

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

**AMENDED\* AGENDA - MONDAY, OCTOBER 19, 2015 - 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. The Landing Group, LLC, Owner  
Theodore Johnson, Atty., Agent  
  
Amendment of Land Use Plan from the plan designation of Industrial & Primary Environmental Corridor to Commercial & Primary Environmental Corridor  
  
Rezone approximately 47.50 acres of property from M-2 General Industrial District to B-3 Commercial Service District; 3640 Bieneman Road; Section 30, Town 3 North, Range 19 East, **Town of Burlington**  
(Parcel Id. No. 002031930009000)  
  
For informational purposes only: The purpose of this rezoning is to use as a venue for weddings, reunions, corporate functions & other similar events, & for a landscaping, contractors yard & office, greenhouse, snow-plowing removal business, coffee house/shop, beer & wine tasting events, & temporary storage building.
2. The Landing Group, LLC, Owner  
Theodore Johnson, Atty., Agent  
  
Conditional Use (proposed) to occupy existing buildings and site to occupy existing buildings and site to use as a venue for weddings, reunions, corporate functions & other similar events, & for a landscaping, contractors yard & office, greenhouse, snow-plowing removal business, coffee house/shop, beer & wine tasting events, & temporary storage building; located in the (proposed) B-3 Commercial Service District; 3640 Bieneman Road; Section 30, Town 3 North, Range 19 East, **Town of Burlington**  
(Parcel Id. No. 002031930009000)
3. American Roller Company LLC, Owner  
Conserv FS, Agent  
  
Conditional Use to raze existing building & expand parking of anhydrous ammonia tanks; located in the M-3 Heavy Industrial District; 4326 S. Beaumont Avenue (STH 75); Section 34, Town 3 North, Range 20 East, **Town of Dover**  
(Parcel Id No. 006032034013000)
4. Ellertson Trust, Owner  
Harold Ellertson, Applicant  
  
Conditional Use to amend the existing conditional use to expand the contractors storage area & to allow two new tenants, including a concrete contractor & a wood processing business; located in the M-3 Heavy Industrial District; 8330 Raynor Avenue (USH 45); Section 1, Town 4 North, Range 20 East, **Town of Norway**  
(Parcel Id. No. 010042001017000)

**\* Please note the addition of Agenda Item #6 on Page 2....**

5. Daniel, Erin, & Thomas Rausch, Owners  
Susie Rausch, Applicant  
Rezone approximately 2.4 acres of property from A-1 Farmland Preservation District to P-2 Recreational Park District; north of 6831 Big Bend Road (STH 164); Section 13, Town 4 North, Range 19 East, **Town of Waterford** (Parcel Id. No. 016041913003020)  
For informational purposes only: The purpose of this rezoning is to provide an additional parking area for the Bear Den Zoo.
6. Justin & Jody Niemyjski, Owners  
***A written request to place this petition on the 11/16/2015 EDLUPC agenda has been received from the applicants.***  
Conditional Use to allow a private airstrip (constructed without conditional use approval) to remain; located in the A-2 General Farming and Residential District II; 11711 W. 4¼ Mile Road; Sections 19 & 30, Town 4 North, Range 21 East, **Town of Raymond** (Parcel Id. Nos. 012042119034000 and 012042130012000)

### **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 September 21, 2015, summary minutes
3. The DeLong Company, Inc., Owner  
True North Consultants, Agent  
Site Plan Review to construct a ±58' x ±70' fertilizer mix/load building, including a ±40' x ±80' outside fertilizer containment structure; located in the A-2 General Farming and Residential District II; 1313 S. Colony Avenue (USH 45); Section 20, Town 3 North, Range 21 East, **Town of Yorkville** (Parcel Id. No. 018032120011010)
4. Norb & Carol Roffers  
Amendment of the 02/07/2005 A-2 Conditional Use approval for the exemption of parking of We Energies troubleshooting vehicles at private residences (*Request to modify Condition No. 8 of the 02/07/2005 EDLUPC approval*); located at 27143 Apple Road (CTH K); Section 31, Town 4 North, Range 20 East, **Town of Norway** (Parcel Id. No. 010042031002040)
5. Roman & Dawn Niemyjski  
Roman's Grading Service, Inc.  
American Surveying Co., Inc. Agent  
Request an Extension to the M-3 Conditional Use Amendment approval of 1/20/2014; 7116 Raynor Avenue (USH 45); Section 12, Town 4 North, Range 20 East, **Town of Norway** (Parcel Id. No. 010042012035143)
- \*6. Review, discussion & possible recommendation on a resolution authorizing the purchase of a Trimble Geo 7X handheld and rangefinder module for use by the Land Conservation Division of the Public Works and Development Services Department***

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7. Review, discussion & possible action on referrals from the Racine County Board of Supervisors
8. Other business as authorized by law
9. Adjourn