

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
AMENDED *AGENDA - MONDAY, SEPTEMBER 16, 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. Sanchez-Geilfuss-CCHF Trust
Payne & Dolan, Inc., Applicant
Rezone from M-4, Quarrying District to A-2, General Farming and Residential District II; ±94-acres; 7708 Northwest Hwy., Sec. 7, T4N, R19E, **Town of Waterford** (Parcel Id. Nos. 016041907-008000 & -004000)
For informational purposes only:
The purpose of this rezoning is to establish proper zoning designation consistent with the approved reclamation plan and the 2035 Comprehensive Land Use Plan.

2. R.P.L. Properties, LLC.
Thomas J. Calouette, Applicant
Rezone from M-3, Heavy Industrial District to B-3, Commercial Service District; ±2.7-acers; 4330 Conifer Ct., Sec. 36, T3N, R20E, **Town of Dover** (Parcel Id. No. 006032036040110)
For informational purposes only:
The purpose of this rezoning is to establish proper zoning designation for future commercial business uses.

3. R.P.L. Properties, LLC.
Adil Dzabiroski, Applicant
Conditional Use to utilize a portion of an existing multitenant building and yard for auto sales/service business known as E.N.E. Motors; 4330 Conifer Ct.; Sec. 36, T3N, R20E, **Town of Dover** (Parcel Id. Nos. 006032036040110)

4. Tia Kastenson
Rezone from B-1, Neighborhood Business District to B-3, Commercial Service District; ±.58-acrs; 4438 Raynor Ave., Sec. 25, T4N, R20E, **Town of Norway** (Parcel Id. No. 010042025047000)
For informational purposes only:
The purpose of this rezoning is to establish proper zoning designation for future occupancy of the existing structure as a veterinary clinic

5. Tia Kastenson
Conditional Use to establish a veterinary clinic within an existing building; 4438 Raynor Ave.; Sec. 25, T4N, R20E, **Town of Norway** (Parcel Id. 010042025047000)

- See Page Two, Committee Meeting Item #3 (Removed)

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 and possible approval of the July 15, 2019, summary minutes
3. ~~Report #2019-25 by the County Executive making an appointment to the Waterford Waterway Management District Board of Commissioners~~
4. Bowersock Trust Robert B. Amendment of the Shoreland/Floodplain Conditional Use for additional fill, grading and to include an underground culvert for stormwater purposes in the R-3/FFO (Flood Fringe Overlay District); 7330 E. Wind Lake Rd.; Sec. 10, T4N, R20E, **Town of Norway** (Parcel Id. 010042010055010)

Note: the original CU approval was granted January 18, 2016
5. Rick Beck
Brian Wanasek, Attorney Site Plan Review to allow stockpiled material to be removed from previous nonmetallic mining site in the M-4, Quarrying District; west of Buena Park Rd., south of STH 20/83; Sec. 34, T4N, R19E, **Town of Waterford** (Parcel Id. 016041934008020)

Note: the original CU approval was revoked by EDLUP Committee May 20, 2019 (previous operator Cornerstone Pavers LLC. Chris Cape)
6. Review, discussion and possible action on referrals from the Racine County Board of Supervisors
7. Other business as authorized by law
8. Adjournment