

COM ITEM #3

Racine County

W I S C O N S I N

February 17, 2021

Michael & Valerie Iverson
8412 Fox River Road
Waterford, WI 53185

Steve Sharpe
5110 S. Loomis Road
Waterford, WI 53185

SUBJECT: B-3, Commercial Service District conditional use to construct additions to and perform renovations of an existing commercial building and to occupy the commercial building with a liquor/convenience store and allow residential quarters on the second floor located in the B-3, Commercial Service District; 8006 Big Bend Road; Section 1, T4N, R19E, **Town of Waterford** (PIN 016041901030001)

Dear Mr. & Mrs. Iverson:

On February 15, 2021, the Racine County Economic Development and Land Use Planning Committee (EDLUP) laid over your request for a conditional use, located at 8006 Big Bend Road, Section 1, Town 4 North, Range 19 East, Town of Waterford. The Committee laid over this item to allow the Town of Waterford to hear this petition and act upon; and, to allow noted plan deficiencies with the Racine County Zoning Ordinance to be addressed. The plan deficiencies are as follows: a) adequate loading areas shall be designated on a revised operation narrative and the plan clearly illustrating all vehicles loading, maneuvering, or unloading are completely off the public ways and so that all vehicles need not back onto or from any public way; b) the site plan shall clearly identify the ingress/egress for customers; c) all off-street parking shall be graded and surfaced to be dust free and properly drained (this will require coordination with the Town of Waterford to address proper drainage); d) parking areas shall have the aisles and spaces clearly marked; and, e) the site plan shall clearly prohibit access onto STH 164 (Big Bend Road).

Upon receiving information from the Town of Waterford has acted on this conditional use request, this item will then be placed on the next available Economic Development and Land Use Planning agenda. It shall be in your best interest to keep this office advised as to the progress in rectifying the outstanding issues that remain with the Town of Waterford. If you have any comments or questions, do not hesitate to contact this office at 262-886-8440 or via e-mail (Brian.Jensen@RacineCounty.com).

Sincerely,

Brian Jensen
Development Services Superintendent

BDJ

c: Tina Mayer, Town Clerk
Tom Hincz, Town Chair & District 19 Supervisor
file

Czuta, Jarmen

From: Jensen, Brian
Sent: Friday, July 2, 2021 8:59 AM
To: Czuta, Jarmen
Subject: Fwd: 8006 Big Bend Road - Approval

RECEIVED

JUL 02 2021

Good morning. Please print and place in file. Thank you again.

Brian Jensen

RACINE COUNTY

Begin forwarded message:

From: hstratton@townofwaterford.net
Date: July 2, 2021 at 8:18:54 AM CDT
To: "Jacob A. Breckler" <jbreckler@kapurinc.com>, Lee Greivell <lgreivell@gmail.com>
Cc: ssharpe182@gmail.com, "Jensen, Brian" <Brian.Jensen@racinecounty.com>, "Gregory L. Governatori, PE" <ggovernatori@kapurinc.com>
Subject: RE: 8006 Big Bend Road - Approval

PLEASE NOTE: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you!

*Heather Stratton
Treasurer & Deputy Clerk
Town of Waterford
415 N Milwaukee St.
Waterford, WI 53185
Phone: 262-534-2350 ext. 1870
Fax: 262-534-6606
tn.waterford.wi.gov*

From: Jacob A. Breckler <jbreckler@kapurinc.com>
Sent: Friday, July 2, 2021 8:11 AM
To: hstratton@townofwaterford.net; 'Lee Greivell' <lgreivell@gmail.com>
Cc: ssharpe182@gmail.com; Brian.Jensen@racinecounty.com; Gregory L. Governatori, PE <ggovernatori@kapurinc.com>
Subject: 8006 Big Bend Road - Approval

Good Morning All,

Attached is our letter approving the proposed 8006 Big Bend plan.

Thanks,

Czuta, Jarmen

From: Jensen, Brian
Sent: Friday, July 2, 2021 7:41 AM
To: Czuta, Jarmen
Subject: Fwd: 8006 Big Bend Road
Attachments: Final Site Plan-C-1.pdf

Will you please place this item in the July EDLUP agenda. It was laid over from earlier this year. Thank you

Brian Jensen

Begin forwarded message:

From: Steven Sharpe <ssharp182@gmail.com>
Date: July 1, 2021 at 10:39:48 PM CDT
To: "Jensen, Brian" <Brian.Jensen@racinecounty.com>, Lee Greivell <lgreivell@gmail.com>, William Nickolai <bill@nickolailaw.com>, Val <mrsdocivy@hotmail.com>
Subject: 8006 Big Bend Road

PLEASE NOTE: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attached is the revised site plan addressing the Town Engineer's review letter dated June 22, 2021 for your review.

Brian: We are scheduled for appearance before the town on July 12, 2021, and I anticipate approval, so if we can get in the county agenda it would be appreciated.

Thanks, Steve Sharpe

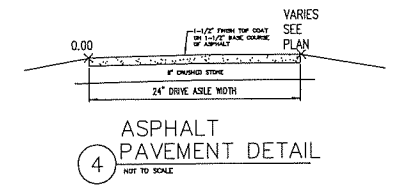
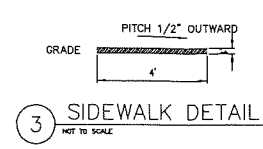
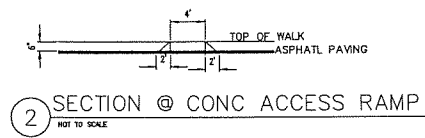
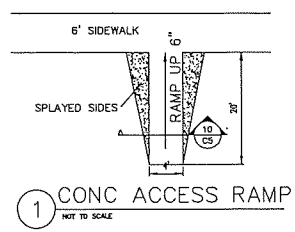
--

STEVEN ROBERT SHARPE A.L.A

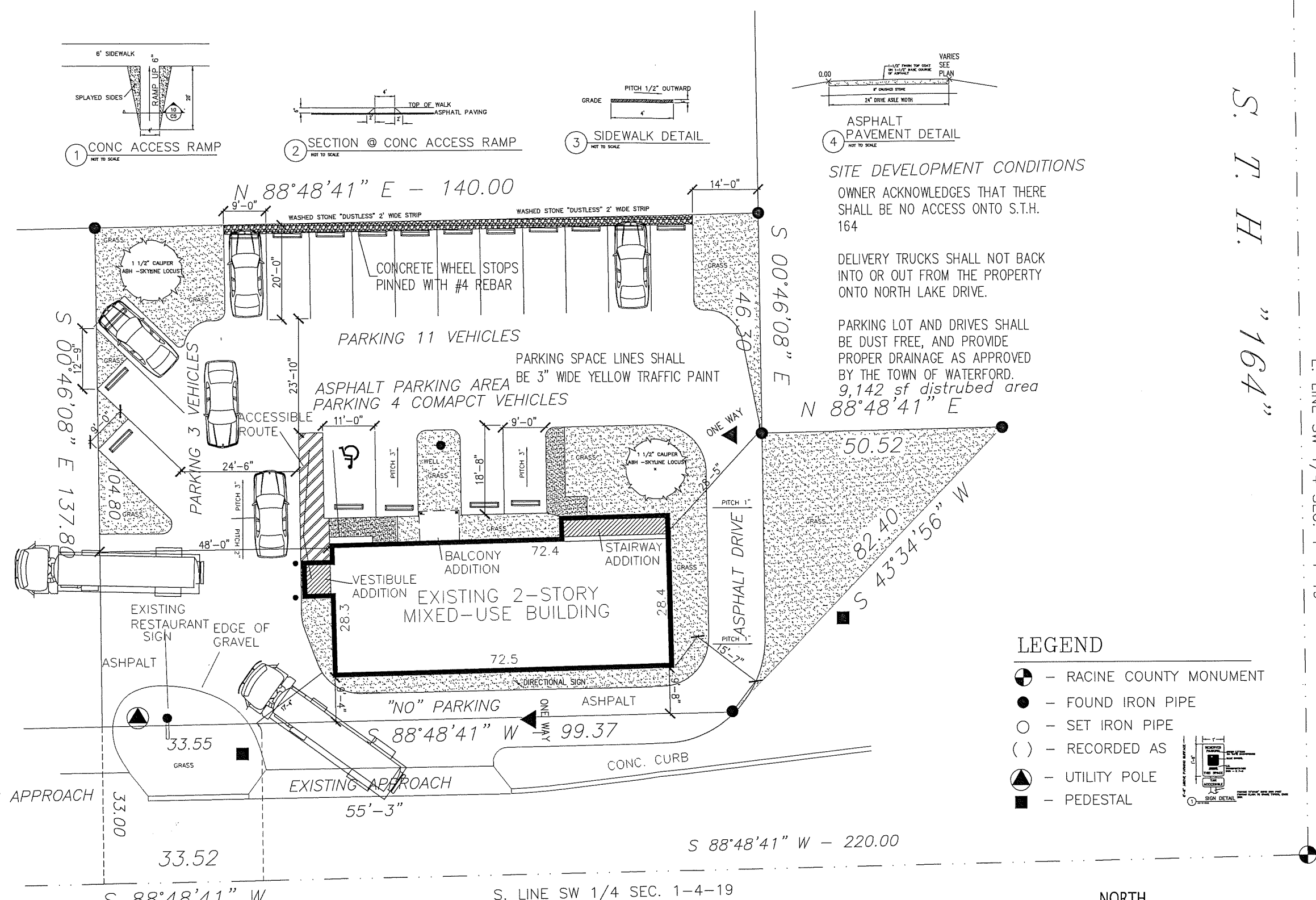
5110 S. LOOMIS ROAD, WATERFORD, WI. 53185

Ph. 262-534-3886 Cell 414-807-4000

ssharp182@gmail.com



SITE DEVELOPMENT CONDITIONS
 OWNER ACKNOWLEDGES THAT THERE SHALL BE NO ACCESS ONTO S.T.H. 164
 DELIVERY TRUCKS SHALL NOT BACK INTO OR OUT FROM THE PROPERTY ONTO NORTH LAKE DRIVE.
 PARKING LOT AND DRIVES SHALL BE DUST FREE, AND PROVIDE PROPER DRAINAGE AS APPROVED BY THE TOWN OF WATERFORD.
 9,142 sf disturbed area



S.T.H. "164"

E. LINE SW 1/4 SEC. 1-4-19

SITE PLAN

SCALE: 1" = 10'-0"

15,942 Sq. Ft.
 Excluding Right-of-Way



SOUTH 1/4 SECTION 1-4-19

STEVEN ROBERT SHARPE
 ARCHITECT
 5110 S. Loomis Road
 Waterford, Wisconsin 53185
 Ph. (262) 534-3886 fax & message
 Cell Ph. (414) 807-4000

Liquor Store & Apartment
 8006 N. Big Bend Road
 Waterford, Wisconsin 53185

Drawn: PAP
 Checked: SRS

PARKING

Date: 8/2/2019

Revisions:

10-10-2020
03-20-2021
06-10-2021
07-1-2021

Project No. 1906985

Sheet No. C-1
 OF 4