

**RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE**  
**AGENDA - MONDAY, OCTOBER 17, 2022 - 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. Michael Crowe and Barbara Tromp, Owners  
Turn Key Homes, Agent  
**Conditional Use** to raze an existing residence and place fill in the flood fringe for the construction of a single-family residence with an attached garage; located in the R-3A Suburban Residential District (sewered) District; 7628 Chestnut Ln.; Sec. 12, T4N, R19E, **Town of Waterford** (PIN 016041912036000).
  
2. Richard Beck, Owner  
Robert Epping, TV Materials, Inc., Applicant  
**Conditional Use** to re-establish and expand a nonmetallic mineral extraction and processing (sand & gravel) operation, including a reclamation plan, under new operator; 3612 Buena Park Rd. (CTH W); located in the M-4 Quarrying District; Sec.34, T4N, R19E, **Town of Waterford** (PIN's 016041934008020 & 016041934010000).
  
3. BKM Holdings, LLC., Dan & Christine Kastenson, Owners  
Jeff Badtke, Agent  
**Conditional Use** to construct and utilize an 8,640-sq.ft. commercial building for an automotive repair shop (Kastenson Auto Service); located in the B-3 Commercial Service District; 21445 Durand Ave.; Sec 36, T3N, R20E, **Town of Dover** (PIN 006032036018000).
  
4. Hincz, LLC., Owner  
Chad Schmidt, Applicant  
**Conditional Use** to construct and utilize three (3) 40'x190' self-service storage facility buildings, located directly south of 8037 Big Bend Rd.; located in the B-3 Commercial Service District; Sec 1, T4N, R19E, **Town of Waterford** (PIN No's 016041901056000 & 016041901055000).

5. Randy Larson, Owner Conditional Use Amendment of the previously approved Home-Based Agricultural Related Business (HBARB) to be open to the public for the “Tour N Taste Experience” no more than two weekends per calendar month or up to twelve time per calendar year and limit a maximum of 32 guests per day with no more than 16 guests at a time; and, to be open to the public for “Open-Tastings” no more than two Saturdays per calendar month or up to fourteen times per calendar year with a maximum of 32 guests per day, hours of events, 12:00 pm - 6:00 pm; located in the A-2 General Farming & Residential District II; 22200 W. 6 Mile Rd.; Sec. 11, T4N, R20E, **Town of Norway** (PIN 010042011023060).
  
6. B&L Development, LLC., Chris Conigliaro & Jared Hamill, Owners  
R.H. Batterman & Co., Inc., Todd Needham, Agent Rezone from R-3 Suburban Residential District (sewered) to R-6A Two Family Residential District II; part of the SE¼ of Sec. 22, T3N, R19E, **Town of Burlington**, Racine County, WI., Located south of 30623 Plank Rd. (Grace Church of Burlington), contains ±5.202-acres, more or less (PIN No’s 002031922023020 & 002031922020200).

**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. Decisions on preceding petitions
2. Review, discussion, and possible approval of the September 19, 2022, summary minutes
3. Vincent & Rachelle Senese, Owners Site Plan Review for a 9-month extension of the conditional use approval December 20, 2021, to place fill in the FFO, Urban Floodplain Fringe Overlay District and construct a single-family residence with an attached garage and covered deck on slab; located in the R-5, Urban Residential District II; directly west of 24430 Sandy Point Dr., Sec. 9, T4N, R20E, **Town of Norway** (PIN 010042009066000)

4. Asphalt Contractors, Inc., Owner & Applicant  
Tom Amon, Agent      Site Plan Review to continue a non-metallic (sand and gravel) extraction operation including earth moving, crushing, washing, sorting, sizing, stock piling, transportation, and reclamation; located in the M-4, Quarrying District; 7148 McHenry St.; Sec's 7 & 18, T2N, R19E, **Town of Burlington** (Parcel Id. No.'s 002021907010000 & 002021918015000)
5. Review, discussion & possible action on referrals from the Racine County Board of Supervisors
6. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, November 21, 2022
7. Other business as authorized by law
8. Adjournment