

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
AGENDA - MONDAY, APRIL 17, 2017- 6:00 p.m.

Ives Grove Office Complex Auditorium
14200 Washington Avenue, Sturtevant, WI 53177

*This location is handicap accessible. If you have other special needs, please contact
the Public Works & Development Services Department at (262) 886-8440*

PUBLIC HEARING

1. Clearwater Acres, LLP, Owner
Payne & Dolan, Inc., Agent
Amendment of Land Use Plan from the plan designations of Prime Agricultural Land, Extractive Resource, and Isolated Natural Area to Extractive (sand & gravel)
Rezone ±222.41 acres of property from A-1 Farmland Preservation District to M-4 Quarrying District; 6841 Caldwell Road; Secs.16 & 17, T4N, R19E, **Town of Waterford** (PINs 0160419-17001000, -16003000, -17007000, and -17008000)
For informational purposes only:
The purpose of this Land Use Plan amendment and rezone is to possibly allow mineral extraction (sand & gravel).
2. Clearwater Acres, LLP, Owner
Payne & Dolan – Clint Weininger,
Applicant
Conditional Use to establish and operate a non-metallic mineral extraction (sand & gravel) including earthmoving, crushing, washing, sorting, sizing, stockpiling, transportation and reclamation operation; located in the (Proposed) M-4 Quarrying District; 6841 Caldwell Rd.; Secs. 16 & 17, T4N, R19E, **Town of Waterford** (Parcel Id. Nos. 016041916003000; 016041917-001000, -007000, -008000)
3. Steven B. Ament, Owner
Conserv FS/Thomas Koenecke,
Applicant
Amendment of Land Use Plan from the plan designation of Agricultural Land, Rural Residential Land (3.0 acres or more per dwelling unit) and Open Land to Industrial (.32 acre)
Rezone ±6.02 acres of property from A-3 General Farming District III to M-3 Heavy Industrial District; S. Beaumont Avenue; Sec.34, T43N, R20E, **Town of Dover** (Part of PINs 006032034-003000 and -020000)
For informational purposes only:
The purpose of this Land Use Plan amendment and rezone is for conversion of farmland to expand existing business.
4. Wilmot Union High School, Owner
Mark & Ryszarda Edens, Applicants
Amendment of Land Use Plan from the plan designation of Primary Environmental Corridor within Government Property to Primary Environmental Corridor
Rezone ±79.57 acres of property from P-2 Recreational Park District to C-2 Upland Resource Conservation District; S. English Settlement Avenue; Sec.13, T2N, R19E, **Town of Burlington** (PIN 002021913002000)
For informational purposes only:
The purpose of this Land Use Plan amendment and rezone is to further divide into three parcels for future residential development.

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5. JS Development, LLC, Owner
James Schilling, Applicant Planned Unit Development Amendment of R-7 Multi-family Residential District/PUD Planned Unit Development Overlay District to include the construction of a building addition that will connect the two existing Elder Care Cottages of Wisconsin (CBRFs), construction of new internal sidewalk network and driveway, and the construction of 2 two-story 55 and over apartment buildings (10-1 bed units; 17-2 bed units); 7711 Big Bend Rd.; Sec. 12, T4N, R19E, **Town of Waterford** (Parcel Id. No's. 016041912017011)
6. JSC Woods, LLC Joseph Cramer, Rezone ±38.9 acres from A-1 Farmland Preservation District to A-2 General Farming and Residential District II; of Sec. 28, T4N, R19E, **Town of Waterford** (Parcel Id. No's. 016041928009-010 &-040).

For informational purposes only:
The purpose of this rezoning is to divide the inherited parcel into approximately four equal parcels among siblings.
7. Rose Investments, LLC, Owner
Copart, Applicant Conditional Use to occupy the existing site and buildings with an undamaged and damaged vehicle auction platform fulfillment center known as Copart; located in the B-5 Highway Business District; 1521 Waukesha Rd.; Sec. 10, T4N, R21E, **Town of Raymond** (Parcel Id. No. 012042110055000)

COMMITTEE MEETING

PLEASE NOTE: While the following agenda items are up for discussion and action before the Committee and the Committee may ask questions of the petitioners or affected neighbors, this portion of the agenda is a committee meeting and not a public hearing, and public hearing testimony may not be taken. All are welcome to attend.

1. Decisions on preceding petitions
2. Review, discussion & possible approval of the March 20, 2017, summary minutes
3. Review, discussion & possible recommendation the following plat:
Dover Ridge - Final Plat
Section 7, Town 3 North, Range 20 East, **Town of Dover**
4. Review, discussion and possible recommendation to amend Section 20-1008(f) Accessory Uses and Structures and Section 20-1226 (6) Uses Permitted Conditionally, Chapter 20, Zoning, of the Racine County Code of Ordinances

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5. Review, discussion & possible action on Report No. 2017-57 by the County Executive reappointing George Bieneman, B. Jean Schaal as full members of the Racine County Zoning Board of Adjustment and Jon Hendersen (Alternate)
6. Review, discussion & possible action on referrals from the Racine County Board of Supervisors
7. Other business as authorized by law
8. Adjourn