



July 21, 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:

At the July 19, 2021, the Racine County Economic Development and Land Use Planning Committee (EDLUP) laid over your request for a conditional use that was previously laid over at the February 15, 2021 public hearing for the property located at 8006 Big Bend Road, Section 1, Town 4 North, Range 19 East, Town of Waterford. The Committee laid over this petition to allow the Town of Waterford to hear this petition and act upon. This office has been made aware that this petition has been placed on the Town of Waterford agenda for August 9, 2021.

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,

A handwritten signature in black ink that reads "Brian Jensen". The signature is stylized with a large, looping initial "B".

Brian Jensen
Development Services Superintendent

BDJ

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



Public Works & Development Services

14200 Washington Avenue
Sturtevant, WI 53177
262-886-8440
fax: 262-886-8480

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



Office of the Clerk
Tina Mayer

February 8, 2021

Racine County Planning & Development
Brian Jensen, Racine County Development Services Superintendent
14200 Washington Ave.
Sturtevant, WI 53177

Re: Conditional Use application for Iverson, 8006 Big Bend Rd. scheduled for February 15, 2021 EDLUPC public hearing

Dear Mr. Jensen,

The Town is requesting that if the CUP for Iverson, 8006 Big Bend Rd., is approved by Racine County that you please hold open the conditions/decisions until reviewed by the Town Planning Commission on March 1st and the Town Board on March 8th.

Please accept our request for an extension until reviewed by the Town of Waterford.

Thank you.

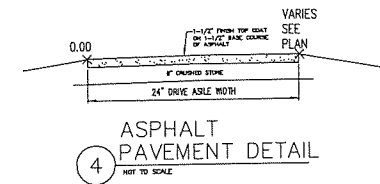
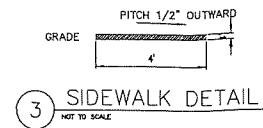
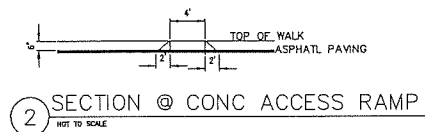
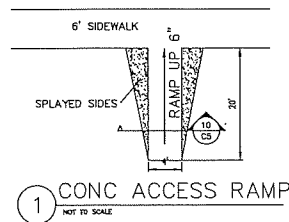
Sincerely,

Tina Mayer
Town Clerk

RECEIVED

FEB 09 2021

RACINE COUNTY

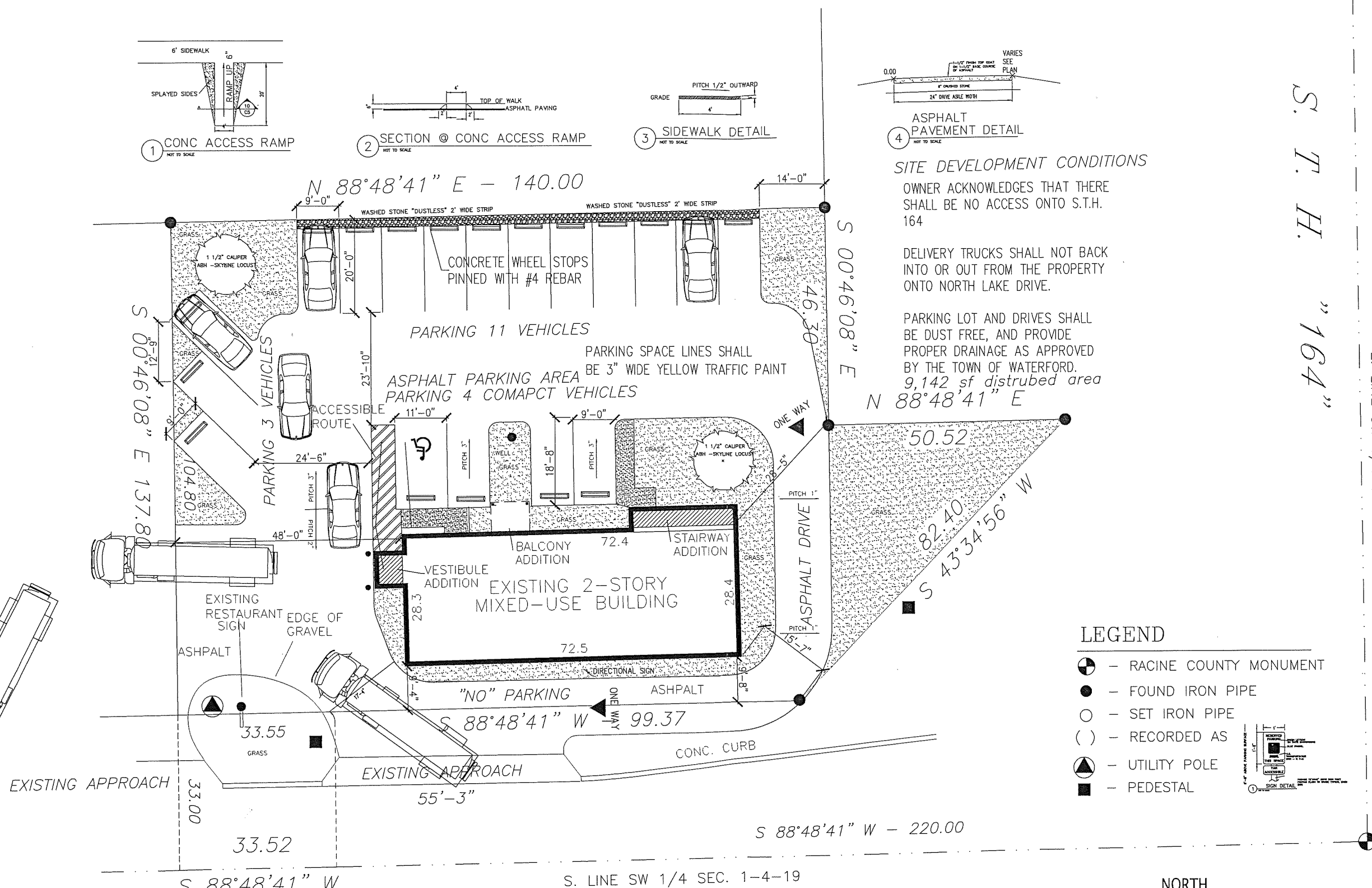


SITE DEVELOPMENT CONDITIONS

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

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
08-10-2021
07-1-2021

Project No.
1906985

Sheet No.
C-1
OF 4

SITE PLAN

SCALE: 1" = 10'-0"

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



SOUTH 1/4 SECTION 1-4-19

NORTH LAKE DRIVE

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