

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
AMENDED AGENDA - MONDAY, AUGUST 16, 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 August 3, 2021, 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 must wear a face covering. 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. Haag Properties, LLC., Owner
Wally Haag, Applicant
Rezone ±3.6-acres of property from A-2, General Farming and Residential District to M-3, Heavy Industrial District; located at 21115 Durand Ave.; Sec. 36, T3N, R20E, **Town of Dover** (Parcel Id. No. 006032036033000)
For informational purposes only:
The purpose of this rezone is for future industrial use development.

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 petition
2. Review, discussion and possible approval of the July 19, 2021, summary minutes
3. Michael & Valerie Iverson, Owners
Steven R. Sharpe - Architect, Agent
Conditional Use 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)

(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)

4. Deborah Gamm, Owner
Debi & Katie Blazei, Applicants

Amendment of Conditional Use to amend previously approved conditions (~~condition #14, 2012~~) to allow for the expansion of the previously approved uncovered patio and the construction of a pergola covering (constructed without approvals) and occupancy of the existing commercial building with new owner and operator, located in the B-3, Commercial Service District; 7922 S. Loomis Rd.; Sec. 8, T4N, R20E, **Town of Norway** (Parcel ID No. 01042008047003)

(Note the conditional use proposal was amended and then approved at the March 21, 2012, EDLUP public hearing. In addition, the Board of Adjustment approved a variance to allow the reduced setback from the patio to existing detached accessory structure at the August 3, 2021, 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, September 20, 2021
8. Adjourn