

Racine County
Economic Development & Land Use
Planning Committee Public Hearing Meeting
Monday, December 20, 2021 - 6:00 p.m.
Ives Grove Office Complex Auditorium



Andrew Pagels, Owner

Site Address: 2308 North Raynor Avenue

Land Use Plan Amendment from Agricultural Land, Rural Residential & Open Land (3.0 acres or more / du) to Commercial Rezone (6.63 ac) from A-2 General Farming & Residential District II to B-5 Highway Business District)

Location Map



SEC 3 – T3N – R20E

Town of Dover



Andrew Pagels, Owner
Site Address: 2308 North Raynor Avenue

Land Use Plan

Land Use Plan Amendment from Agricultural Land, Rural Residential & Open Land (3.0 acres or more / du) to Commercial Rezone (6.63 ac) from A-2 General Farming & Residential District II to B-5 Highway Business District)



- - Zoning Line Adj
- Town of Dover 2035
- LAND USE DESCRIPTION
- Suburban Residential (1.5 TO 2.99 ACRES PER DWELLING UNIT)
- Low Density Residential (40,000 SQUARE FEET TO 1.49 ACRES PER DWELLING UNIT)
- Agricultural Land, Rural Residential Land (3.0 ACRES OR MORE PER DWELLING UNIT), AND OPEN LAND
- Isolated Natural Resource Area
- Secondary Environmental Corridor



SEC 3 – T3N – R20E

Town of Dover



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2020 Aerial Photo

Land Use Plan Amendment from Agricultural Land, Rural Residential & Open Land (3.0 acres or more / du) to Commercial Rezone (6.63 ac) from A-2 General Farming & Residential District II to B-5 Highway Business District)



SEC 3 – T3N – R20E

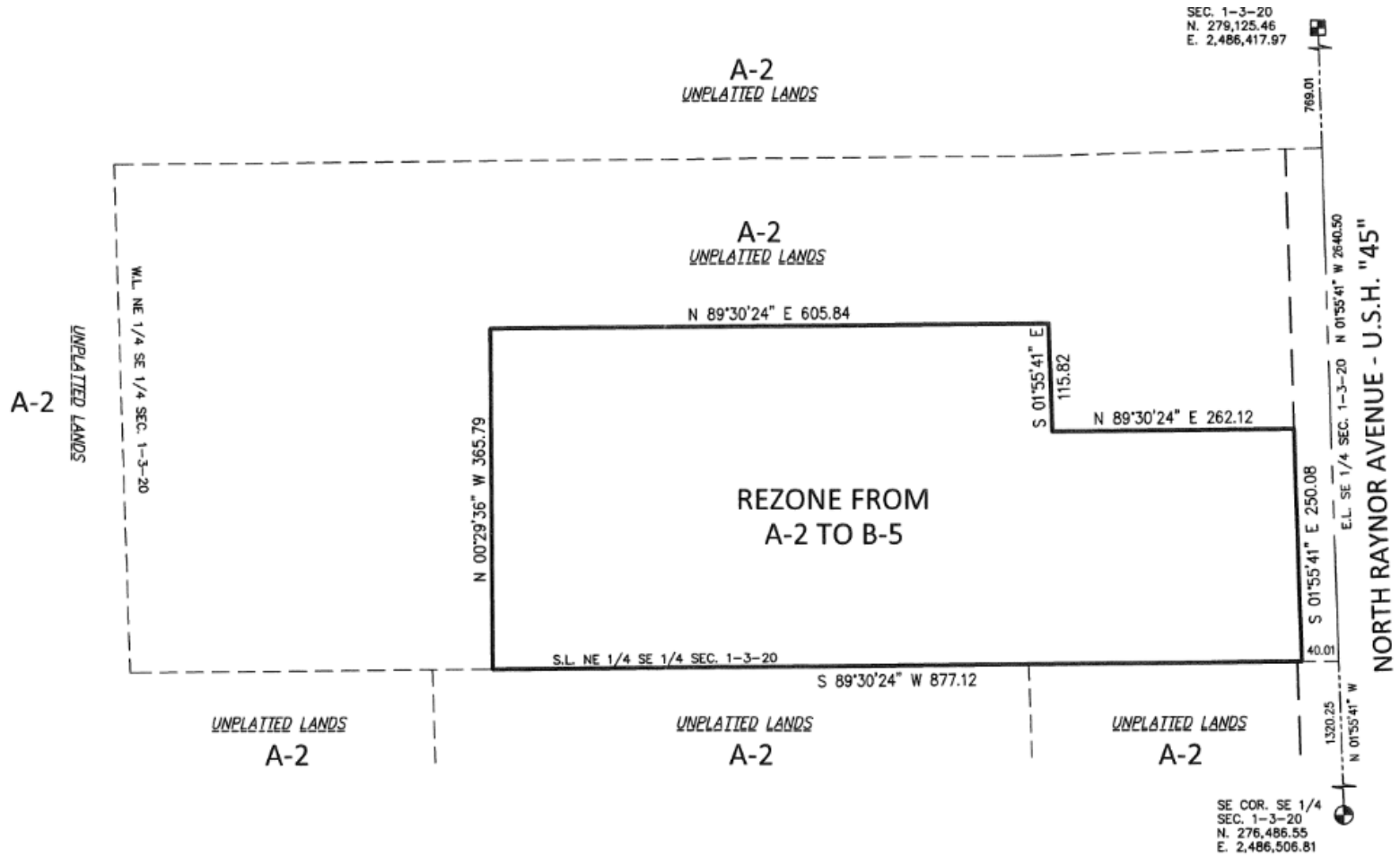
Town of Dover



Andrew Pagels, Owner
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Rezoning Exhibit

Land Use Plan Amendment from Agricultural Land, Rural Residential & Open Land (3.0 acres or more / du) to Commercial Rezone (6.63 ac) from A-2 General Farming & Residential District II to B-5 Highway Business District)



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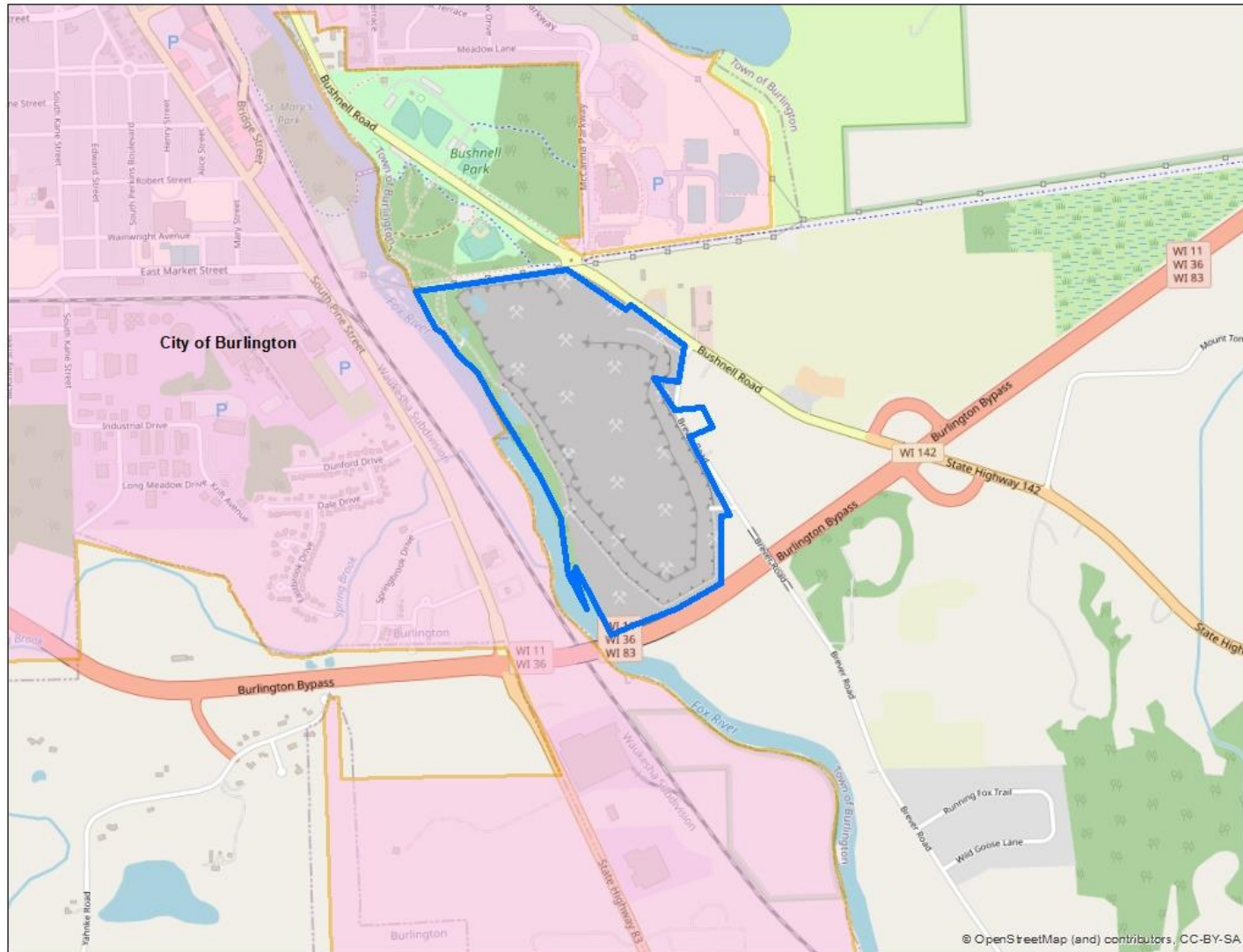
Town of Dover



Cretex Materials Inc, Owner
Carl Beck, Agent
Site Address: 31405 Bushnell Road

Location Map

M-4 Site Plan Review to continue a non-metallic (limestone) extraction operation (no changes from previous approval 12/2019)



SEC 4 – T2N – R19E

Town of Burlington



Cretex Materials Inc, Owner
Carl Beck, Agent
Site Address: 31405 Bushnell Road
M-4 Site Plan Review to continue a non-metallic (limestone) extraction operation (no changes from previous approval 12/2019)

Zoning Map



SEC 4 – T2N – R19E
Town of Burlington



Cretex Materials Inc, Owner
Carl Beck, Agent

Current Operations



Legend:

-  Tax Parcels
-  Mining Area ± 96.5 Acres
-  Active Mining ± 88.5 Acres
-  Reclaimed ± 3 Acres
-  Wetlands


1 inch = 500 feet

Site Name: Warrenville/Ketterhagen
Operator: Cretex Materials, Inc.
Burlington S04 T02N R19E

2020 Aerial
Revised EJS 11/2021
Racine County Development Services

SEC 4 – T2N – R19E
Town of Burlington

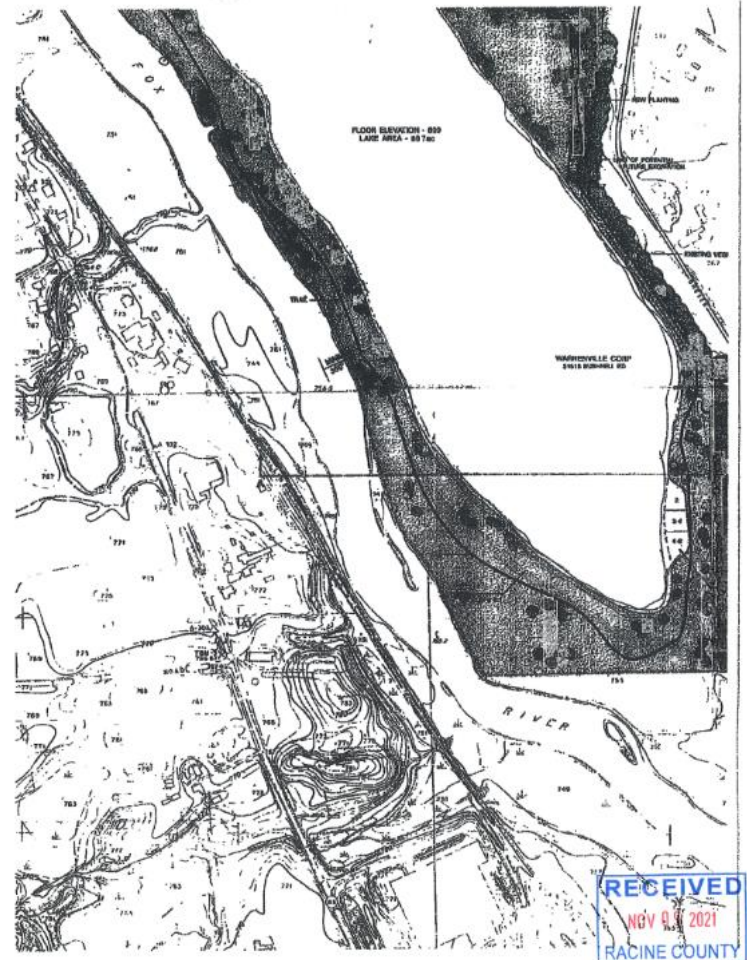


Cretex Materials Inc, Owner
Carl Beck, Agent
Site Address: 31405 Bushnell Road

M-4 Site Plan Review to continue a non-metallic (limestone) extraction operation (no changes from previous approval 12/2019)



Cretex Materials Inc. Warren Quarry 9/10/2021



Reclamation Plan

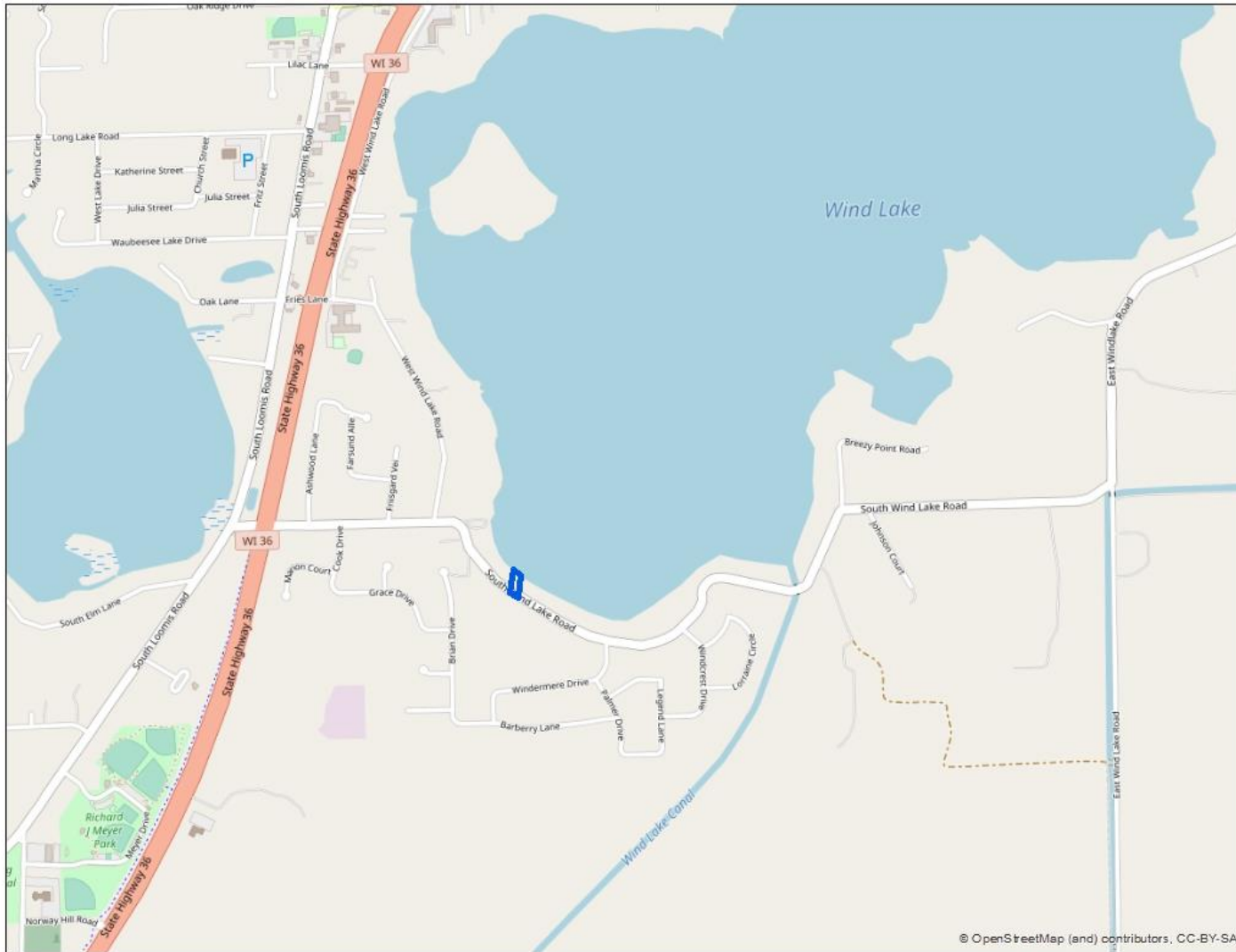
SEC 4 – T2N – R19E
Town of Burlington



Jay & Kristen Lorino, Owners
Site Address: 26120 South Wind Lake Road

Location Map

R-5 Shoreland / Floodplain Conditional Use Amendment to place fill in the Urban Floodplain Fringe Overlay District for the construction of a single-family residence with attached garage, deck, patio & retaining wall



SEC 17 – T4N – R20E

Town of Norway



Jay & Kristen Lorino, Owners
Site Address: 26120 South Wind Lake Road

R-5 Shoreland / Floodplain Conditional Use Amendment to place fill in the Urban Floodplain Fringe Overlay District for the construction of a single-family residence with attached garage, deck, patio & retaining wall



SEC 17 – T4N – R20E

Town of Norway

Jay & Kristen Lorino, Owners
Site Address: 26120 South Wind Lake Road

Floodplain

R-5 Shoreland / Floodplain Conditional Use Amendment to place fill in the Urban Floodplain Fringe Overlay District for the construction of a single-family residence with attached garage, deck, patio & retaining wall



SEC 17 – T4N – R20E

Town of Norway



Jay & Kristen Lorino, Owners

September 7, 2021
 October 5, 2021 Added Hot Tub & Moved Shed Per Owner.
 October 21 2021 Updated Area Calcs.
 November 1, 2021 Added Floor Elevation of Boat House
 November 3, 2021 Revised Boat House Location
 November 5, 2021 Revised Drawing

Survey No. 112892

**As-Built
 With Grading**

*Hay bales and/or silt fence to be placed for erosion control before, during and after addition of fill.
 *Removal of erosion control mechanisms will take place after grass seed has successfully taken and growing.

FLOOD DATA This property is in Zone AE + X of the Flood Insurance Rate Map, Community Panel No. 55101C00340 which has an effective date of May 2, 2012 and is in a Special Flood Hazard Area. Field surveying was performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

*Place stone & clean fill to raise elevations in compliance with Sec. 20-1595b1 Standards for development in the FFO.
 *Retaining wall footprint will not change.
 *Eastern retaining wall height will be increased to 774' where fill is added.
 *Final grade into shore yard setback area will be flatter than 3:1
 *Finished area will be topsoil/seeded to retain all fill.

Wind Lake
 (EL 767.1' 9-7-2021)

As built with proposed grading
 760.53 Ordinary Highwater

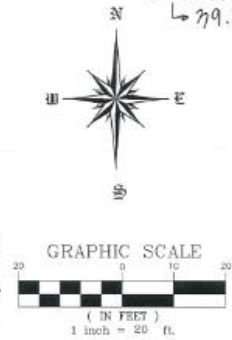
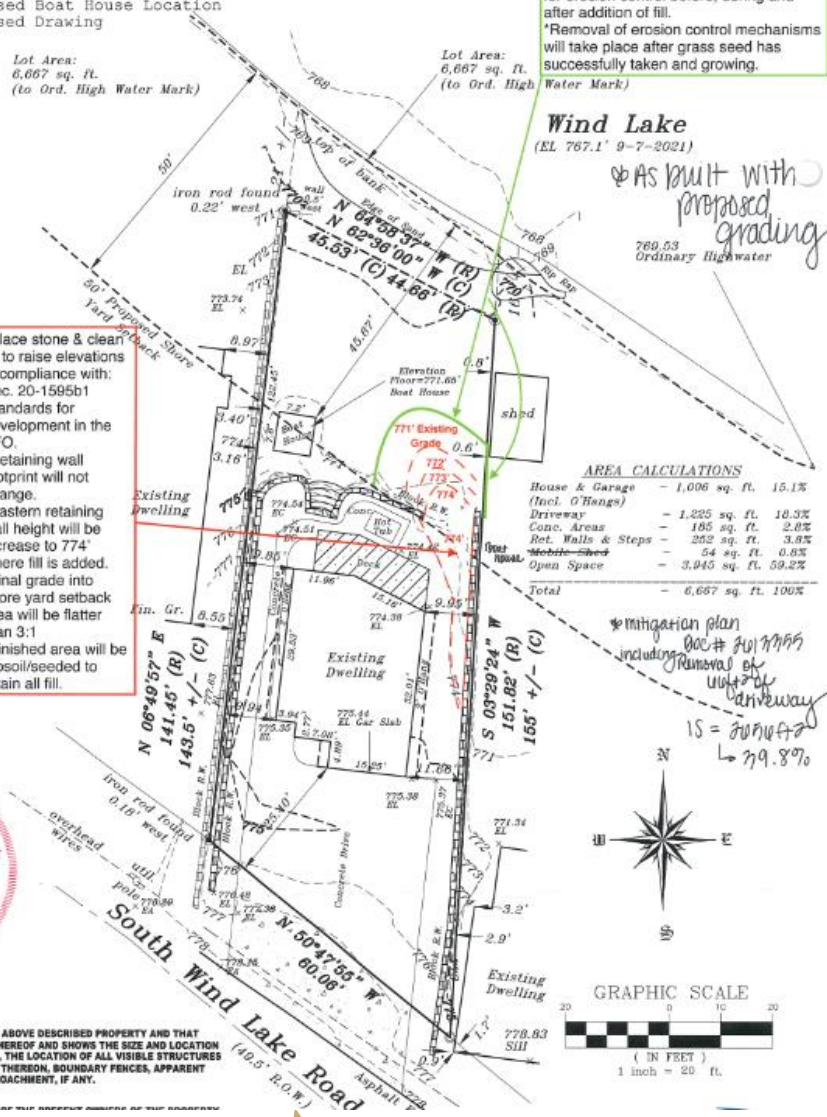
AREA CALCULATIONS

House & Garage	- 1,006 sq. ft.	15.1%
(Incl. G/Hangs)	- 1,225 sq. ft.	18.3%
Driveway	- 165 sq. ft.	2.8%
Conc. Areas	- 252 sq. ft.	3.8%
Ret. Walls & Steps	- 54 sq. ft.	0.8%
Open Space	- 3,945 sq. ft.	59.2%
Total	- 6,667 sq. ft.	100%

*mitigation plan including:
 Doc # 20171115
 Removal of utility driveway
 IS = 20171115
 L = 79.8%

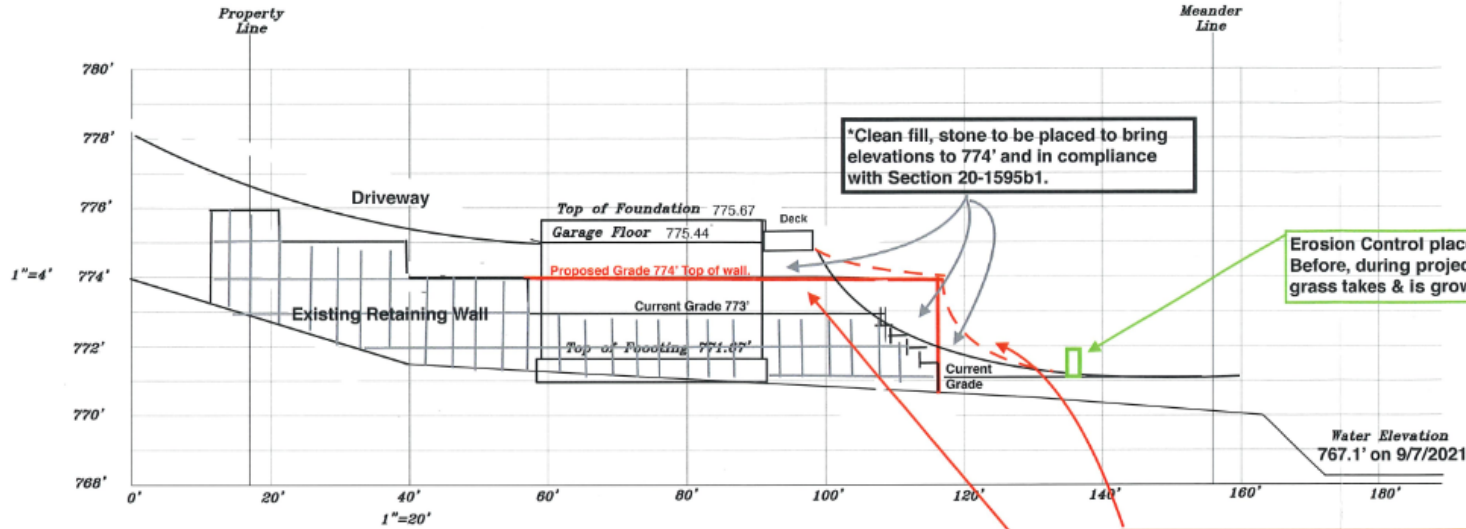


I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.



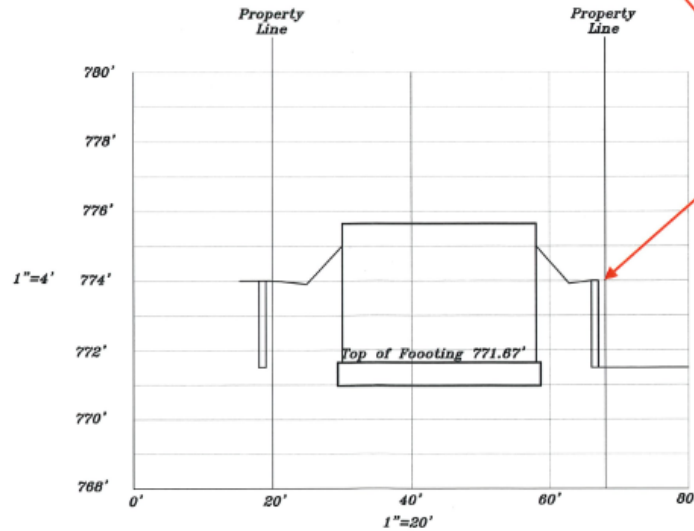
SEC 17 - T4N - R20E
Town of Norway





Proposed grade into shore yard setback will be flatter than 3:1.
*Finished area will be topsoil/seeded to retain all fill.

Proposed addition to retaining wall.
*Adding a course of block and eliminating the step down in block to make top of retaining wall 774' in compliance with Section 20-1595b1 Standards for development in the FFO.
*Retaining wall footprint will not change.



METROPOLITAN SURVEY SERVICE, INC.

LAND SURVEYORS AND CIVIL ENGINEERS
1015 West Forest Home Ave, Suite 202
Waukegan, Wisconsin 53130
4) 529-5380 FAX (414) 529-9787
Address: survey@metropolitansurvey.com

SEC 17 – T4N – R20E

Town of Norway

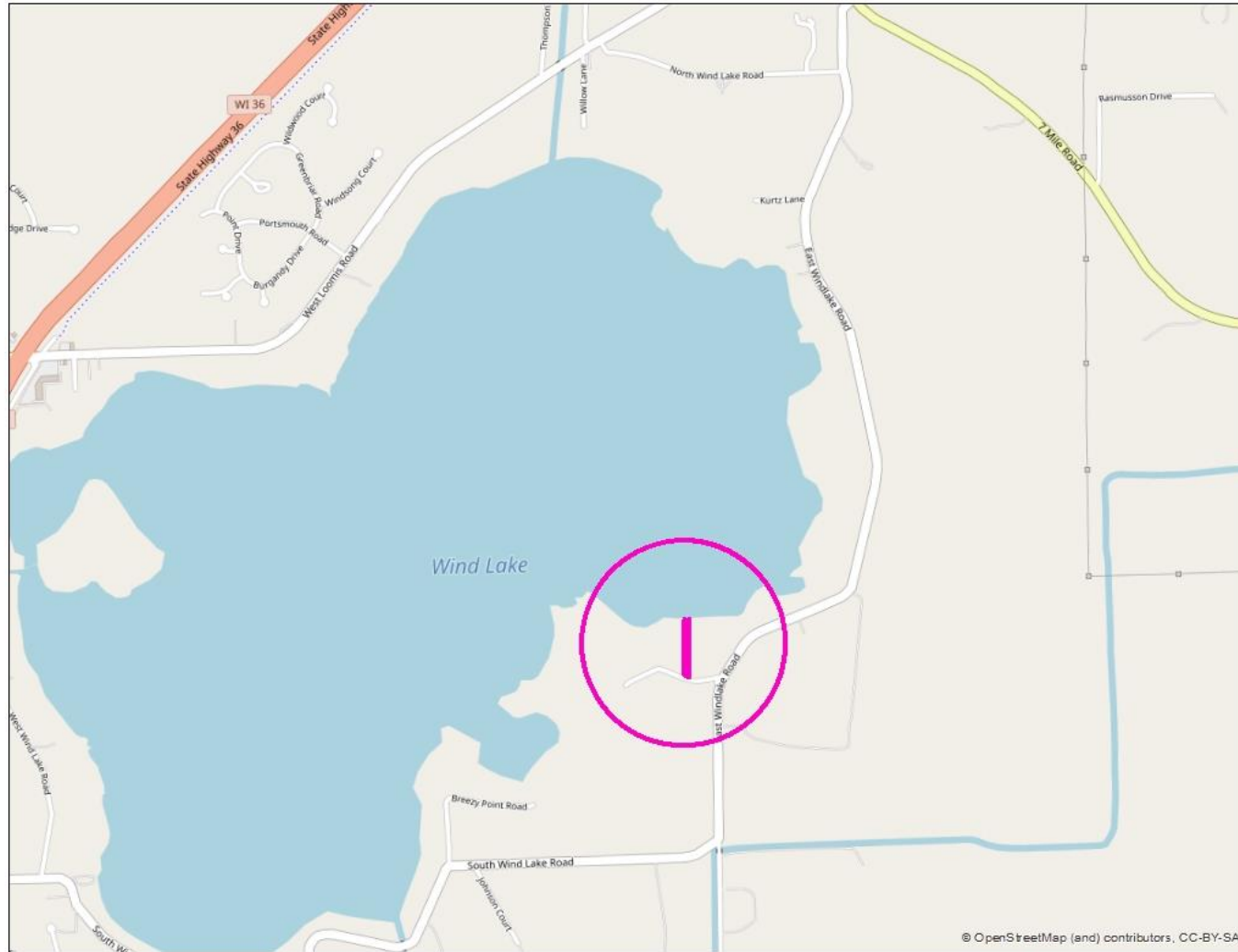


Vincent & Rachelle Senese, Owners

Site Address: west of 24422 Sandy Point Drive

Conditional Use Extension 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
(Previous Approval 3/15/21)

Location Map



SEC 09 – T4N – R20E

Town of Norway



Vincent & Rachelle Senese, Owners

Site Address: west of 24422 Sandy Point Drive

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Zoning Map



SEC 09 – T4N – R20E

Town of Norway



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Floodplain



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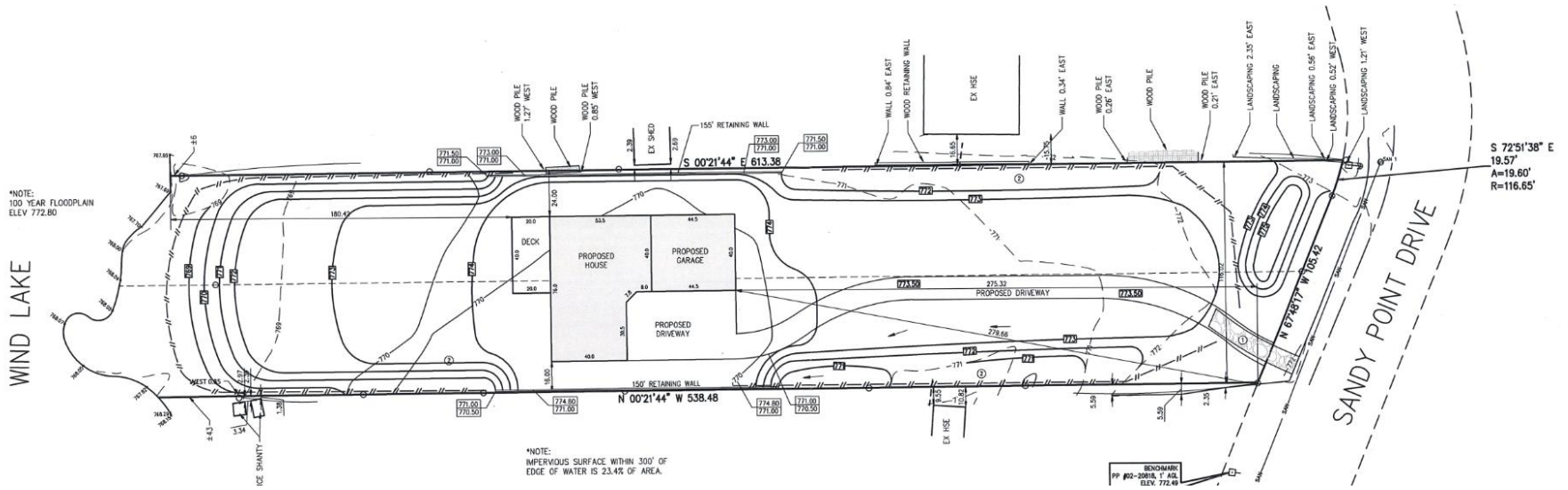
Town of Norway



Vincent & Rachele Senese, Owners
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Site Plan

Conditional Use Extension 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
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SEC 09 – T4N – R20E
Town of Norway

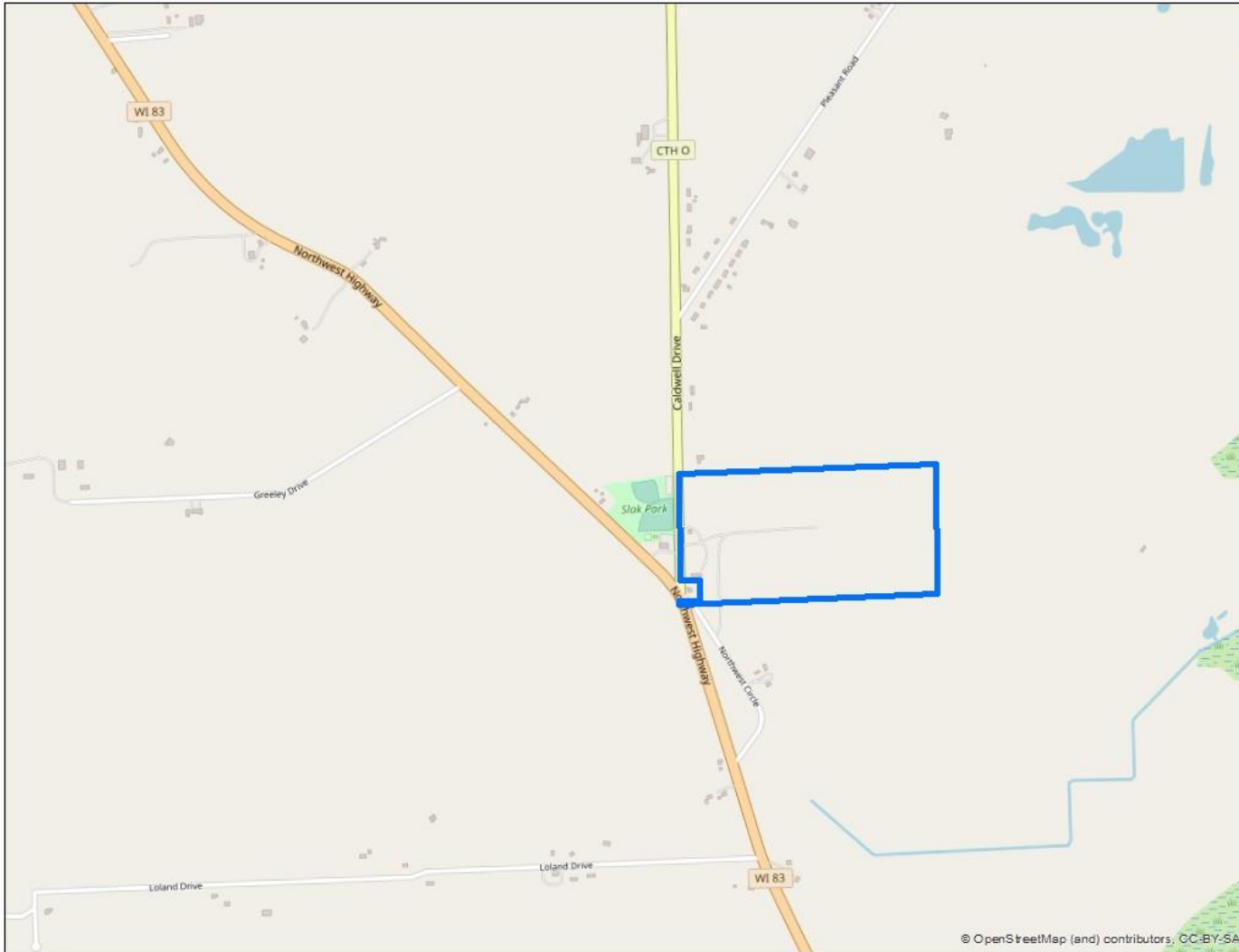


Clearwater Acres LLP, Owner
Harmoni Towers LLC & Fullerton Engineering, Applicants

Site Address: 6745 Northwest Highway

M-4 Site Plan Review for a class II collocation to install 3 antennas at 170' for an additional carrier to an existing mobile service support structure & associated ground equipment

Location Map



SEC 17 – T4N – R19E

Town of Waterford



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M-4 Site Plan Review for a class II collocation to install 3 antennas at 170' for an additional carrier to an existing mobile service support structure & associated ground equipment

Zoning Map



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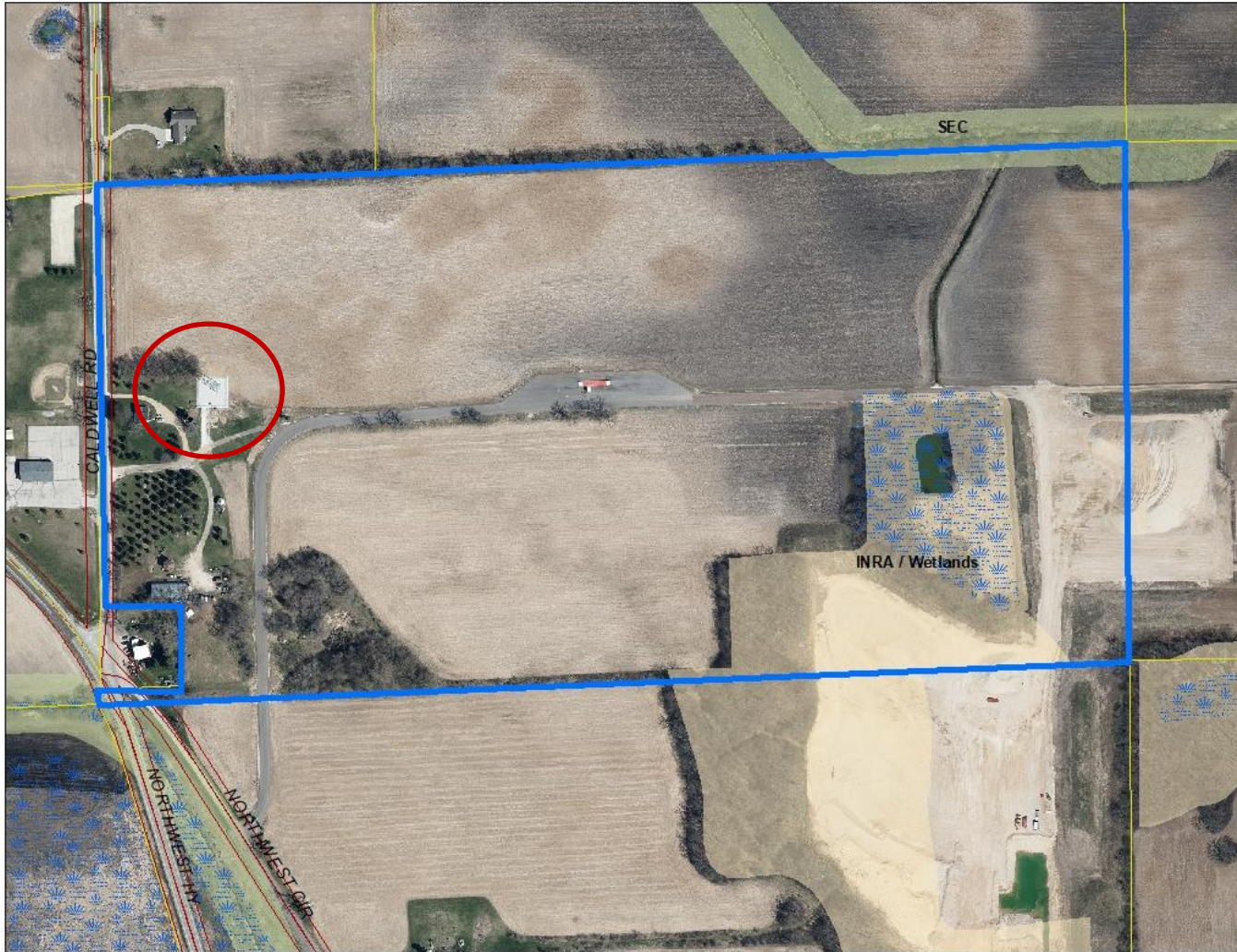
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2020 Aerial Photo

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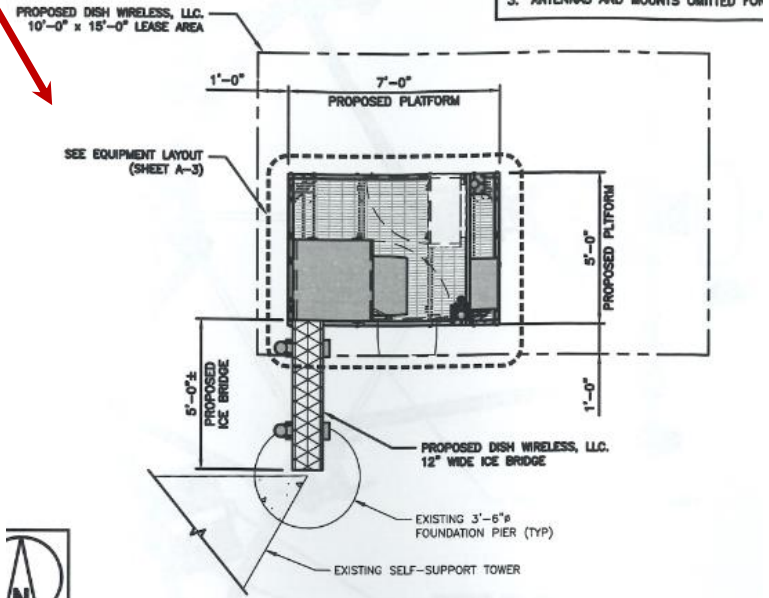
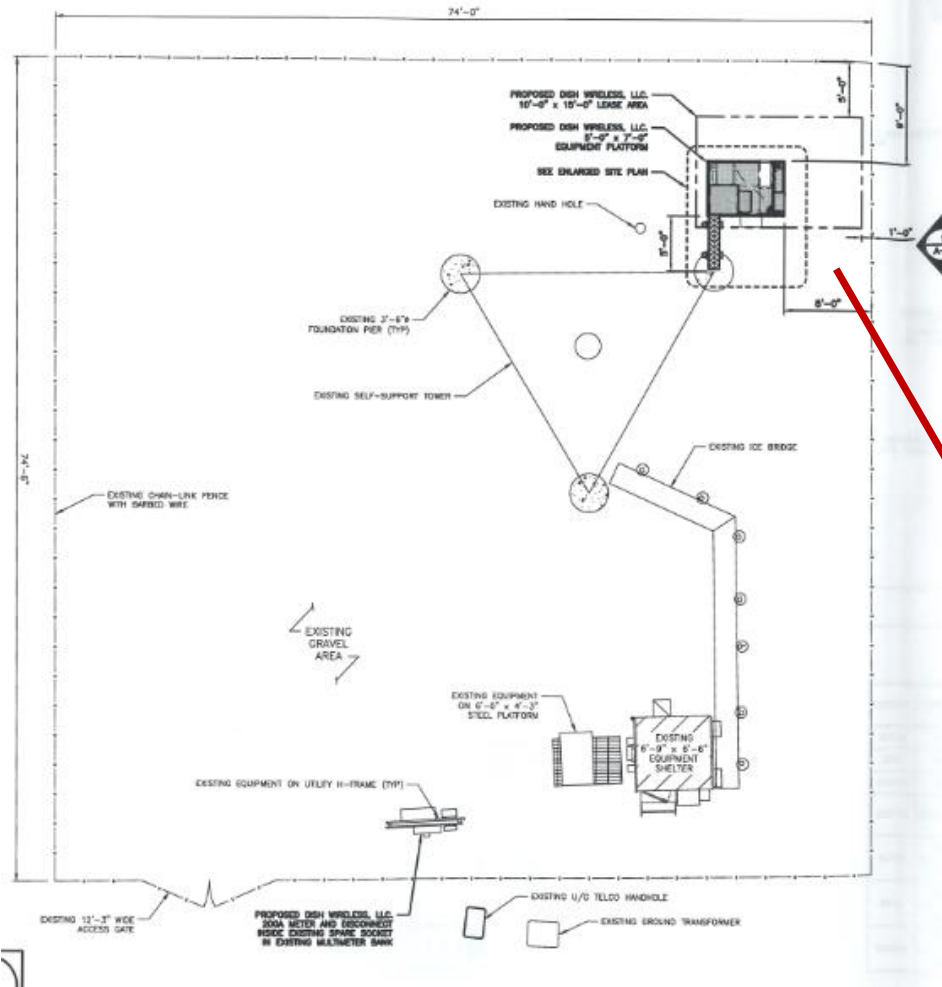


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Site Plan

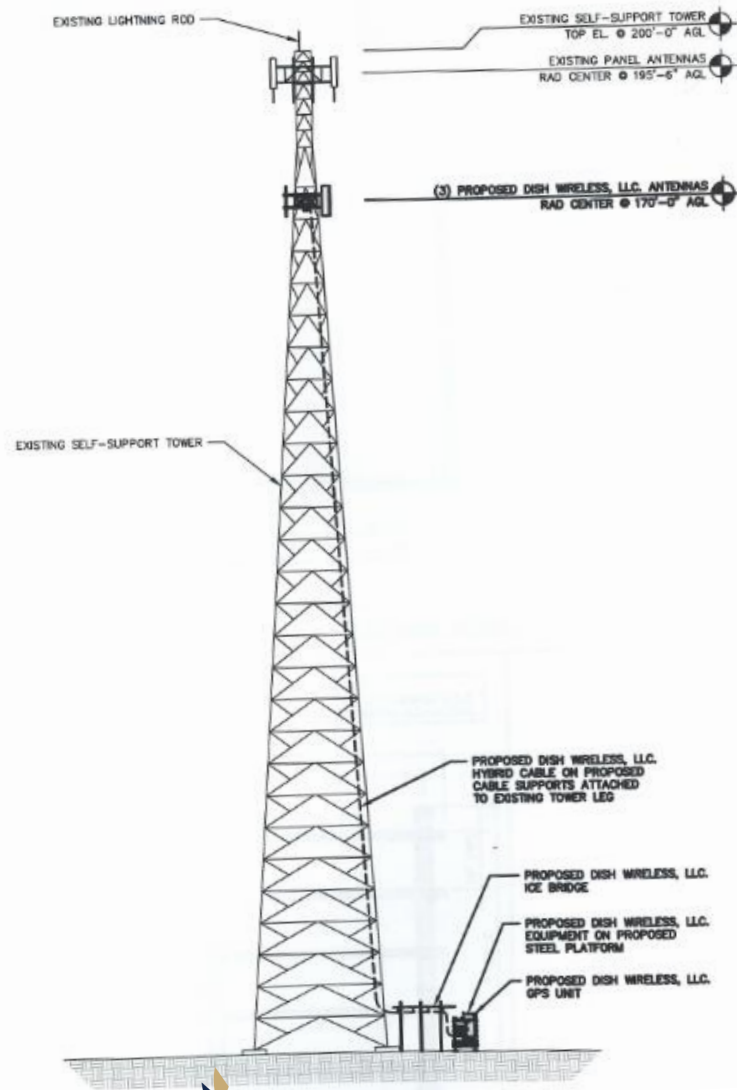
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SEC 17 – T4N – R19E
Town of Waterford





Resolution by the Racine County Economic
Development & Land Use Planning Committee
recommending adoption of an amendment to the
Southeastern Regional Planning Commission (SEWRPC)
Community Assistance Planning Report NO. 337
Sanitary Sewer Service Area for the
Yorkville Sewer District No. 1, Racine County

