

**RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
AGENDA - MONDAY, APRIL 18, 2016 - 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. Michael Schultz, Owner
Amendment of Land Use Plan from the plan designation of Agricultural, Rural Residential and Open Land to Low-Density Residential

Rezone ± 0.5 acre of property from A-2 General Farming and Residential District II to R-3 Suburban Residential District-Sewered (proposed); 23703 W. Seven Mile Road, Sec. 3, T4N, R20E, **Town of Norway**.(PIN 010042003026340)

For informational purposes only:
The purpose of this land use plan amendment and rezoning is to construct a single-family residence on the proposed lot.

2. Roseanne Fohr, Owner
Bower Design & Construction; Chris Bower, Agent
Amendment of Land Use Plan from the plan designation of Low Density Residential and Agricultural, Rural, Residential and Open Land to Commercial

Rezone ±3.91 acres of property from A-2 General Farming and Residential District II to B-3 Commercial Service District (proposed); 1818 S. Colony (USH 45); Sec. 19, T3N, R21E, **Town of Yorkville** (PIN 018032119029020)

For informational purposes only: The purpose of this land use plan amendment and rezoning is to occupy an existing building with a construction company (DBA Bower Design & Construction) and to use the property for future expansion of business space and potential lease space for other trade business.

3. Roseanne Fohr, Owner
Bower Design & Construction; Chris Bower, Agent
Conditional Use to construct a ±36' x ±40' addition to an existing building to be utilized as an office and design studio, and a ±54' x ±168' post frame building to store construction tools and equipment; located in the R-3 Suburban Residential District -Sewered (proposed);1818 S. Colony Ave. (USH 45); Sec. 19, T3N, R21E, **Town of Yorkville** (PIN 018032119029020)

4. ERG Trucking, Inc., Owner
John Kurt, Agent
Conditional Use to construct a parking lot for a semi-truck/trailer freight yard facility, including future construction of a maintenance shop/office; located in the M-3 Heavy Industrial District; 4501 & 4515 Shianne St.; Sec. 36, T3N, R20E, **Town of Dover** (PINs 006032036-040050, -040060)

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5. Robert Bilicki & Jennifer Radtke, Owners Shoreland/Floodplain Conditional Use to place fill in the Urban Floodplain Fringe Overlay (FFO) District for construction of a ±432 sq.-ft. detached garage; located in the R-5 Urban Residential District / Floodplain Fringe Overlay; 8031 E. Wind Lake Rd (CTH S).; Sec. 3, T4N, R20E, **Town of Norway** (PIN 010042003123000)

6. Jason & Jennifer Ketterhagen, Owners Conditional Use for the creation of a non-farm residence; located in the A-1 General Farming District I; 7820 Wheatland Road; Sec. 14, T2N, R19E, **Town of Burlington** (PIN 002021914002040)

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 21, 2016, summary minutes
3. Purpose Contracting Asphalt, LLC, Owner
Randy Larson, Applicant Site Plan Review to construct a 24' x 40' office addition and a 24' x 60' cold-storage addition in conjunction with the existing asphalt business, DBA Purpose Contracting Asphalt, LLC; located in the M-3 Heavy Industrial District; Section 12, Town 4 North, Range 20 East, **Town of Norway** (PIN 010042012035178)
Note: Initial Conditional Use approved 2009; Site Plan Review for current business approved May 20, 2013
4. Review, discussion & possible action on referrals from the Racine County Board of Supervisors
5. Other business as authorized by law
6. Adjourn