

**RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
AGENDA - MONDAY, NOVEMBER 18, 2024 – 5:00 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. Thomas and Nancy Greil
4901 Big Bend Rd.
Waterford, WI 53185
The Towers, LLC., Applicant
Conditional Use to construct a new 199' height Mobile Service Facility and Mobile Service Support Structure (outdoor cellular equipment cabinets, concrete pad with steel canopy, generator, cables, antennas); located at the northwest corner of Kramer Dr. and STH 164 (Big Bend Rd.); Sec. 25, T4N, R19E, **Town of Waterford** (Parcel Id. No. 016041925003000)

2. Dug Development, LLC.
N6967 CTH ES
Elkhorn, WI 53121
The Towers, LLC., Applicant
Conditional Use to construct a new 175' height Mobile Service Facility and Mobile Service Support Structure (outdoor cellular equipment cabinets, concrete pad with steel canopy, generator, cables, antennas); located northwest of 920 S. Teut Rd.; Sec. 21, T3N, R19E, **Town of Burlington** (Parcel Id. No. 002031921023000)

3. Lake Day, LLC.
7123 W. Wind Lake Rd.
Wind Lake, WI 53185
Angela Radke, Applicant
Shoreland/floodplain Conditional Use to place fill in the Urban Flood Fringe Overlay District to create more accommodating access to the shore of Wind Lake; located 7123 W. Wind Lake Rd.; Sec. 8, T4N, R20E, **Town of Norway** (Parcel Id. No. 010042008352000)

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 October 21, 2024, summary minutes

3. One Sorce Properties, LLC., Owner
Morton Buildings / Brent Ryan,
Applicant Conditional Use to construct three (3), 80'x150' and one (1) 60'x192' multi-tenant industrial buildings; located on vacant parcel directly north of 7616 Noraire Dr.; Sec. 12, T4N, R20E, **Town of Norway** (Parcel Id. No. 010042012035180)

(Note: this item was laid over from the August 19, 2024, public hearing to allow the Town of Norway to hear said petition and act upon).

4. The Landing Group LLC., Owner
Atty. Samantha McCoy, Agent Extension of Conditional Use to conduct a winery/distillery business with tasting room, private events, and the construction of future buildings, and 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)

(Note: extension request for up to nine months – Previously approved at the October 16, 2023, EDLUPC meeting)

5. Review, discussion, and possible action on referrals from the Racine County Board of Supervisors.

6. **Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, DECEMBER 16, 2024.**

7. Other business as authorized by law

8. Adjournment