

DRAFT

Racine County
Economic Development & Land Use
Planning Committee Public Hearing Meeting
Monday, March 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.

DRAFT

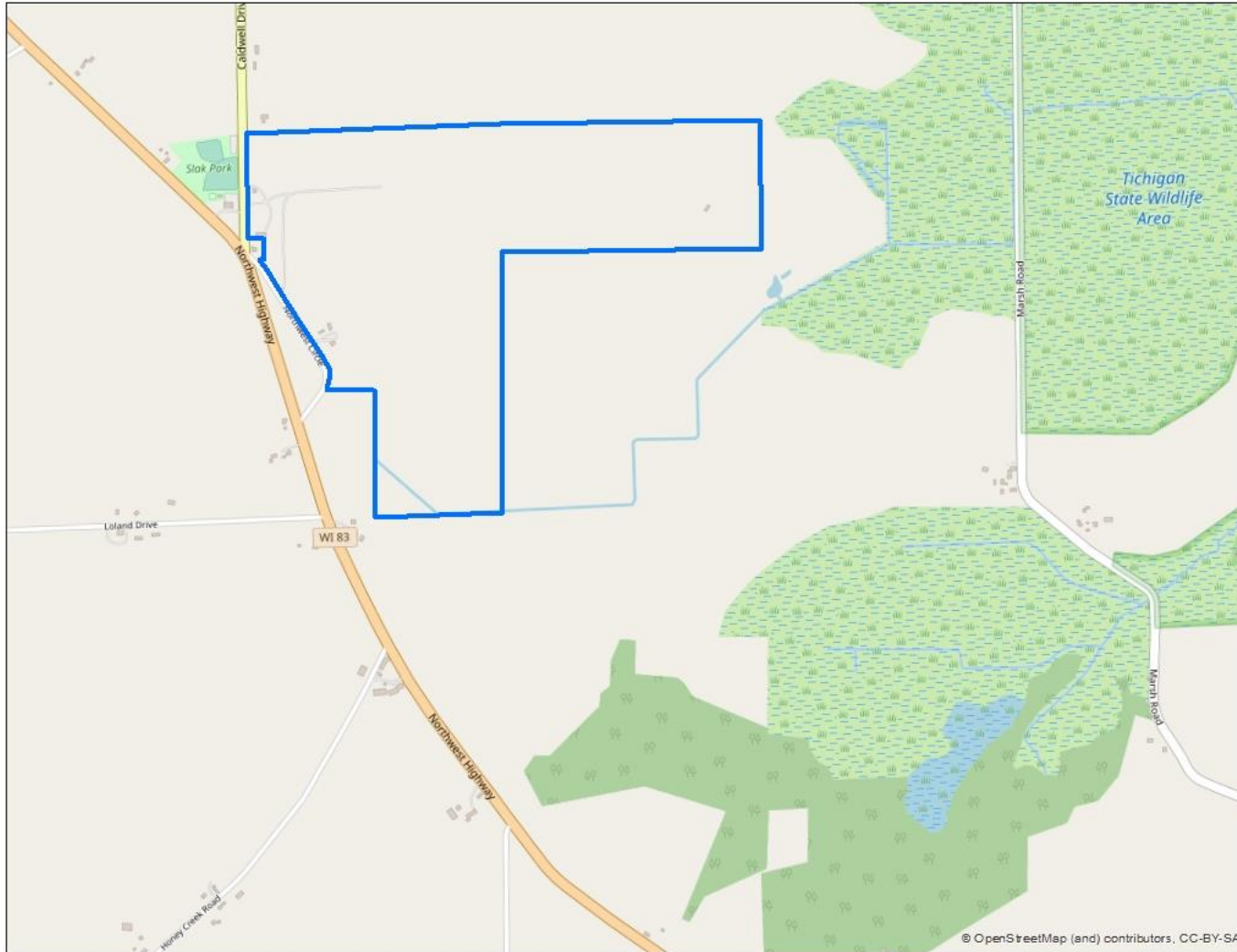


Clearwater Acres LLP, Owners
Payne & Dolan, Agent

Location Map

Site Address: 6745 Northwest Circle

M-4 Conditional Use to continue a nonmetallic mineral extraction (sand & gravel) operation including - earthmoving, crushing, washing, sorting, sizing, stockpiling, transportation & reclamation



SEC 16/ 17 – T4N – R19E

Town of Waterford

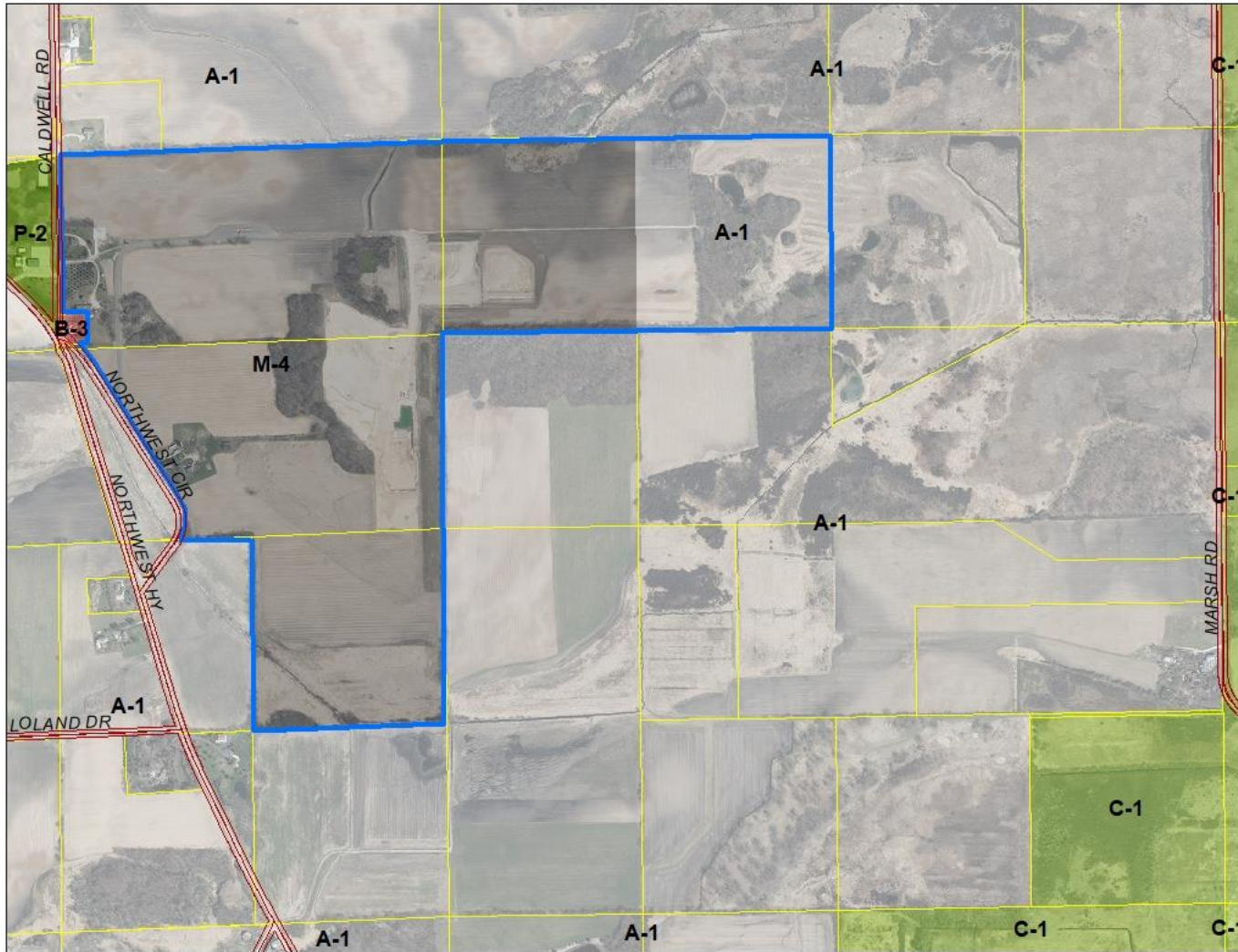


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Zoning Map

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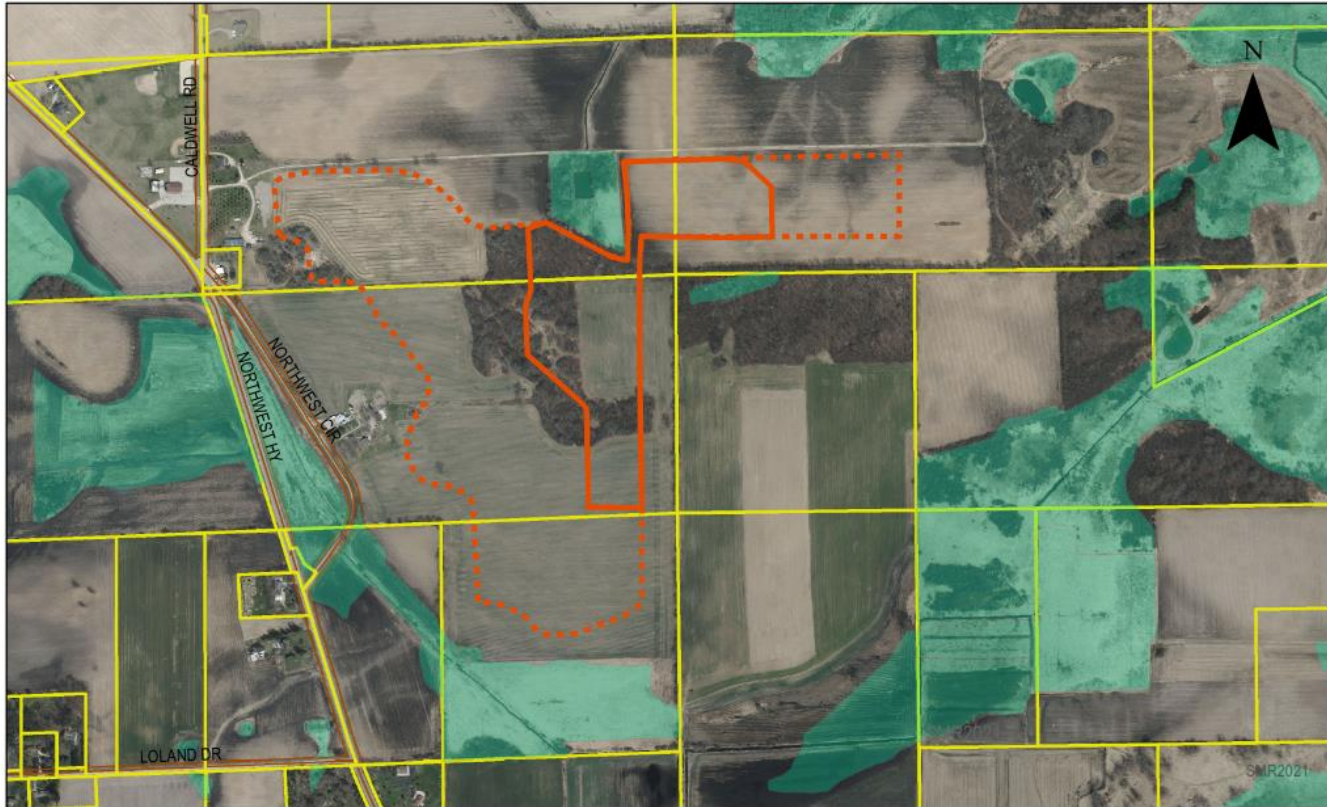


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**Exiting
Conditions**



Clearwater Acres

Waterford-S16&17 T4N R19E

1 inch = 700 feet

Tax Parcels

Mining Area
± 84 Acres

Active Mining
± 23 Acres

Reclaimed
0 Acres

Wetlands

Racine County Development Services- 2020 Aerial- Revised 3/1/2021SMR

SEC 16/ 17 – T4N – R19E

Town of Waterford



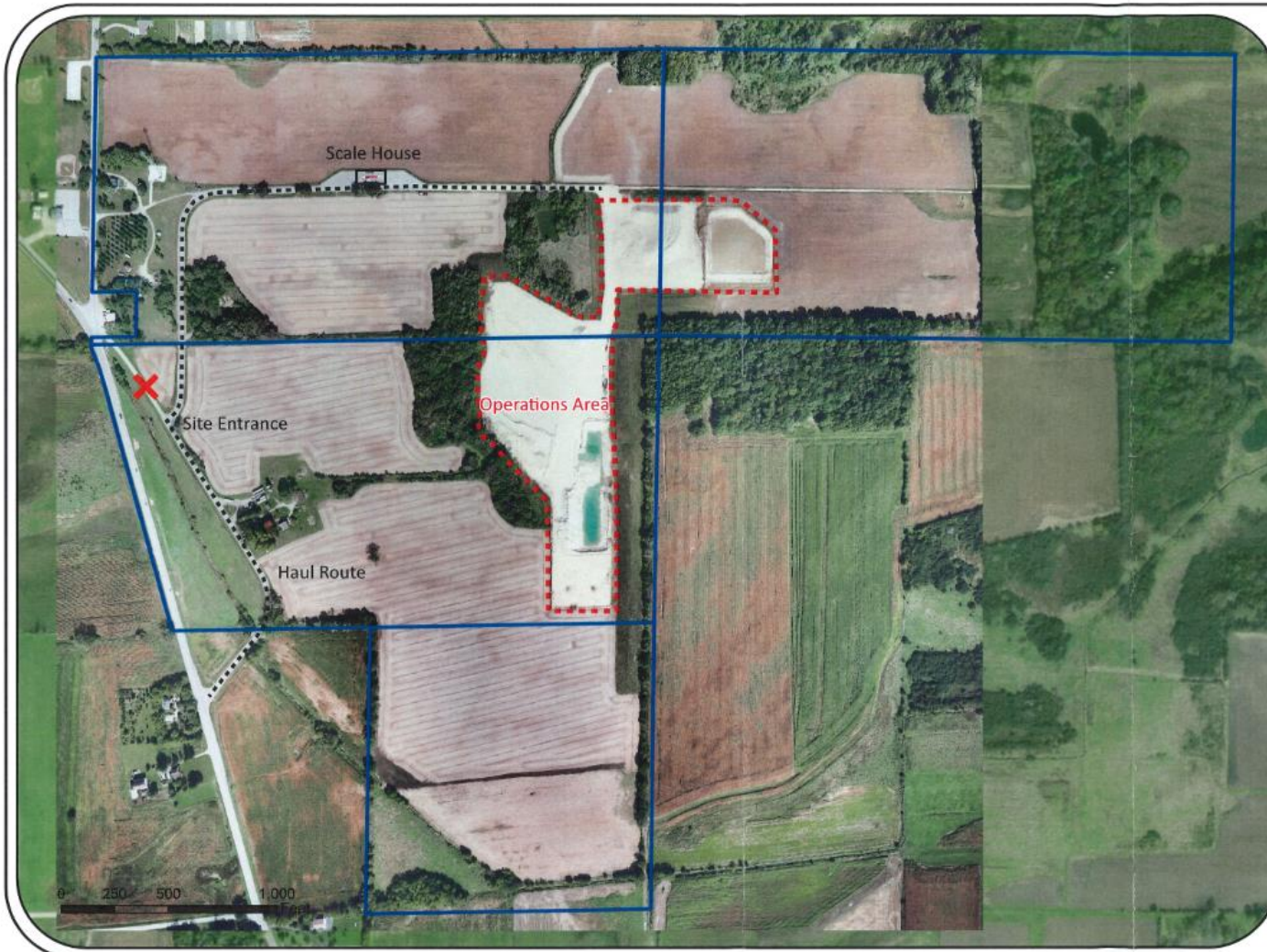


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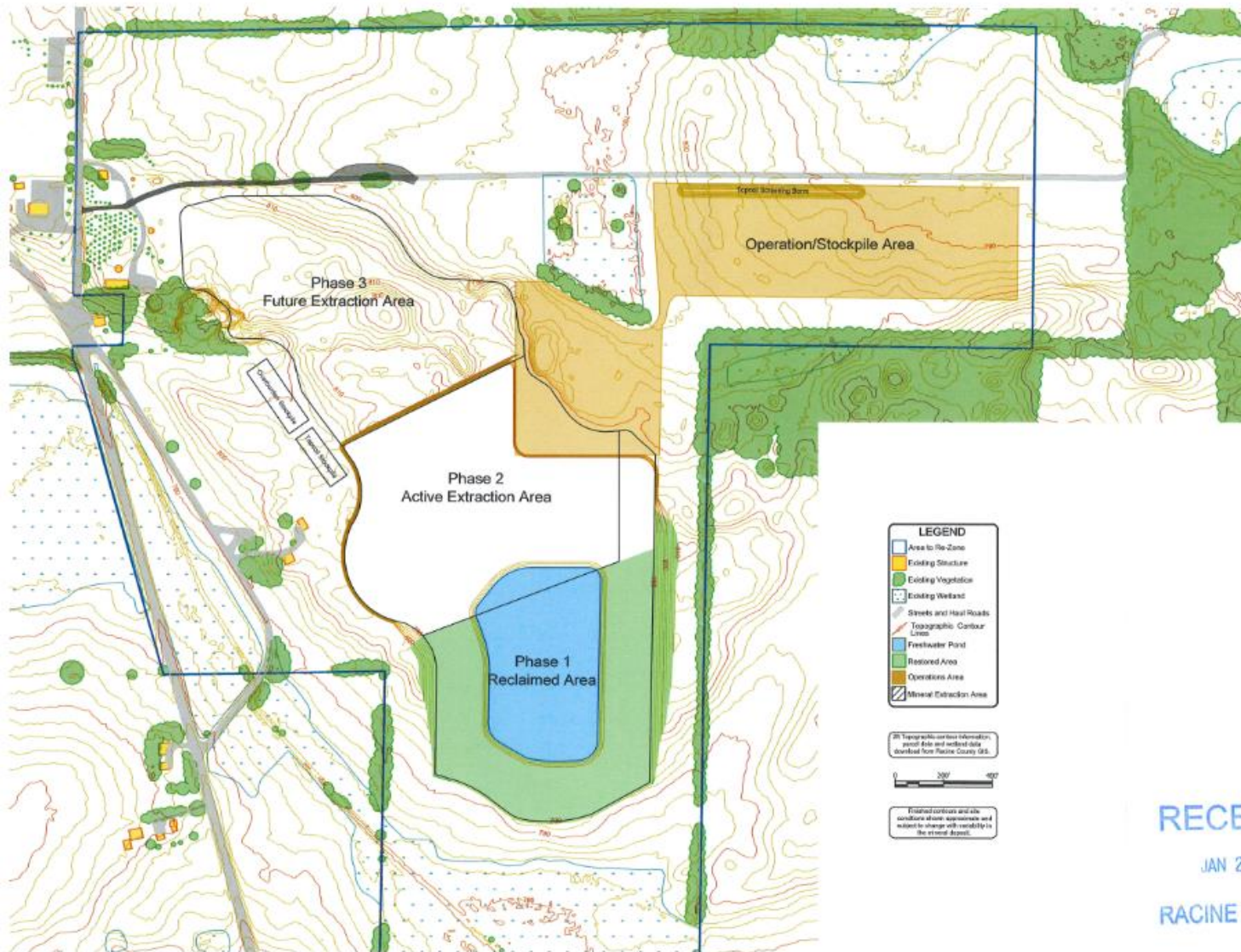
Site Plan



SEC 16/ 17 – T4N – R19E

Town of Waterford





RECEIVED

JAN 28 2022

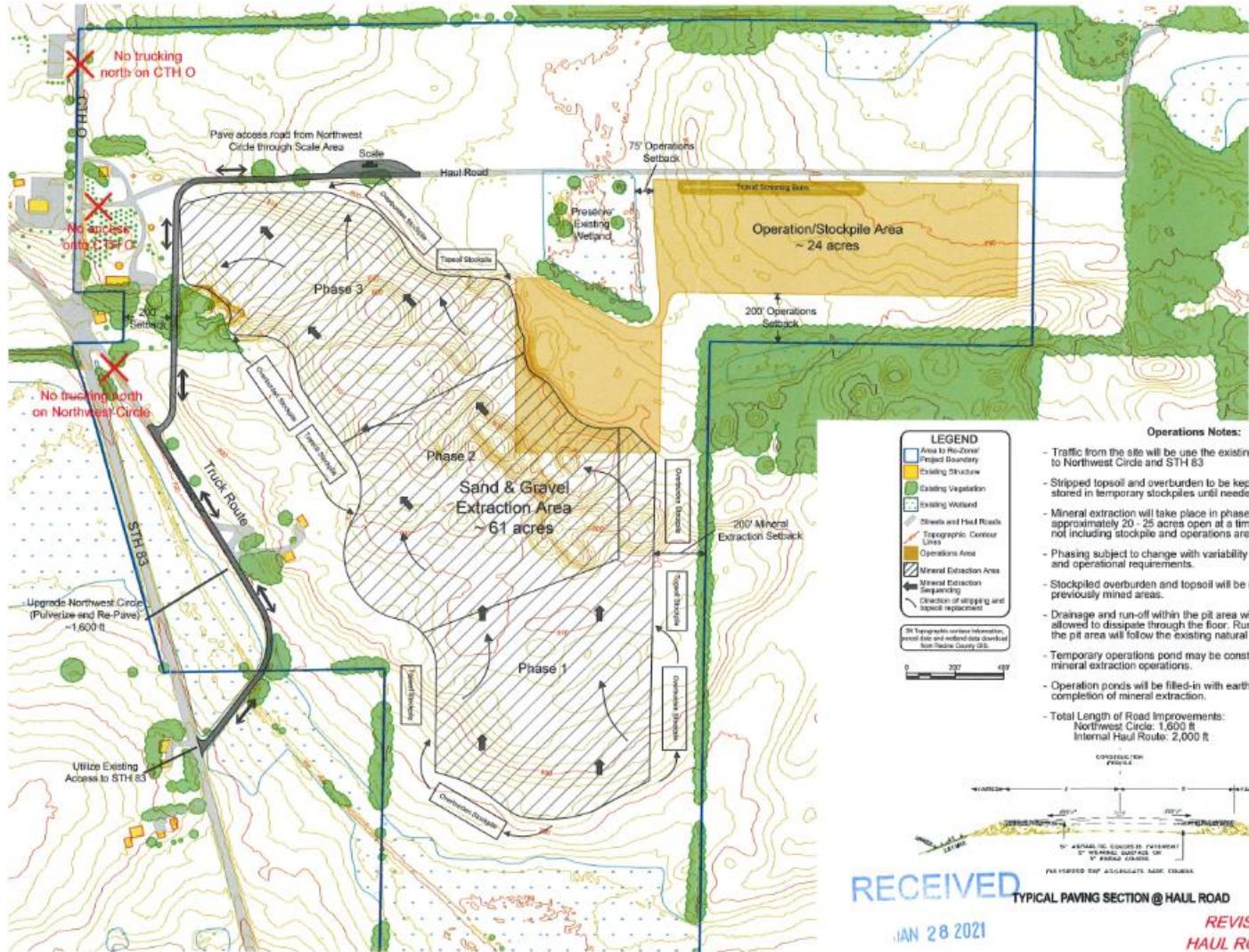
RACINE CC



SEC 16/ 17 – T4N – R19E

Town of Waterford





LEGEND

- Area to Re-Zone/Project Boundary
- Existing Structure
- Existing Vegetation
- Existing Wetland
- Streets and Haul Roads
- Topographic Contour Lines
- Operations Area
- Mineral Extraction Area
- Mineral Extraction Sequencing
- Direction of striping and deposit replacement

ST Topographic contour information, street data and infrastructure downloaded from Racine County GIS.

0 200 400

- Operations Notes:**
- Traffic from the site will use the existing farm road south to Northwest Circle and STH 83
 - Stripped topsoil and overburden to be kept separate and stored in temporary stockpiles until needed for reclamation.
 - Mineral extraction will take place in phases, with approximately 20 - 25 acres open at a time. Open acreage not including stockpile and operations area.
 - Phasing subject to change with variability in mineral deposit and operational requirements.
 - Stockpiled overburden and topsoil will be used to reclaim the previously mined areas.
 - Drainage and run-off within the pit area will be internal and allowed to dissipate through the floor. Run-off from outside the pit area will follow the existing natural drainage patterns.
 - Temporary operations pond may be constructed during mineral extraction operations.
 - Operation ponds will be filled-in with earth materials upon completion of mineral extraction.
 - Total Length of Road Improvements:
Northwest Circle: 1,600 ft
Internal Haul Route: 2,000 ft

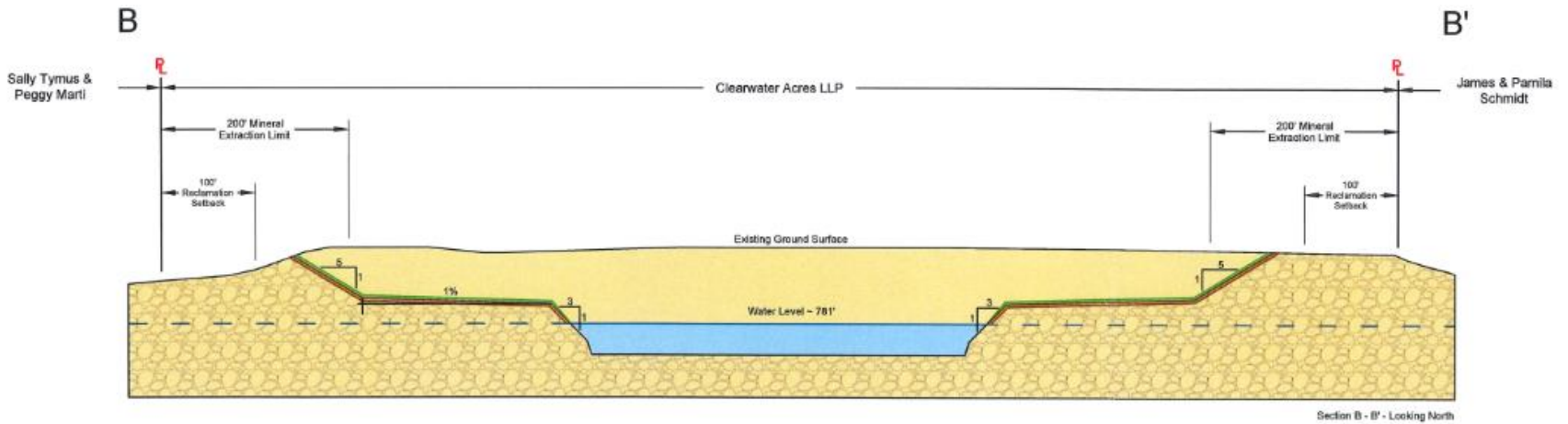
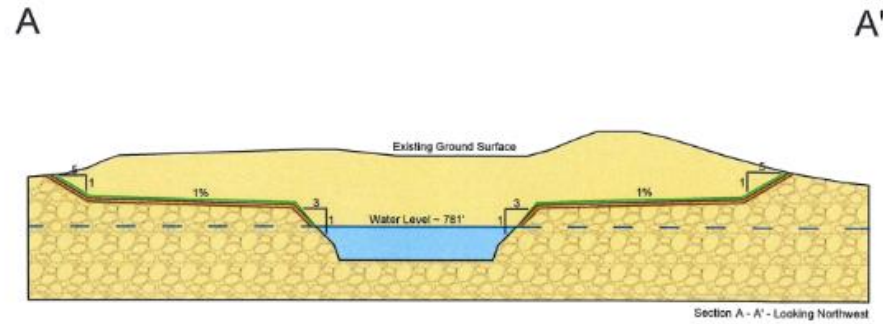


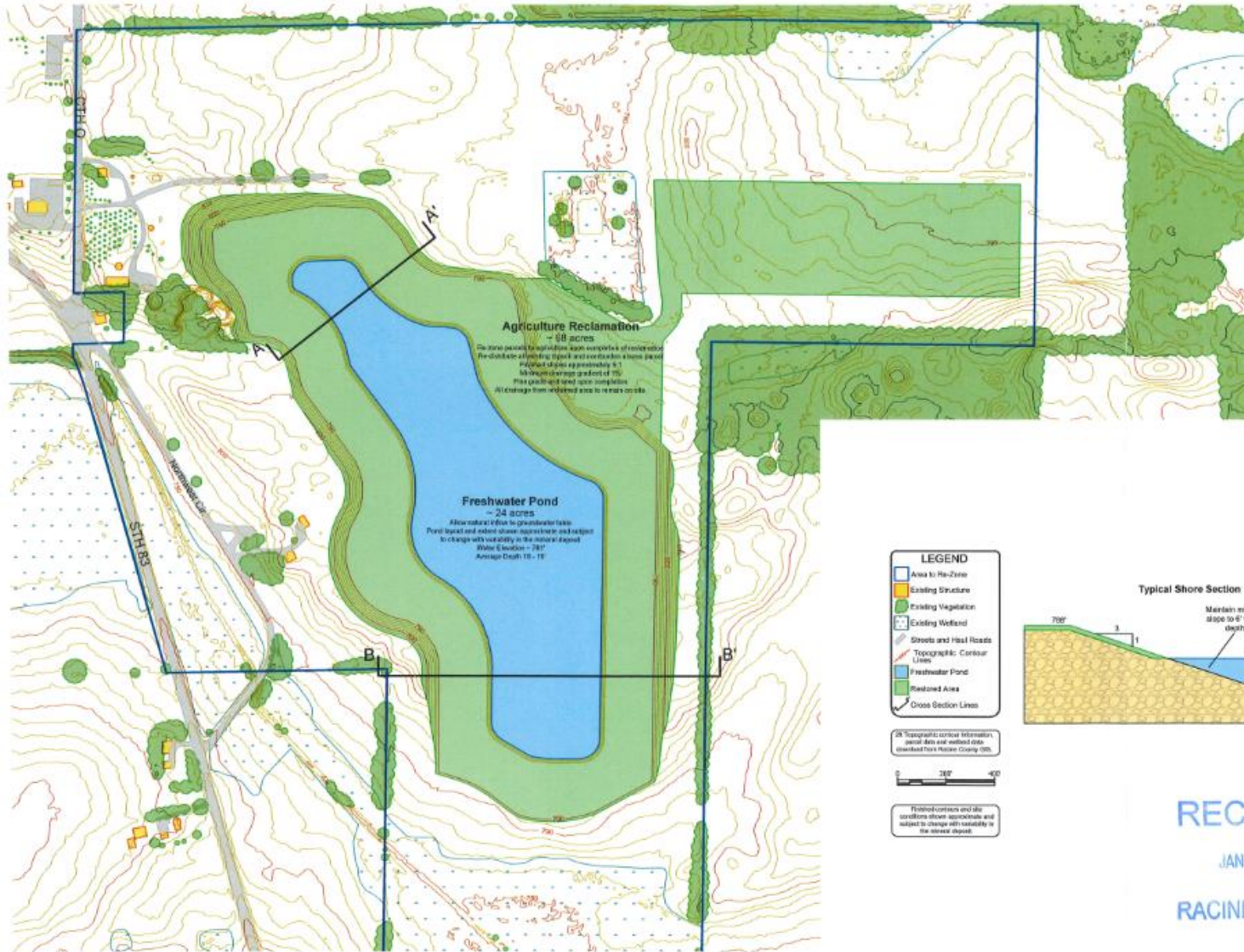
RECEIVED
JAN 28 2017
RACINE COUNTY

TYPICAL PAVING SECTION @ HAUL ROAD

**REVISED 8/8/2017
HAUL ROAD REVISION
OPERATIONS PLAN**







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Town of Waterford



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JAN 28 2021
RACINE COUNTY

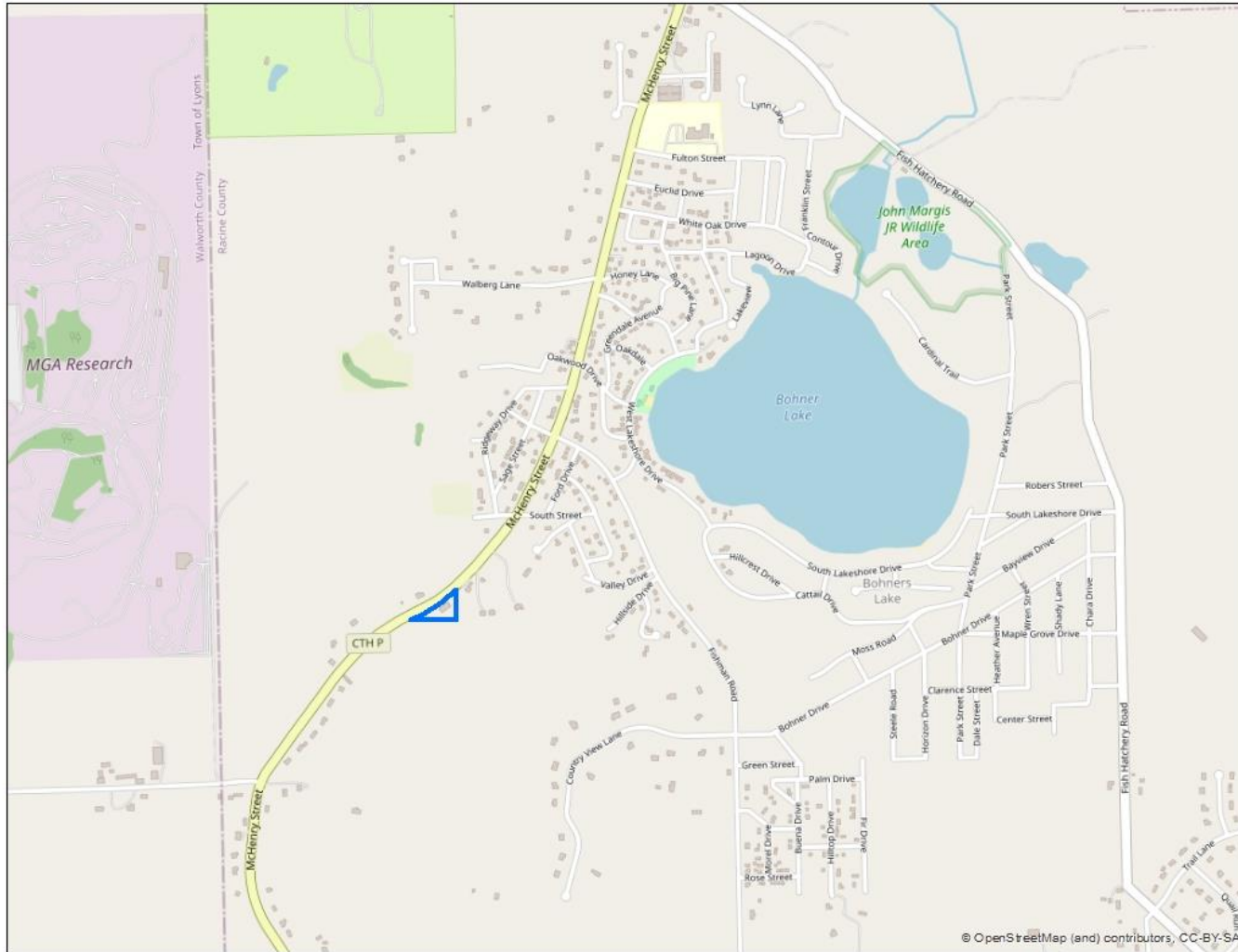


Thomas & Dorothy Hawkins, Owners
Don Pearson, Applicant

Site Address: 8255 McHenry Street

B-3 Conditional Use to occupy a commercial building & property with a construction contractors office & yard for Tenex Contractors Corp

Location Map



SEC 19 – T2N – R19E

Town of Burlington



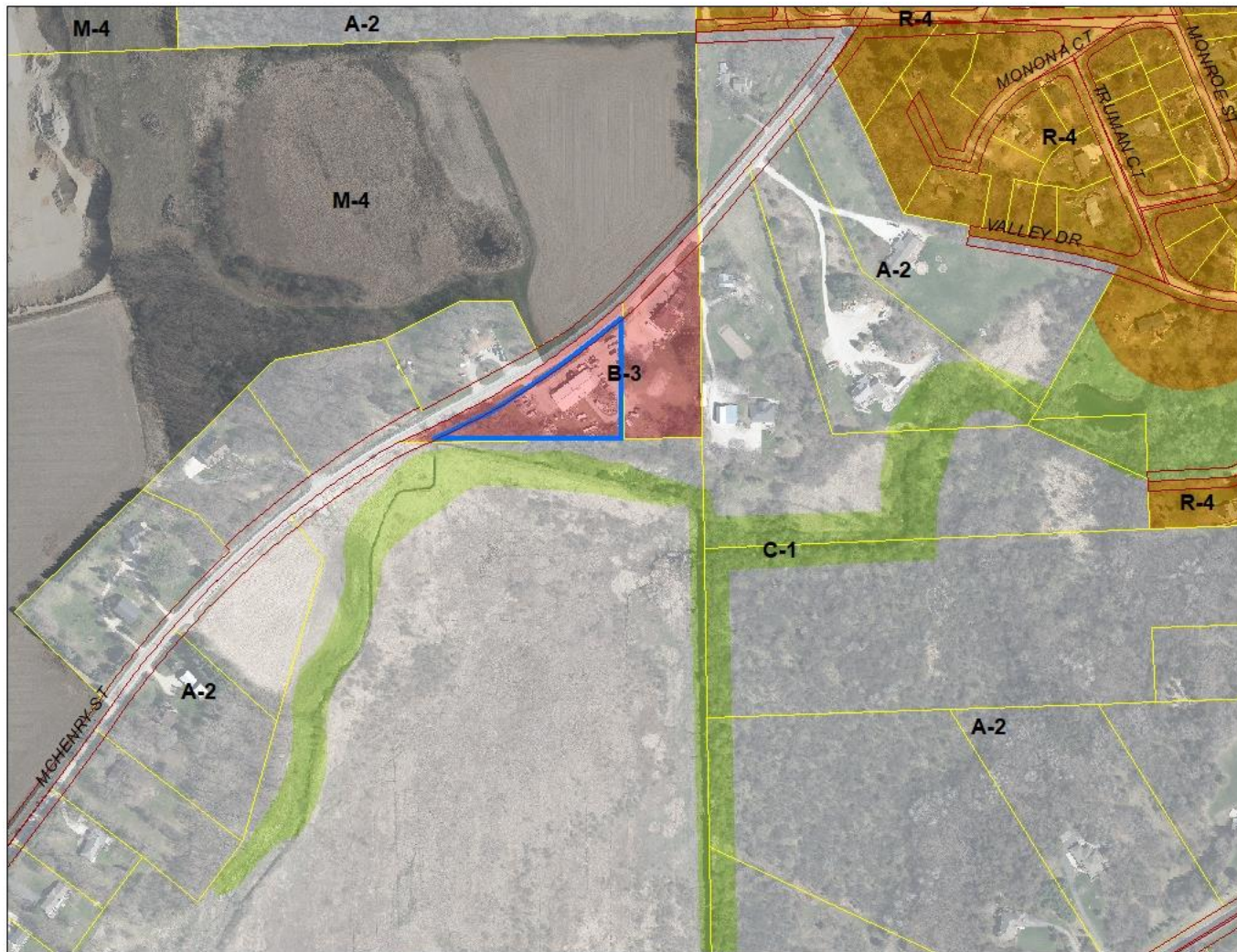
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Zoning Map



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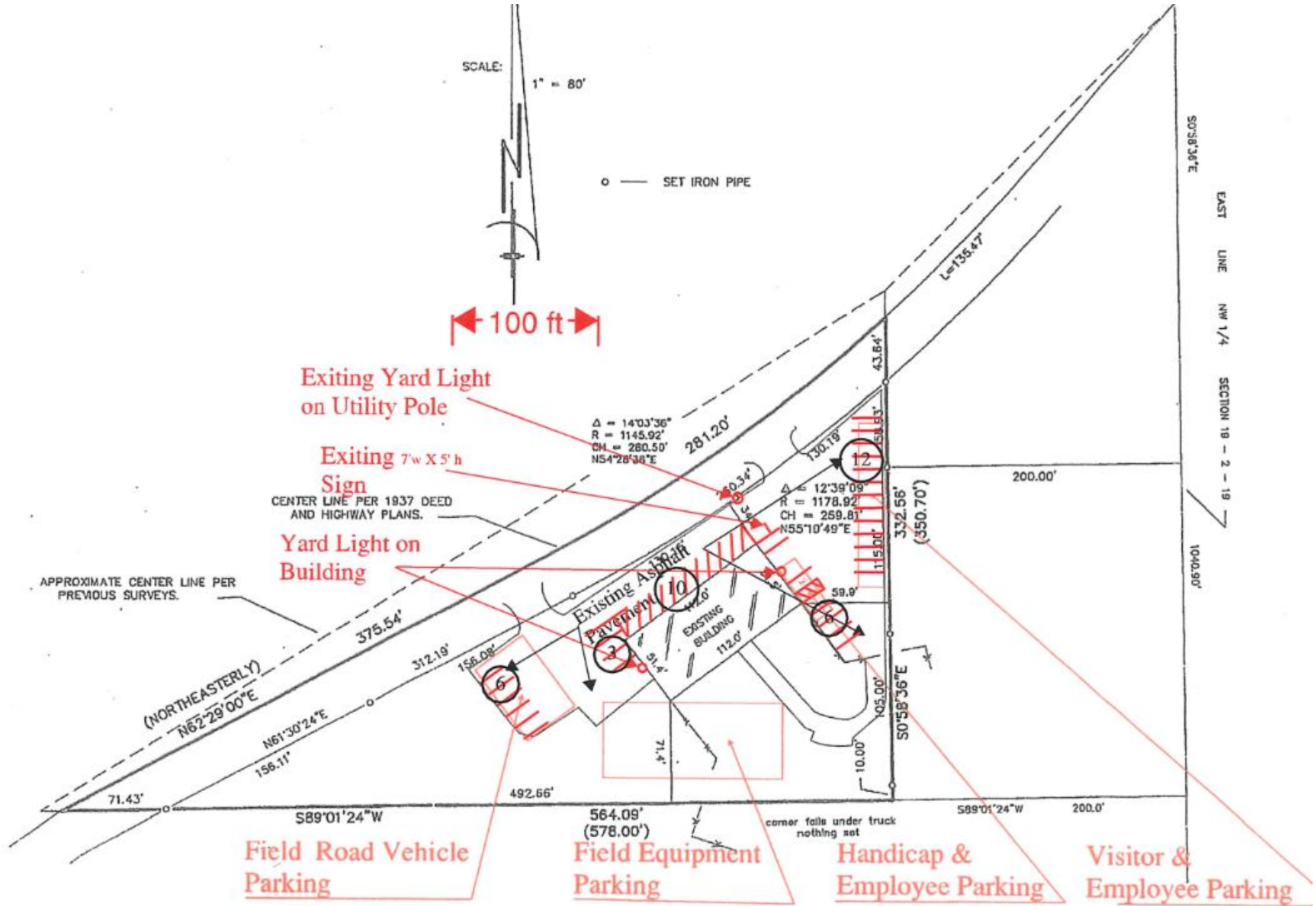
2020 Aerial



SEC 19 – T2N – R19E

Town of Burlington



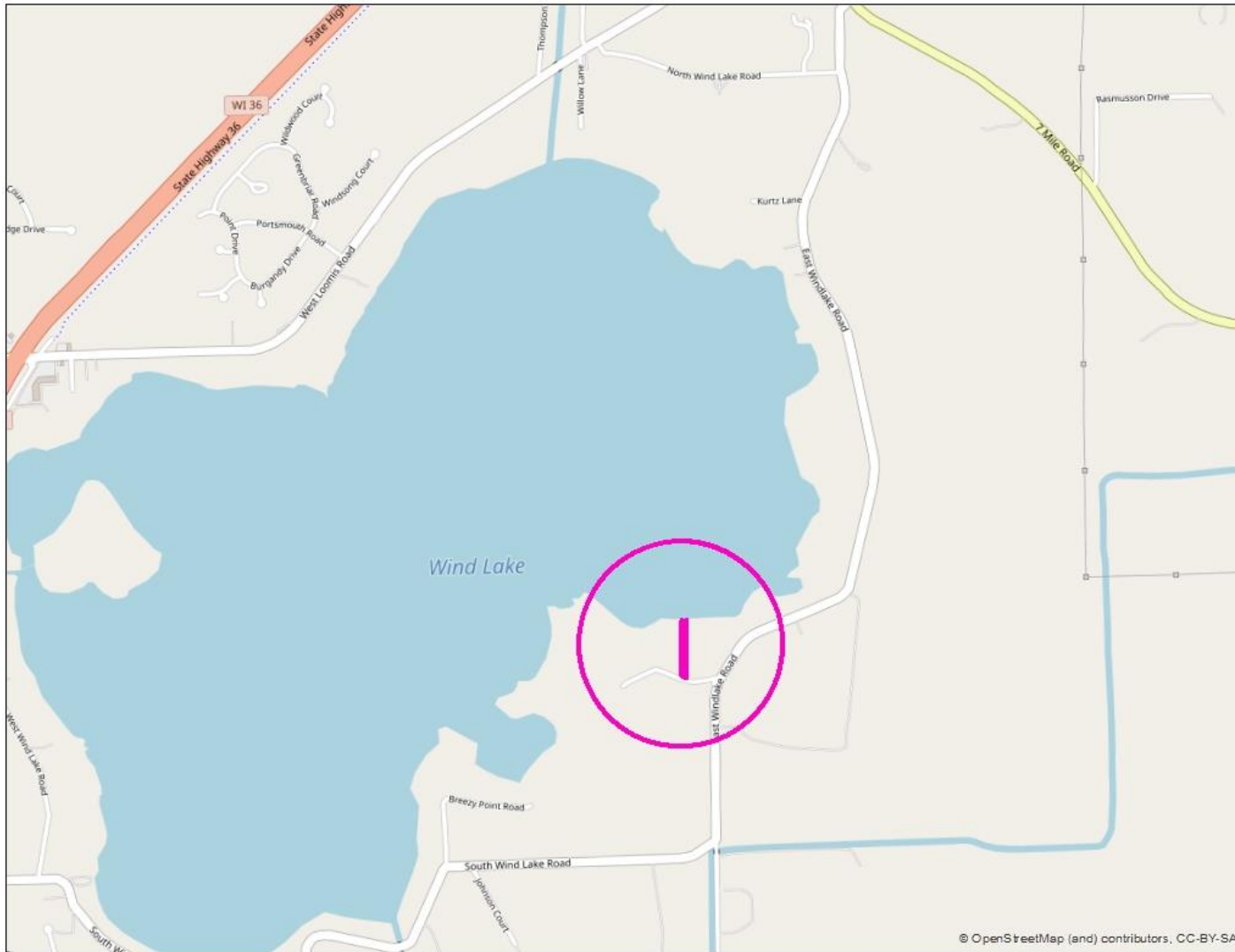


Vincent & Rachele Senese, Owners

Site Address: west of 24422 Sandy Point Drive

R-5 / FFO Shoreland / Floodplain Conditional Use to place fill in the FFO Urban Floodplain Fringe Overlay District & construct a single-family residence with an attached garage & covered deck on a slab

Location Map



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SEC 09 – T4N – R20E

Town of Norway



Vincent & Rachelle Senese, Owners

Site Address: west of 24422 Sandy Point Drive

R-5 / FFO Shoreland / Floodplain Conditional Use to place fill in the FFO Urban Floodplain Fringe Overlay District & construct a single-family residence with an attached garage & covered deck on a slab

Zoning Map



SEC 09 – T4N – R20E

Town of Norway



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Floodplain



SEC 09 – T4N – R20E

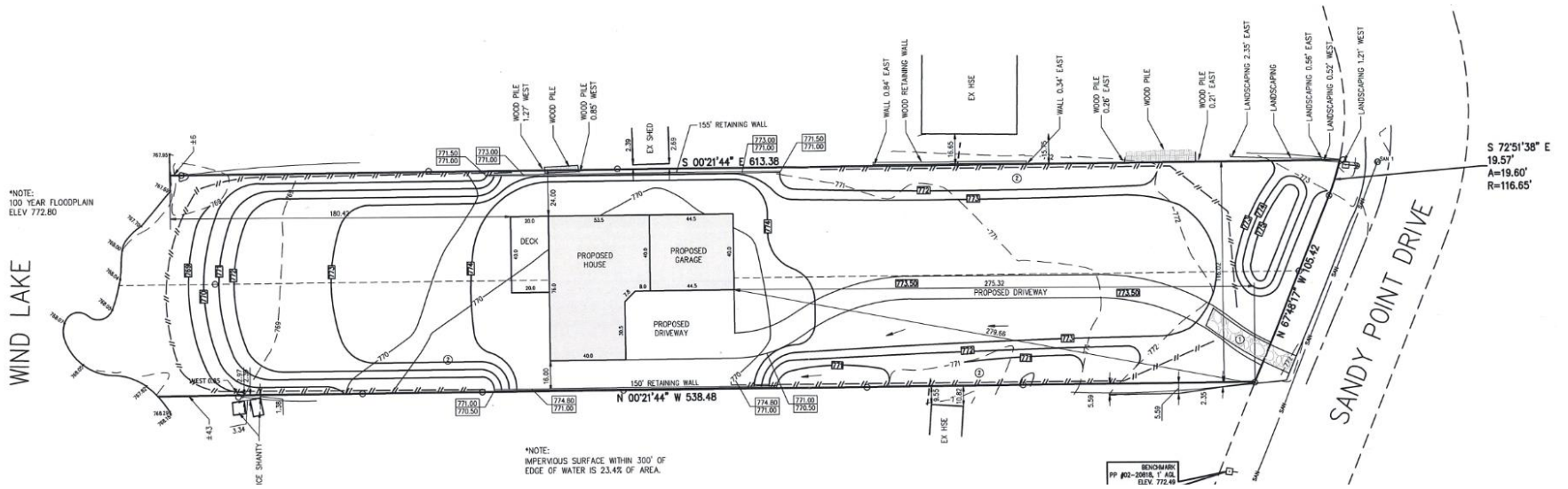
Town of Norway



Vincent & Rachele Senese, Owners
Site Address: west of 24422 Sandy Point Drive

Site Plan

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SEC 09 – T4N – R20E

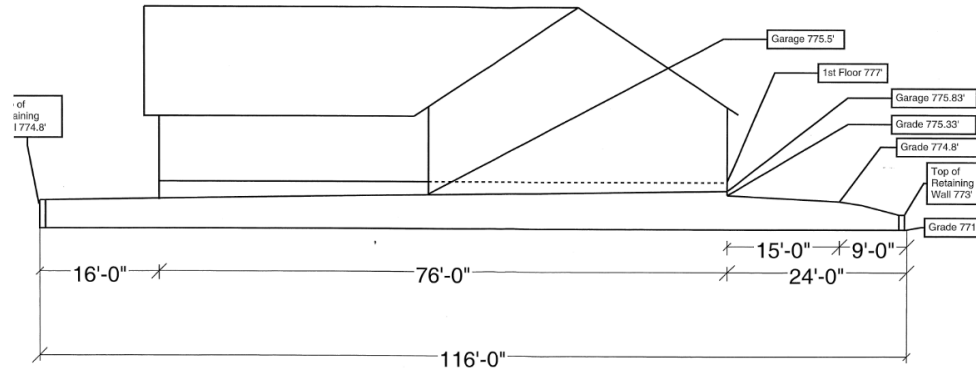
Town of Norway



Senese - Sandy Point Lot 14 Conditional Use - FFO Fill Cross Section
 North South Cut
 2.11.2021

North / South Cut

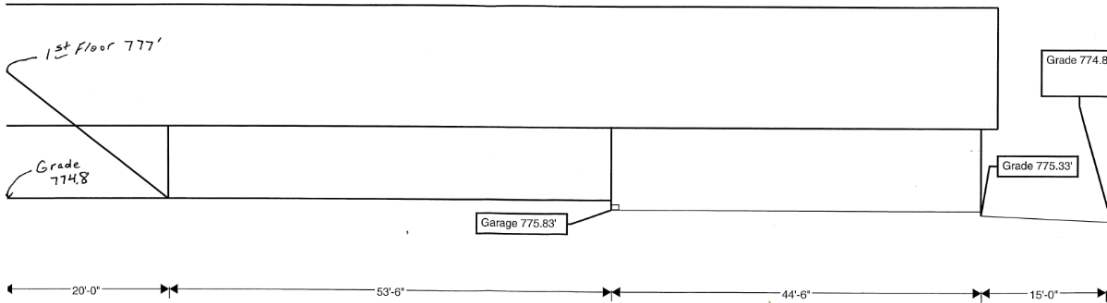
Scale 1/8" = 1' 0"



Senese - Sandy Point Lot 14 Conditional Use - FFO Fill Cross Section
 East West Cut
 2.11.2021

Scale 1/8" = 1' 0"

East / West Cut



SEC 09 – T4N – R20E

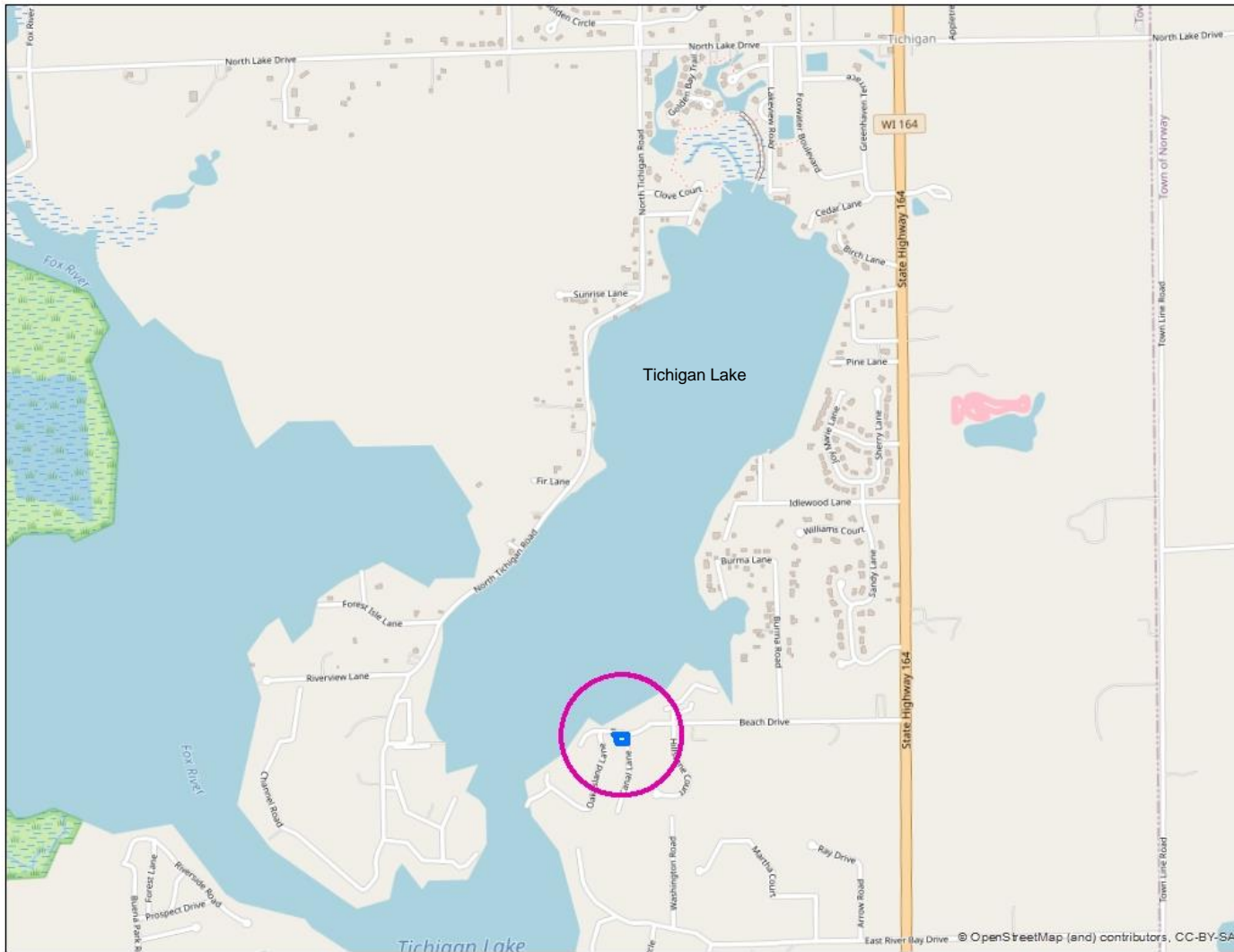
Town of Norway

Linda & Lonnie Keckhaver, Owners
John Gomez, Applicant

Site Address: 28837 Beach Drive

B-6 Conditional Use to occupy a commercial building & site with an outdoor barbeque DBA "JD's Taste of Texas" which will serve food & beverages for consumption outside of the structure

Location Map



SEC 14 – T4N – R19E

Town of Waterford



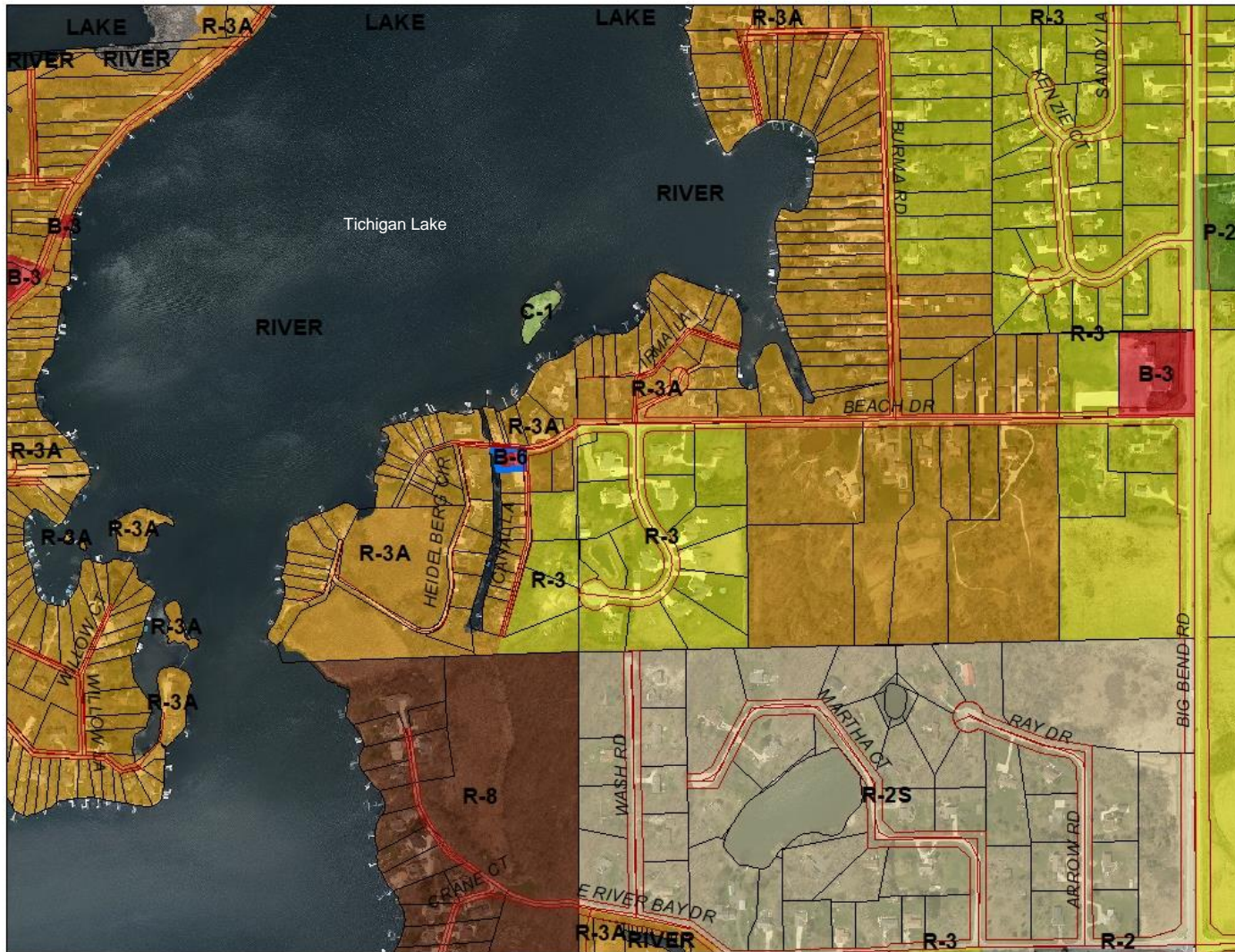
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John Gomez, Applicant

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SEC 14 – T4N – R19E

Town of Waterford

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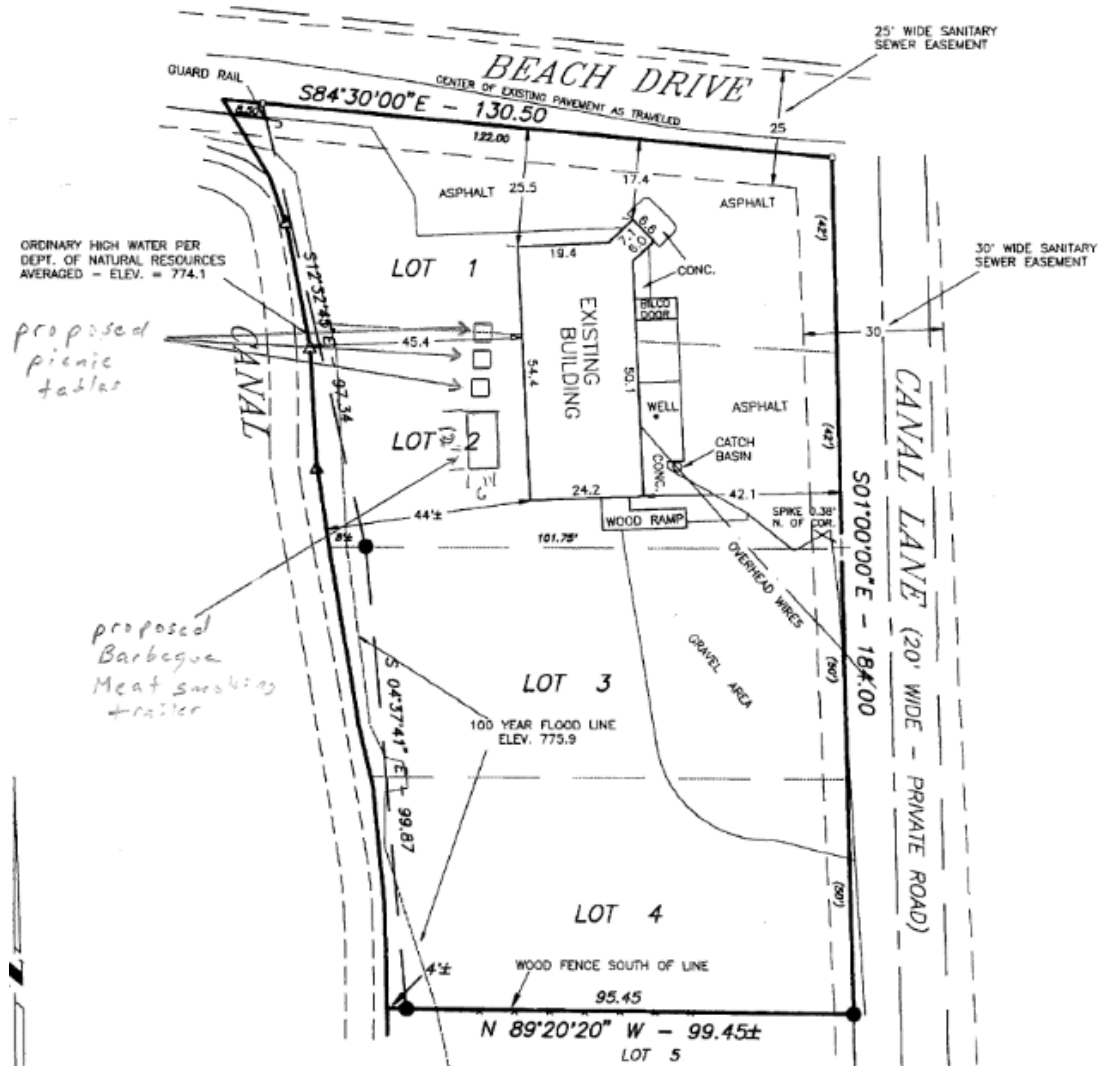
Floodplain



SEC 14 – T4N – R19E

Town of Waterford





ORDINARY HIGH WATER PER
 DEPT. OF NATURAL RESOURCES
 AVERAGED - ELEV. = 774.1

*proposed
 picnic
 tables*

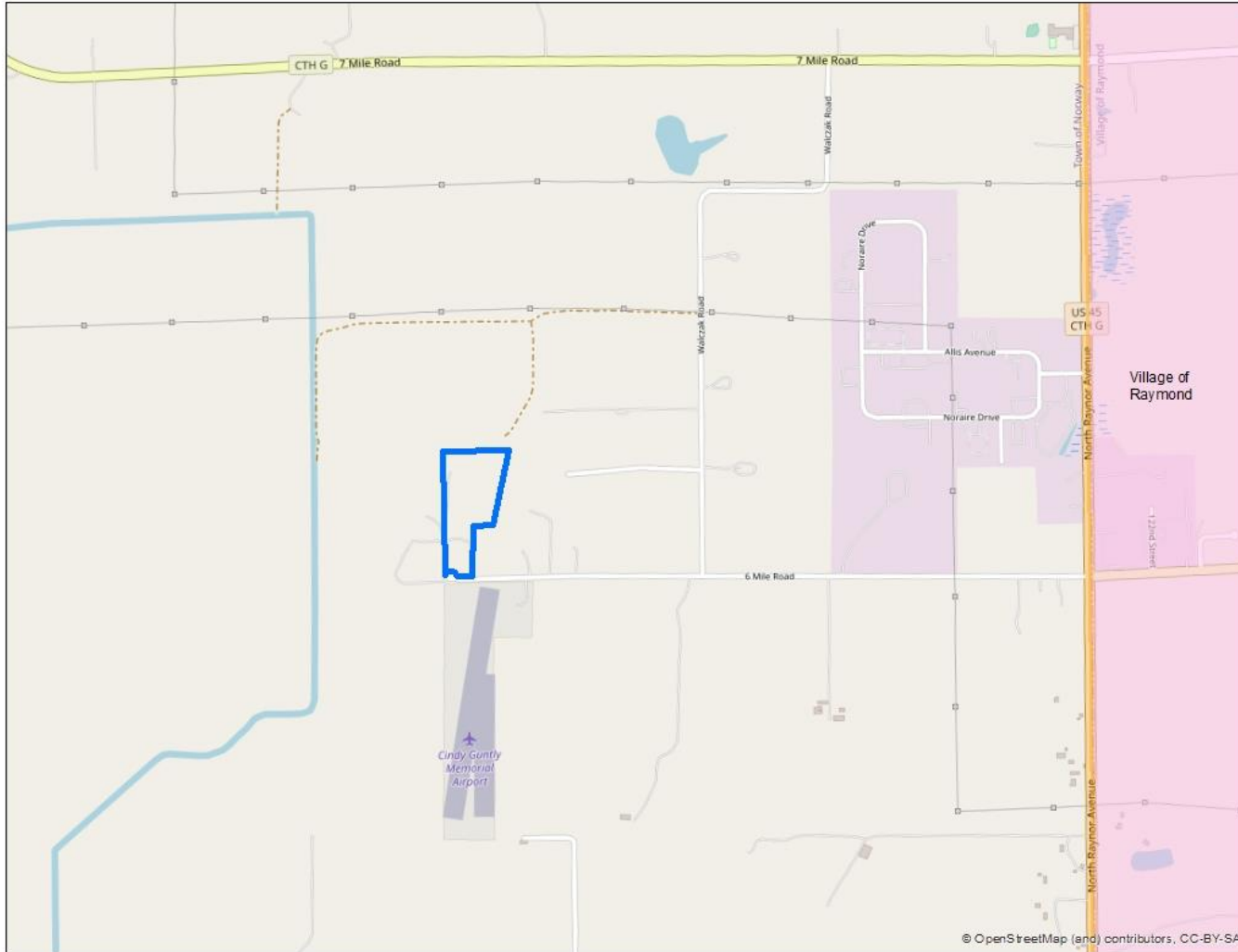
*proposed
 Barbeque
 Meat smoking
 trailer*



John Randy Larson (Spirits of Norway), Owner
Site Address: 22200 W 6 Mile Road

Location Map

A-2 Conditional Use Amendment of the previously approved (5/6/14) Home-Base Agricultural Related Business (HBARB) to allow onsite sale of products to the public & be open to the public on a limited registration basis an average of 1 weekend/month or up to 12 times per calendar year. Reservations to be made online & will be limited to a max. of 24 guests/day with no more than 12 guests at a time



SEC 11 – T4N – R20E

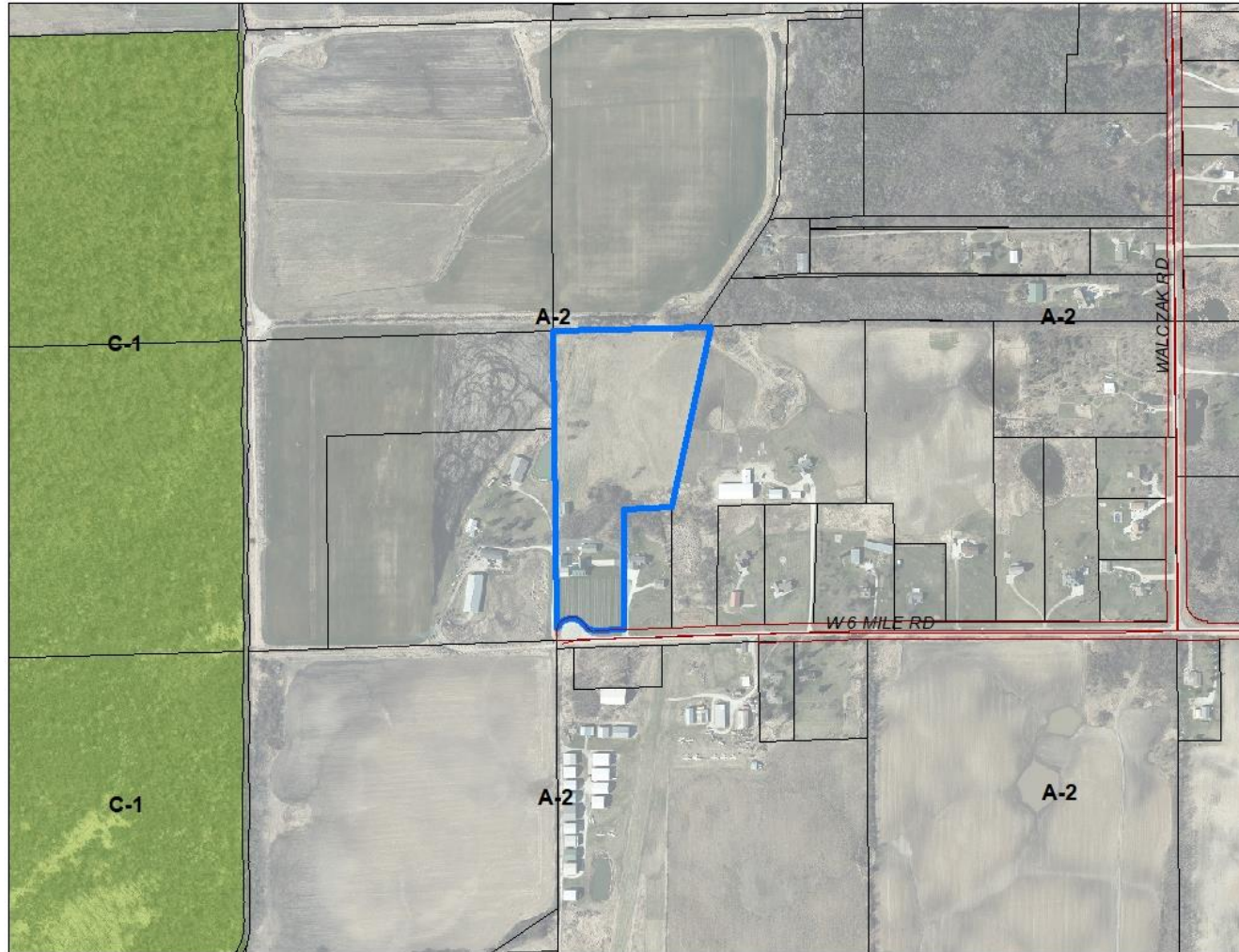
Town of Norway



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SEC 11 – T4N – R20E

Town of Norway



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2020 Aerial

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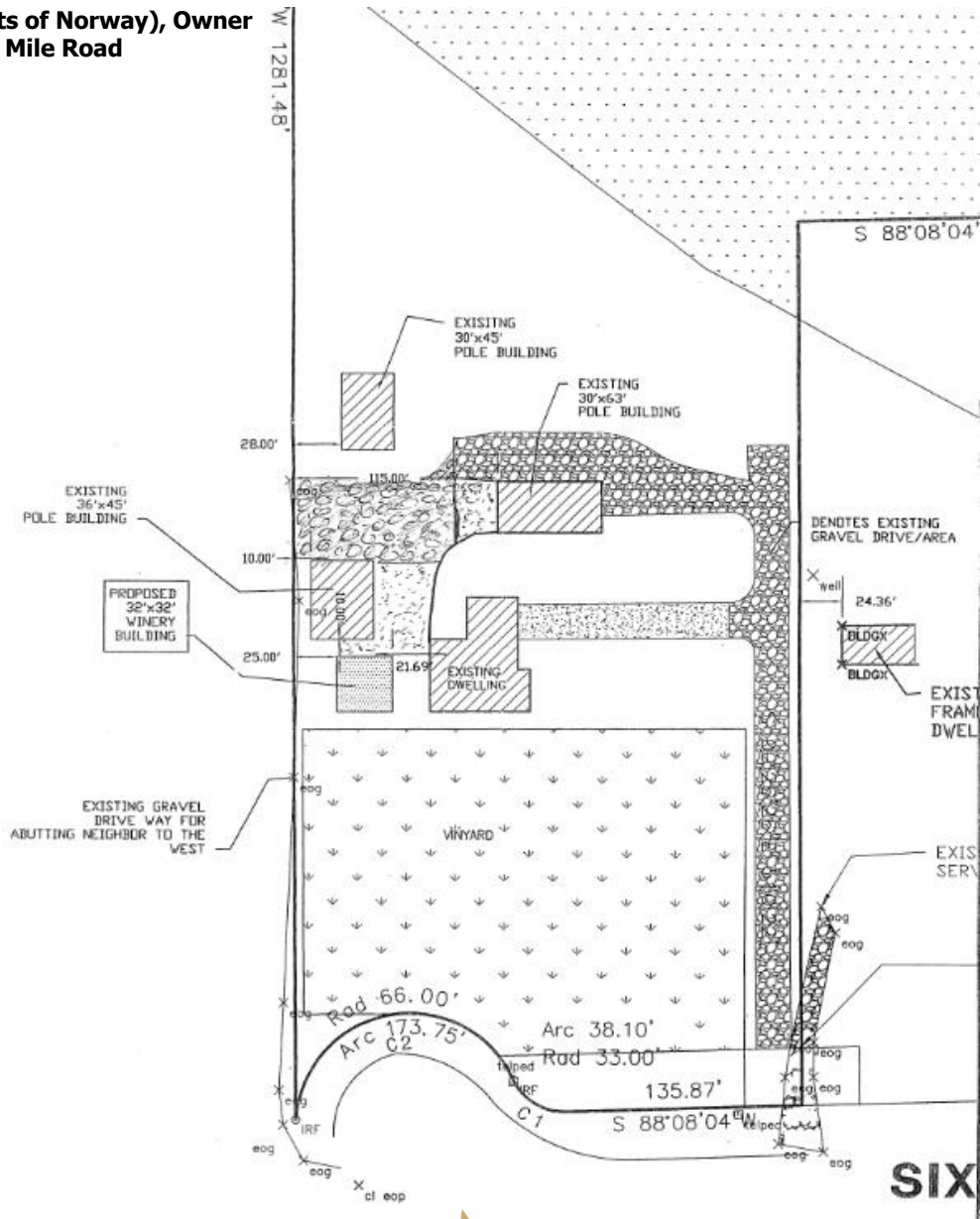
SEC 11 – T4N – R20E

Town of Norway



John Randy Larson (Spirits of Norway), Owner
Site Address: 22200 W 6 Mile Road

(Partial)
Site Plan



SEC 11 – T4N – R20E

Town of Norway



Review, discussion, & possible recommendation on ordinance revisions to repeal & 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 Statutes 59.692

Review, discussion, & possible recommendation amending the location of the Primary Environmental Corridor limits for Blue Heron Pointe Subdivision as it appears on the recorded subdivision plat located in Section 13/14, T4N, R19E, Town of Waterford