

**RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
AGENDA - MONDAY, OCTOBER 16, 2023 - 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. The Landing Group, Owner Conditional Use to conduct a winery/distillery
Atty. Samantha M. McCoy, Agent business with tasting room, private events, and the
construction of future buildings, utilize existing
buildings for associated uses; located in the B-3
Commercial Service District; 3640 Bieneman Rd.;
Sec.30, T3N, R19E, Town of Burlington (Parcel Id.
No. 002031930009000)

2. Review, discussion, and possible recommendation regarding proposed revisions to the Racine County Floodplain Ordinance in order to comply with all required State and Federal floodplain management regulations. The purpose of this public hearing is to solicit comments on proposed repeal Chapter 20, Article XII Floodplain and the creation of Chapter 20.1, Floodplain Ordinance, including Flood Insurance Rate Maps (FIRM) of the Racine County Code of Ordinances. As a condition of continued eligibility in the National Floodplain Insurance Program (NFIP), the ordinance revisions must be adopted by Racine County no later than the federally mandated effective date of January 11, 2024. This ordinance will repeal portions of Chapter 20, Zoning and create Chapter 20.1, Floodplain Ordinance, of the Racine County Code of Ordinances.

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 18, 2023, summary minutes

3. John and Crystal Bieringer, Site Plan Review to occupy an existing building with a
Owners tobacco shop for sales of tobacco products, business to
Biha Abdallah, Agent be names MB Smoke On, located in the B-3 Commercial
Service District; 7923 S. Loomis Road; Sec. 8, T4N,
R20E, **Town of Norway** (PIN. 010042008400000).

4. TTT Real Estate/Hillside
Aggregates, Owners
Robert Epping, Agent
Site Plan Review to renew/continue non-metallic (sand & gravel) extraction operations including gravel crushing, washing & recycling of concrete and asphalt in the M-4 Quarrying District; 7126 McHenry St.; Sec. 7, T2N, R19E, **Town of Burlington** (PINs. 002021907011000, 002021907019000 & 002021907017000).

5. Conserv FS, Inc., Owner
ISG, Inc, Agent
Site Plan Review to include additional fuel tanks with containment dike and truck loading/unloading pad with canopy to be located east of existing tanks and containment dike, located in the M-3 Heavy Industrial District; 4303 S Beaumont Ave; Sec. 34, T3N, R20E, **Town of Dover** (PIN. 006032034009000).

6. Review, discussion & possible action on referrals from the Racine County Board of Supervisors.

7. **Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, November 20, 2023.**

8. Other business as authorized by law

9. Adjournment