

Owner: Losacco, LLC
 Address: 7148 McHenry Street
Burlington, WI 53105
 Telephone #: 262-539-2592
 Fax #: _____
 E-mail: Sunray hills@outlook.com
 Date petition filed: June 29, 2020

Applicant/agent: Asphalt Contractors, Inc.
 Address: 1701 Main Street
Union Grove, WI 53182
 Telephone #: 262-878-4678
 Fax #: 262-878-5411
 E-mail: aci@mia.net
 Hearing date: November 16, 2020

TO THE RACINE COUNTY BOARD OF SUPERVISORS:

Please take notice that the undersigned hereby petitions the Economic Development & Land Use Planning Committee to consider a request to REZONE the land described in the attachment

FROM P-2 Recreational Park District DISTRICT
 TO M-4 Quarrying District DISTRICT
 Town of Burlington # of Acres 165 ^{S. 33' SE 1/4 SW 1/4 (7)} 1/4 Section 7, 18 T 2 N R 19 E
 Parcel # 002-02-19-07-010-000 and 002-02-19-18-015-000
 Location/site address 7148 McHenry Street, Burlington, WI 53105

Attached are

- Survey or plot plan, prepared by a Wisconsin registered land surveyor, that identifies property ownership with dimensions (12 copies: 10 of the 12 copies should be individually folded to approximately 8.5" x 11")
- Legal description of land to be rezoned, prepared by a Wisconsin registered land surveyor
- Names & addresses of land owners within 300 feet of the boundary of the area requested to be rezoned (include across the street, highway, &/or Interstate)
- Hearing & publication fees as set by the adopted fee schedule, payable to Racine County Planning (Fees are non-refundable. Re-publication/amendment fees will be charged where applicable.)
- Report of existing & future land usage / Proposed development plan
- Letter of Agent Status

R. Kordus Pres
 signature

The completed petition with all required attachments must be submitted to: Racine County Development Services, 14200 Washington Avenue, Sturtevant, WI 53177; phone: 262-886-8440; fax: 262-886-8480; hours: 8:00 a.m. to 12:00 noon & 12:30 p.m. to 4:30 p.m., Monday through Friday. This is the minimal required information that must be submitted to have a rezoning application processed. Additional information might be requested if the Department, the Committee, &/or the Town feel that such additional information is necessary to adequately evaluate the application.

credit card/cash/check #: 67411 amount received: \$ 400.00

The Economic Development & Land Use Planning Committee public hearings are generally held the 3rd Monday of each month. They start at 6:00 p.m. & are held in the Ives Grove Office Complex Auditorium, 14200 Washington Avenue (just west of the Sheriff's Patrol Station on Highway 20). Parking is available in the visitor parking lot on the north side of the building.

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STAFF USE ONLY:

Recommend:

- approval
- denial

ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

Recommend:

- approval
- denial

LAND USE PLAN AMENDMENT APPLICATION

Racine County, Wisconsin

Owner: Lasacco LLC / Losacco LLC

Applicant/agent: Asphalt Contractors

Address: 7148 McHenry St
Burlington WI 53105

Address: 1701 Main St
Union Grove, WI 53105

Telephone #: 262-539-2592

Telephone #: 262-878-4678

Fax #: _____

Fax #: 262-878-5411

E-mail: ~~ASPHALT~~ SUNDAYHILLS

E-mail: aci@asphaltinc.com

Date petition filed: June 25, 2020 @ Outlook.com

Hearing date: November 16, 2020

TO THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE:

The undersigned requests to amend the

RECOMMENDED LAND USE PLAN FOR RACINE COUNTY PLANNING AREA 2035

FROM Agricultural Estate (5.0 Acres or more per dwelling unit), Commercial, & Primary Environmental Corridor

TO Extractive

Municipality T. Burlington # of Acres 144.78 165 ¼ Section S. 33' of SE ¼ (7) Section SW ¼ (7) NN ¼ (8) T 2 N R 19 E

Parcel # 002-02-19-07-010-000

002-02-19-18-015-000

Location/site address 7148 McHenry St

Briefly explain reasoning for Land Use Plan Amendment

To rezone a campground that has closed and open it for a gravel pit.

Attachments:

Town/Village Land Use Plan Map

hearing/review fee (all fees are NON-REFUNDABLE)

cover letter

letter of agent status

Staff Use Only: (Checks payable to Racine County Planning)		
Staff Initials: <u>SAW</u>	Cash or Check #: <u>153411</u>	Fees \$: <u>1000.00</u>

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RACINE COUNTY



Grading-Paving-Sealing-Striping

Tel (262)878-4678 Fax (262)878-5411 www.asphaltinc.com

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Rezone

Introduction

Asphalt Contractors, Inc. (ACI) proposes to rezone and get a conditional use permit to operate a sand and gravel pit on the former Sun Ray Hills Campground. ACI has signed an agreement to purchase the land and improvements subject to rezoning the property to M-4.

The access to the pit would use the existing paved road to Highway P. There are two gravel pits adjacent to the property which are Cretex Materials to the north and Hillside Aggregate to the east.

The existing land has been a campground for many years with roads and campground sites that cover most of the land. There are wetlands near the county line and on the southwest corner of the land. ACI would operate the pit while leaving a buffer of land and trees along these wetlands with no water from the pit flowing overland to the wetlands.

Future Development Plan

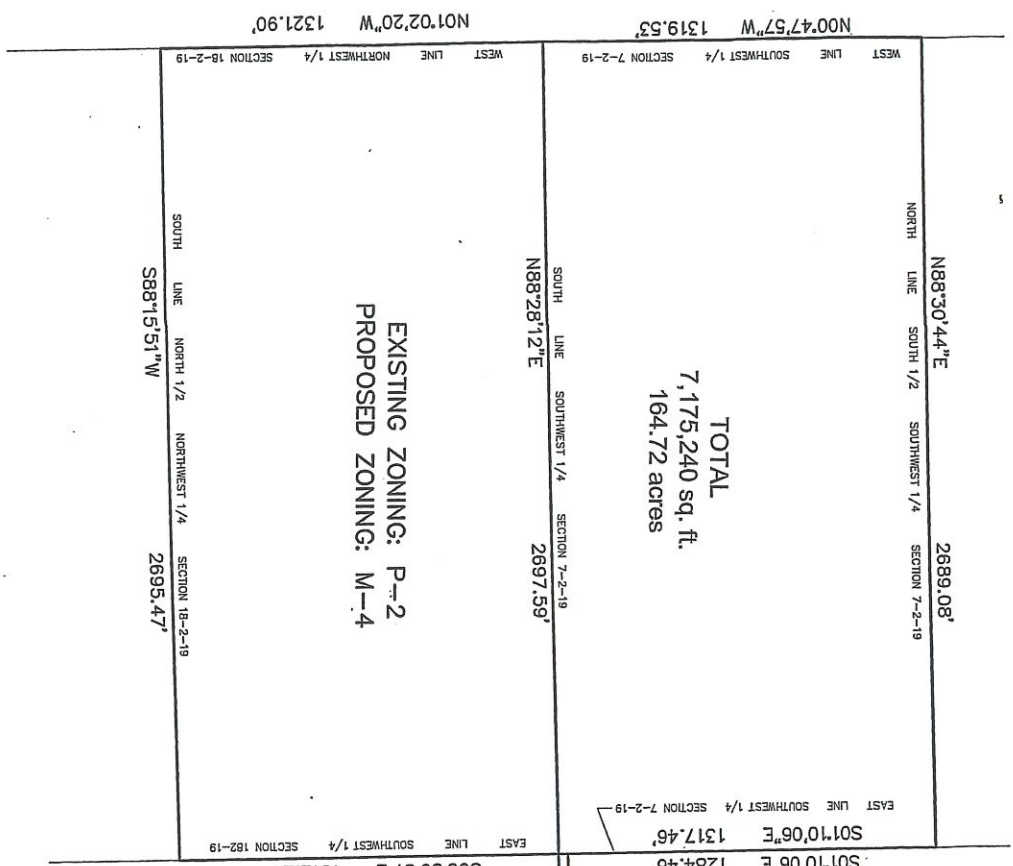
The reclaimed property would have existing trees remaining along the boundaries of the property. The disturbed area would be reclaimed with ponds surrounded by hayfields. The slopes will be seeded with native grasses suitable for wildlife. The two homes and the related buildings would remain.

It is anticipated that the land would be rezoned for agricultural use. The slopes on the perimeter will be left in a natural condition like the existing boundary of the land. The bottom could be used as a pasture for animals or grow hay/alfalfa.

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MAP AND LEGAL DESCRIPTION

-FOR-
PROPOSED REZONE
-OF-

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE 4TH PRINCIPAL MERIDIAN.

ALSO: THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE 4TH PRINCIPAL MERIDIAN.

ALSO: THE SOUTH 33 FEET OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE 4TH PRINCIPAL MERIDIAN LYING WEST OF THE WEST LINE OF COUNTY TRUNK HIGHWAY "P".

SAID LAND LYING AND BEING IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

PREPARED FOR: ROBERT KORDIS

N88°16'22"E 2216.17'

S88°16'22"W 2205.95'

SOUTH LINE SOUTHWEST 1/4 SECTION 7-2-19

S13°31'20"W 34.20'
"P"
(MCHENRY STREET)



BEARINGS HEREON RELATE TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 7-2-19, ASSUMED BEARING NORTH 00°47'57" WEST.

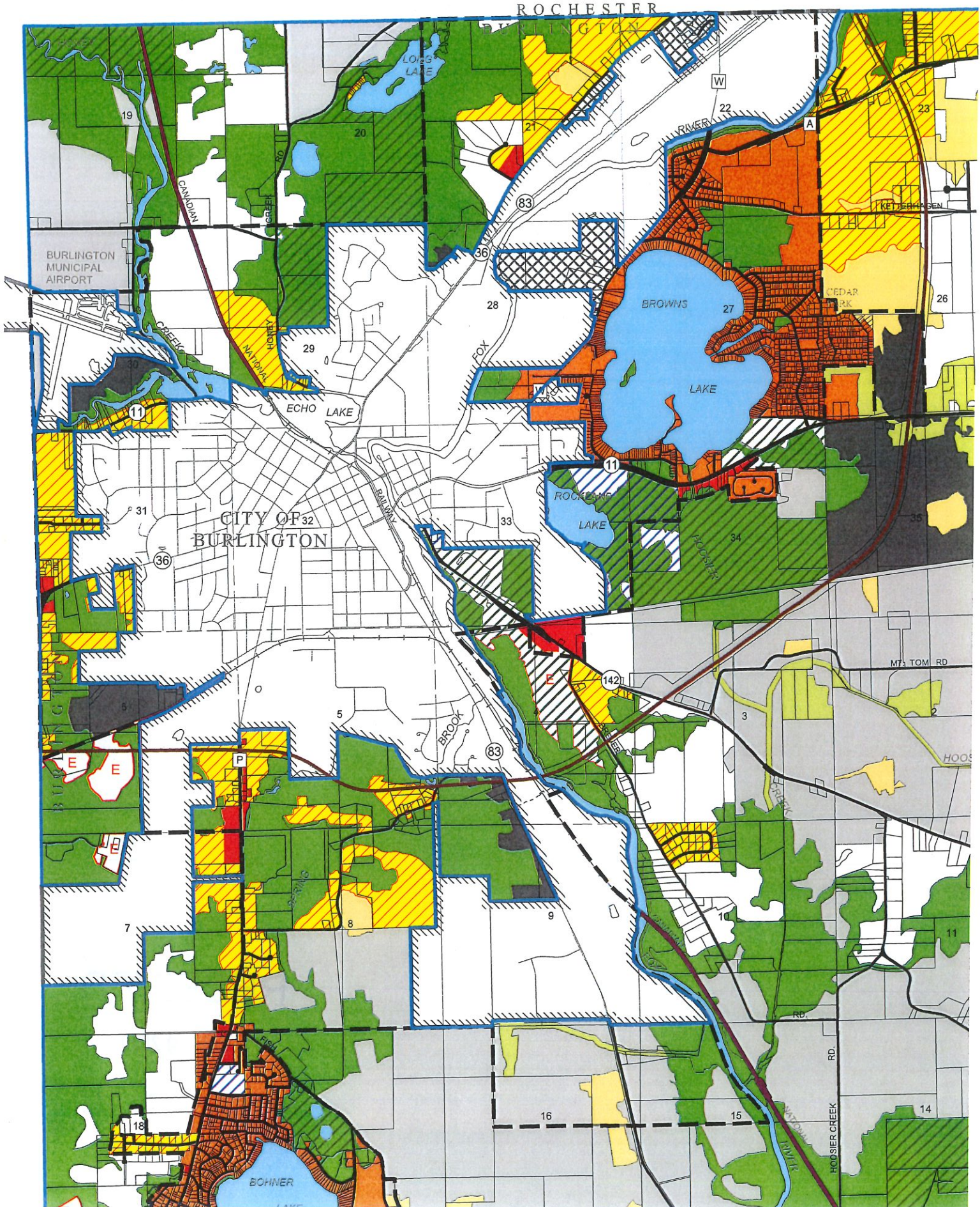
GRAPHIC SCALE

SCALE: 1" = 400'

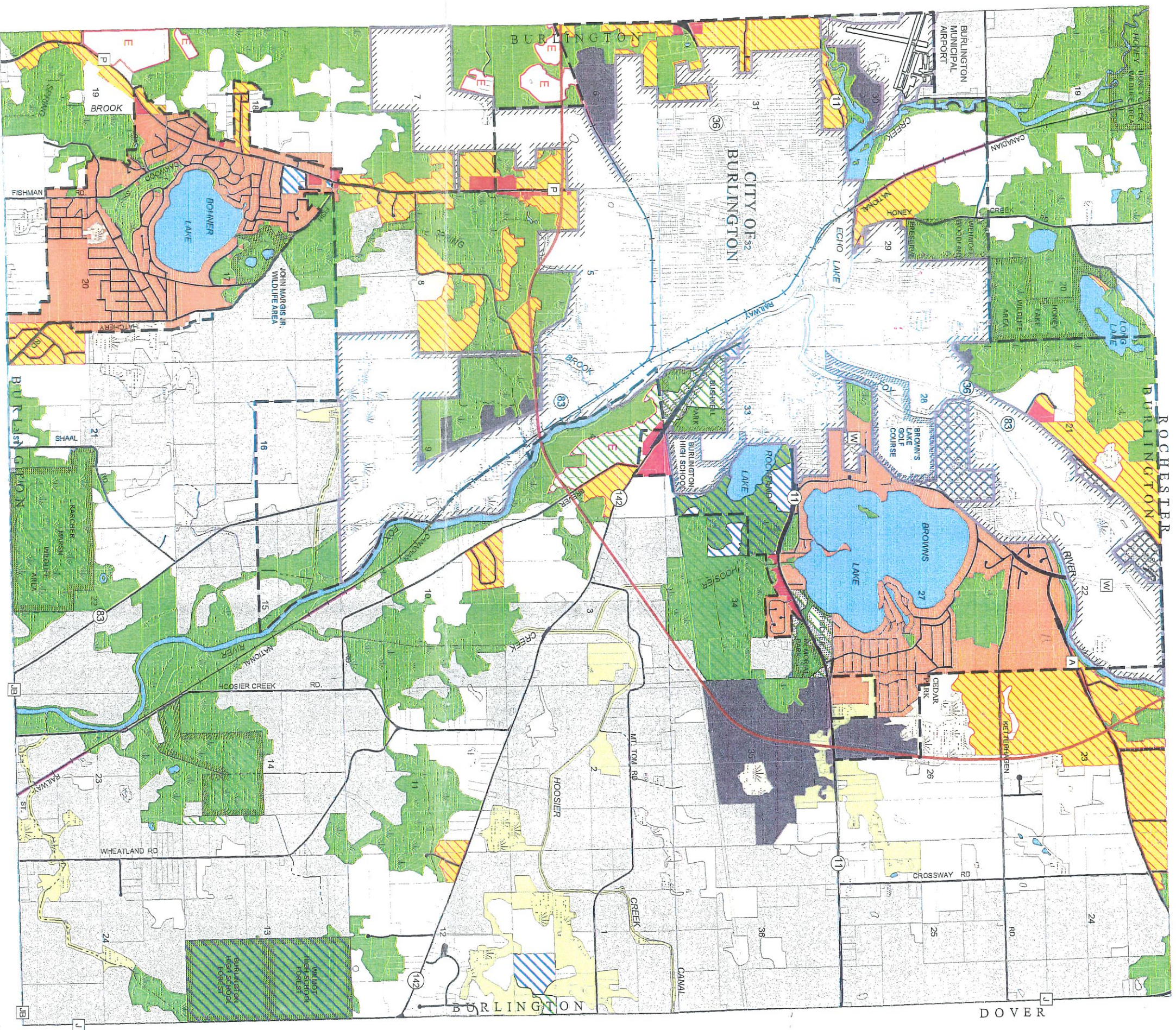


B.W. SURVEYING, INC.
LAND SURVEYS
MAPPING AND PLANNING
412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225

TOWN OF BURLINGTON LAND USE PLAN: 2035



TOWN OF BURLINGTON 2035 LAND USE PLAN



- RESIDENTIAL-SEWERED (25,000 SQ. FT. TO 1.49 ACRES PER DWELLING)
- RESIDENTIAL-UNSEWERED (1.5 TO 4.99 ACRES PER DWELLING)
- AGRICULTURAL ESTATE (5.0 ACRES OR MORE PER DWELLING)
- COMMERCIAL
- INDUSTRIAL
- STIPULATION AREA (TO BE ANNEXED TO THE CITY OF BURLINGTON IN THE FUTURE)
- EXTRACTIVE
- GOVERNMENTAL AND INSTITUTIONAL
- PARK AND RECREATION
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- AGRICULTURAL PRESERVATION
- ISOLATED NATURAL RESOURCE AREA
- TRANSPORTATION, COMMUNICATION AND UTILITIES
- SURFACE WATER
- CITY OF BURLINGTON: AS OF 1/1/2008
- STREETS AND HIGHWAYS
- PLANNED URBAN SERVICE AREA BOUNDARY



All Mail to:
1701 Main Street
Union Grove, WI 53182



Contact Info:
Tel (262) 878-4678
Fax (262) 878-5411
aci@asphaltinc.com

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Asphaltinc.com

Asphalt Contractors Inc. is requesting a change to the Town of Burlington Land Use Plan for the former campground located west of Highway P. There is a long history of gravel pits in the Town of Burlington that supplies the majority of sand and gravel to maintain and build the infrastructure in Racine and Kenosha counties. The large demand for aggregate in the last two years has removed many acres of land from existing pits.

The proposed site is adjacent to Cretex materials and Trenton Aggregate with an existing road to highway P that is already used by trucks from other pits.

Land use maps do not generally anticipate new sources of pits or quarries because the geology underground is not always well defined to the quality of the sand, gravel, or dirt overburden. It is also impractical to locate new sources on small parcels with 200 foot setback requirements. This parcel with 165 acres on a county highway next to existing pits is a location that fits with growth in a land use plan.

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