

**DRAFT**

**RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE  
SUMMARY MINUTES - MONDAY, SEPTEMBER 19, 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 Kramer, Jason Eckman, Taylor Wishau, Olga White, and Tom Rutkowski
- Excused: Supervisors Tom Hincz, and Robert Grove
- Youth in Government Representatives: Rabeka Liberto (present), Charles Letsch (excused)
- Staff present: Brian Jensen, Development Services Superintendent  
Emily Szabo, Development Services Analyst

Secretary Kramer called the September 19, 2022, Racine County Economic Development and Land Use Planning Committee public hearing and committee meeting to order at 6:02 p.m. He introduced Committee members and staff, then he explained public hearing and meeting procedures. Following are the agenda items and the Committee's actions.

**PUBLIC HEARING**

- 1. Wally Haag, Owner Conditional Use to construct and utilize a 5,000-square foot industrial building for the welding, assembly, and testing of coolant filtration machines, and a potential future 3,750-sq.ft. addition; Radius Bend; Sec. 36, T3N, R20E, Town of Dover (PIN 006032036031023).
- 6:06 Encyclon Inc., Wally Haag, Haag
- 6:19 Properties, Applicants

Brian Jensen reviewed the petition and public hearing testimony using text and maps. Wally Haag and Encyclon representative were present to discuss the need for the petition and answer questions of the committee.

**STAFF RECOMMENDATION(S)**

Staff recommends approval of the Conditional Use as in accordance with the purpose and intent of Chapter 20 and based on other things going on in the area, the proposed building appears to fit with the existing uses in the district and this use appears to be permitted by underlying zoning and has received Town of Dover approval at their August 8<sup>th</sup> meeting.

**DECISION**

**Supervisor TOM RUTKOWSKI MOVED, seconded by Supervisor Eckman to approve.**

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Liberto: aye  
**Motion carried unanimously. VOTE: 5/0**

2. Emery's Business Conditional Use to construct and  
6:10 Services, LLC., Owner utilize a 3,840-sq.ft. industrial  
6:20 Mark & Lisa Emery, building for roofing and dumpster  
Owners rental/restoration including  
maintenance of the business trucks  
and equipment, including an  
outdoor storage area for dumpsters  
and business associated vehicles  
and equipment for a business  
known as "Emery's Business  
Services, LLC."; 21642 Durand  
Ave.; Sec's.25 & 36, T3N, R20E,  
**Town of Dover** (PIN No's  
006032036008000 &  
006032025013000).

Jensen reviewed the petition and public hearing testimony using text and maps. Mark and Lisa Emery were present and answered any questions of the committee.

Jensen read a communication from Robert Kordus, Asphalt Contractors having no objection to the petition but indicating some drainage concerns.

STAFF RECOMMENDATION(S)

Staff recommends approval of the Conditional Use as in accordance with the purpose and intent of Chapter 20 and based on other things going on in the area, the proposed use seems to fit with the existing uses in the district and this use appears to be permitted by underlying zoning, and the Town of Dover has approved, according to the owners, at last week's Town Board meeting.

DECISION

**Supervisor JASON ECKMAN MOVED, seconded by Supervisor Wishau** to approve with a condition for installation of a tracking pad or similar device to lessen material being tracked onto the public roadway.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Liberto: aye

**Motion carried unanimously. VOTE: 5/0**

6:17 **Secretary Kramer** 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  
6:19

2. Review, discussion and possible approval of the August 15, 2022, summary minutes  
6:24

**Supervisor TAYLOR WISHAU MOVED, seconded by Supervisor Eckman, to approve the August 15, 2022, summary minutes as presented.**

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Liberto: aye

**Motion carried unanimously. VOTE: 5/0**

3. Review, discussion, and possible action on referrals from the Racine County Board of Supervisors  
6:25

There were no referrals

4. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, October 17, 2022  
6:25

5. Other business as authorized by law  
6:25

No other business presented

6. Adjourn  
6:25

There being no further business, **Supervisor TAYLOR WISHAU MOVED, seconded by Supervisor Eckman, to adjourn the meeting at 6:25 p.m.**

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Liberto: aye

**Motion carried unanimously. VOTE: 5/0**