

**RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE**  
**SUMMARY MINUTES - MONDAY, OCTOBER 16, 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.)**

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Committee present: Supervisors Robert Grove, Jason Eckman, Taylor Wishau, Tom Rutkowski, and Greg Horeth

Excused: Supervisor Tom Kramer

Unexcused: Supervisor Olga White

Youth in Government Representatives: Madhura Patil (absent), Chris Naber (absent)

Staff present: Brian Jensen, Development Services Superintendent

Chairman Grove called the October 16, 2023, Racine County Economic Development and Land Use Planning 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. The Landing Group, Owner Conditional Use to conduct a winery/distillery business with tasting room, private events, and the construction of future buildings, utilize existing buildings for associated uses; located in the B-3 Commercial Service District; 3640 Bieneman Rd.; Sec.30, T3N, R19E, Town of Burlington (Parcel Id. No. 002031930009000)  
6:04 Atty. Samantha M. McCoy, Agent  
6:39

Jensen reviewed the petition and public hearing testimony using text and maps. This property was approved in 2015 for a wedding venue. Outdoor events may need additional town and county approvals.

Tim Richter, of the Landing Group, was present to answer questions. He indicated that they are in the process of obtaining a distillery license from the state. The wedding events will continue along with the new winery/distillery business. Tours are expected to be part of the business. The proposed tasting room will have a capacity of 100 to 150 people for the 2600 square foot building. The current hours of operation end at 9:00 p.m.

**STAFF RECOMMENDATION(S)**

Staff recommends approval as it appears to be permitted by underlying zoning and based on other things going on in the area and on this property, the proposed use seems to fit with the uses in the district. It will require sanitation review and approval. The Town approved this petition on October 12, 2023.

DECISION

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

Motion carried unanimously. VOTE: 5/0

2. Review, discussion, and possible recommendation regarding proposed revisions to the Racine County Floodplain Ordinance in order to comply with all required State and Federal floodplain management regulations. The purpose of this public hearing is to solicit comments on proposed repeal Chapter 20, Article XII Floodplain and the creation of Chapter 20.1, Floodplain Ordinance, including Flood Insurance Rate Maps (FIRM) of the Racine County Code of Ordinances. As a condition of continued eligibility in the National Floodplain Insurance Program (NFIP), the ordinance revisions must be adopted by Racine County no later than the federally mandated effective date of January 11, 2024. This ordinance will repeal portions of Chapter 20, Zoning and create Chapter 20.1, Floodplain Ordinance, of the Racine County Code of Ordinances.

Jensen presented this petition using text and maps. FEMA revised the Floodplain elevations mainly along the Fox River. This is not uncommon. There are properties now in the floodplain that were not before. Creating a new chapter for the Floodplain Ordinance and removing it from Zoning, allows Racine County to make changes to the Zoning Ordinance without having to get DNR and FEMA approval.

STAFF RECOMMENDATION(S)

Staff recommends approval as it appears to be permitted by underlying zoning and based on other things going on in the area, the use seems to fit.

DECISION

Supervisor JASON ECKMAN MOVED, seconded by Supervisor Wishau, to move this item to the full County Board for approval.

Motion carried unanimously. VOTE: 5/0

6:39 Chairman Grove 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.**

1. Decisions on preceding petitions  
6:39
2. Review, discussion and possible approval of the September 18, 2023, summary minutes  
6:40

**Supervisor JASON ECKMAN MOVED, seconded by Supervisor Horeth,** to approve the September 18, 2023, summary minutes as presented.

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

3. John and Crystal Bieringer, Site Plan Review to occupy an existing building with a  
6:41 Owners tobacco shop for sales of tobacco products, business to  
Biha Abdallah, Agent be names MB Smoke On, located in the B-3  
Commercial Service District; 7923 S. Loomis Road;  
Sec. 8, T4N, R20E, **Town of Norway** (PIN.  
010042008400000).

Jensen reviewed the petition and public hearing testimony using text and maps. The hours of operations will be 9:00 a.m. to 10:00 p.m.

STAFF RECOMMENDATION(S):

Staff recommends approval.

DECISION

**Supervisor JASON ECKMAN MOVED, seconded by Supervisor Wishau,** to approve pending town approval and staff recommendations.

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

4. TTT Real Estate/Hillside Site Plan Review to renew/continue non-metallic (sand  
6:46 Aggregates, Owners & gravel) extraction operations including gravel  
Robert Epping, Agent crushing, washing & recycling of concrete and asphalt  
in the M-4 Quarrying District; 7126 McHenry St.; Sec. 7,  
T2N, R19E, **Town of Burlington** (PINs.  
002021907011000, 002021907019000 &  
002021907017000).

Jensen reviewed the petition and public hearing testimony using text and maps. The Quarry operations have not changed. The current bond is on file and staff agrees with the amount of \$149,450.00.

STAFF RECOMMENDATION(S):

Staff recommends approval.

DECISION

**Supervisor TAYLOR WISHAU MOVED, seconded by Supervisor Eckman,** to approve this Site Plan Review.

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

5. Conserv FS, Inc., Owner  
6:52 ISG, Inc, Agent

Site Plan Review to include additional fuel tanks with containment dike and truck loading/unloading pad with canopy to be located east of existing tanks and containment dike, located in the M-3 Heavy Industrial District; 4303 S Beaumont Ave; Sec. 34, T3N, R20E, **Town of Dover** (PIN. 006032034009000).

Jensen reviewed the petition and public hearing testimony using text and maps. Staff has reviewed the site plan and determined it fits the M-3 and uses in the district and on the site.

STAFF RECOMMENDATION(S):

Staff recommends approval subject to Town approval.

DECISION

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

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

6. Review, discussion & possible action on referrals from the Racine County Board of Supervisors.  
6:54

1. Resolution No. 23-08-05 Regarding Foreign Ownership of Farmland from Buffalo County.
2. Emerald Park Landfill Proposed Western Expansion Feasibility Report from Green for Life – *please see the Racine County Clerk's office for detail.*

DECISION

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

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

7. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, November 20, 2023.  
6:56

Discussion was had regarding cancelling the November 20<sup>th</sup> meeting as it is the week of Thanksgiving, and a number of committee members will not be able to attend.

8. Other business as authorized by law  
6:58

Jensen asked committee members for their ideas on moving the meeting from 6:00 p.m. to 5:00 p.m. Grove indicated that changes to the time of the meeting are normally at the start of the term and the time of each committee meeting is published in the Directory of Officials. Horeth suggested Corporation Counsel advise when time changes can take place.

**9. Adjournment**  
7:03

There being no further business, **Supervisor GREG HORETH MOVED, seconded by Supervisor Eckman** to adjourn the meeting at 7:03 p.m.