

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
AGENDA - MONDAY, JULY 19, 2021 - 6:00 P.M.

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

Pursuant to the Racine County Executive's Administrative Order dated March 26, 2020, and Racine County Resolution No. 2021-15, and in keeping with guidelines and recommendations of local, state, and federal health officials, members of the public are permitted to attend the public hearing in person but are advised to maintain social distancing of at least six (6) feet from any other person and strongly encouraged to wear a face covering if not fully vaccinated. In general, people are considered fully vaccinated two weeks after their second dose in a 2-dose series, such as the Pfizer or Moderna vaccines, or two weeks after a single-dose vaccine, such as Johnson & Johnson's Janssen vaccine. Seating for the public is very limited due to social distancing requirements. Regardless of whether you have been fully vaccinated, **DO NOT ATTEND THIS MEETING** if you are experiencing any of these symptoms: 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. Get tested and stay home away from others.

PUBLIC HEARING

1. Paul Tackett, Owner
Amendment of Land Use Plan from the plan designation of Residential-Sewered (25,000 square feet to 1.49 acres per dwelling unit) to Commercial.

Rezone ±1.9-acres of property from A-2, General Farming and Residential District to B-3, Commercial Service District; located at 7135 McHenry St.; Sec. 8, T2N, R19E, **Town of Burlington** (Parcel Id. No. 002021907015000)

For informational purposes only:
The purpose of this Land Use Plan amendment and rezone is to allow storage for antique business.

2. Irish Cottage of Franklin, LLC.,
Owner
Todd & Beth Morawetz,
Applicants
Amendment of Land Use Plan from the plan designation of Medium Density Residential to Commercial.

Rezone ±1.74-acres of property from B-1, Neighborhood Business District and R-3A, Suburban Residential District (Sewered) to B-6, Water Oriented Business District; located at 8330 Fox River Rd.; Sec. 3, T4N, R19E, **Town of Waterford** (Parcel Id. No's 016041903-050000; -058010; -058020)

For informational purposes only:
The purpose of this Land Use Plan amendment and rezone is to allow rental of canoes and kayaks to operate from an existing bar/restaurant.

3. Irish Cottage of Franklin, LLC.,
Owner
Todd & Beth Morawetz, Applicants
Conditional Use to operate a kayak and canoe rental business from an existing bar/restaurant; located in the B-6, Water Oriented Business District (proposed), at 8330 Fox River Rd.; Sec. 3, T4N, R19E, **Town of Waterford**. (Parcel Id. No.'s 016041903-0500000, -058010, & -058020)

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| 4. C&C Technologies Corp., Owner
Shared Imaging, LLC., Applicant | <p><u>Rezone</u> ±2.32-acres of property from M-2, General Industrial District to M-3, Heavy Industrial District; located at 4720 Radius Bend; Sec. 36, T3N, R20E, Town of Dover (Parcel Id. No. 006032036031024)</p> <p><u>For informational purposes only:</u>
The purpose of this rezoning to allow for warehousing of mobile medical diagnostic imaging equipment.</p> |
| 5. C&C Technologies Corp., Owner
Shared Imaging, LLC., Applicant | <p><u>Conditional Use</u> to utilize an existing industrial building for the warehousing of mobile medical diagnostic imaging equipment and vehicles for a business known as “Shared Image”; located in the M-3, Heavy Industrial District (proposed); at 4720 Radius Bend; Section 36, T3N, R20E, Town of Dover (PIN 006032036031024)</p> |

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 June 21, 2021, summary minutes
3. Michael & Valerie Iverson, Owners
Steven R. Sharpe - Architect, Agent

<p><u>Conditional Use</u> to construct additions to and perform renovations of an existing commercial building and to occupy the commercial building with a liquor/convenience store and allow residential quarters on the second floor located in the B-3, Commercial Service District; 8006 Big Bend Road; Section 1, T4N, R19E, Town of Waterford (PIN 's 016041901030001)</p> <p><i>(Note this item was laid over from the February 15, 2021, public hearing to allow the Town of Waterford to hear said petition and act upon)</i></p>
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4. Beachview LLC
George Homeyer, Applicant

Amendment of Conditional Use to remove a previously approved condition (condition of approval #5) and amend a previously approved condition (condition #8) only for units #4 & #5 to allow an axe throwing business to be used in conjunction with an existing tavern located in unit #7; located in the B-3, Commercial Service District; 30427 Durand Ave.; Sec. 34, T3N, R19E, **Town of Burlington** (Parcel ID No. 002031934010000)

(Note the conditional use proposal was amended and then approved at the January 20, 2020, EDLUP public hearing)

5. Review, discussion, and possible action on referrals from the Racine County Board of Supervisors
6. Other business as authorized by law
7. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, August 16, 2021
8. Adjourn