

**RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE**  
**AGENDA - MONDAY, JUNE 19, 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. Baumeister Trust Dated 4-21-2017, Owner  
Reesman Excavating & Grading, Agent  
Conditional Use to continue a nonmetallic mining (sand & gravel) extraction operation, including crushing, washing & recycling; located in the M-4 Quarrying District; 5057 Warren Road; Secs. 18 & 19, T2N, R19E, **Town of Burlington** (Parcel Id. Nos. 0020219-18-027000 & 19-011-001)
  
2. WVA Real Estate, LLC, Owner  
Jeffery M. Erickson, Agent  
Amendment of Land Use Plan from Residential Unsewered (1.5 to 4.99 acres per dwelling unit) to Industrial; 35115 W. State Street; Sec. 31, T3N, R19E, **Town of Burlington** (Parcel Id. No. 002031931027001)  
Rezone ±2.71 acres of property from R-2 Suburban Residential (Unsewered) District to M-1 Light Industrial and Office District; 35115 W. State Street; Sec. 31, T3N, R19E, **Town of Burlington** (Parcel Id. No. 002031931027001)  
For informational purposes only:  
The purpose of this Land Use Plan amendment and rezone is to allow expansion of existing parking lot to be utilized for off-site WVA employee parking.
  
3. Rose Investments, LLC, Owner  
Copart, Inc., John Reed, Applicant  
Conditional Use to occupy the existing site and buildings with an online vehicle auction platform for used, undamaged and damaged vehicles, known as Copart, Inc.; located in the B-5 Highway Business District; 1521 Waukesha Road; Sec. 10, T4N, R21E, **Town of Raymond** (Parcel Id. No. 012042110055000)  
  
NOTE: This is a more detailed submittal than previously petitioned.
  
4. Jeffrey & Marta Kultgen, Owners  
Shoreland/Floodplain Conditional Use to place fill within the Urban Floodplain Fringe Overlay (FFO) District of Wind Lake; located in the R-5 Urban Residential District I; 26204 S. Wind Lake Road and vacant lot directly to the north; Sec. 17, T4N, R20E, **Town of Norway** (Parcel Id. Nos. 010042017-026000 & -025000)
  
5. Audrey Robran-Zegar, Owner  
Tyler Polzin, Applicant  
Conditional Use to construct an 81' x 150' pole barn for storage of company trucks and construction equipment (DBA Steve's Trenching Service); located in the A-2 General Farming and Residential District II; directly west of 33428 Janesville Road; Sec. 5, T4N, R19E, **Town of Waterford** (Parcel Id. No. 016041905005000)

## 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 May 15, 2017, summary minutes
3. Parkview Sand & Gravel LLC, Owner  
Robert Epping, Agent  
  
*For informational purposes only:  
There are no changes from the  
previous approval of June 2015*  
  
Site Plan Review to continue a non-metallic (sand and gravel) extraction operation deeper than the water table, including crushing, washing, and concrete and asphalt recycling and reclamation; located in the M-4 Quarrying District; 31844 Washington Avenue (CTH "D"); Section 34, Town 4 North, Range 19 East, **Town of Waterford**  
(Parcel Id. No. 016041934015000)
4. WVA Real Estate, LLC, Owner  
Jeffrey Erickson, Agent  
  
Site Plan Review to construct an off-site parking lot to be utilized by WVA; located in the M-1 Light Industrial and Office District; 35115 W. State Street; Sec. 31, T3N, R19E, **Town of Burlington**  
(Parcel Id. No. 002031931027001)
5. Erikson's Landscape Supply  
Jon Erickson, Owner  
  
Site Plan Review to amend previously approved site plan (relocate bins, equipment, parking, mulch stockpiles, berms, block walls) located in the B-3 Commercial Service District and the M-3 Heavy Industrial District; 4326 S. Beaumont Avenue; Sec. 34, T3N, R20E, **Town of Dover**  
(Parcel Id. No. 006032034013001)
6. Michael Penn, Owner  
  
Site Plan Review to construct a ±60 'x 80' addition to an existing principal structure for cold-storage only located in the M-3 Heavy Industrial District; 1652 122<sup>nd</sup> Street; Sec. 7, T4N, R21E, **Town of Raymond**  
(Parcel Id. No. 012042107031000)
7. Review, discussion & possible action on referrals from the Racine County Board of Supervisors
8. Other business as authorized by law
9. Adjourn