

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
AGENDA - MONDAY, JULY 15, 2024 – 5:00 P.M.

Ives Grove Office Complex Auditorium
14200 Washington Avenue, Sturtevant, WI 53177

This location is handicap accessible. If you have other special needs, please contact the Public Works & Development Services Department at (262) 886-8440

PUBLIC HEARING

1. Review, discussion & possible action on establishing a moratorium on the consideration and/or issuance of zoning permits, conditional use and/or site plan review zoning approvals for Solar Energy Systems (SES) use pending a study to determine how the Racine County Code of Ordinances should be modified to adopt and incorporate the requirements and standards of Wis. Stat. §§ 66.0401 and 66.0403 to regulate Solar Energy Systems for the production of electricity and/or conversion of energy, while protecting the public health, safety and welfare of Racine County residents, as well as the natural environment..

2. Timothy and Melissa Miles, Owners Amendment of Land Use Plan from the plan designation of Low Density Residential (40,000 sq. ft. to 1.49 acres per dwelling unit) and Primary Environmental Corridor to Agricultural, Rural Residential and Open Land and Primary Environmental Corridor
8202 Marjorie Dr.
Waterford, WI 53185
Lee Robinson, Jr., Applicant

Rezone ±17.97 acres of property from R-2, Suburban Residential District (unsewered) to A-2 General Farming and Residential District II; located on the southwest corner of E. River Bay Road and Big Bend Road (STH 164); Sec. 13, T4N, R19E, **Town of Waterford** (Parcel Id. No. 016041929001000)

3. Milostan Investments, LLC., Owner Conditional Use Request a conditional use to occupy an existing building and site with a used vehicle sales business; 29208 Plank Rd.; Sec. 23, T3N, R19E, **Town of Burlington** (Parcel Id. No. 002031923037000)
7321 368th Ave.
Burlington, WI 53105
Anthony Milostan, Applicant

5. Super Mix of Wisconsin, Inc., Conditional Use to continue a nonmetallic mining operation (sand & gravel), including earth moving, crushing, washing, sorting, sizing, stockpiling, concrete recycling, Ready-mix plant, transporting and reclamation; 32424 High Dr. (south site); Sec. 33, T4N, R19E, **Town of Waterford** (Parcel Id. No.'s 016041933-001050, - 002000)
Owner
Jack Pease, Agent
5435 Bull Valley Rd., Ste. 330
McHenry, IL. 60050

6. J&S Real Estate Company, LLC.,
Owner
10 N. Livingston St.
5435 Bull Valley Rd., Ste. 330
McHenry, IL. 60050
OneEnergy Development, LLC.,
Applicant
- Conditional Use to construct and utilize the Tichigan Solar Project consisting of solar panels mounted on racking atop steel I-beams including 8' tall woven wire deer-exclusion style fence, and electrical equipment and remote monitoring system; located on vacant parcel directly north of 311 Sharp Rd.; Sec.8, T3N, R20E, **Town of Dover** (Parcel Id. No. 006032008010000)

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
2. Review, discussion, and possible approval of the June 15, 2024, summary minutes
3. Super Mix of Wisconsin, Inc.,
Owner
Jack Pease, Agent
5435 Bull Valley Rd., Ste. 330
McHenry, IL. 60050
- Site Plan Review to continue a nonmetallic mining operation (sand & gravel), including earth moving, crushing, washing, sorting, sizing, stockpiling, concrete recycling, Ready-mix plant, transporting and reclamation; 32409 High Dr. (north site); Sec. 28, T4N, R19E, **Town of Waterford** (Parcel Id. No. 016041928013000)
4. Review, discussion, and possible action on referrals from the Racine County Board of Supervisors.
5. **Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, AUGUST 19, 2024.**
6. Other business as authorized by law
7. Adjournment