

DRAFT

Racine County
Economic Development & Land Use
Planning Committee Public Hearing Meeting
Monday, September 16, 2024 - 5:00 p.m.
Ives Grove Office Complex Auditorium



DRAFT

**Warrenville Corporation, Owner
(CJ Kress) Cretex Materials Inc, Applicant
Site Address: 30561 Bushnell Rd**

**Land Use Plan Amendment from Commercial to Extractive / Park & Recreation (Contains 5.23 acres – Parcel 2)
Rezone from B-3 Commercial Service District & A-2 General Farming & Residential District II to M-4 Quarrying District (Contains 5.23 acres)**



SEC 04 – T2N – R19E

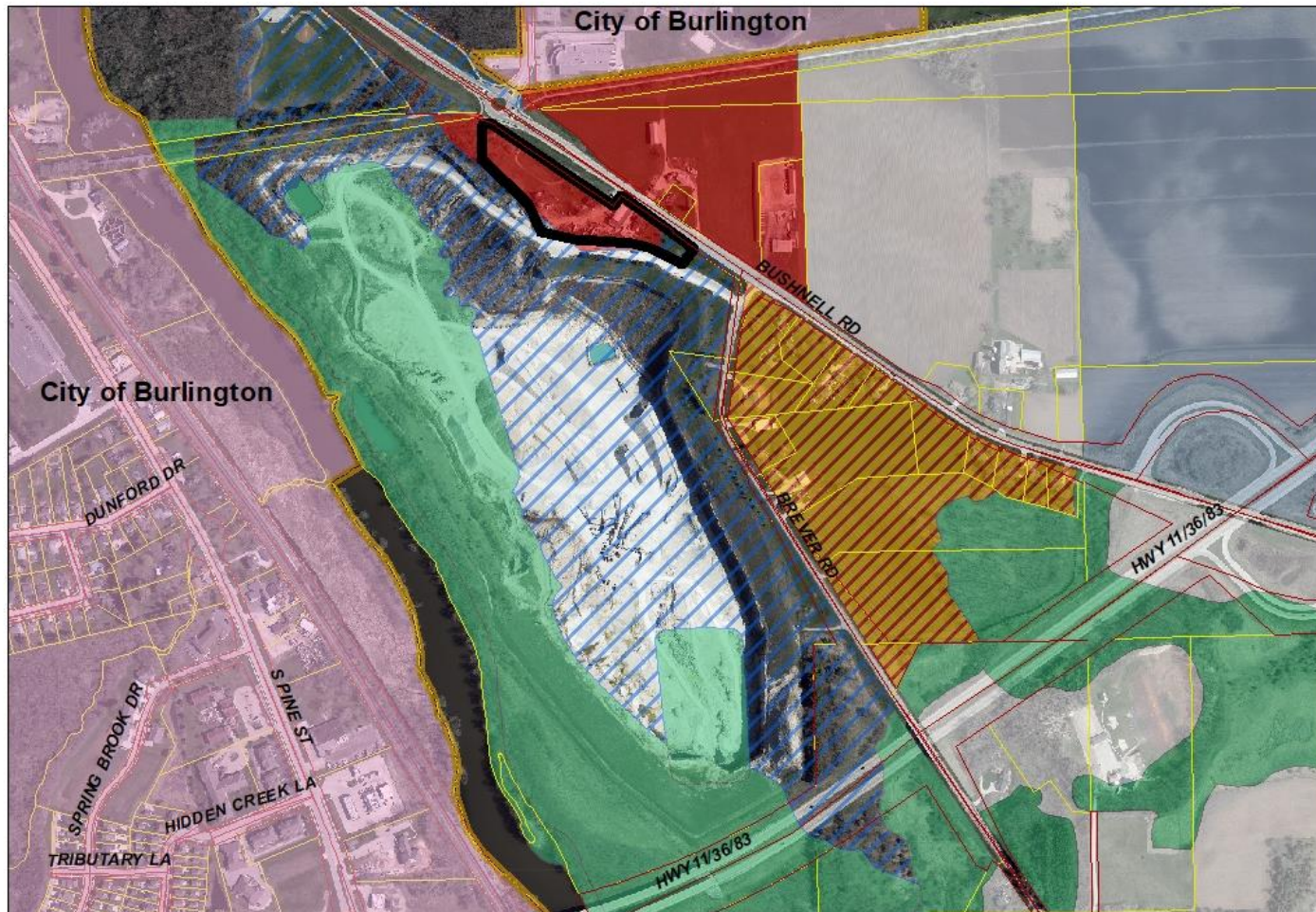
Town of Burlington



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Town of Burlington Land Use Plan 2035	RESIDENTIAL-UNSEWERED (1.5 TO 4.99 ACRES PER DWELLING UNIT)	PRIMARY ENVIRONMENTAL CORRIDOR
LAND USE DESCRIPTION	AGRICULTURAL ESTATE (5.0 ACRES OR MORE PER DWELLING)	AGRICULTURAL PRESERVATION
COMMERCIAL	PARK AND RECREATION	



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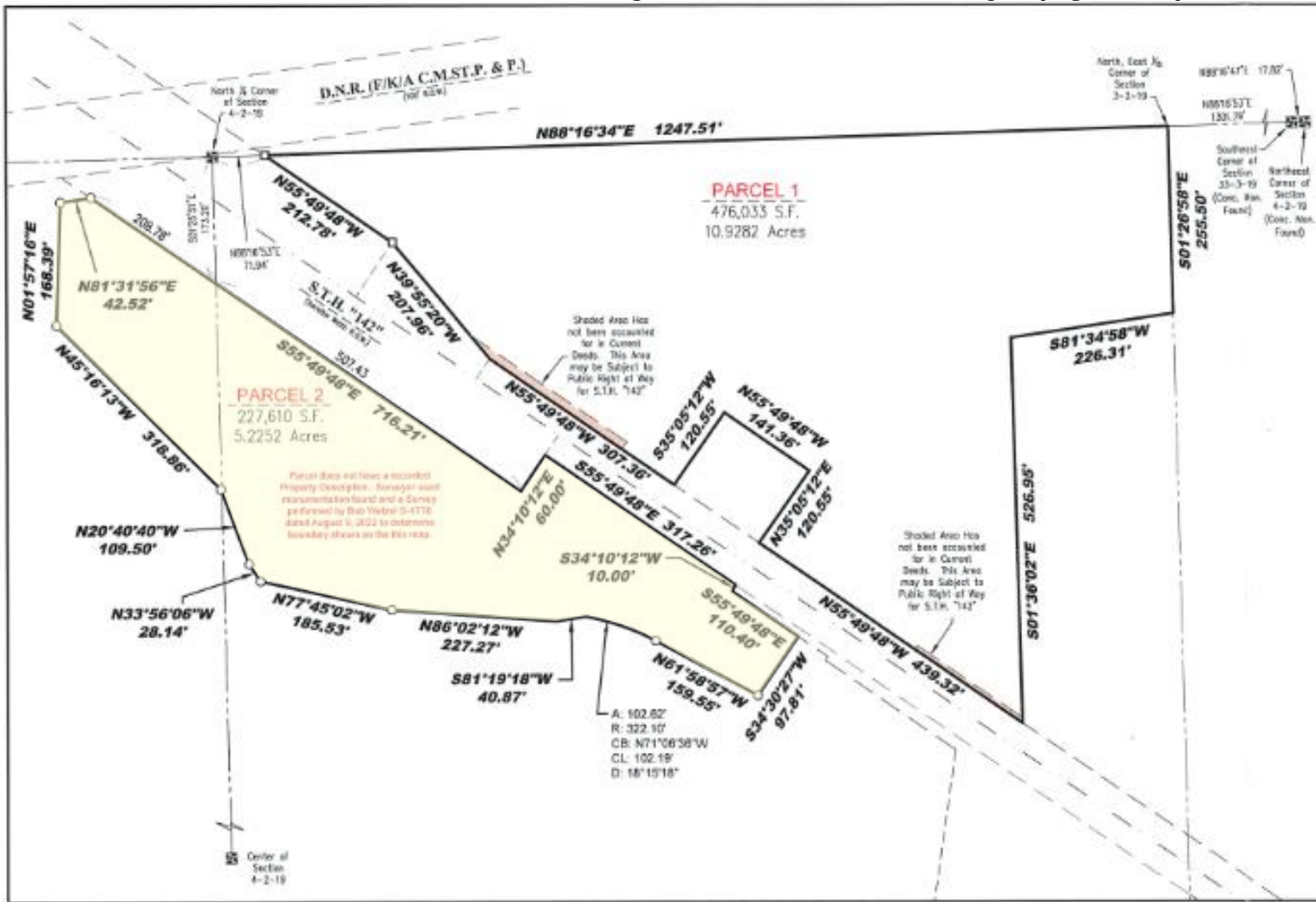
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Parcel 2 Map

Land Use Plan Amendment from Commercial to Extractive / Park & Recreation (Contains 5.23 acres – Parcel 2)
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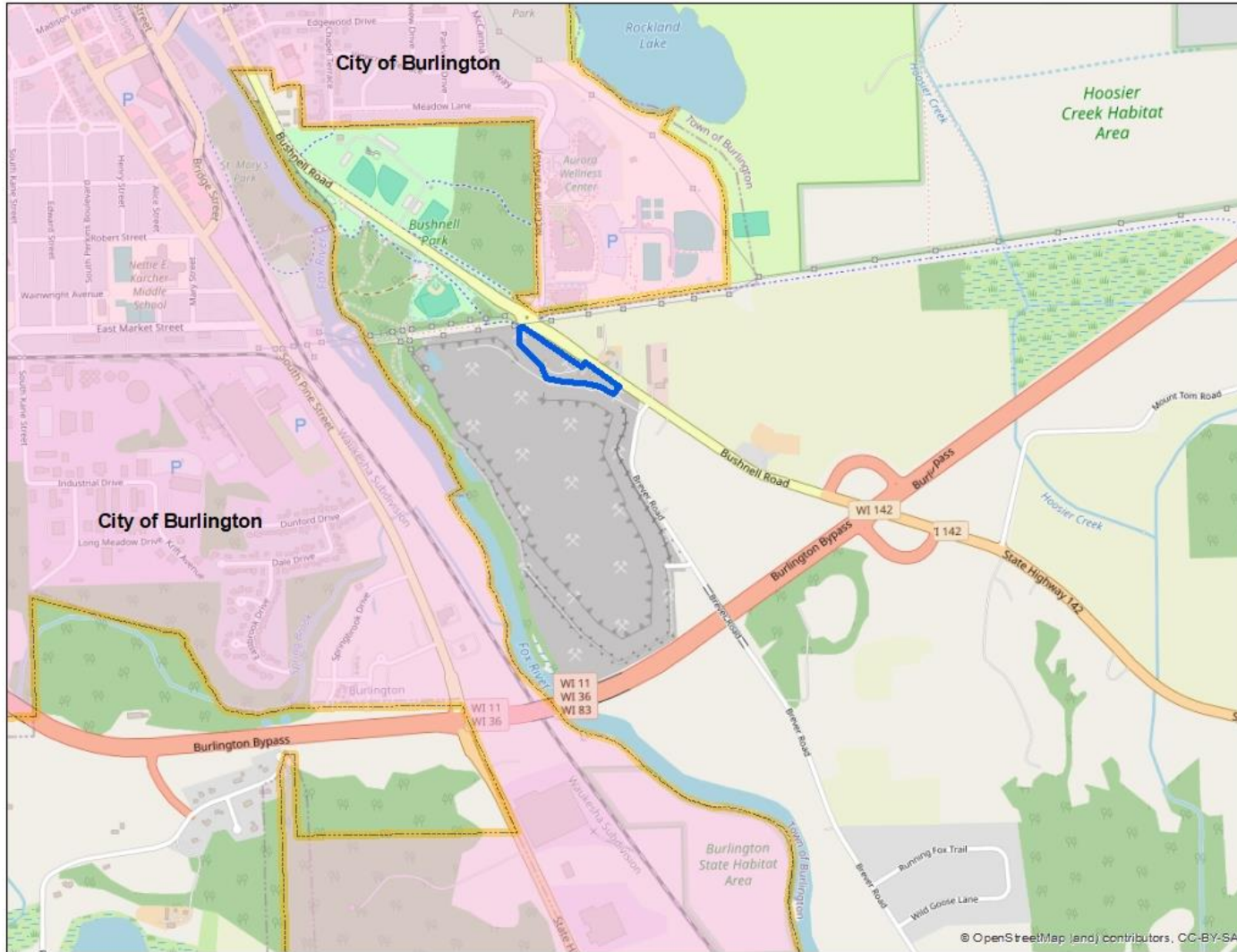
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Town of Burlington



**Warrenville Corporation, Owner
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(Proposed) M-4 Conditional Use to expand the Warren Quarry (non-metallic limestone) extraction operation and reclamation



SEC 04 – T2N – R19E

Town of Burlington





NORTH

1 inch = 500 feet

Cretex Materials Inc.
Warrenville/Ketterhagen

Burlington S4 T2N R19E
2022 Aerial / Racine County Development Services
Revised 3/19/2024 kf

-  Active Mining +/- 88.5 Acres
-  Mining Area +/- 92 Acres
-  Reclaimed +/- 3 Acres
-  Parcels

SEC 04 – T2N – R19E

Town of Burlington

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**(Proposed)
 Operation Plan**

(Proposed) M-4 Conditional Use to expand the Warren Quarry (non-metallic limestone) extraction operation and reclamation



**Figure 7
 Operation Plan
 (2023 Satellite Imagery)**

- Quarry Entrance
- New Parcel
- Fox River
- Existing Cretex Materials Parcels
- Access Road
- 25' Berm
- White River State Trail
- 200' Setback, Property Lines

Scale: 1:4,500

1 inch = 375 ft



*Scale is approximate and note based upon legally recorded or surveyed datum.

*Sources: Esri Topographic map; Racine County Parcels 2015

Cretex Materials
 Warren Quarry
 Section 4, Town of Burlington,
 Racine County, WI



SEC 04 – T2N – R19E

Town of Burlington



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 Site Address: 30561 Bushnell Rd

**(Proposed)
 Operation Plan (v.2)**

(Proposed) M-4 Conditional Use to expand the Warren Quarry (non-metallic limestone) extraction operation and reclamation



**Figure 7a
 Operation Plan
 (2017 Hillshade)**

- Quarry Entrance
- Access Road
- 25' Berm
- Quarry Setbacks
- SetbackID
- 200' Setback, Property Lines
- White River State Trail
- New Parcel
- Existing Cretex Materials Parcels
- Waterways
- Fox River

Scale: 1:4,500

1 inch = 375 ft



*Scale is approximate and note based upon legally recorded or surveyed datum.

*Sources: Esri Topographic map, Racine County Parcels 2015, UW Science & Engineering 2017

Cretex Materials
 Warren Quarry
 Section 4, Town of Burlington,
 Racine County, WI



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Reclamation Plan



Figure 8
Reclamation Plan
(2023 Satellite Imagery)

- Quarry Entrance
- Walking Trail
- Cretex Materials Parcels
- White River State Trail
- 25' Berm
- 50' Access Road
- Municipal Boundaries
- Existing Trees
- Restored Vegetation
- Freshwater Lake
- FEMA Floodplain
- Fox River
- Wetland Areas**
 - Emergent/wet meadow - "E2Kv"
 - Forested - "E2K"
 - Forested, Emergent/wet meadow - "T3/E2K"
 - Open Water - "W0Hx"

Scale: 1:4,500
 1 inch = 375 ft

*Scale is approximate and note based upon legally recorded or surveyed datum.
 *Sources: Esri Topographic map, Racine County Parcels 2017, WI DNR 2022

Cretex Materials
 Warren Quarry
 Section 4, Town of Burlington,
 Racine County, WI

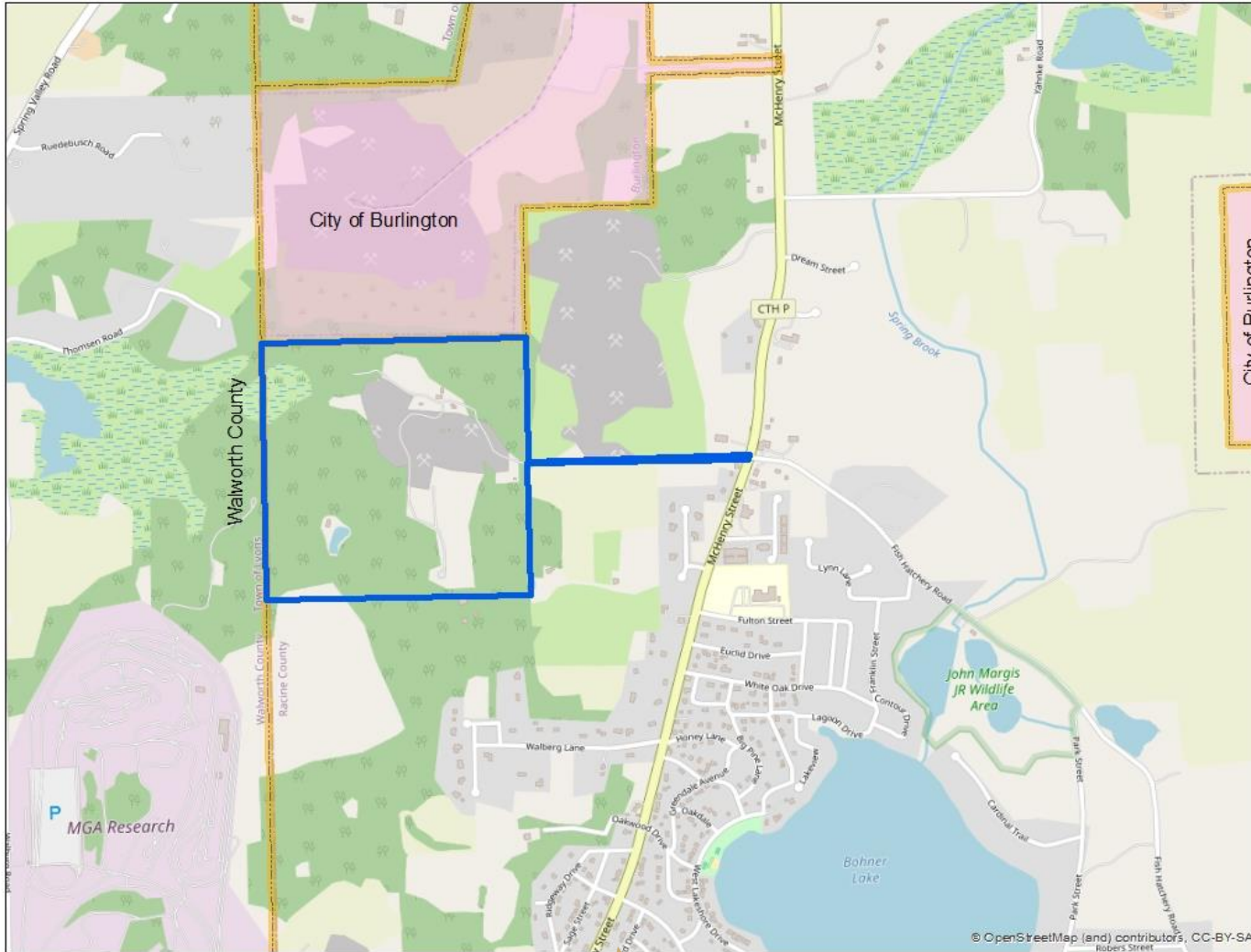


SEC 04 – T2N – R19E
Town of Burlington



Asphalt Contractors Inc, Owner
Jonathan Schattner, Agent
Site Address: 7148 McHenry Street

M-4 Conditional Use to continue a non-metallic mining operation (sand & gravel) including earth moving activities, crushing, washing, sorting, sizing, trucking, reclamation; to amend a previously approved conditional use to include stockpiling of topsoil 100' from the property lines (with exception to the floodplain/wetland areas & 200'x200' area at the southeast corner of the site) & to reduce the setback to zero along the north property line of parcel 002021907010000)



SEC 07 & 18 – T2N – R19E

Town of Burlington



Current Conditions



Asphalt Contractors Inc.
Burlington S7 & 18 T2N R19E

2022 Aerial / Racine County Development Services
Revised 11/30/2023 kf

1 inch = 400 feet

- Active Mining +/- 9.5 Acres
- Mining Area +/- 82 Acres
- Parcels

Proposed



Asphalt Contractors Inc.
Burlington S7 & 18 T2N R19E

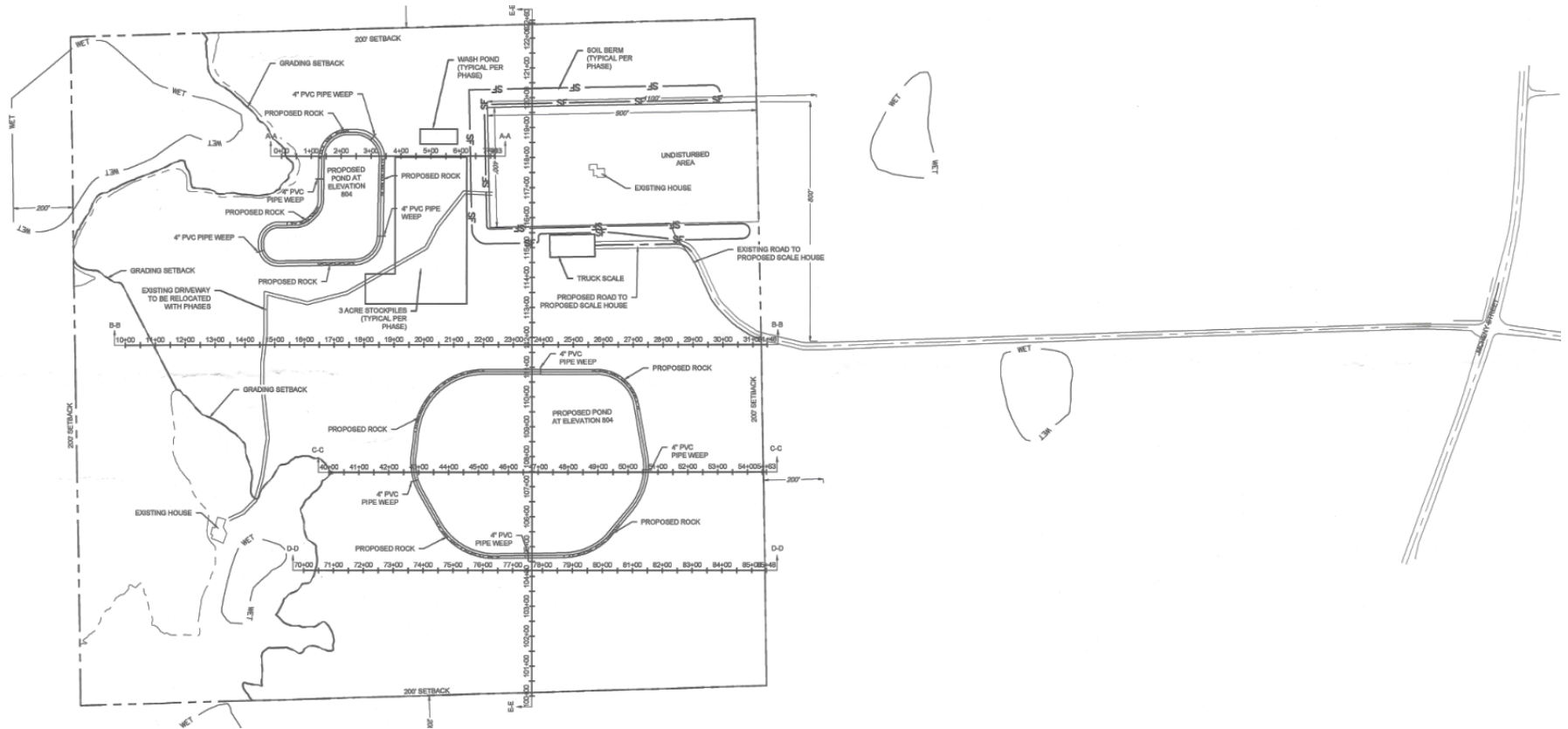
2022 Aerial / Racine County Development Services
Revised 11/30/2023 kf

1 inch = 400 feet

- Proposed 0 ft Setback
- Proposed 100 ft Setback
- Proposed 200 ft Res. Buffer
- Active Mining +/- 9.5 Acres
- Mining Area +/- 82 Acres
- Parcels

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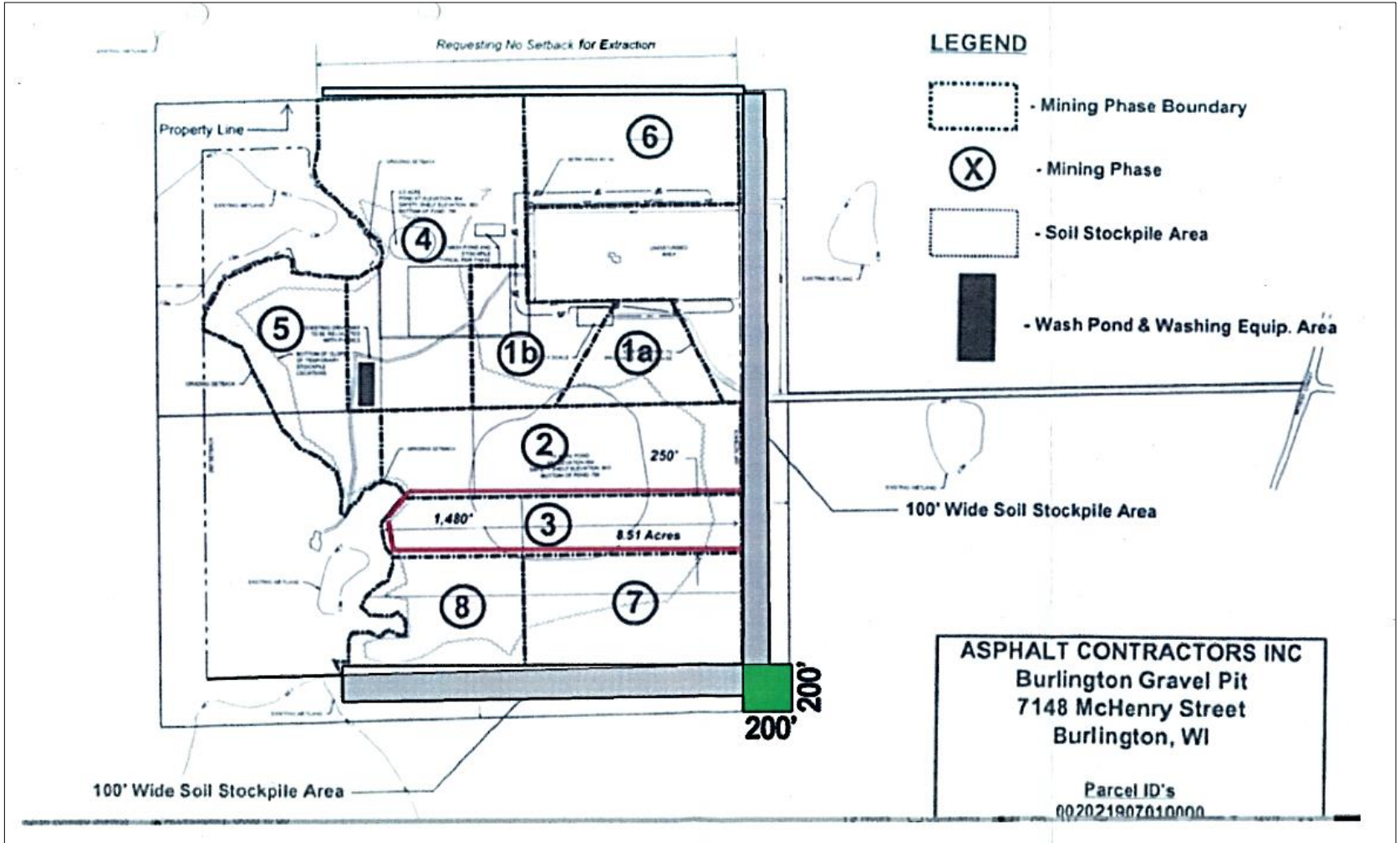


SEC 07 & 18 – T2N – R19E
Town of Burlington



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SEC 07 & 18 – T2N – R19E

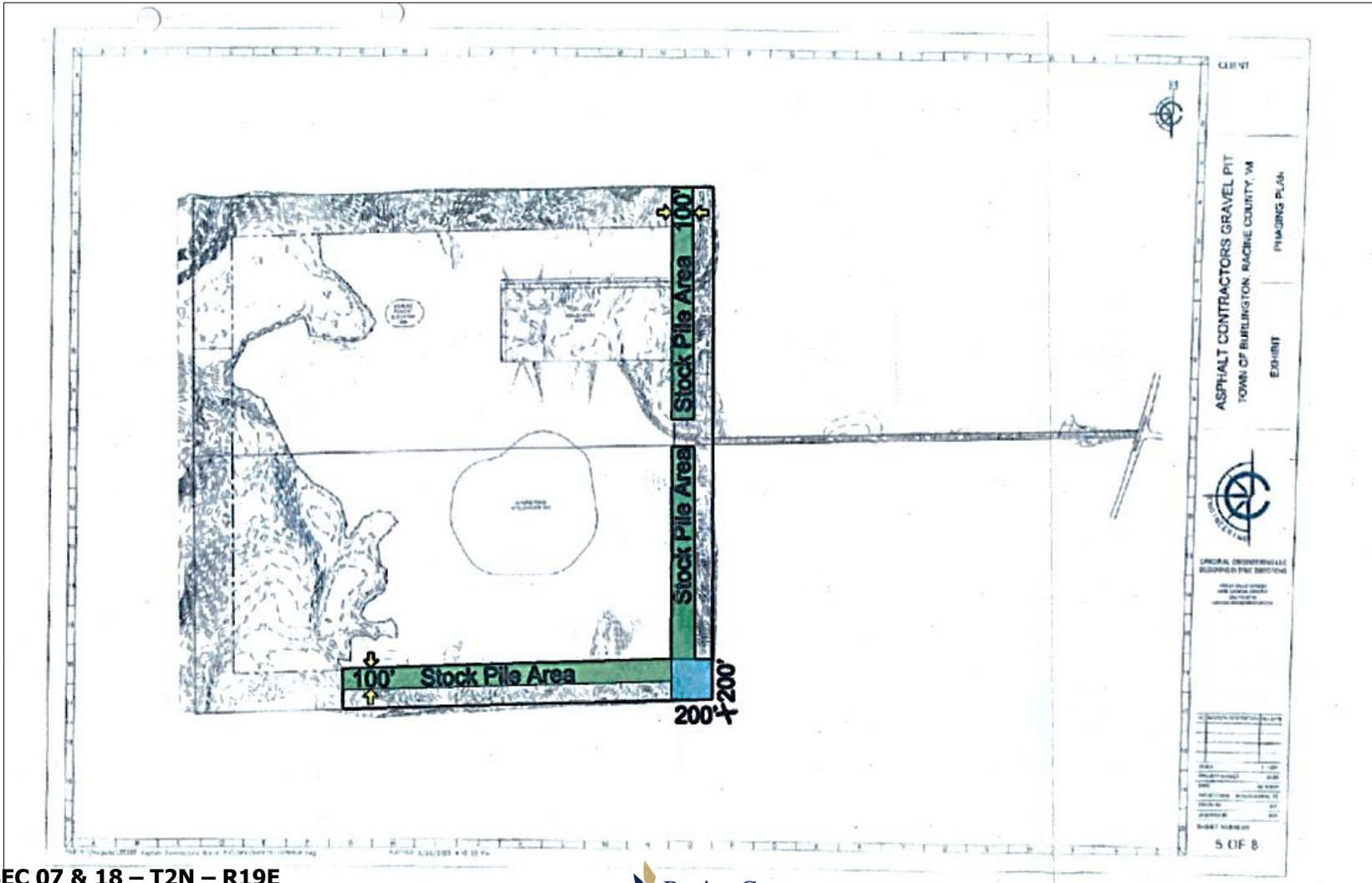
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Stockpile Areas

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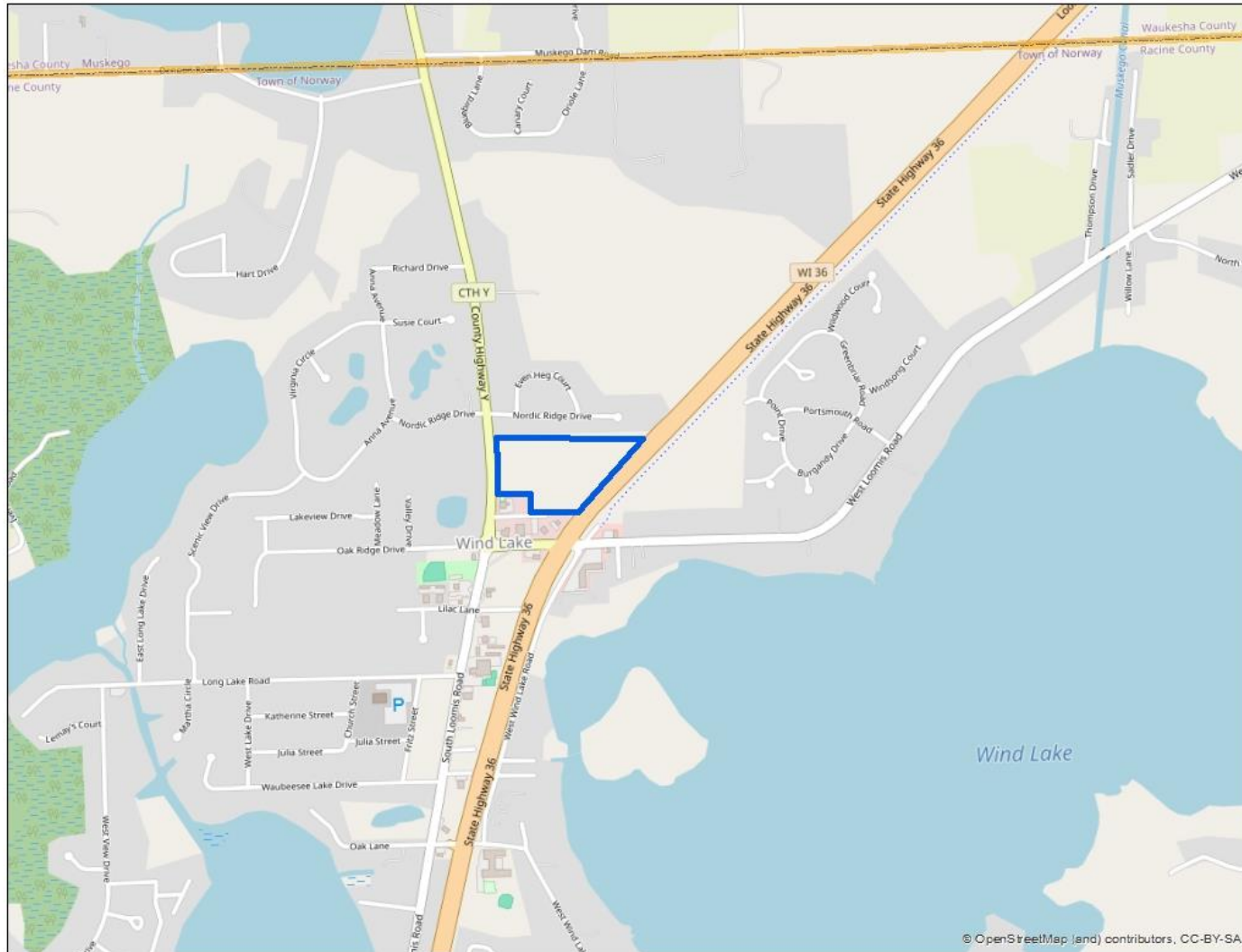
SEC 07 & 18 – T2N – R19E

Town of Burlington



Jeff Holtz 38 LLC, Owner
Jeff Holtz, Agent
Site Address: 8125 Racine Avenue
B-3 Conditional Use to construct a 60' x 80' office / service building and a 60' x 80' storage building to be utilized as a used automobile business

Location Map



SEC 05 – T4N – R20E

Town of Norway

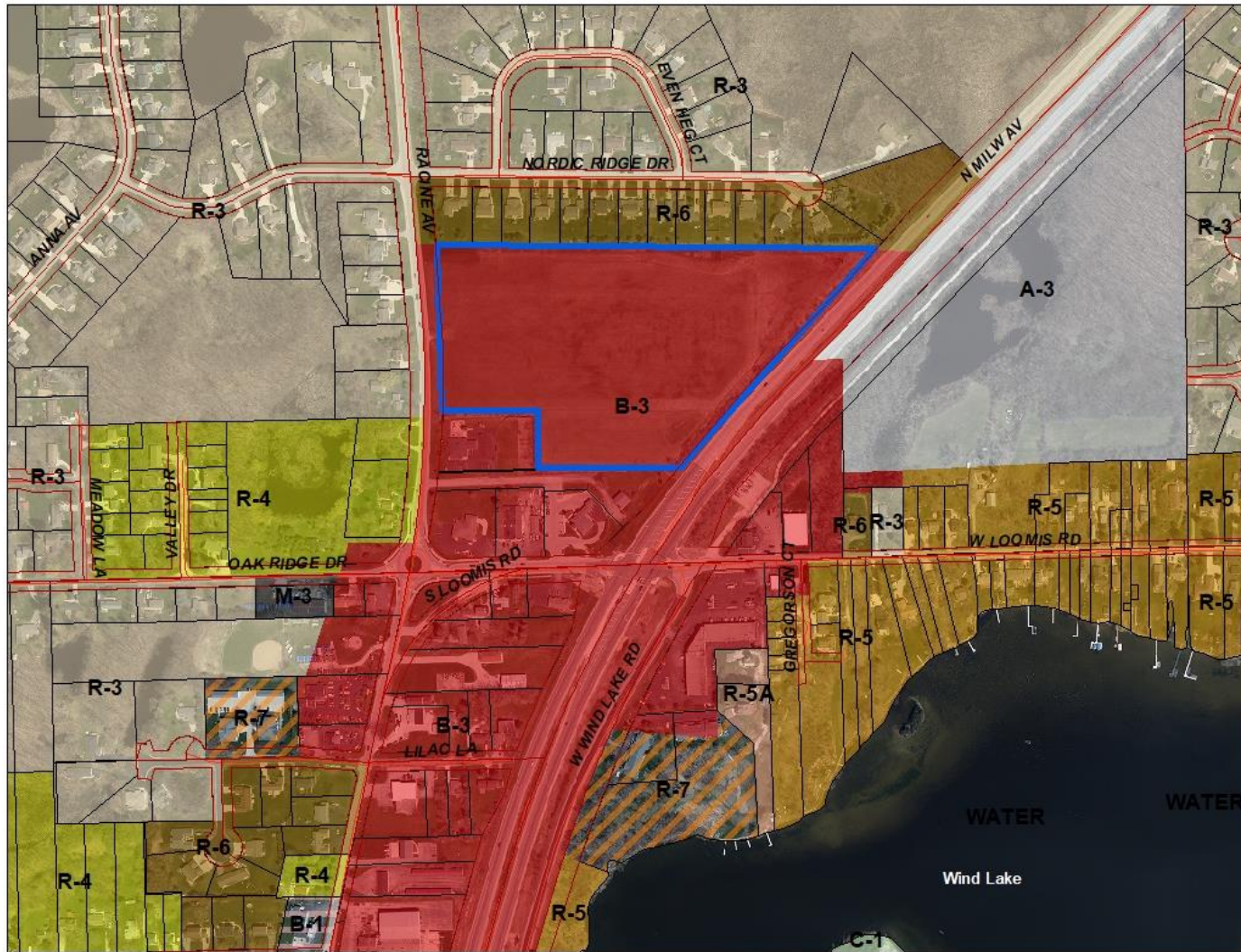


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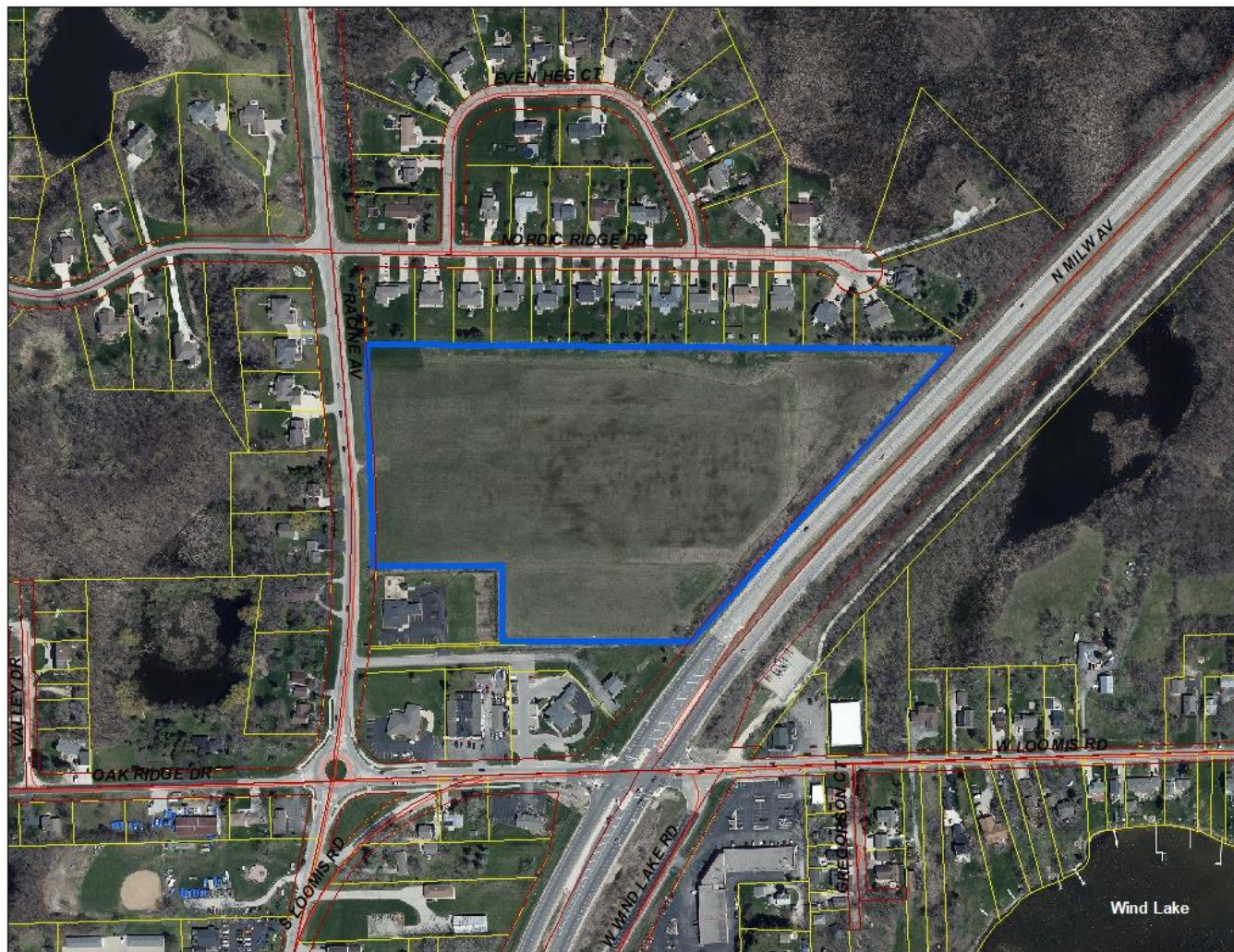


SEC 05 – T4N – R20E

Town of Norway

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2022 Aerial

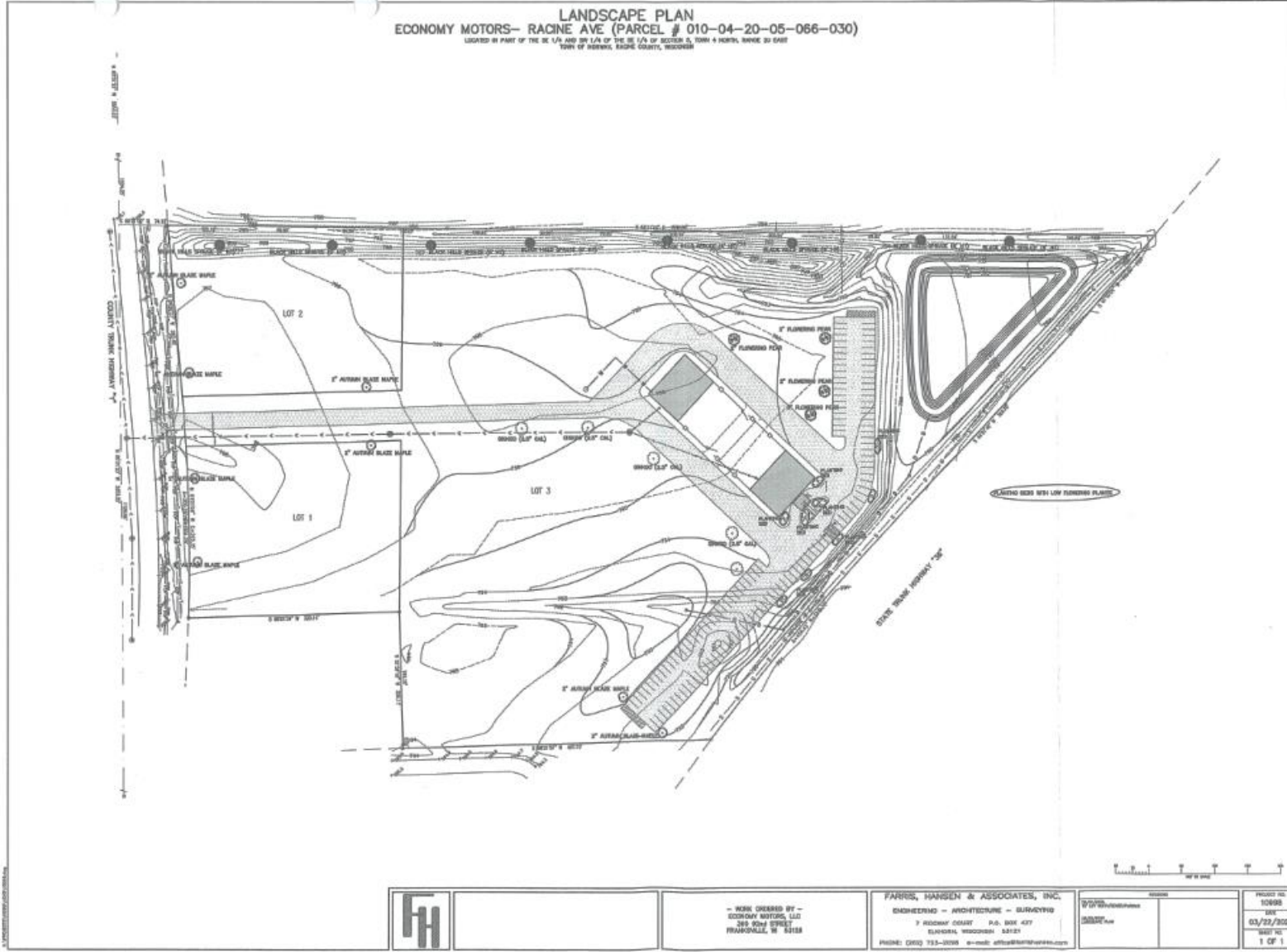


SEC 05 – T4N – R20E

Town of Norway



LANDSCAPE PLAN
ECONOMY MOTORS- RACINE AVE (PARCEL # 010-04-20-05-066-030)
 LOCATED IN PART OF THE SE 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 5, TOWN 4 NORTH, RANGE 20 EAST
 TOWN OF NORWAY, RACINE COUNTY, WISCONSIN



— WORK CREATED BY —
 ECONOMY MOTORS, LLC
 285 60th STREET
 FRANKLIN, WI 53158

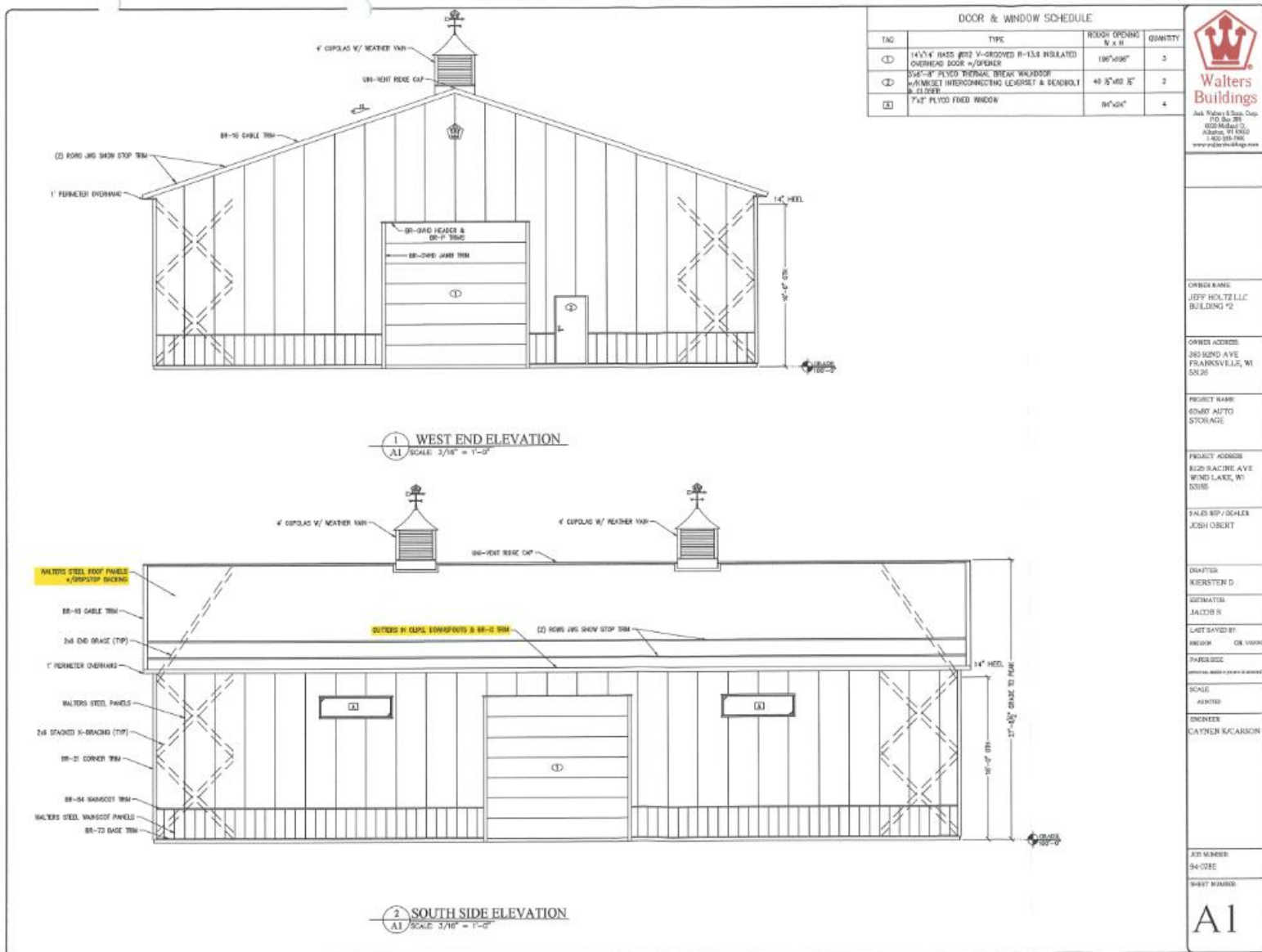
FARRIS, HANSEN & ASSOCIATES, INC.
 ENGINEERING - ARCHITECTURE - SURVEYING
 7 HOOVER COURT P.O. BOX 437
 ELKHORN, WISCONSIN 53120
 PHONE: (608) 733-2000 e-mail: office@farris-hansen.com

DATE	ISSUE
03/27/2024	
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SEC 05 - T4N - R20E

Town of Norway

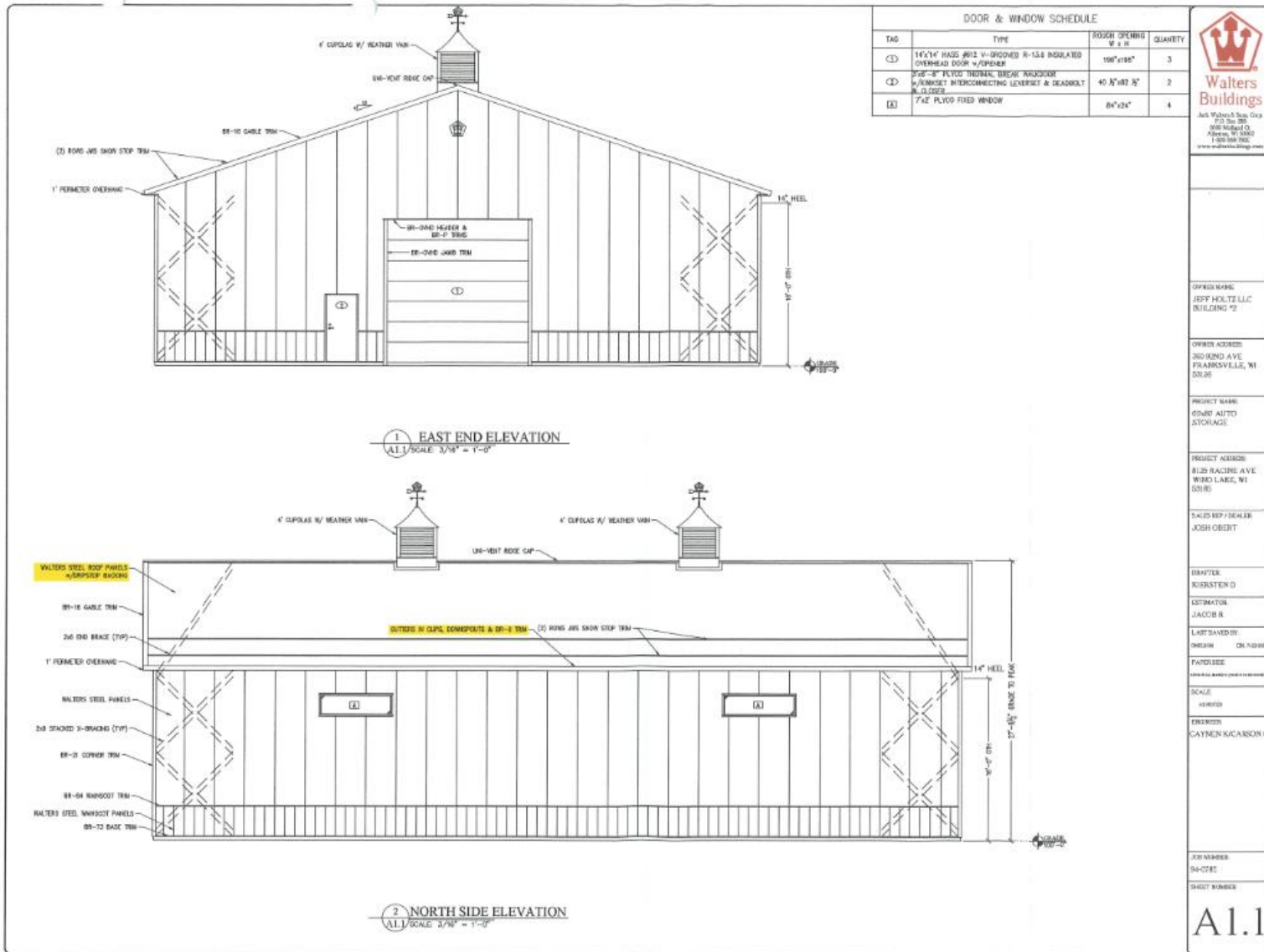




SEC 05 – T4N – R20E

Town of Norway





OWNER NAME:
JEFF HOLTZ LLC
BUILDING #2

OWNER ADDRESS:
280 2ND AVE
FRANKSVILLE, WI
53126

PROJECT NAME:
STAND AUTO
STORAGE

PROJECT ADDRESS:
8125 RACINE AVE
WIND LAKE, WI
53186

SKED REP / DEALER:
JOSH OBERT

DRAWER:
KURSTEN D

ESTIMATOR:
JACOB R

LAST SAVED BY:
DREWEN ON 10/20/24

PATRISSIE

SCALE:
1/8"=1'-0"

PREPARED BY:
CATHYEN KACANSON G

JOB NUMBER:
24-0782

SHEET NUMBER:
A1.1