

DRAFT

Racine County
Economic Development & Land Use
Planning Committee Public Hearing Meeting
Monday, July 19, 2021 - 6:00 p.m.
Ives Grove Office Complex Auditorium

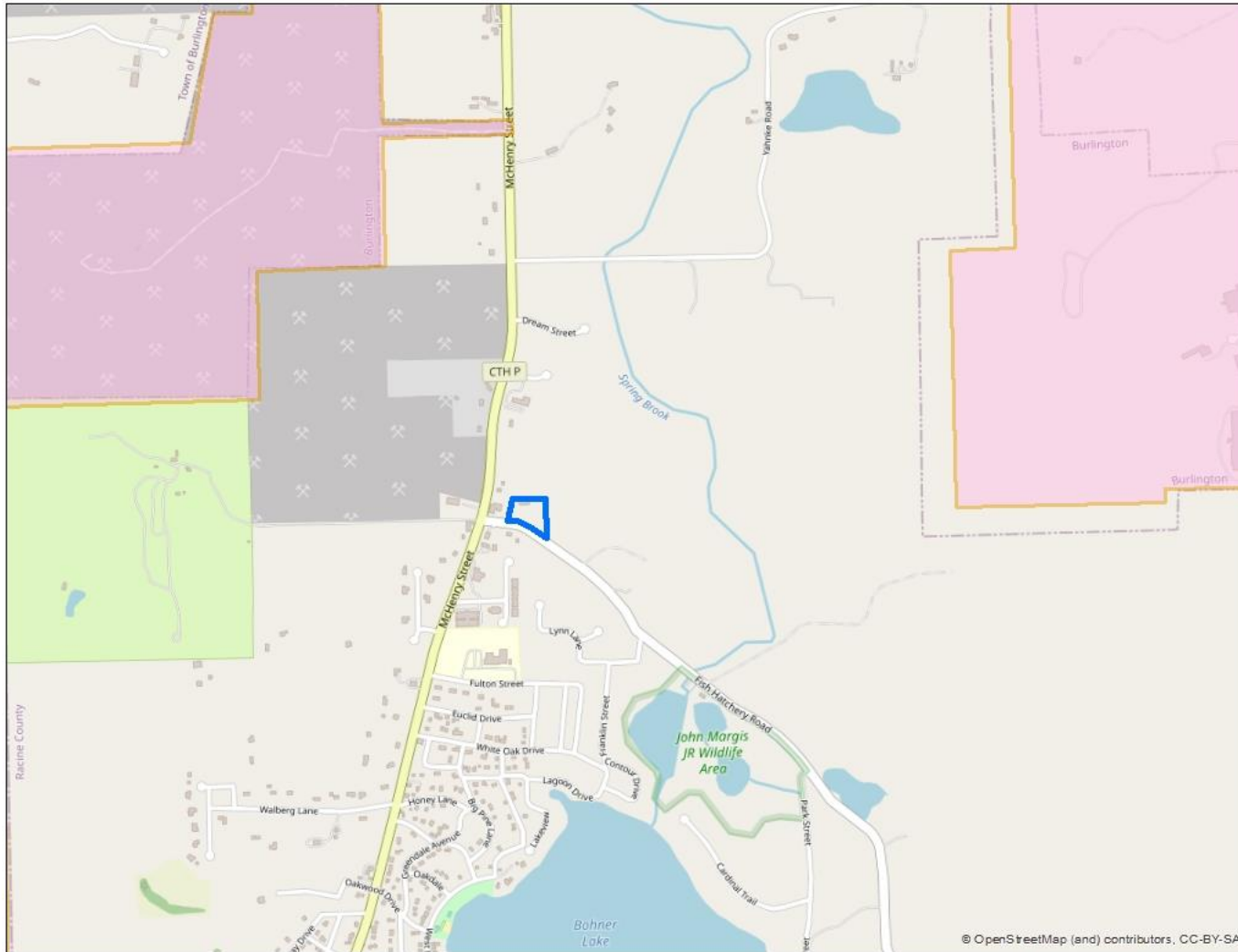
DRAFT



Paul Tackett, Owner
Site Address: 7135 McHenry Street

Location Map

Land Use Plan Amendment from Residential Sewered (25,000 sf to 1.49 acres per dwelling unit) to Commercial (Contains 1.9 ac)
Rezone from A-2 General Farming & Residential District II to B-3 Commercial Service District (Contains 1.9 ac)
To allow storage for antique business



SEC 08 – T2N – R19E

Town of Burlington



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 Site Address: 7135 McHenry Street

Land Use Plan

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T of Burlington LUP 2035

LAND USE CODE

- | | | | | | |
|---|-----|-------------------------------|---|------------|---|
|  | A-1 | Ag Preservation |  | G | Government & Institutional |
|  | A-2 | Ag Estate (5 ac or more / du) |  | PLANNEDPEC | Primary Environmental Corridor |
|  | C | Commercial |  | RL | Residential Sewered (25,000 sf to 1.49 ac / du) |
| | | |  | RS | Residential Unsewered (1.5 to 4.99 ac / du) |



SEC 08 – T2N – R19E

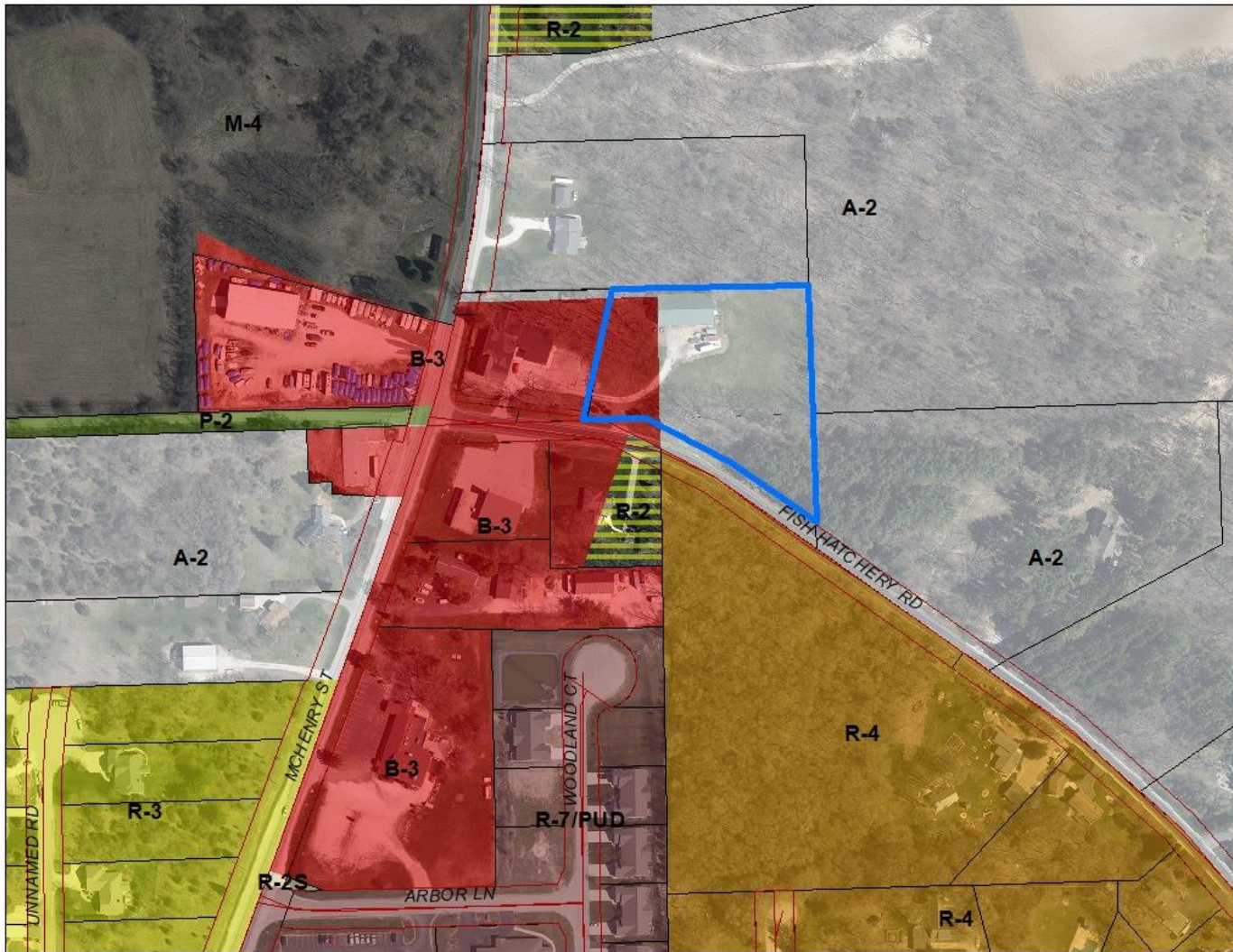
Town of Burlington



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Zoning Map

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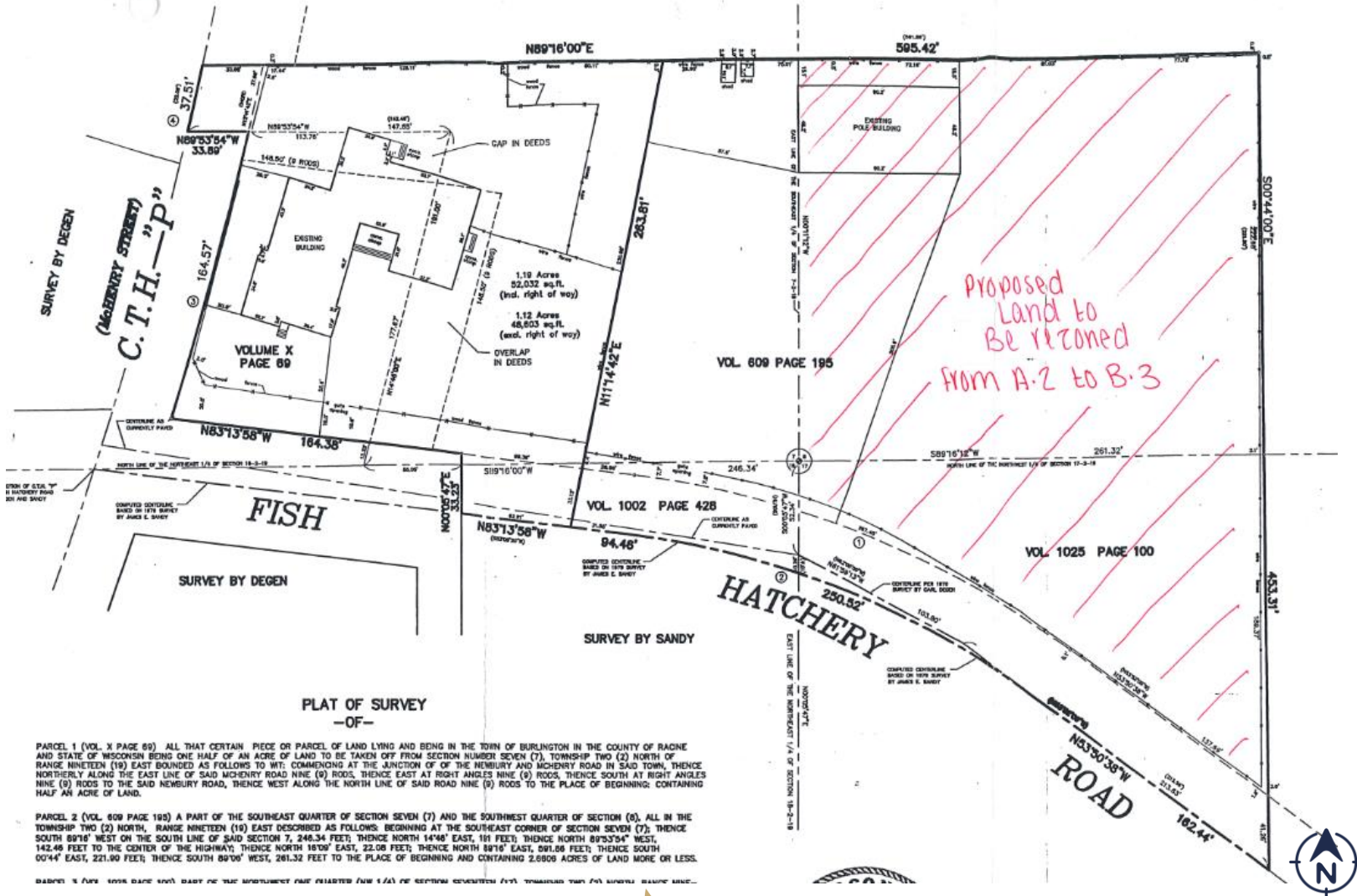
SEC 08 – T2N – R19E

Town of Burlington



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PLAT OF SURVEY
 -OF-

PARCEL 1 (VOL. X PAGE 89) ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND BEING IN THE TOWN OF BURLINGTON IN THE COUNTY OF RACINE AND STATE OF WISCONSIN BEING ONE HALF OF AN ACRE OF LAND TO BE TAKEN OFF FROM SECTION NUMBER SEVEN (7), TOWNSHIP TWO (2) NORTH OF RANGE NINETEEN (19) EAST BOUNDED AS FOLLOWS TO WIT: COMMENCING AT THE JUNCTION OF THE NEWBURY AND MCHENRY ROAD IN SAID TOWN, THENCE NORTHERLY ALONG THE EAST LINE OF SAID MCHENRY ROAD NINE (9) RODS, THENCE EAST AT RIGHT ANGLES NINE (9) RODS, THENCE SOUTH AT RIGHT ANGLES NINE (9) RODS TO THE SAID NEWBURY ROAD, THENCE WEST ALONG THE NORTH LINE OF SAID ROAD NINE (9) RODS TO THE PLACE OF BEGINNING; CONTAINING HALF AN ACRE OF LAND.

PARCEL 2 (VOL. 609 PAGE 195) A PART OF THE SOUTHEAST QUARTER OF SECTION SEVEN (7) AND THE SOUTHWEST QUARTER OF SECTION (8), ALL IN THE TOWNSHIP TWO (2) NORTH, RANGE NINETEEN (19) EAST DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SECTION SEVEN (7); THENCE SOUTH 89°16' WEST ON THE SOUTH LINE OF SAID SECTION 7, 246.34 FEET; THENCE NORTH 14°46' EAST, 161 FEET; THENCE NORTH 89°35'4" WEST, 142.46 FEET TO THE CENTER OF THE HIGHWAY; THENCE NORTH 16°06' EAST, 22.08 FEET; THENCE NORTH 89°16' EAST, 581.58 FEET; THENCE SOUTH 00°44' EAST, 221.90 FEET; THENCE SOUTH 89°06' WEST, 261.32 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.6906 ACRES OF LAND MORE OR LESS.

PARCEL 3 (VOL. 1025 PAGE 100) A PART OF THE SOUTHWEST QUARTER OF SECTION SEVEN (7) AND THE SOUTHWEST QUARTER OF SECTION (8), ALL IN THE TOWNSHIP TWO (2) NORTH, RANGE NINETEEN (19) EAST DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION SEVEN (7); THENCE SOUTH 89°16' WEST ON THE SOUTH LINE OF SAID SECTION 7, 246.34 FEET; THENCE NORTH 14°46' EAST, 161 FEET; THENCE NORTH 89°35'4" WEST, 142.46 FEET TO THE CENTER OF THE HIGHWAY; THENCE NORTH 16°06' EAST, 22.08 FEET; THENCE NORTH 89°16' EAST, 581.58 FEET; THENCE SOUTH 00°44' EAST, 221.90 FEET; THENCE SOUTH 89°06' WEST, 261.32 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.6906 ACRES OF LAND MORE OR LESS.

SEC 08 – T2N – R19E
 Town of Burlington



**Irish Cottage of Franklin LLC, Owner
Todd & Beth Morawetz, Applicants**

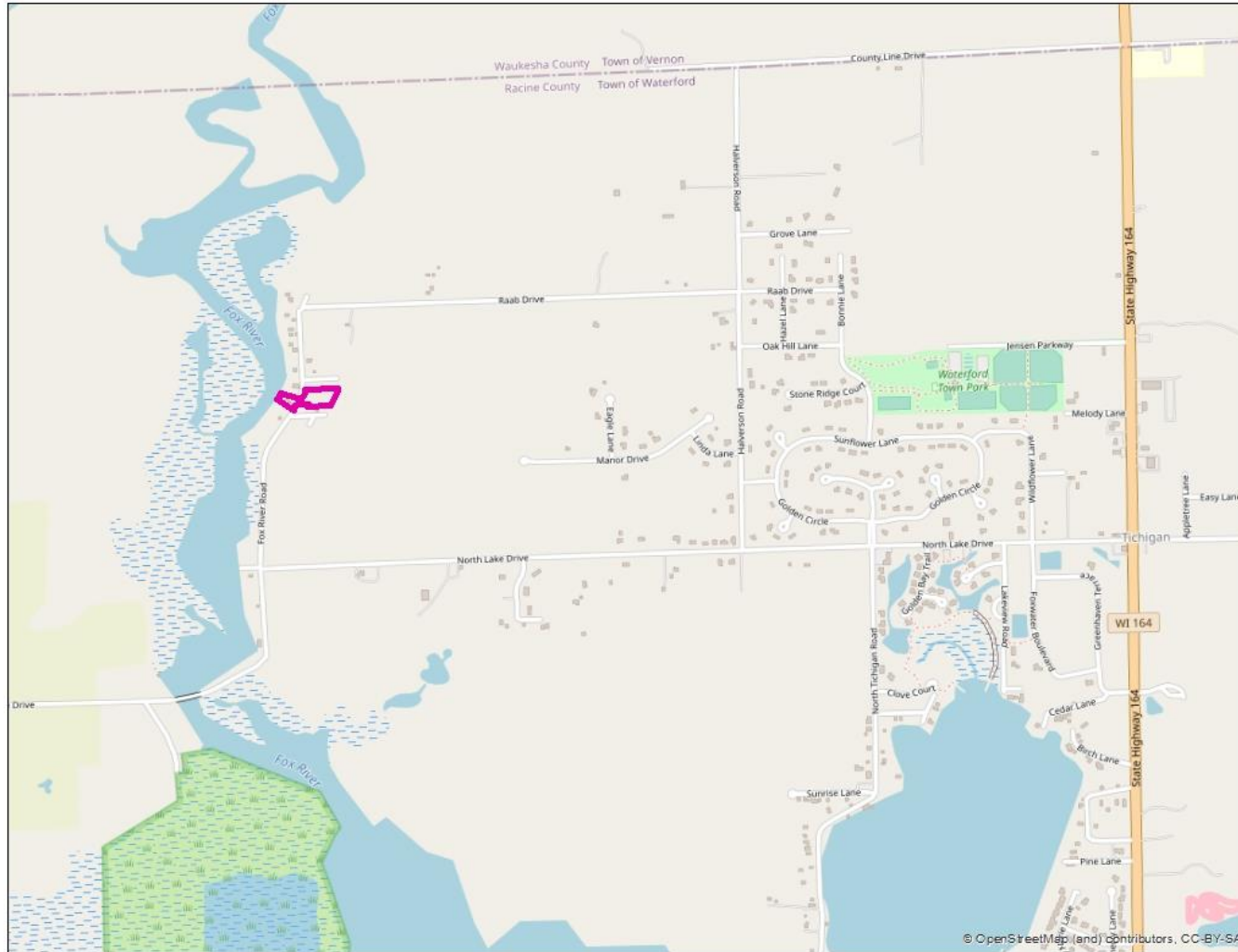
Location Map

Site Address: 8330 Fox River Road (& location directly across street)

Land Use Plan Amendment from Medium Density Residential (6200 sf to 18,999 sf / DU) to Commercial (Contains 1.74 ac)

Rezone from B-1 Neighborhood Business Dist & R-3 Suburban Residential Dist (sewered) to B-6 Water Oriented Business Dist (1.74 ac)

(To allow rental canoes & kayaks to operate from an existing bar / restaurant)



SEC 03 – T4N – R19E

Town of Waterford



**Irish Cottage of Franklin LLC, Owner
Todd & Beth Morawetz, Applicants**

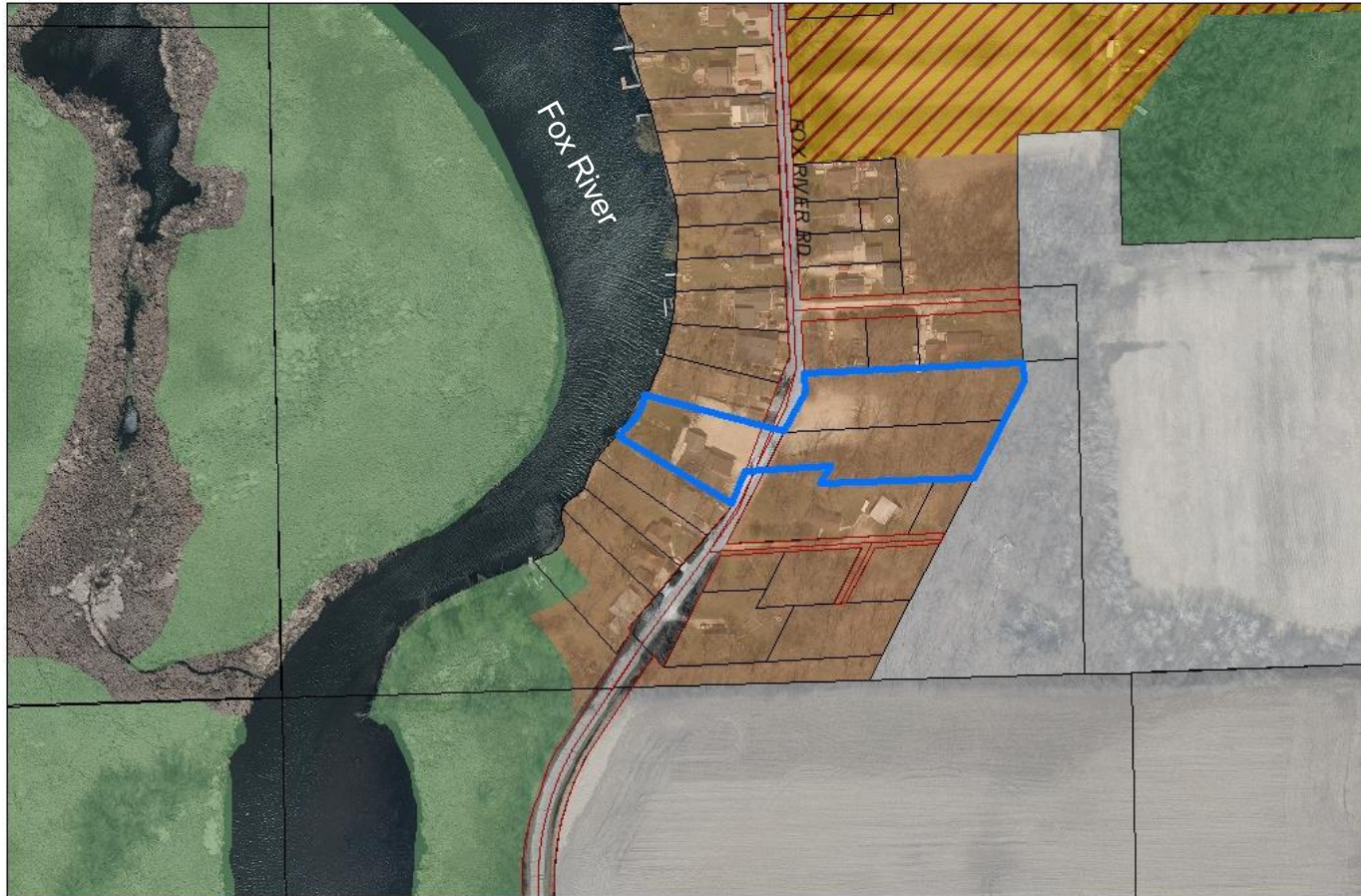
Land Use Plan

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LANDUSEDESC

 LOW DENSITY RESIDENTIAL (40,000 SQ FT TO 1.49 ACRES PER DWELLING UNIT)

 MEDIUM DENSITY RESIDENTIAL (6,200 SQ FT TO 18,999 SQ FT PER DWELLING UNIT)

 OTHER AGRICULTURAL, RURAL RESIDENTIAL, AND OPEN LAND

 PRIMARY ENVIRONMENTAL CORRIDOR

 PRIME AGRICULTURAL LAND



SEC 03 – T4N – R19E

Town of Waterford



Irish Cottage of Franklin LLC, Owner

Todd & Beth Morawetz, Applicants

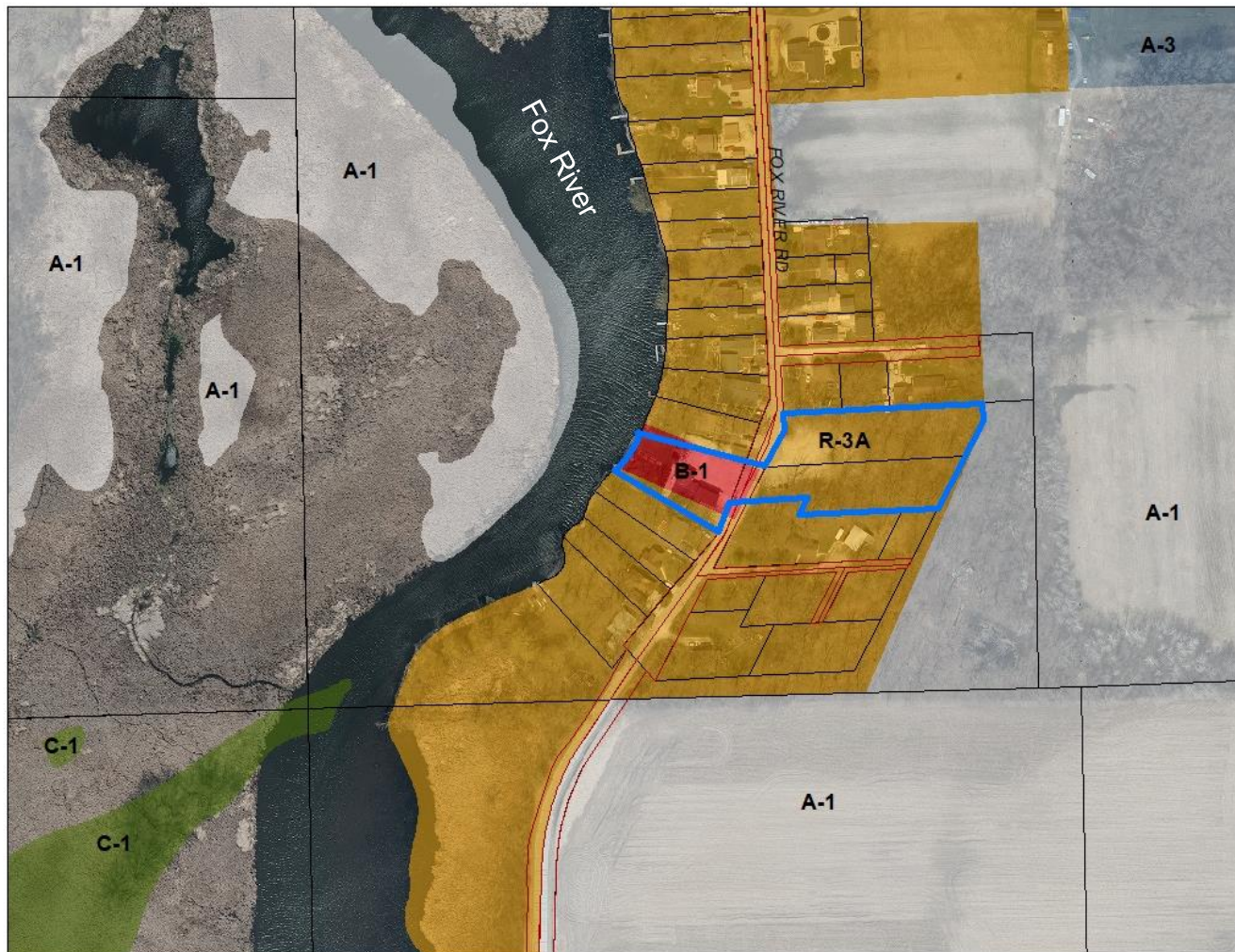
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Zoning Map



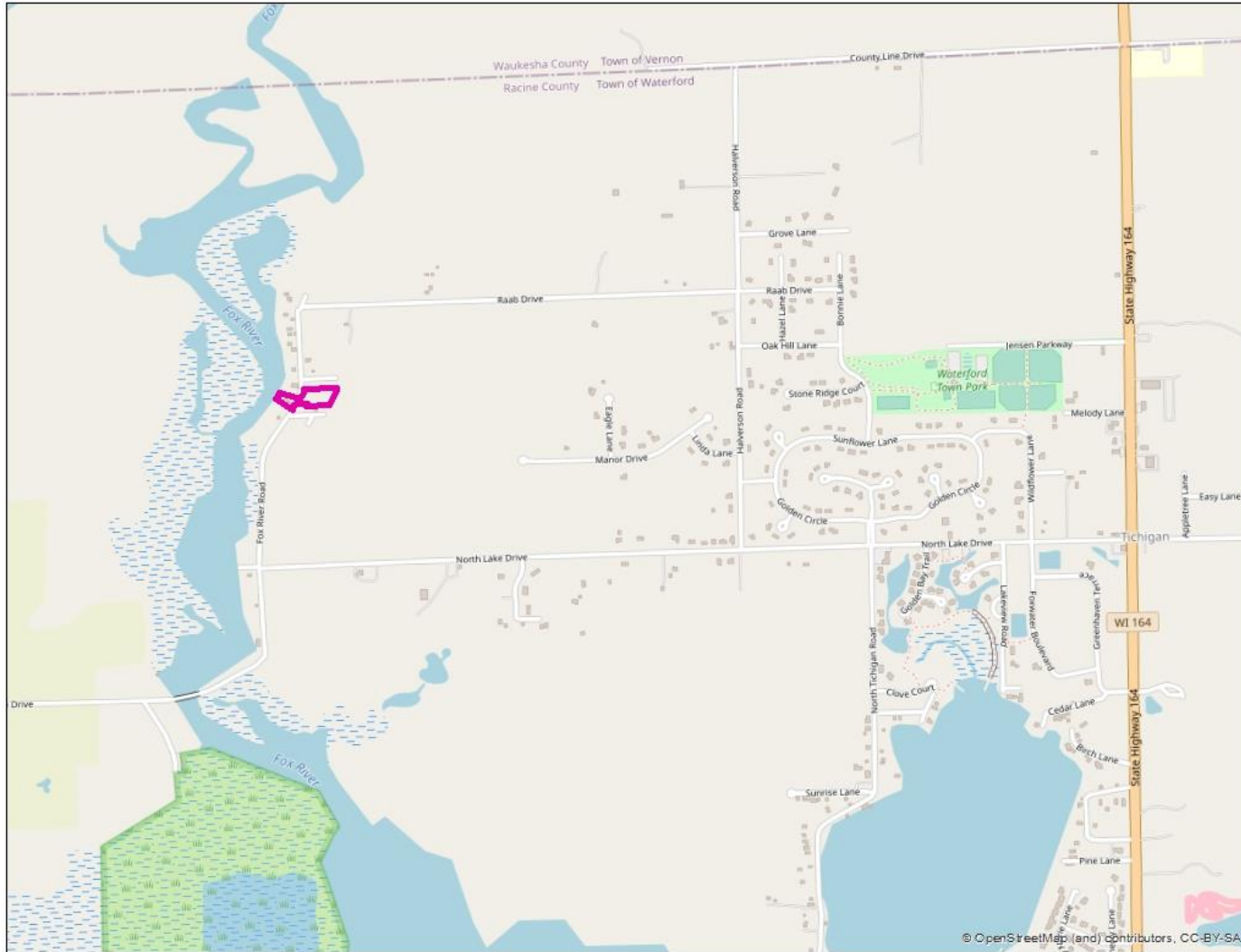
SEC 03 – T4N – R19E

Town of Waterford



Irish Cottage of Franklin LLC, Owner
Todd & Beth Morawetz (Fox River Adventures & Kayak), Agents
Site Address: 8330 Fox River Road (& location directly across street)
Proposed B-6 Conditional Use to operate a kayak & canoe rental business from an existing bar/restaurant

Location Map



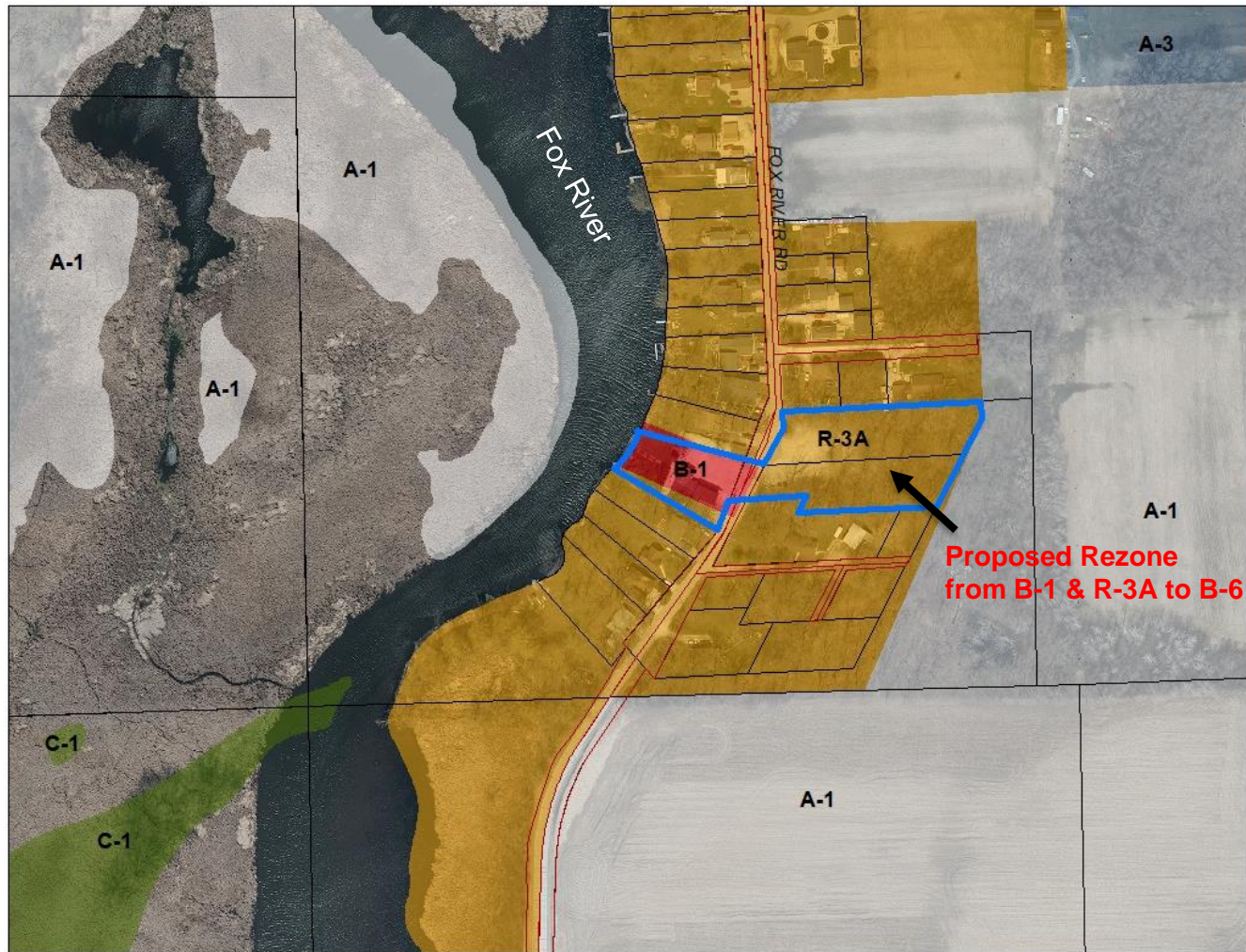
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Town of Waterford



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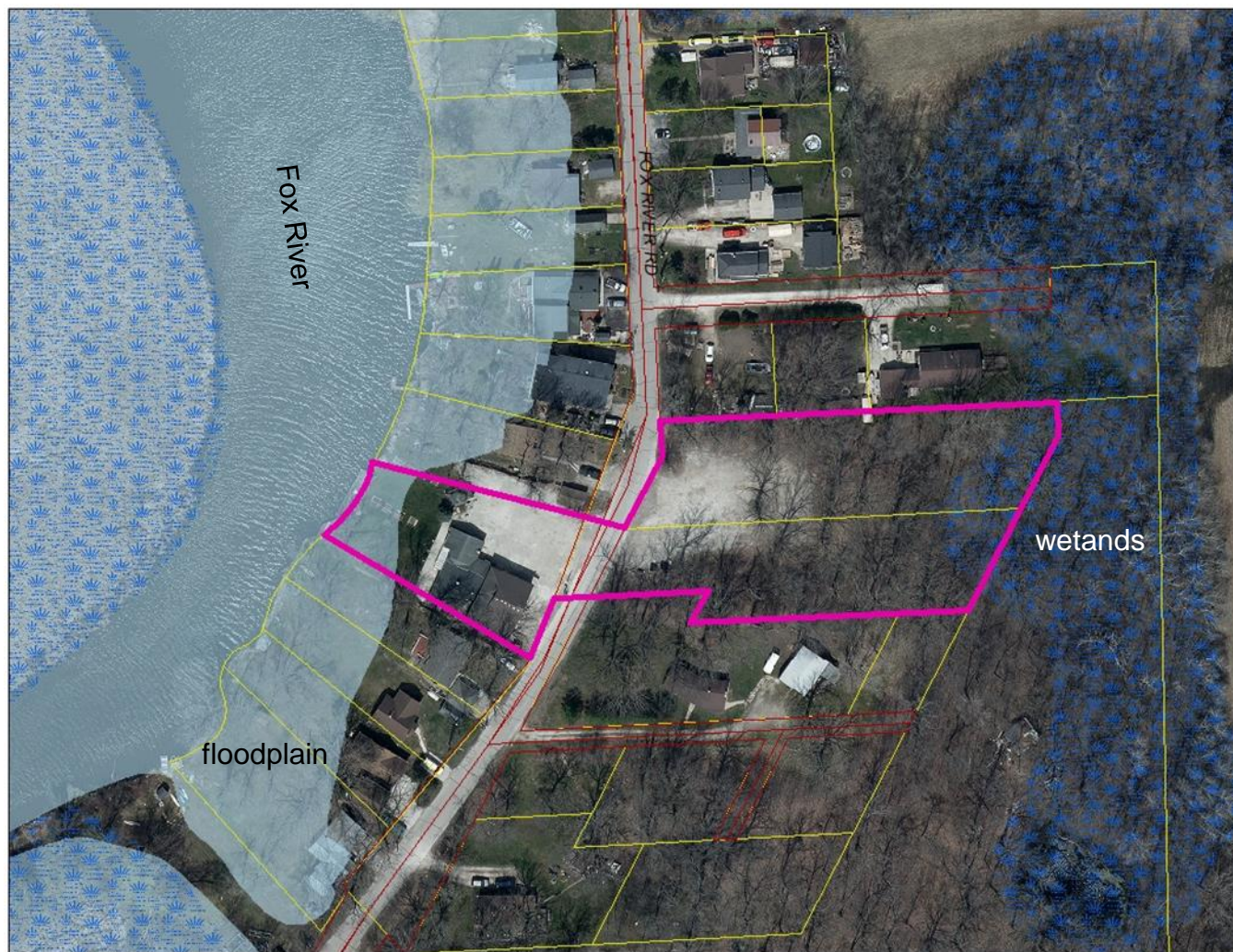
SEC 03 – T4N – R19E

Town of Waterford



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**2020 Aerial
Floodplain
Wetlands**



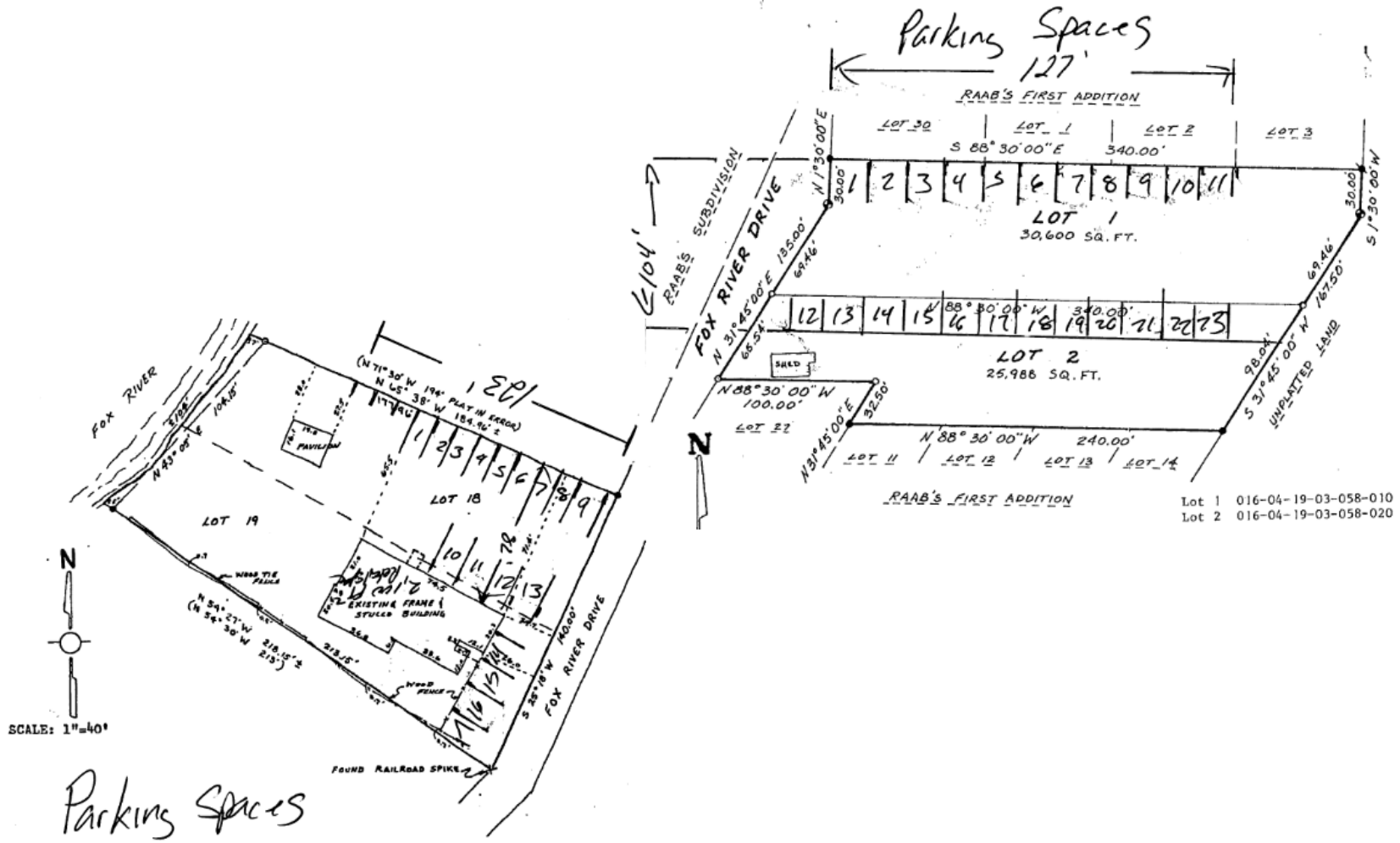
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Town of Waterford



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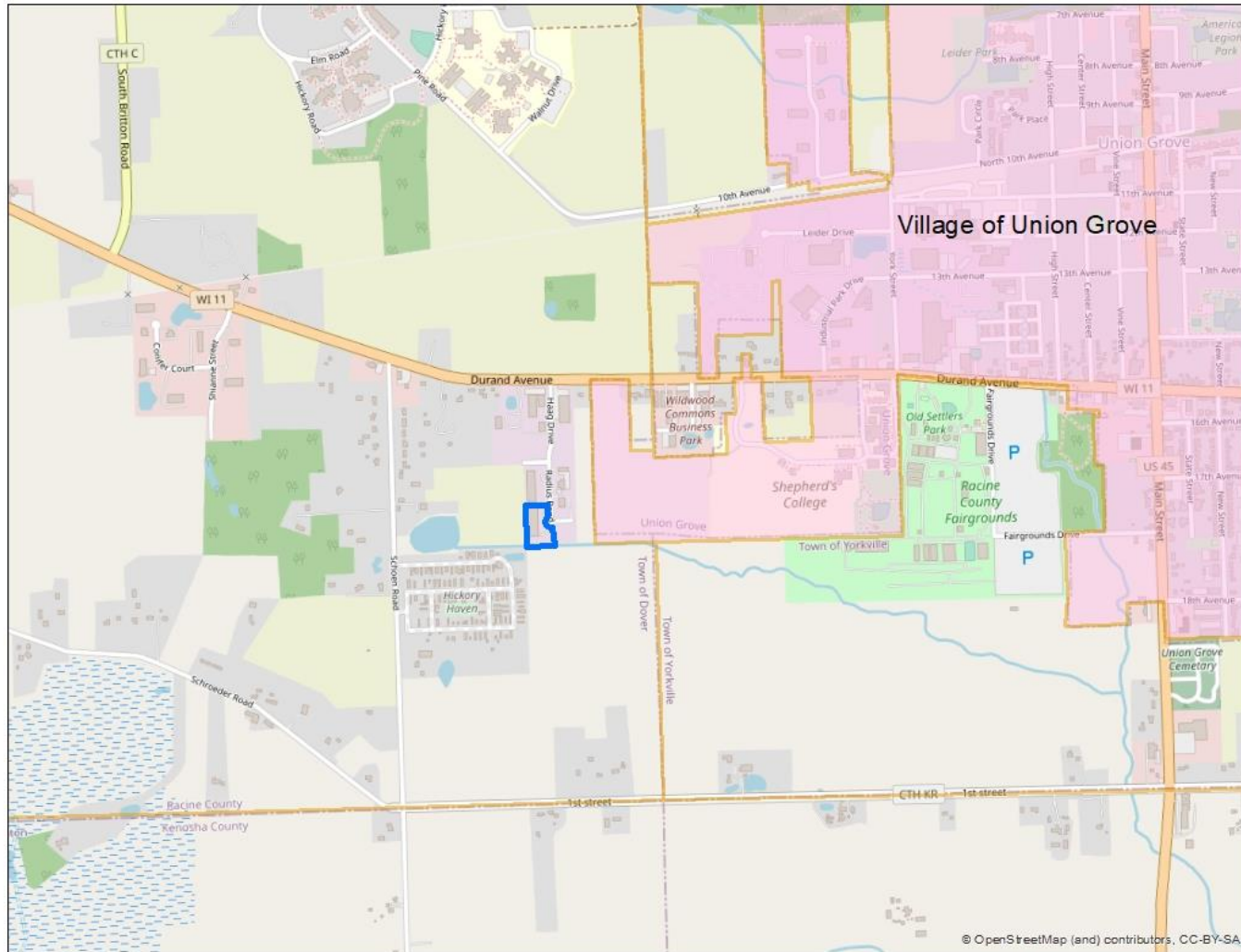
Lot 1 016-04-19-03-058-010
 Lot 2 016-04-19-03-058-020

SEC 03 – T4N – R19E
 Town of Waterford



C & C Technologies Corp, Owner
Shared Imaging LLC, Applicant
Site Address: 4720 Radius Bend
Rezone from M-2 General Industrial District to M-3 Heavy Industrial District (Contains 2.318 ac)
(To allow for warehousing of mobile medical diagnostic imaging equipment)

Location Map



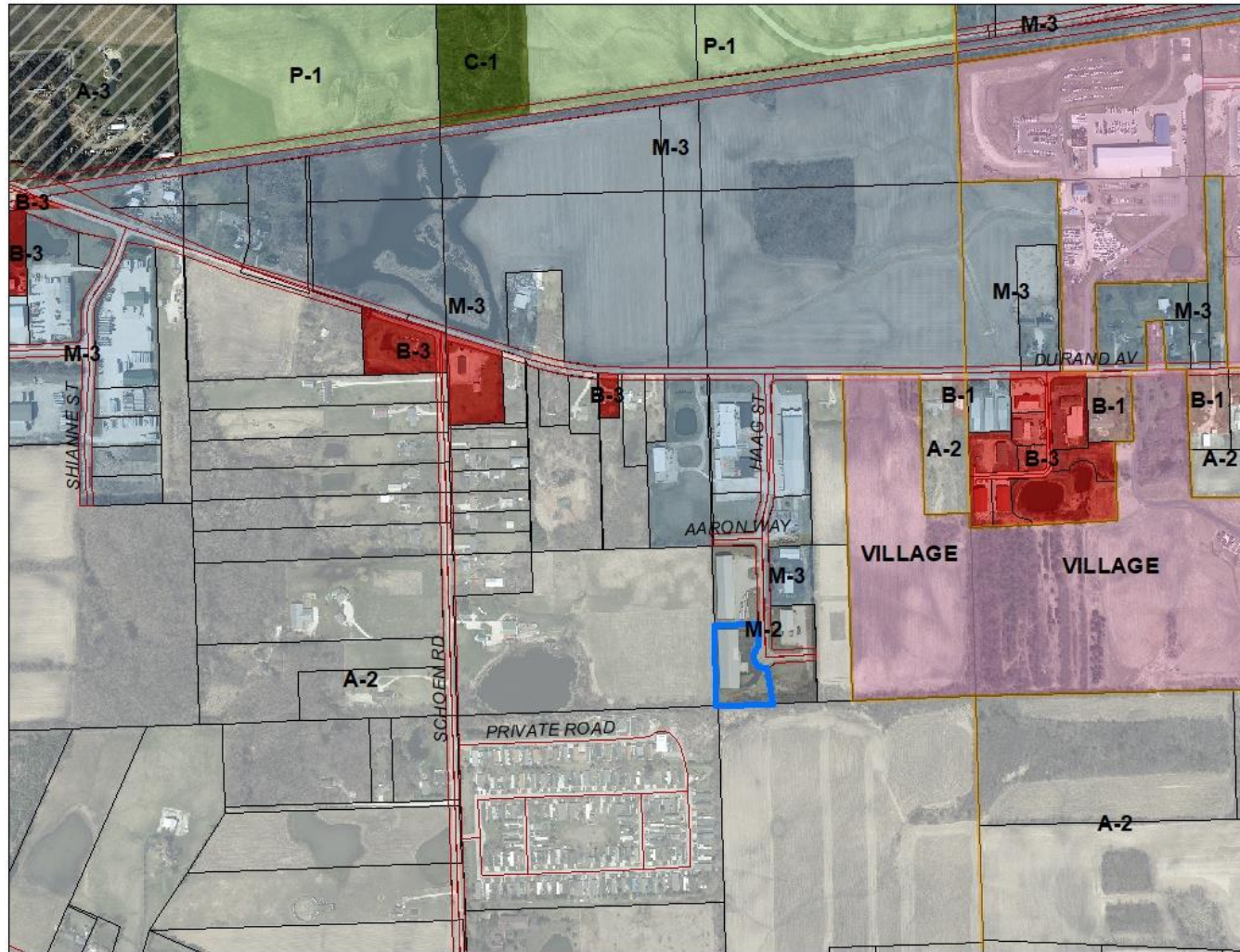
SEC 36 – T3N – R20E

Town of Dover



C & C Technologies Corp, Owner
Shared Imaging LLC, Applicant
Site Address: 4720 Radius Bend
Rezone from M-2 General Industrial District to M-3 Heavy Industrial District (Contains 2.318 ac)
(To allow for warehousing of mobile medical diagnostic imaging equipment)

Zoning Map



SEC 36 – T3N – R20E

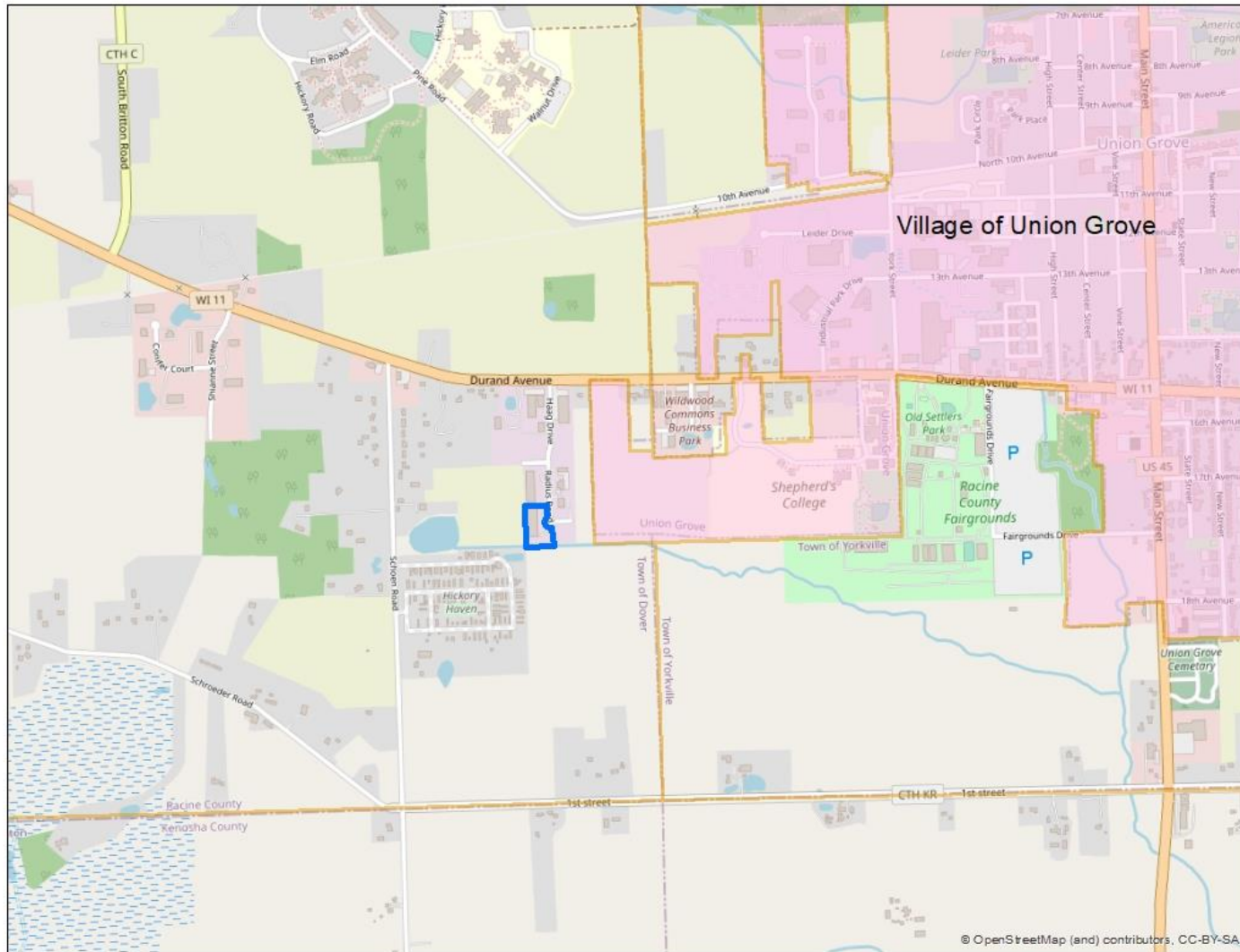
Town of Dover



**C & C Technologies Corp, Owner
Shared Imaging LLC, Applicant
Site Address: 4720 Radius Bend**

Location Map

Proposed M-3 Conditional Use to utilize an existing industrial building for the warehousing of mobile medical diagnostic imaging equipment & vehicles for a business known as "Shared Image"



SEC 36 – T3N – R20E

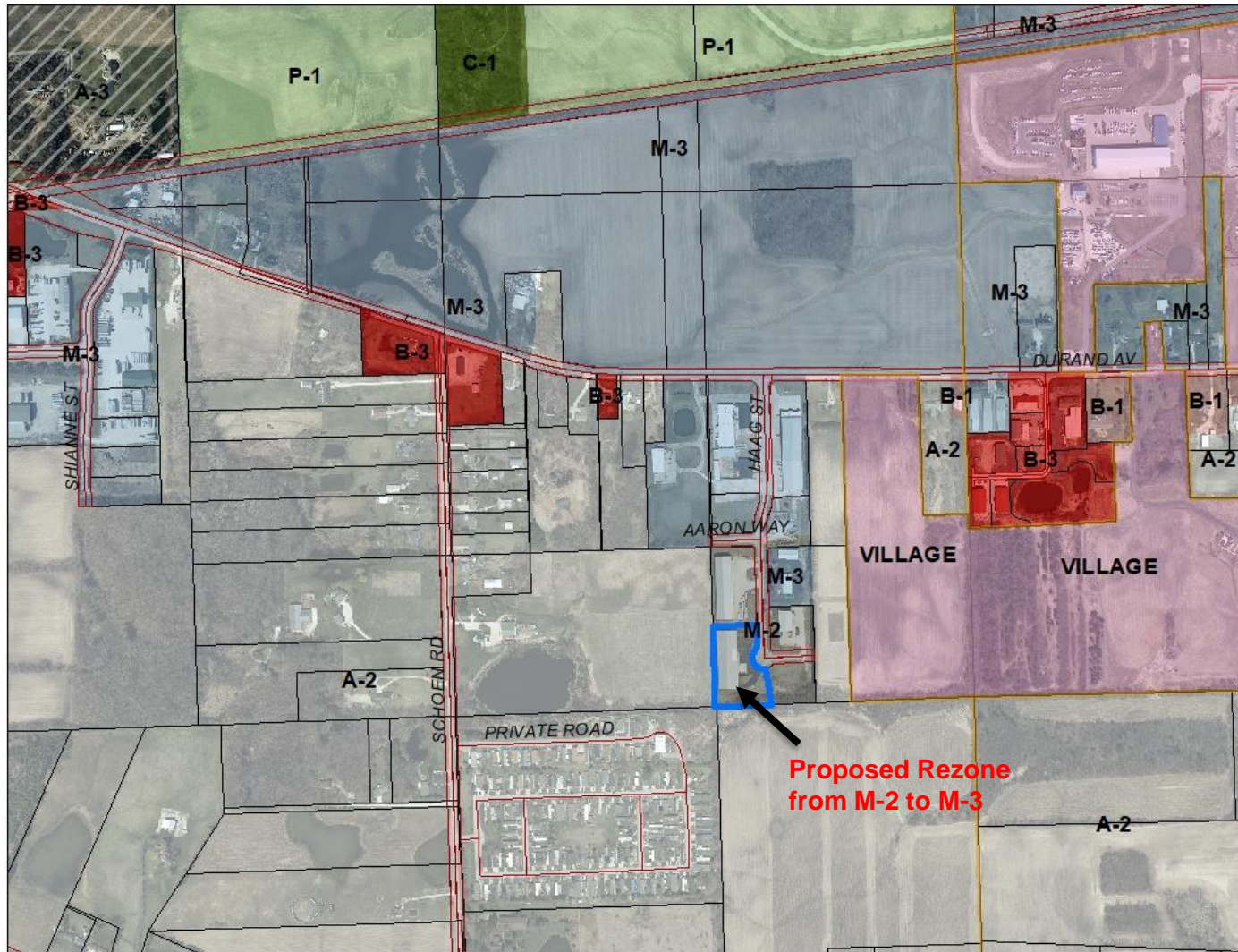
Town of Dover



C & C Technologies Corp, Owner
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Site Address: 4720 Radius Bend

Zoning Map

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SEC 36 – T3N – R20E

Town of Dover



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Shared Imaging LLC, Applicant
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2020 Aerial

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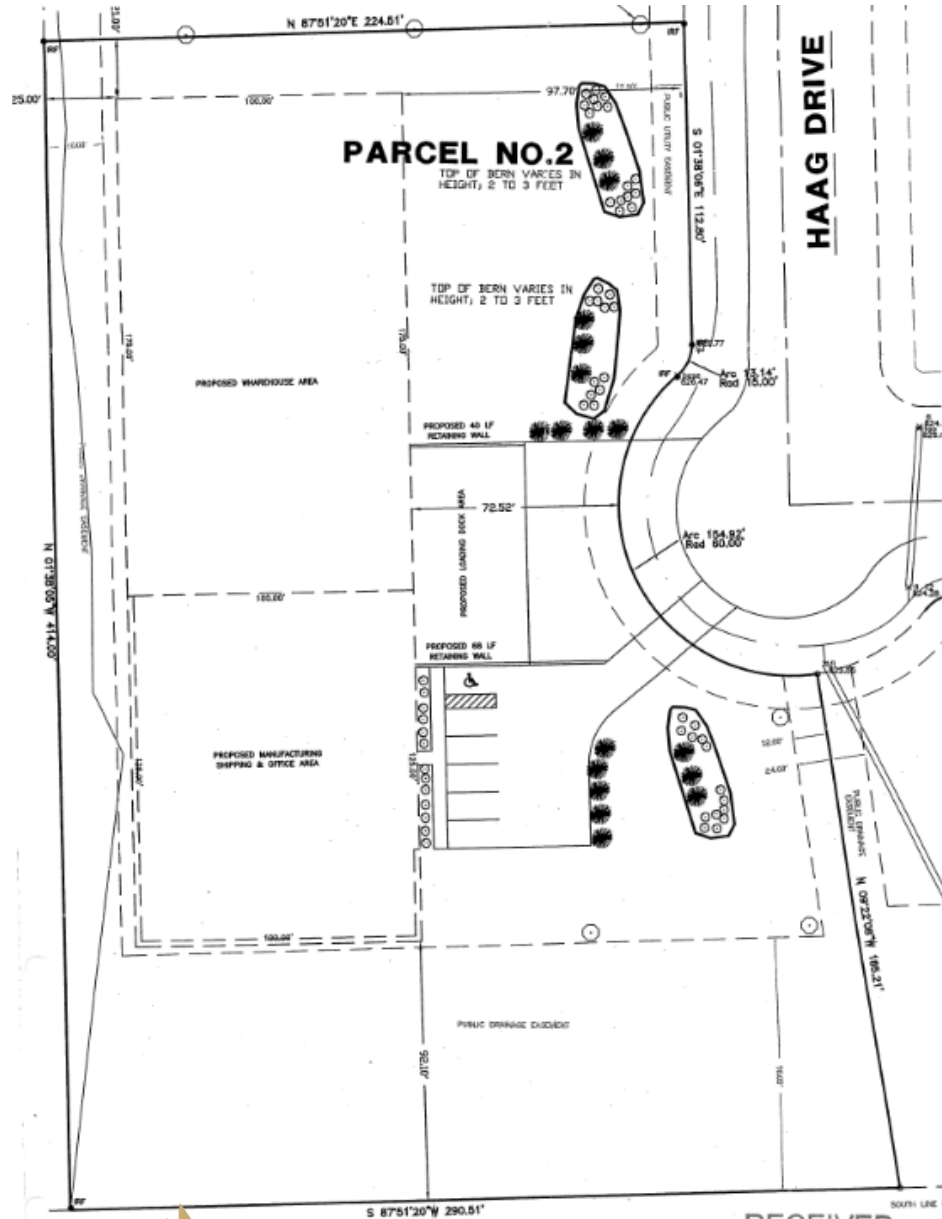
SEC 36 – T3N – R20E

Town of Dover





Paving + Security Fence to be Added



SEC 36 – T3N – R20E

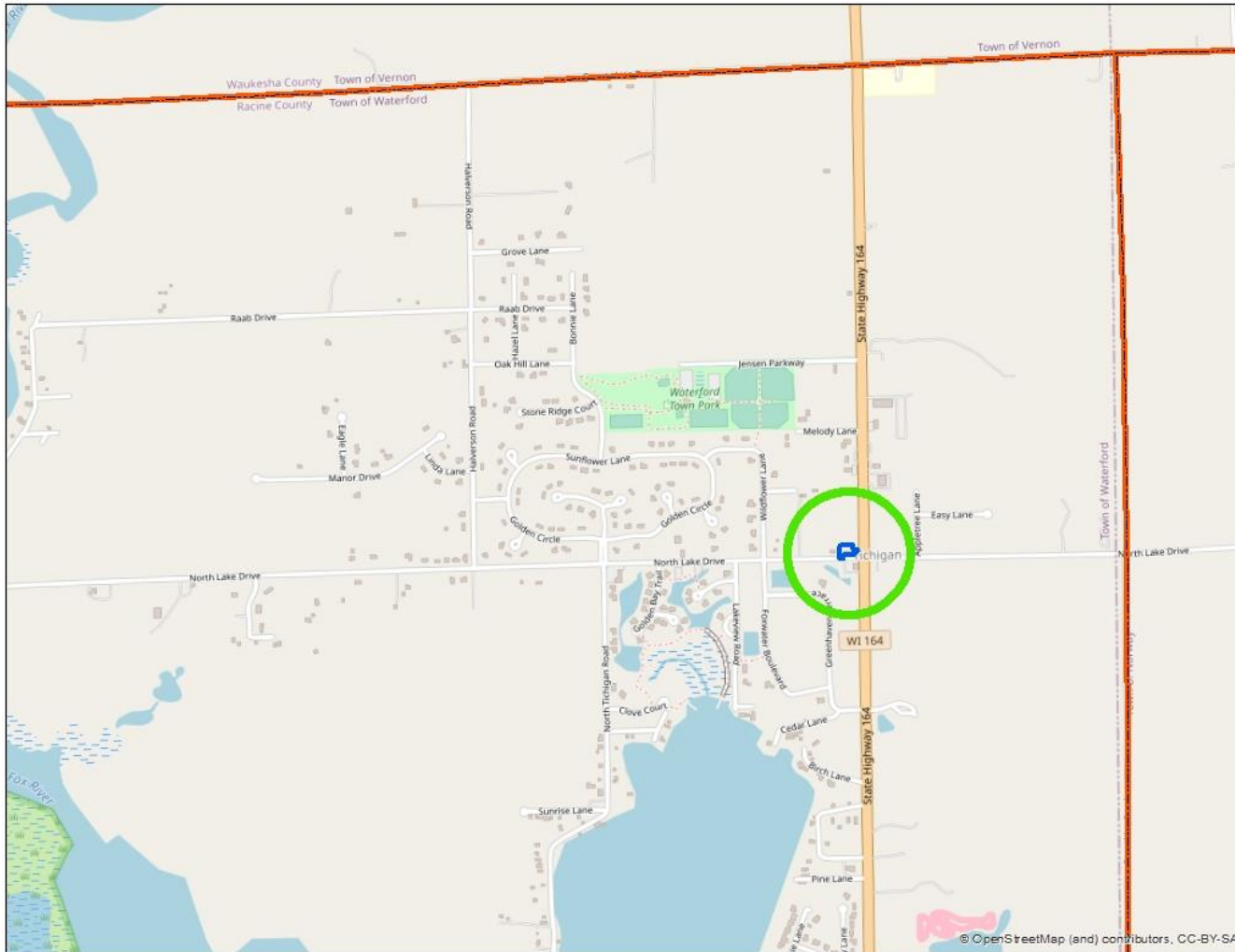
Town of Dover



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 (Laid Over 2-15-2021)



SEC 01 – T4N – R19E

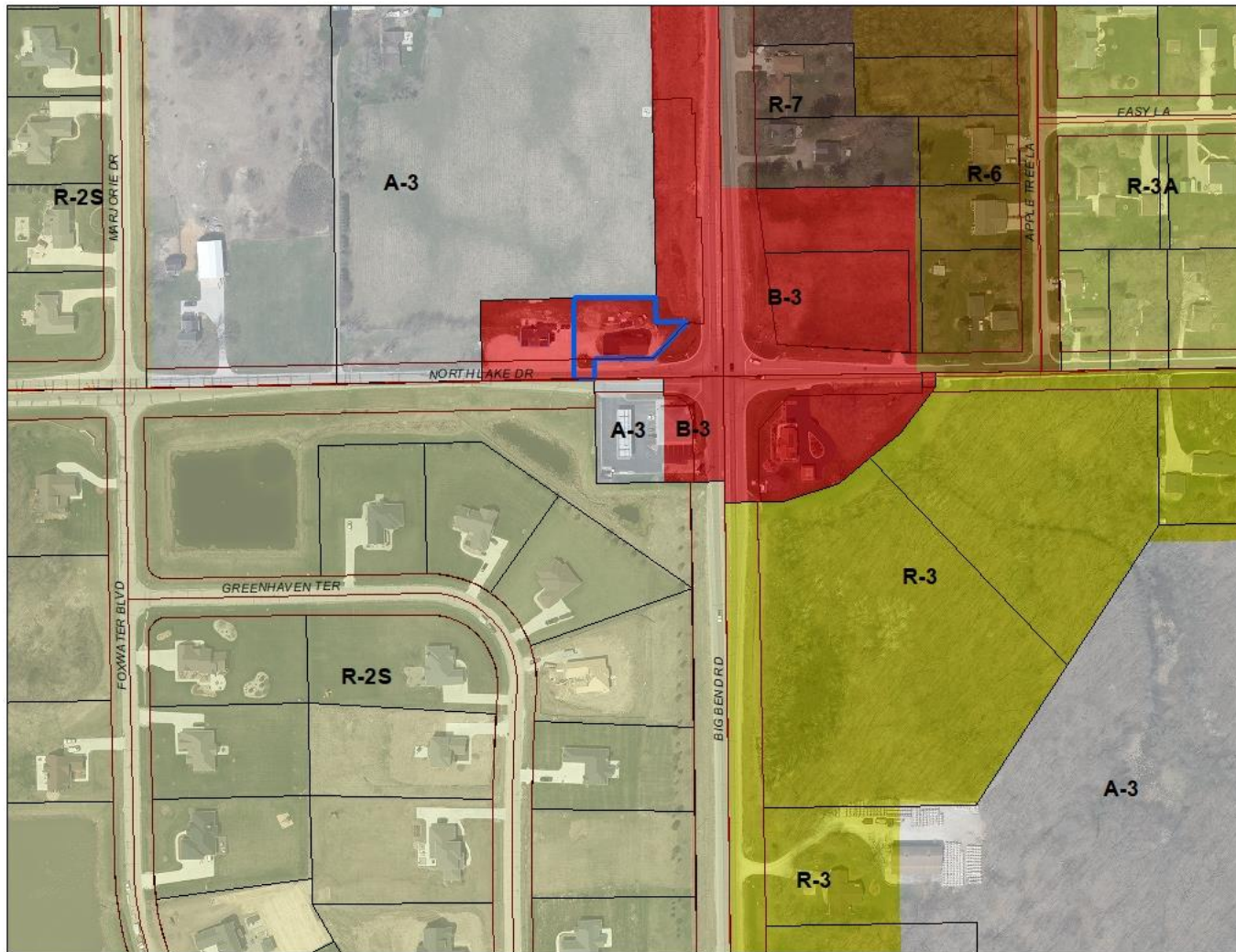
Town of Waterford



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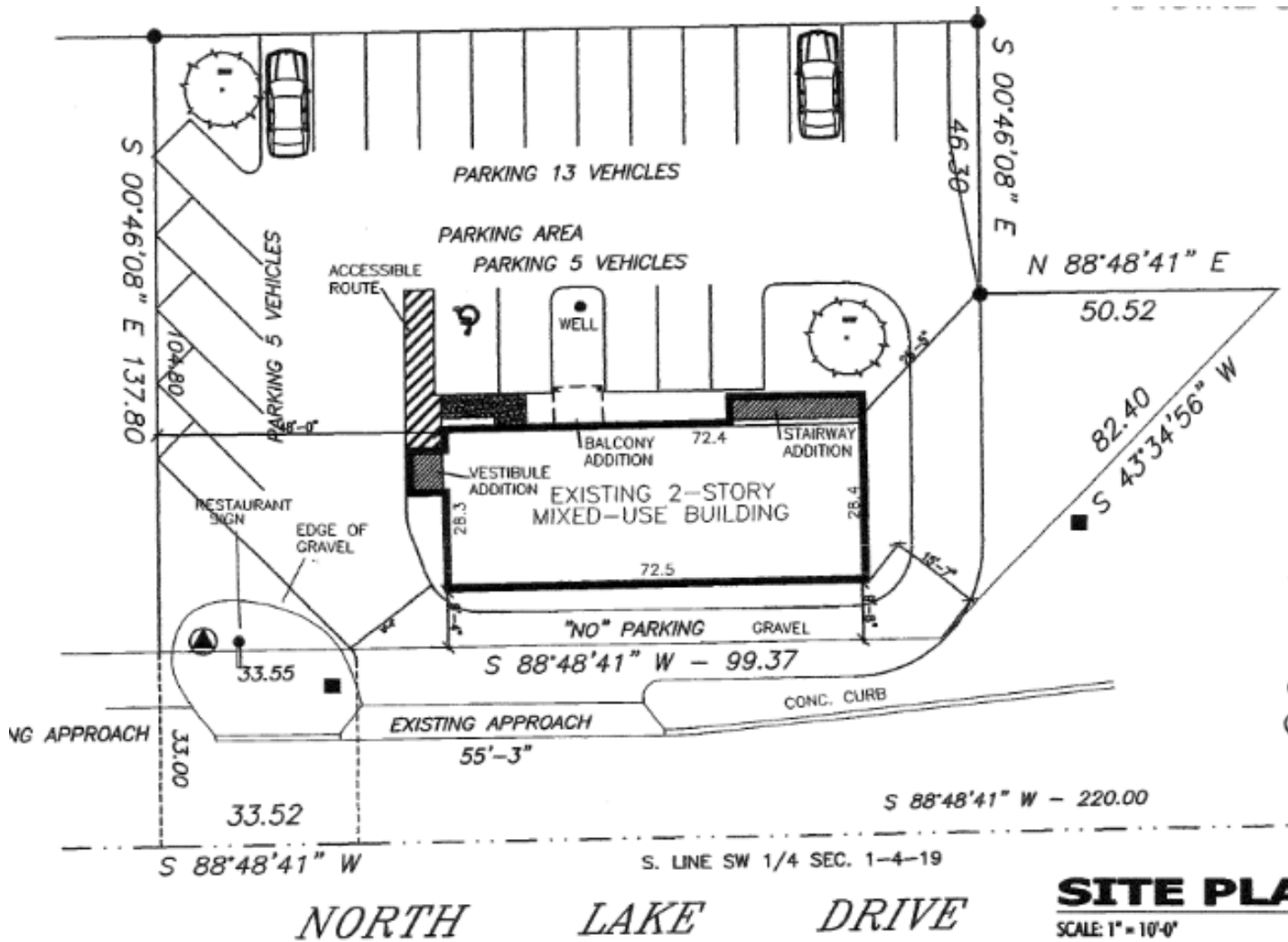
Town of Waterford



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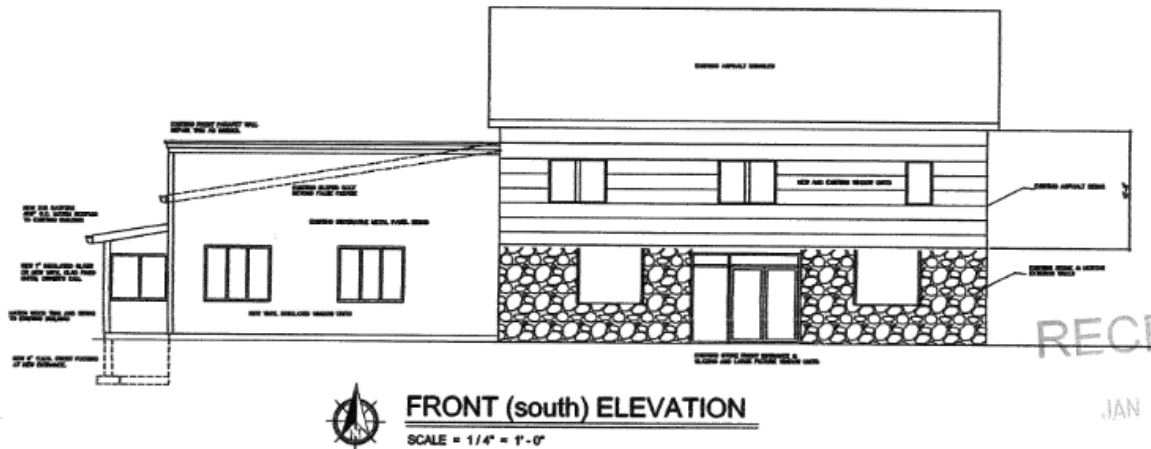
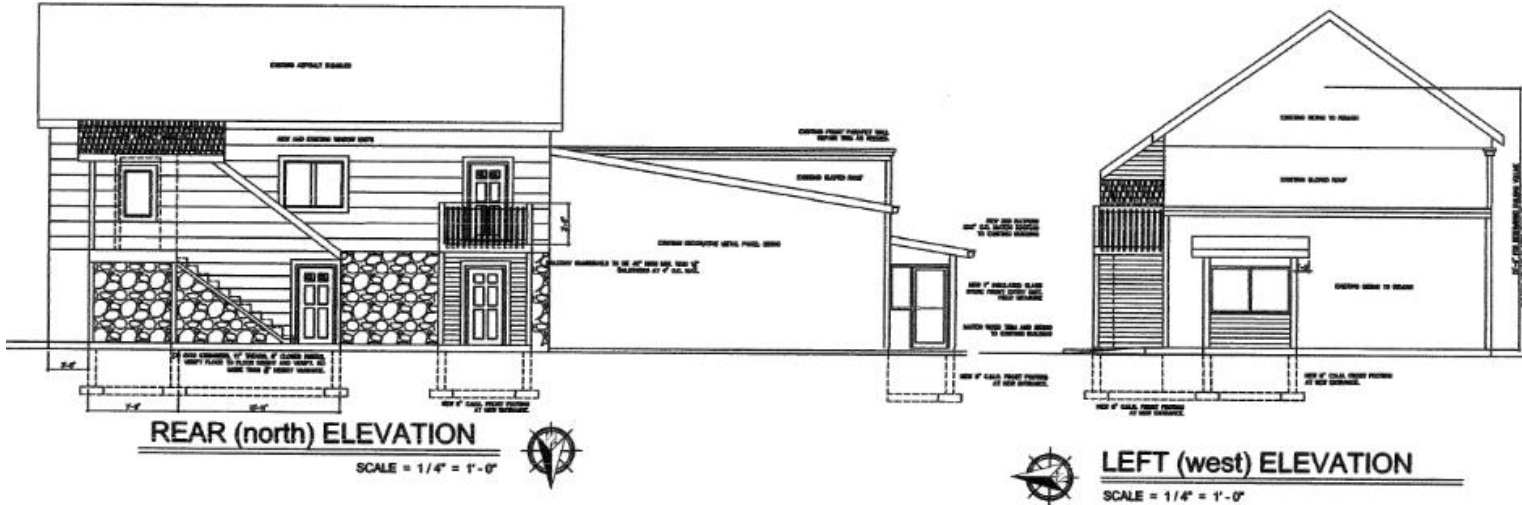
SEC 01 – T4N – R19E
 Town of Waterford



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 (Laid Over 2-15-2021)



SEC 01 – T4N – R19E
 Town of Waterford



Beachview LLC, Owner
George Homeyer, Applicant
Site Address: 30427 Durand Avenue
B-3 / A-2 Conditional Use Amendment (previous approval 1/20/2020)

Location Map



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

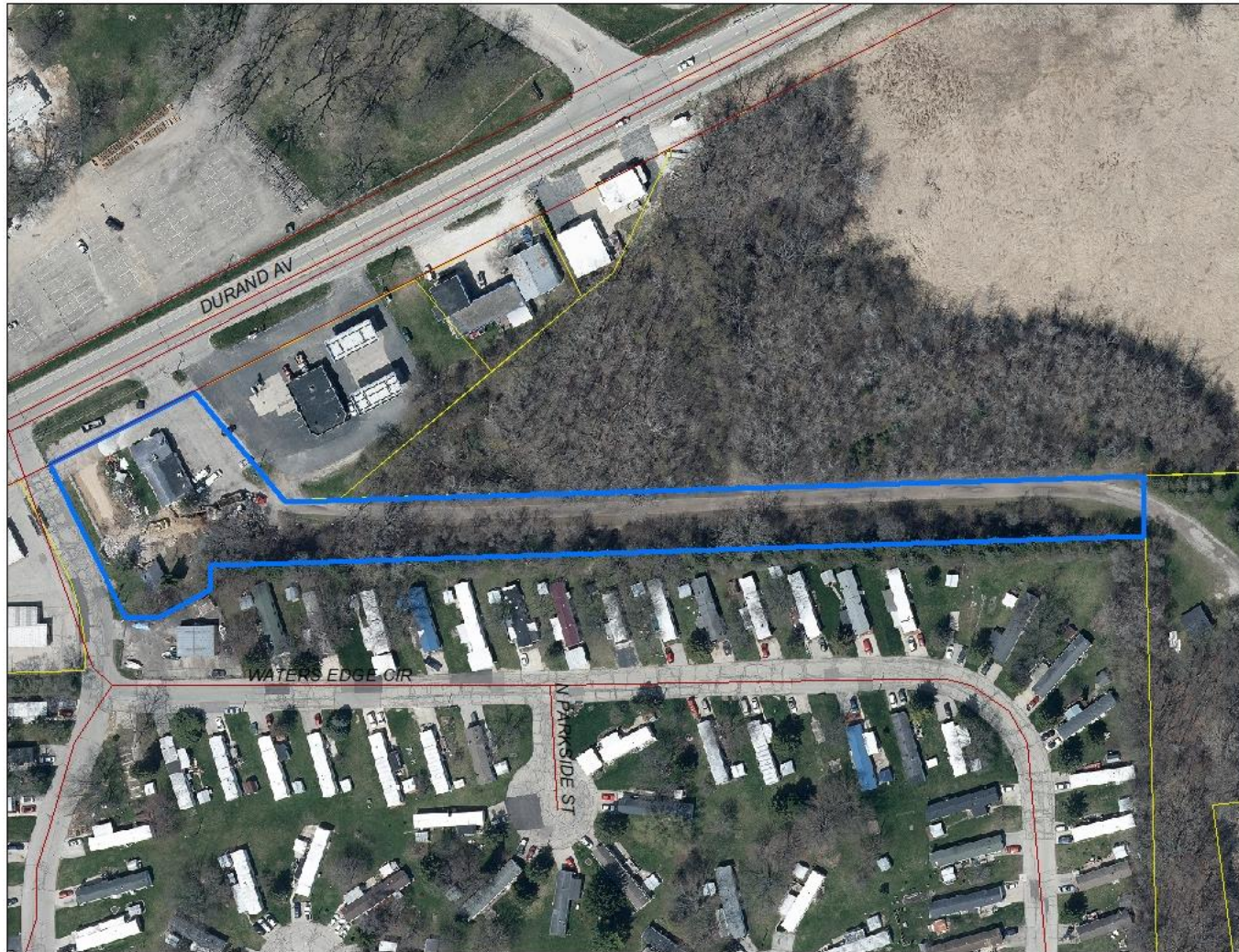
SEC 34 – T3N – R19E

Town of Burlington



Beachview LLC, Owner
George Homeyer, Applicant
Site Address: 30427 Durand Avenue
B-3 / A-2 Conditional Use Amendment (previous approval 1/20/2020)

2020 Aerial



SEC 34 – T3N – R19E
Town of Burlington



