

(approved by committee on July 18, 2022)

**RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
SUMMARY MINUTES - MONDAY, JUNE 20, 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, Robert Grove, Tom Kramer, Jason Eckman, Taylor Wishau, Olga White, and Tom Rutkowski

Youth in Government Representatives: Rabeka Liberto (present), Charles Letsch (present)

Staff present: Brian Jensen, Development Services Superintendent
Emily Szabo, Development Services Analyst

Chairman Hincz called the June 20, 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. John & Dawn Christman and Katie Rezone ±5.5-acres from A-3, General Farming District III and A-1, Farmland Preservation to C-2, Upland Resource Conservation District; Part of the SW ¼ Sec. 2, T4N, R19E, **Town of Waterford** (Parcel Id. No. 016041902052010).
- 6:02 Kawczynski, Owners

Brian Jensen reviewed the petition and public hearing testimony using text and maps. John and Dawn Christman were present to answer any questions of the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval as the rezone is consistent with the surrounding uses and zoning in the area, and consistent the 2035 Comprehensive Plan. The Town of Waterford has approved the rezone.

DECISION

Supervisor ROBERT GROVE MOVED, seconded by Supervisor Wishau to approve.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Liberto: aye
Youth Representative Letsch: aye

Motion carried unanimously. VOTE: 7/0

6:05 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
6:05

2. Review, discussion and possible approval of the May 16, 2022, summary minutes
6:07

Supervisor TOM KRAMER MOVED, seconded by Supervisor Wishau, to approve the May 16, 2022, summary minutes.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Liberto: aye
Youth Representative Letsch: aye

Motion carried unanimously. VOTE: 7/0

3. Ellertson Trust Harold W Sr.,
6:07 Owner Fullerton Engineering –
Dish Wireless, Applicant

Site Plan Review for a class II collocation to install three (3) antennas at 185-feet for an additional carrier to an existing mobile service support structure and associated ground equipment; located in the M-3, Heavy Industrial District; 8330 N. Raynor Avenue; Sec. 1, T4N, R20E, **Town of Norway** (Parcel Id. No. 010042001017000)

Jensen reviewed the petition using text and maps.

STAFF RECOMMENDATION(S)

Staff recommends approval.

DECISION

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

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Liberto: aye
Youth Representative Letsch: aye

Motion carried unanimously. VOTE: 7/0

4. Szczerba Investments, LLC., Site Plan Review to construct a 32'x 60.2' addition to
6:10 Owner an existing industrial building; located in the
Bower Design & Construction, M-3, Heavy Industrial District; 4353 Shianne St., Sec.
Agent 36, T3N, R20E, **Town of Dover** (Parcel Id. No.
006032036040010)

Jensen reviewed the petition using text and maps. The Town of Dover approved this petition on June 17, 2022.

STAFF RECOMMENDATION(S)

Staff recommends approval as it fits with the district and is consistent with the property.

DECISION

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

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Liberto: aye
Youth Representative Letsch: aye

Motion carried unanimously. VOTE: 7/0

5. Michael & Valerie Iverson, Extension of Conditional Use to construct additions
6:13 Owners to and perform renovations of an existing commercial
Steven R. Sharpe - Architect, building and to occupy the commercial building with a
Agent liquor/convenience store and allow residential quarters
on the second floor located in the B-3, Commercial
Service District; 8006 Big Bend Road; Section 1, T4N,
R19E, **Town of Waterford** (PIN 's 016041901030001)
Note: extension request for up to nine months

Jensen reviewed the petition using text and maps.

STAFF RECOMMENDATION(S)

Staff recommends approval of a nine-month extension.

DECISION

Supervisor ROBERT GROVE MOVED, seconded by Supervisor Kramer to approve.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Liberto: aye
Youth Representative Letsch: aye

Motion carried unanimously. VOTE: 7/0

6. Review, discussion, and possible recommendation on an ordinance revision to Sec. 20-6:15 1339(8) of Chapter 20, Zoning, Racine County Code of Ordinances, to allow height greater than fifteen (15) feet for self-storage structure(s) if approved as part of a conditional use or site plan review

Jensen reviewed the ordinance revision and answered questions of the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval to move forward with the Ordinance change.

DECISION

Supervisor ROBERT GROVE MOVED, seconded by Supervisor Kramer to move forward with the Ordinance change.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Liberto: aye
Youth Representative Letsch: aye

Motion carried unanimously. VOTE: 7/0

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

1. Village of Sturtevant providing Ord No. 2022-02 & 03, amending the Village's Comprehensive plan and Zoning District.
2. Relocation Order and Plat, ID 2290-24-20, from the WisDOT regarding STH 38 from Dunkelow Rd to E. Oakwood Rd.

Supervisor ROBERT GROVE MOVED, seconded by Supervisor Kramer to receive, and file.

8. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, July 18, 2022
6:21

- 9.** Other business as authorized by law
6:21

NONE

- 10.** Adjourn
6:21

There being no further business, **Supervisor TOM KRAMER MOVED, seconded by Supervisor Grove** to adjourn at 6:21 p.m.