

**RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE**  
**SUMMARY MINUTES - MONDAY, DECEMBER 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.)**

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Committee present: Supervisors Robert Grove, Tom Kramer, Taylor Wishau, Olga White, and Tom Rutkowski

Excused: Supervisor Tom Hincz, Supervisor Jason Eckman

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

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

Vice-Chairman Grove called the December 19, 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**

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| <p>1. Douglas and Debra DeBack<br/>6:04 Revocable Trust, Owner<br/>6:48 Payne and Dolan, Agent</p> | <p><u>Rezone</u> ±81.4-acres from M-4, Quarrying District to A-1, Farmland Preservation District; located at 7512 Northwest Hwy.; part of the SW ¼ and SE ¼ of Sec. 7, T4N, R19E, <b>Town of Waterford</b> (PIN 016041907012010)</p> |
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Brian Jensen reviewed the petition and public hearing testimony using text and maps. Bryanna Bucholtz was present to discuss reasoning for the rezone and to answer questions. The Town of Waterford has already approved this rezone request.

**STAFF RECOMMENDATION(S)**

Staff recommends approval of the rezone as it is consistent with the reclamation plan that was previously approved by Racine County and is also consistent with the 2035 Comprehensive Plan.

**DECISION**

**Supervisor TOM KRAMER MOVED, seconded by Supervisor Wishau to approve the rezone.**

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Liberto: aye

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

2. Trenton Ventures, LLC., Owner  
6:09 Robert Epping, Agent  
6:49

Conditional Use to continue a non-metallic (sand and gravel) extraction operation, including washing, and ready-mix operations; located in the M-4, Quarrying District; 29331 Durand Avenue; Sec. 35, T3N, R19E, **Town of Burlington** (Parcel Id Nos. 002031935002000 & 002031935002010).

Jensen reviewed the petition and public hearing testimony using text and maps. He gave a brief history of the site, hours of operations, what has already been reclaimed and what has been restored. The current bonds on file are sufficient for the operation. Robert Epping was present to answer any questions of the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval as the use is permitted by underlying zoning and as previously approved conditions must be followed. Based on other things going on in the area, it appears to fit with the uses in the district and the use appears to be a public interest by providing valuable site asset and promoting the welfare of the county.

DECISION

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

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Liberto: aye

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

3. Burlington Spring Valley, LLC.,  
6:16 Owner  
6:50 Robert Epping, Agent

Conditional Use to continue a non-metallic (sand and gravel) extraction operation, including crushing, washing, recycling and reclamation; located in the M-4, Quarrying District; 1281 Spring Valley Rd.; Sec. 6, T2N, R19E, **Town of Burlington** (Parcel Id. Nos. 002031906-021000, -020010 and -026000)

Jensen reviewed the petition and public hearing testimony using text and maps. There have been no complaints received by this office for this operation. The operator anticipates opening another ten acres within the mining area and the bond will be increased appropriately. Robert Epping provided history of this site and answered questions of the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval as it fits with the uses in the area, is consistent with previous approvals and is permitted by underlying zoning.

DECISION

**Supervisor TAYLOR WISHAU MOVED, seconded by Supervisor Rutkowski to approve.**

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Liberto: aye

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

4. Peter and Sarah Ciardo,  
6:21 Owners  
6:51 Matthew York, Applicant

Shoreland/Floodplain Conditional Use to raze the existing residence and to place fill in the FFO, Urban Flood Fringe Overlay District, to construct a single-family residence with an attached garage and uncovered deck; located in the R-5, Urban Residential District II; 24333 N. Wind Lake Rd. Sec. 4, T4N, R20E, **Town of Norway** (PIN 010042004038000)

Jensen reviewed the petition and public hearing testimony using text and maps. The plans meet or the minimum flood elevation requirements. The fill meets or exceeds Floodplain Ordinance requirements. Matthew York was present to answer questions of the committee members.

STAFF RECOMMENDATION(S)

Staff recommends approval based on the submitted plans meeting the minimum standards of the flood plain ordinance, it is consistent with other things going on in the area and also to be subject to Town of Norway approval.

DECISION

**Supervisor TOM KRAMER MOVED, seconded by Supervisor White to approve.**

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Liberto: aye

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

5. James C. Jorgenson, Owner  
6:26  
6:52
- Conditional Use to convert an existing barn and construct a ±20'x60' addition to the existing barn to be utilized as an event barn; located in the A-2, General Farming and Residential District II; 2200 S. Britton Rd.; Sec. 24, T3N, R20E, **Town of Dover** (PIN 006032023012000)

Jensen reviewed the petition and public hearing testimony using text and maps. James Jorgenson was present to answer questions of the committee. He spoke to the Town of Dover regarding storm water runoff and there should be no issues. This would be for seasonal use, weekend only, operating until midnight. Occupancy would be limited to 160 people.

The Town of Dover gave conceptual approval a year ago. The item much go back for formal approval with updates from the original plan.

Mary Mills, a neighbor to the North, spoke in opposition relating to sound levels, increase in traffic flow, trespassing, drinking, and inadequate parking space.

STAFF RECOMMENDATION(S)

Staff recommends approval. The ordinance has provisions for substantiated complaints of noise. Trespassing is a civil issue to be handled by the local police department. Owners may want to install signage to alert their guests on the boundaries of the property.

The staff recommends approval as the uses are in accordance with the purpose and intent of Chapter 20 and it appears to fit in the area and appears to be allowed by underlying zoning.

DECISION

**Supervisor OLGA WHITE MOVED, seconded by Supervisor Wishau** to approve.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Liberto: aye

**Motion carried unanimously. VOTE: 4/1** (*Grove dissenting vote*)

6. Eric Lundstrom, Owner  
6:41 Attorney, Peter J. Ludwig,  
7:00 Agent
- Rezone ±20.66-acres from A-1, Farmland Preservation District to C-2, Upland Resource Conservation District; located on a vacant parcel directly north of 33011 Yahnke Rd.; Part of the NE ¼ of Sec. 8, T2N, R19E, **Town of Burlington**, (PIN 002021908004000)

Jensen reviewed the petition and public hearing testimony using text and maps. Peter Ludwig was present to provide additional information and to answer questions of the committee. Eric Lundstrom was also present to answer questions.

STAFF RECOMMENDATION(S)

Staff recommends approval as the proposed rezone is consistent with the 2035 Comprehensive Land Use Plan, the rezoning is substantially consistent with the Racine County Farmland Preservation Plan and the land is better suited for low-density residential development as the site is heavily wooded and is not in agricultural production. The rezoning is compatible with surrounding zoning and uses and the rezone will not substantially impair or limit current or future agricultural use of other protected farmland.

DECISION

Supervisor TAYLOR WISHAU MOVED, seconded by Supervisor Kramer to approve.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Liberto: aye

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

6:46 **Vice-Chairman Grove** closed the public hearing portion of the meeting. A short break

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

6:48

2. Review, discussion and possible approval of the November 21, 2022 summary minutes

7:02

Supervisor TOM RUTKOWSKI MOVED, seconded by Supervisor White, to approve the November 21, 2022, summary minutes as presented.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Liberto: aye

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

3. ETC Investments, LLC., Site Plan Review to install a small wind energy facility  
7:03 Owner on a 100-foot, self-supporting lattice tower, located in  
Timothy and Christina Bass, the A-2, General Farming and Residential District II;  
Applicants 21130 North Cape St., Sec. 25, T4N, R20E, **Town of  
Norway** (Parcel Id. No. 010042025004000)

Jensen reviewed the petition and public hearing testimony using text and maps. This petition was previously approved in April 2021, the permit expired. It meets the minimum standards of the ordinance and will not be in the wetland. Christina Bass was present to answer questions.

STAFF RECOMMENDATION(S)

Staff recommends approval of this petition.

DECISION

**Supervisor TAYLOR WISHAU MOVED, seconded by Supervisor Rutkowski** to approve.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Liberto: aye

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

4. Randy Larson, Owner Conditional Use Amendment of the previously  
7:04 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)  
Note: this item was partially approved (i.e., Tour and  
Taste) and partially laid over (Open Tasting) at the  
October 17, 2022 meeting for action by the Town of  
Norway. The laid over portion was to allow the Town  
of Norway to hear and act upon the request.

Jensen reviewed the petition and public hearing testimony using text and maps. This amended Conditional Use request is for reduced hours of operation and number of guests.

STAFF RECOMMENDATION(S)

Staff recommends approval of this petition to be consistent with the Town of Norway's approval.

DECISION

**Supervisor TOM KRAMER MOVED, seconded by Supervisor Wishau, to approve the amended request to mirror the Town of Norway's approval.**

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Liberto: aye

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

5. Review, discussion, and possible action on referrals from the Racine County Board of  
7:10 Supervisors

1. 2022-37 County Executive making appointments to the Land Information Committee
2. 2022-38 County Executive making appointments to the UW Extension Committee

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

6. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, February  
7:10 20, 2023 (There is NO meeting January 16, 2023, due to the MLK Jr Day holiday).

7. Other business as authorized by law  
7:11

None.

8. Adjourn  
7:11

There being no further business, **Supervisor TOM KRAMER MOVED, seconded by Supervisor Wishau, to adjourn the meeting at 7:11 p.m.**

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Liberto: aye

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