GODFREY, LEIBSLE,
BLACKBOURN & HOWARTH, S.C.

ATTORNEYS AT LAW

Providing Quality Legal Service Since 1922

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October 16, 2024

<u>VIA EMAIL & US MAIL</u>

Jarmen Czuta, Assistant Superintendent
Racine County Public Works & Development Services
14200 Washington Avenue
Sturtevant, WI 53177

RE: **Conditional Use/Site Plan Review Application**
Owner: **The Landing Group, LLC**
Subject Property: **3640 Bieneman Road, Burlington, WI 53105**
Tax Parcel: **002 031930009000, Town of Burlington**

Dear Jarmen:

I write on behalf of my client, Timothy R. Richter (The Landing Group, LLC), regarding the above-reference matter. On October 18, 2023, an approval letter for a Condition Use Permit for a distillery/winery business with a tasting room, private events and the construction of future buildings was issued by Brian Jensen, Superintendent Development Services. Since that approval letter was issued, my client has been diligently pursuing the federal and state licensing and permitting required to operate a distillery and winery on the subject property. The federal licenses have been approved and issued. However, during the state application process, Wisconsin significantly overhauled its alcohol laws. To account for those changes, my client had to amend and resubmit their state licensing application. Due to these delays, I am respectfully requesting a 9-month extension to comply with the conditions set forth in the Conditional Use Permit. I've enclosed a check in the amount of $75 made payable to Racine County and ask that you add this matter to the agenda for the November 18th board meeting.

I appreciate your consideration in this matter. Should you have any questions or concerns on this matter, please feel free to contact me.

Very truly yours,

GODFREY, LEIBSLE,
BLACKBOURN & HOWARTH, S.C.

By: *Samantha M. McCoy*
Samantha M. McCoy

SMM:smq
Enclosure
cc: Timothy R. Richter *(via email)*

10-23-2024 pd. in full $75 check # 192966 - 9 month Extension Request

AIRPORT LANDS

PROPOSED FUTURE AREA FOR
OUTDOOR MATERIAL STORAGE

PROPOSED FUTURE SHOP AND
TRUCK AND TRAILER INDOOR
PARKING FOR LANDSCAPE COMPANY

PROPOSED FUTURE AREA FOR
TRUCK AND TRAILER PARKING

PROPOSED FUTURE AREA FOR
LANDSCAPE COMPANY

PROPOSED NEW CLEARSPAN BUILDING
FOR TRUCK, EQUIPMENT, AND TRAILER
INDOOR STORAGE.

(S71°09'E)
S71°15'47"E

(818.49')
819.03'

PROPOSED GRAVEL DRIVEWAY

PARCEL 3

PROPOSED WINERY/ DISTILLERY
EXPANSION AREA FOR STORAGE

PROPOSED WINERY/ DISTILLERY
1650 SQ.FT.

EXISTING BUILDINGS

LANDSCAPE COMPANY
EMPLOYEE PARKING
5 PARKING STALLS

EXISTING
BUILDING

PROPOSED SIGN FOR
LANDSCAPE COMPANY

DETAIL OF EXISTING BUILDINGS
—OF—

EXISTING PARKING
48 STALLS

EXISTING BUILDING

ACCESSORY STRUCTURE TO
THE BARN VENUE AS APPROVED
BY 2015 CUP, WHICH WAS
UPDATED 2016

PARCEL III: PART OF SECTION THIRTY (30), TOWNSHIP THREE (3) NORTH, RANGE NINETEEN (19) EAST
OF THE FOURTH PRINCIPAL MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A
STONE MONUMENT AT THE WEST QUARTER (W 1/4) CORNER OF SAID SECTION 30, RUN THENCE SOUTH
89°53' EAST, 271.66 FEET; THENCE SOUTH 0°36' EAST 661.93 FEET; THENCE SOUTH 89°39' EAST,
701.94 FEET; THENCE SOUTH 0°52' EAST, 760.00 FEET TO THE PLACE OF BEGINNING OF PARCEL OF
LAND HEREINAFTER DESCRIBED; RUN THENCE SOUTH 89°39' EAST, 660.00 FEET; THENCE NORTH
46°53'20" EAST, 676.65 FEET; THENCE NORTH 11°27' EAST, 300.00 FEET; THENCE SOUTH 89°39' EAST,
638.00 FEET; THENCE SOUTH 71°09' EAST, 818.49 FEET TO THE WESTERLY LINE OF BIENEMAN ROAD;
THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID ROAD TO ITS INTERSECTION WITH THE
CENTER LINE OF THE WHITE RIVER; THENCE WESTERLY ALONG THE CENTER LINE OF THE WHITE RIVER
TO A POINT THAT IS SOUTH 0°52' EAST OF THE PLACE OF BEGINNING; THENCE NORTH 0°52' WEST,
1069.60 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

SURVEY FOR: TIM RICHTER
SURVEY LOCATION: 3640 BIENEMAN ROAD

SEPTIC
COVER

GARAGE

EXISTING BUILDING

EXISTING
ASPHALT

CURRENT PROPERTY SIGN
NEW LOCATION

EXISTING VENUE

EXISTING BUILDING

BARN

SILO

WINDMILL

EXISTING GRAVEL DRIVEWAY

EXISTING BUILDING

PROPOSED FUTURE COFFEE/
WINE TASTING AS APPROVED
BY 2015 CUP, WHICH WAS
UPDATED 2016

EXISTING DECK

WHITE RIVER
PER RACINE COUNTY GIS

(SOUTHEASTERLY)
S13°45'06"E

BIENEMAN   ROAD

426.35'

(SOUTHEASTERLY)
S43°09'36"E
50.00'

LEGEND
◻ FOUND IRON PIPE
● FOUND IRON ROD
⊗ SET IRON PIPE
( ) RECORDED AS

GRAPHIC SCALE
40 20 0   40

SCALE 1" = 40'

B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225

ROBERT J. WETZEL   S-1778

DRAWN BY:	bw	DATE:	JULY 30, 2009
CHECKED BY:	rw/da	DRAWING NO.:	8951d1
JOB NO.:	8951-C	SHEET	2 OF 2