

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
AGENDA - MONDAY, NOVEMBER 15, 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. George & Pamela Schroeder, Owners
Heather Sanchez, Applicant
Rezone ±.92-acres of property from R-2, Suburban Residential District (unsewered) to A-2, General Farming and Residential District II; located at 35400 Ridge Rd.; Part of the NW ¼ Sec. 31, T3N, R19E, **Town of Burlington (Parcel Id. No. 002031931053000)**
2. George & Pamela Schroeder, Owners
Heather Sanchez, Applicant
Conditional Use to operate a commercial dog breeding business; located in the A-2, General Farming and Residential District II (proposed), at 35400 Ridge Rd.; Sec. 31, T3N, R19E, **Town of Burlington (Parcel Id. No. 002031931053000)**
3. Carol A. Hoppe, Owner
AJ Scheryantz, Agent
Amendment of Land Use Plan from the plan designation of Prime Agricultural Land and Extractive Resource to Other Agricultural, Rural Residential and Open Land; located directly west of 33319 Hill Valley Rd.; Part of the NE ¼ of Sec. 29, T4N, R19E, **Town of Waterford. (Parcel Id. No's: 016041929004010 & 016041929004001)**
Rezone ±5.97-acres of property from A-1, Farmland Preservation to A-2, General Farming and Residential District II; located directly west of 33319 Hill Valley Rd.; Part of the NE ¼ of Sec. 29, T4N, R19E, **Town of Waterford. (Parcel Id. No's: 016041929004010 & 016041929004001)**
For informational purposes only:
The purpose of this Land Use Plan amendment and rezone is to allow for construction of a single-family home.

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| 4. 8231 Big Bend Rd. LLC., Sandra Senft, Owner
Nick Draskovich, Endpoint Solutions, Agent | <u>Conditional Use</u> to raze an existing commercial building and construct and utilize four (4) 4,960-sq.ft. self-storage facility buildings; located in the B-3, Commercial Service District, at 8231 Big Bend Rd.; Sec. 1, T4N, R19E, Town of Waterford (Parcel Id. No.016041901045010) |
| 5. Six M Farms, LLC, Owner
Eric Mealy, Applicant, Agent | <u>Conditional Use</u> for the creation of a nonfarm residence; located in the A-1, Farmland Preservation District, located directly south of 3235 Honey Creek Rd.; Sec. 31, T4N, R19E, Town of Waterford (Parcel Id. No.016041931012010) |
| 6. James & Deborah Liadis, Owners
Custom Craft Carpentry, Inc.,
Agent | <u>Conditional Use</u> shoreland/floodplain conditional use to place fill in the FFO, Urban Flood Fringe Overlay District and construct a single-family residence with a crawl space, attached garage, open deck, covered porch and detached garage; located in the R-3, Suburban Residential District (Sewered) at 25430 S. Wind Lake Rd. and across the street from 25430 S. Wind Lake Rd.; Sec. 16, T4N, R20E, Town of Norway (Parcel Id. No.010042016030000) |

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 October 18, 2021, summary minutes
3. Review, discussion, and possible action on referrals from the Racine County Board of Supervisors
4. Other business as authorized by law
5. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, December 20, 2021
6. Adjourn