

Racine County
Economic Development & Land Use
Planning Committee Public Hearing Meeting
Monday, February 15, 2021 - 6:00 p.m.
Ives Grove Office Complex Auditorium

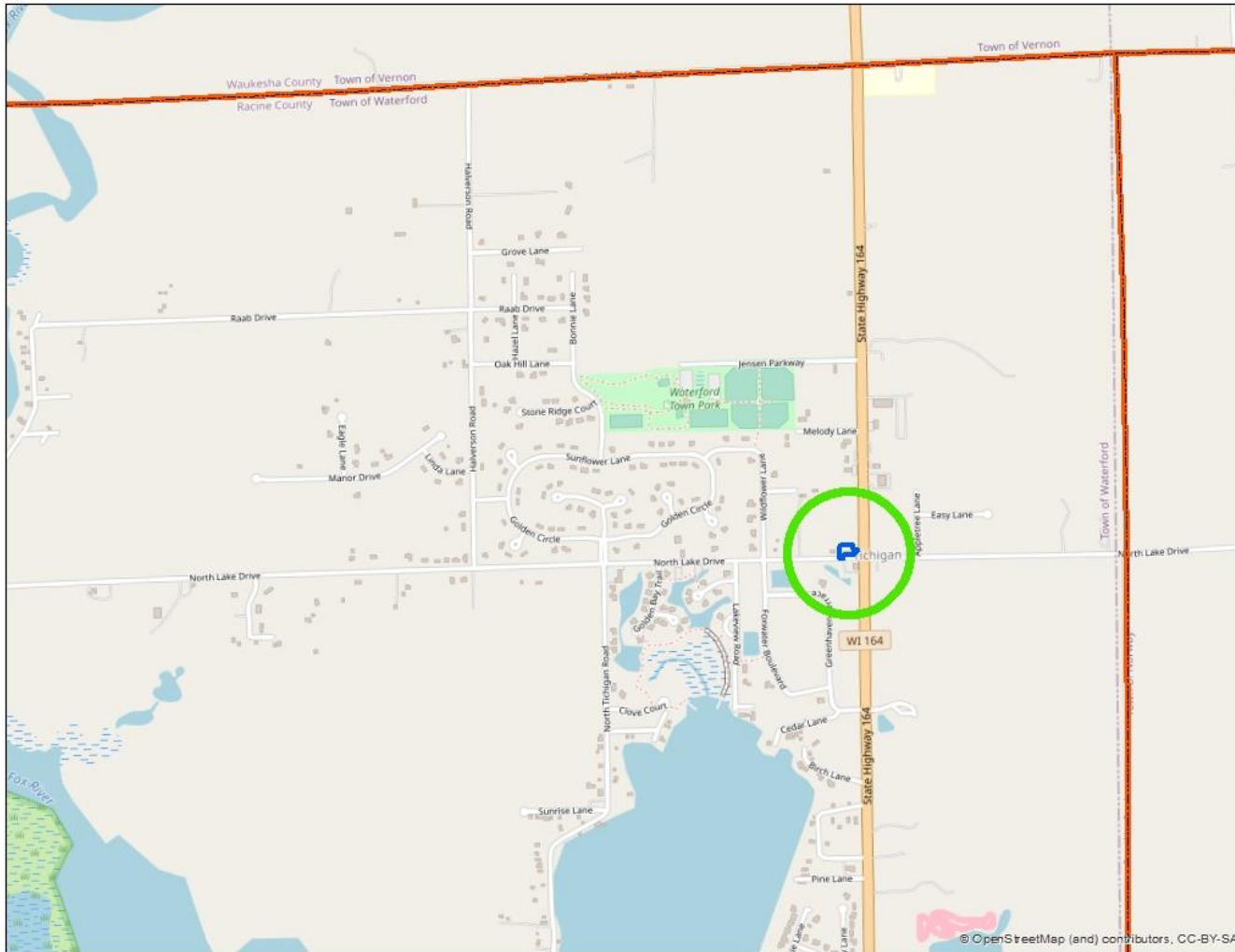
Please note: Seating for the public is very limited due to social distancing requirements. Masks are required in all Racine County buildings.



Michael & Valerie Iverson, Owners
Steven R Sharpe, Architect / Agent
Site Address: 8006 Big Bend Road

Location Map

B-3 Conditional Use to construct additions to & perform renovations of an existing commercial building & occupy the commercial building with a liquor / convenience store & to allow residential quarters on the second floor



SEC 01 – T4N – R19E

Town of Waterford



Michael & Valerie Iverson, Owners
Steven R Sharpe, Architect / Agent
Site Address: 8006 Big Bend Road

Zoning Map

B-3 Conditional Use to construct additions to & perform renovations of an existing commercial building & occupy the commercial building with a liquor / convenience store & to allow residential quarters on the second floor



SEC 01 – T4N – R19E

Town of Waterford



Michael & Valerie Iverson, Owners
Steven R Sharpe, Architect / Agent
Site Address: 8006 Big Bend Road

2020 Aerial

B-3 Conditional Use to construct additions to & perform renovations of an existing commercial building & occupy the commercial building with a liquor / convenience store & to allow residential quarters on the second floor



SEC 01 – T4N – R19E

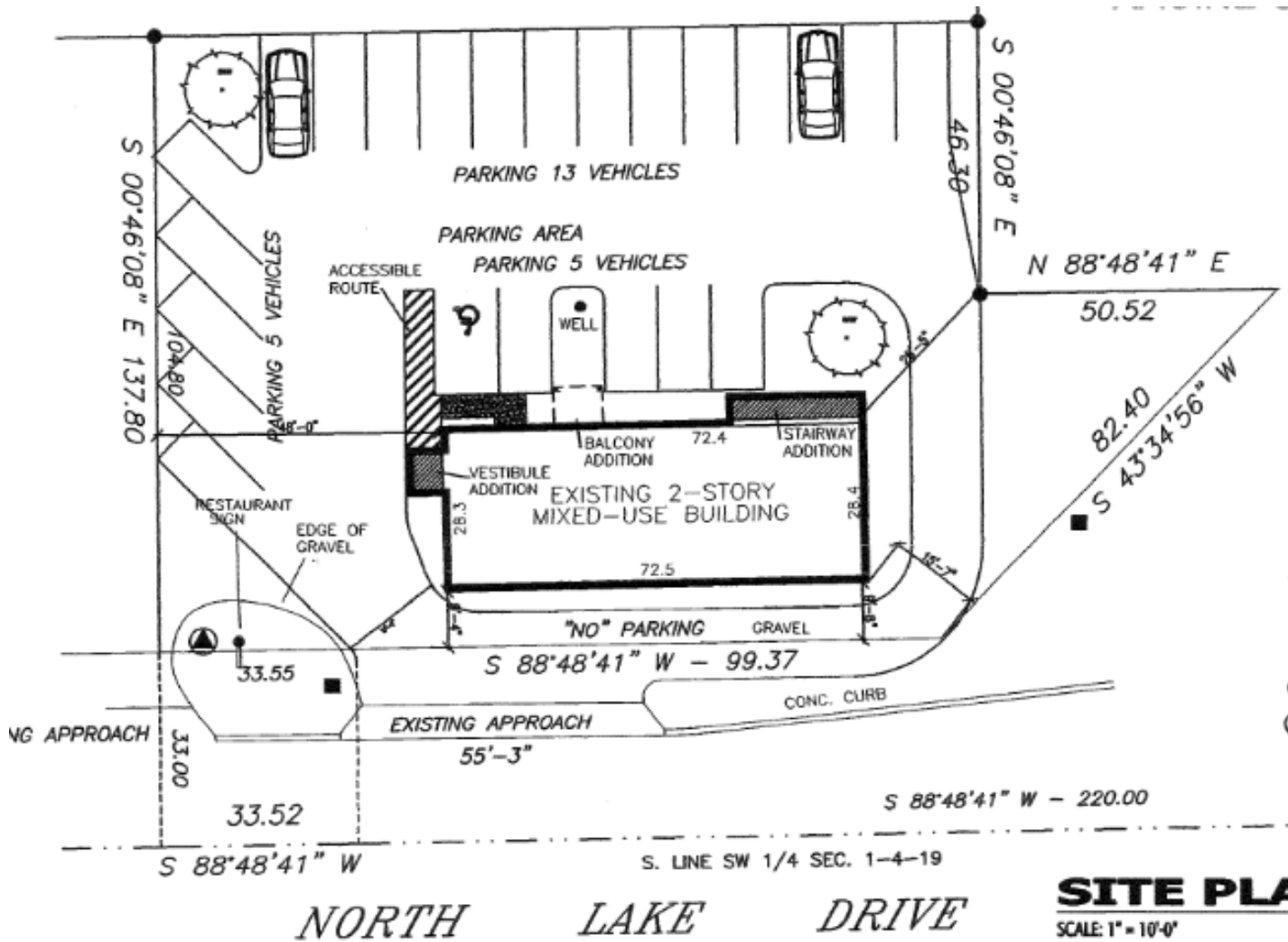
Town of Waterford



Michael & Valerie Iverson, Owners
 Steven R Sharpe, Architect / Agent
 Site Address: 8006 Big Bend Road

Site Plan

B-3 Conditional Use to construct additions to & perform renovations of an existing commercial building & occupy the commercial building with a liquor / convenience store & to allow residential quarters on the second floor



SITE PLAN
 SCALE: 1" = 10'-0"

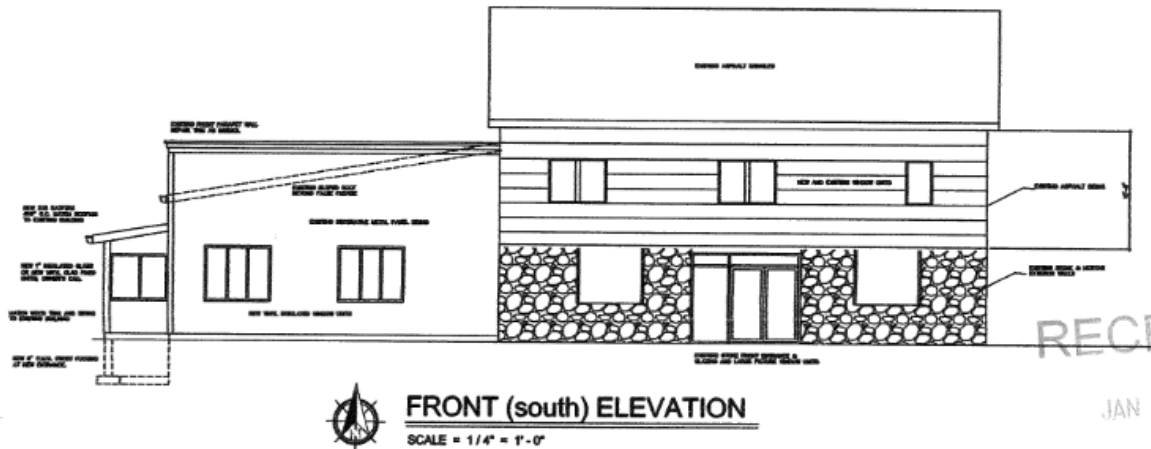
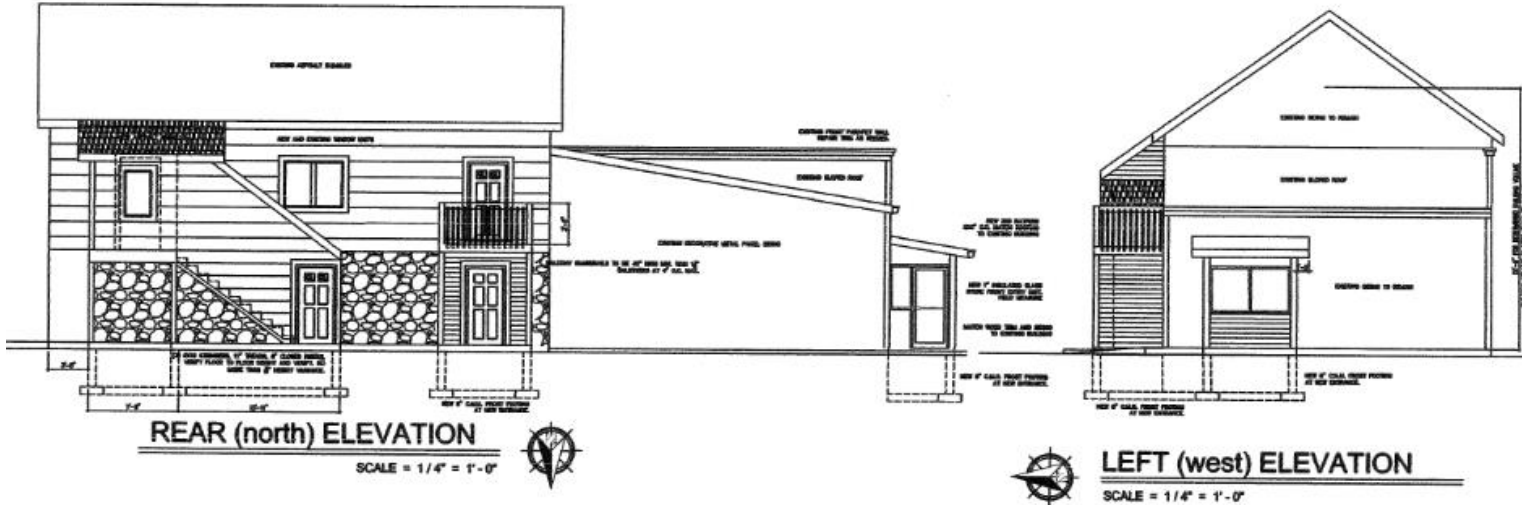
SEC 01 - T4N - R19E
 Town of Waterford



Michael & Valerie Iverson, Owners
 Steven R Sharpe, Architect / Agent
 Site Address: 8006 Big Bend Road

Building Elevations

B-3 Conditional Use to construct additions to & perform renovations of an existing commercial building & occupy the commercial building with a liquor / convenience store & to allow residential quarters on the second floor



SEC 01 – T4N – R19E
 Town of Waterford



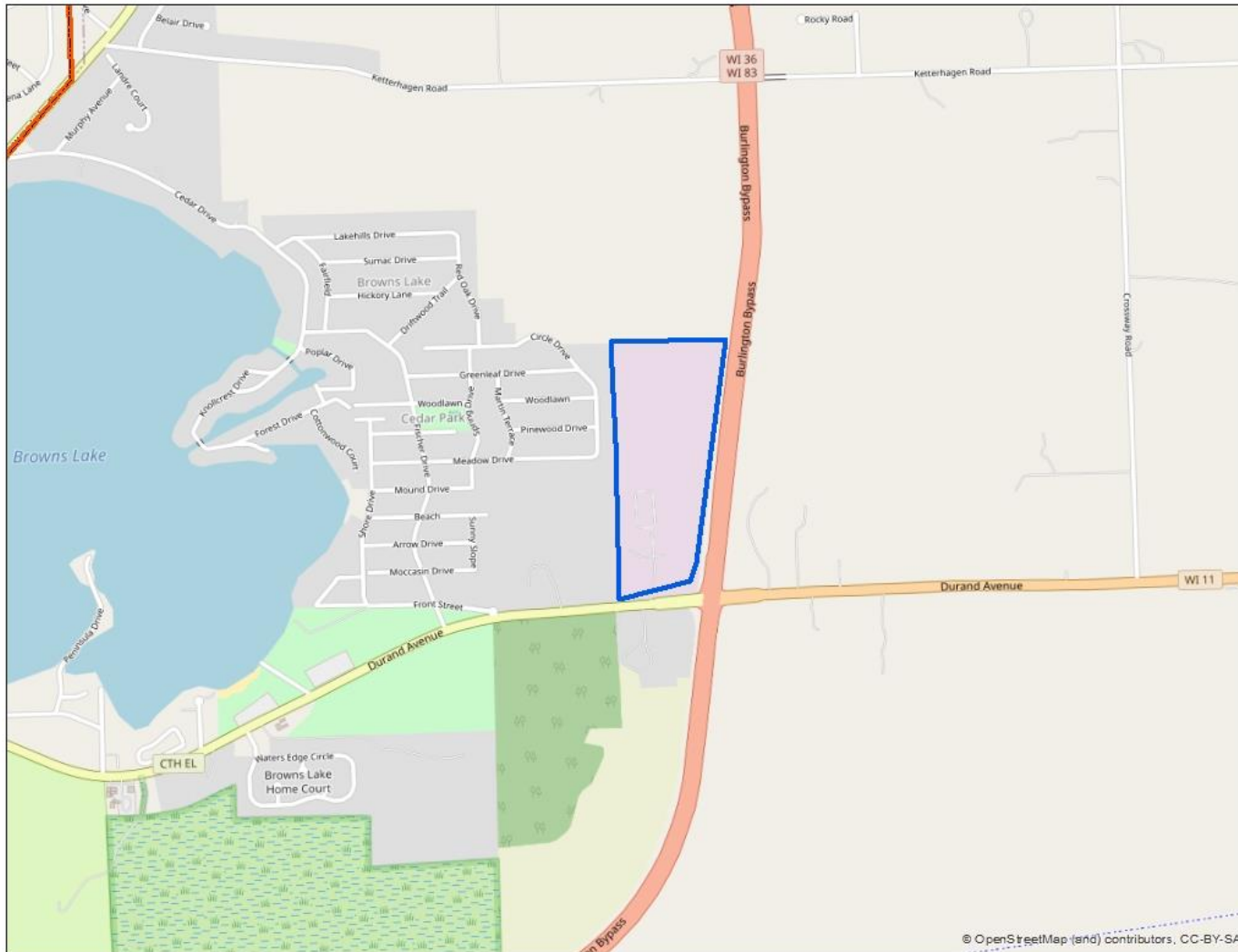
Review, discussion & possible recommendation on ordinance revisions to repeal and recreate portions of Chapter 20, Zoning, Racine County Code of Ordinances, including but not limited to shoreland zoning in order to comply with all State required regulations of Wisconsin's Shoreland Protection Program outlined in WI Admin. Code Natural Resources Code NR 115 & in WI Statute 59.692.



**Wanasek Investments LLC, Owners
Wanasek Corp – Kevin Bird, Applicant
Site Address: 29606 Durand Avenue**

Location Map

M-4 Site Plan Review to continue a non-metallic (sand & gravel) extraction operation, including earthmoving, crushing, sorting, sizing, stockpiling, concrete & asphalt crushing / recycling, transporting & reclamation



SEC 26 – T3N – R19E

Town of Burlington

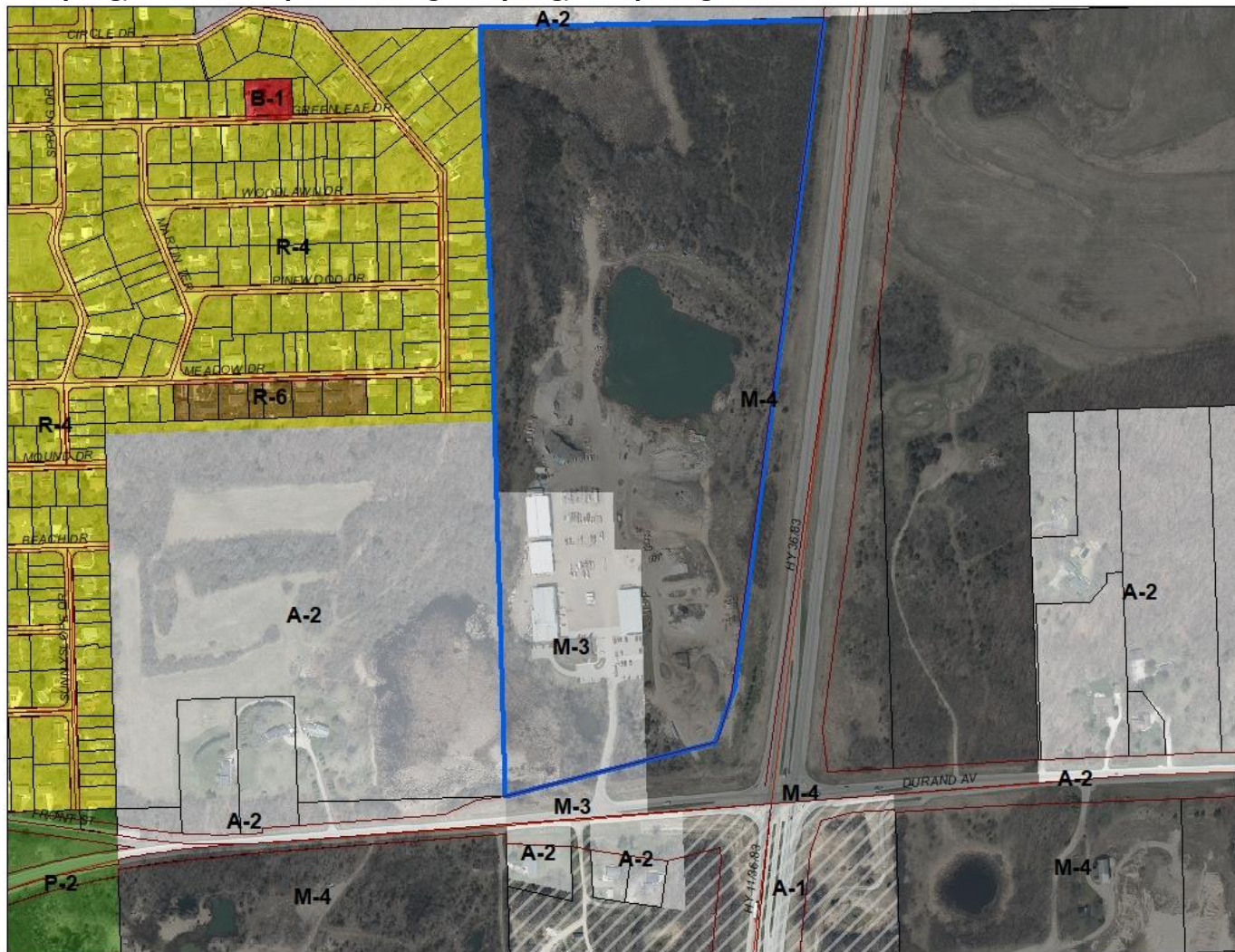


Wanasek Investments LLC, Owners
Wanasek Corp – Kevin Bird, Applicant

Site Address: 29606 Durand Avenue

M-4 Site Plan Review to continue a non-metallic (sand & gravel) extraction operation, including earthmoving, crushing, sorting, sizing, stockpiling, concrete & asphalt crushing / recycling, transporting & reclamation

Zoning Map



SEC 26 – T3N – R19E

Town of Burlington





Wanasek Corporation

Burlington S26 T3N R19E

1 inch = 300 feet

SEC 26 – T3N – R19E

Town of Burlington

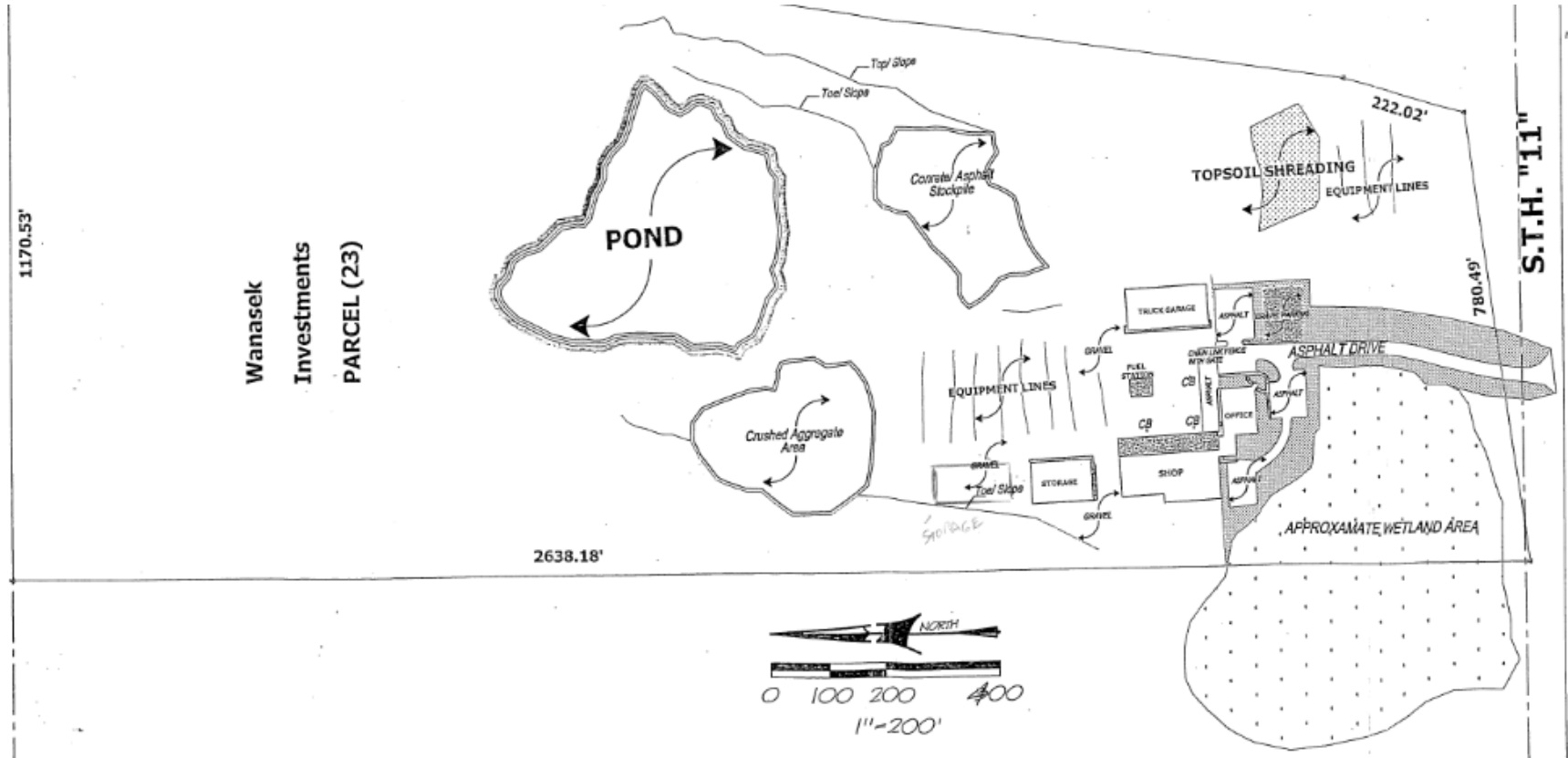
- Tax Parcels
- Mining Area
± 26 Acres
- Active Mining
± 18 Acres
- Reclaimed
± 4 Acres
- M-3/M-4 Zoning
Boundary
- Wetlands

Wanasek Investments LLC, Owners
Wanasek Corp – Kevin Bird, Applicant

Site Address: 29606 Durand Avenue

M-4 Site Plan Review to continue a non-metallic (sand & gravel) extraction operation, including earthmoving, crushing, sorting, sizing, stockpiling, concrete & asphalt crushing / recycling, transporting & reclamation

Site Plan



SEC 26 – T3N – R19E

Town of Burlington

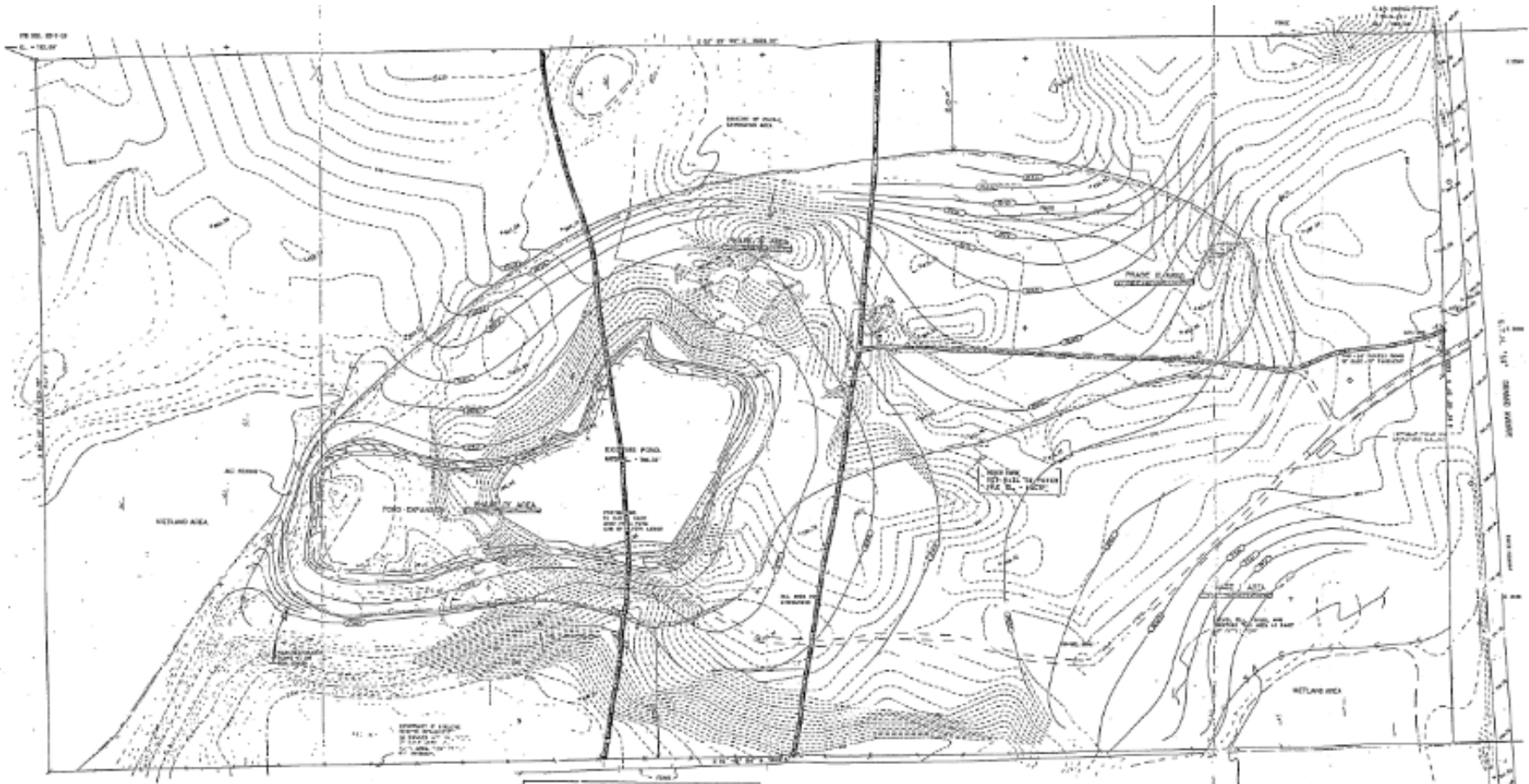


Wanasek Investments LLC, Owners
Wanasek Corp – Kevin Bird, Applicant

Site Address: 29606 Durand Avenue

M-4 Site Plan Review to continue a non-metallic (sand & gravel) extraction operation, including earthmoving, crushing, sorting, sizing, stockpiling, concrete & asphalt crushing / recycling, transporting & reclamation

Restoration Plan



SEC 26 – T3N – R19E

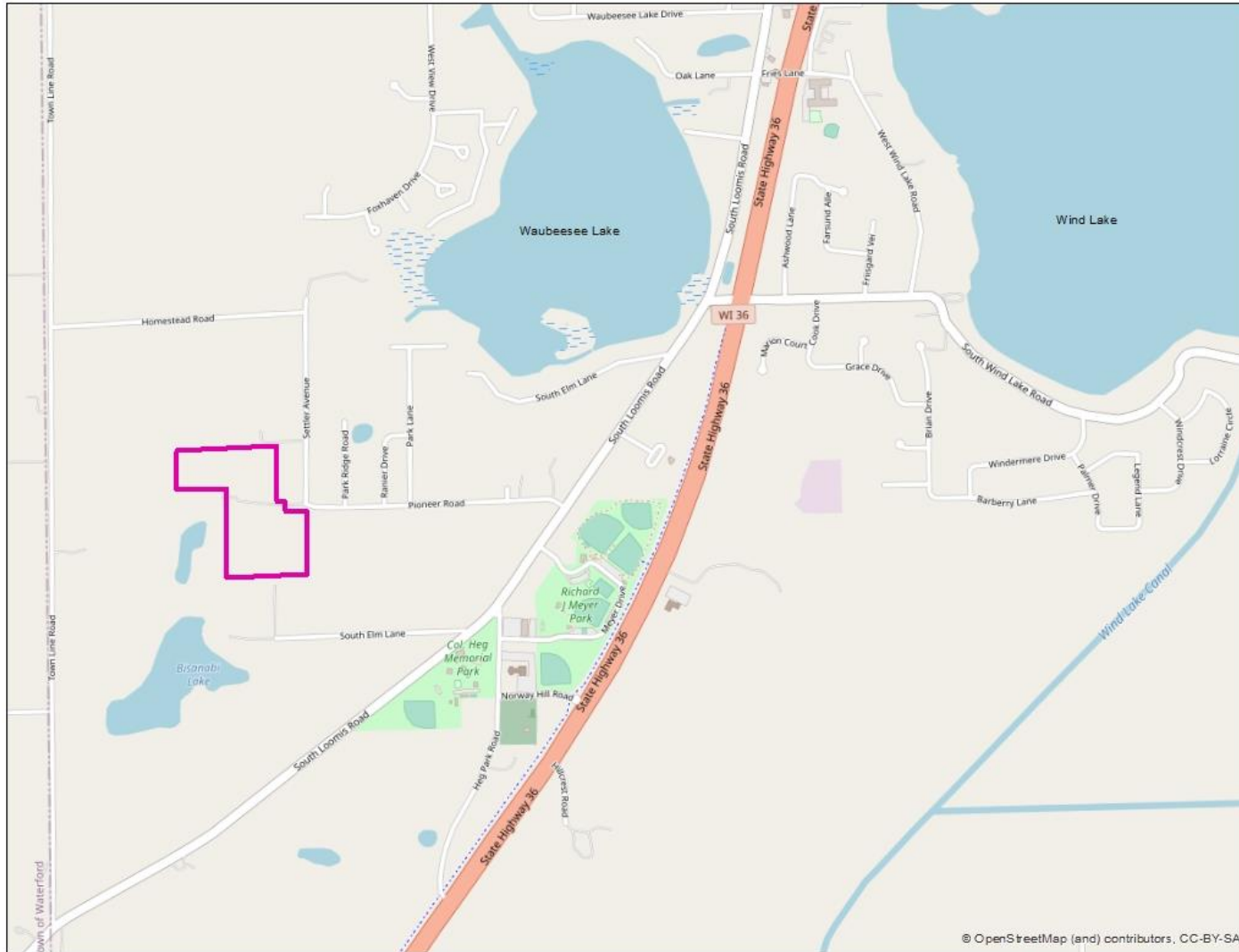
Town of Burlington



Donald & Justin Willms, Owners
Site Address: 6720 Settler Avenue

A-2 Conditional Use Amendment to allow for small excavator to be on property for personal use only
(Original Conditional Use Granted 12/17/18)

Location Map



SEC 18 – T4N – R20E

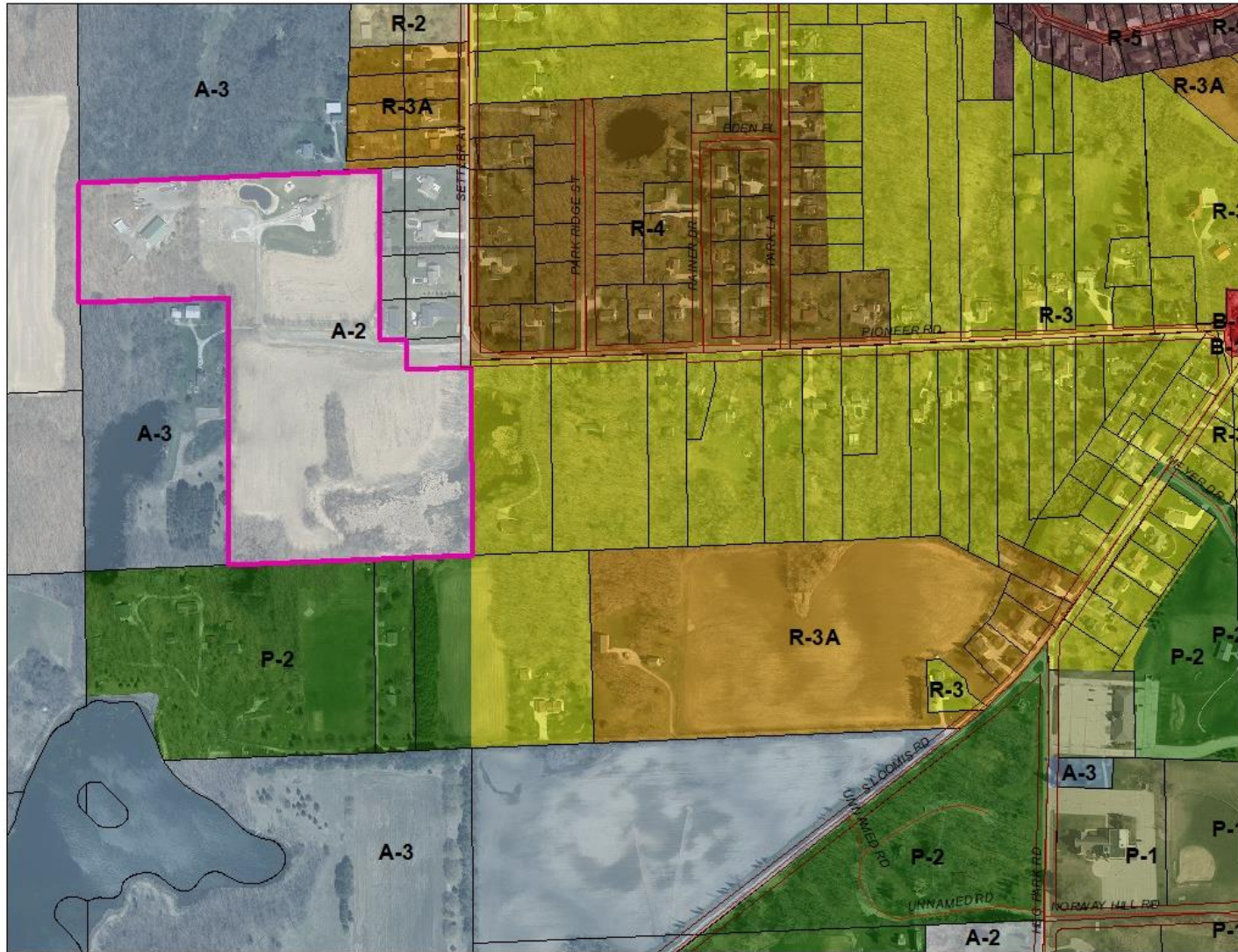
Town of Norway



Donald & Justin Willms, Owners
Site Address: 6720 Settler Avenue

Zoning Map

A-2 Conditional Use Amendment to allow for small excavator to be on property for personal use only
(Original Conditional Use Granted 12/17/18)



SEC 18 – T4N – R20E

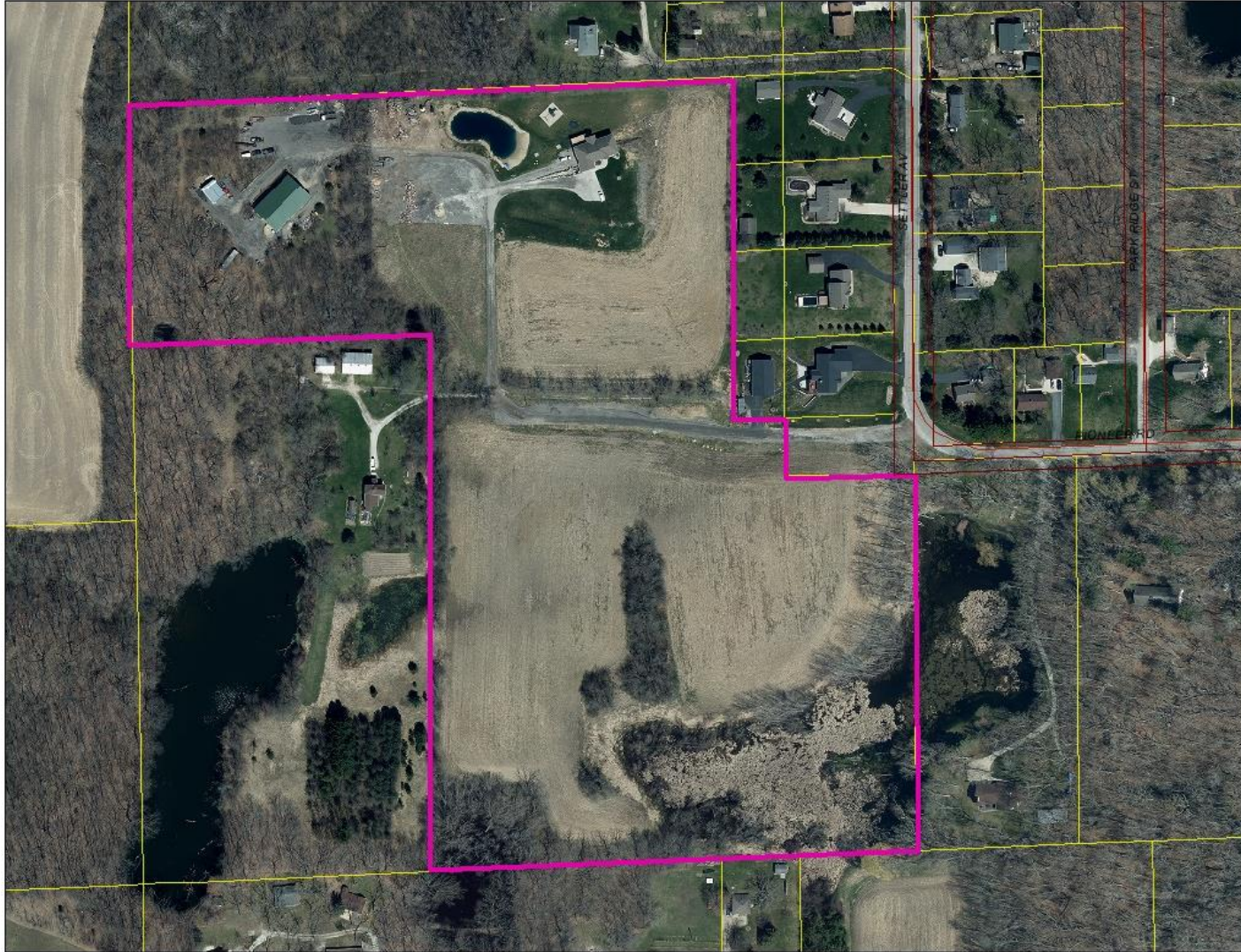
Town of Norway



Donald & Justin Willms, Owners
Site Address: 6720 Settler Avenue

A-2 Conditional Use Amendment to allow for small excavator to be on property for personal use only
(Original Conditional Use Granted 12/17/18)

2020 Aerial



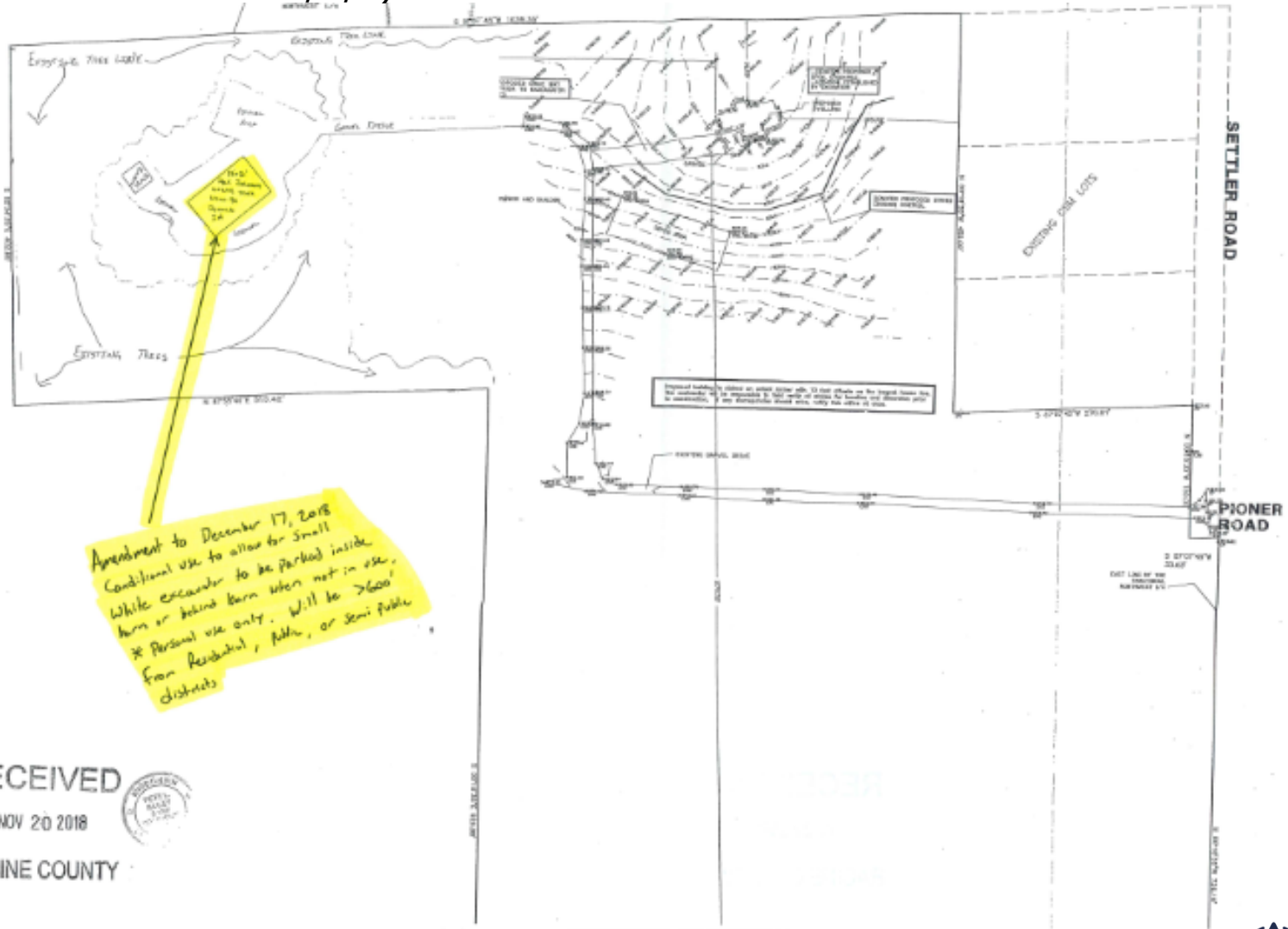
SEC 18 – T4N – R20E

Town of Norway



Donald & Justin Willms, Owners
 Site Address: 6720 Settler Avenue
 A-2 Conditional Use Amendment to allow for small excavator to be on property for personal use only
 (Original Conditional Use Granted 12/17/18)

Site Plan



RECEIVED
 NOV 20 2018
 RACINE COUNTY

SEC 18 – T4N – R20E
 Town of Norway

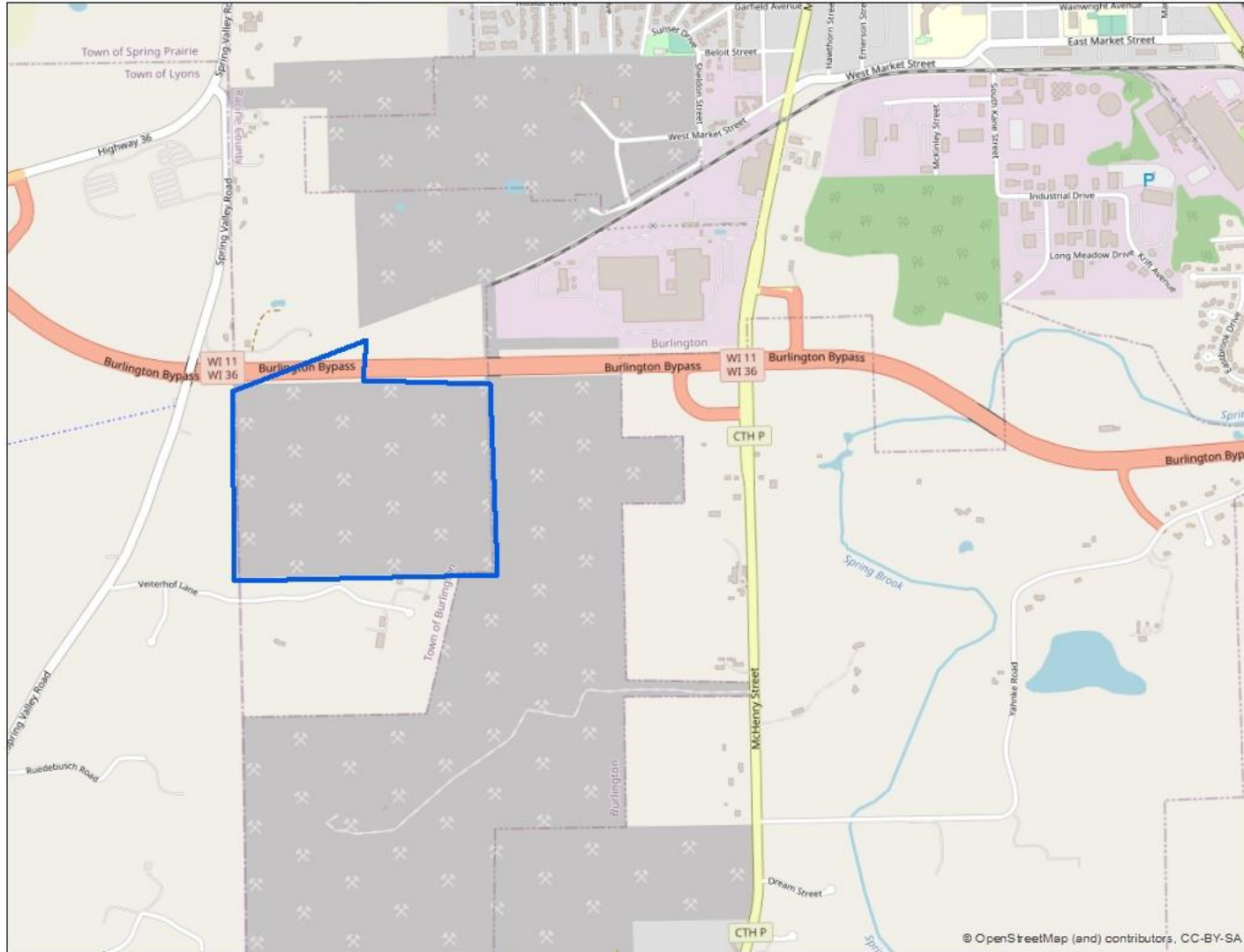


Burlington Spring Valley LLC / Maud Cook Property Inc, Owners
Bob & Trent Epping, Agents

Site Address: 1235 Spring Valley Road

M-4 Site Plan Review to continue non-metallic mining (sand & gravel) extraction operation including crushing, washing, recycling, and reclamation

Location Map



SEC 06 – T2N – R19E

Town of Burlington



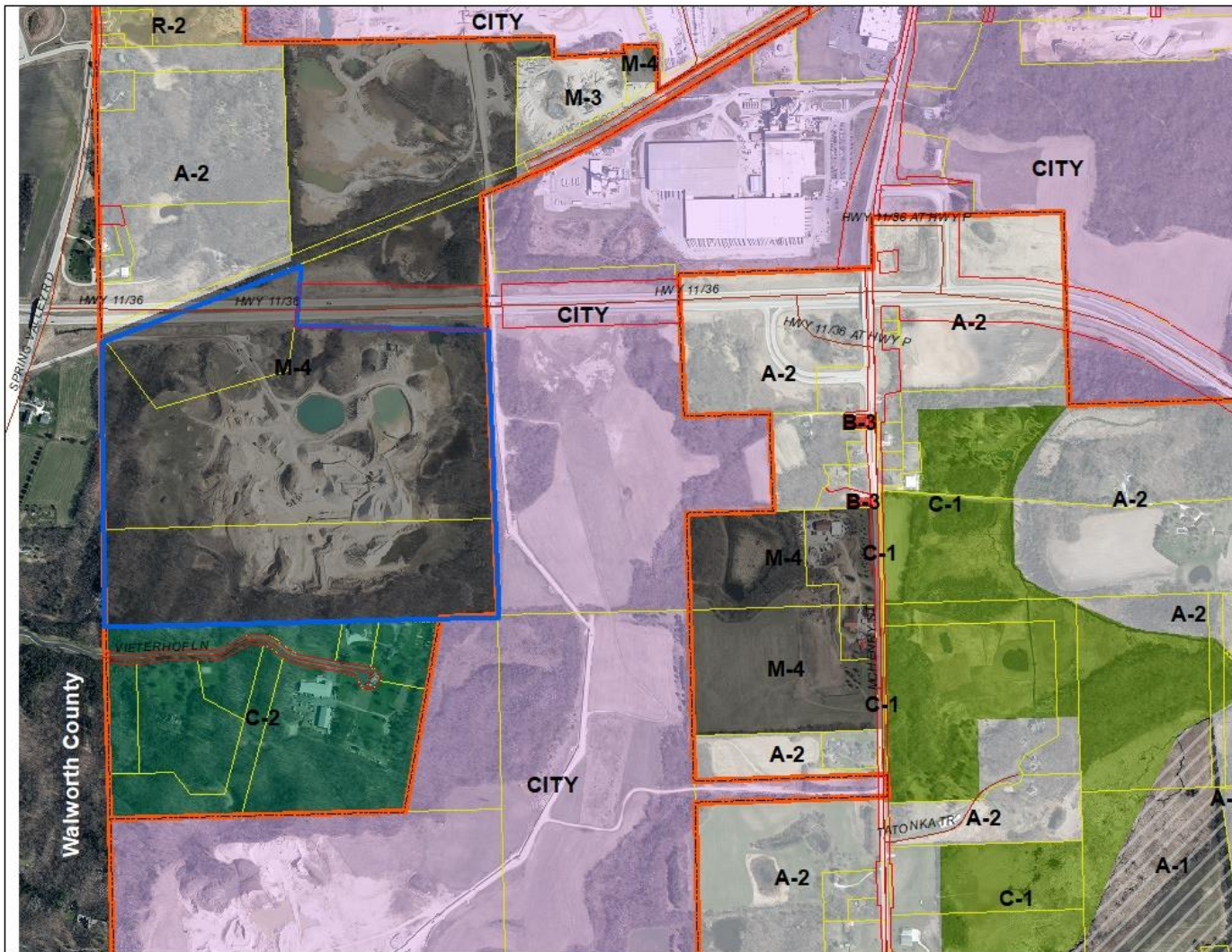
Burlington Spring Valley LLC / Maud Cook Property Inc, Owners

Bob & Trent Epping, Agents

Site Address: 1235 Spring Valley Road

M-4 Site Plan Review to continue non-metallic mining (sand & gravel) extraction operation including crushing, washing, recycling, and reclamation

Zoning Map



SEC 06 – T2N – R19E

Town of Burlington



**Burlington Spring Valley LLC
Maud Cook Property Inc, Owners
Bob & Trent Epping, Agents**

**Current
Conditions**



Spring Valley Pit
Burlington S6 T2N R19E

1 inch = 400 feet

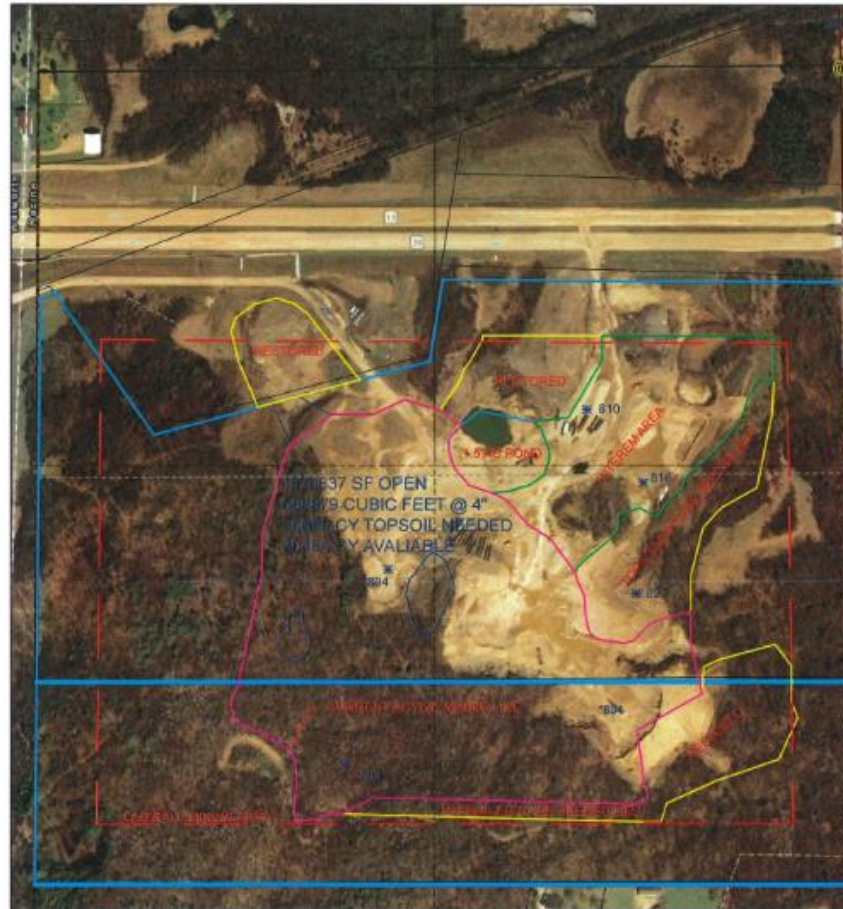
- Tax Parcels
- Mining Area
± 82 Acres
- Active Mining
± 33 Acres
- Reclaimed
± 8 Acres
- Interim County
± 2 Acres
- Interim per Contractor
± 12.5 Acres
- Wetlands

Racine County Development Services- 2020 Aerial- Revised 2/3/2021

SEC 06 – T2N – R19E

Town of Burlington

ArcGIS WebMap



January 29, 2021

- Quarter Quarter Section
- Quarter Section
- Sections
- Tax Parcels
- Parcel Tie Lines
- Municipal Boundaries
- Water lines
- Waterbody
- 2010 Spring Aerial
- Red: Band_1
- Green: Band_2
- Blue: Band_3

- TOPSOIL STOCKPILE
- RESTORED AREA +- 14 ACRES
- ACTIVE AREA +- 43 ACRES
- MINING AREA +- 62 ACRES
- INTERIOR AREA +- 4 ACRES

1:6,000
0 0.04 0.07 0.15 mi
0 0.05 0.1 0.2 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, DeLorme, (c) OpenStreetMap contributors, Radix Community, SEWRPC, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
ArcGIS WebApp Builder

RECEIVED
FEB 02 2021
RACINE COUNTY



Burlington Spring Valley LLC
Maud Cook Property Inc, Owners
Bob & Trent Epping, Agents

Reclamation
Plan



SEC 06 – T2N – R19E
Town of Burlington

