

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
AGENDA - MONDAY, APRIL 15, 2019 - 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. Arthur & Eileen Naber
Amendment of Land Use Plan from the plan designation of Residential-Sewered to Commercial.

Rezone ±3.38 acres of property from R-3 Suburban Residential District (Sewered) to B-3 Commercial Service District; 1225 Brown's Lake Drive; Sec. 22, T3N, R19E, **Town of Burlington** (Parcel Id. No. 002031922020020)

For informational purposes only:
The purpose of this Land Use Plan amendment and rezone is to establish proper zoning and land use designation for future construction of a veterinary clinic.
2. Kim Ellis, Owner
Jennifer Wallace, Agent
Conditional Use to operate a horse-boarding facility, known as Honey Creek Stables, including a riding arena, up to six (6) shelters, 26 stalls, and 15-20 pasture boarded horses (total of 40-50 horses on the property) and future use of the upstairs barn area as residential quarters; located in the A-1 Farmland Preservation District; 35111 Hill Valley Drive; Sec. 30, T4N, R19E, **Town of Waterford** (Parcel Id. No. 016041930010030)
3. Richard Zarate
Conditional Use to change occupancy of the existing auto sales showroom and prep building; relocate existing auto sales, with auto repair remaining in the existing pole barn; and allow outside storage/parking of vehicles for auto auction business; located in the B-3 Commercial Service District and the M-3 Heavy Industrial District; 405 27th Street; Sec. 1, T4N, R21E, **Town of Raymond** (Parcel Id. No. 012042101005000)
4. Jose & Maria Mora
Attorney Rodney Carter & Jaime Mora,
Agents
Conditional Use to park two (2) quad-axle dump trucks in an existing pole barn; located in the A-2 General Farming & Residential District II; 8761 W. Seven Mile Road; Sec. 9, T4N, R21E, **Town of Raymond** (Parcel Id. No. 012042109003050)
5. Austin J. Duerr
Timmy D. Duerr, Applicant
Conditional Use to occupy the existing building with a stump removal business (Affordable Stump Removal, LLC) and allow residential quarters to occupy fifty (50) percent or less of the total floor space of the structure; located in the B-3 Commercial Service District; 8221 Big Bend Road; Sec. 1, T4N, R19E, **Town of Waterford** (Parcel Id. No. 016041901075000)

6. Javco Realty, LLP
Josh Obert, Cleary Building Corp.,
Agent
Conditional Use to construct and utilize a ±4,970 sq.-ft. commercial building; located in the B-5 Highway Business District; directly west of 3873 27th St.; Sec. 25, T4N, R21E, **Town of Raymond** (Parcel Id. No. 012042125031001)
7. Taylor & Erin Rose
Conditional Use to park and store a mini-excavator, skid loader, and dump truck in an existing attached garage; located in the A-2 General Farming & Residential District II; 8431 Big Bend Road; Sec. 1, T4N, R19E, **Town of Waterford** (Parcel Id. Nos. 016041901-034200, -034201)

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. Decision on preceding petitions
2. Review, discussion and possible approval of the March 18, 2019, summary minutes
3. Burlington Union High School District
Daniel Bocock, Applicant
Site Plan Review for expansion of the existing school forest parking lot for temporary parking of buses during events; located in the P-2 Recreational Park District; 7850 S. English Settlement Avenue; Sec. 13, R2N, R19E, **Town of Burlington** (Parcel Id. No. 002021913010000)
4. Clearwater Acres, LLP
Payne & Dolan, Inc., Applicant
Site Plan Review to continue a non-metallic mining operation (sand & gravel), including earthmoving, crushing, washing, sorting, sizing, stockpiling, transportation and reclamation; located in the M-4 Quarrying District; 6745 Northwest Circle; Secs. 16 & 17, T4N, R19E, **Town of Waterford** (Parcel Id. Nos. 0160419-16003000, -17001000, 17007000, -17008000)
5. Self Storage Consultants, LLC
Jerry Seubert, Applicant
Site Plan Review to construct two 40'x140' self-storage units located in the M-3 Heavy Industrial District; 2941 S. 27th Street; Sec. 24, T4N, R21E, **Town of Raymond** (Parcel Id. No. 012042124029000)
6. Arthur & Linda Lechner
Joseph Hren, Agent
Site Plan Review to occupy an existing commercial building and site with used sales; located in the B-3 Commercial Service District; 23629 Durand Avenue; Sec. 27, T3N, R20E, **Town of Dover** (Parcel Id. No. 006032027018000)
7. Staff update of nonmetallic mining operations at the Beck pit operated by Cornerstone Pavers, LLC.
Chris Cape.
8. Review, discussion and possible action on referrals from the Racine County Board of Supervisors
9. Other business as authorized by law
10. Adjourn