

Racine County
Economic Development & Land Use
Planning Committee Public Hearing Meeting
Monday, May 17, 2021 - 6:00 p.m.
Ives Grove Office Complex Auditorium

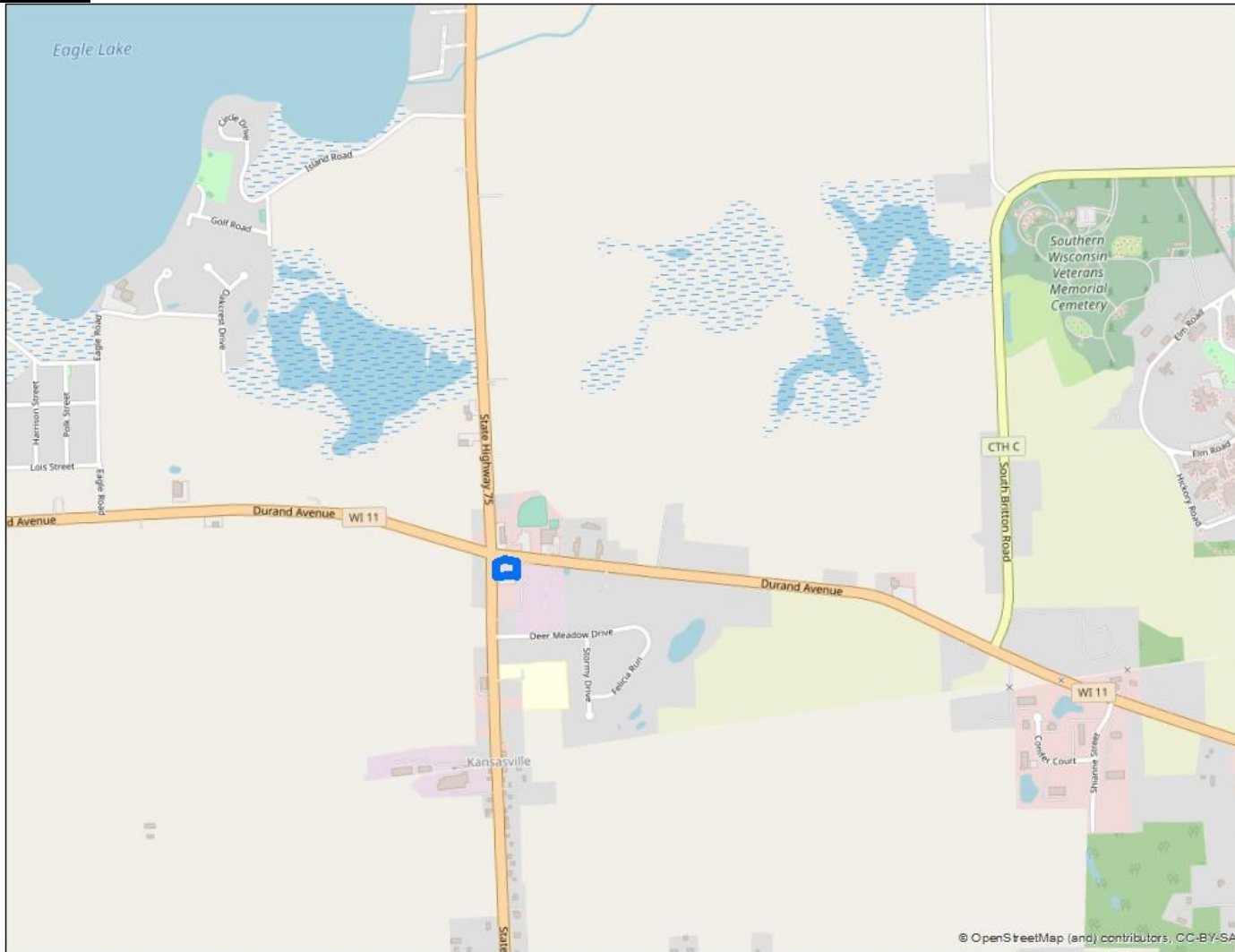
Please note: Seating for the public is very limited due to social distancing requirements. Masks are required in all Racine County buildings.



**Freedom Fireworks LLC, Owner
Dustin Hein, Applicant**

Location Map

**Site Address: Southeast corner of the intersection of S Beaumont Avenue (STH 75) & Durand Avenue (STH 11)
B-3 Conditional Use Permit to occupy a commercial site with year-round firewood sales, seasonal sales of fireworks, produce & Christmas trees.**



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SEC 26 – T3N – R20E

Town of Dover



Freedom Fireworks LLC, Owner
Dustin Hein, Applicant

Zoning Map

Site Address: Southeast corner of the intersection of S Beaumont Avenue (STH 75) & Durand Avenue (STH 11)
B-3 Conditional Use Permit to occupy a commercial site with year-round firewood sales, seasonal sales of fireworks, produce & Christmas trees.



SEC 26 – T3N – R20E

Town of Dover



Freedom Fireworks LLC, Owner
Dustin Hein, Applicant

2020 Aerial

Site Address: Southeast corner of the intersection of S Beaumont Avenue (STH 75) & Durand Avenue (STH 11)
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SEC 26 – T3N – R20E

Town of Dover

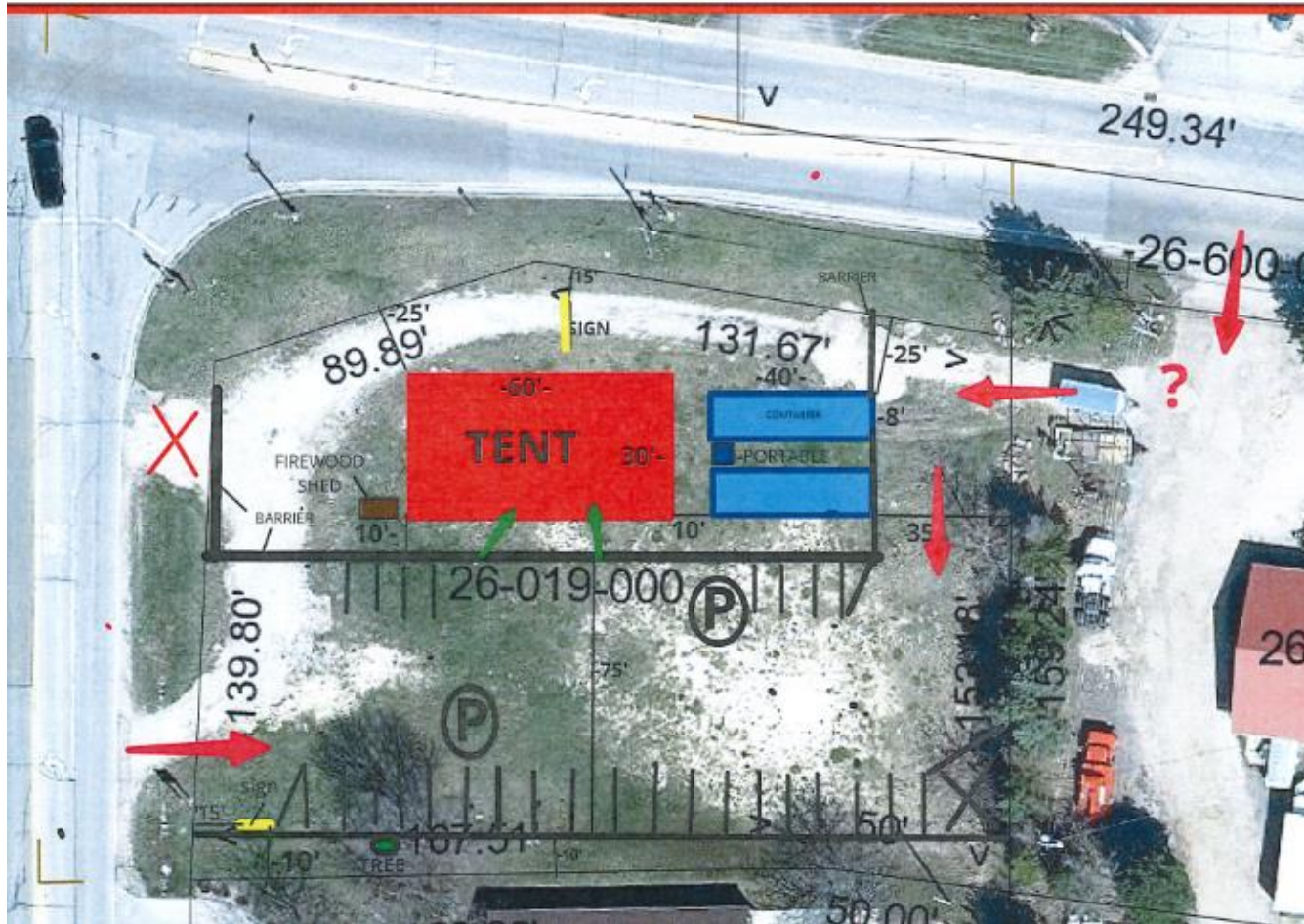


Freedom Fireworks LLC, Owner
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Site Address: Southeast corner of the intersection of S Beaumont Avenue (STH 75) & Durand Avenue (STH 11)
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Site Plan
Fireworks

FIREWORKS SITE MAP



SEC 26 – T3N – R20E

Town of Dover



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Site Plan
Produce Sales

PRODUCE SALES SITE MAP



SEC 26 – T3N – R20E

Town of Dover



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Site Plan Christmas Trees

CHRISTMAS TREES SITE MAP



SEC 26 – T3N – R20E

Town of Dover



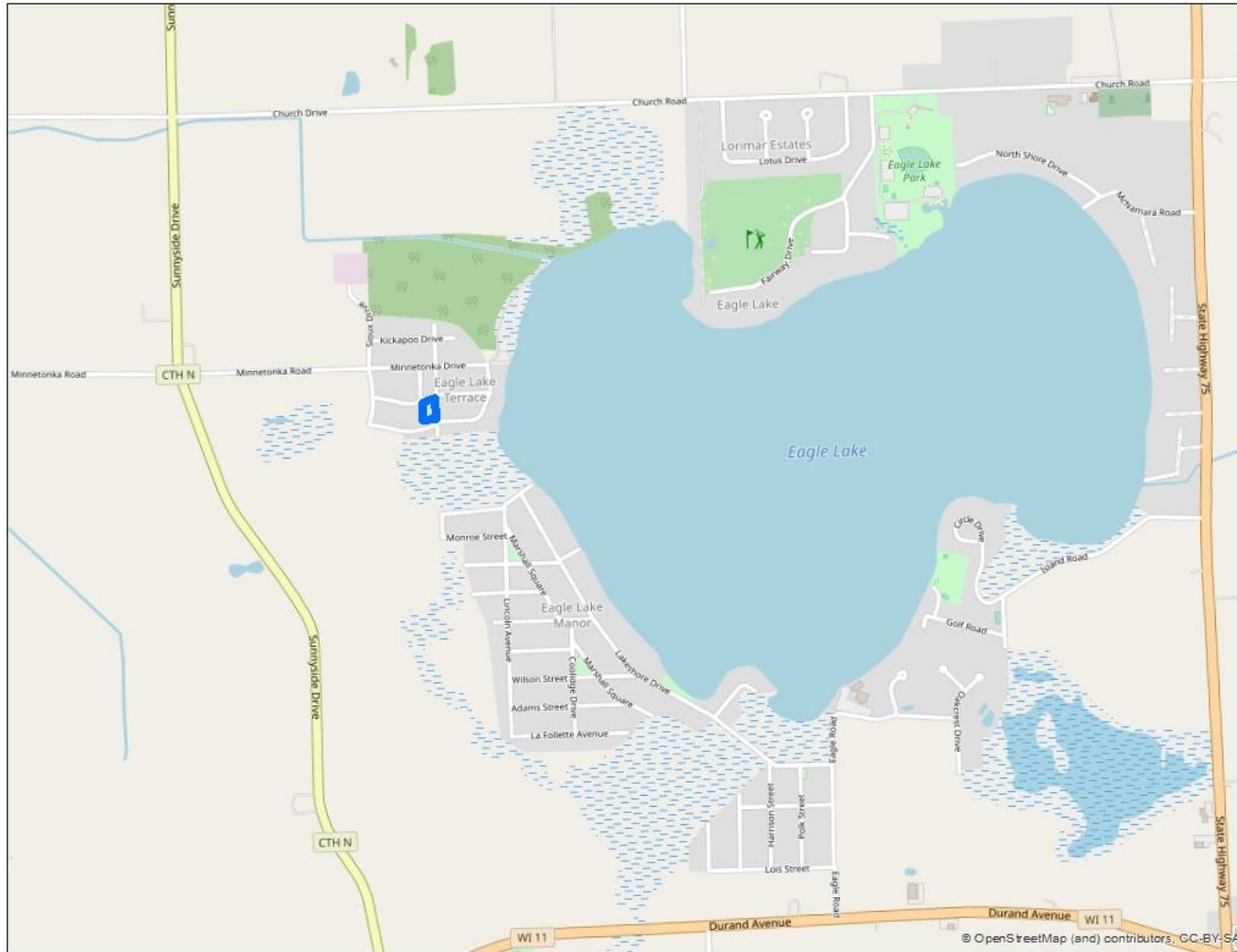
Lena Investments LLC, Owner
Michael Lena, Applicant

Site Address: (vacant land) directly north of 1926 Chippewa Drive

Rezone from A-3 General Farming District III to R-4 Urban Residential District I (Contains .58 acres)

For future construction of single-family residence on each lot

Location Map



SEC 21 – T3N – R20E

Town of Dover



Lena Investments LLC, Owner

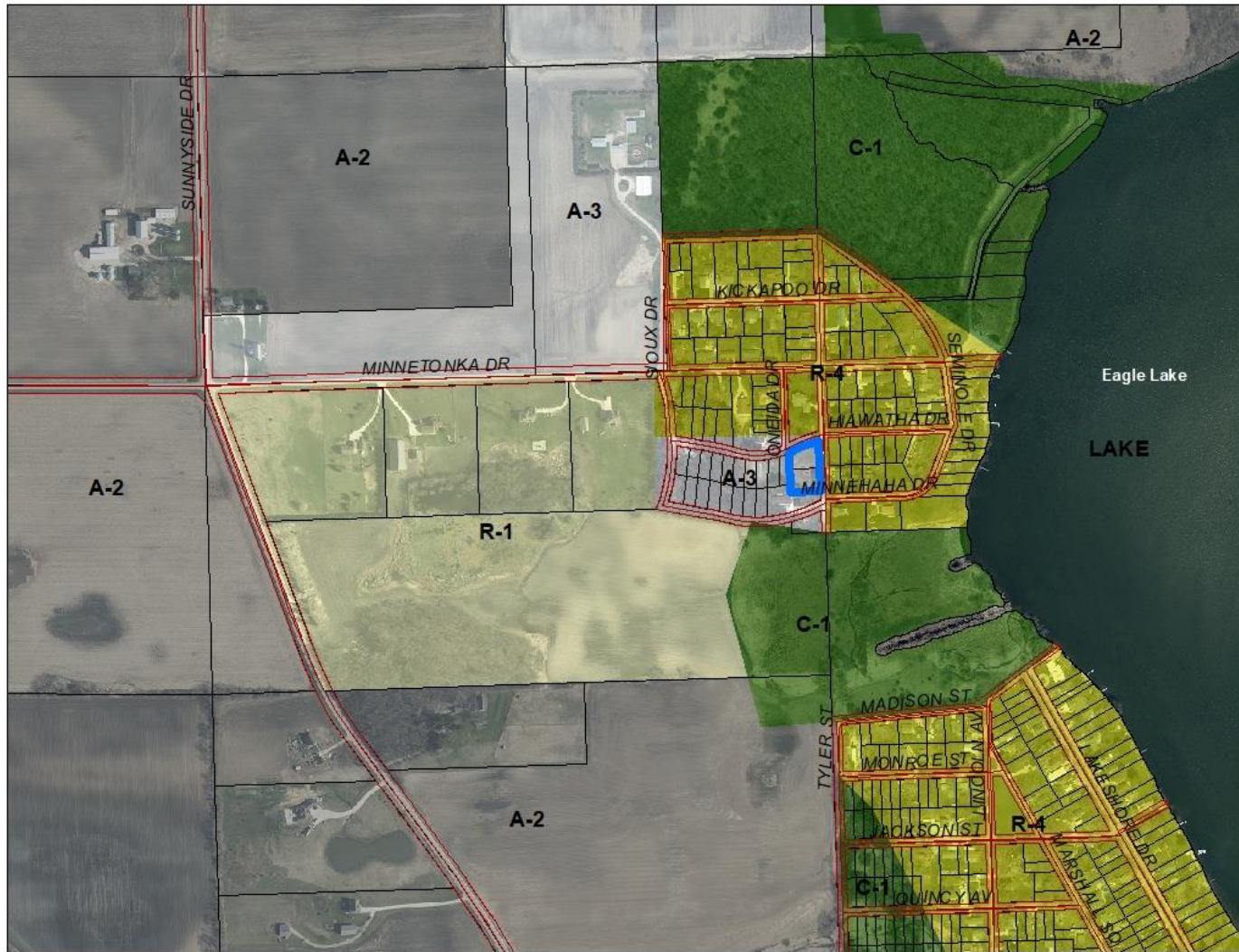
Michael Lena, Applicant

Site Address: (vacant land) directly north of 1926 Chippewa Drive

Rezone from A-3 General Farming District III to R-4 Urban Residential District I (Contains .58 acres)

For future construction of single-family residence on each lot

Zoning Map



SEC 21 – T3N – R20E

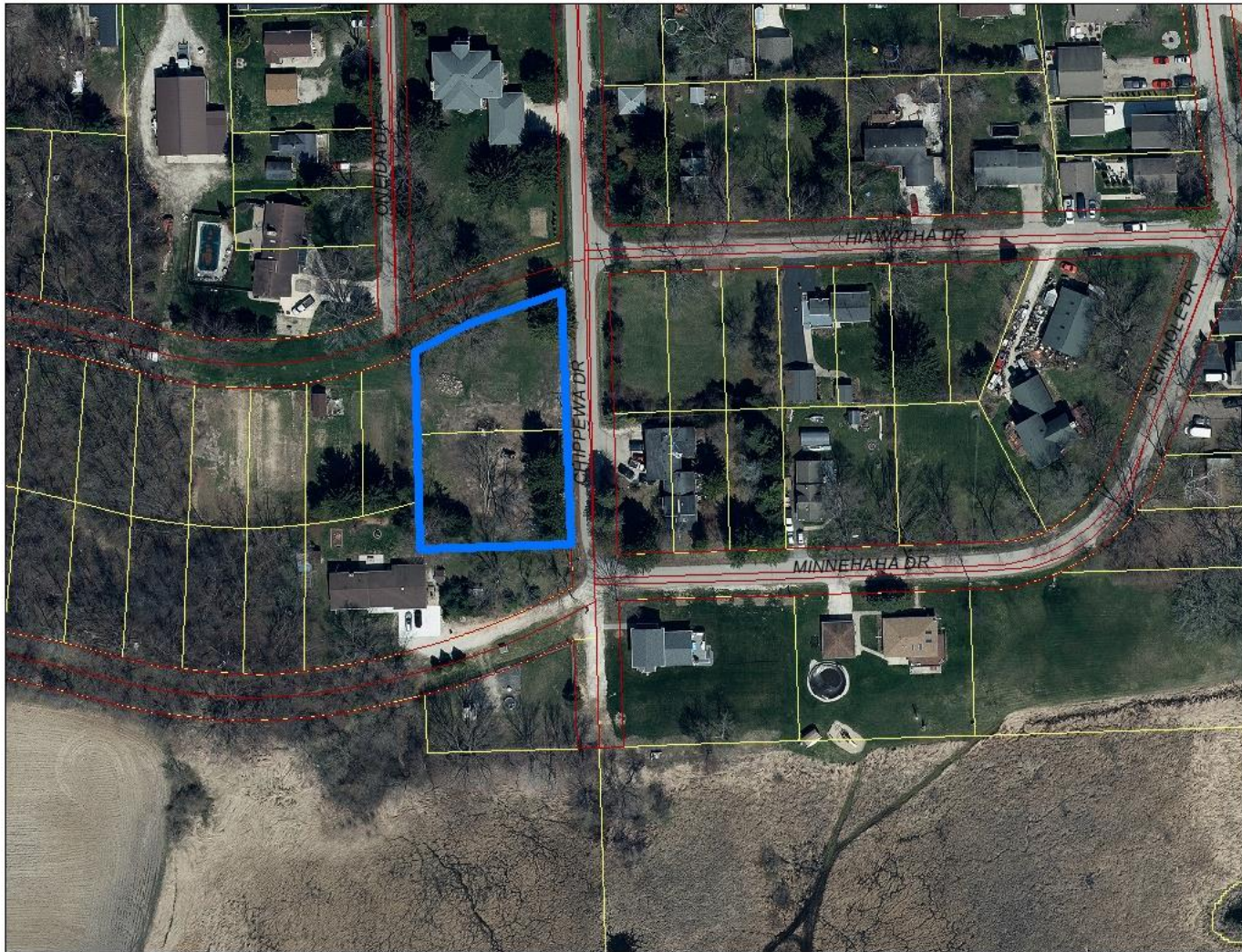
Town of Dover



Lena Investments LLC, Owner
Michael Lena, Applicant

2020 Aerial

Site Address: (vacant land) directly north of 1926 Chippewa Drive
Rezone from A-3 General Farming District III to R-4 Urban Residential District I (Contains .58 acres)
For future construction of single-family residence on each lot



SEC 21 – T3N – R20E

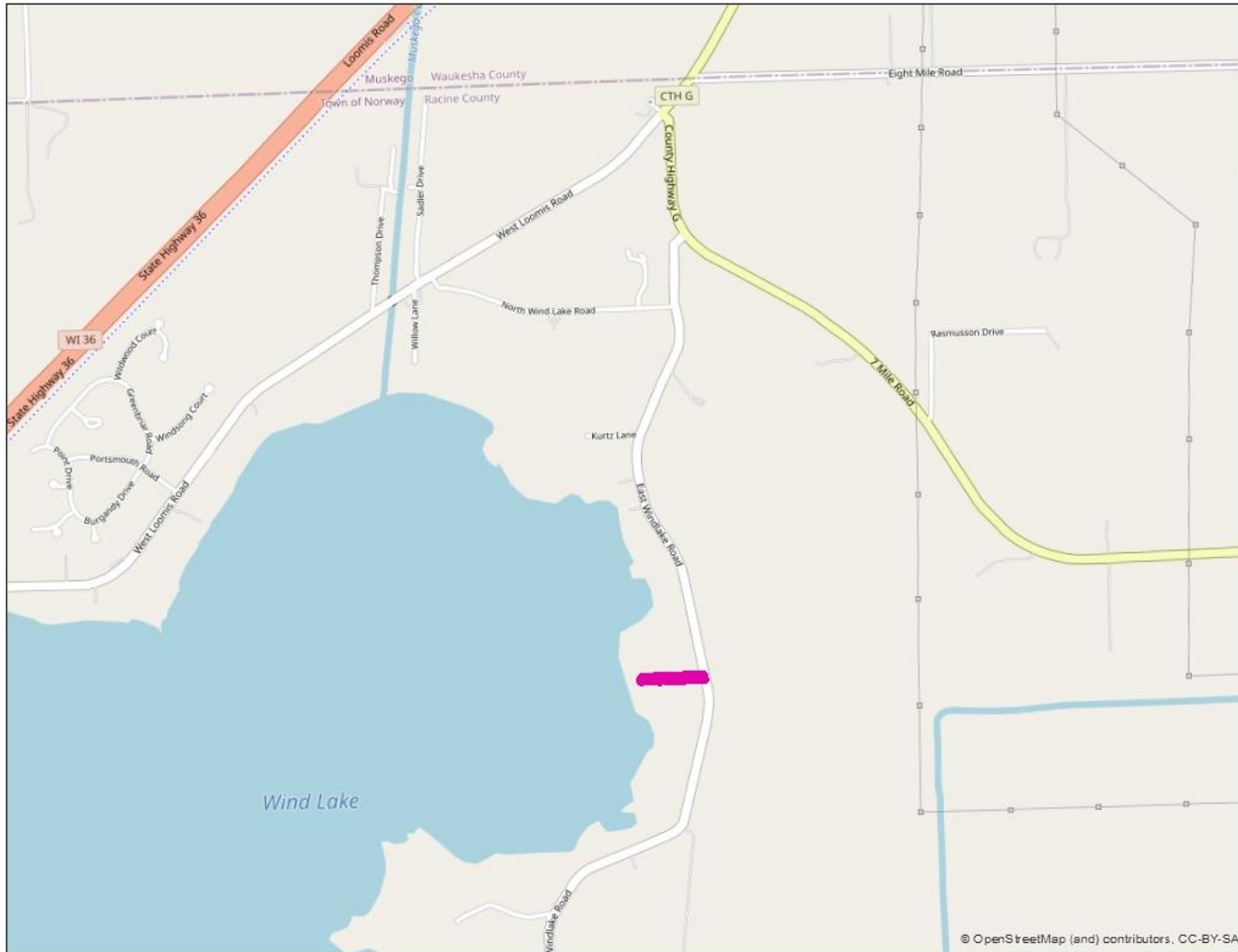
Town of Dover



John & Cara Boticki, Owners
Joseph Scott Homes, Agent

Location Map

Site Address: (directly west) of 7809 East Wind Lake Road
R-5 Shoreland / Floodplain Conditional Use to place fill in the FFO (Urban Flood Fringe Overlay District) & construct a single-family residence with an attached garage & covered porch



SEC 03 – T4N – R20E

Town of Norway



John & Cara Boticki, Owners
Joseph Scott Homes, Agent

Zoning Map

Site Address: (directly west) of 7809 East Wind Lake Road
R-5 Shoreland / Floodplain Conditional Use to place fill in the FFO (Urban Flood Fringe Overlay District) & construct a single-family residence with an attached garage & covered porch



SEC 03 – T4N – R20E

Town of Norway



John & Cara Boticki, Owners

Joseph Scott Homes, Agent

Site Address: (directly west) of 7809 East Wind Lake Road

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

2020 Aerial - Floodplain



2020 Aerial – PEC & Wetlands



SEC 03 – T4N – R20E

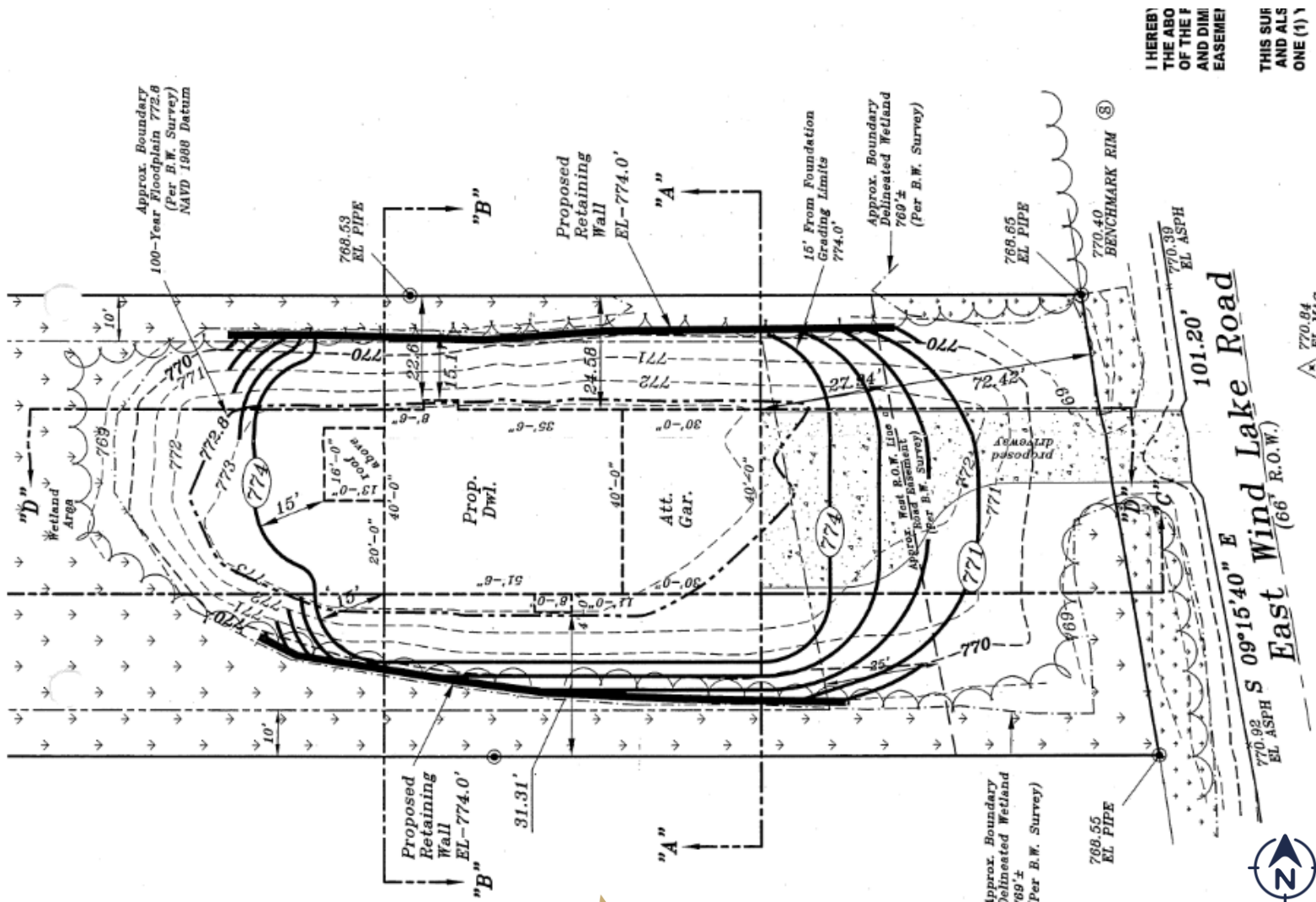
Town of Norway



John & Cara Boticki, Owners
Joseph Scott Homes, Agent

Site Plan - Partial

Site Address: (directly west) of 7809 East Wind Lake Road
R-5 Shoreland / Floodplain Conditional Use to place fill in the FFO (Urban Flood Fringe Overlay District) & construct a single-family residence with an attached garage & covered porch



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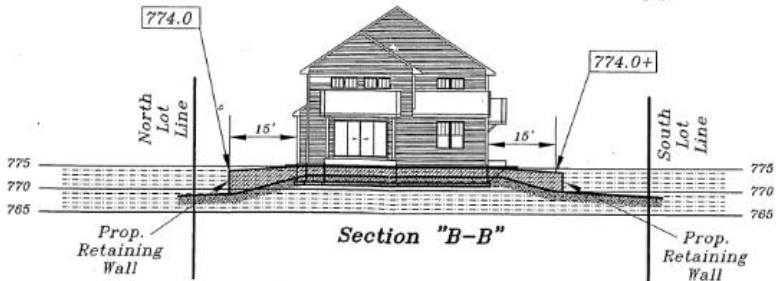
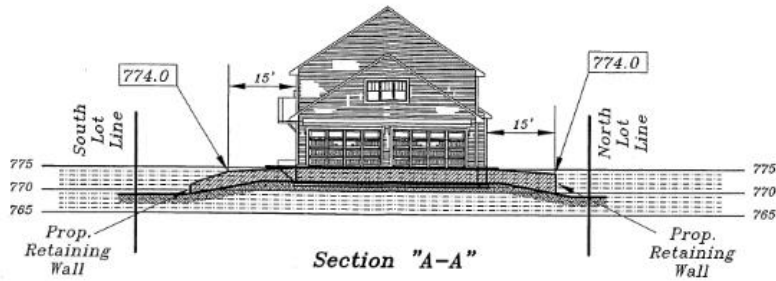
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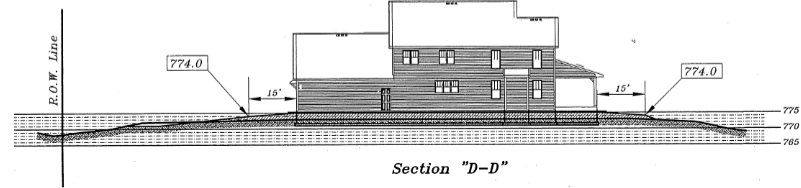
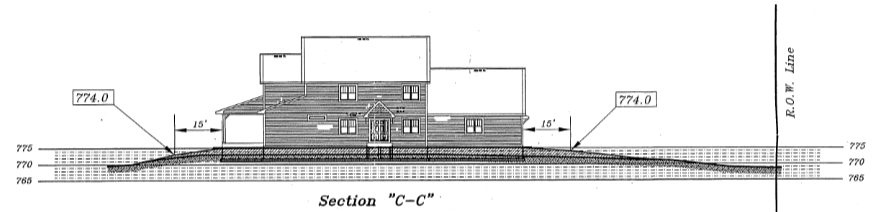


SEC 03 - T4N - R20E
Town of Norway



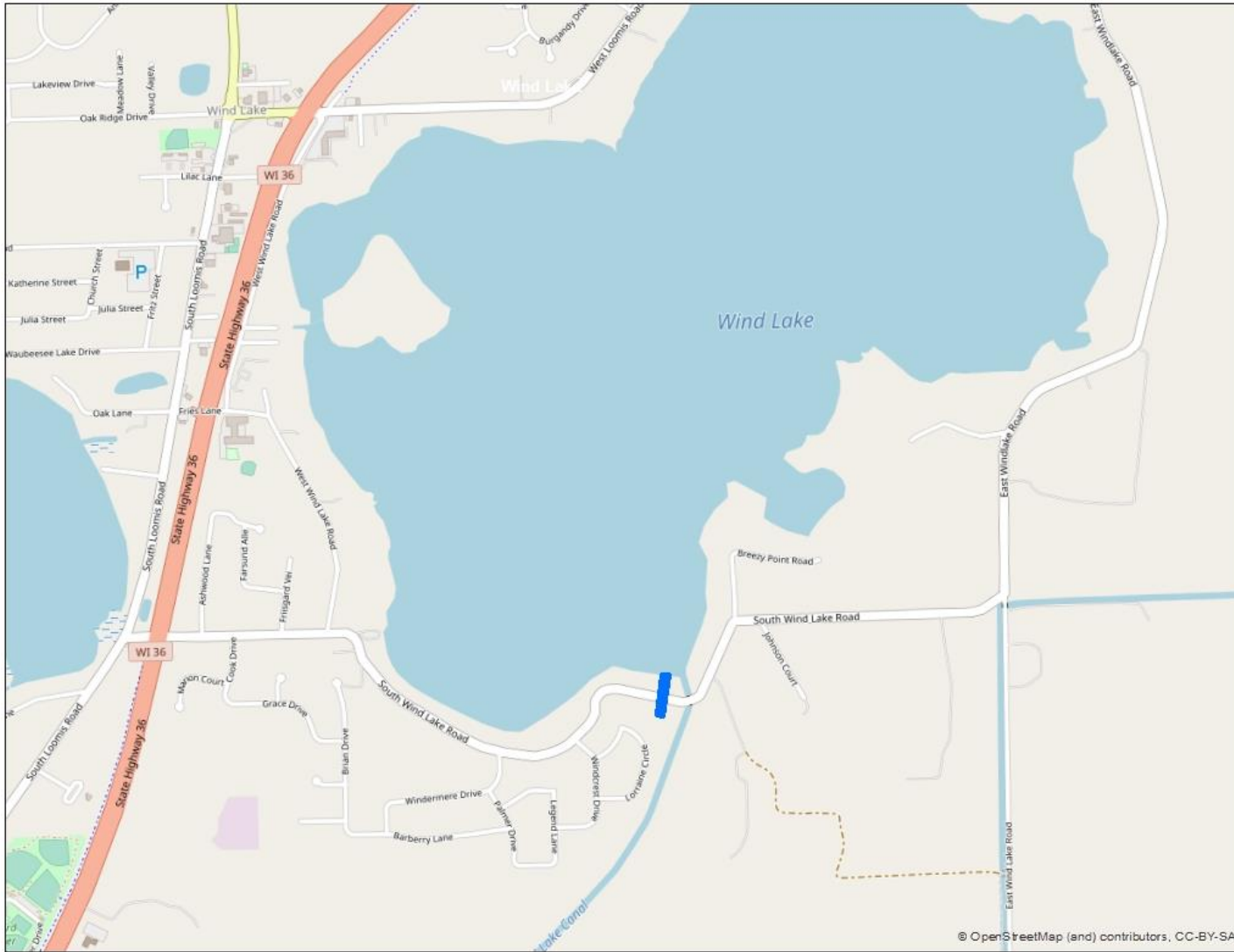


Prop. Retaining Wall | Section "B-B" | Prop. Retaining Wall



Kenneth & Michele Nikolai, Owners
Site Address: (across the street from) 25404 South Wind Lake Road
R-3 Shoreland / Floodplain Conditional Use to place fill in the FFO (Urban Flood Fringe Overlay District)
& construct a 22'x44' detached garage

Location Map



SEC 16 – T4N – R20E

Town of Norway



Kenneth & Michele Nikolai, Owners
Site Address: (across the street from) 25404 South Wind Lake Road
R-3 Shoreland / Floodplain Conditional Use to place fill in the FFO (Urban Flood Fringe Overlay District)
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Zoning Map



SEC 16 – T4N – R20E

Town of Norway



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**2020 Aerial
Floodplain**






SEC 16 – T4N – R20E

Town of Norway

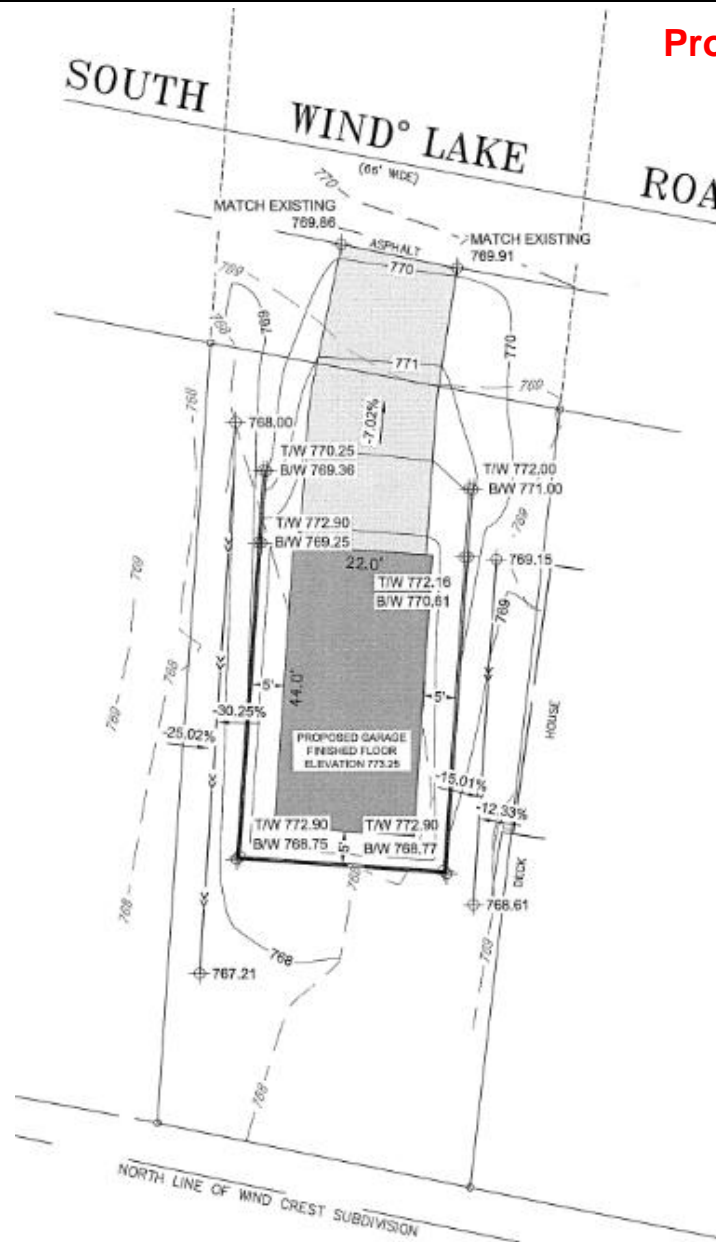


LEGEND

	PROPOSED BUILDING
	PROPOSED DRIVEWAY
	PROPOSED SWALE
T/W 772.90	PROPOSED TOP OF WALL GRADE
B/W 772.00	PROPOSED BOTTOM OF WALL GRADE

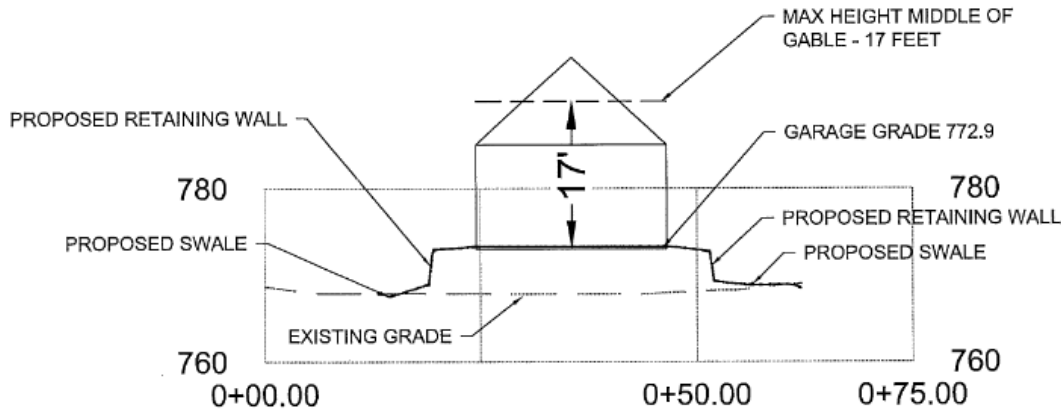
EXISTING IMPERVIOUS SURFACE = 0 SQ.FT. (0% IMPERVIOUS)

PROPOSED IMPERVIOUS SURFACE:
 GARAGE = 968.00 SQ.FT.
 DRIVEWAY = 545.65 SQ.FT.
 RETAINING WALL = 76.45 SQ.FT.
 TOTAL IMPERVIOUS = 1590.10 SQ.FT.
 LOT SIZE = 6419.38 SQ.FT.
 PERCENTAGE IMPERVIOUS = 24.77%



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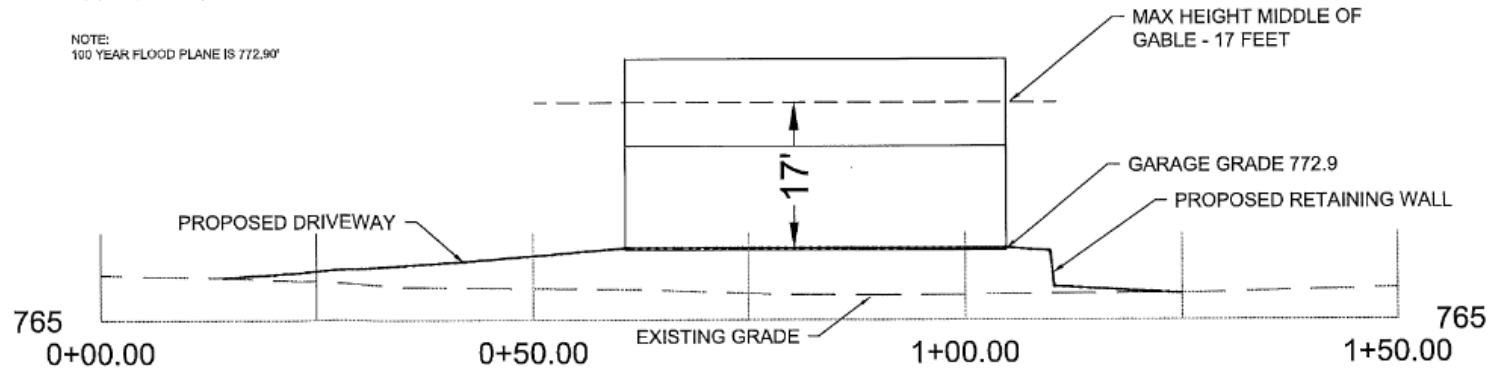
Cross Section



WEST-EAST CROSS SECTION VIEW

NOTE:
 1. SURVEY PROVIDED BY B.W. SURVEYING, INC. JOB NO. 10317 DATED 02/10/2021. SEE SURVEY FOR FULL INFORMATION AND EXTENTS OF LEGAL BOUNDARY INCLUDING SETBACKS. ONLY AREA OF PROPOSED WORK IS SHOWN ON THIS DRAWING AND SELECT TEXT REMOVED FOR CLARITY OF SITE DESIGN.
 2. 100-YEAR FLOOD ELEVATION IS 772.9 FEET PER FEMA NFHL FIRM 55101C0034D EFFECTIVE DATE 5/2/2012.

NOTE:
 100 YEAR FLOOD PLANE IS 772.90'



NORTH-SOUTH CROSS SECTION VIEW

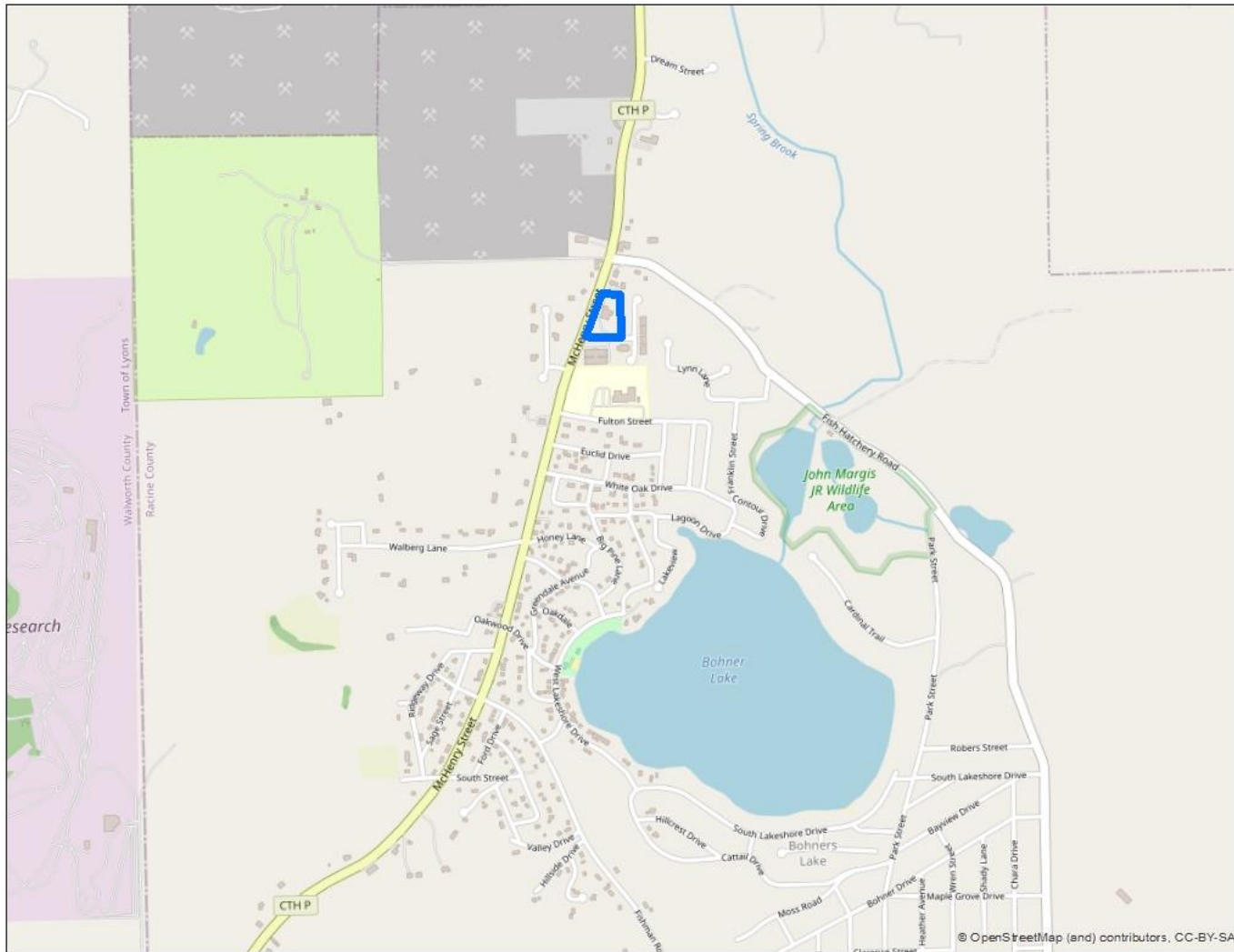
SEC 16 – T4N – R20E

Town of Norway



J & K Real Estate Investments, Owner
Twisted Drinks LLC / Burlington Tap & Smokehouse, Applicant
Site Address: 7305 McHenry Street (CTH P)
B-3 Conditional Use Permit to occupy a commercial site with a bar & restaurant known as "Burlington Tap & Smokehouse";
includes outdoor volleyball court and axe-throwing business

Location Map



SEC 18 – T2N – R19E

Town of Burlington



J & K Real Estate Investments, Owner
Twisted Drinks LLC / Burlington Tap & Smokehouse, Applicant
Site Address: 7305 McHenry Street (CTH P)
**B-3 Conditional Use Permit to occupy a commercial site with a bar & restaurant known as "Burlington Tap & Smokehouse";
includes outdoor volleyball court and axe-throwing business**

Zoning Map



SEC 18 – T2N – R19E

Town of Burlington



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B-3 Conditional Use Permit to occupy a commercial site with a bar & restaurant known as "Burlington Tap & Smokehouse";
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2020 Aerial



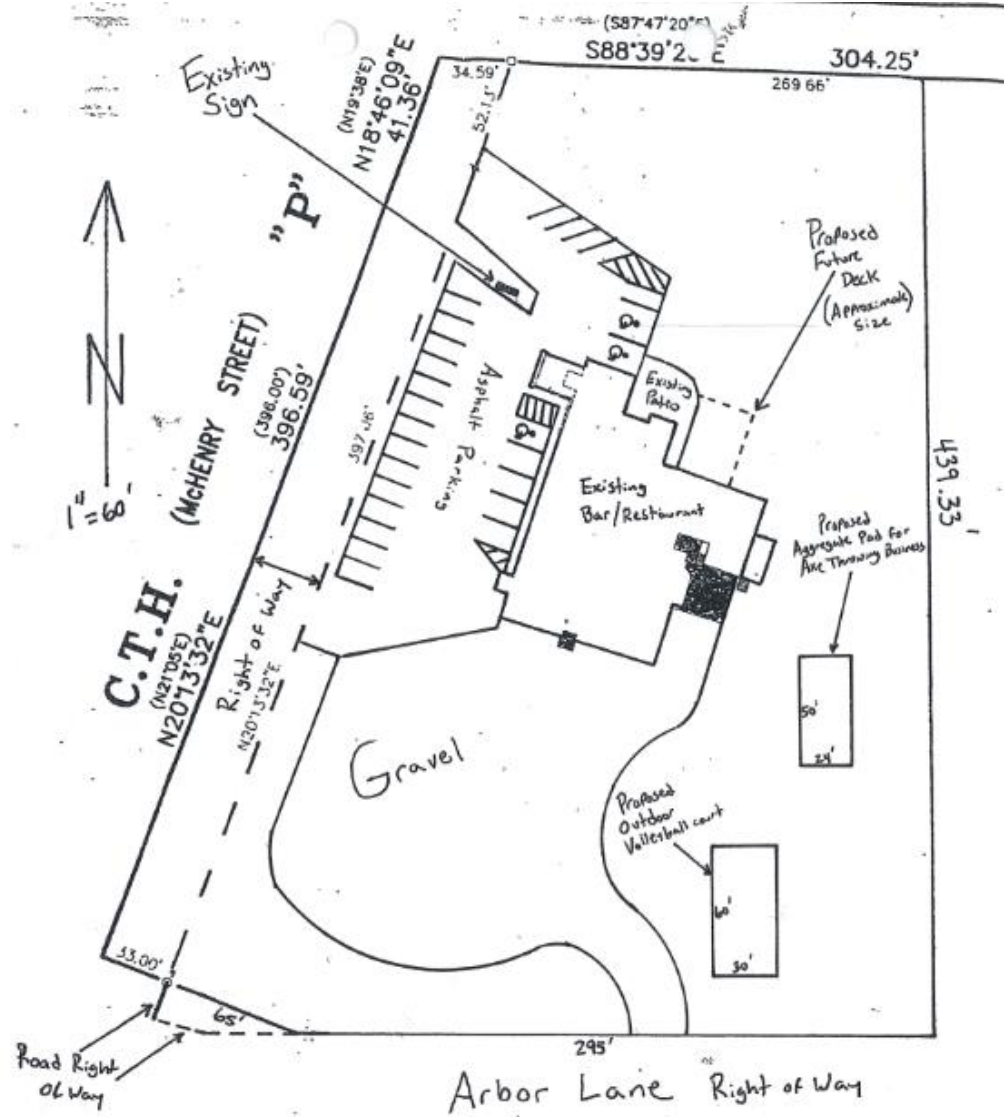
SEC 18 – T2N – R19E

Town of Burlington



Site Plan

Axe-Throwing Area



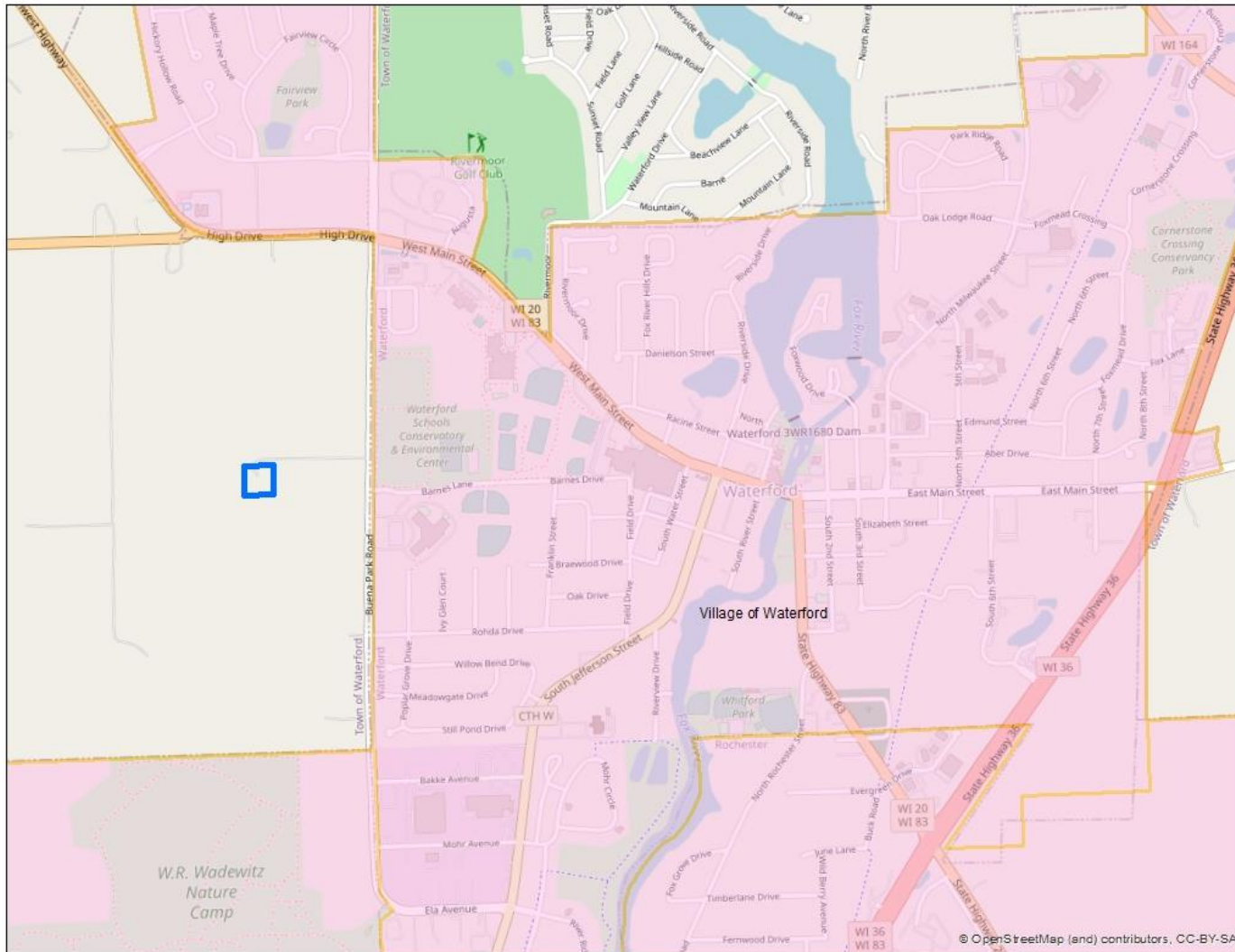
SEC 18 – T2N – R19E

Town of Burlington

SMJ International, Owner
Aaron Adelman (SMJ International), Agent
Site Address: 3526 Buena Park Road

Location Map

A-2 Site Plan Review for a class 2 collocation replacement & installation of 6 antennas at 100' to an existing mobile service support structure & construct associated ground equipment



SEC 34 – T4N – R19E

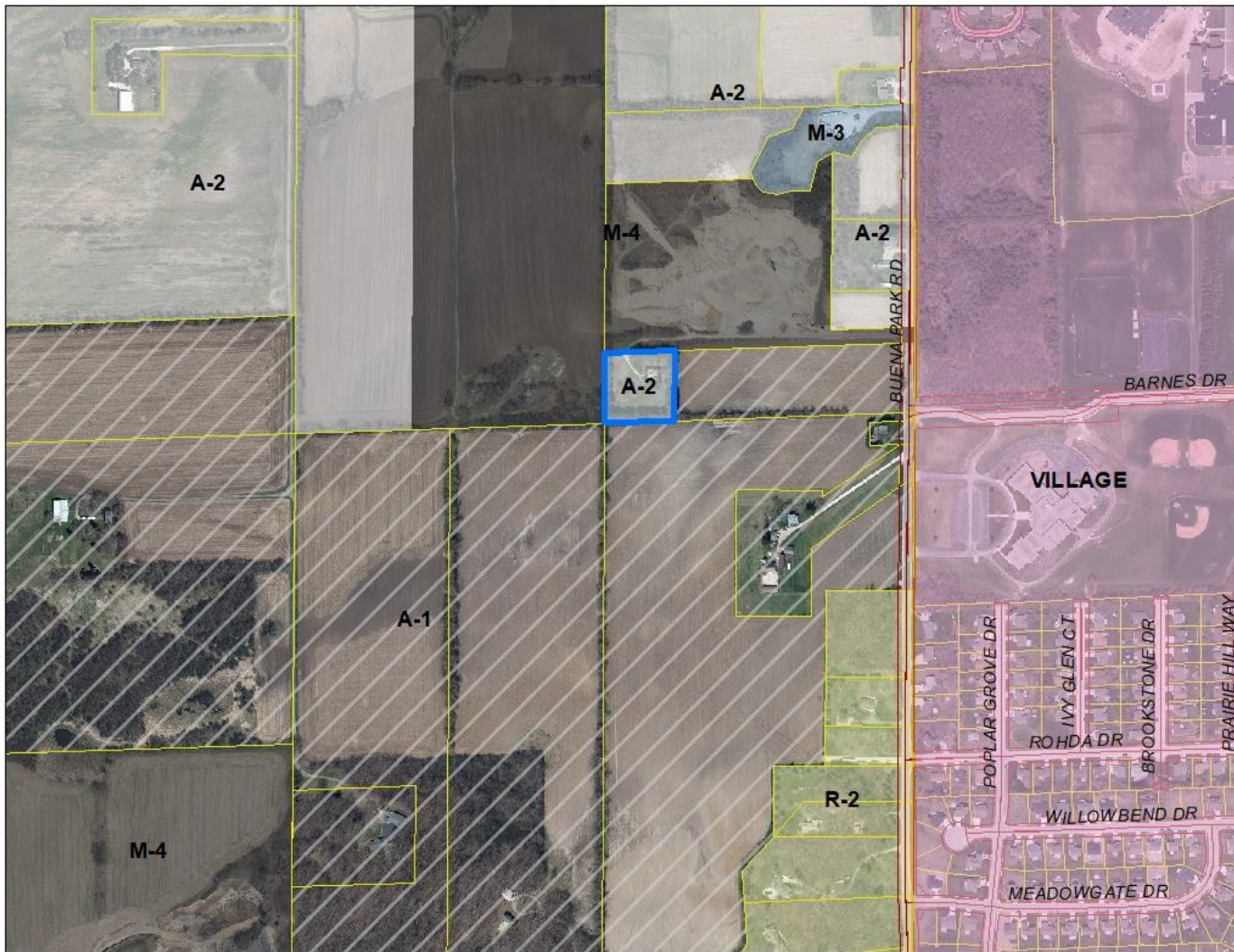
Town of Waterford



SMJ International, Owner
Aaron Adelman (SMJ International), Agent
Site Address: 3526 Buena Park Road

Zoning Map

A-2 Site Plan Review for a class 2 collocation replacement & installation of 6 antennas at 100' to an existing mobile service support structure & construct associated ground equipment



SEC 34 – T4N – R19E

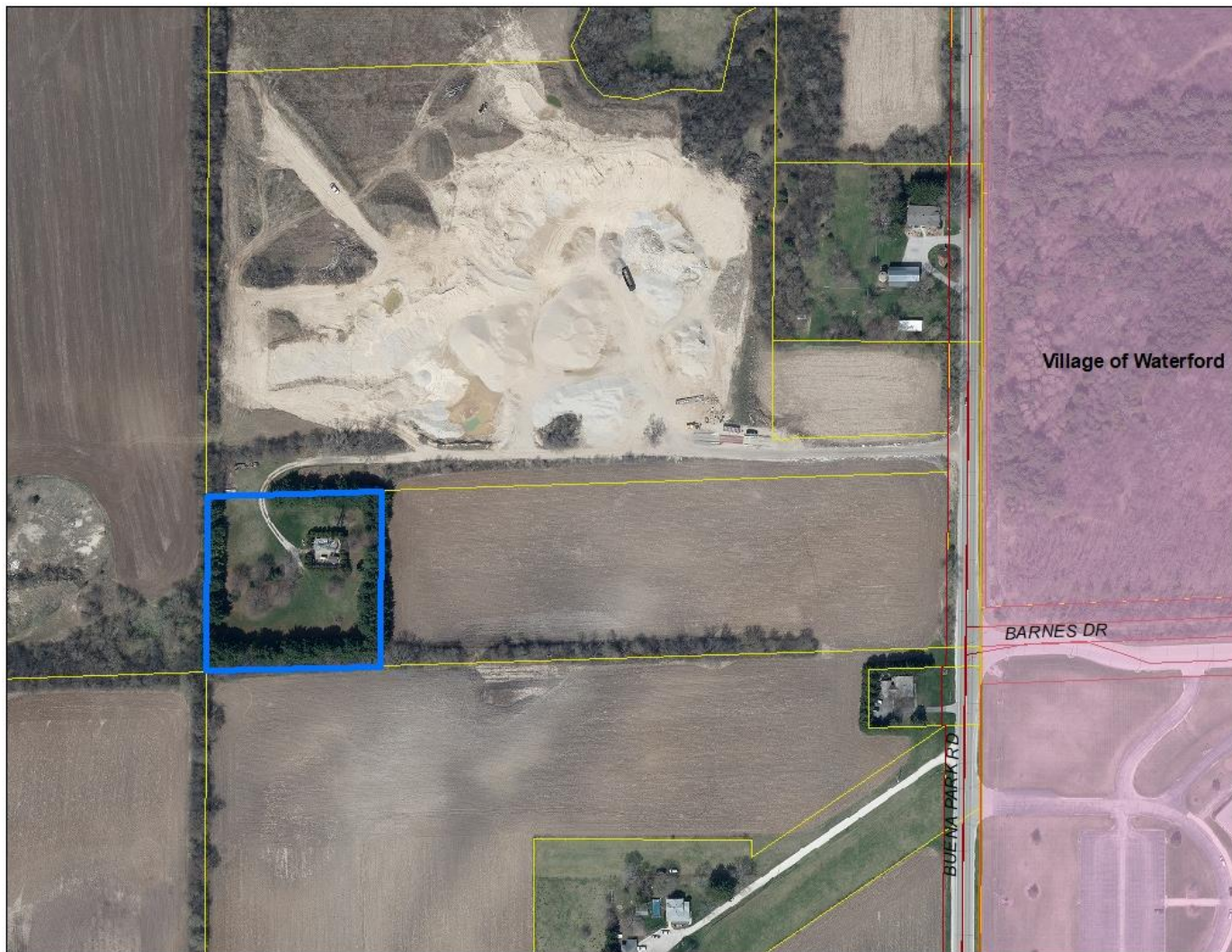
Town of Waterford



SMJ International, Owner
Aaron Adelman (SMJ International), Agent
Site Address: 3526 Buena Park Road

2020 Aerial

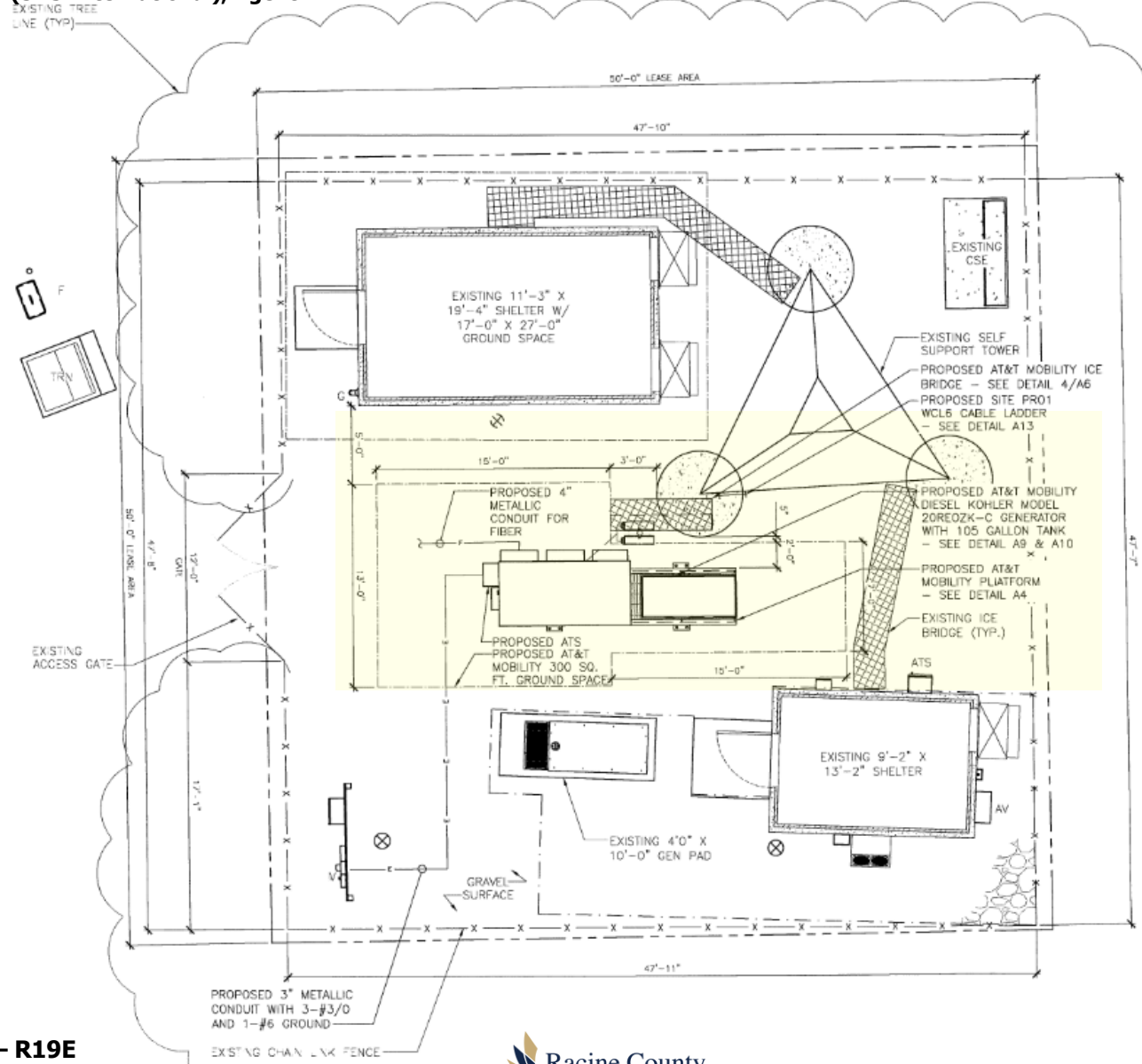
A-2 Site Plan Review for a class 2 collocation replacement & installation of 6 antennas at 100' to an existing mobile service support structure & construct associated ground equipment



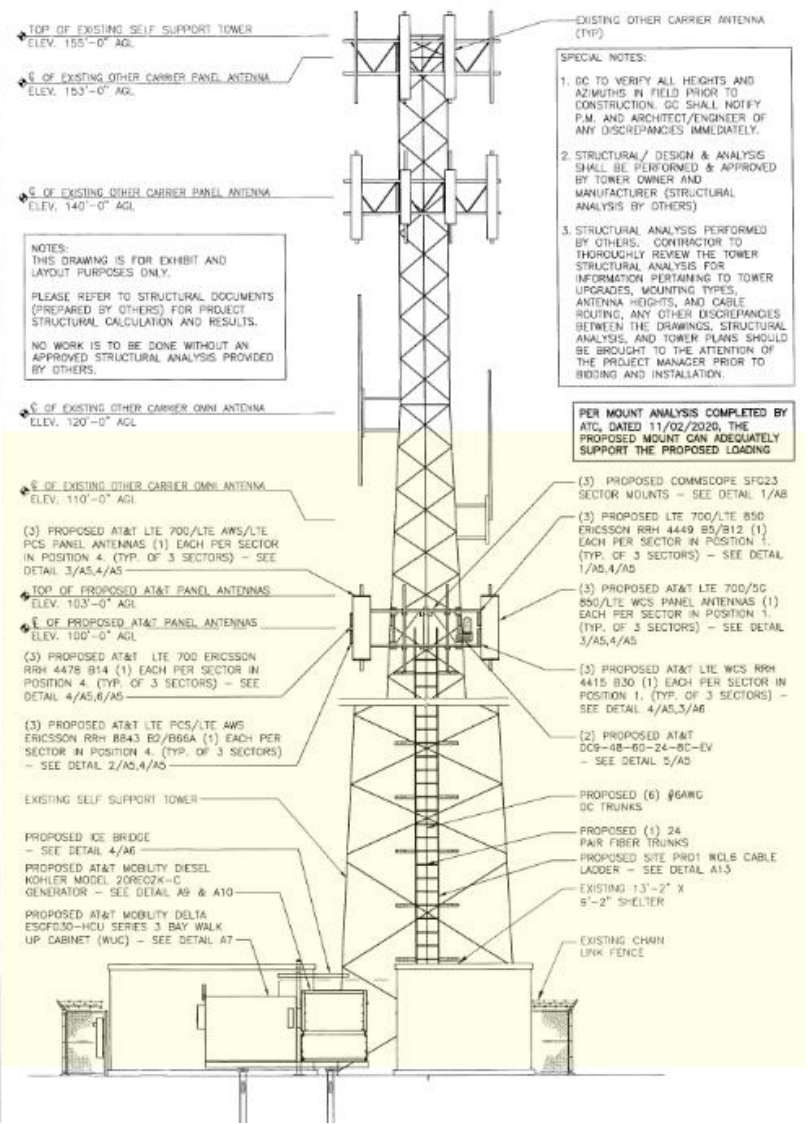
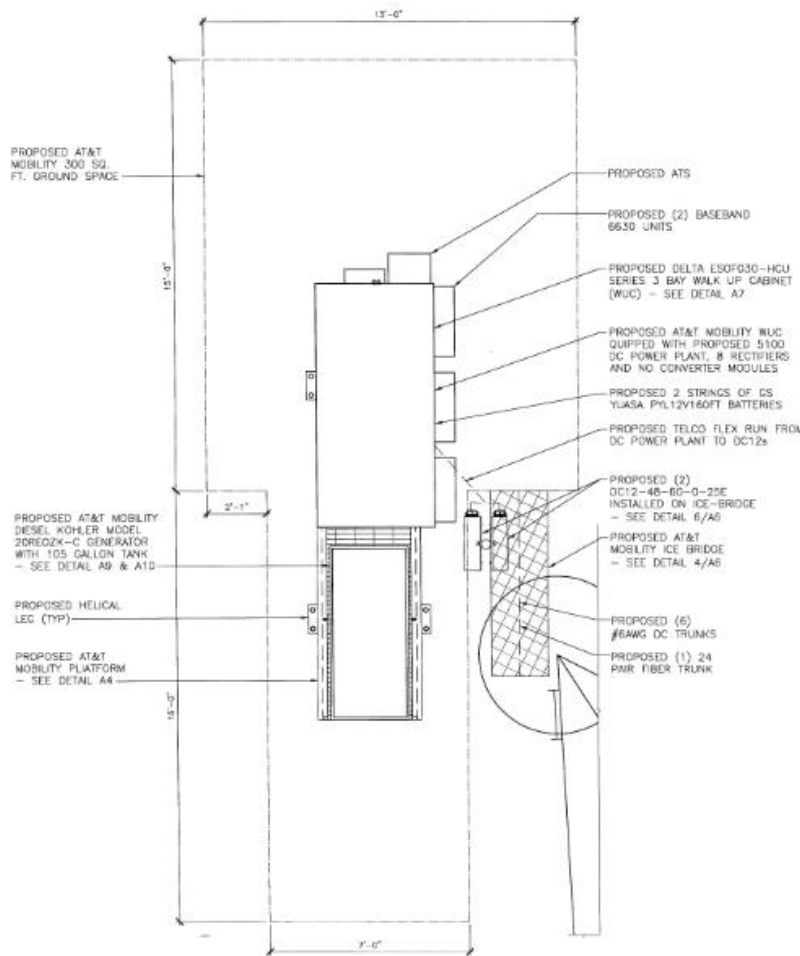
SEC 34 – T4N – R19E

Town of Waterford





SEC 34 - T4N - R19E
 Town of Waterford

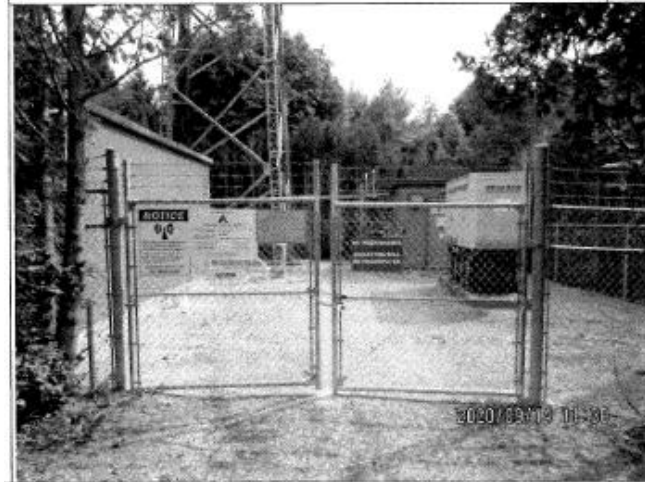


Existing



SITE PHOTO 2

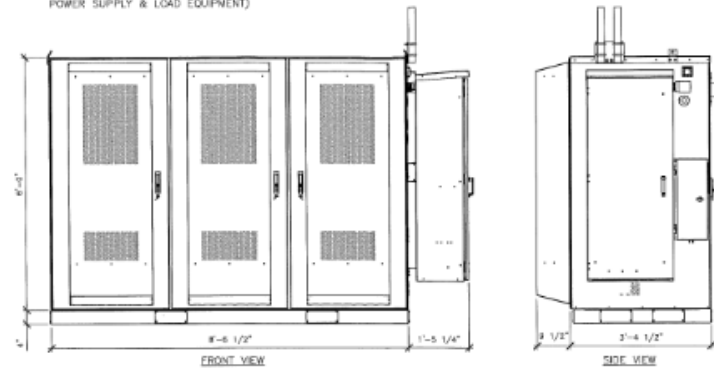
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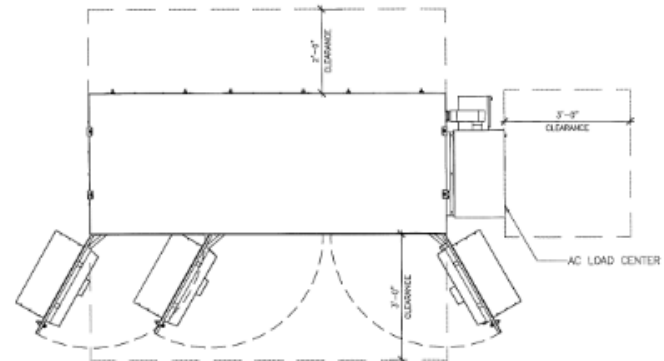
SEC 34 – T4N – R19E

Town of Waterford

WEIGHT = 2,270 LB (EXCLUDING BATTERIES,
POWER SUPPLY & LOAD EQUIPMENT)



WALK UP CABINET ELEVATIONS DELTA ESOF030-HCU01 DETAIL - FOR REFERENCE ONLY



WALK UP CABINET DELTA ESOF030-HCU01 PLAN DETAIL - FOR REFERENCE ONLY