

(approved by committee on August 17, 2020)

**RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE**  
**SUMMARY MINUTES - MONDAY, July 20, 2020 - 6:00 p.m.**

Ives Grove Office Complex Auditorium  
14200 Washington Avenue, Sturtevant, WI 53177

**Pursuant to the Racine County Executive's Administrative Order Dated March 26, 2020, this meeting is being held via phone conferencing and no personal gathering will take place.**

**(NOTE: Audio recording from Racine County is available upon request. These minutes are intended as a summary of actions taken by the Committee and do not include verbatim or detailed accounts of all comments made by staff, the Committee, and members of the general public present at the meeting.)**

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Committee present: Tom Hincz, Bob Grove, Emily Lawrence, Tom Kramer,  
Jason Eckman, Mike Dawson

Committee excused: Brett Nielsen

Youth in Government

Representatives present: Arev Buchaklian, excused. Riley Niemiec, present

Staff present: Brian Jensen, Development Services Superintendent  
Sarah Reed, Development Services Specialist

Chairman Hincz called the July 20, 2020, Racine County Economic Development and Land Use Planning Committee public hearing and committee meeting to order at 6:00 p.m. He introduced the Committee and staff and explained public hearing and meeting procedures. Following are the agenda items and the Committee's actions.

**PUBLIC HEARING**

1. Eagle Disposal, Inc., Owner  
Hunzinger Construction Co. Applicant Conditional Use to construct and utilize a 60'x175' industrial building for the maintenance and repair of waste hauling trucks and future 55'x60' office addition; located in the M-3, Heavy Industrial District; 7400 Noraire Drive; Sec. 12, T4N, R20E, **Town of Norway** (Parcel Id. No. 010042012035150)

Brian Jensen reviewed the petition and public hearing testimony using text and maps. The proposed building meets the minimum yard setback requirements in the M-3 district. The site will be serviced by a Private Onsite Wastewater Treatment System. Building use will consist of preventative maintenance and repairs to the fleet of waste hauling trucks. Parts storage will be maintained inside the building. Captured fluid and used filters are placed into a dedicated tank that is periodically emptied off-site by GFL, a third-party waste fluid handling service. Tires are hauled away by Southside Tire. No fuel tanks are planned for this site. The proposed facility will have future office space capacity of 8-10 fulltime on-site employees for 50 drivers over two shifts. All driveways must be a minimum of 24-foot width. The northern driveway scales to 20-feet, this will need to be widened to minimum 24-feet.

Jim Hunzinger, Ann Haden and Dan Davies with Hunzinger Construction and Mark Madsen with Madsen, Neilsen and Barber were present, via phone, and answered questions from the committee.

SPEAKING IN OPPOSITION

Jennie Dentice 7249 Walczak Road  
Jim Drought 7814 Raynor Avenue  
Jim Chervenka 21101 W. 7 Mile Road  
via phone, were present and voiced their concerns for hours of operation, noise, and dust.

COMMUNICATIONS

A letter from the Town of Norway Clerk Pat Campbell, dated July 16, 2020, asked Racine County to hold open final conditions so the Town can review them at their August 5, 2020, Town Planning Commission meeting.

STAFF RECOMMENDATION(S)

Staff recommends approval with an amendment to the hours of operation and the understanding that the northern driveway must be widened to a minimum of 24-feet to meet the minimum width requirement.

DECISION

**GROVE MOVED, seconded by Eckman** to approve the conditional use as the use appears to comply with all other provisions of Chapter 20, such as lot width and area, yards, height, parking, loading, traffic, highway access, and performance standards, and based on the other things going on in the area, the proposed use appears to fit with the uses in the M-3, Heavy Industrial District.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Niemiec: aye

**Motion carried unanimously. VOTE: 6/0**

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. All are welcome to attend.***

1. Decisions on preceding petitions
2. Review, discussion and possible approval of the June 15, 2020, summary minutes

**GROVE MOVED, seconded by Lawrence,** to the June 15, 2020 summary minutes.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Niemiec: aye

**Motion carried unanimously. VOTE: 6/0**

3. Bowersock Trust Robert B.

Extension of the Shoreland/Floodplain Conditional Use for additional fill, grading and to include an underground culvert for stormwater purposes in the R-3/FFO (Flood Fringe Overlay District); 7330 E. Wind Lake Rd.; Sec. 10, T4N, R20E, **Town of Norway** (Parcel Id. 010042010055010)

Note: the original CU approval was granted January 18, 2016 and an amendment granted September 16, 2019. Extension request for the owner to meet the minimum fill requirements as illustrated and approved on the amendment application

Jensen reviewed the petition using text and maps. Staff recognizes and supports the extension to allow additional fill to be added to the site so it will be in compliance with the previously approved plans. All previous conditions will still be in place and an as built survey will be required to confirm the fill has been properly placed. Surrounding properties are also zoned R-3 Urban Residential District II and within the FFO.

STAFF RECOMMENDATION(S)

Staff recommends approval for the extension of the Shoreland/Floodplain Conditional Use.

DECISION

**GROVE MOVED, seconded by Kramer**, approve the extension to allow additional time to achieve the required fill placement from the original fill plan/survey that was approved by the EDLUPC on January 18, 2016 with conditions. The original fill was not placed in compliance with the previous approved plans or in accordance with the Racine County Chapter 20 Zoning Ordinance and Federal Emergency Management Agency requirements.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Niemiec: aye

**Motion carried unanimously. VOTE: 6/0**

4. Super Mix of Wisconsin, Owner  
Jack Pease, Agent

Site Plan Review to continue a non-metallic (sand and gravel) extraction operation, including earth moving, crushing, washing, sorting, sizing, stockpiling, recycling, transporting, and reclamation; located in the M-4 Quarrying District; 32409 High Drive (North Site); Sec. 28, T4N, R19E, **Town of Waterford** (PIN 016041928013000)

For informational purposes only: the applicant has requested a layover to August 17, 2020 meeting to complete engineering plan revisions and a Town of Waterford recommendation

Jensen reviewed the petition using text and maps. Jack Pease has requested to lay over this item till the August 17, 2020 meeting to complete some engineering plan revisions.

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

**GROVE MOVED, seconded by Eckman,** to receive and file the following referral:

1. Notice of Public Hearing for Proposed Wetland Individual Permit in the Village of Waterford from the Wisconsin Department of Natural Resources.
2. Copy of updated Contingency Plan from S.C. Johnson & Son, Inc.
3. Formal notification that the Wisconsin Department of Natural Resources has conditionally approved a Class 1.1 license modification for site at 8311 16th Street from S.C. Johnson & Son, Inc.
4. Notice of a Public Hearing regarding a proposed ordinance to amend the Village Land Use Plan as contained within the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 by amending land use designations to multiple properties from Village of Union Grove.
5. Notice of a Public Hearing regarding proposed revisions to Chapter 10 of the Village's Municipal Code of Ordinances regarding construction site erosion and sediment control, and post-construction storm water management from Village of Yorkville.
6. Copy of Notice of a Public Hearing on proposed Comprehensive Plan Update from Village of Yorkville.
7. Notice to inform property owners of the Wisconsin Department of Transportation will be conducting engineering environmental surveys along WI 36 and WI 11 for the Burlington bypass in Racine and Walworth counties.

**YOUTH REPRESENTATIVE'S ADVISORY VOTE:**

Youth Representative Niemiec:        aye

**Motion carried unanimously. VOTE: 6/0**

The Committee voted to suspend the *(date)*, meeting. If the need arises, a special meeting may be scheduled on a date to be determined. The *(date)*, Economic Development and Land Use Planning Committee public hearing/meeting will remain as scheduled. *(NOTE: Only if this is brought up as other business)*

6. Other business as authorized by law
7. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, August 17, 2020

The August 3, 2020, meeting will be suspended. If the need arises, a special meeting may be scheduled on a date to be determined. The August 17, 2020, Economic Development and Land Use

Planning Committee public hearing/meeting will remain as scheduled. This meeting will be held in person in the auditorium. CDC Covid-19 guidelines will be met.

Adjourn

8.

There being no further business, **GROVE MOVED, seconded by Kramer**, to adjourn at 7:00 p.m.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Niemiec: aye

**Motion carried unanimously. VOTE: 6/0**