

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
SUMMARY MINUTES - MONDAY, JUNE 19, 2023 - 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, Tom Rutkowski, Tom Roanhouse, and Taylor Wishau (via telephone)

Excused: Supervisors Tom Hincz, Robert Grove, and Jason Eckman

Absent: Supervisor Olga White

Youth in Government Representatives: Christopher Naber (present), Madhura Patil (present)

Staff present: Brian Jensen, Development Services Superintendent

Secretary Kramer called the June 19, 2023, 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. Garrett Foat, Owner Amendment of Land Use Plan from the plan designation of Prime Agricultural and Extractive Resource to Other Agricultural, Rural Residential and Open Land
6:04
6:16

Rezone ±37.52 acres of property from M-4, Quarrying District to A-2 General Farming and Residential District II; 33319 Hill Valley Road; Sec. 29, T4N, R19E, Town of Waterford (Parcel Id. No. 016041929001000)

Jensen reviewed the petition and public hearing testimony using text and maps. The mining activity is now complete. The proposed rezoning is consistent with uses in the area and the intent is to split the land into four parcels.

Garrett Foat was present to provide some background information and to answer questions of the committee. He is requesting A-2 instead of agricultural because there is only 14 acres that is farmable.

STAFF RECOMMENDATION(S)

Staff recommends approval as the rezone is compatible with uses in the area. It appears that soils from past mining activities are not conducive to prime agricultural land designation. The use is not hazardous or offensive in this area.

DECISION

Supervisor TOM RUTKOWSKI MOVED, seconded by Supervisor Roanhouse to approve.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Naber: aye
Youth Representative Patil: aye

Motion carried unanimously. VOTE: 4/0

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| 2. Park View Sand & Gravel, LLC,
6:08 Owner
6:18 Robert Epping - A to Z Aggregates,
Agent | <u>Conditional Use</u> to continue a non-metallic mining (sand and gravel) extraction operation, including crushing, washing, concrete/asphalt recycling and reclamation; located in the M-4 Quarrying District; 31844 Washington Avenue; Sec. 34, T4N, R19E, Town of Waterford (Parcel Id. No. 016041934015000) |
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Jensen reviewed the petition and public hearing testimony using text and maps. Southern approximately 2/3's of the nonmetallic mine is located in the Village of Rochester, and this conditional use addresses the northern approximately 1/3 located in the town of Waterford. Staff has reviewed ongoing progress of the operation and found no deviation from previous approvals. Staff is appreciative of the work being done.

Robert Epping took over the site about nine years ago. It was a tough site that was abandoned that was mined right to the setback. The site is about 190 acres. Operations will continue in accordance with the condition of approval by Racine County and the Town of Waterford.

STAFF RECOMMENDATION(S)

Staff recommends approval as it is allowed by underlying zoning, appears to fit with other activities in the area and the 2035 Comprehensive Land Use Plan supports this use.

DECISION

Supervisor TOM RUTKOWSKI MOVED, seconded by Supervisor Roanhouse to approve.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Naber: aye
Youth Representative Patil: aye

Motion carried unanimously. VOTE: 4/0

3. North Tichigan, LLC., Owner
Atty. Todd Terry, Agent
- Conditional Use to construct and utilize a ±20'x20' outdoor stage for live music events on an annual basis on Fridays, Saturdays and Sundays from Memorial Day weekend through September 30th of a calendar year; located in the B-3, Commercial Service District; at 6812 N. Tichigan Rd.; Section 14, T4N, R19E, Town of Waterford (PIN 016041914389000)

This item has been withdrawn. Attorney Todd Terry emailed to the Development Services department on June 19, 2023, a request for withdraw.

6:16 **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
6:16
2. Review, discussion and possible approval of the May 15, 2023, summary minutes
6:19

Supervisor TAYLOR WISHAU MOVED, seconded by Supervisor Rutkowski, to approve the May 15, 2023, summary minutes as presented.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Naber: aye
Youth Representative Patil: aye

Motion carried unanimously. VOTE: 4/0

3. Review, discussion & possible action on referrals from the Racine County Board of Supervisors.
6:20
1. Notice of pending application for proposed dredging by Dave DeGroot of 4127 Pleasant Ln in the Village of Mount Pleasant, Racine County.
 2. Resolution 11-23 by the Land Conservation Committee of Lafayette County, Wisconsin requesting to better protect the State's agricultural land by review and revising its policy on foreign ownership of farmland.

3. Resolution 10-23 by the Planning & Zoning Committee of Lafayette County, Wisconsin requesting the WI State Legislature revise Wis. Stat. § 66.04(lm) and Wis. Stat. §196.491 to grant Wisconsin counties the authority to responsibly site utility-scale solar installations to maintain orderly planning and comply with the statutory requirement laid out in Wis. Stat. § 66.1001(3).
4. Resolution 220-042023 by the Land Conservation Committee of Winnebago County urging the Wisconsin Legislature to provide \$18.7 million in Stable, Core funding Support for County Conservation Department Staffing.
5. Resolution 09-2023 regarding the matter of a relocation order for water main easement extension from the Village of Mount Pleasant, Racine County.
6. Notices of pending application/public hearing for Wetland Individual Permit for a project located in the Village of Mount Pleasant, Racine County.

Supervisor TOM RUTKOWSKI MOVED, seconded by Supervisor Wishau, to receive and file.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Naber: aye
Youth Representative Patil: aye

Motion carried unanimously. VOTE: 4/0

4. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, July 17, 2023
6:22

5. Other business as authorized by law
6:23

Brian mentioned item # 3 was not heard tonight because the North Tichigan, LLC., attorney Todd Terry had requested for the petition to be withdrawn. The conditional use was denied by the Town of Waterford at their June 2023 meeting.

6. Adjourn
6:23

There being no further business, **Supervisor TOM RUTKOWSKI MOVED, seconded by Supervisor Wishau** to adjourn the meeting at 6:23 p.m.