

**RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
SUMMARY MINUTES - MONDAY, FEBRUARY 21, 2022 - 6:00 p.m.**

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

(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.)

Committee present: Supervisors Tom Hincz, Tom Kramer, Mike Dawson, Jason Eckman

Not present: Supervisors Brett Nielsen, Robert Grove, Kelly Kruse

Youth in Government
Representatives: Evan Anschutz (excused), Claudia Dieck (present)

Staff present: Brian Jensen, Development Services Superintendent
Shaun Maiter, Development Services Specialist

Chairman Hincz called the February 21, 2022, Racine County Economic Development and Land Use Planning Committee public hearing and committee meeting to order at 6:00 p.m. He directed the Committee and staff to introduce themselves, then he explained public hearing and meeting procedures. Following are the agenda items and the Committee's actions.

PUBLIC HEARING

1. Katrina Harasha Trust of 2012 DTD Conditional Use to create a non-farm residence located at 7509 Pleasant Rd.; Sec. 8, T4N, R19E, Town of Waterford (Parcel Id. No. 016041908003004)
- 6:03 Wendy Renz, Renz Construction,
6:19 Inc., Agent

Brian Jensen reviewed the petition and public hearing testimony using text and maps. The Town of Waterford has approved the certified survey map. The site meets all the minimum requirements by code.

Wendy Renz was present to answer questions and indicated that she has an updated title commitment, the sanitary permit is ready to go and, once the house is constructed, before occupancy, the barn and silo will be razed.

STAFF RECOMMENDATION(S)

Staff recommends approval if the deed restriction is recorded with the Racine County Register of Deeds office stating the parcel is split from the base farm track and remaining base farm track may not be divided further unless in compliance with the farmland preservation requirements. Also, the proposed lot creation achieves the goal of the A-1 district by limiting residential development from the base farm track preserving the remainder of the lands agricultural use.

DECISION

Supervisor TOM KRAMER MOVED, seconded by Supervisor Eckman to approve.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 4/0

2. Michael & Susan Michalski, Owners
6:08 Anthony Zanon, Agent
6:20
- Rezone ±4.51-acres of property from R-3, Suburban Residential District (sewered) and A-3, General Farming District III to R-2, Suburban Residential District (unsewered); property is part of 7710 E. Wind Lake Rd., Part of the SE ¼ Sec. 9, T4N, R20E, **Town of Norway** (Parcel Id. No. 010042009014000)

Jensen reviewed the petition and public hearing testimony using text and maps. The parcel is proposed to be split into three lots for future residential development. It is scheduled for a meeting at the Town on March 2, 2022.

Communications include:

- Justin Lyman, Chief of Wind Lake Volunteer Fire Department dated 10/28/2021: documents were reviewed, sewered versus unsewered, does not affect the response for the area. Wheeled vehicles are available to render rescue and relief to structures in upland areas during flood.
- Racine County Engineering Department indicates they will need permits before access can be planned. There is a possibility of three accesses.
- An email dated June 15, 2021, from Amy Schwabe of the Norway Sanitary District #1 indicates commissioners reviewed the conceptual plan of the vacant parcel located in the corner of East Wind Lake Road and South Wind Lake Road and would prefer the sewer main to be extended to provide service to future parcels referenced, if possible, to preserve the environment around the lake. The sanitary district will allow the County to issue the sanitary permit for the septic system, but if sewer becomes available in the future, they will have to connect to the municipal sewer system.

Anthony Zanon was present to answer questions.

STAFF RECOMMENDATION(S)

Staff recommends approval as it is compatible and consistent with existing land uses in the area and the use is not hazardous, harmful, or offensive or otherwise adverse to property values in the County and its communities.

DECISION

Supervisor JASON ECKMAN MOVED, seconded by Supervisor Dawson to approve.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 4/0

6:18 Chairman Hincz closed the public hearing portion of the meeting.

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
6:18

2. Review, discussion and possible approval of the January 17, 2022, summary minutes
6:21

Supervisor JASON ECKMAN MOVED, seconded by Supervisor Dawson, to approve the January 17, 2022, summary minutes.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 4/0

3. Arnold G & Julie Ann Himebauch Rev. Trust, Owner
6:22 Harmoni Towers LLC. & Fullerton Engineering, Applicants

Site Plan Review for a class II collocation to install three (3) antennas at 165-feet for an additional carrier to an existing mobile service support structure and associated ground equipment; located in the A-1, Farmland Preservation District; 4727 Honey Creek Rd., Sec. 30, T4N, R19E, **Town of Waterford** (Parcel Id. No. 016041930002000)

Jensen reviewed the petition using text and maps.

STAFF RECOMMENDATION(S)

Staff recommends approval as the tower has already been approved by the Town and County. This will not increase the height of the tower. A structural engineer advised that the tower could handle the equipment load as proposed.

DECISION

Supervisor MIKE DAWSON MOVED, seconded by Supervisor Kramer to approve.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 4/0

4. Review, discussion, and possible action on referrals from the Racine County Board of Supervisors
6:24

NONE

5. Other business as authorized by law
6:24

NONE

6. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, March 21, 2022
6:24

7. Adjourn
6:25

There being no further business, **Supervisor TOM KRAMER MOVED, seconded by Supervisor Dawson** to adjourn at 6:25 p.m.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 4/0