

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

SUMMARY MINUTES - MONDAY, MAY 16, 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, Olga White, Tom Kramer, Jason Eckman, Taylor Wishau, and Tom Rutkowski

Not present: Supervisor Robert Grove (excused)

Youth in Government Representatives: Rabeka Liberto, Charles Letsch

Staff present: Jarmen Czuta, Zoning Administrator
Emily Szabo, Development Services Analyst

Chairman Hincz called the May 16, 2022, Racine County Economic Development and Land Use Planning Committee public hearing and committee meeting to order at 6:00 p.m. He asked the committee members, and staff to introduce themselves. He then explained public hearing and meeting procedures. Following are the agenda items and the Committee’s actions.

PUBLIC HEARING

- 1. B&L Development, LLC., Owner Rezone ±51.98-acres of property from R-3, Suburban Residential District (sewered) to R-4, Urban Residential District I; Part of the SW ¼ & SE ¼ Sec. 22, T3N, R19E, **Town of Burlington** (Parcel Id. No.’s. 002031922023020 & 002031922020200).

Jarmen Czuta reviewed the petition and indicated that the Town of Burlington denied this rezoning request on May 12, 2022. The Development Services office received a request to withdraw from the agent on May 13, 2022, from the agenda. Staff requested the committee to make and approve a motion to approve the agent’s request.

DECISION

Supervisor TOM KRAMER MOVED, seconded by Supervisor Eckman to accept the withdrawal of the petition from B&L Development.

YOUTH REPRESENTATIVES’ ADVISORY VOTES:

Youth Representative Liberto: aye
Youth Representative Letsch: aye

Motion carried unanimously. VOTE: 6/0

6:06 **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. Discussion on preceding petition
6:06

2. Review, discussion and possible approval of the April 18, 2022, summary minutes
6:07

Supervisor JASON ECKMAN MOVED, seconded by Supervisor Wishau, to approve the April 18, 2022, summary minutes as submitted.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Liberto: aye
Youth Representative Letsch: aye

Motion carried unanimously. VOTE: 5/0

3. Payne & Dolan, Inc., Owner & Applicant
Clint Weninger, Agent
Site Plan Review to continue a non-metallic (sand and gravel) extraction operation and related accessory uses and reclamation, (Honey Creek Site); located in the M-4, Quarrying District; 34422 High Drive; Sec. 31, T4N, R19E, **Town of Waterford** (Parcel Id. No.'s 016041931-001000/-005000/-011020/-013000/-014000)

Czuta reviewed the petition and staff have determined that the current quarry operation is within the framework of the previous approvals and plans. There have been no complaints made to the Development Services office since the last approval. A request has been made to modify the hours of operation. The previously approved hours were Monday through Friday 6:00 a.m. to 7:00 p.m.; no activity in the pit beyond this thirteen-hour period. Thirty Saturdays per year may be worked if at least three days advanced written notice is given to the Town and the County. Saturday 7:00 a.m. to 1:00 p.m. and no quarrying activities on Sundays. Payne & Dolan requested the ability to pick up and return equipment and vehicles to the site outside of the thirteen-hour period to take advantage of daylight hours during construction season with the expectation that the activity would be seasonal and dependent on construction work located in the area.

Clint Weninger and Brianna Buchholtz were present to answer questions of the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval of this site plan review request to include the minor modification to the hours of operation.

DECISION

Supervisor JASON ECKMAN MOVED, seconded by Supervisor Kramer to approve the Site Plan Review.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Liberto: aye
Youth Representative Letsch: aye

Motion carried unanimously. VOTE: 6/0

4. ASDA Real Estate, LLC., Owner Site Plan Review to construct a 40'x52' transfer station
6:14 Andrew Naber, Applicant building for waste generated from the separation of recycling products; located in the M-3, Heavy Industrial District; 6320 McHenry St., Sec. 6, T2N, R19E, **Town of Burlington** (Parcel Id. No. 002021906022010)

Jarmen reviewed the petition. Andrew Naber was present to answer questions from the committee.

DECISION

Supervisor TAYLOR WISHAU MOVED, seconded by Supervisor Kramer to approve the Site Plan Review.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Liberto: aye
Youth Representative Letsch: aye

Motion carried unanimously. VOTE: 6/0

5. Review, discussion & possible recommendation on Report No. 2022-01 by the County
6:18 Executive reappointing David Hendrix and Frederick Chart as full members of the Racine County Zoning Board of Adjustment.

Supervisor TOM KRAMER MOVED, seconded by Supervisor Wishau to approve the reappointments, and send back to the County Board for confirmation.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Liberto: aye
Youth Representative Letsch: aye

Motion carried unanimously. VOTE: 6/0

6. Review, discussion & possible action on referrals from the Racine County Board of
6:19 Supervisors.

1. Report 2022-5 – by the County Executive making reappointments and an appointment to the UW Extension Education Committee, terms to expire on April 30, 2024: Mike Dawson, Thomas Czerniak, Supervisor Thomas Roanhouse and Supervisor Tom Kramer.
2. For Information Only: notification from WDNR to Juan Munoz, Aurora Medical Center at 13250 Washington Ave, of proposal to withdraw the facility from air permit coverage as a result of intent to operate under the Actual Emissions Operation Permit Exemption. This is a preliminary determination only.

7. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, June 20, 2022
6:20

8. Other business as authorized by law

None

9. Adjournment
6:21

There being no further business, the meeting adjourned at 6:21 p.m.