

Racine County
Economic Development & Land Use
Planning Committee Public Hearing Meeting
Monday, October 17, 2022 - 6:00 p.m.
Ives Grove Office Complex Auditorium

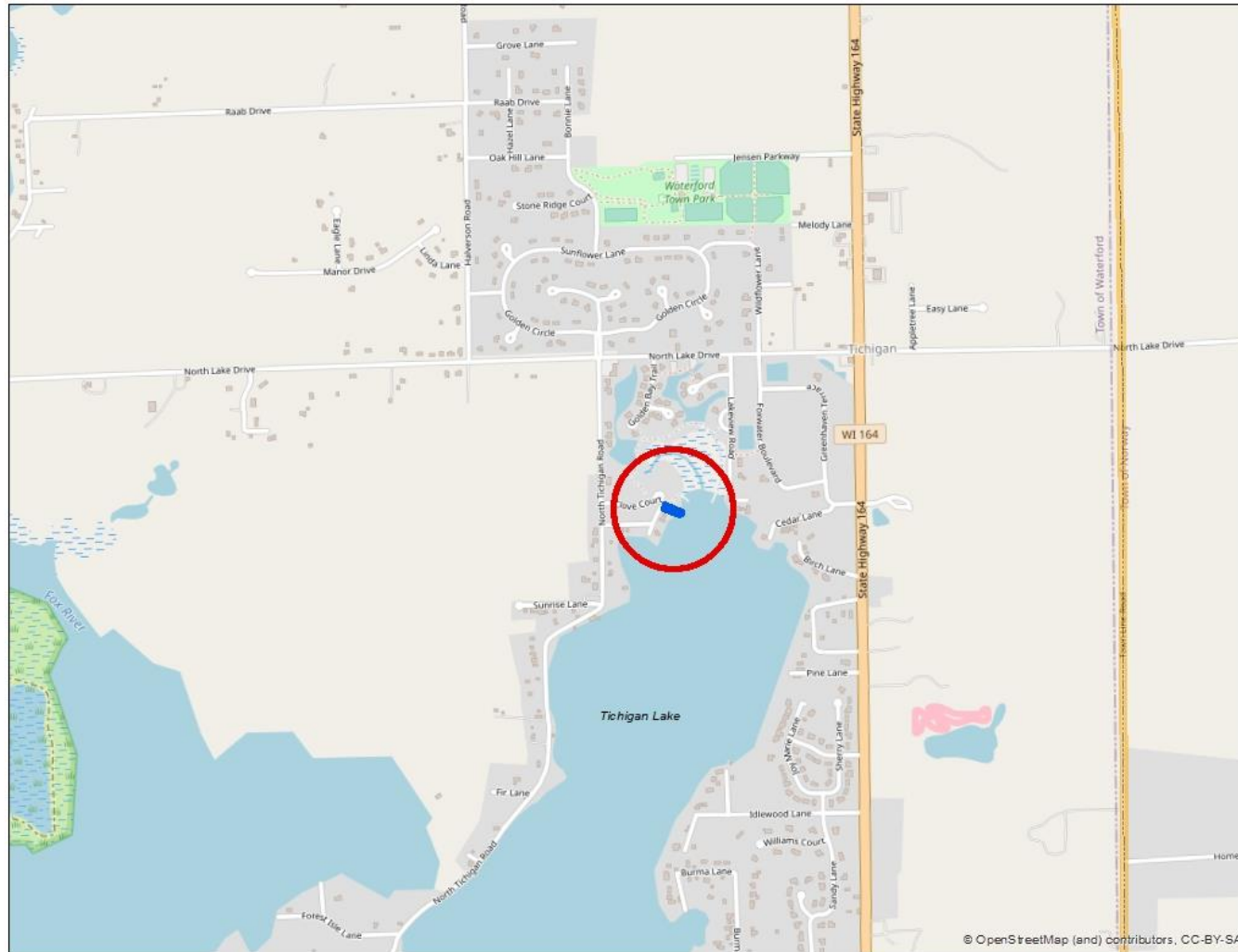


Michael Crowe & Barbara Tromp, Owners
Turn Key Homes, Agent

Site Address: 7628 Chestnut Lane

R-3A Conditional Use to raze an existing residence and place fill in the flood fringe for the construction of a single-family residence with an attached garage

Location Map



SEC 12 – T4N – R19E

Town of Waterford



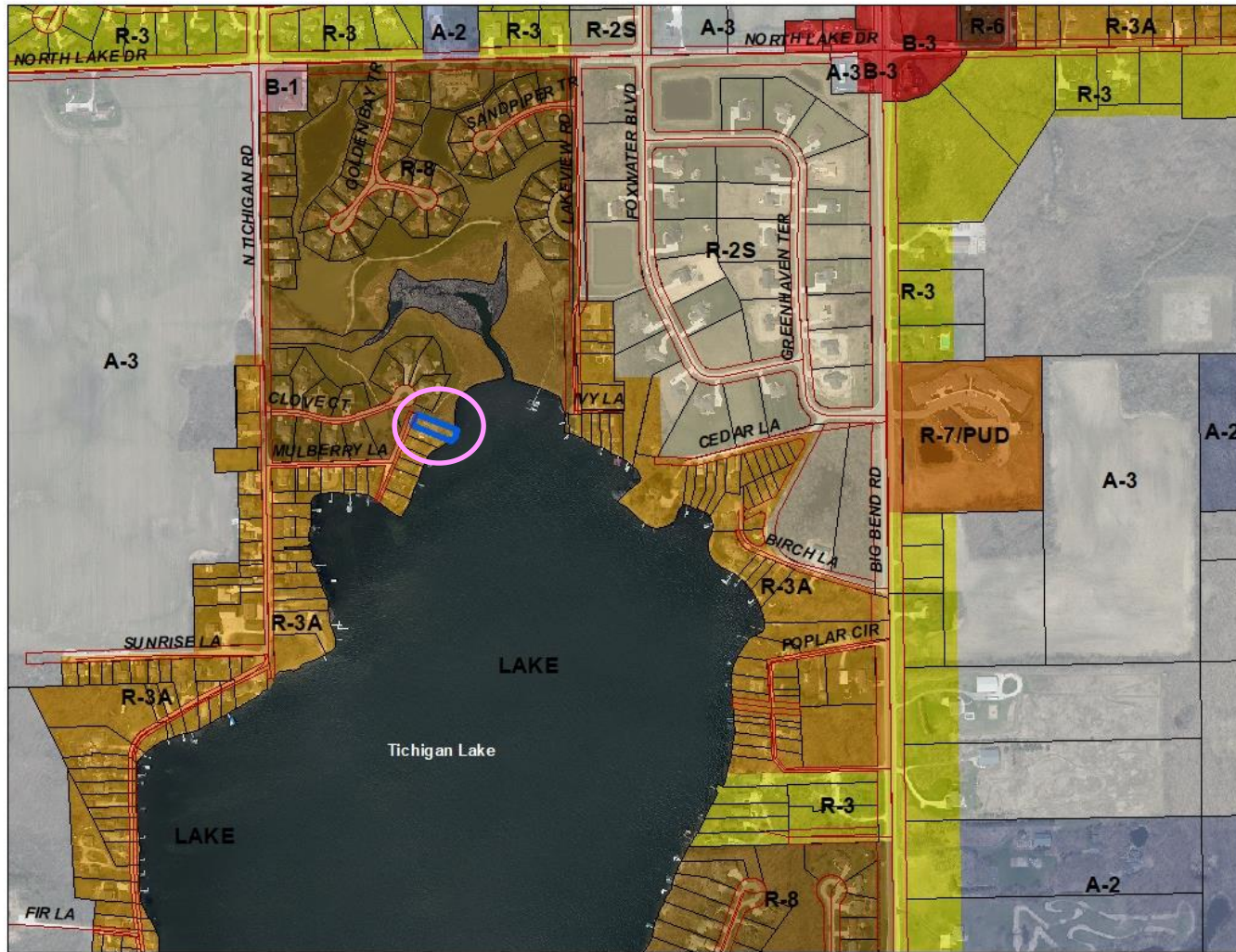
Michael Crowe & Barbara Tromp, Owners

Turn Key Homes, Agent

Site Address: 7628 Chestnut Lane

R-3A Conditional Use to raze an existing residence and place fill in the flood fringe for the construction of a single-family residence with an attached garage

Zoning Map



SEC 12 – T4N – R19E

Town of Waterford



Michael Crowe & Barbara Tromp, Owners
Turn Key Homes, Agent

2020 Aerial Photo

Site Address: 7628 Chestnut Lane

R-3A Conditional Use to raze an existing residence and place fill in the flood fringe for the construction of a single-family residence with an attached garage



SEC 12 – T4N – R19E

Town of Waterford



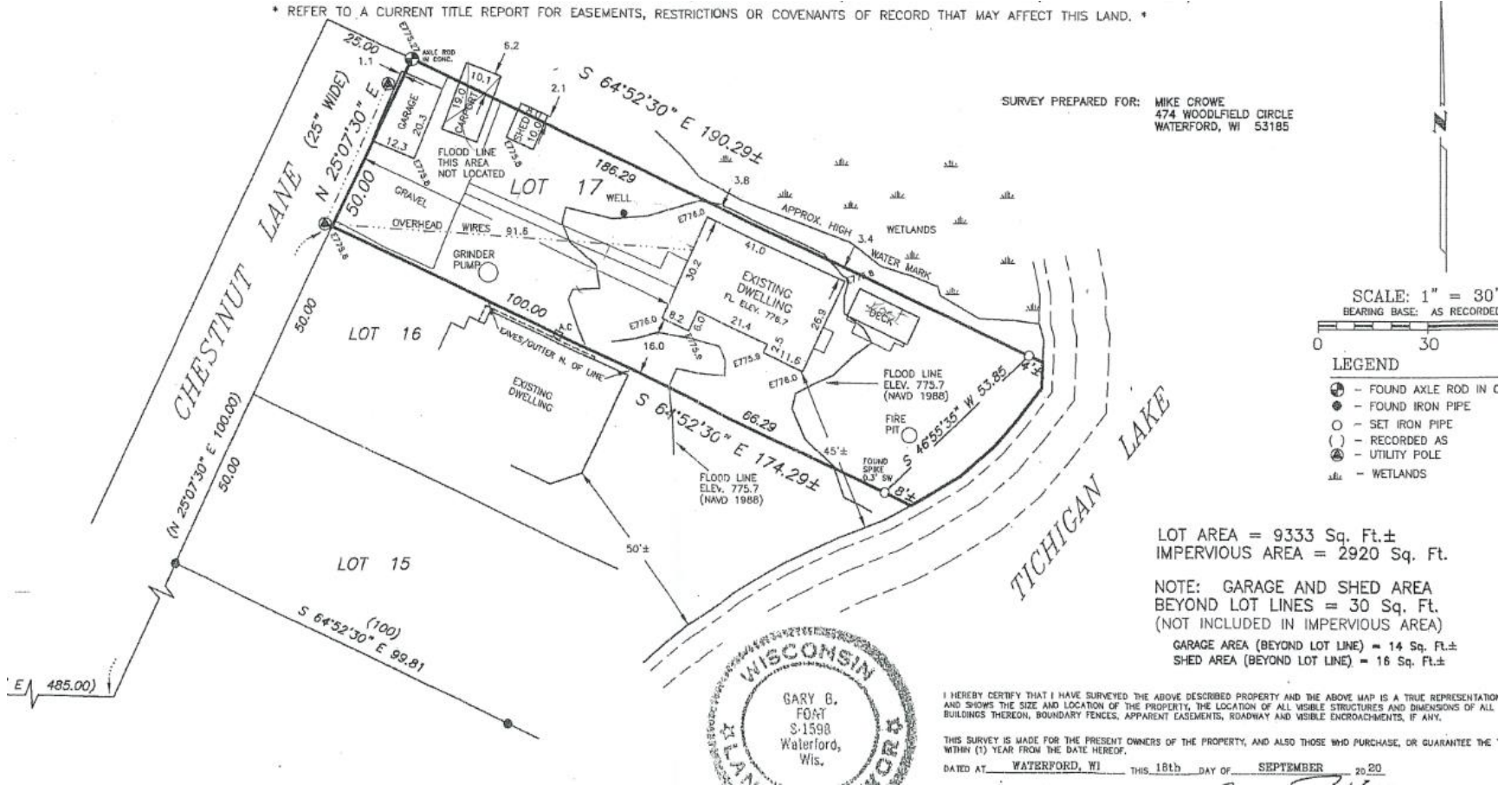
Michael Crowe & Barbara Tromp, Owners
Turn Key Homes, Agent

Site Address: 7628 Chestnut Lane

R-3A Conditional Use to raze an existing residence and place fill in the flood fringe for the construction of a single-family residence with an attached garage

Existing

* REFER TO A CURRENT TITLE REPORT FOR EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD THAT MAY AFFECT THIS LAND. *



SURVEY PREPARED FOR: MIKE CROWE
 474 WOODFIELD CIRCLE
 WATERFORD, WI 53185

SCALE: 1" = 30'
 BEARING BASE: AS RECORDED

- LEGEND**
- ⊕ - FOUND AXLE ROD IN C
 - - FOUND IRON PIPE
 - - SET IRON PIPE
 - () - RECORDED AS
 - ⊙ - UTILITY POLE
 - ⋯ - WETLANDS

LOT AREA = 9333 Sq. Ft.±
 IMPERVIOUS AREA = 2920 Sq. Ft.

NOTE: GARAGE AND SHED AREA
 BEYOND LOT LINES = 30 Sq. Ft.
 (NOT INCLUDED IN IMPERVIOUS AREA)

GARAGE AREA (BEYOND LOT LINE) = 14 Sq. Ft.±
 SHED AREA (BEYOND LOT LINE) = 16 Sq. Ft.±

WISCONSIN
 GARY B. FORT
 S-1598
 Waterford,
 Wis.

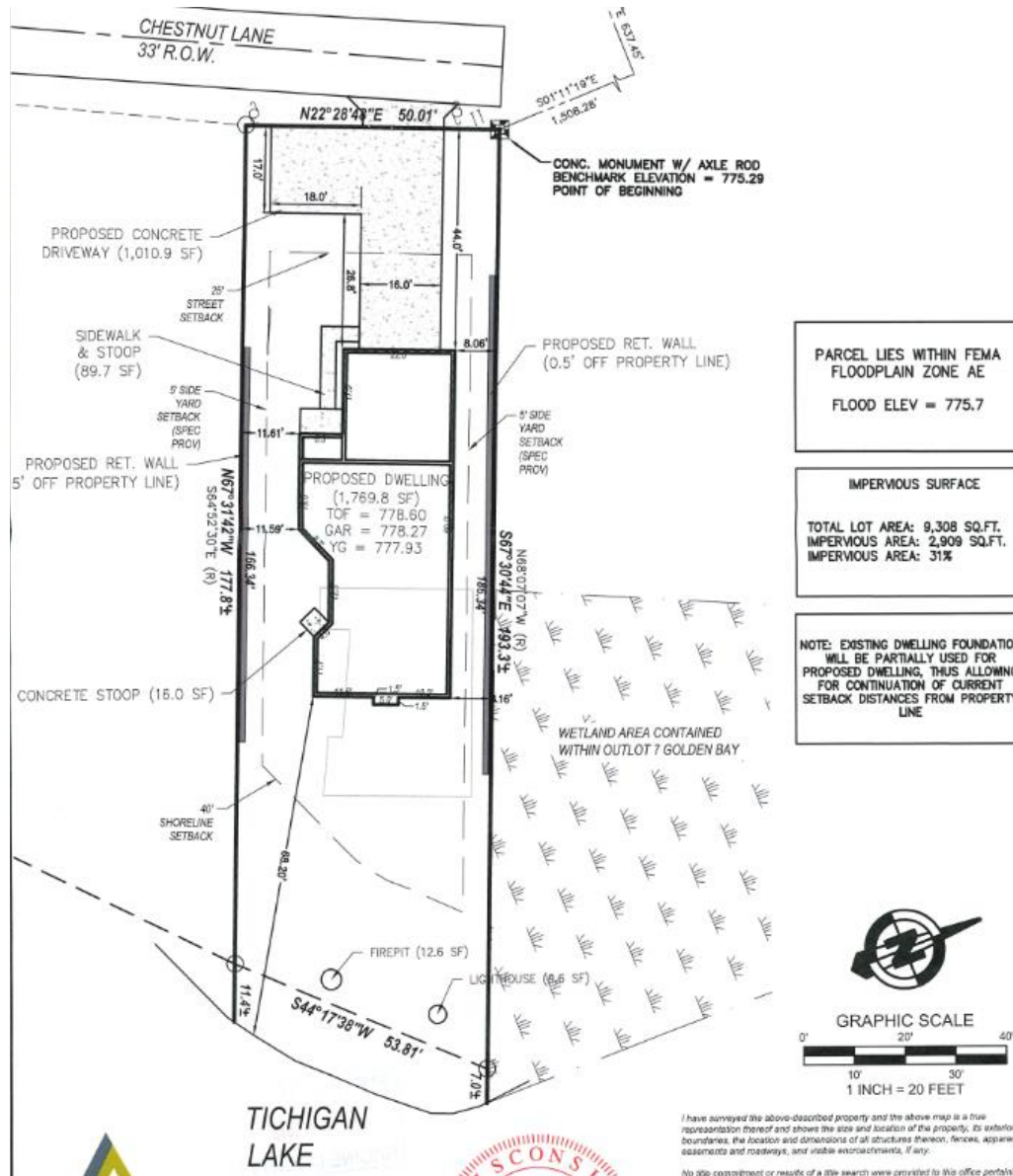
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY.

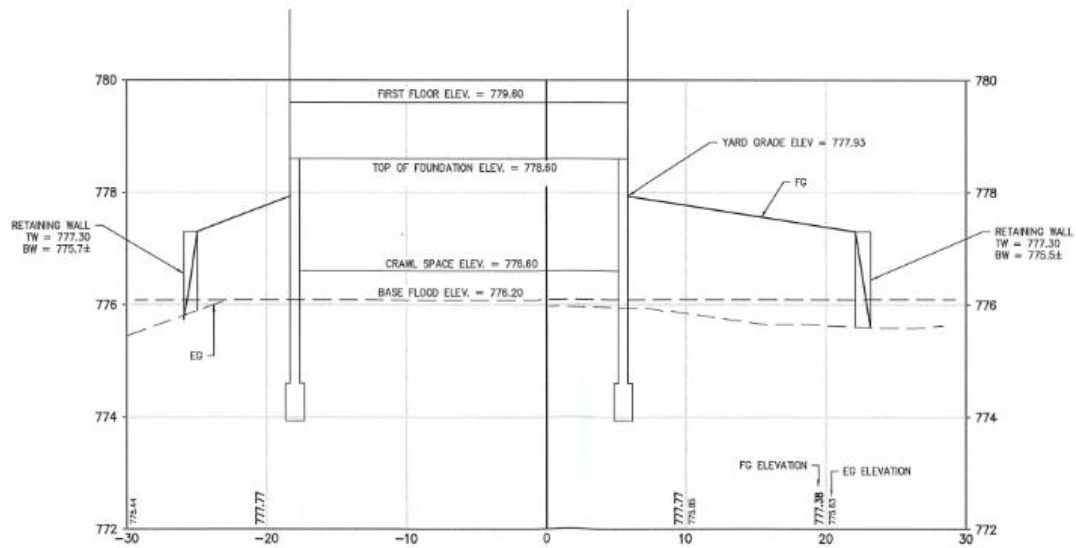
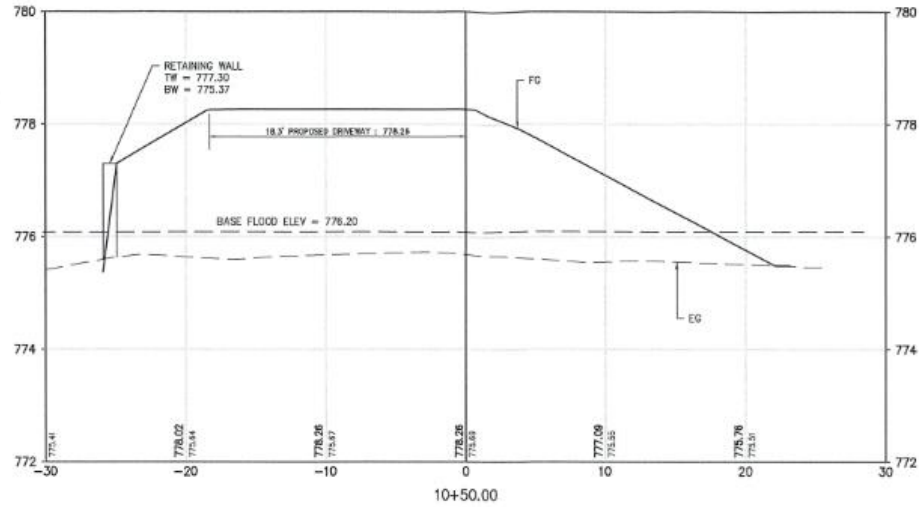
THIS SURVEY IS MADE FOR THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, OR GUARANTEE THE WITHIN (1) YEAR FROM THE DATE HEREOF.

DATED AT WATERFORD, WI THIS 18th DAY OF SEPTEMBER 2020

SEC 12 – T4N – R19E
Town of Waterford





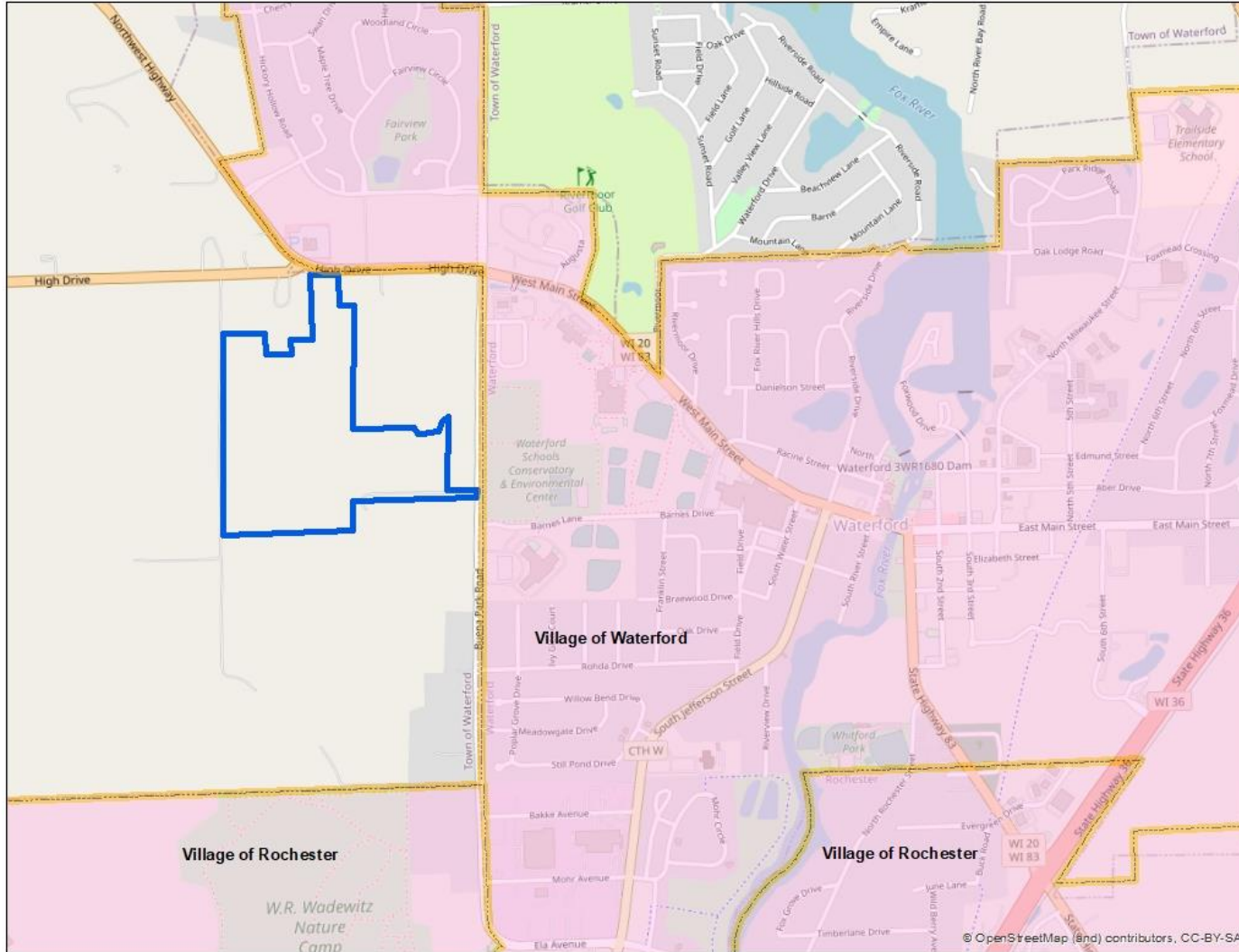


Richard Beck / James & Pamala Scherff Rev. Trust / Joyce Bennett, Owners
Robert Epping, TV Materials Inc, Agent

Location Map

Site Address: 3612 Buena Park Road (CTH W)

**M-4 Conditional Use to re-establish & expand a nonmetallic mining extraction & processing (sand & gravel) operation; includes
reclamation plan (under new operator)**



SEC 34 – T4N – R19E

Town of Waterford



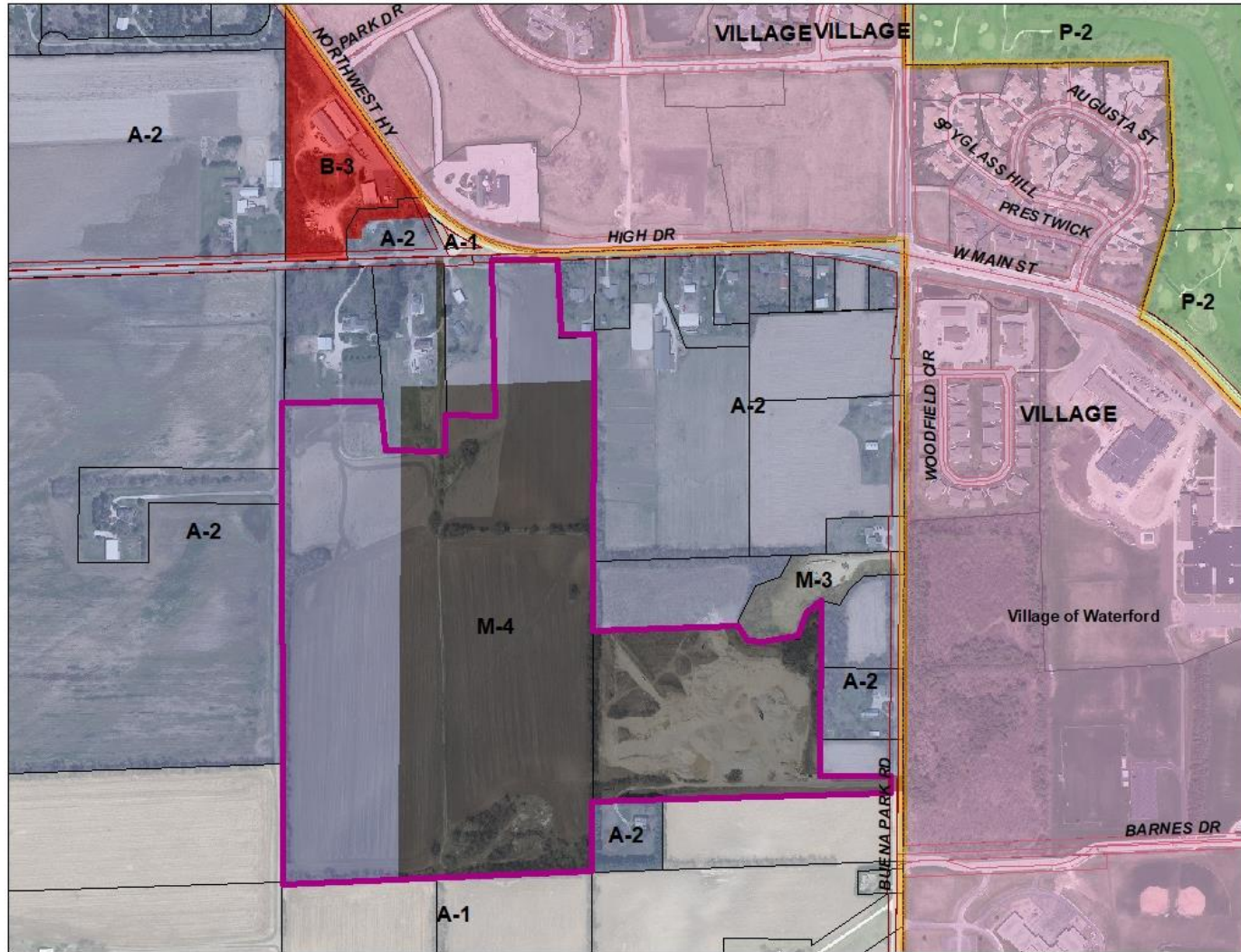
Richard Beck / James & Pamala Scherff Rev. Trust / Joyce Bennett, Owners

Robert Epping, TV Materials Inc, Agent

Site Address: 3612 Buena Park Road (CTH W)

M-4 Conditional Use to re-establish & expand a nonmetallic mining extraction & processing (sand & gravel) operation; includes reclamation plan (under new operator)

Zoning Map



SEC 34 – T4N – R19E

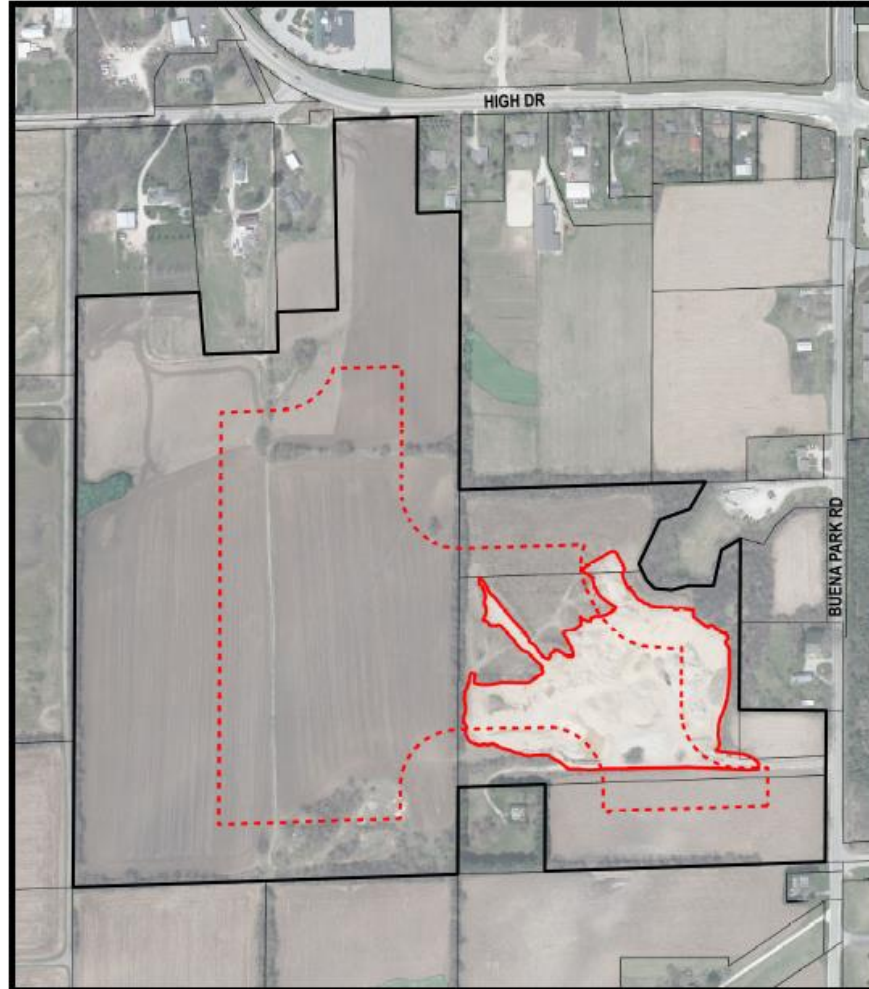
Town of Waterford



Owners:
Richard Beck
James & Pamala Scherff Rev. Trust
Joyce Bennett

Robert Epping, TV Materials Inc, Agent

Current Conditions
September 2022



Racine County Development Services | Revised EJS Sept. 2022

Beck Pit - TV Materials Inc.

Waterford S34 T4N R19E

□ Tax Parcels

■ Wetlands

⋯ Proposed Mining Area = ± 36 Acres

▭ Existing Disturbed Area = ± 9.6 Acres



1 inch = 400 feet

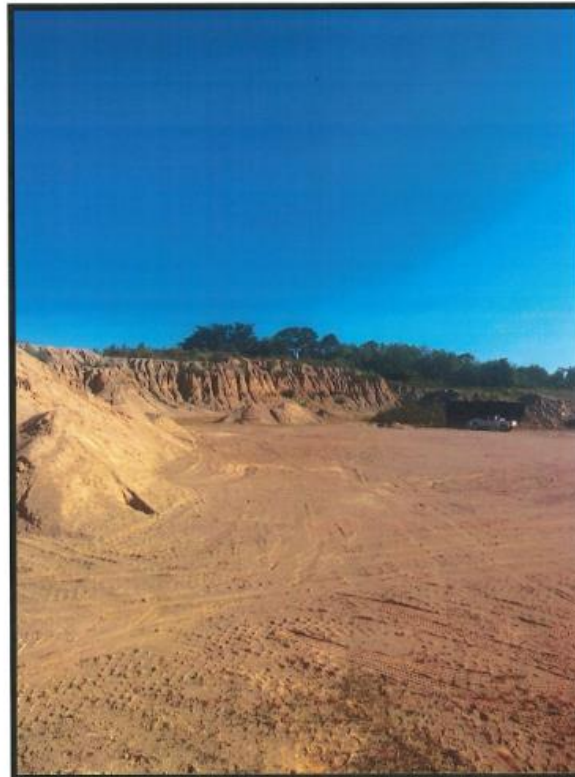
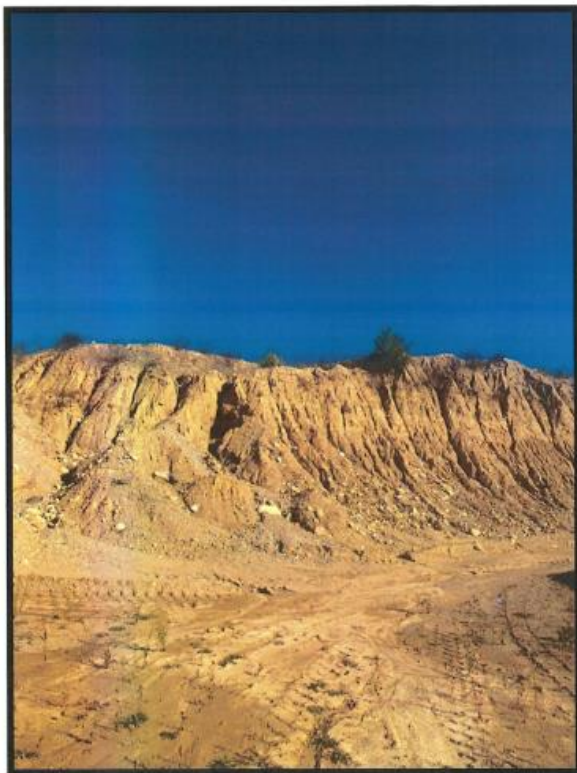
2020 Spring Aerial Photo

SEC 34 – T4N – R19E

Town of Waterford



**CURRENT CONDITION FROM PREVIOUS OPERATOR
SEPTEMBER 2022**

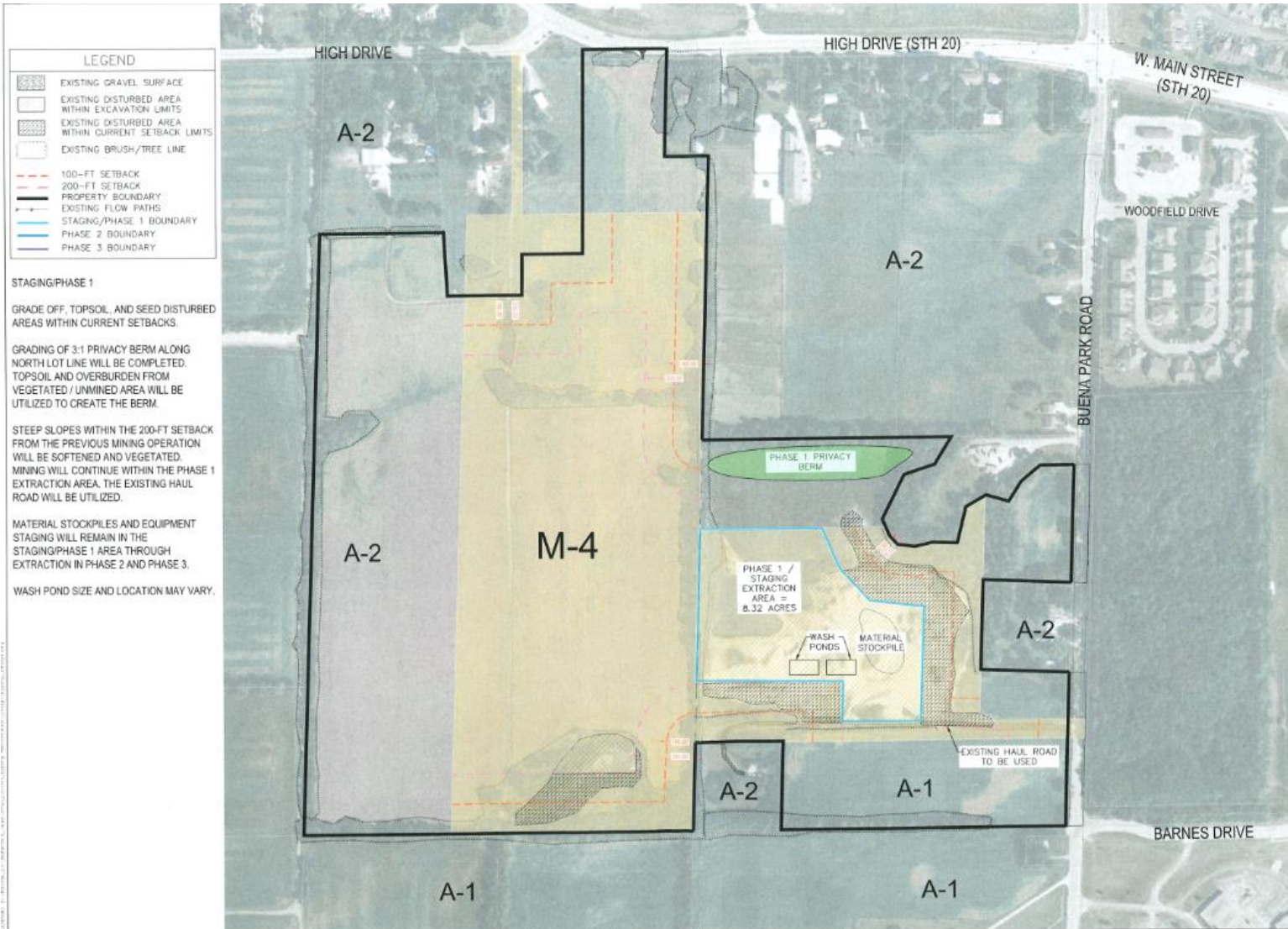


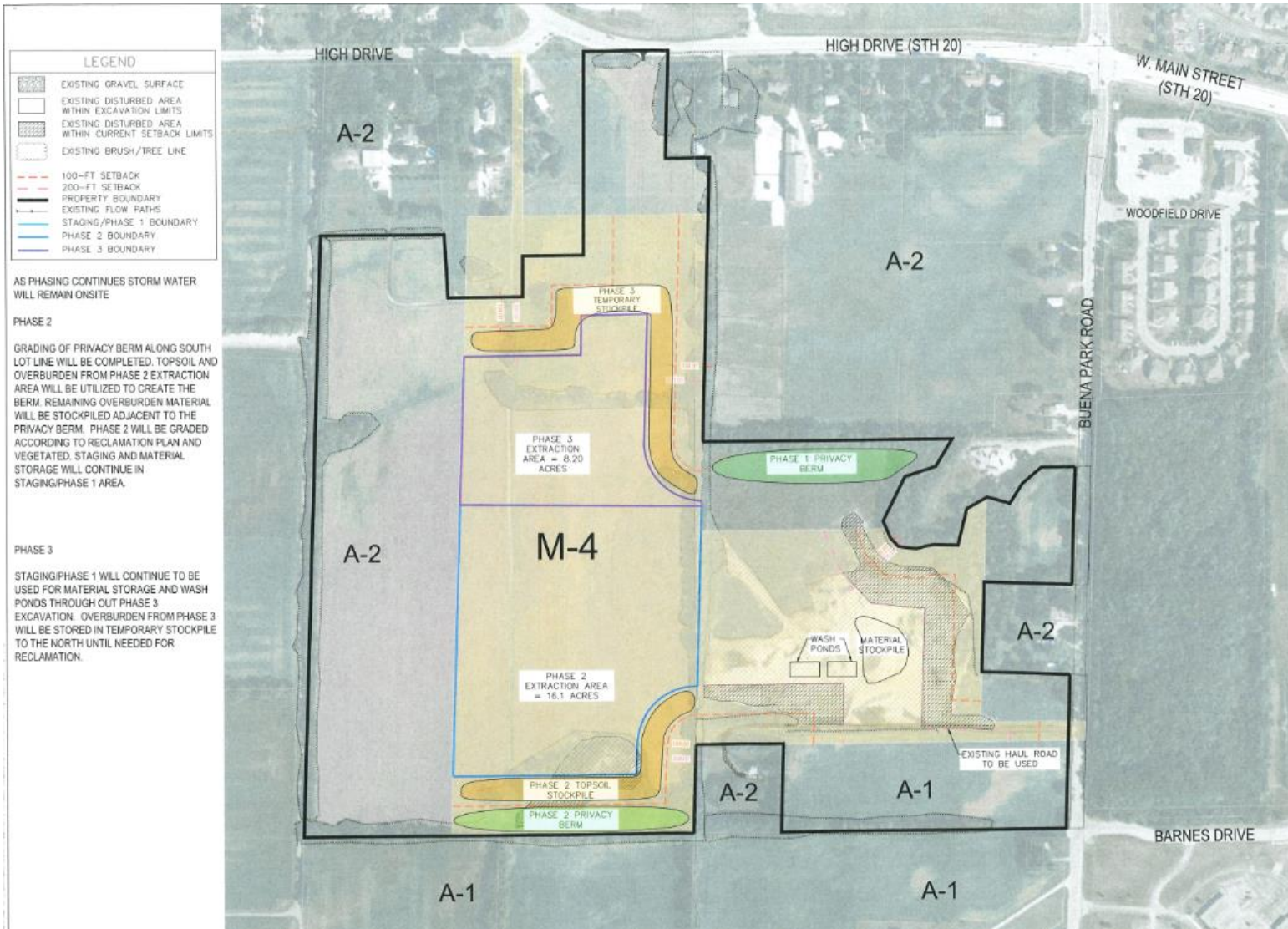
Proposing to sloping, grading and seeding in the interim for safety and esthetics

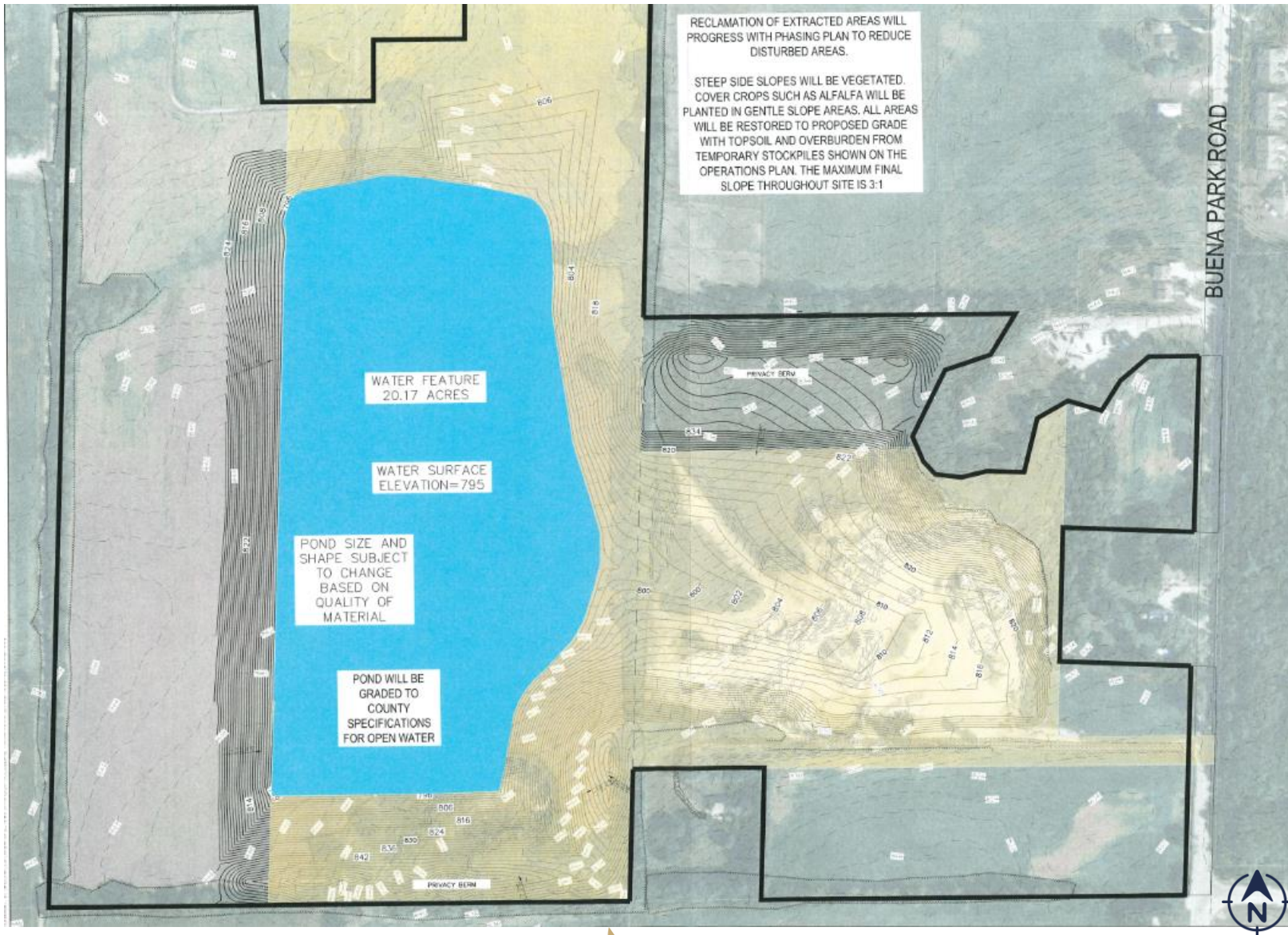


SEC 34 – T4N – R19E

Town of Waterford





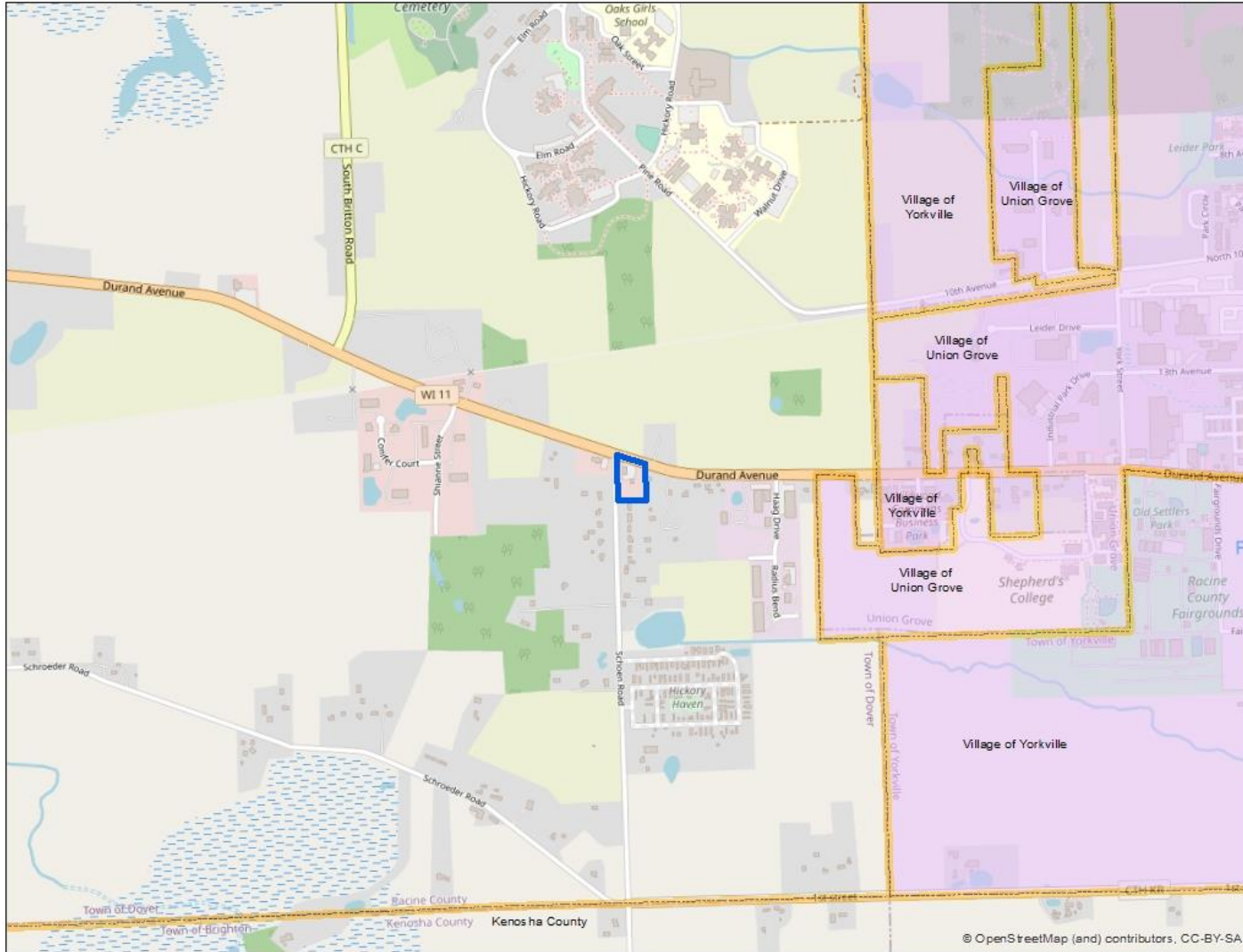


SEC 34 – T4N – R19E

Town of Waterford

BKM Holdings LLC / Dan & Christine Kastenson, Owners
Jeff Badtke, Agent
Site Address: 21445 Durand Avenue
B-3 Conditional Use to construct & utilize an 8,640 sf commercial building for an automotive repair shop (Kastenson Auto Service)

Location Map



SEC 36 – T3N – R20E

Town of Dover

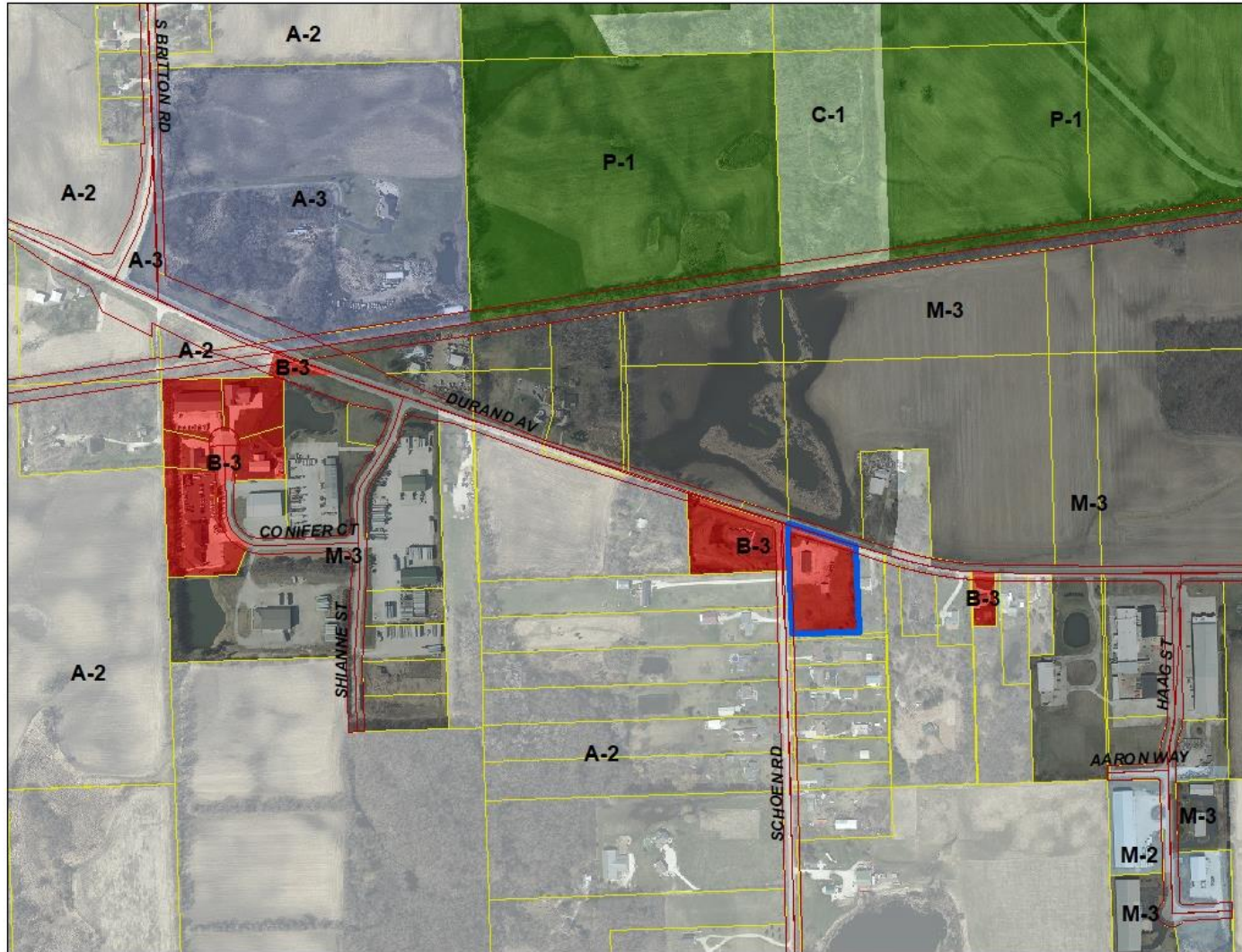


BKM Holdings LLC / Dan & Christine Kastenson, Owners
Jeff Badtke, Agent

Zoning Map

Site Address: 21445 Durand Avenue

B-3 Conditional Use to construct & utilize an 8,640 sf commercial building for an automotive repair shop (Kastenson Auto Service)



SEC 36 – T3N – R20E

Town of Dover



BKM Holdings LLC / Dan & Christine Kastenson, Owners

Jeff Badtke, Agent

Site Address: 21445 Durand Avenue

B-3 Conditional Use to construct & utilize an 8,640 sf commercial building for an automotive repair shop (Kastenson Auto Service)

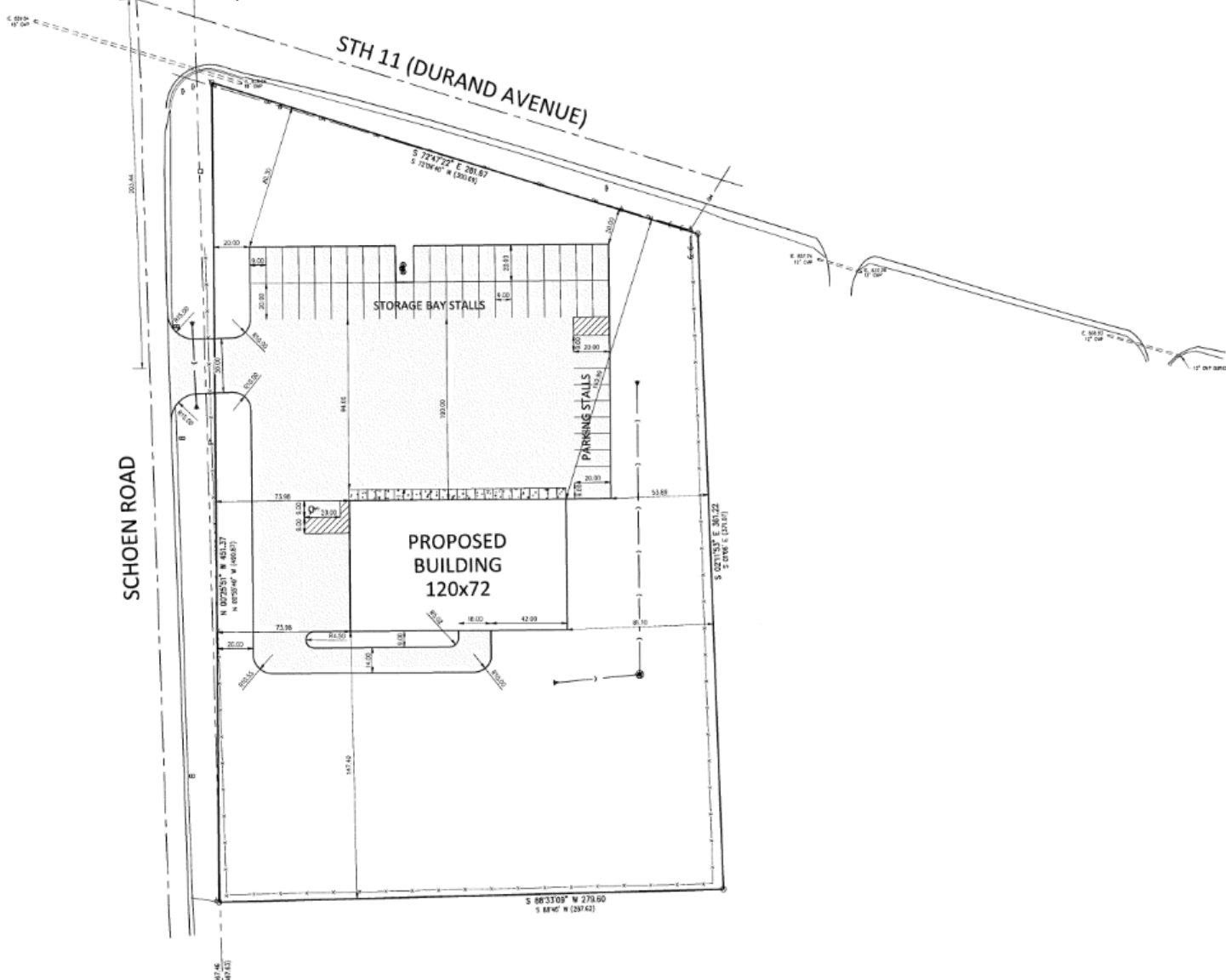
2020 Aerial Photo



SEC 36 – T3N – R20E

Town of Dover



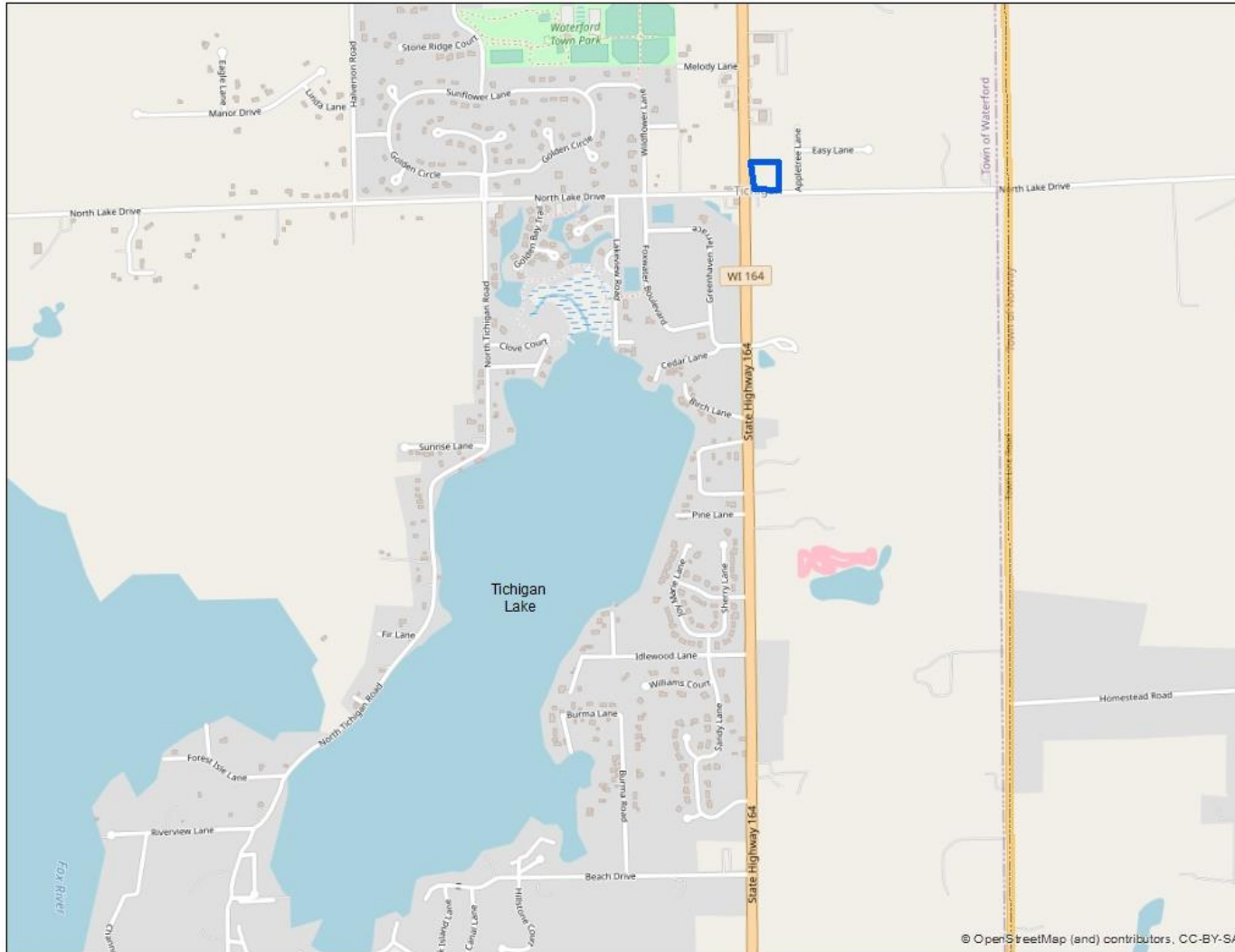


Hincz LLC, Owner
Chad Schmidt, Applicant

Site Address: directly south of 8037 Big Bend Road (STH 164)

B-3 Conditional Use to construct & utilize three 40'x190' self-service storage facility buildings

Location Map



SEC 1 – T4N – R19E

Town of Waterford

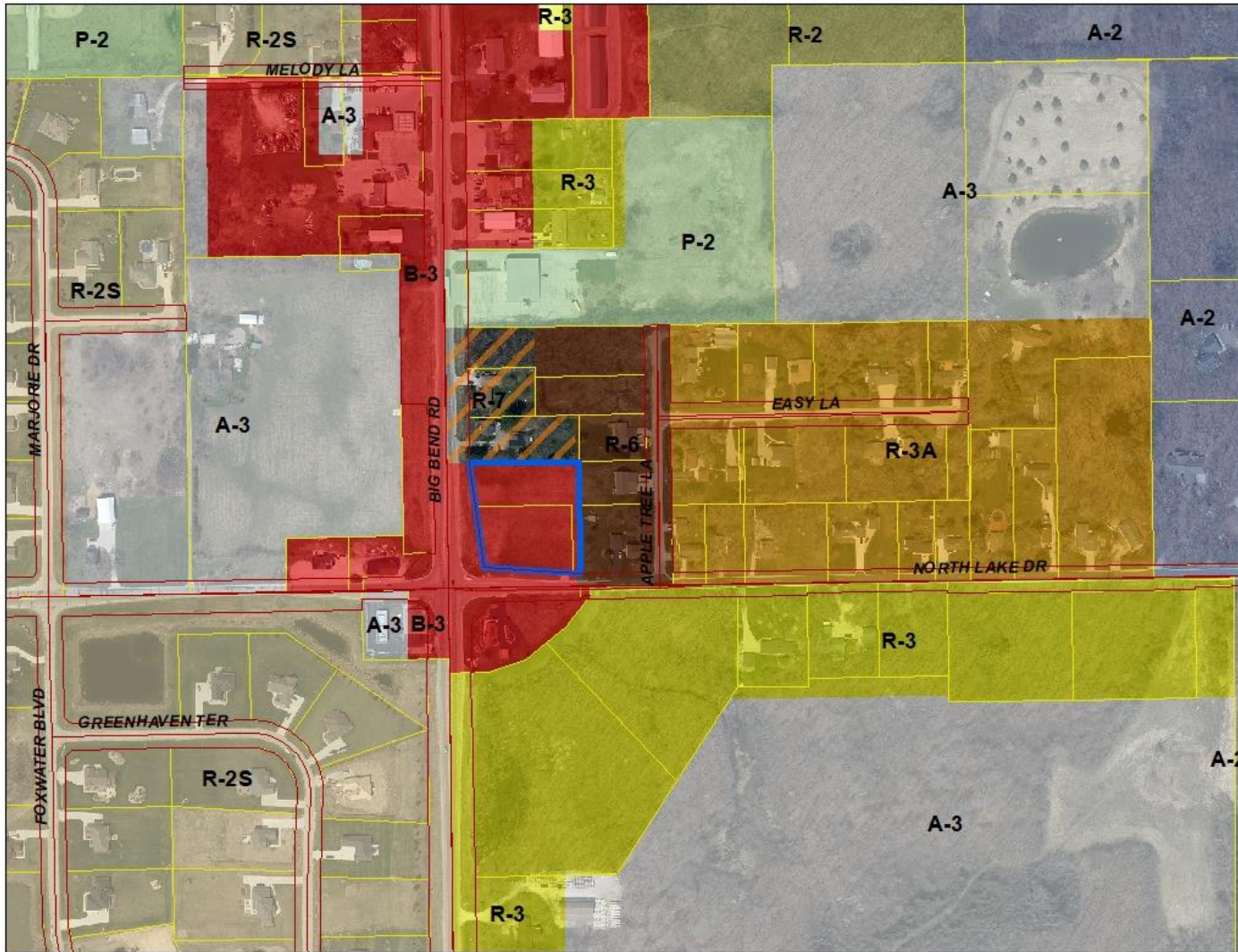


Hincz LLC, Owner
Chad Schmidt, Applicant

Site Address: directly south of 8037 Big Bend Road (STH 164)

B-3 Conditional Use to construct & utilize three 40'x190' self-service storage facility buildings

Zoning Map



SEC 1 – T4N – R19E

Town of Waterford



Hincz LLC, Owner
Chad Schmidt, Applicant

Site Address: directly south of 8037 Big Bend Road (STH 164)

B-3 Conditional Use to construct & utilize three 40'x190' self-service storage facility buildings

2020 Aerial Photo



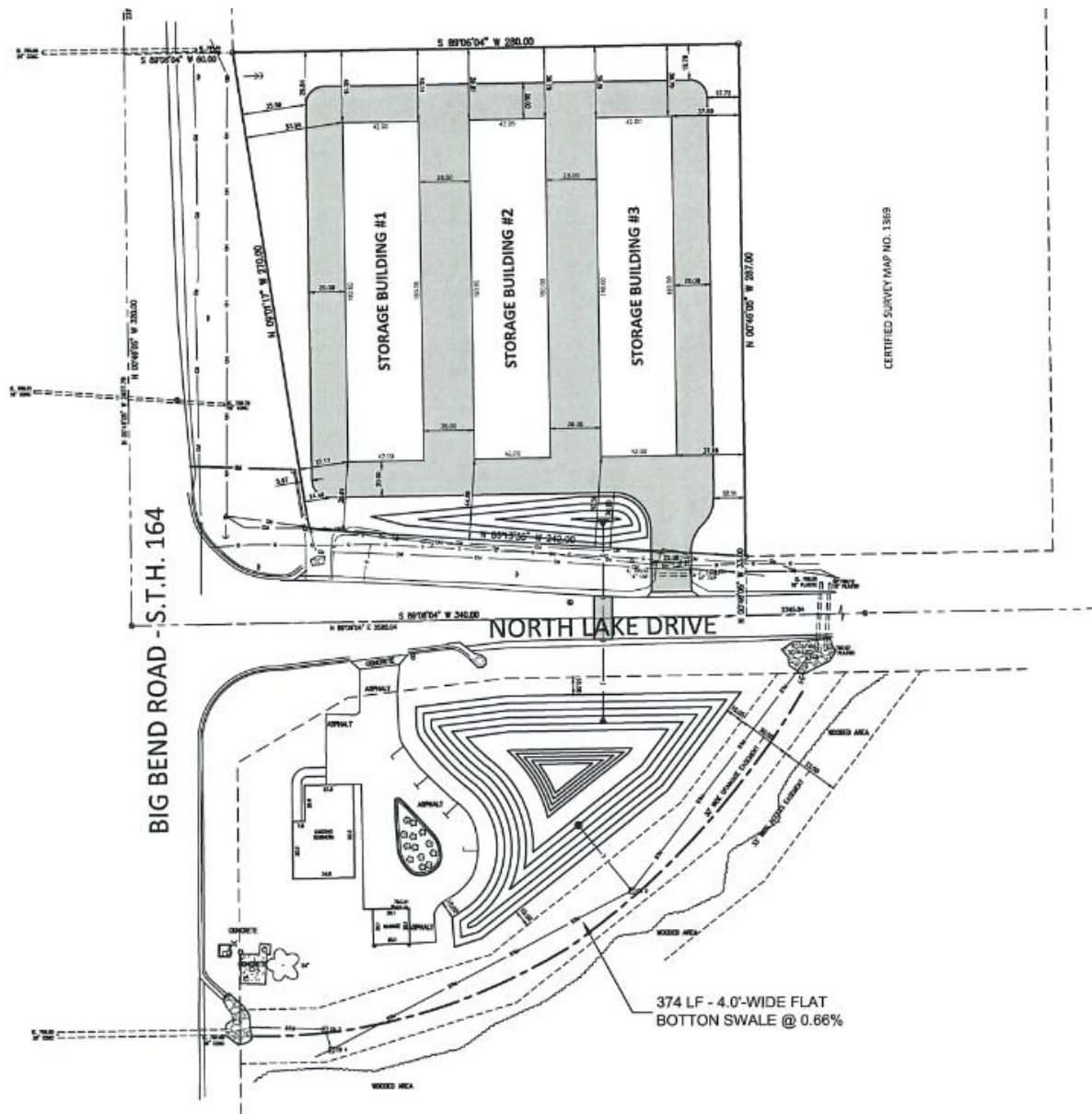
SEC 1 – T4N – R19E

Town of Waterford



Hincz LLC, Owner
Chad Schmidt, Applicant

Site Plan



CERTIFIED SURVEY MAP NO. 1369

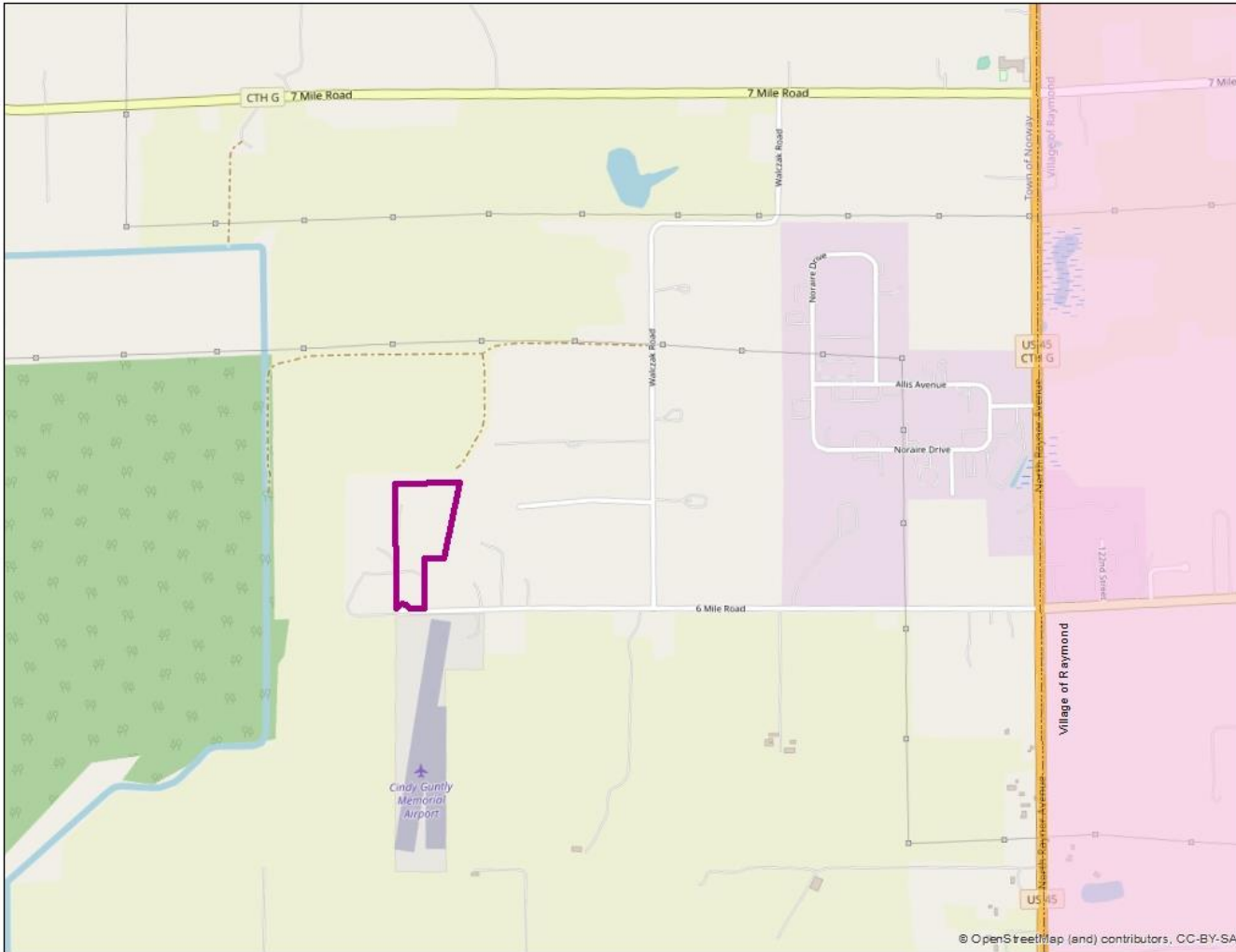
SEC 1 - T4N - R19E
Town of Waterford



Randy Larson, Owner
Site Address: 22200 W 6 Mile Road

Location Map

A-2 Conditional Use Amendment of the previously approved Home-Based Agricultural Related Business (HBARB) to be open to the public for the "Tour & Taste Experience" no more than two weekends per calendar month or up to twelve times per calendar year and limit a maximum of 32 guests per day with no more than 16 guests at a time & to be open to the public for "Open-Tastings" no more than two Saturdays per calendar month or up to fourteen times per calendar year with a maximum of 32 guests per day (hours of operation from 12pm to 6pm)



SEC 11 – T4N – R20E

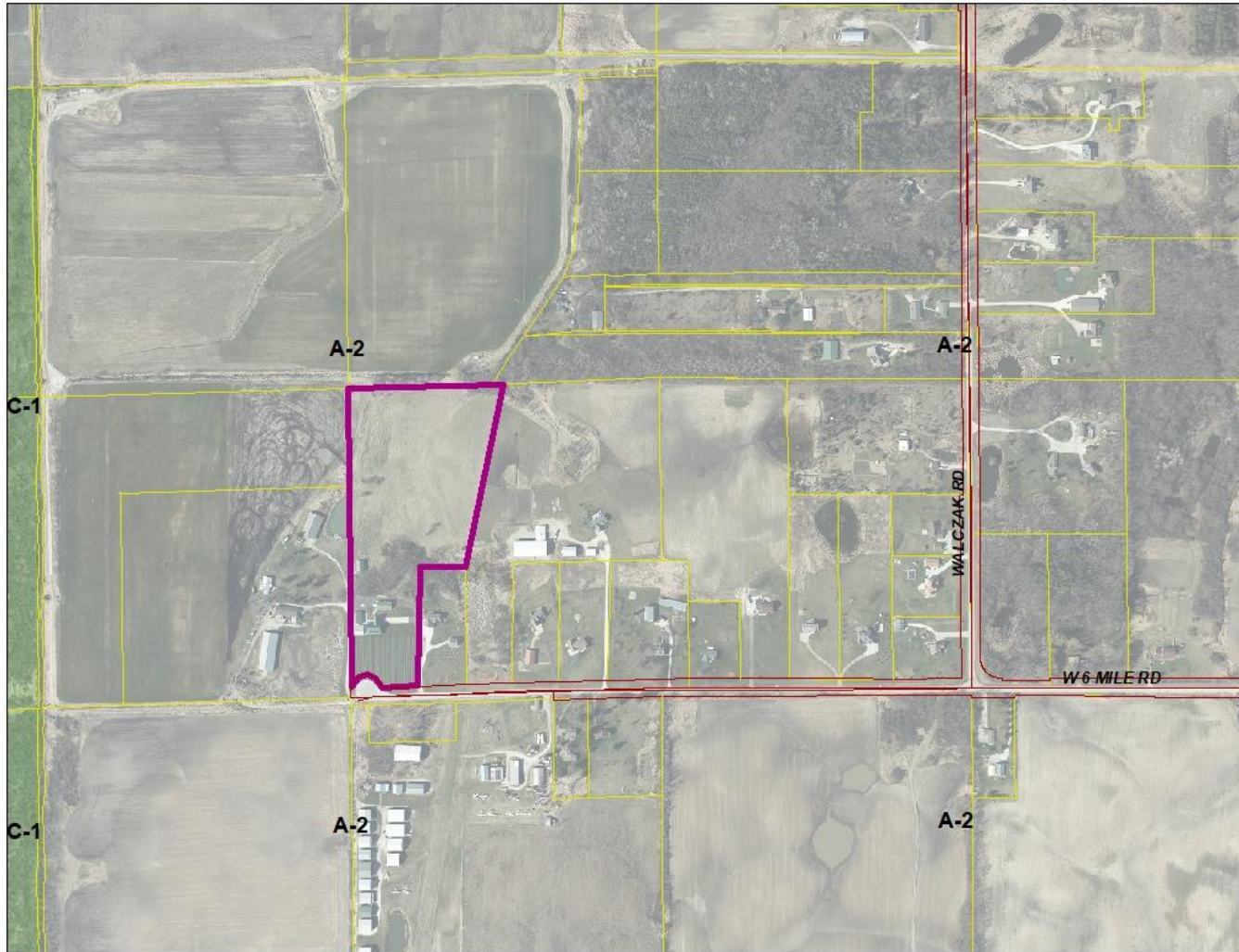
Town of Norway



Randy Larson, Owner
Site Address: 22200 W 6 Mile Road

Zoning Map

A-2 Conditional Use Amendment of the previously approved Home-Based Agricultural Related Business (HBARB) to be open to the public for the "Tour & Taste Experience" no more than two weekends per calendar month or up to twelve times per calendar year and limit a maximum of 32 guests per day with no more than 16 guests at a time & to be open to the public for "Open-Tastings" no more than two Saturdays per calendar month or up to fourteen times per calendar year with a maximum of 32 guests per day (hours of operation from 12pm to 6pm)



SEC 11 – T4N – R20E

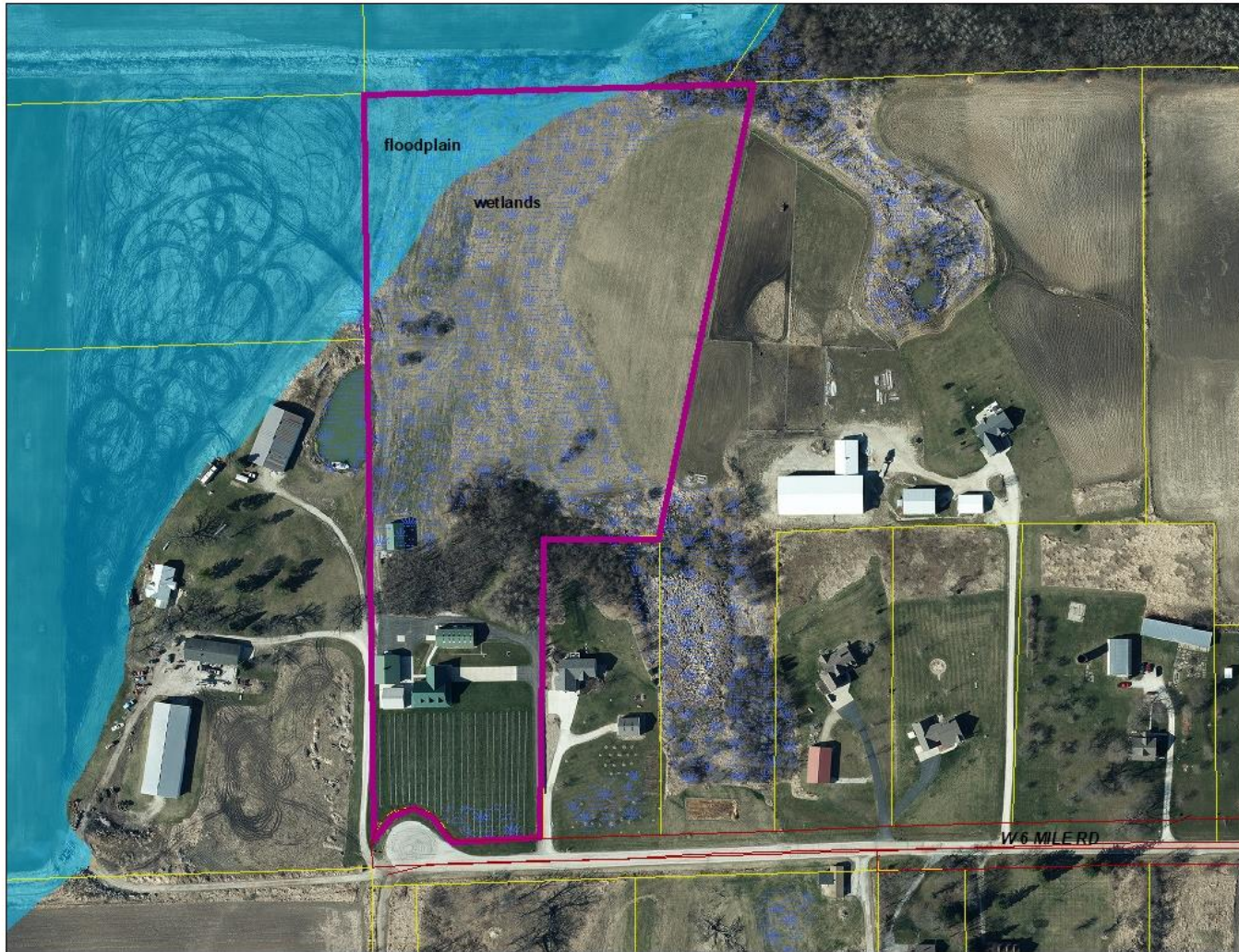
Town of Norway



Randy Larson, Owner
Site Address: 22200 W 6 Mile Road

2020 Aerial Photo

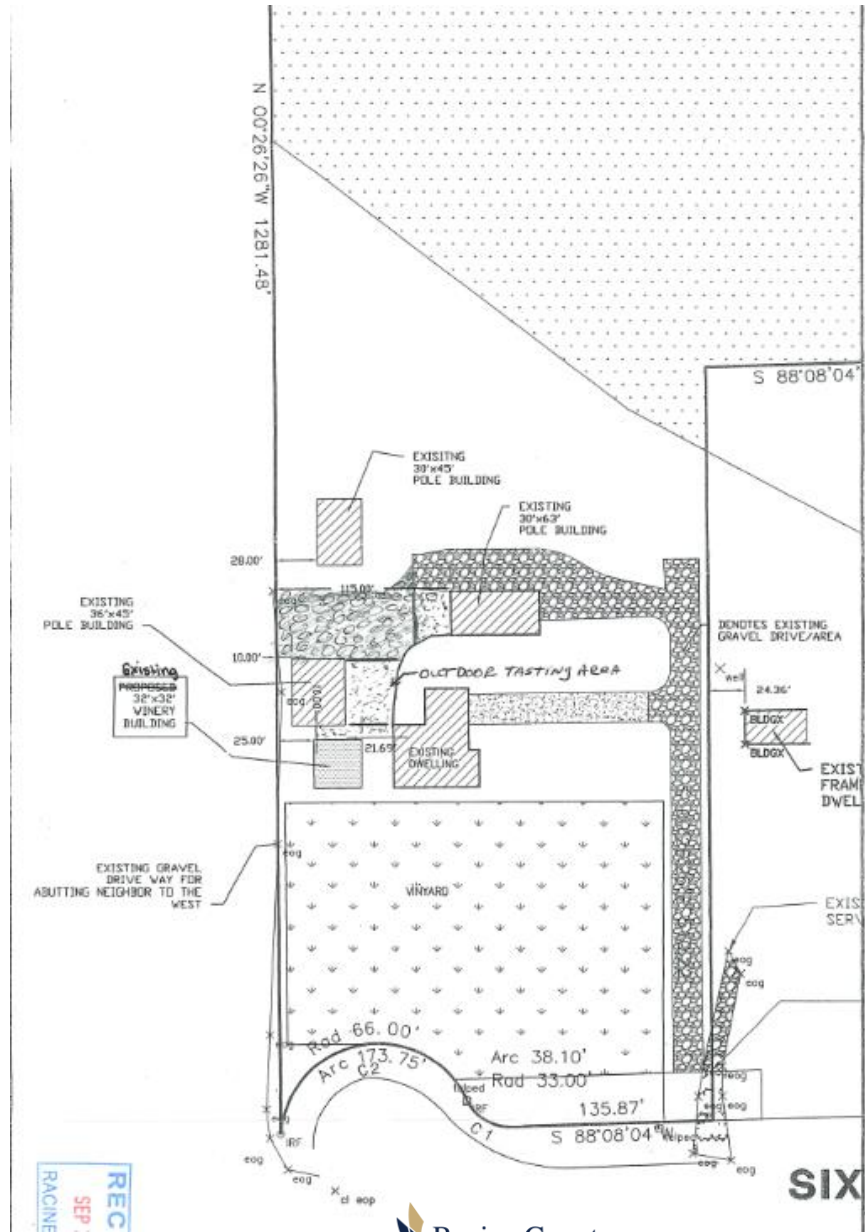
A-2 Conditional Use Amendment of the previously approved Home-Based Agricultural Related Business (HBARB) to be open to the public for the "Tour & Taste Experience" no more than two weekends per calendar month or up to twelve times per calendar year and limit a maximum of 32 guests per day with no more than 16 guests at a time & to be open to the public for "Open-Tastings" no more than two Saturdays per calendar month or up to fourteen times per calendar year with a maximum of 32 guests per day (hours of operation from 12pm to 6pm)



SEC 11 – T4N – R20E

Town of Norway





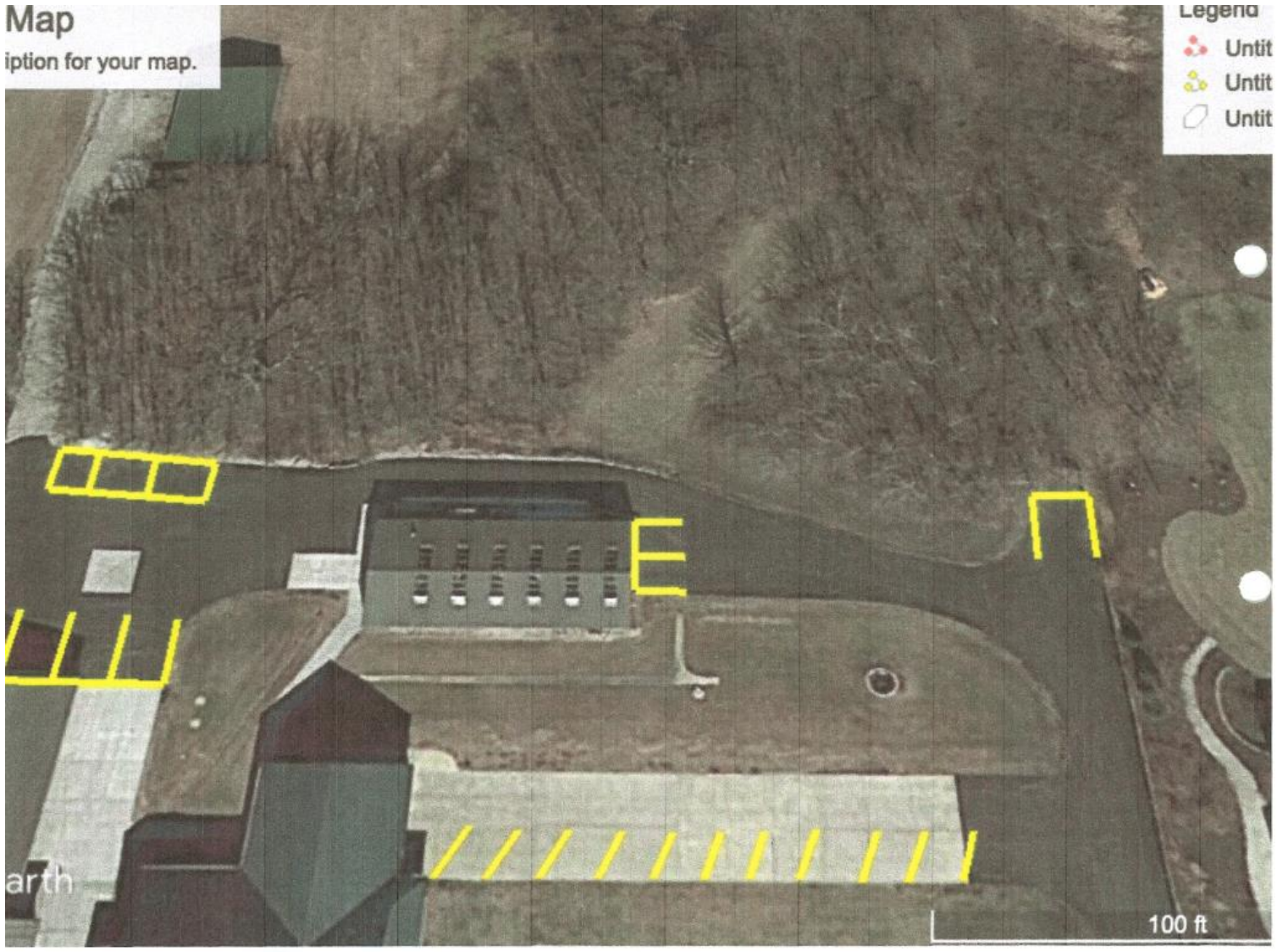
SEC 11 – T4N – R20E

Town of Norway



Map

option for your map.



100 ft



SEC 11 – T4N – R20E

Town of Norway



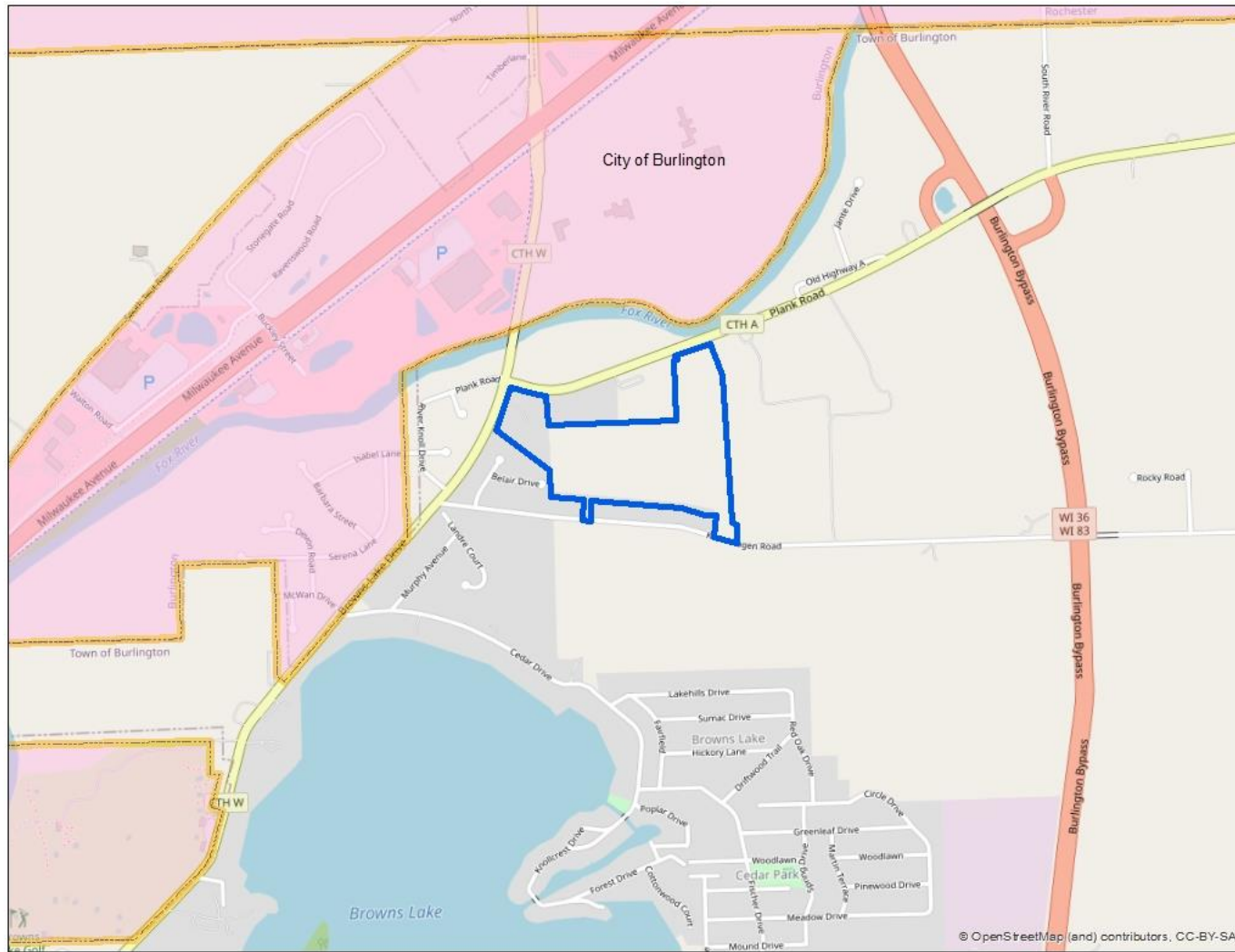
B & L Development LLC/ Chris Conigliaro / Jared Hamil, Owners

RH Batterman & Co Inc / Todd Needham, Agent

Site Address: south of 30623 Plank Road (Grace Church of Burlington)

Rezone (5.202 acres) from R-3 Suburban Residential District (sewered) to R-6A Two-Family Residential District II

Location Map



SEC 22 – T3N – R19E

Town of Burlington



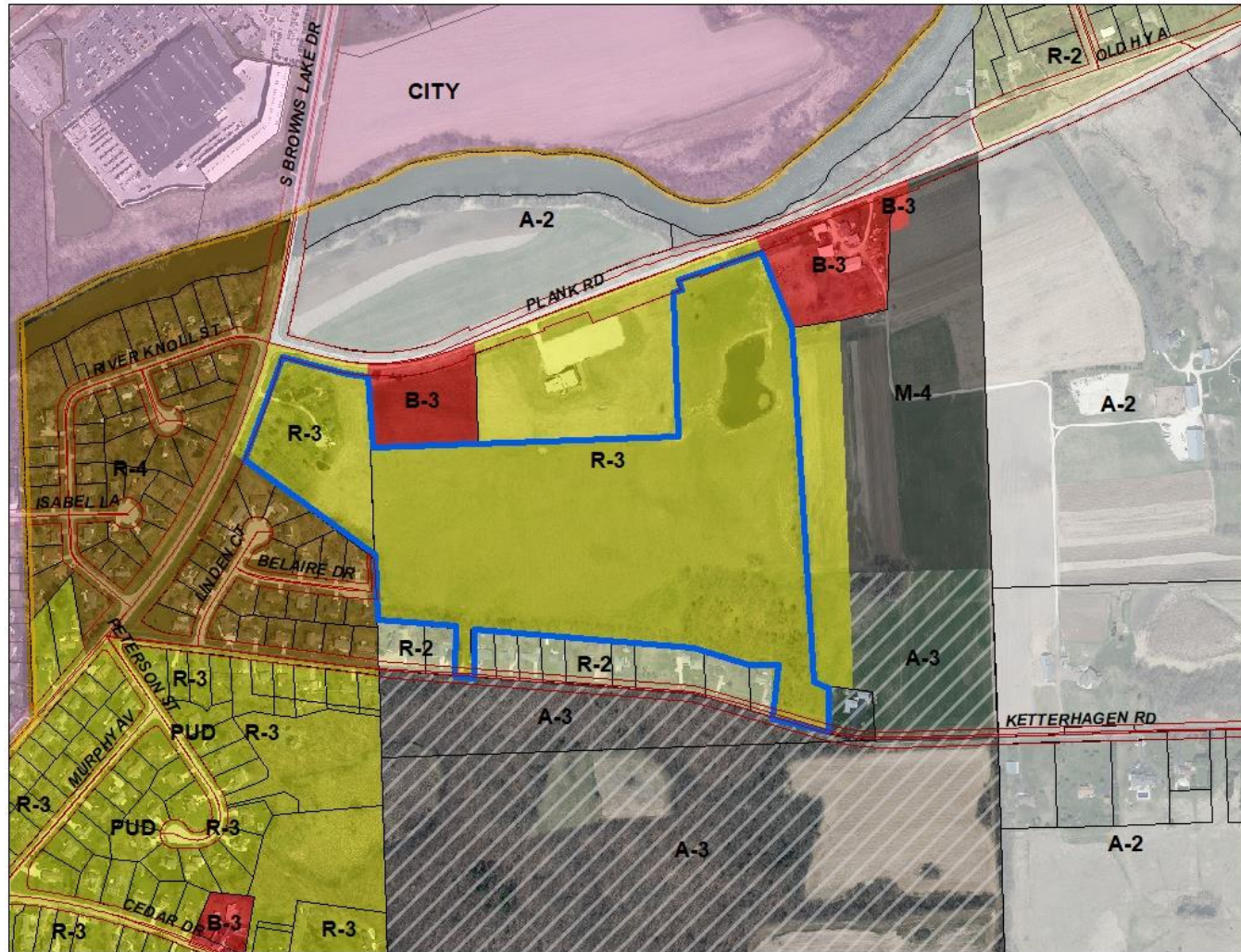
B & L Development LLC/ Chris Conigliaro / Jared Hamil, Owners

RH Batterman & Co Inc / Todd Needham, Agent

Site Address: south of 30623 Plank Road (Grace Church of Burlington)

Rezone (5.202 acres) from R-3 Suburban Residential District (sewered) to R-6A Two-Family Residential District II

Zoning Map



SEC 22 – T3N – R19E

Town of Burlington





SEC 22 – T3N – R19E

Town of Burlington

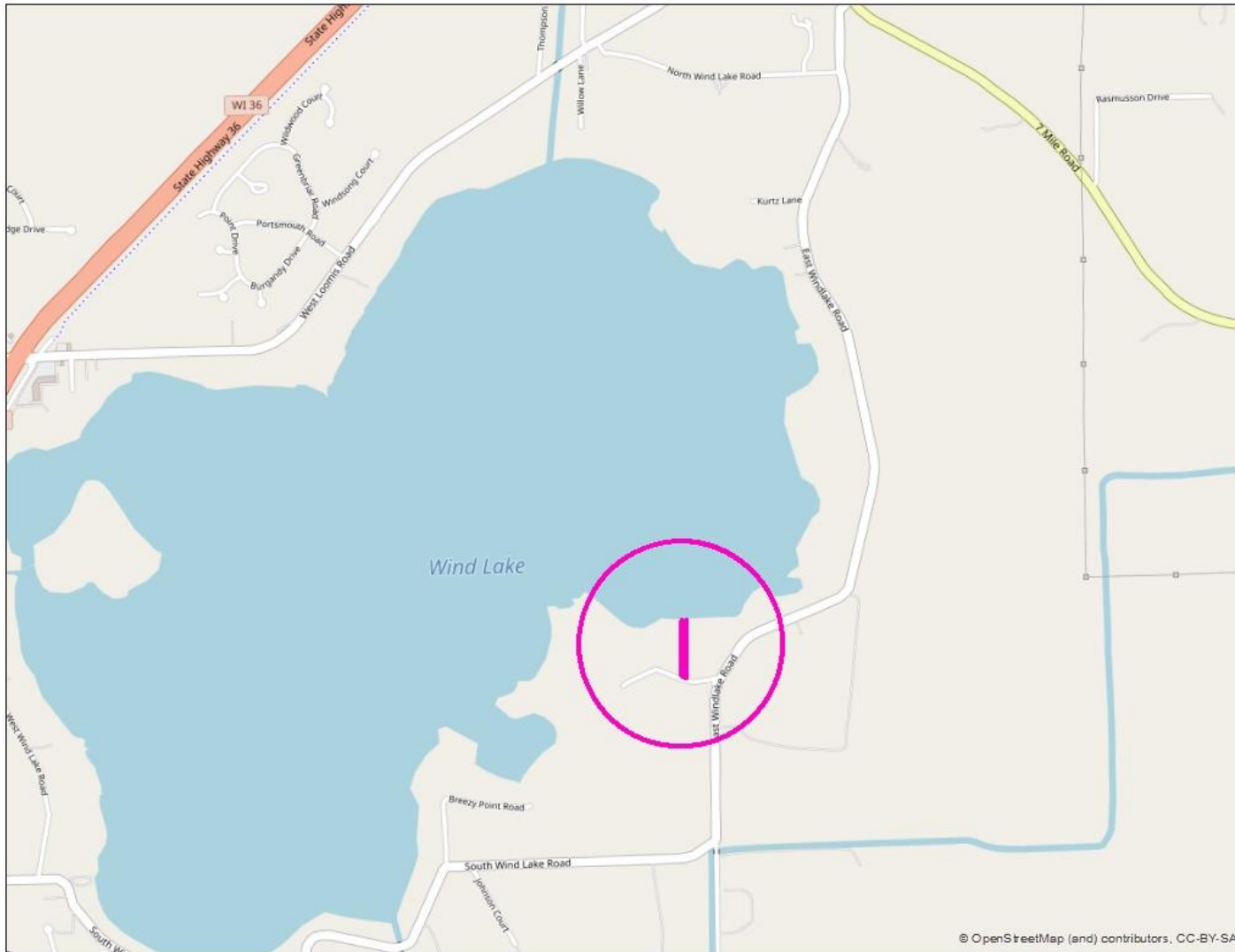


Vincent & Rachele Senese, Owners

Site Address: west of 24422 Sandy Point Drive

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 (9-Month Extension – Previously Approved on 12/20/21)

Location Map



SEC 09 – T4N – R20E

Town of Norway



Vincent & Rachelle Senese, Owners

Site Address: west of 24422 Sandy Point Drive

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 (9-Month Extension – Previously Approved on 12/20/21)

Zoning Map



SEC 09 – T4N – R20E

Town of Norway



Vincent & Rachelle Senese, Owners

Site Address: west of 24422 Sandy Point Drive

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 (9-Month Extension – Previously Approved on 12/20/21)

Floodplain



SEC 09 – T4N – R20E

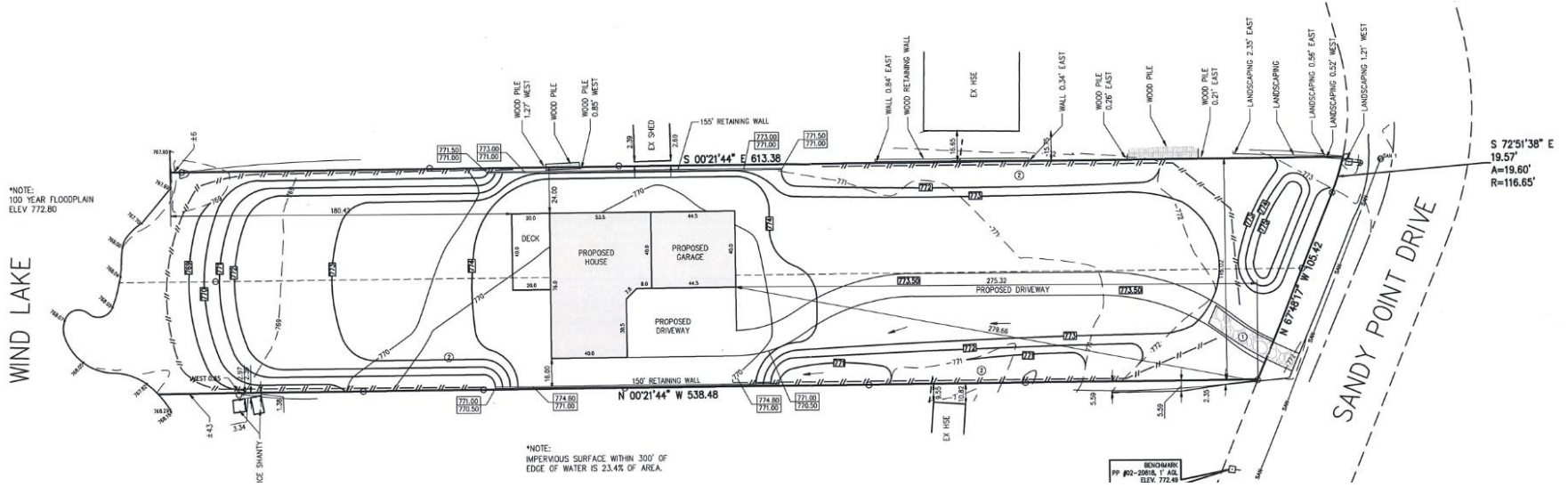
Town of Norway



Vincent & Rachele Senese, Owners
Site Address: west of 24422 Sandy Point Drive

Site Plan

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 (9-Month Extension – Previously Approved on 12/20/21)



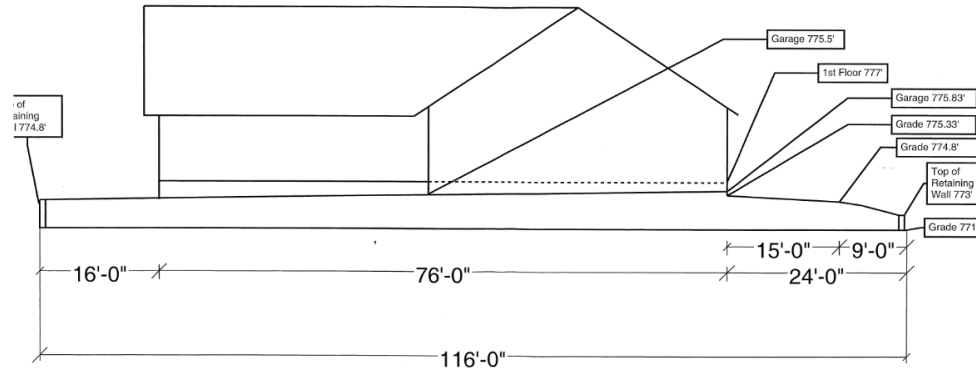
SEC 09 – T4N – R20E
Town of Norway



Senese - Sandy Point Lot 14 Conditional Use - FFO Fill Cross Section
 North South Cut
 2.11.2021

North / South Cut

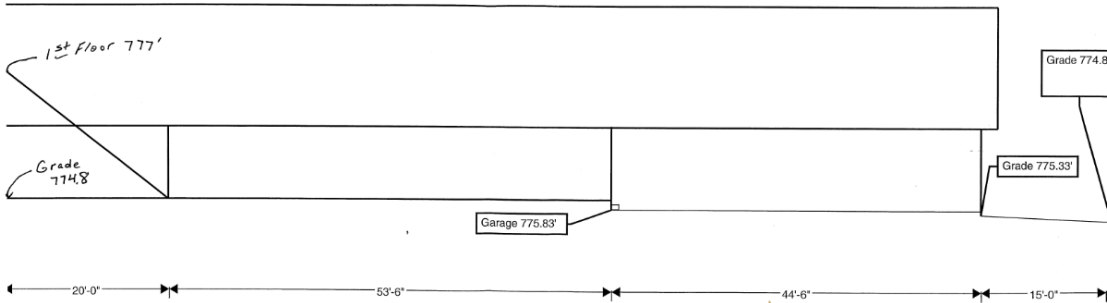
Scale 1/8" = 1' 0"



Senese - Sandy Point Lot 14 Conditional Use - FFO Fill Cross Section
 East West Cut
 2.11.2021

Scale 1/8" = 1' 0"

East / West Cut



SEC 09 – T4N – R20E

Town of Norway

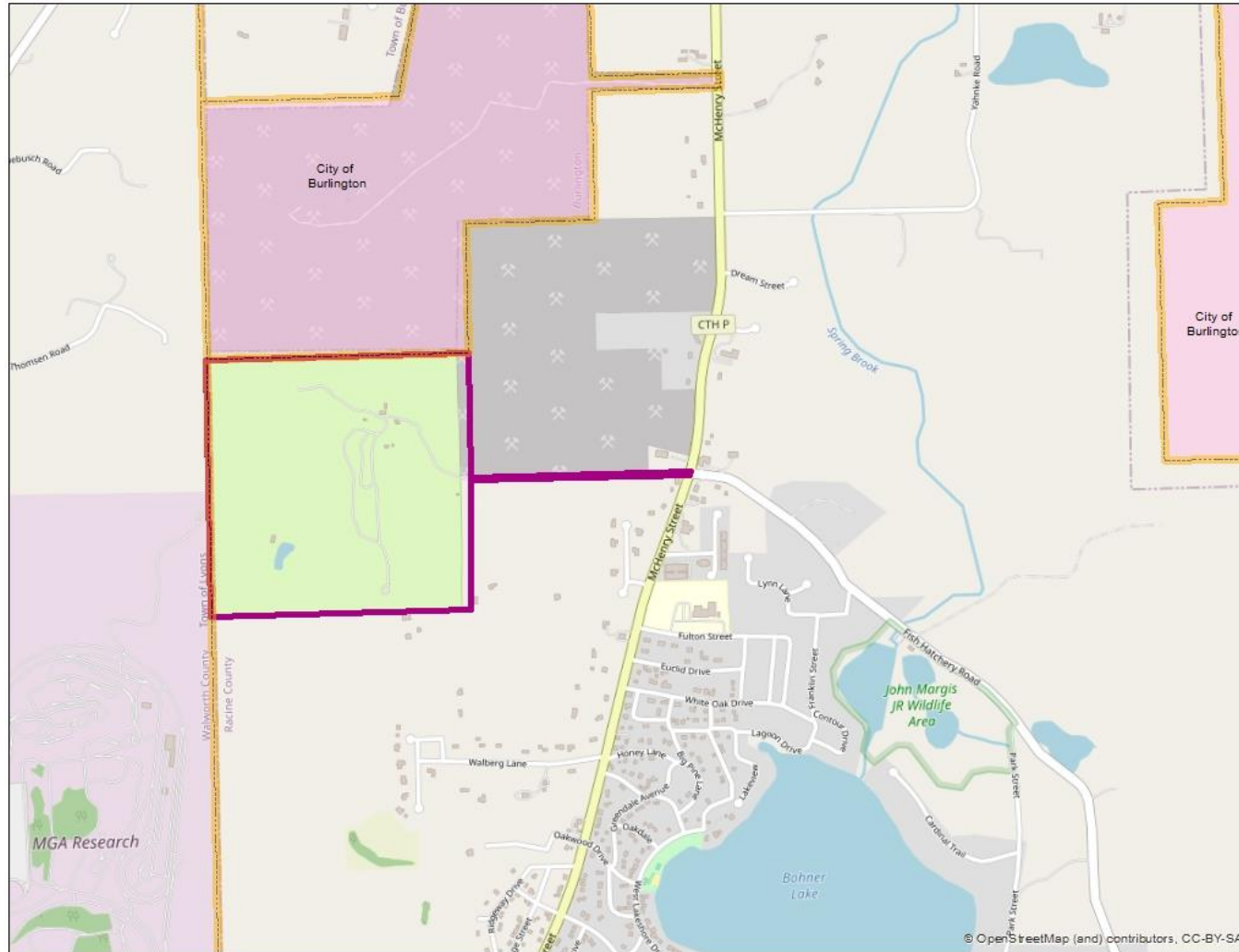
Asphalt Contractors Inc, Owners

Tom Amon, Agent

Site Address: 7148 McHenry Street

M-4 Site Plan Review to continue a non-metallic mining operation (sand & gravel); including earth moving, crushing, washing, sorting, sizing, stock piling, transportation & reclamation

Location Map



SEC 7 & 18 – T2N – R19E

Town of Burlington



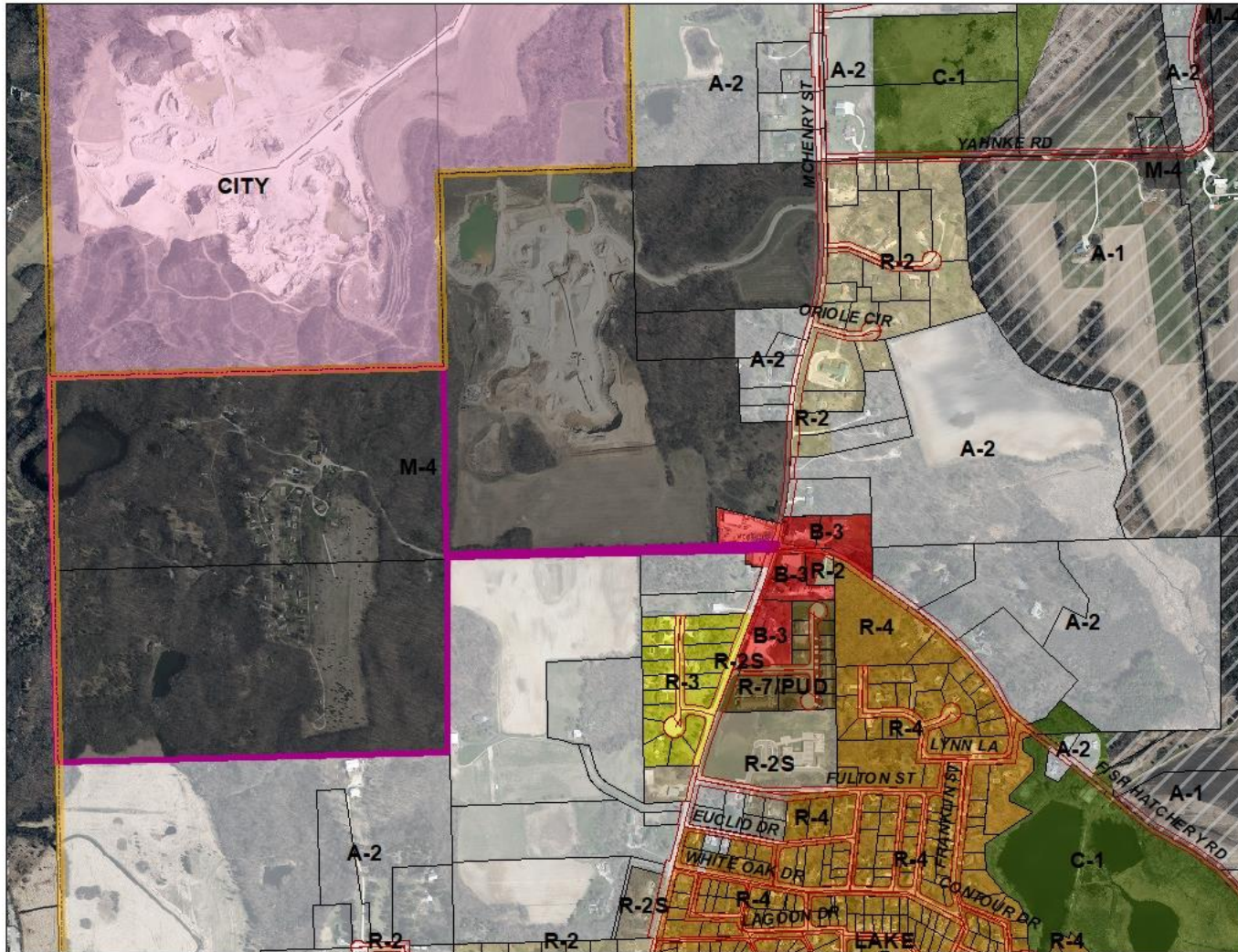
Asphalt Contractors Inc, Owners

Tom Amon, Agent

Site Address: 7148 McHenry Street

M-4 Site Plan Review to continue a non-metallic mining operation (sand & gravel); including earth moving, crushing, washing, sorting, sizing, stock piling, transportation & reclamation

Zoning Map



SEC 7 & 18 – T2N – R19E

Town of Burlington



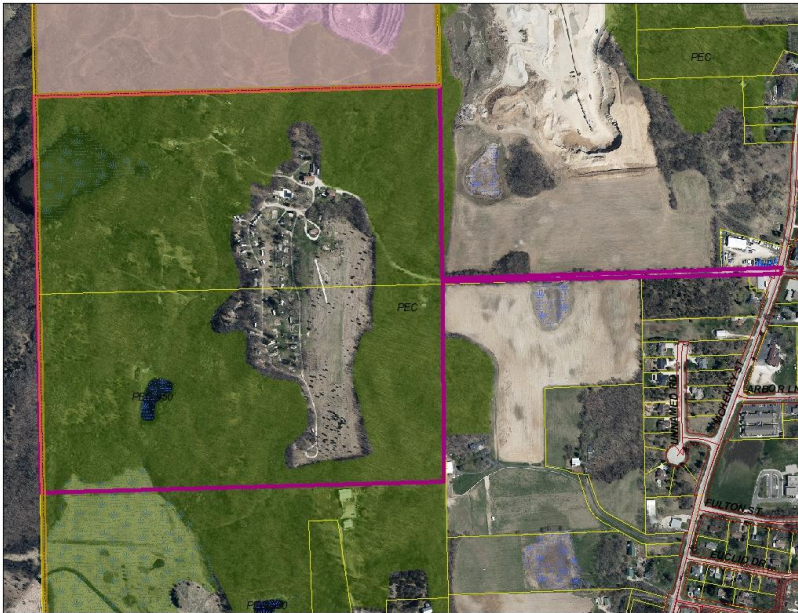
Asphalt Contractors Inc, Owners

Tom Amon, Agent

Site Address: 7148 McHenry Street

M-4 Site Plan Review to continue a non-metallic mining operation (sand & gravel); including earth moving, crushing, washing, sorting, sizing, stock piling, transportation & reclamation

2020 Aerial Photo



Google Aerial Photo



SEC 7 & 18 – T2N – R19E

Town of Burlington



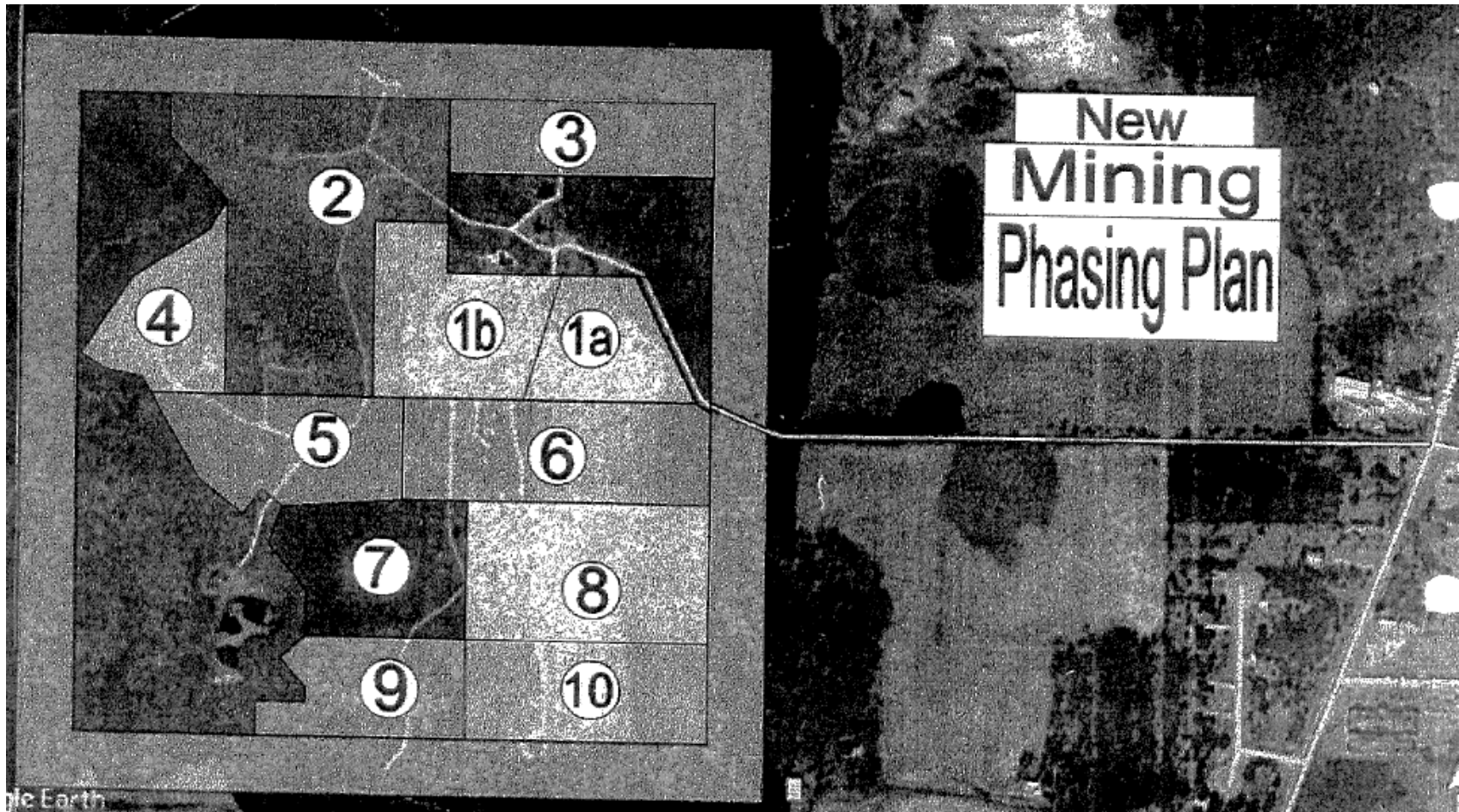
Asphalt Contractors Inc, Owners

Tom Amon, Agent

Site Address: 7148 McHenry Street

M-4 Site Plan Review to continue a non-metallic mining operation (sand & gravel); including earth moving, crushing, washing, sorting, sizing, stock piling, transportation & reclamation

Phasing Plan



SEC 7 & 18 – T2N – R19E

Town of Burlington



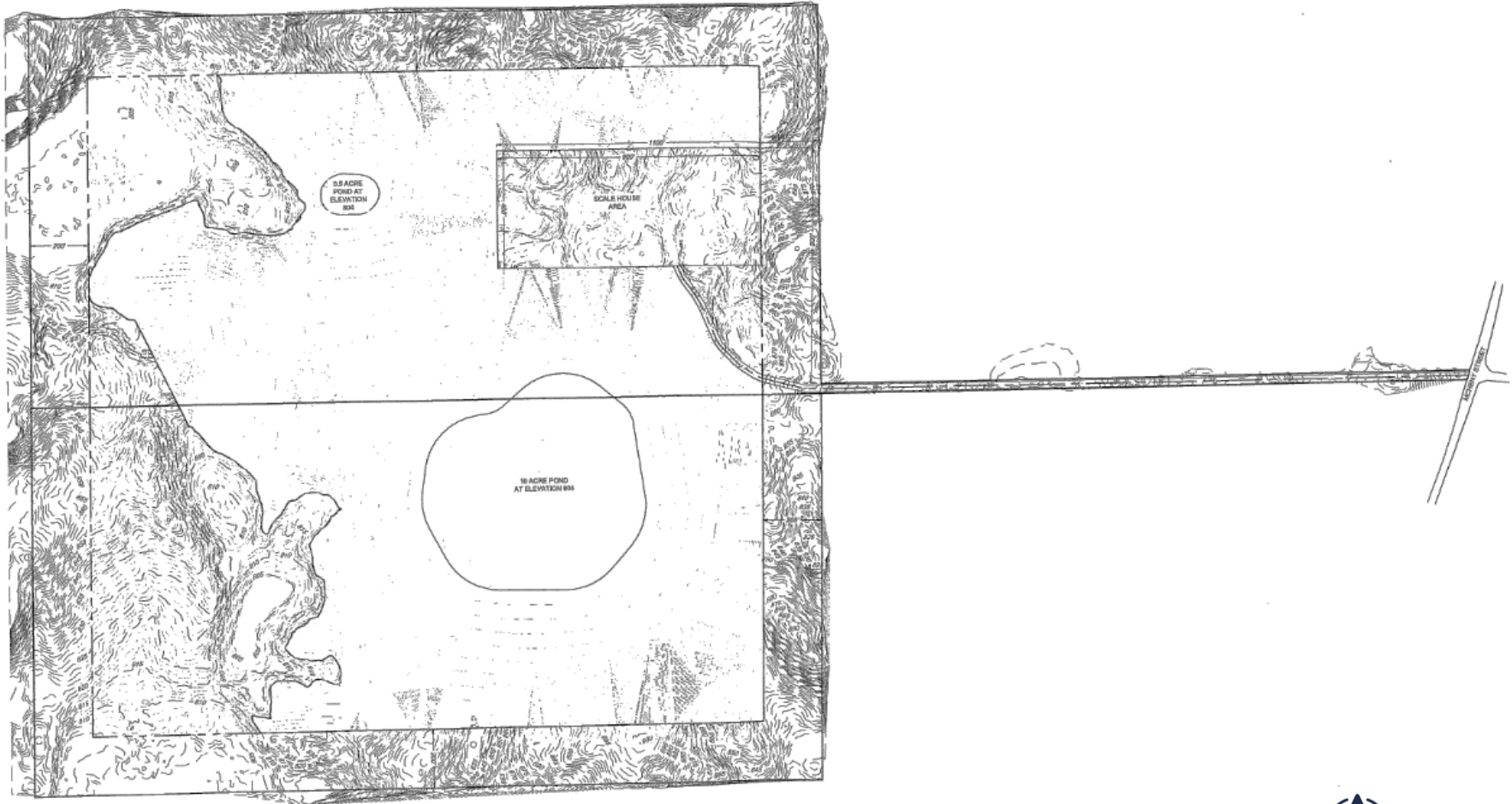
Asphalt Contractors Inc, Owners

Tom Amon, Agent

Site Address: 7148 McHenry Street

M-4 Site Plan Review to continue a non-metallic mining operation (sand & gravel); including earth moving, crushing, washing, sorting, sizing, stock piling, transportation & reclamation

Proposed



SEC 7 & 18 – T2N – R19E

Town of Burlington



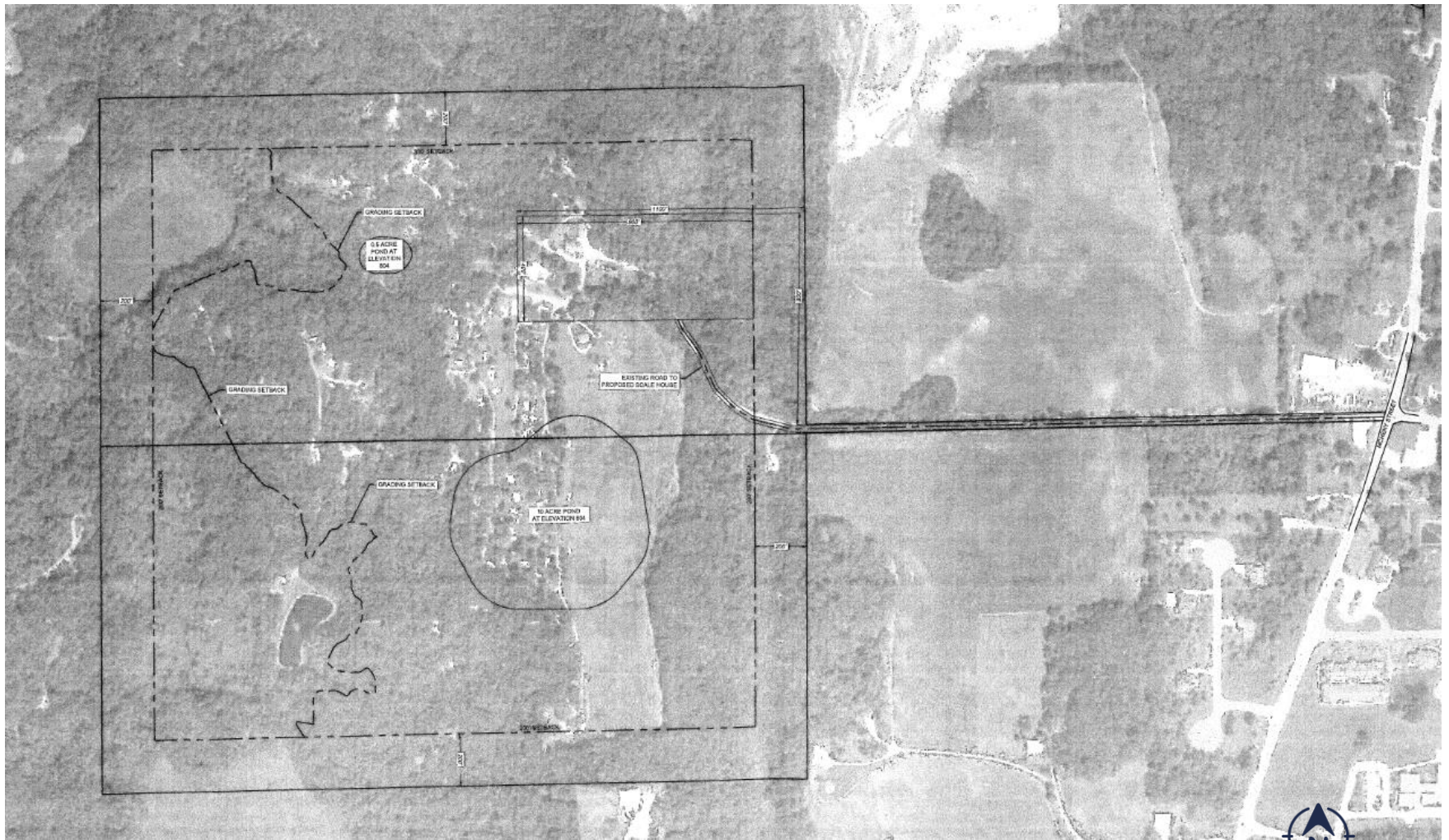
Asphalt Contractors Inc, Owners

Tom Amon, Agent

Site Address: 7148 McHenry Street

M-4 Site Plan Review to continue a non-metallic mining operation (sand & gravel); including earth moving, crushing, washing, sorting, sizing, stock piling, transportation & reclamation

Site Plan



SEC 7 & 18 – T2N – R19E

Town of Burlington

