

DRAFT

**RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
SUMMARY MINUTES - MONDAY, AUGUST 15, 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, Jason Eckman, Tom Rutkowski, and Thomas Roanhouse
- Excused: Supervisors Tom Kramer, Robert Grove, Taylor Wishau, and Olga White
- Youth in Government Representatives: Rabeka Liberto (excused), Charles Letsch (excused)
- Staff present: Brian Jensen, Development Services Superintendent
Emily Szabo, Development Services Analyst

Chairman Hincz called the August 15, 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

- | | |
|---|---|
| <p>1. Super Mix of Wisconsin, Inc.
6:03 5435 Bull Valley Rd., Ste. 330
6:25 McHenry, IL 60050
Jack Pease, Applicant</p> | <p><u>Conditional Use</u> to a conditional use to continue a nonmetallic mining operation (sand & gravel), including earth moving, crushing, washing, sorting, sizing, stockpiling, concrete recycling, transporting and reclamation; 32409 High Dr. (North Site); Sec. 28, T4N, R19E, Town of Waterford (PIN 016041928013000).</p> |
|---|---|

Brian Jensen reviewed the petition and public hearing testimony using text and maps. The reclamation bond on file is current and does not need to be updated. Staff has had no issues and have received no complaints with this operation. They have complied with previous approvals.

Phil Brown spoke on behalf of Super Mix of Wisconsin and answered questions of the committee. He indicated that the hours of operation are 7:00 a.m. to 6:00 p.m. and Saturday 7:00 a.m. to 1:00 p.m.

STAFF RECOMMENDATION(S)

Staff recommended approval as this use appears to be permitted by the underlying zoning district, based on the other things going on in the area, the use appears to fit with the uses in the district. Also, the use appears to be in the public interest by providing a valuable site and asset for promoting the welfare of the community.

DECISION

**Supervisor TOM RUTKOWSKI MOVED, seconded by Supervisor Eckman to approve.
Motion carried unanimously. VOTE: 4/0**

2. Kyle and Jessica Roadt, Owners Rezone ±.36-acres from C-1, Resource
6:08 8608 Hart Dr. Conservation District to R-3, Suburban Residential
6:20 Wind Lake, WI 53185 District (sewered); Part of the NE ¼ & SE ¼ Sec.
5, T4N, R20E, **Town of Norway** (Parcel Id. No.'s.
010042005139000 & 010042005166000).

Brian Jensen reviewed the petition and public hearing testimony using text and maps. The rezone is requested to allow for the construction of an accessory structure. Kyle Roadt was present to answer any questions.

STAFF RECOMMENDATION(S)

Staff recommended approval as the rezoning is consistent with the 2035 Comprehensive Land Use Plan of low density residential and the rezoning is compatible with surrounding zoning and uses; the parcel meets minimum width and air requirements and has obtained approval for the placement of file with the Wisconsin DNR.

DECISION

Supervisor TOM RUTKOWSKI MOVED, seconded by Supervisor Eckman to approve.
Motion carried unanimously. VOTE: 4/0

3. Kyle and Jessica Roadt, Owners Conditional Use to conditional use to place fill in
6:12 8608 Hart Dr. the floodplain in accordance with a hydraulic and
6:21 Wind Lake, WI 53185 hydrologic analysis approved by the Wisconsin
Department of Natural Resources, for the
construction of an accessory structure; 8608 Hart
Dr.; Sec. 5, T4N, R20E, **Town of Norway** (PIN
No's 010042005139000 & 010042005166000).

Brian Jensen reviewed the petition and public hearing testimony using text and maps. The structure would store personal property such as dirt bikes, ATVs, and motorcycles.

STAFF RECOMMENDATION(S)

Staff recommended approval as the Conditional Use is in accordance with Chapter 20 of the flood plain regulations and, based on other things in the area, the proposed pole barn appears to fit with the uses in the district and meets all the minimum requirements.

DECISION

Supervisor TOM RUTKOWSKI MOVED, seconded by Supervisor Eckman to approve.
Motion carried unanimously. VOTE: 4/0

4. Review, discussion, and recommendation regarding the update (4th edition) to the 2023 –
6:15 2032 Racine County Land and Water Resource Management Plan (LWRMP)
6:22

Monte Osterman reviewed the document and indicated that it looks completely different than it did ten years ago. He answered any questions of the committee.

DECISION

Supervisor JASON ECKMAN MOVED, seconded by Supervisor Rutkowski recommends moving this item forward to the County Board for adoption.
Motion carried unanimously. VOTE: 4/0

6:19 **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
6:25

2. Super Mix of Wisconsin, Inc. Site Plan Review to continue a nonmetallic mining
6:23 5435 Bull Valley Rd., Ste. 330 operation (sand & gravel), including earth moving,
McHenry, IL 60050 crushing, washing, sorting, sizing, stockpiling,
Jack Pease, Applicant concrete recycling, Ready-mix plant, transporting and
reclamation; 32424 High Dr. (**South Site**); Sec. 28,
T4N, R19E, **Town of Waterford** (PIN's
016041933001050 & 016041933002000)

Brian Jensen reviewed the petition and public hearing testimony using text and maps.

STAFF RECOMMENDATION(S)

Staff recommended approval.

DECISION

Supervisor JASON ECKMAN MOVED, seconded by Supervisor Rutkowski to approve.
Motion carried unanimously. VOTE: 4/0

3. Review, discussion and possible approval of the July 18, 2022, summary minutes
6:24

Supervisor JASON ECKMAN MOVED, seconded by Supervisor Rutkowski, to approve the July 18, 2022, summary minutes.

Motion carried unanimously. VOTE: 4/0

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

NONE

5. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, September 19, 2022
6:24

6. Other business as authorized by law
6:24

NONE

7. Adjourn
6:24

There being no further business, **Chairman Hincz** adjourned the meeting at 6:24 p.m.