

Racine County

Economic Development & Land Use  
Planning Committee Public Hearing Meeting

**Monday, January 20, 2020 - 6:00 p.m.**

Ives Grove Office Complex Auditorium  
14200 Washington Avenue  
Sturtevant, WI 53177

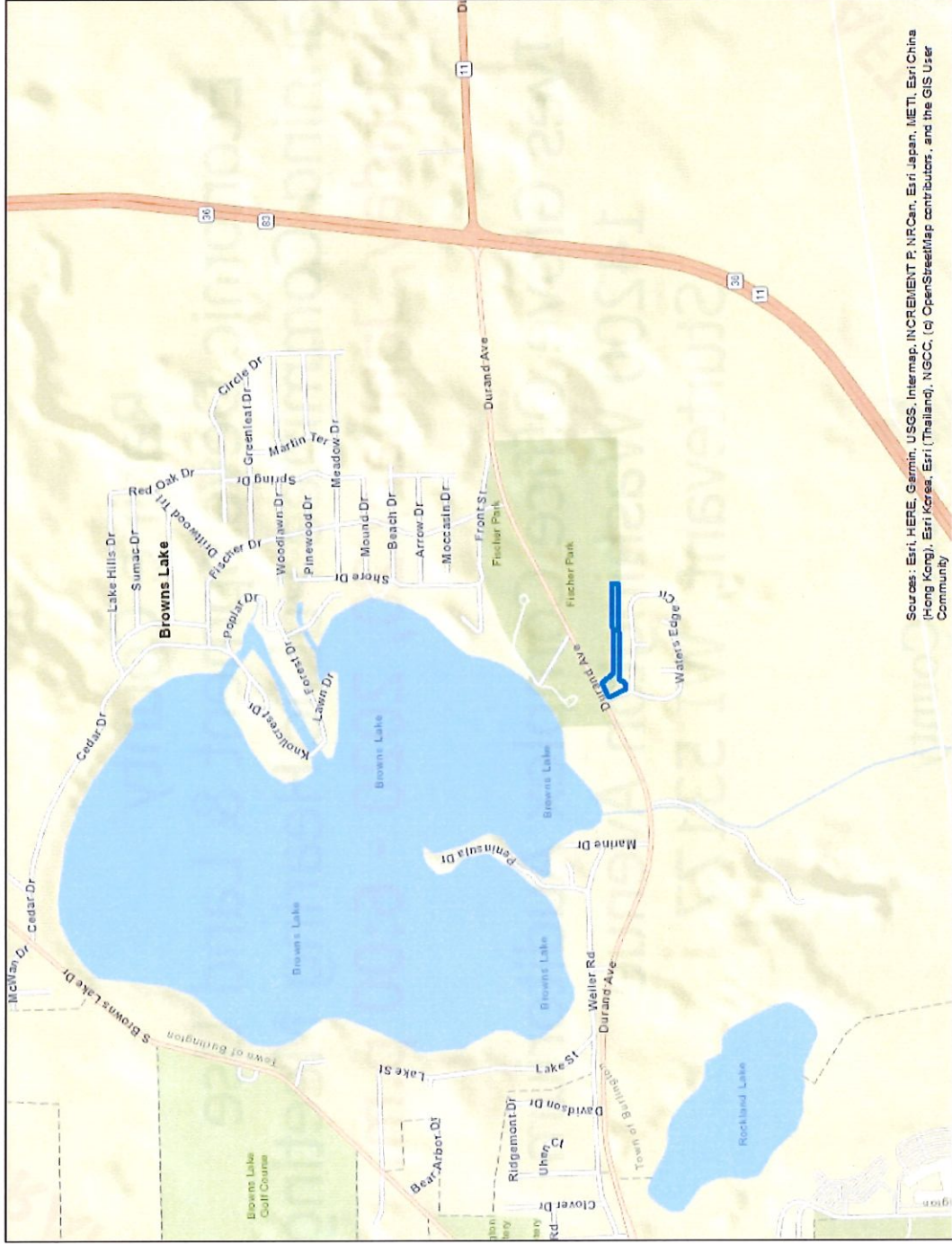
DRAFT

DRAFT



# Location Map

Beachview LLC, Owner  
 Bower Design & Construction, Agent  
 Site Address: 30427 Durand Avenue  
 B-3 Conditional Use to raze the existing motel & construct/utilize a 7,276 sf multi-tenant commercial incubator building  
 (the existing tavern will remain)



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



SEC 34 – T3N – R19E  
 Town of Burlington



Beachview LLC, Owner  
Bower Design & Construction, Agent  
Site Address: 30427 Durand Avenue  
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**Zoning Map**



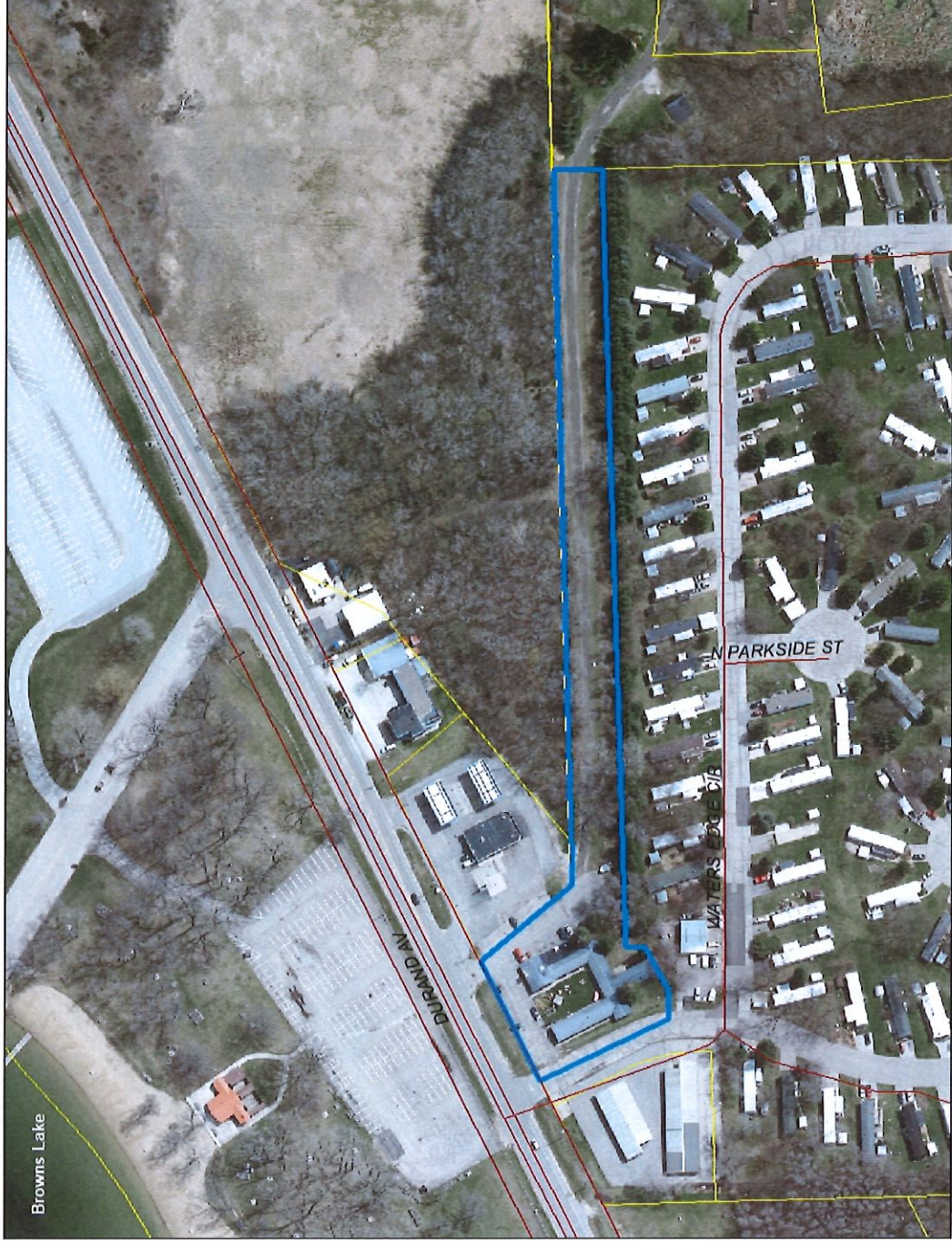
SEC 34 – T3N – R19E  
Town of Burlington





**2015 Aerial**

Beachview LLC, Owner  
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SEC 34 - T3N - R19E  
Town of Burlington

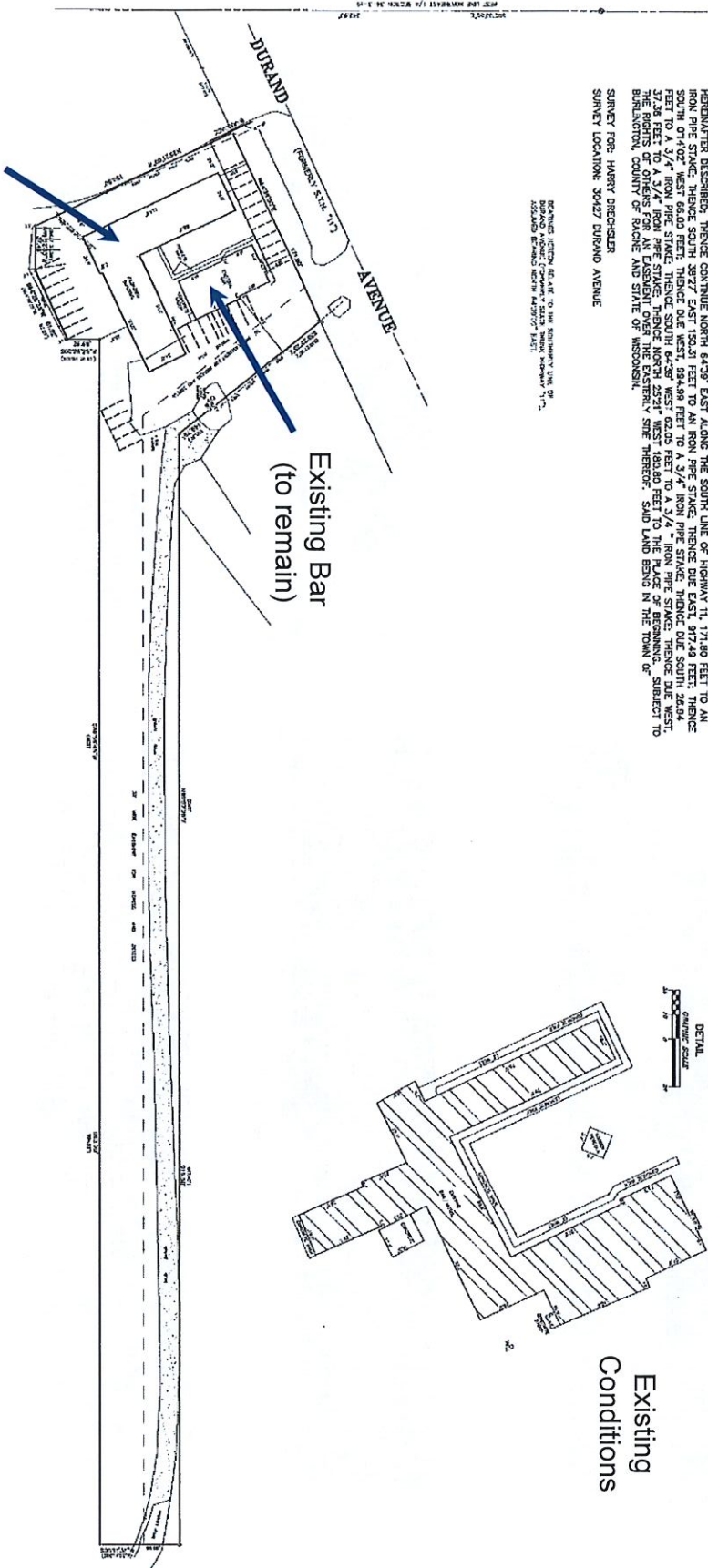
**Beachview LLC, Owner**  
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**Site Plan**

HEREINAFTER DESCRIBED, THENCE CONTINUE NORTH 64°39' EAST ALONG THE SOUTH LINE OF HIGHWAY 11, 171.60 FEET TO AN IRON PIPE STAKE, THENCE SOUTH 87°17' EAST 150.00 FEET TO AN IRON PIPE STAKE, THENCE DUE EAST, 972.28 FEET, THENCE SOUTH 87°17' EAST 150.00 FEET TO AN IRON PIPE STAKE, THENCE SOUTH 87°17' EAST 150.00 FEET TO AN IRON PIPE STAKE, THENCE SOUTH 84°29' WEST 62.00 FEET TO A 3/4" IRON PIPE STAKE, THENCE SOUTH 64°29' WEST 62.00 FEET TO A 3/4" IRON PIPE STAKE, THENCE DUE WEST, 37.26 FEET TO A 3/4" IRON PIPE STAKE, THENCE NORTH 25°21' WEST 180.00 FEET TO THE PLACE OF BEGINNING, THENCE DUE WEST, THE RIGHTS OF OTHERS FOR AN EASEMENT OVER THE EASTERN SIDE THEREOF, SAID LAND BEING IN THE TOWN OF BURLINGTON, COUNTY OF ROCKE AND STATE OF WISCONSIN.

SURVEY FOR: HARRY DIECHSLER  
 SURVEY LOCATION: 30427 DURAND AVENUE

BEACHVIEW LLC, OWNER  
 BOWER DESIGN & CONSTRUCTION, AGENT  
 30427 DURAND AVENUE, BURLINGTON, WI 53105



Proposed Building

Existing Bar  
 (to remain)

Existing  
 Conditions

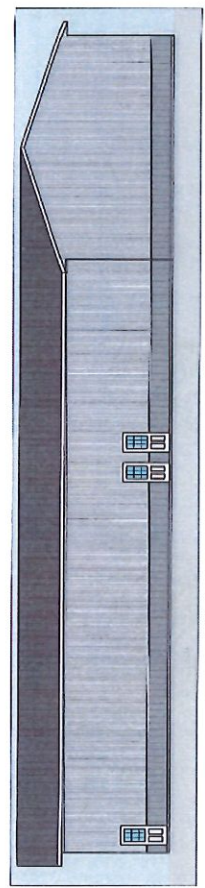
**SEC 34 – T3N – R19E**  
**Town of Burlington**



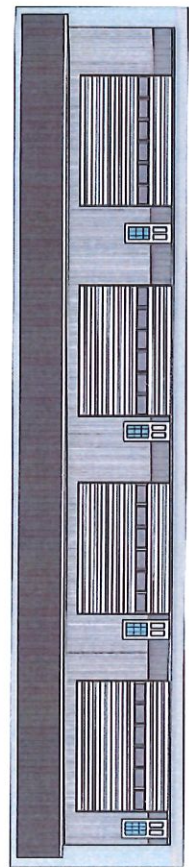


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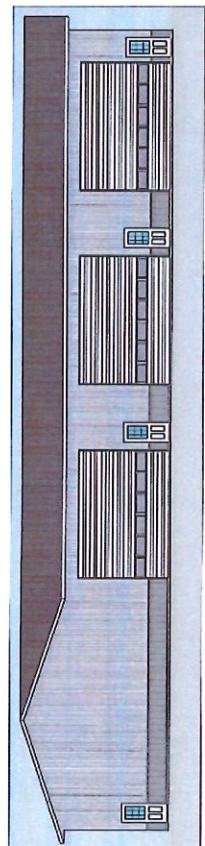
# Building Elevations



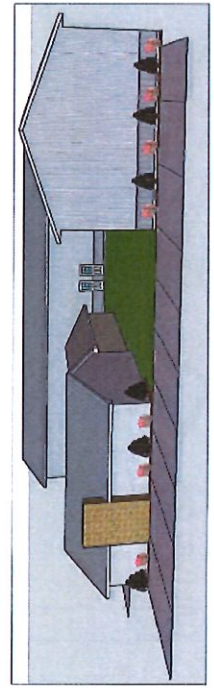
NORTH ELEVATION :  
 Scale: 1/8"=1'-0"



WEST ELEVATION :  
 Scale: 1/8"=1'-0"



SOUTH ELEVATION :



LANDSCAPING NORTH:  
 NOT TO SCALE



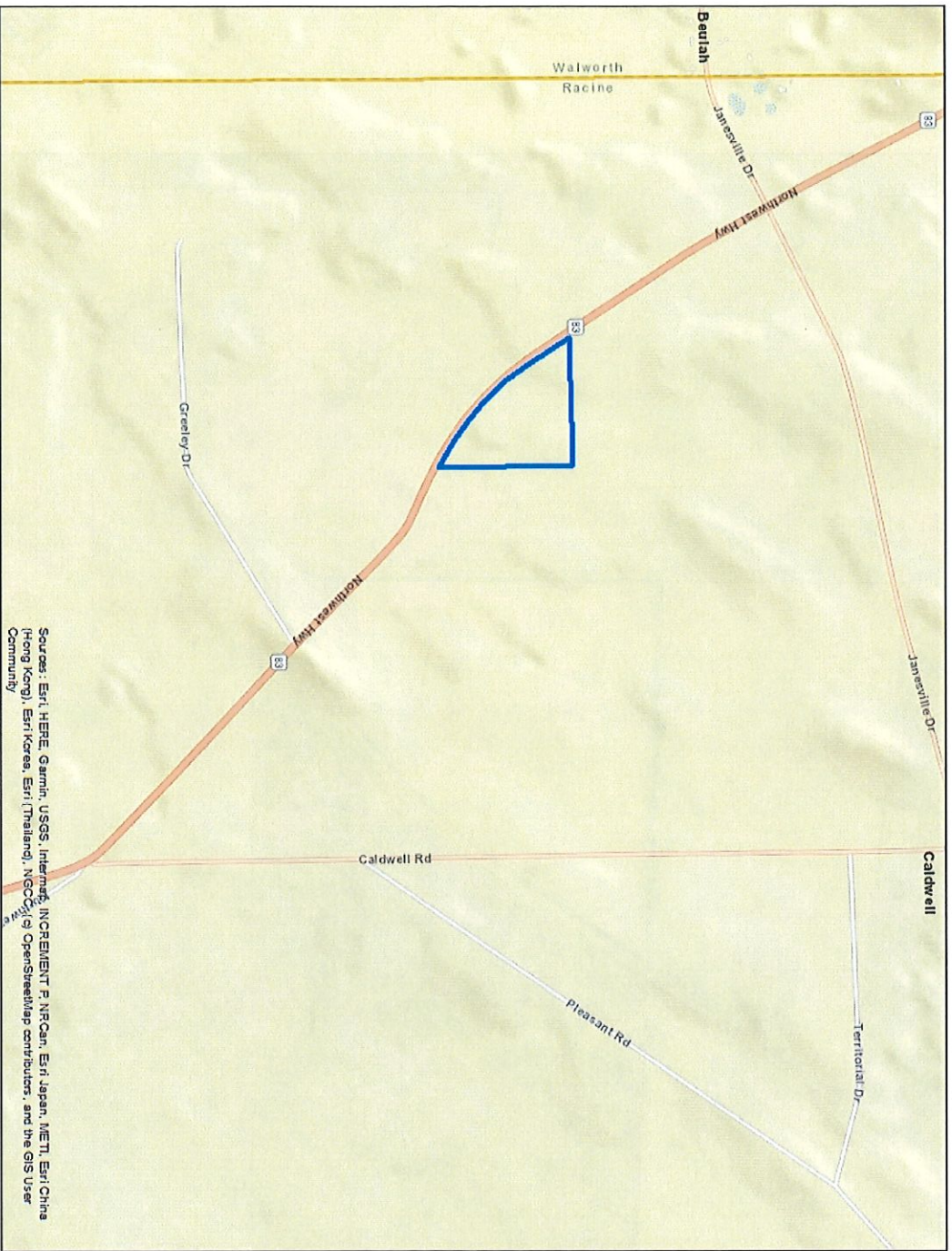
LANDSCAPING EAST:  
 NOT TO SCALE



SEC 34 – T3N – R19E  
 Town of Burlington

**Copper Creek Pass LLC, Owner**  
**Garrett Foat, Agent**  
**Site Address: (across the street from) 7708 Northwest Highway**  
**Rezone (24.6 ac) from A-1 Farmland Preservation District to A-2 General Farming & Residential District II**  
**(to create 4 rural residential lots for future development)**

**Location Map**



Source: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, Swisstopo, OpenStreetMap contributors, and the GIS User Community

**SEC 7 – T4N – R19E**  
**Town of Waterford**





# Zoning Map

Copper Creek Pass LLC, Owner  
Garrett Foat, Agent  
Site Address: (across the street from) 7708 Northwest Highway  
Rezone (24.6 ac) from A-1 Farmland Preservation District to A-2 General Farming & Residential District II  
(to create 4 rural residential lots for future development)



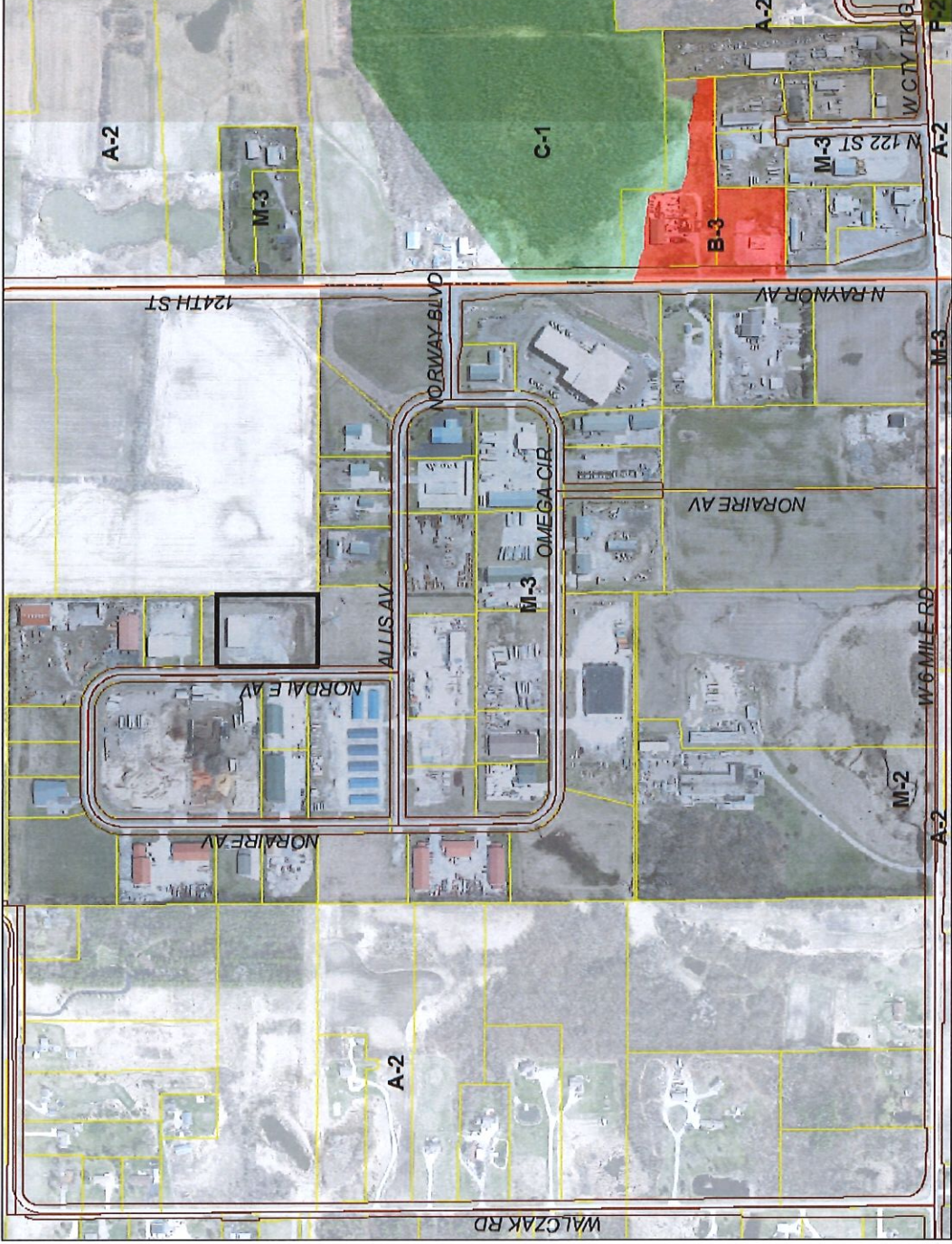
SEC 7 – T4N – R19E  
Town of Waterford





# Zoning Map

PG Senft Investments LLC, Owner  
Site Address: 7501 Nordale Avenue  
**EXTENSION M-3 Site Plan Review to construct an 81'x148' storage building for use in association with the construction business**  
**(Previously approved on 12/18/17 & 3/18/19)**

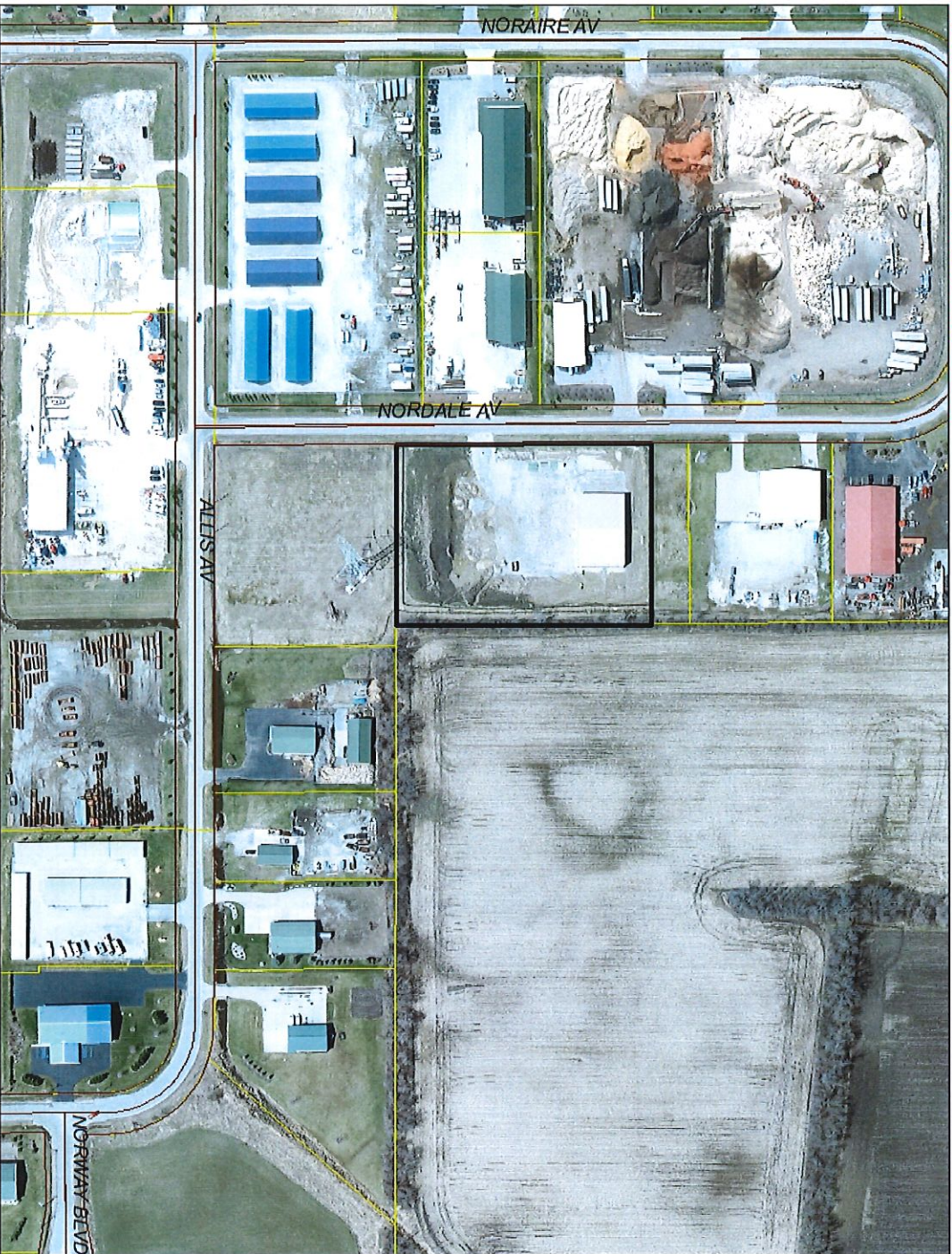


SEC 12 – T4N – R20E  
Town of Norway



PG Sentf Investments LLC, Owner  
Site Address: 7501 Nordale Avenue  
**EXTENSION M-3 Site Plan Review to construct an 81'x148' storage building for use in association with the construction business**  
**(Previously approved on 12/18/17 & 3/18/19)**

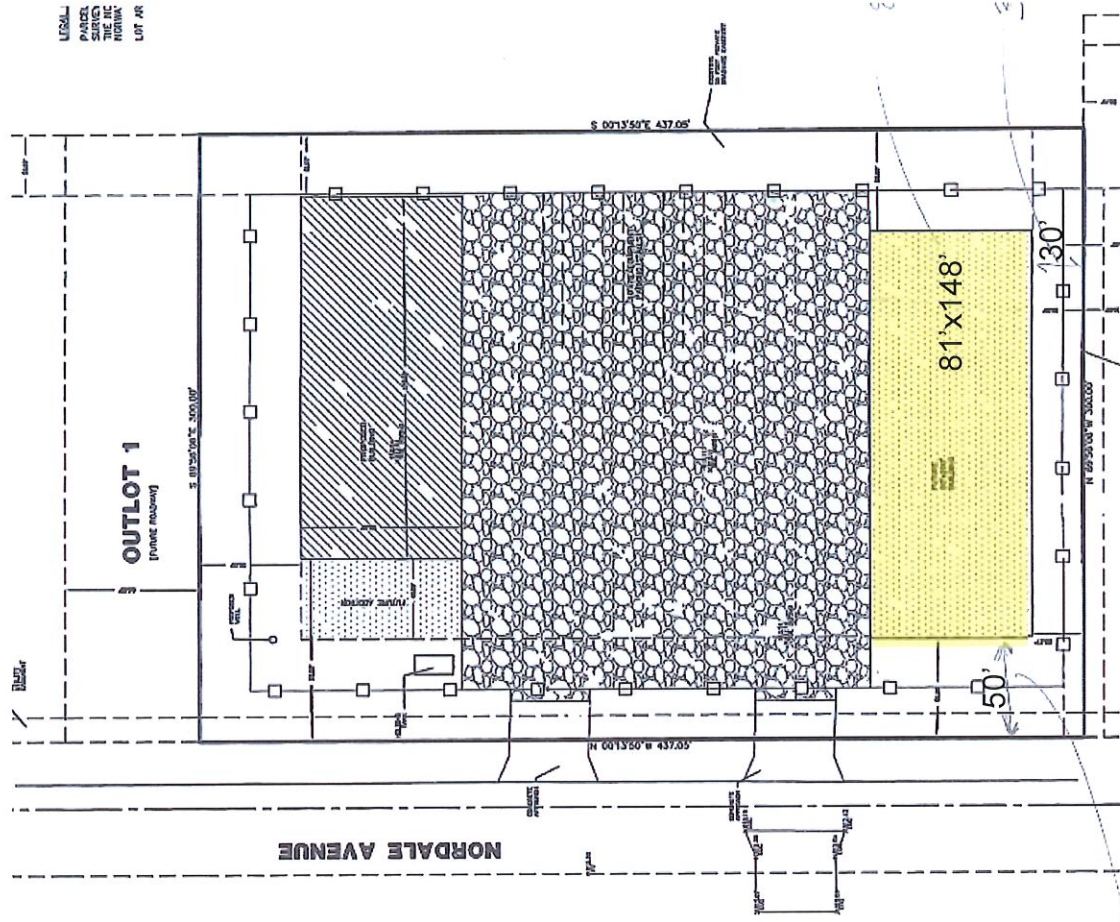
**2015 Aerial**



SEC 12 – T4N – R20E  
Town of Norway









Review, discussion & possible action on establishing a moratorium on consideration and/or issuance of zoning permits, certificates of compliance, occupancy permits, site plan review, and zoning approvals for adult establishment uses pending a study to determine how the Racine County Code of Ordinances should be modified to protect public health, safety & welfare in light of recent developments in the law as related to the comprehensive zoning plan, as well as rapid urbanization occurring in Racine County.

(Adoption requested at the January 28, 2020 County Board meeting).



Review, discussion & possible action on a grant application from the Land Conservation Committee of the WATERshed Program Resolution for the purpose of submitting with the NACD grant.

(1<sup>st</sup> & 2<sup>nd</sup> reading requested at the January 28, 2020 County Board Meeting).





Review, discussion & possible action on a grant application from the Land Conservation Committee of the Adaptive Farms Resolution for the purpose of submitting with NACD grant.

(1<sup>st</sup> & 2<sup>nd</sup> reading requested at the January 28, 2020 County Board Meeting).



