

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
SUMMARY MINUTES - MONDAY, MARCH 18, 2024 - 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 Jason Eckman, Tom Rutkowski, Greg Horeth, and Taylor Wishau,
- Excused: Supervisors Bob Grove and Tom Kramer
- Unexcused: Supervisor Olga White
- Youth in Government Representatives: Madhura Patil (present)
Christopher Naber (present)
- Staff present: Brian Jensen, Development Services Superintendent

Vice Chairman Jason Eckman called the March 18, 2024, Racine County Economic Development and Land Use Planning Committee meeting to order at 6:00 p.m. He introduced Committee members, staff, and Youth in Governance representatives, then he explained public hearing and meeting procedures. Following are the agenda items and the Committee’s actions.

PUBLIC HEARING

- 1. Cretex Materials, Inc. Conditional Use to continue a non-metallic mining
6:04 CJ Kress, Agent (limestone) extraction operation and reclamation;
6:23 in the M-4, Quarrying District; 31405 Bushnell Rd.;
Sec. 4, T2N, R19E, Town of Burlington (Parcel Id.
Nos. 002021904-006000 & 010020)

Jensen reviewed the petition and public hearing testimony using text and maps. The total mining area is approximately 96.5 acres of which 88.5 acres are actively being mined and approximately 3 acres are reclaimed. There are no proposed changes to previously approved plans. The pit has been in operation since 1963. The current reclamation plan will be a lake and will be deeded to Racine County.

CJ Kress was present to answer questions of the committee.

Jack Bubner spoke opposing the renewal and asked questions regarding the pit, such as depth.

Supervisor Wishau expressed concerns about the life expectancy and would like additional clarification.

STAFF RECOMMENDATION(S)

Staff recommends approval as the use is in accordance with the intent of Chapters 20 and 12.5, Zoning and Reclamation. The use is nonhazardous, harmless, or offensive. This use appears to be permitted by underlying zoning and based on the other things in the area, it appears to fit with the uses in the district. To address the issue of a two-year renewal. This is done for every pit either by a Conditional Use or Site

Plan Review. Staff reviews each site at least every two years to review pit operations and compliance to be sure they stay within the parameters of the conditional use approvals.

DECISION

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

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Patil: aye

Youth Representative Naber: aye

Motion carried unanimously. VOTE: 5/0

2. Eagle Next Gen Properties, LLC. Conditional Use for the outside storage of empty roll-off containers and front load dumpsters; in the M-3, Heavy Industrial District; 21106 W. 6 Mile Rd.; Sec.12, T4N, R20E, Town of Norway (Parcel Id. No. 010042012035221)
- 6:13 Atty: Joseph A. Abruzzo, Agent
6:26

Jensen reviewed the petition and public hearing testimony using text and maps. Access would be from the Northwest corner through the Norway Industrial Park , not from W. 6 Mile Rd. Staff reviewed the property and indicated that Emergency Services of the Town of Norway should review to be sure of appropriate width for access of emergency vehicles. Also, if the town road is not constructed in its entirety, access must terminate with either a temporary "T" or cul-du-sac to allow for the turnaround of vehicles.

Atty Tyler Horn, representing Atty Joseph Abruzzo, stated that Eagle Next Gen. Properties is leasing the property from Eagle Disposal. It is being purchased to replace a property nearby with the same purpose. There will never be more than two dumpsters stacked, or more than 12 feet high and all containers will be empty.

This petition is on the Town's April meeting agenda.

STAFF RECOMMENDATION(S)

Staff recommends approval of the use subject to town approval; a revised site plan will be needed that clearly illustrates the storage of the items outside of the easement of the property. Also, the empty containers will be no more than two high. Staff strongly suggests contacting Town of Norway Emergency Services to determine the width of those travel ways for emergency vehicles.

Staff recommends approval as the use is allowed in the M-3 Heavy Industrial District and based on other things going on in the area, the Industrial Park and other M-3 uses, it appears to fit with the uses in the district.

DECISION

Supervisor GREG HORETH MOVED, seconded by Supervisor Wishau to approve pending a revised site plan.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Patil: aye
Youth Representative Naber: aye

Motion carried unanimously. VOTE: 5/0

3. Joshua Van Valin and Grace Van Valin, Owners
6:19 Valin, Owners
6:29 Rezone ±18.9 acres of property from A-3, General Farming District III to C-2, Upland Resource Conservation District; located directly west of 29218 North Lake Dr.; Sec. 2, T4N, R19E, **Town of Waterford** (Parcel Id. No. 016041902056000)

Jensen reviewed the petition and public hearing testimony using text and maps. Owners plan to divide the property into 3 lots if the rezone is approved. The subject property is designated as Primary Environmental Corridor (PEC), within the PEC, there is a minimal tree cutting that is allowed. The owner must be aware that at the time of permit application for a home, the survey must clearly illustrate the extent of tree cutting and must be approved by Development Services before issuance of a permit. For a home construction in PEC cutting is allowed for the footprint of the building and 25-feet from the building's footprint.

Josh Van Valin was present to answer any questions of the committee. He needs to sell part of the property but hopes to preserve the land by rezoning it to the conservation district.

Andrew Immel, a prospective buyer of one of the parcels, spoke in favor of the petition.

STAFF RECOMMENDATION(S)

Staff recommends approval. The rezoning is consistent with the purpose and intent of the zoning district. The rezoning is consistent with the land uses in this general area. It is not hazardous, harmful, or offensive. It meets the minimum size criteria for the development in the primary environmental corridor of minimum of 5-acre lots.

DECISION

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

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Patil: aye
Youth Representative Naber: aye

Motion carried unanimously. VOTE: 5/0

6:23 **Vice Chairman Eckman** 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

2. Review, discussion, and possible approval of the February 19, 2024, summary minutes.
6:31

Supervisor GREG HORETH MOVED, seconded by Supervisor Rutkowski, to approve the February 19, 2024, summary minutes as presented.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Patil: aye
Youth Representative Naber: aye

Motion carried unanimously. VOTE: 5/0

3. Review and discussion on a draft Solar Energy System Ordinance.
6:31

Vice Chairman Eckman recommended to submit any questions to staff. This item will stay on the agenda so there will be more time for discussion in the future.

4. Resolution by the Economic Development and Land Use Planning committee to support a grant proposal to the National Association of Conservation Districts in partnership with the Root-Pike Watershed Initiative Network for an urban agriculture and community conservation project at the Racine County Youth Development and Care Center
6:32

Monte Osterman discussed the project and the grant application indicating there will be some minor edits to the application, but the intent and basis behind the current application will be the same. He is requesting permission to forward the resolution to the County Board approving the submittal of the application for the grant.

Supervisor GREG HORETH MOVED, seconded by Supervisor Wishau, to approve the resolution as presented.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Patil: aye
Youth Representative Naber: aye

Motion carried unanimously. VOTE: 5/0

5. Review, discussion & possible action on referrals from the Racine County Board of Supervisors.
6:40
1. Notice of Funding Availability, Community Development Block Grant Coronavirus Assistance (CDBG-CV).
 2. Notice of Preliminary Determination to Conditionally Approve a Feasibility and Plan of Operation Report and Notice of Intent to Renew an Operating License for a hazardous waste storage facility at WM Waste Inc. 21211 Durand Ave Union Grove, WI from State of Wisconsin Department of Natural Resources.

Supervisor TAYLOR WISHAU MOVED, seconded by Supervisor Horeth to receive, and file.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Patil: aye
Youth Representative Naber: aye

Motion carried unanimously. VOTE: 5/0

6. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, April 15, 2024.
6:42

7. Other business as authorized by law
6:42

None

8. Adjourn
6:42

There being no further business, **Supervisor GREG HORETH MOVED** to adjourn the meeting at 6:42 p.m.