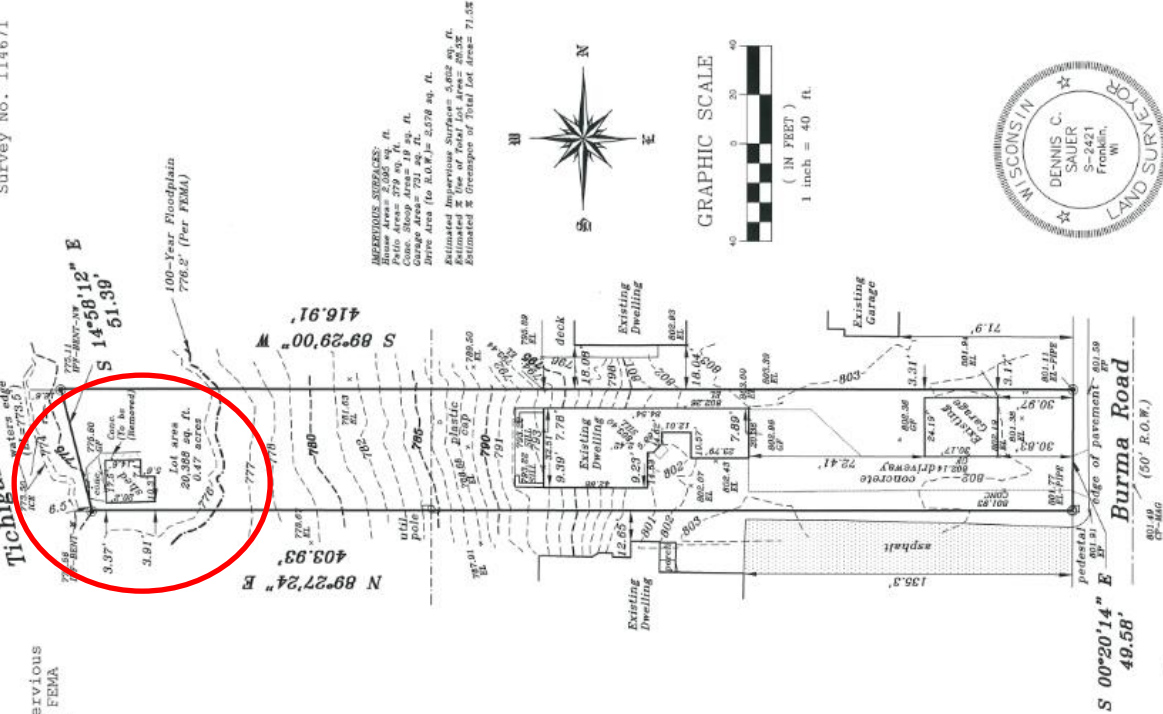
Lot 27 in the Un-recorded plat of **BREEZY POINT BAY**, being a part of Parcel 9 of the Fractional Northwest 1/4 of Section 13, Town 4 North, Range 19 East, in the Town of Waterford, Racine County, Wisconsin.

November 29, 2023

March 1, 2024 Added Impervious Surfaces Table; Revised FEMA Floodplain Elev. & Data

Survey No. 114671

Tichigan Lake



FLOOD DATA This property is in Zone AE & X of the Flood Insurance Rate Map, Community Panel No. 55101C0037E and is in a Special which has an effective date of 01/11/2024 and its use is not permitted. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

IMPERVIOUS SURFACES:
 House Area 2,585 sq. ft.
 Deck Area 1,000 sq. ft.
 Conc. Slab Area 19 sq. ft.
 Garage Area 731 sq. ft.
 Area Area (for Subj.) = 4,335 sq. ft.
 Estimated Impervious Surface Area = 4,545 sq. ft.
 Estimated % Greenhouse of Total Lot Area = 71.5%



METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS
 8482 South 76th Street
 Franklin, Wisconsin 53132
 PH. (414) 525-5380
 survey@metropolitansurvey.com
 www.metropolitansurvey.com

● — Denotes Iron Pipe Found
 ○ — Denotes Iron Pipe Set

HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE DATA IS TRUE AND CORRECT AND THAT I AM A LICENSED SURVEYOR AND THE LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL FRIENDLY BUILDINGS THEREON, BOUNDARY FENCES, APPARENT ENCUMBRANCES AND BOUNDARIES AND VISIBLE ENCUMBRANCES, 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 THE DATE HEREON.

RECEIVED
 MAY 17 2024
 RACINE COUNTY

SIGNED: *Dennis C. Sauer*
Dennis C. Sauer
 Professional Land Surveyor S-2421

Michael Stuckmeyer, Owner
Site Address: 6730 Burma Road

R-3A Conditional Use Permit to raze an existing shed and place fill in the flood fringe for the construction of a boathouse

Existing



SEC 13 – T4N – R19E

Town of Waterford



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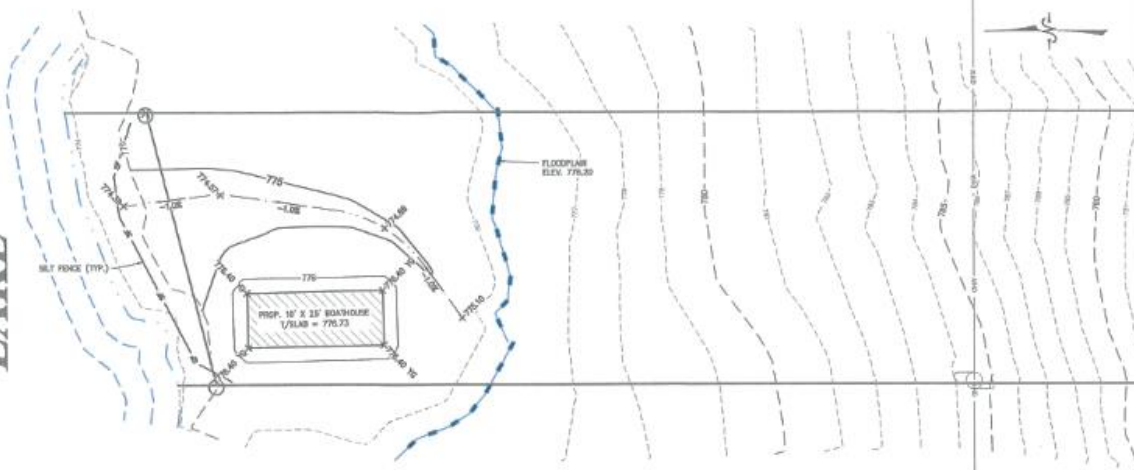
R-3A Conditional Use Permit to raze an existing shed and place fill in the flood fringe for the construction of a boathouse

**Proposed
 Cross Sections**

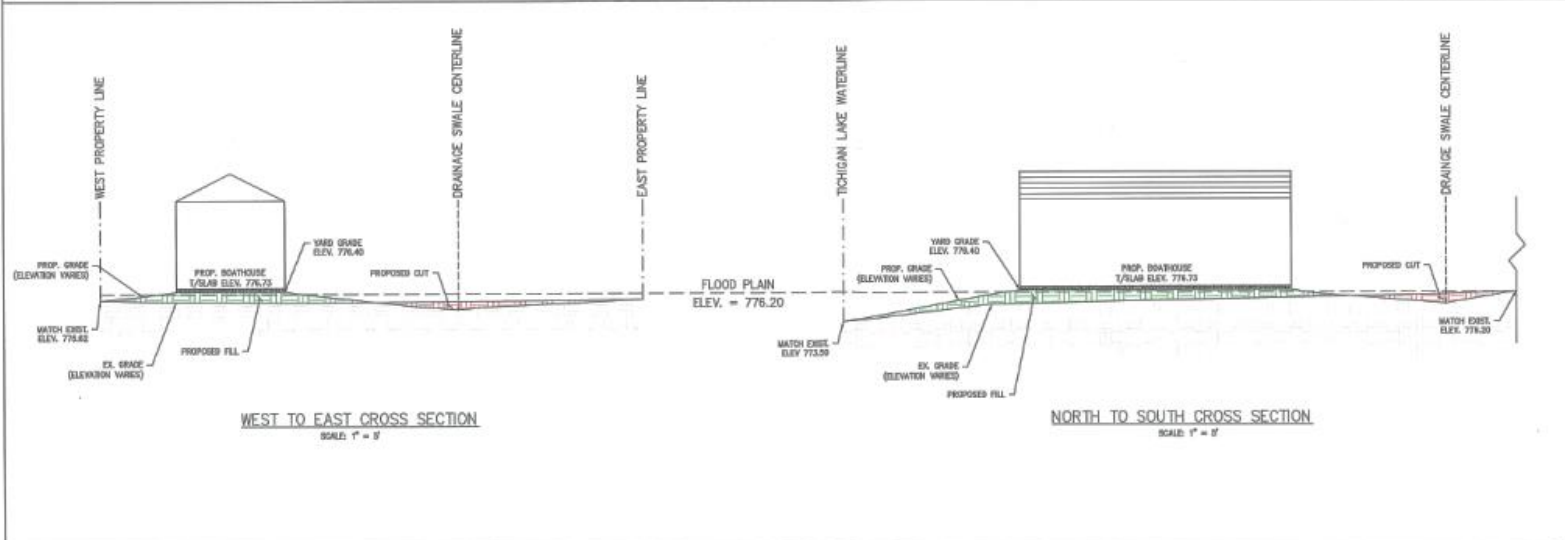
IMPERVIOUS SURFACE AREAS:
 Lot Area - 20,389 S.F.
Existing Impervious Area:
 Driveway - 2509 S.F.
 Garage - 730 S.F.
 House, Front Stoop & Back Patio - 2497 S.F.
 Ex. Boathouse & Conc. Patio - 488 S.F.
 Total Exist. Impervious Area - 6221 S.F. (30.5%)
Proposed Impervious Area:
 Driveway - 2509 S.F.
 Garage - 730 S.F.
 House, Front Stoop & Back Patio - 2497 S.F.
 Prop. Boathouse - 250 S.F.
 Total Prop. Impervious Area - 8045 S.F. (39.5%)
 Floodplain Elevation - 776.20

COMPENSATORY STORAGE:
 Existing Storage - 54.2 C.Y.
 Proposed Storage - 58.6 C.Y.

**TICHIGAN
 LAKE**



SITE IMPROVEMENT PLANS FOR
6730 BURMA ROAD
WATERFORD, WI
LYNCH & ASSOCIATES
 ENGINEERING CONSULTANTS, LLC



GRADING & EROSION CONTROL PLAN
 SHEET NO. 1 OF 1
 DATE: 06/24/24



ISSUED FOR REVIEW
 PLAN DATE: 06.22.24
 DESIGNED BY: DEK
 SCALE: 1" = 10'
 PROJECT NO.: 24.5047
 SHEET NO.: C200

FILENAME: p:\projects\1 - Projects\3036\24.5047 - Michael Stuckmeyer - 6730 Burma Rd - Waterford\2405\Sheet\C24.5047 0P.dwg

PLOT DATE: 5/2/2024 3:33 PM

SEC 13 - T4N - R19E

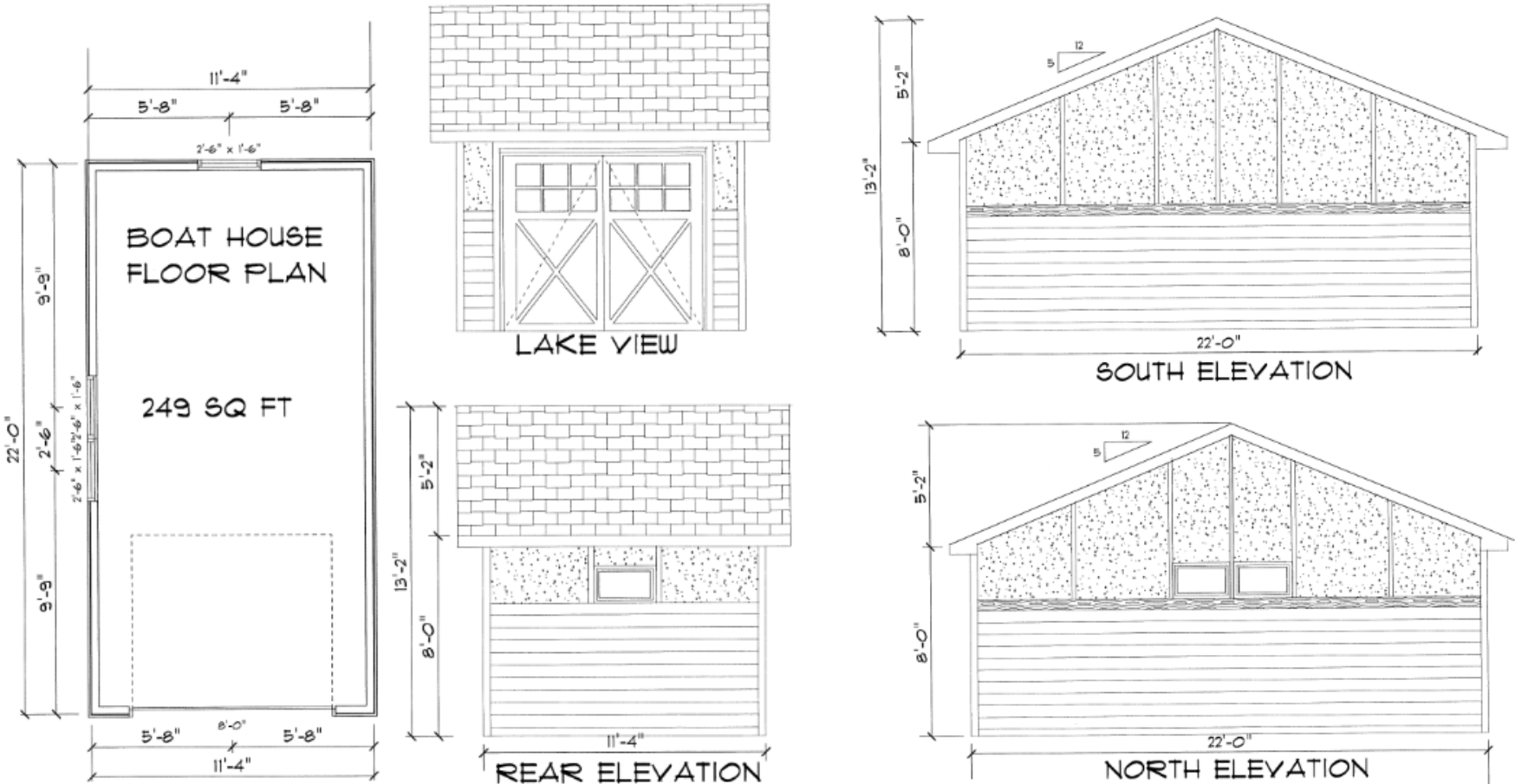
Town of Waterford



Michael Stuckmeyer, Owner
Site Address: 6730 Burma Road

Building Elevations

R-3A Conditional Use Permit to raze an existing shed and place fill in the flood fringe for the construction of a boathouse



SEC 13 – T4N – R19E

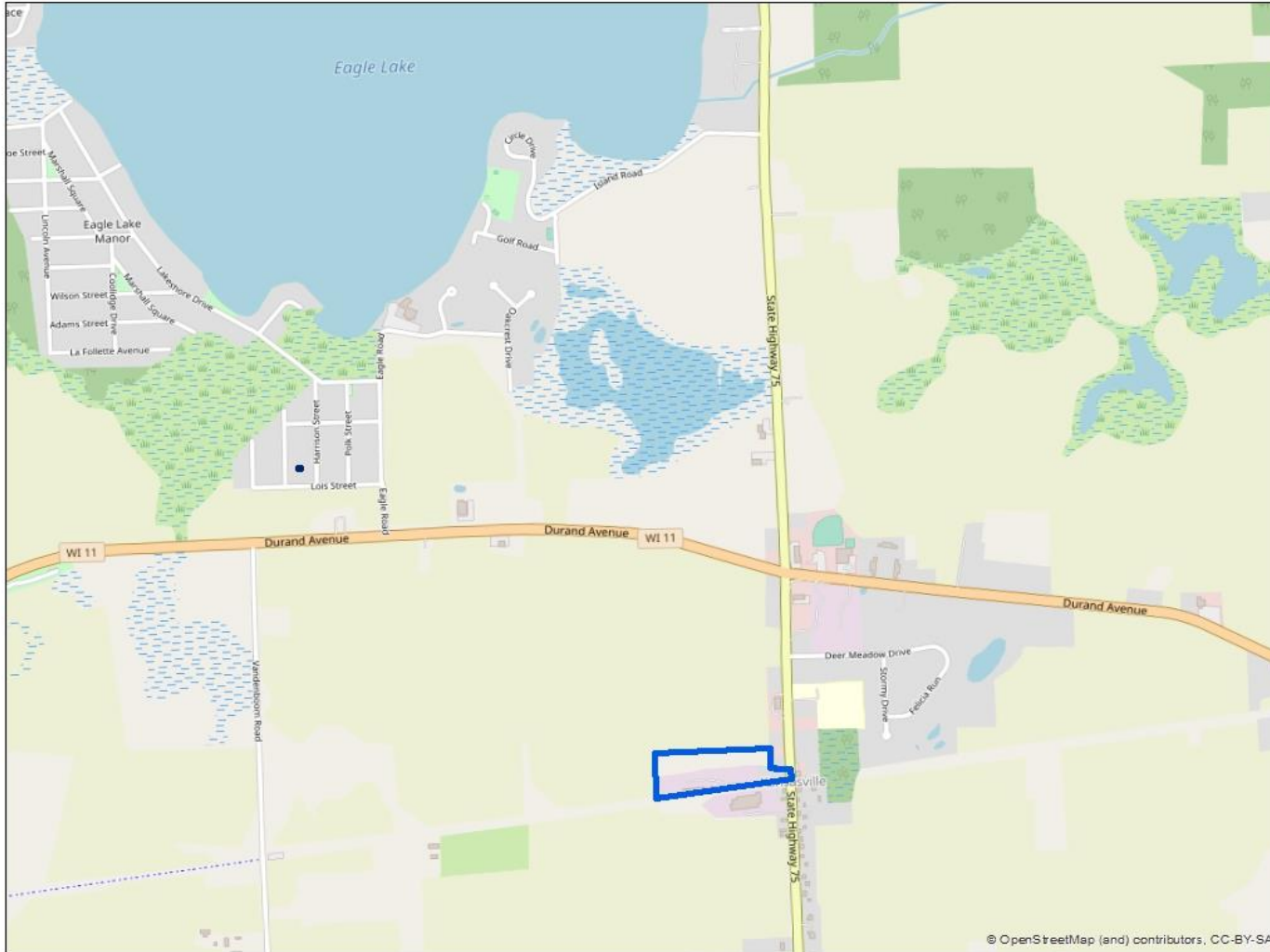
Town of Waterford

Conserv FS Inc, Owners
Stephanie Merdan - ISG, Agent

Location Map

Site Address: 4304 S Beaumont Avenue

M-3 Site Plan Review to include relocation of existing on-site fuel tanks & 6 additional 30,000 gallon fuel tanks with a containment dike & 3,500 sf truck loading / unloading pad with canopy to be located NE of existing tanks & containment dike. Previous containment dike to be removed after tank relocation.



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SEC 34 – T3N – R20E

Town of Dover

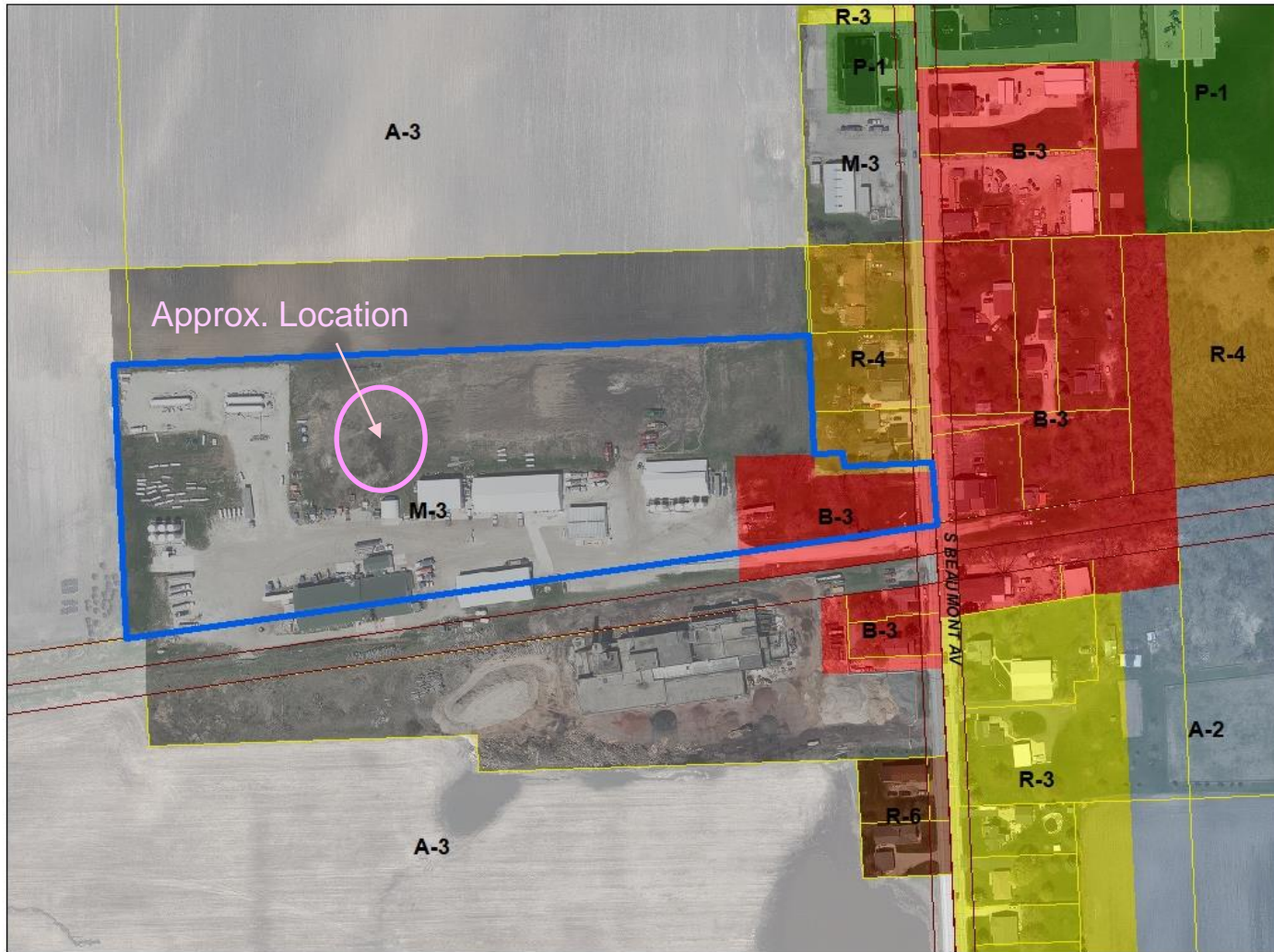


Conserv FS Inc, Owners
Stephanie Merdan - ISG, Agent

Zoning Map

Site Address: 4304 S Beaumont Avenue

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SEC 34 – T3N – R20E

Town of Dover





| PAVEMENT LEGEND | |
|-----------------|-------------------|
| SYMBOL | DESCRIPTION |
| | CONCRETE PAVEMENT |
| | AGGREGATE SURFACE |



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PROJECT

**CONSERV FS
KANSASVILLE**

KANSASVILLE WISCONSIN

| REVISIONS | |
|-----------|-------------|
| DATE | DESCRIPTION |
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| | |
| | |

| | |
|---------------------|---------------|
| PROJECT NO. | 23-09114 |
| FILE NAME | 2314 AND REVM |
| CREATED BY | DMG |
| CREATED BY | DMG |
| REVIEWED BY | DPS |
| ORIGINAL ISSUE DATE | 1/15/23 |
| CLIENT PROJECT NO. | |

**SITE CODE DATA
PLAN**

SHEET
G1-21

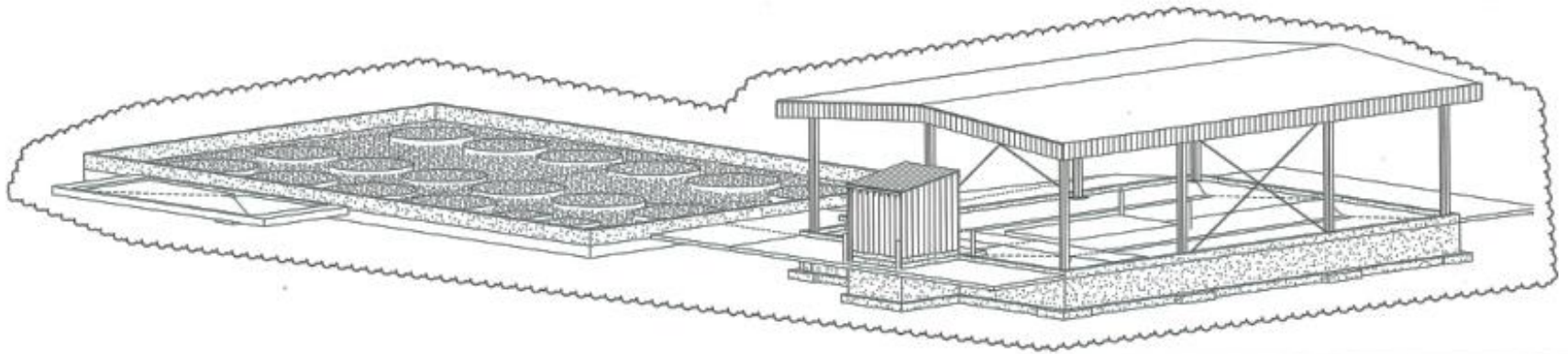
1 SITE CODE DATA PLAN
NOT TO SCALE

Conserv FS Inc, Owners
Stephanie Merdan - ISG, Agent

Site Address: 4304 S Beaumont Avenue

M-3 Site Plan Review to include additional fuel tanks with containment dike and truck loading / unloading pad with canopy (to be located east of existing tanks and containment dike)

Proposed



SEC 34 – T3N – R20E

Town of Dover

Review, discussion, and possible action on adjusting the future meeting times of the Economic Development & Land Use Planning Committee from 6: pm to 5:00 pm start time.

Review, discussion, and possible recommendation for the establishment of a moratorium on conditional use activity relating to Solar Farms. The moratorium is to allow for the development of a Solar Ordinance.