

**RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE**  
**AGENDA - MONDAY, December 19, 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. Douglas and Debra DeBack  
Revocable Trust, Owner  
Payne and Dolan, Agent  
Rezone ±81.4-acres from M-4, Quarrying District to A-1, Farmland Preservation District; located at 7512 Northwest Hwy.; part of the SW ¼ and SE ¼ of Sec. 7, T4N, R19E, **Town of Waterford** (PIN 016041907012010)
2. Trenton Ventures, LLC., Owner  
Robert Epping, Agent  
Conditional Use to continue a non-metallic (sand and gravel) extraction operation, including washing and ready-mix operations; located in the M-4, Quarrying District; 29331 Durand Avenue; Sec. 35, T3N, R19E, **Town of Burlington** (Parcel Id. Nos. 002031935002000 & 002031935002010).
3. Burlington Spring Valley, LLC.,  
Owner  
Robert Epping, Agent  
Conditional Use to continue a non-metallic (sand and gravel) extraction operation, including crushing, washing, recycling and reclamation; located in the M-4, Quarrying District; 1281 Spring Valley Rd.; Sec. 6, T2N, R19E, **Town of Burlington** (Parcel Id. Nos. 002031906-021000, -020010 and -026000)
4. Peter and Sarah Ciardo,  
Owners  
Matthew York, Applicant  
Shoreland/Floodplain Conditional Use to raze the existing residence and to place fill in the FFO, Urban Flood Fringe Overlay District, to construct a single-family residence with an attached garage and uncovered deck; located in the R-5, Urban Residential District II; 24333 N. Wind Lake Rd. Sec. 4, T4N, R20E, **Town of Norway** (PIN 010042004038000)
5. James C. Jorgenson, Owner  
Conditional Use to convert an existing barn and construct a ±20'x60' addition to the existing barn to be utilized as an event barn; located in the A-2, General Farming and Residential District II; 2200 S. Britton Rd.; Sec. 24, T3N, R20E, **Town of Dover** (PIN 006032023012000)
6. Eric Lundstrom, Owner  
Attorney, Peter J. Ludwig,  
Agent  
Rezone ±20.66-acres from A-1, Farmland Preservation District to C-2, Upland Resource Conservation District; located on a vacant parcel directly north of 33011 Yahnke Rd.; Part of the NE ¼ of Sec. 8, T2N, R19E, **Town of Burlington**, (PIN 002021908004000)

## **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 November 21, 2022 summary minutes
3. ETC Investments, LLC.,  
Owner  
Timothy and Christina Bass,  
Applicants  
Site Plan Review to install a small wind energy facility on a 100-foot, self-supporting lattice tower, located in the A-2, General Farming and Residential District II; 21130 North Cape St., Sec. 25, T4N, R20E, **Town of Norway** (Parcel Id. No. 010042025004000)
4. 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)  
Note: this item was partially approved (i.e., Tour and Taste) and partially laid over (Open Tasting) at the October 17, 2022 meeting for action by the Town of Norway. The laid over portion was to allow the Town of Norway to hear and act upon the request.
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, February 20, 2023 (There is NO meeting on January 16, 2023, due to the MLK Jr Day holiday)**
7. Other business as authorized by law
8. Adjournment