

# DRAFT

## RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE SUMMARY MINUTES - MONDAY, October 17, 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.)

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Committee present: County Board Chairman Tom Roanhouse, and Supervisors Robert Grove, Jason Eckman, Taylor Wishau, Olga White, and Tom Rutkowski

Excused: Supervisor Tom Hincz, and Tom Kramer

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

Staff present: Brian Jensen, Development Services Superintendent  
Julie Anderson, Public Works & Development Services Director

Vice-Chairman Grove called the October 17, 2022, Racine County Economic Development and Land Use Planning Committee public hearing and committee meeting to order at 6:00 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. Michael Crowe and Barbara Tromp, Conditional Use to raze an existing residence and place fill in the flood fringe for the construction of a single-family residence with an attached garage; located in the R-3A Suburban Residential District (sewered) District; 7628 Chestnut Ln.; Sec. 12, T4N, R19E, **Town of Waterford** (PIN 016041912036000).  
6:04 Owners  
7:01 Turn Key Homes, Agent

Brian Jensen reviewed the petition and public hearing testimony using text and maps. The proposed dwelling will be located further back from Tichigan Lake. The plans meet the minimum standards of the flood plain ordinance per staff and DNR review.

Agent Jeff Kreger of Turn Key Homes was present to answer questions.

### STAFF RECOMMENDATION(S)

Staff recommends approval as it is in accordance with Chapter 20 of the Floodplain regulations and, based on other things going on in the area, the proposed use appears to fit with the other uses in the district. This is subject to the Town of Waterford approval.

### DECISION

**Supervisor JASON ECKMAN MOVED, seconded by Supervisor Rutkowski to approve.**

### **YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Liberto: aye  
Youth Representative Letsch aye

**Motion carried unanimously. VOTE: 6/0**

2. Richard Beck, Owner  
6:09 Robert Epping, TV Materials, Inc.,  
7:02 Applicant
- Conditional Use to re-establish and expand a nonmetallic mineral extraction and processing (sand & gravel) operation, including a reclamation plan, under new operator; 3612 Buena Park Rd. (CTH W); located in the M-4 Quarrying District; Sec.34, T4N, R19E, **Town of Waterford** (PIN's 016041934008020 & 016041934010000).

Jensen reviewed the petition and public hearing testimony using text and maps. There will be three phases of operation. Reclamation for phase one is estimated at to be at \$59,497.20. If approved, it will be subject to having a reclamation bond accepted by Racine County before permit will be issued.

Robert and Taun Epping were present to answer questions. They are working with the police department to improve line of sight on the road and with neighbors to improve the area by installing privacy berms to reduce noise and dust and planting some trees.

STAFF RECOMMENDATION(S)

Staff recommendation is to approval. It is in accordance with purpose and intend of Chapter 20, the use appears to be permitted by underlying zoning and the approval is in accordance with the 2035 Comprehensive Land Use Plan. This is subject to the Town of Waterford approval.

DECISION

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

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Liberto: aye  
Youth Representative Letsch aye

**Motion carried unanimously. VOTE: 6/0**

3. BKM Holdings, LLC., Dan & Christine  
6:21 Kastenson, Owners  
7:03 Jeff Badtke, Agent
- Conditional Use to construct and utilize an 8,640-sq.ft. commercial building for an automotive repair shop (Kastenson Auto Service); located in the B-3 Commercial Service District; 21445 Durand Ave.; Sec 36, T3N, R20E, **Town of Dover** (PIN 006032036018000).

Jensen reviewed the petition and public hearing testimony using text and maps. The plan is to raze the existing building after a new commercial building is constructed. Proposed parking is on the north side of the building. Hours of operation is 8:00 to 5:30 Monday through Thursday, and 8:00 to 5:00 on Friday. The project is proposed to start in the fall of this year.

Dan and Christine Kastenson to answer any questions. Debra Krogh spoke in favor. She lives across the street from petitioners and indicates that they have been a good neighbor and they need the space.

Pete Vanderwerff asked if there were plans for a retention pond. Jensen read Town of Dover's correspondence approving the petition pending approval of the drainage plan by the Town Engineer.

Robert Kordus expressed concern regarding water drainage and the building elevation.

STAFF RECOMMENDATION(S)

Staff recommends approval as it is compatible with the area, underlying zoning permits it, and based on other things going on in the area, the proposed use fits with the uses in the district, and the Town of Norway has approved subject to their Drainage Engineer's approval.

DECISION

**Supervisor JASON ECKMAN MOVED, seconded by Supervisor Rutkowski to approve.**

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Liberto: aye  
Youth Representative Letsch aye

**Motion carried unanimously. VOTE: 6/0**

4. Hincz, LLC., Owner  
6:32 Chad Schmidt, Applicant  
7:05

Conditional Use to construct and utilize three (3) 40'x190' self-service storage facility buildings, located directly south of 8037 Big Bend Rd.; located in the B-3 Commercial Service District; Sec 1, T4N, R19E, **Town of Waterford** (PIN No's 016041901056000 & 016041901055000).

Jensen reviewed the petition and public hearing testimony using text and maps. There will be an office manager across the street from the buildings from the hours of 10:00 a.m. to 5:00 p.m. Monday through Friday. The access to the storage buildings will be 24/7. Access to the property is from North Lake Drive.

The Town of Waterford approved this petition at their September 12, 2022, meeting.

Chad Schmidt was present and explained that he owns the property to the south and runs a real estate office from there and staff are there all the time. He answered questions regarding pavement and the lighting plan.

STAFF RECOMMENDATION(S)

Staff recommends approval as it is compatible with other uses in the area, underlying zoning permits it, and the Town of Waterford has also approved this proposal and the use in this district.

DECISION

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

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Liberto: aye  
Youth Representative Letsch aye

**Motion carried unanimously. VOTE: 6/0**

5. Randy Larson, Owner  
6:37  
7:07

Conditional Use Amendment of the previously approved Home-Based Agricultural Related Business (HBARB) to be open to the public for the "Tour N Taste Experience" no more than two weekends per calendar month or up to twelve time per calendar year and limit a maximum of 32 guests per day with no more than 16 guests at a time; and, to be open to the public for "Open-Tastings" no more than two Saturdays per calendar month or up to fourteen times per calendar year with a maximum of 32 guests per day, hours of events, 12:00 pm - 6:00 pm; located in the A-2 General Farming & Residential District II; 22200 W. 6 Mile Rd.; Sec. 11, T4N, R20E, **Town of Norway** (PIN 010042011023060).

Jensen reviewed the petition and public hearing testimony using text and maps. He explained that the Town of Norway separated the two issues at their October meeting, approved the "Tour N Taste Experience" portion and denied the "Open Tastings" portion. A reconsideration has been requested of the Town amending the Open Tastings to be no more than one Saturday per calendar month or up to seven times per calendar year with hours of noon to 5:30 p.m. and a maximum of 24 guests per day. This will be heard at the Town's November meeting.

Randy Larson was present and explained that of the eighty wineries in Wisconsin, his is the only one with restrictions. Julie Blume stated that other businesses and agricultural ventures are in the area, and it is not strictly a subdivision.

Justin and Tina Schwartz, who share a driveway with the petitioner, expressed their opposition to this petition due to increased traffic and noise. The Town of Norway created shared entries to driveway. There were three letters from neighbors that were read by Tina Schwartz expressing safety concerns.

John Welch expressed his opposition stating that Randy words his petition so he can stretch and bend the rules. He has does not comply with the rules already set forth.

STAFF RECOMMENDATION(S)

Staff recommendations approval of the "Tour N Taste" from 12 to 16 guests.

DECISION

Supervisor TAYLOR WISHAU MOVED, seconded by Supervisor Eckman to approve the “Tour N Taste” portion of the petition.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Liberto: aye  
Youth Representative Letsch aye

**Motion carried. VOTE: 5/1 – County Board Chairman Tom Roanhouse dissenting.**

STAFF RECOMMENDATION(S)

Staff recommends layover of the “Open Tastings” until the Town of Norway hears this at their November meeting.

DECISION

Supervisor TOM RUTKOWSKI MOVED, seconded by Supervisor Eckman to layover the “Open Tastings” portion of the petition.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Liberto: aye  
Youth Representative Letsch aye

**Motion carried unanimously. VOTE: 6/0**

7:00 Vice Chairman Grove closed the public hearing portion of the meeting.

6. B&L Development, LLC., Chris Conigliaro & Jared Hamill, Owners R.H. Batterman & Co., Inc., Todd Needham, Agent
- 6:04 **10/14/22 – the applicant has requested to withdraw this item from the agenda.**
- Rezone from R-3 Suburban Residential District (sewered) to R-6A Two Family Residential District II; part of the SE¼ of Sec. 22, T3N, R19E, **Town of Burlington**, Racine County, WI., Located south of 30623 Plank Rd. (Grace Church of Burlington), contains ±5.202-acres, more or less (PIN No's 002031922023020 & 002031922020200).

Vice-chairman Grove announced that this item was requested to be withdrawn from the agenda by the applicant.

DECISION

Supervisor TOM RUTKOWSKI MOVED, seconded by Supervisor Eckman to approve the motion to approve the withdraw of this petition.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Liberto: aye  
Youth Representative Letsch aye

**Motion carried unanimously. VOTE: 6/0**

**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  
7:00

2. Review, discussion and possible approval of the September 19, 2022, summary minutes  
7:11

**Supervisor JASON ECKMAN MOVED, seconded by Supervisor Rutkowski, to approve the September 19, 2022, summary minutes as presented.**

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Liberto: aye  
Youth Representative Letsch aye

**Motion carried unanimously. VOTE: 6/0**

3. Vincent & Rachelle Senese, Site Plan Review for a 9-month extension of the conditional use approval December 20, 2021, to place fill in the FFO, Urban Floodplain Fringe Overlay District and construct a single-family residence with an attached garage and covered deck on slab; located in the R-5, Urban Residential District II; directly west of 24430 Sandy Point Dr., Sec. 9, T4N, R20E, **Town of Norway** (PIN 010042009066000)  
7:12 Owners

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

**STAFF RECOMMENDATION(S)**

Staff recommends approval of a nine-month extension.

**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: 6/0**

4. Asphalt Contractors, Inc., Owner Site Plan Review to continue a non-metallic (sand and gravel) extraction operation including earth moving, crushing, washing, sorting, sizing, stock piling, transportation, and reclamation; located in the M-4, Quarrying District; 7148 McHenry St.; Sec's 7 & 18, T2N, R19E, **Town of Burlington** (Parcel Id. No.'s 002021907010000 & 002021918015000)  
7:13 & Applicant  
Tom Amon, Agent

Jensen reviewed the petition and public hearing testimony using text and maps. The request is for the two-year continuance review. There are no changes.

STAFF RECOMMENDATION(S)

Staff recommends approval.

DECISION

**Supervisor JASON ECKMAN MOVED, seconded by Supervisor Rutkowski to approve.**

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Liberto: aye  
Youth Representative Letsch aye

**Motion carried unanimously. VOTE: 6/0**

5. Review, discussion, and possible action on referrals from the Racine County Board of Supervisors  
7:14

None

6. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, November 21, 2022  
7:14

7. Other business as authorized by law  
7:14

There will not be a meeting on January 16, 2023, in observance of the Martin Luther King holiday.

8. Adjournment  
7:15

There being no further business, **Supervisor TOM RUTKOWSKI MOVED, seconded by Supervisor Eckman** to adjourn the meeting at 7:15 p.m.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Liberto:        aye  
Youth Representative Letsch        aye

**Motion carried unanimously. VOTE: 6/0**