

**RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE**  
**AGENDA - MONDAY, MAY 17, 2021 - 6:00 P.M.**

**Ives Grove Office Complex Auditorium**  
**14200 Washington Avenue, Sturtevant, WI 53177**

**Please note: Seating for the public is very limited due to social distancing requirements. Masks are required in all Racine County buildings. DO NOT ATTEND THIS MEETING if you are experiencing any of these symptoms or if you have been in contact with anyone with these symptoms: feeling unwell, shortness of breath or difficulty breathing, cough, chills, nasal congestion, sore throat, fatigue, loss of sense of taste or smell, fever greater than 100.4 F.**

**PUBLIC HEARING**

1. Freedom Fireworks, LLC., Owner  
Dustin Hein, Applicant      Conditional Use to occupy a commercial site with a year-round firewood sales and seasonal sales of fireworks, produce, and Christmas trees; located in the B-3, Commercial Service District; at the southeast corner of the intersection of S. Beaumont Ave. (STH 75) and Durand Ave. (STH 11); Section 26, T3N, R20E, **Town of Dover** (PIN 006032026019000)
  
2. Lena Investments, LLC., Owner  
Michael Lena, Applicant      Rezone ±.58-acres of property from A-3, General Farming District III to R-4, Urban Residential District I; located at vacant land directly north of 1926 Chippewa Dr.; Sec. 21, T3N, R20E, **Town of Dover** (Parcel Id. No's. 006032021163000 & 006032021165000)  
  
    For informational purposes only:  
    The purpose of this rezoning is for future construction of single-family residence on each lot.
  
3. John & Cara Boticki, Owners  
Joseph Scott Homes, Agent      Conditional Use shoreland/floodplain conditional use to place fill in the FFO, Urban Flood Fringe Overlay District and construct a single-family residence with an attached garage and covered porch; located in the R-5, Urban Residential District II (sewered); located directly west of 7809 E. Wind Lake Rd.; Section 3, T4N, R20E, **Town of Norway** (PIN 010042003155000)
  
4. Kenneth & Michele Nikolai,  
Owners      Conditional shoreland/floodplain conditional use to place fill in the FFO, Urban Flood Fringe Overlay District and construct a 22'x44' detached garage; located in the R-3, Suburban Residential District (sewered); located across the street from 25404 S. Wind Lake Rd.; Section 16, T4N, R20E, **Town of Norway** (PIN 010042016024000)

5. J&K Real Estate Investments, Owner  
Twisted Drinks/Burlington Tap & Smokehouse, Applicant
- Conditional Use to occupy a commercial site with a bar and restaurant known as “Burlington Tap and Smokehouse” including an outdoor volleyball court and axe throwing business; located in the B-3, Commercial Service District; 7305 McHenry St.; Section 18, T2N, R19E, **Town of Burlington** (PIN 002021918003002)

## **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.***

1. Decision on preceding petitions
2. Review, discussion and possible approval of the April 19, 2021, summary minutes
3. SMJ International o/b/o AT&T, Site Plan Review to allow class 2 collocation replacement and installation of six (6) antennas at 100-feet to an existing mobile service support structure and construct associated ground equipment; located in the A-2, General Farming and Residential District II; 3526 Buena Park Road; Sec. 34, T4N, R19E, **Town of Waterford** (Parcel Id. 016041934008045)  
Owner  
Aaron Adelman, Agent
4. Review, discussion, and possible action on referrals from the Racine County Board of Supervisors
5. Other business as authorized by law
6. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, June 21, 2021
7. Adjourn