

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
AGENDA - MONDAY, JUNE 20, 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. JL & DD Holdings, LLC, Owner
Matthew Hewitt, Agent
Amendment of Land Use Plan from Residential-Sewered (25,000 square feet to 1.49 acres per dwelling unit) to Commercial (contains ±1.38 acres)

Rezone from R-2 Suburban Residential (Unsewered) to B-3 Commercial Service District; 7231 McHenry Street (CTH "P"); part of the NE 1/4 of Sec. 18, T2N, R19E, **Town of Burlington** (Parcel Id. No. 002021918003001)

For informational purposes only: The purpose of this Land Use Plan amendment and rezone is to amend the Land Use Plan to match existing zoning and to rezone a portion of the property to allow construction of a ±60' x ±30' cold-storage building.
2. Max & Jeanne Zuleta, Owners
Conditional Use to construct a ±45' x ±100' pole building for office space, a ±20' x ±20' freezer, 2 ice cube machines and 3 block machines, including storage for equipment for an existing ice-block business and master sign plan (BDA Art Below Zero); located in the B-3 Commercial Service District; 2638 N. Sylvania Avenue; Sec. 1, T3N, R21E, **Town of Yorkville** (PIN 018032101002010)
3. Hribar Land Management, LLC
Thomas Hribar, Owner
Conditional Use to construct and utilize a gravel parking area for up to 107 trucks/trailers; 2221 Raymond Avenue; located in the M-3 Heavy Industrial District; Sec.4, T3N, R21E, **Town of Yorkville** (PIN 018032104060000)
4. LaBadie Investments, LLC, Owner
PSG, Inc., Agent
Conditional Use to construct and utilize a ±3,000 sq.-ft. building and a ±840 sq.-ft. potential future addition to be used for a dental clinic; located in the B-3 Commercial Service District; 5019 Morman Road; Sec. 31, T3N, R19E, **Town of Burlington** (PIN 002031931024000)
5. Daryl & Christina Lotharius, Owners
Conditional Use to occupy an existing pole barn and site with a dog day care, boarding and training facility; 1124 Waukesha Road; located in the A-2 General Farming and Residential District II; Sec. 10, T4N, R21E, **Town of Raymond** (PIN 012042110031000)

Agenda-Racine County Economic Development & Land Use Planning Committee

Monday, June 20, 2016, 6:00 p.m. / Ives Grove Office Complex Auditorium

Page 2 of 3

6. Jeanne Hager/Sanchez Trust, Owners
Payne & Dolan, Inc., Agent
- Conditional Use to continue a non-metallic (sand and gravel) extraction operation and related accessory uses (PKA Prager/Schroeder Site); located in the M-4, Quarrying District; 7512 Highway 83; Sec. 7, T4N, R19E, **Town of Waterford** (PIN 016041907-004000/-008000/-012010)

For informational purposes only: No changes to the conditions of the existing conditional use permit are requested.

7. Payne & Dolan, Inc.
Honey Creek Aggregate Site
- Conditional Use to continue a non-metallic (sand and gravel) extraction operation and related accessory uses for the Honey Creek Aggregate Site; located in the M-4 Quarrying District; 3422 High Drive; Sec. 31, T4N, R19E, **Town of Waterford** (PIN 016041931-001000/-005000/-101300/-101400)

For informational purposes only: No changes to the conditions of the existing conditional use permit are requested.

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 May 16, 2016, summary minutes
3. JL & DD Holdings, LLC, Owner
Matthew Hewitt, Agent

Site Plan Review to construct a ±30' x ±60' cold storage accessory building to be utilized by an electrical contractor business know as Economy Electric; located in the B-3 Commercial Service District (proposed); 7231 McHenry Street (CTH "P"); Sec. 18, T2N, R19E, **Town of Burlington** (PIN 002021918003001)

4. Super Mix of Wisconsin, Owner
Jack Pease, Agent

Site Plan Review to continue a non-metallic (sand and gravel) extraction operation, including earth moving, crushing, washing, sorting, sizing, stockpiling, recycling, transporting, and reclamation; located in the M-4 Quarrying District; 32409 High Drive (North Site); Sec. 28, T4N, R19E, **Town of Waterford** (PIN 016041928013000)

Agenda-Racine County Economic Development & Land Use Planning Committee

Monday, June 20, 2016, 6:00 p.m. / Ives Grove Office Complex Auditorium

Page 3 of 3

5. RBP3, LLC
John Schmidbauer, Kueny Architects,
Applicant
Site Plan Review to construct a ±23,320 sq.-ft. addition to an existing commercial building; located in the B-3 Commercial District; 1343 S. 27th Street; Sec. 12, T4N, R21E, **Town of Raymond** (PIN 012042112038300)
6. Review, discussion & possible recommendation on the following extra-territorial plat:
Fairview Place - Preliminary Plat; Section 27, Town 4 North, Range 19 East, **Village of Waterford**
7. Review, discussion & possible action on referrals from the Racine County Board of Supervisors
8. Other business as authorized by law
9. Adjourn