

Racine County
Economic Development & Land Use
Planning Committee Public Hearing Meeting
Monday, July 15, 2024 - 5:00 p.m.
Ives Grove Office Complex Auditorium



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 Wisconsin Statutes 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.



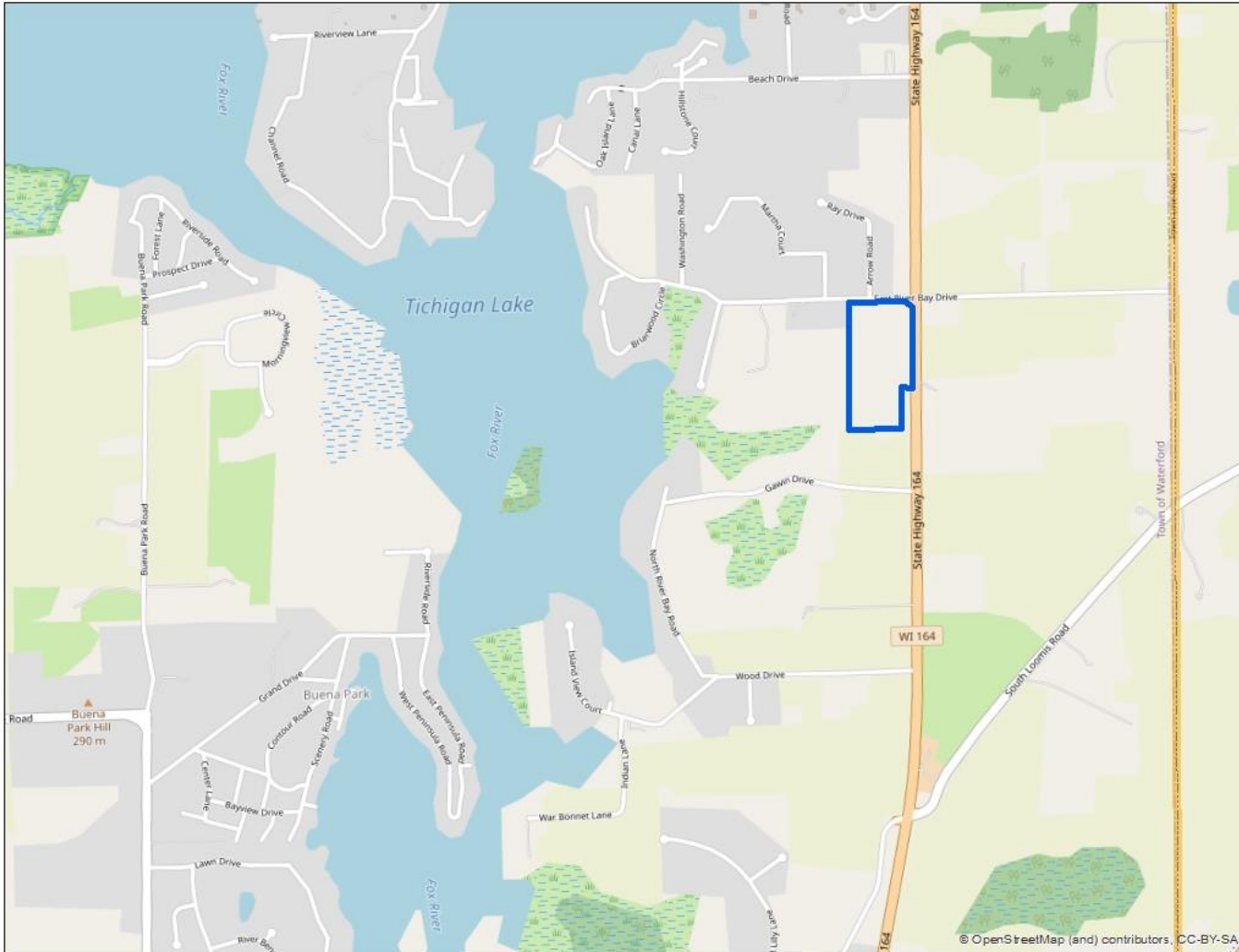
Timothy & Melissa Miles, Owners
Lee Robinson Jr., Applicant

Location Map

Site Address: Southwest corner of E. River Bay Road & Big Bend Road (STH 164)

Land Use Plan Amendment from Low Density Residential (40,000 sf to 1.49 acres per swelling unit) / Primary Environmental Corridor (PEC) to Other Agriculture, Rural Residential & Open Land / PEC (Contains 17.97 ac)

Rezone from R-2 Suburban Residential District (unsewered) to A-2 General Farming & Residential District II (Contains 17.97 ac)



SEC 13 – T4N – R19E

Town of Waterford

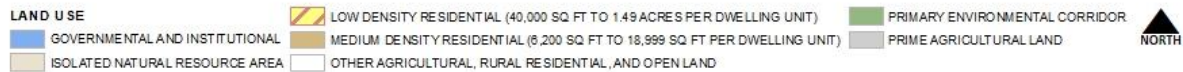
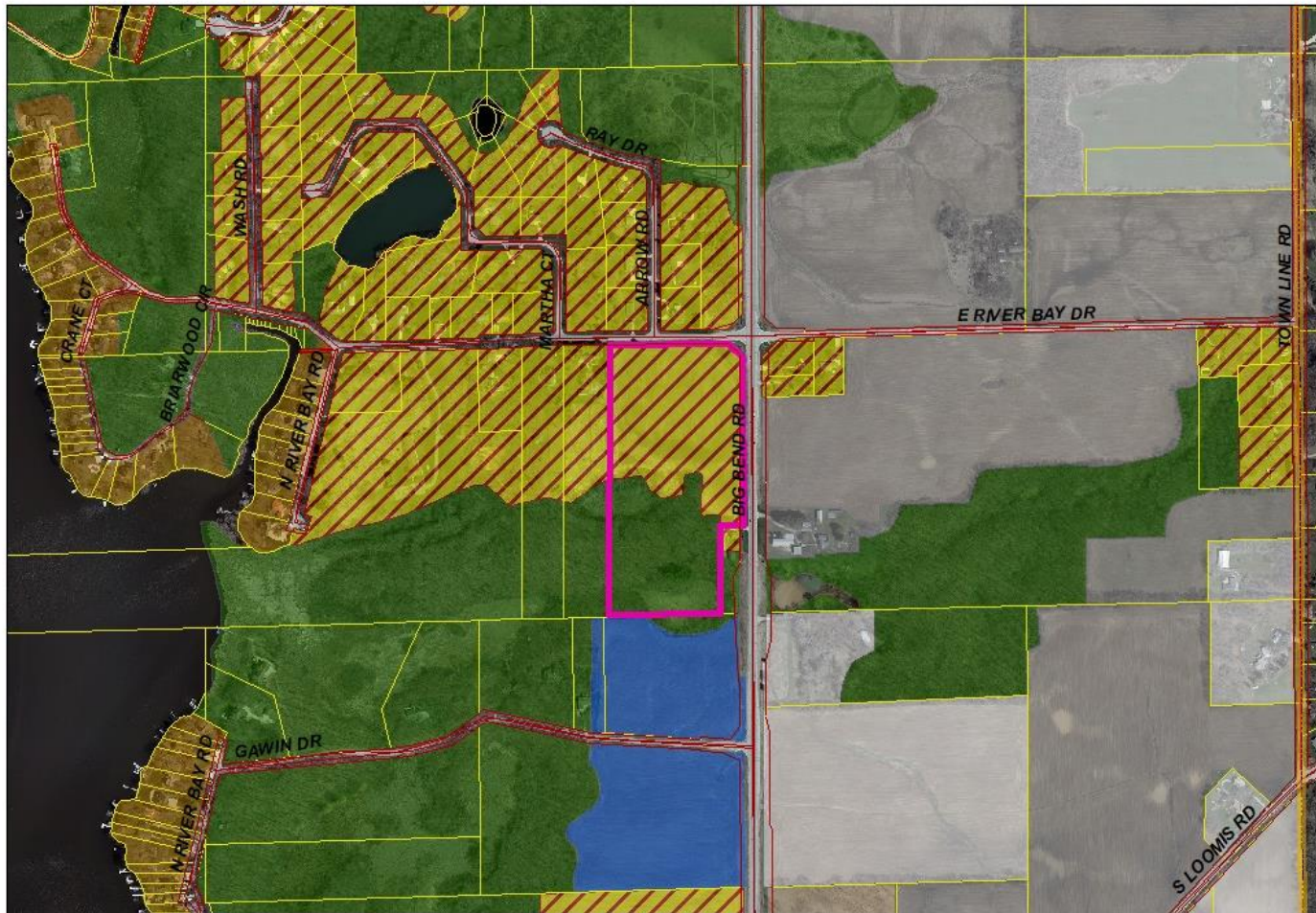


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Land Use Plan

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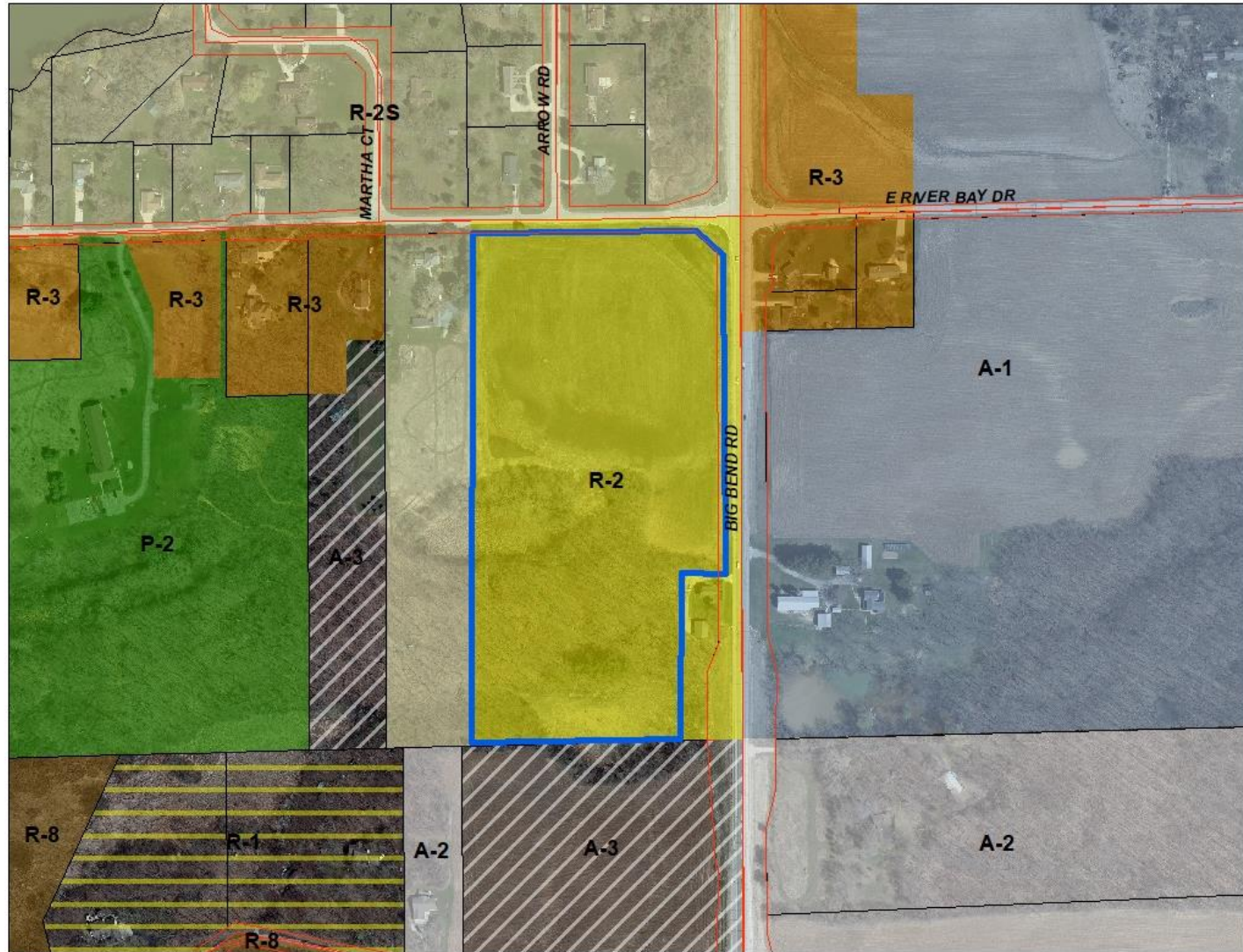
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Zoning Map



SEC 13 – T4N – R19E

Town of Waterford



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2022 Aerial
PEC
Wetlands



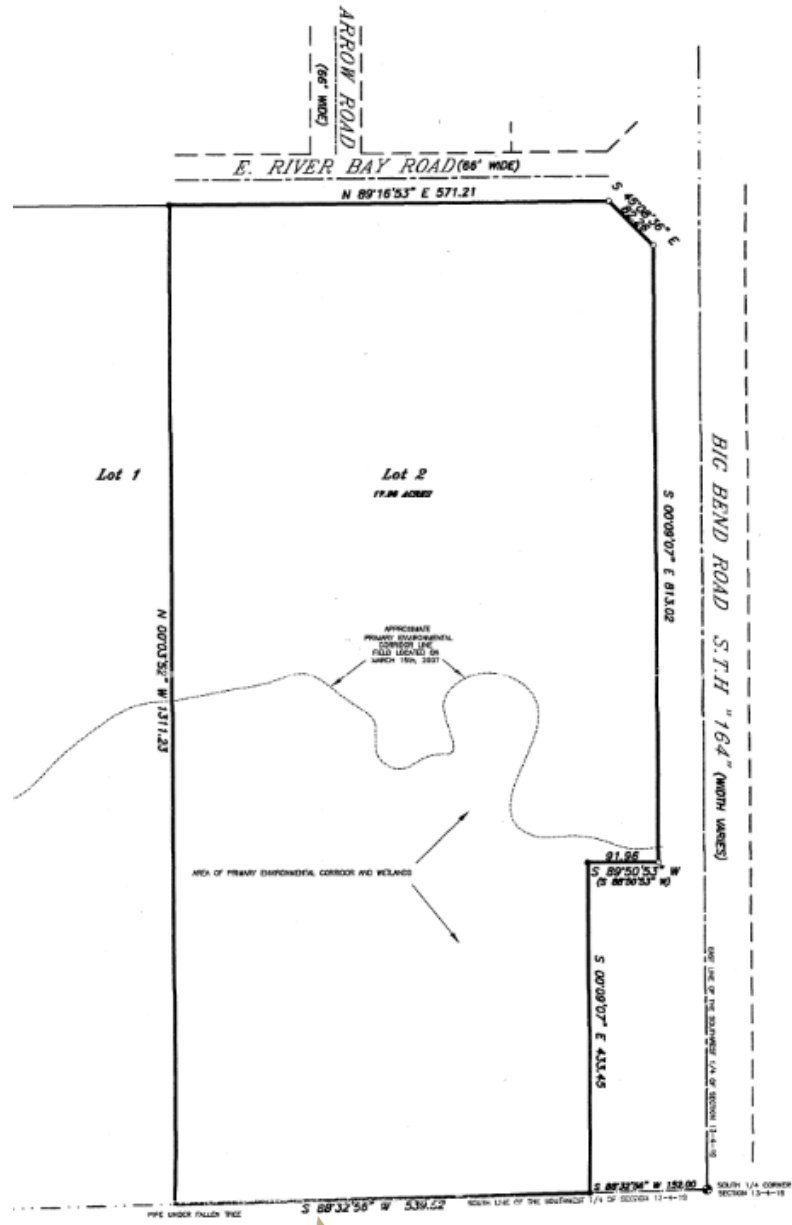
SEC 13 – T4N – R19E

Town of Waterford



Timothy & Melissa Miles, Owners
Lee Robinson Jr., Applicant

Survey



SEC 13 – T4N – R19E
Town of Waterford

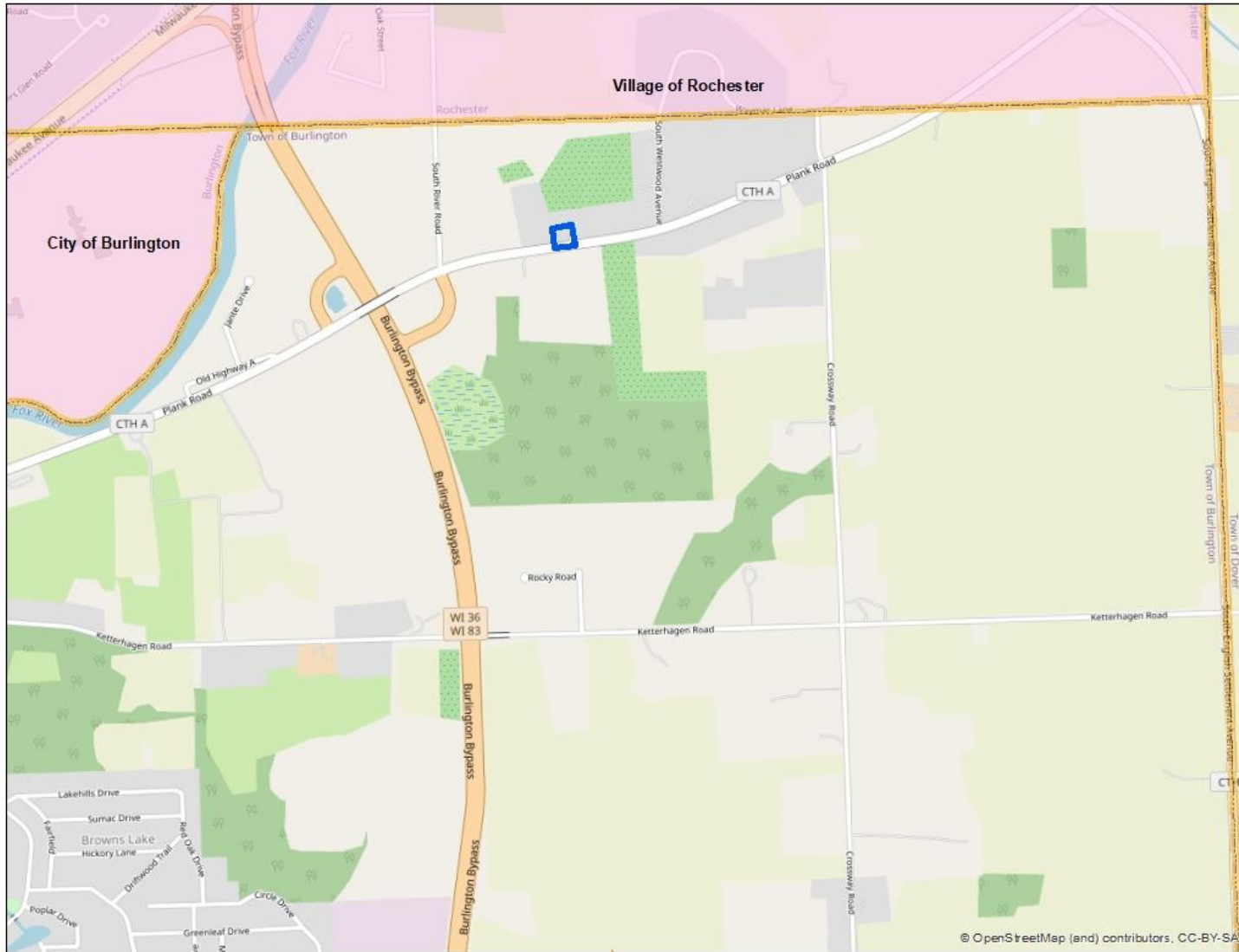


Milostan Investments LLC, Owner
Anthony Milostan, Agent

Site Address: 29208 Plank Road

B-3 Conditional Use to occupy an existing building & site with a used vehicle sales business

Location Map



SEC 23 – T3N – R19E

Town of Burlington

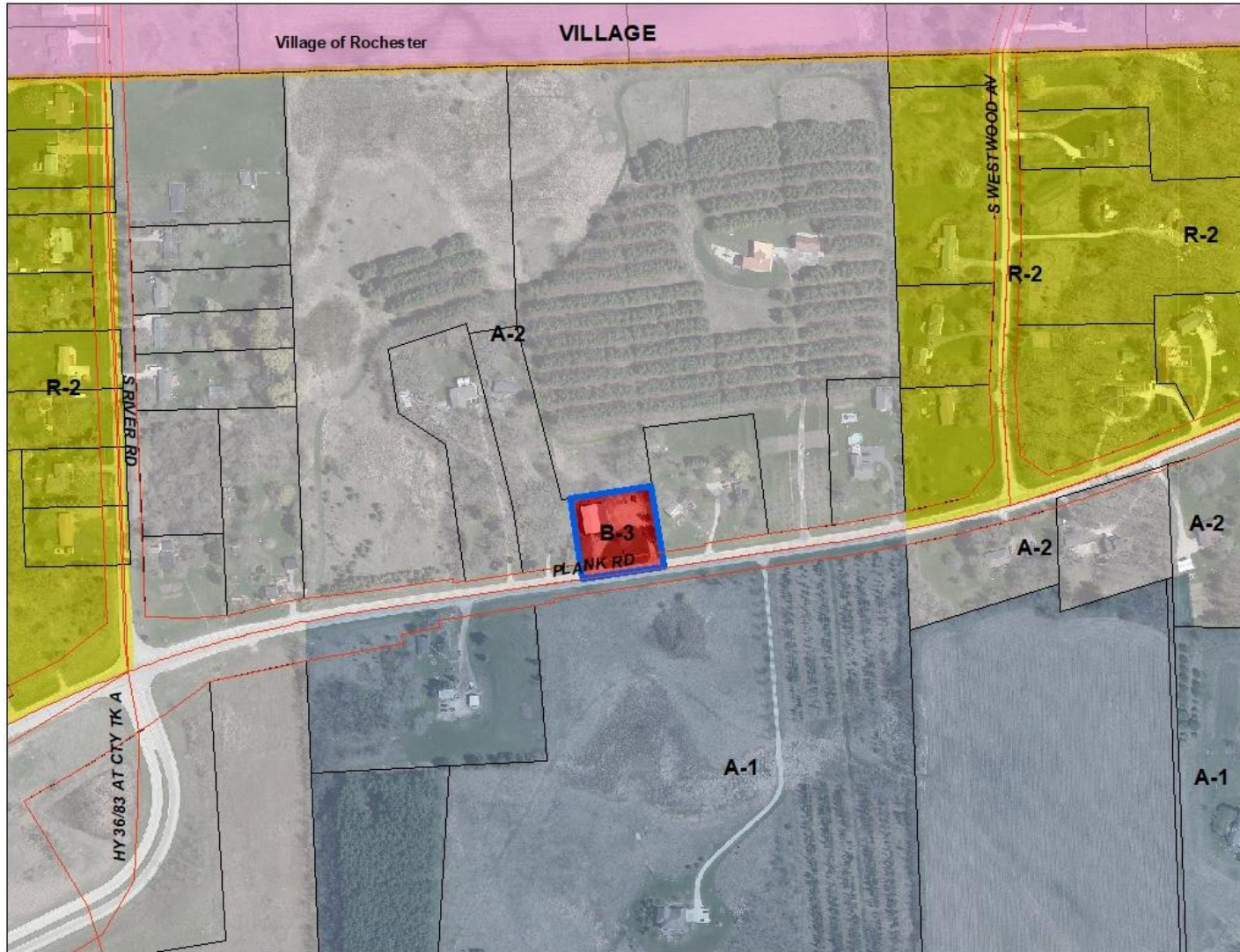


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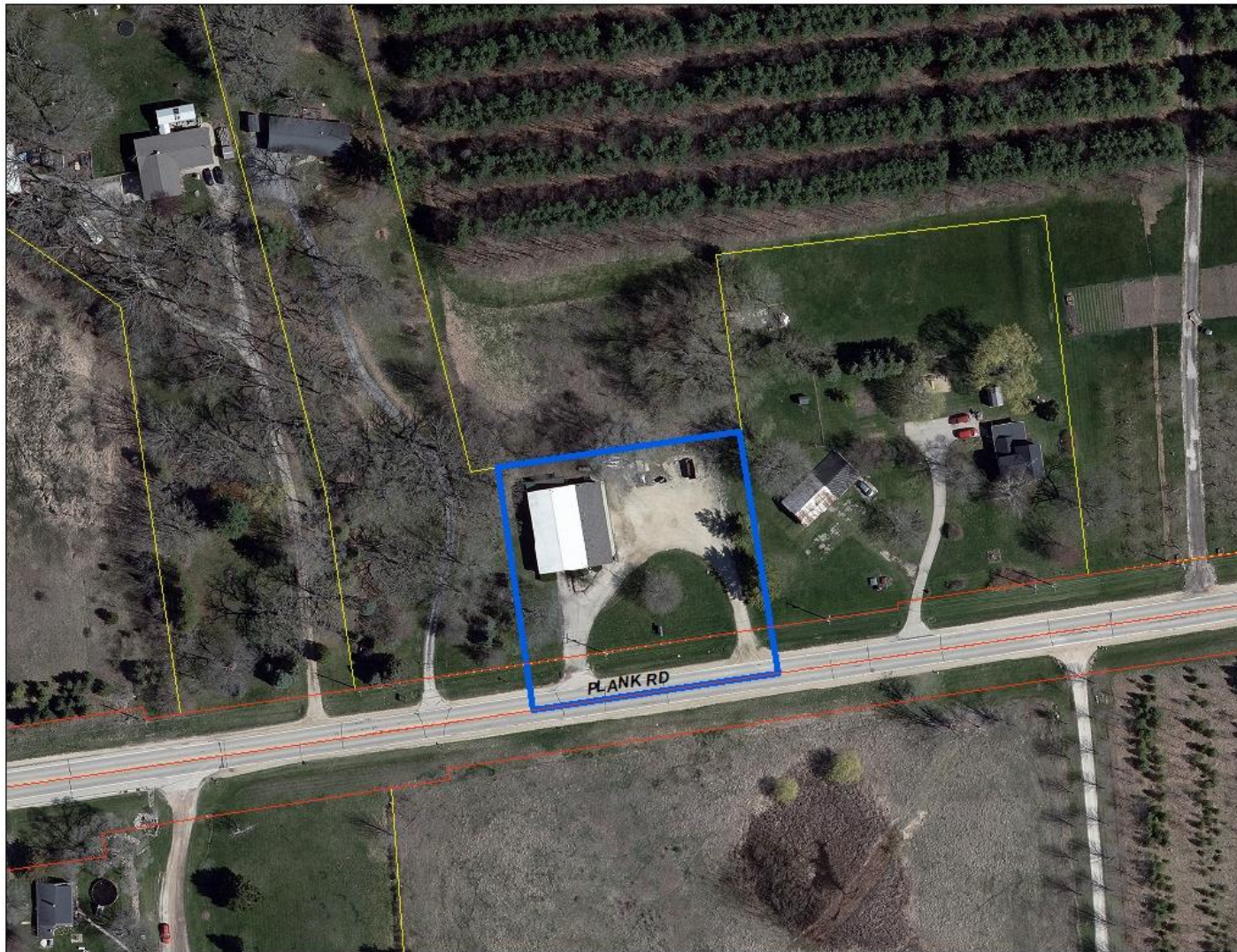
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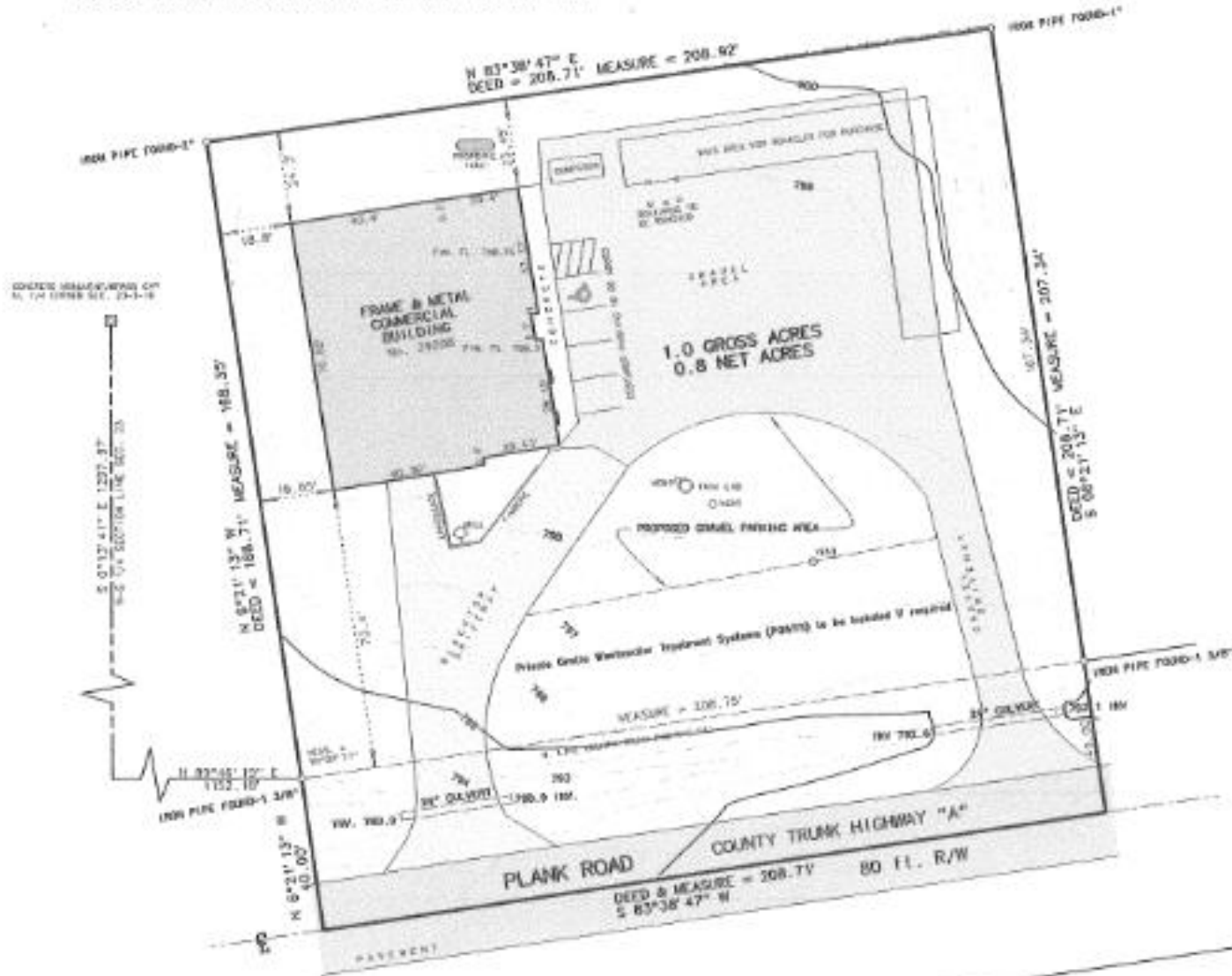


SEC 23 – T3N – R19E

Town of Burlington



Parcel Identification No.: 002-03-19-23-037-000



SEC 23 – T3N – R19E
Town of Burlington

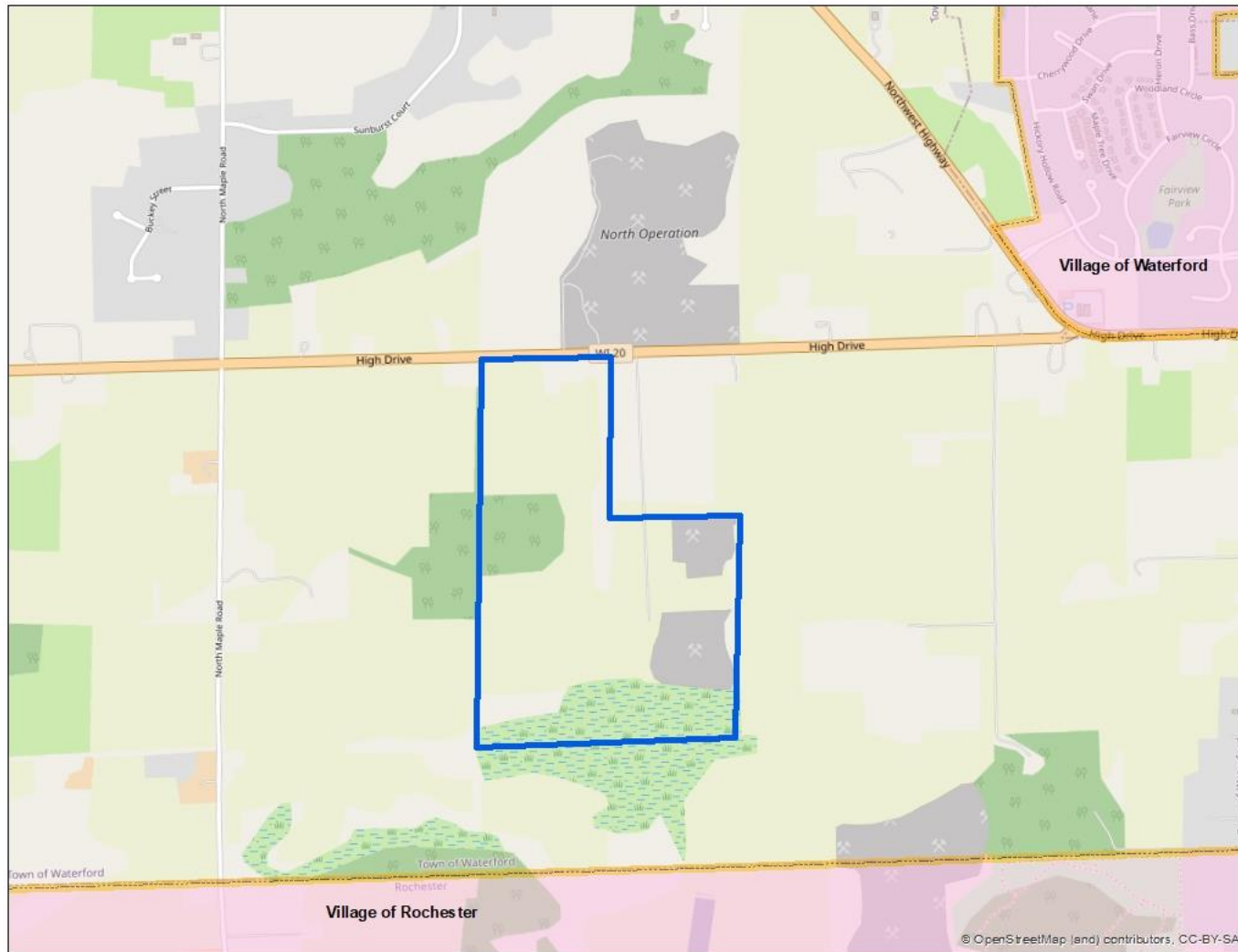
Super Mix of WI Inc., Owner

Jack Pease, Agent

Site Address: 32424 High Drive (South Site)

M-4 Conditional Use to continue a non-metallic mining operation (sand & gravel) including earth moving, crushing, washing, sorting, sizing, stockpiling, concrete recycling, ready-mix plant, transporting and reclamation

Location Map



SEC 33 – T4N – R19E

Town of Waterford



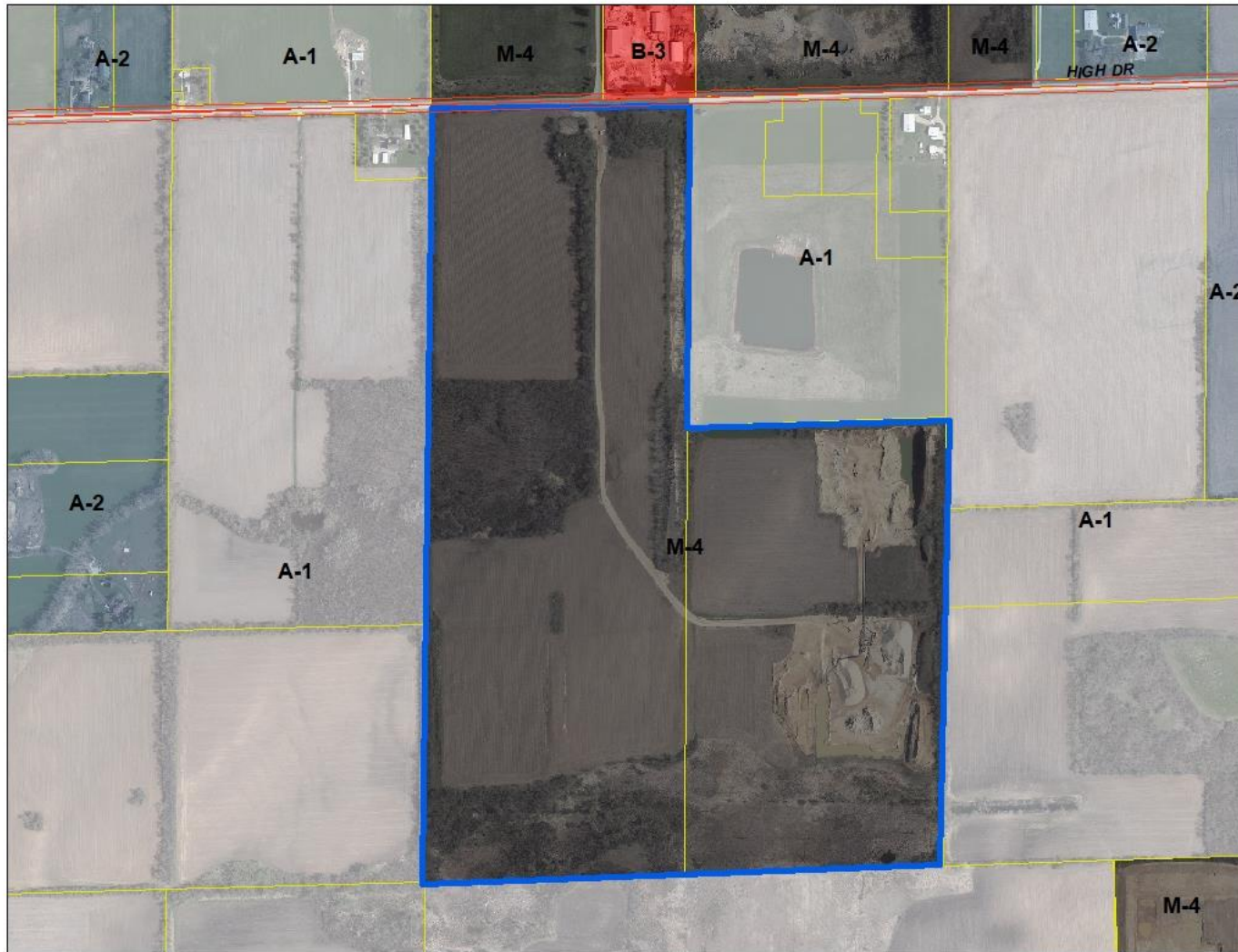
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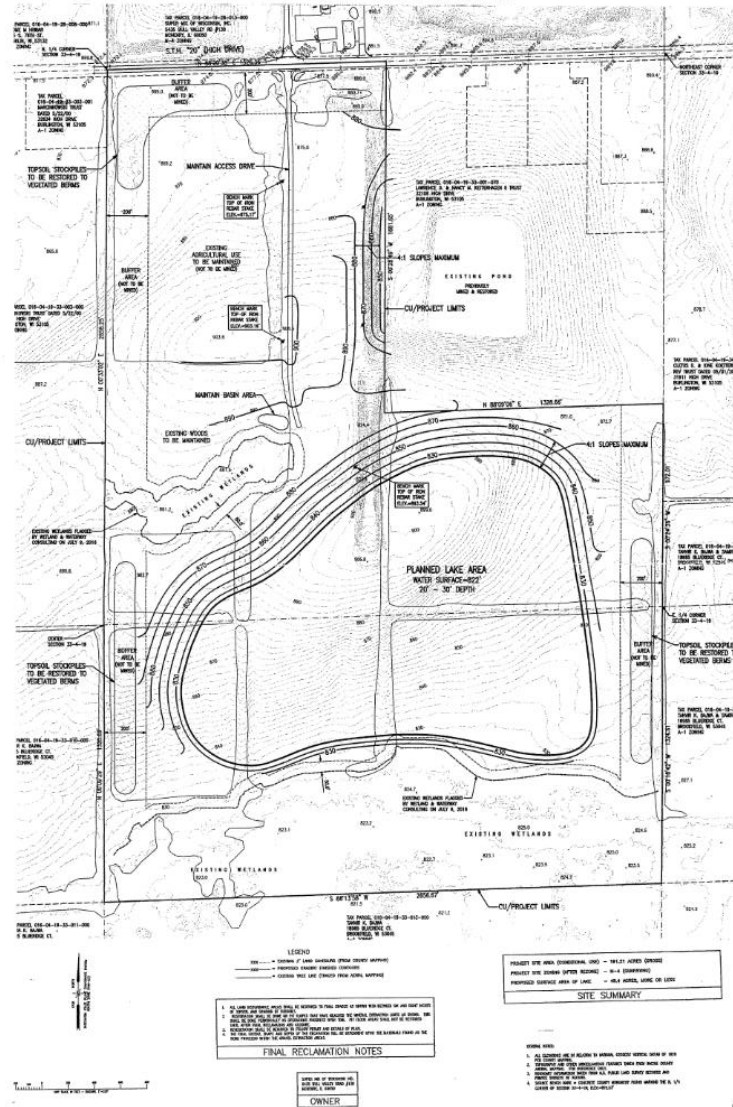


SEC 33 – T4N – R19E

Town of Waterford





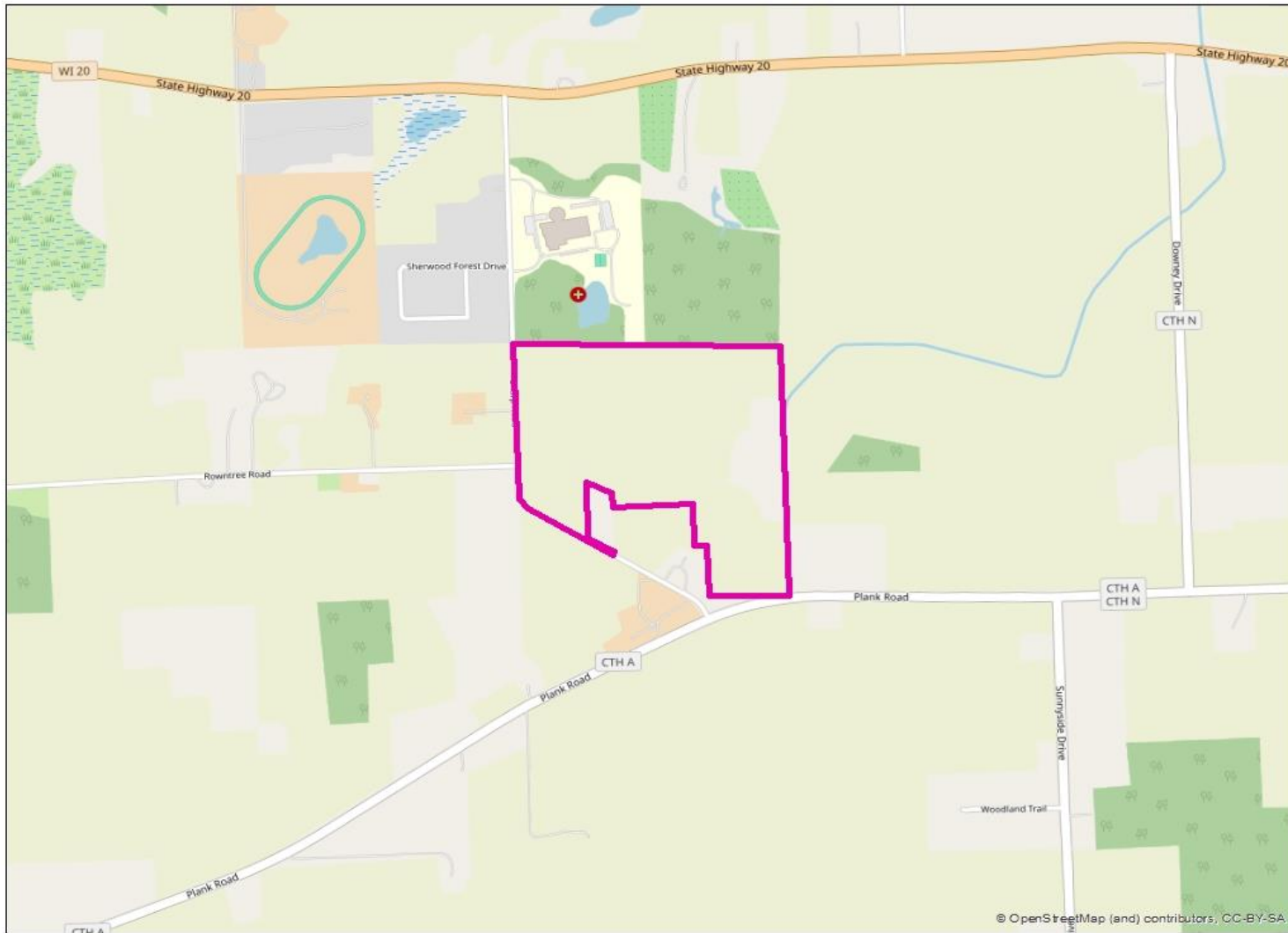


J & S Real Estate Company LLC (Jerry Warntjes), Owner
OneEnergy Development, Applicant

Location Map

Site Address: vacant parcel directly north of 311 Sharp Road

A-2 Conditional Use to construct & 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, electrical equipment, and remote monitoring system.



SEC 08 – T3N – R20E

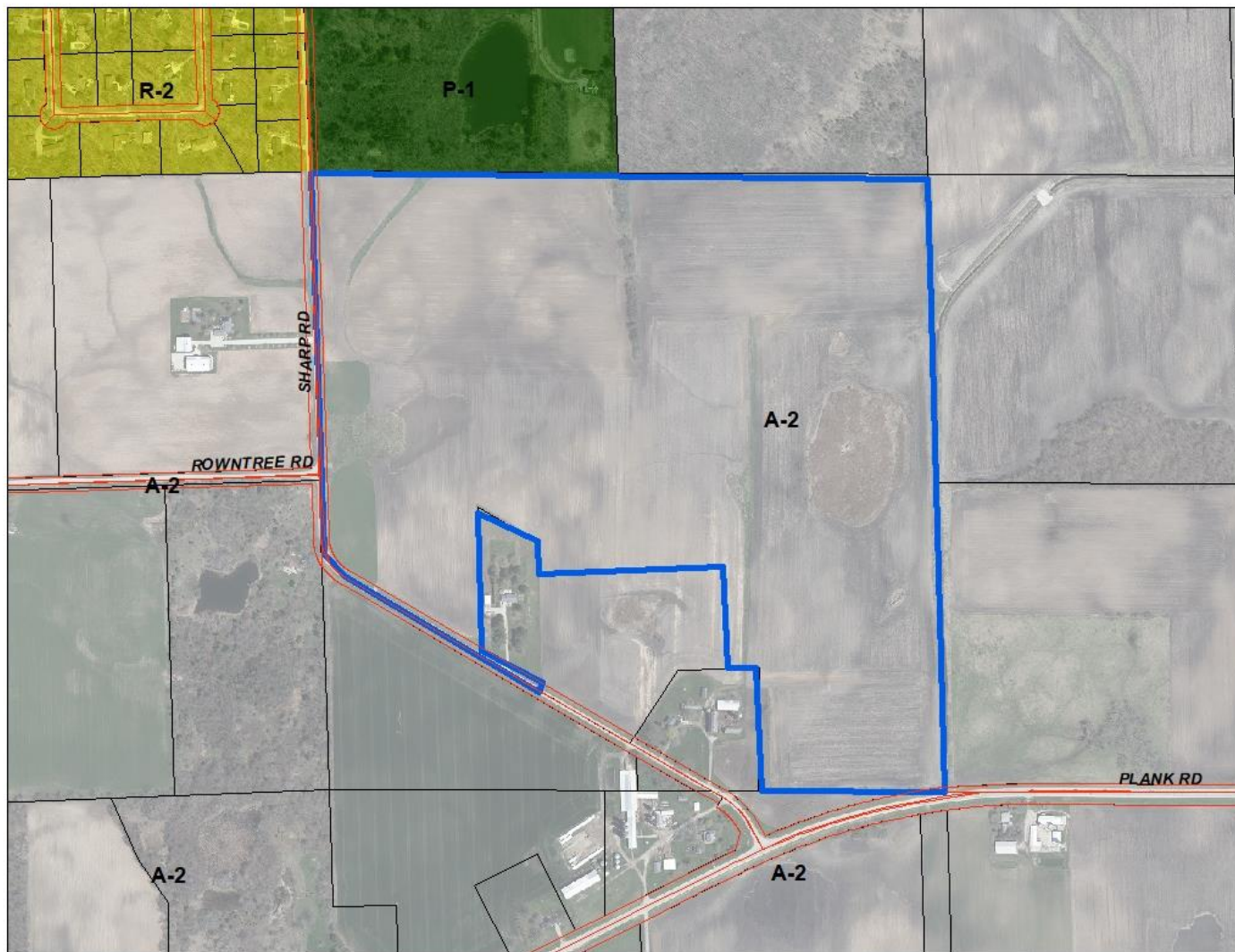
Town of Dover



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Town of Dover

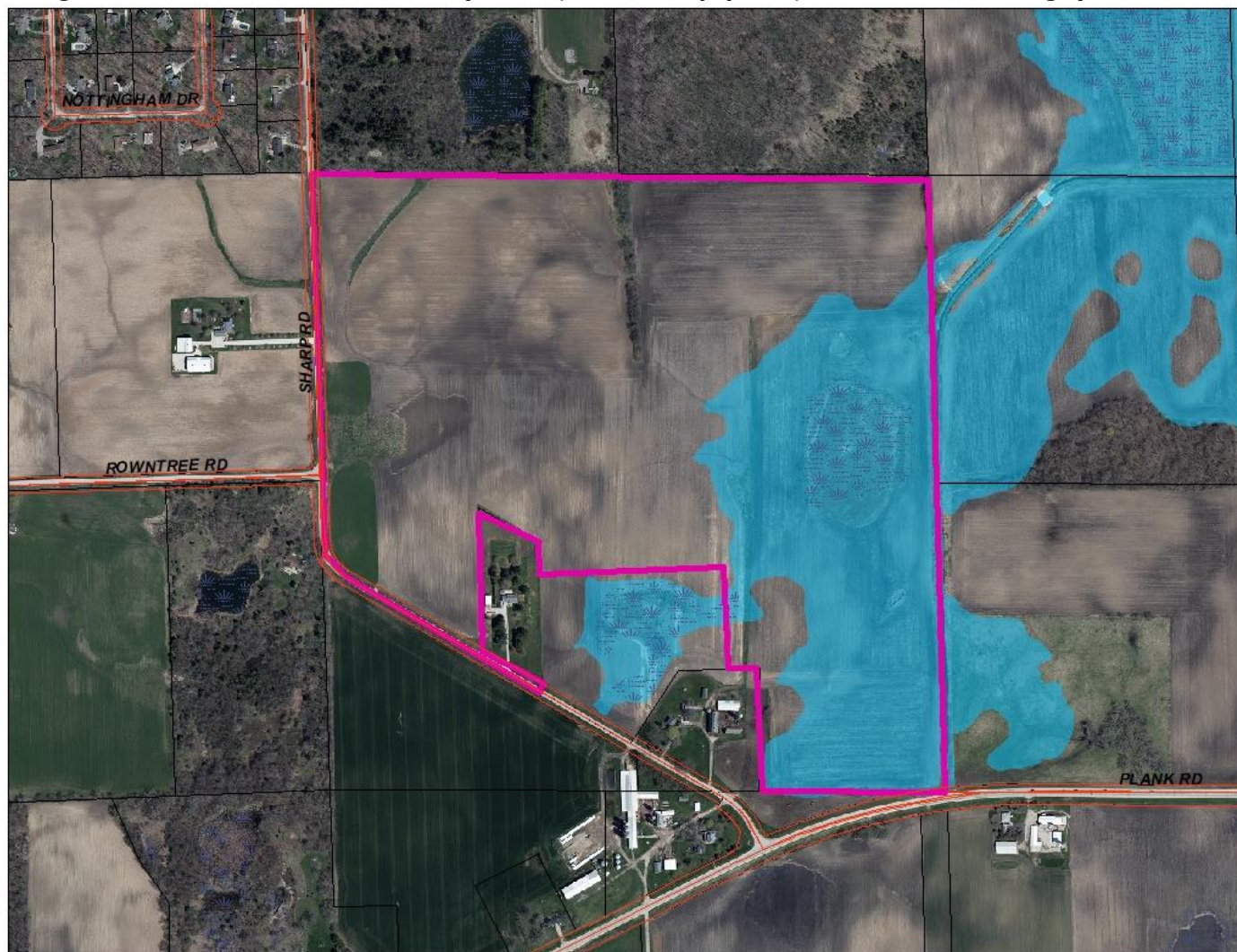
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**2022 Aerial
Floodplain
Wetlands**



SEC 08 – T3N – R20E

Town of Dover



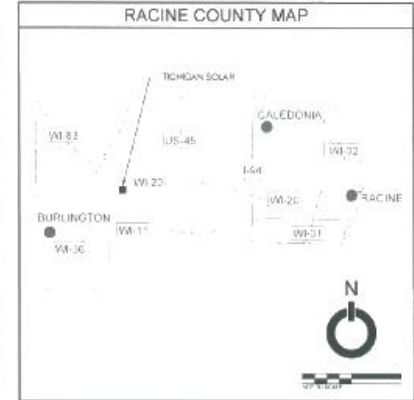
TICHIGAN SOLAR

RACINE COUNTY, WISCONSIN

SOLAR PV PROJECT
6.877MWDC / 6.000 MWAC

LEGEND

- REGULATORY BOUNDARY
- DEVELOPMENT BOUNDARY
- PERMITS BOUNDARY
- PROPERTY BOUNDARY
- WETLAND
- WATERWAY
- PERMITS BOUNDARY
- GRAVEL ACCESS ROAD
- STAGING AREA
- EXISTING DRIVEWAY
- USEWAY
- 24' DEC' TRAIL (E)
- 24' DEC' TRAIL (W)
- UTILITY POLE (E)
- UTILITY POLE (W)



PROJECT DETAILS

THE PROJECT CONSISTS OF THE DESIGN AND INSTALLATION OF 6.877 MWDC SOLAR PV MODULES WITH A 6.000 MWAC INVERTER AND LOCAL DISCONNECT BAY (TYP. OF 24) TO A 6.000 MWAC SYSTEM.

PROPERTY	OWNER	ADDRESS	CITY	STATE	ZIP
1000000000000000	JERRY WARNTJES LLC	10000 100TH AVE	WISCONSIN	53190	0000

PROPERTY	OWNER	ADDRESS	CITY	STATE	ZIP
1000000000000000	JERRY WARNTJES LLC	10000 100TH AVE	WISCONSIN	53190	0000

LAND SUMMARY:

DESCRIPTION	AREA (ACRES)
TOTAL PARCEL AREA (ACRES)	138.04
TOTAL DEVELOPMENT AREA (ACRES)	78.00
TOTAL STAGING AREA (ACRES)	33.50
GRAVEL ACCESS ROAD (ACRES)	0.50
STAGING AREA (ACRES)	1.00

ADDITIONAL NOTES:

- 6.877 MWDC DEVELOPED FROM 6.000 MWAC SUPPLY
- PERMITS DATA TAKEN FROM 4/24/2020
- WETLAND BOUNDARIES DERIVED FROM 2010/2011 DATA
- FORM FILED IN RACINE COUNTY RECORDS



SEC 08 – T3N – R20E

Town of Dover



ONE ENERGY RENEWABLES
2000 WISCONSIN AVE, SUITE 225
WISCONSIN, WI 53190
PH: 262.777.7777

PRELIMINARY
NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DATE	BY	CHK'D	APP'D
1	CONCEPTUAL SITE PLAN	10/15/2020	JAW	JAW	JAW
2	FINAL DESIGN	10/15/2020	JAW	JAW	JAW

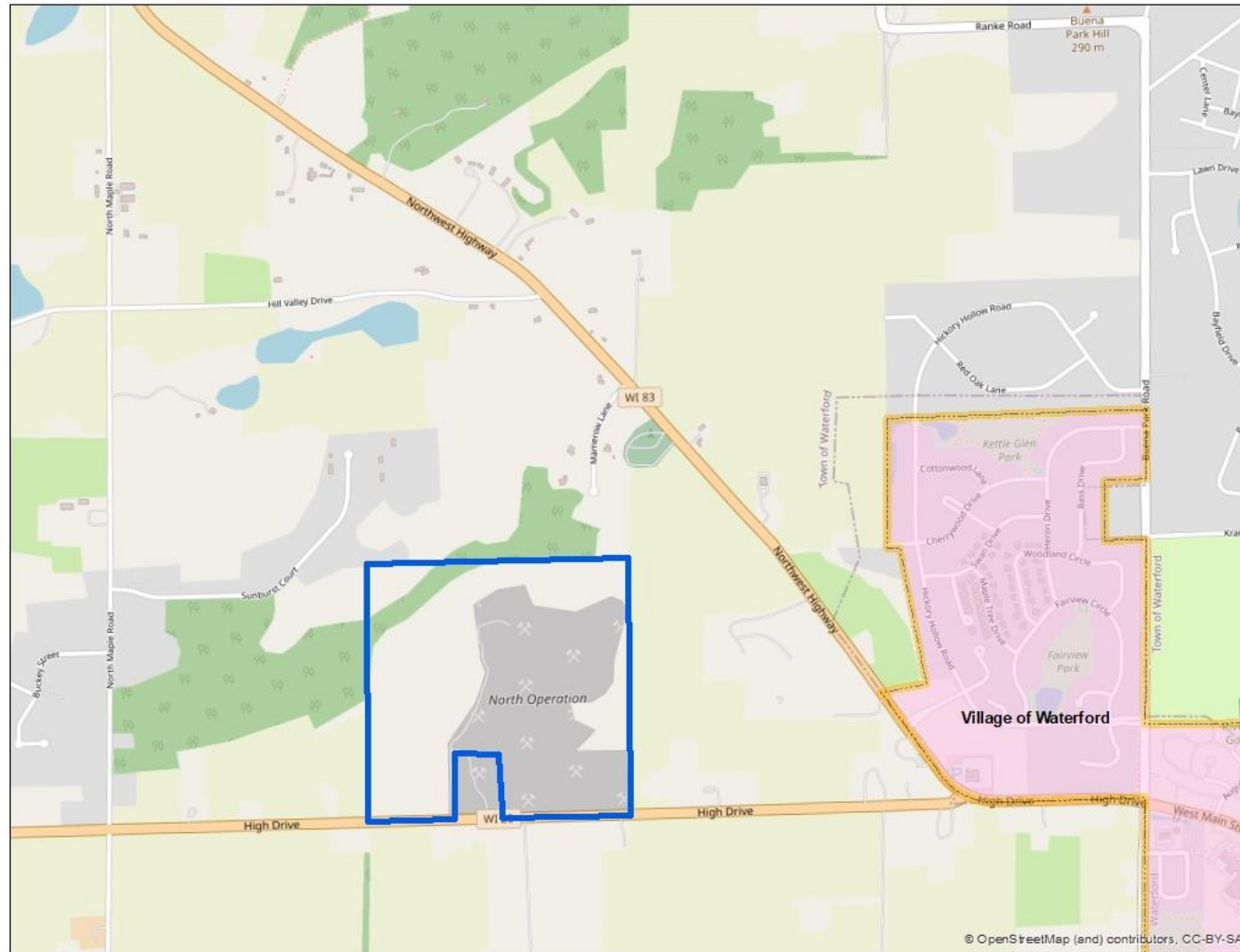
TICHIGAN SOLAR
ONEENERGY RENEWABLES
6.877 MWDC / 6.000 MWAC
RACINE COUNTY, WISCONSIN

DEVELOPMENT LAYOUT
DATE: 10/15/2020
DRAWN BY: JAW

**Super Mix of WI, Owner
Jack Pease, Agent**

Site Address: 32409 High Drive (North Site)

M-4 Site Plan Review to continue a non-metallic mining operation (sand & gravel) including earth moving, crushing, washing, sorting, sizing, stockpiling, concrete recycling, ready-mix plant, transporting and reclamation



SEC 28 – T4N – R19E

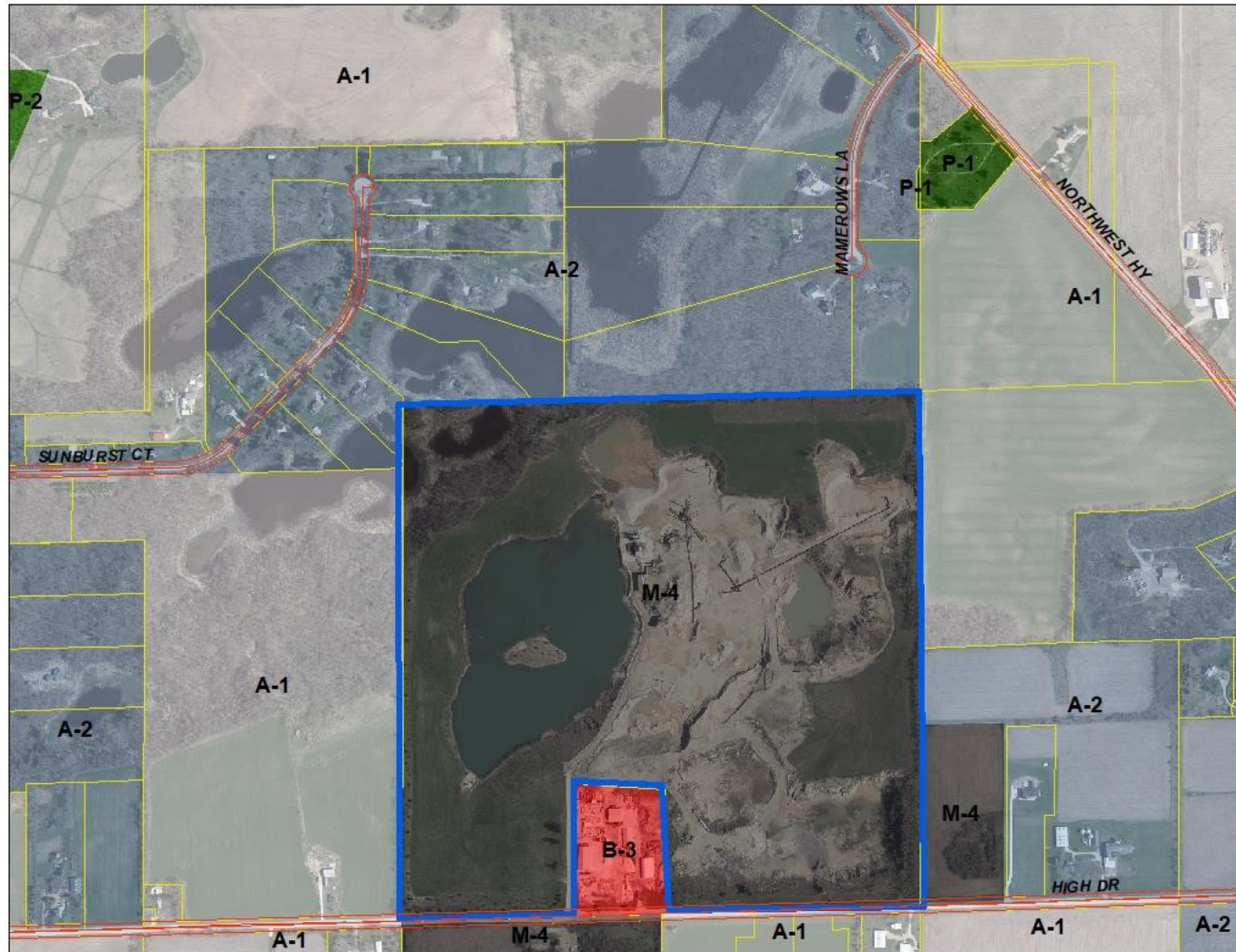
Town of Waterford



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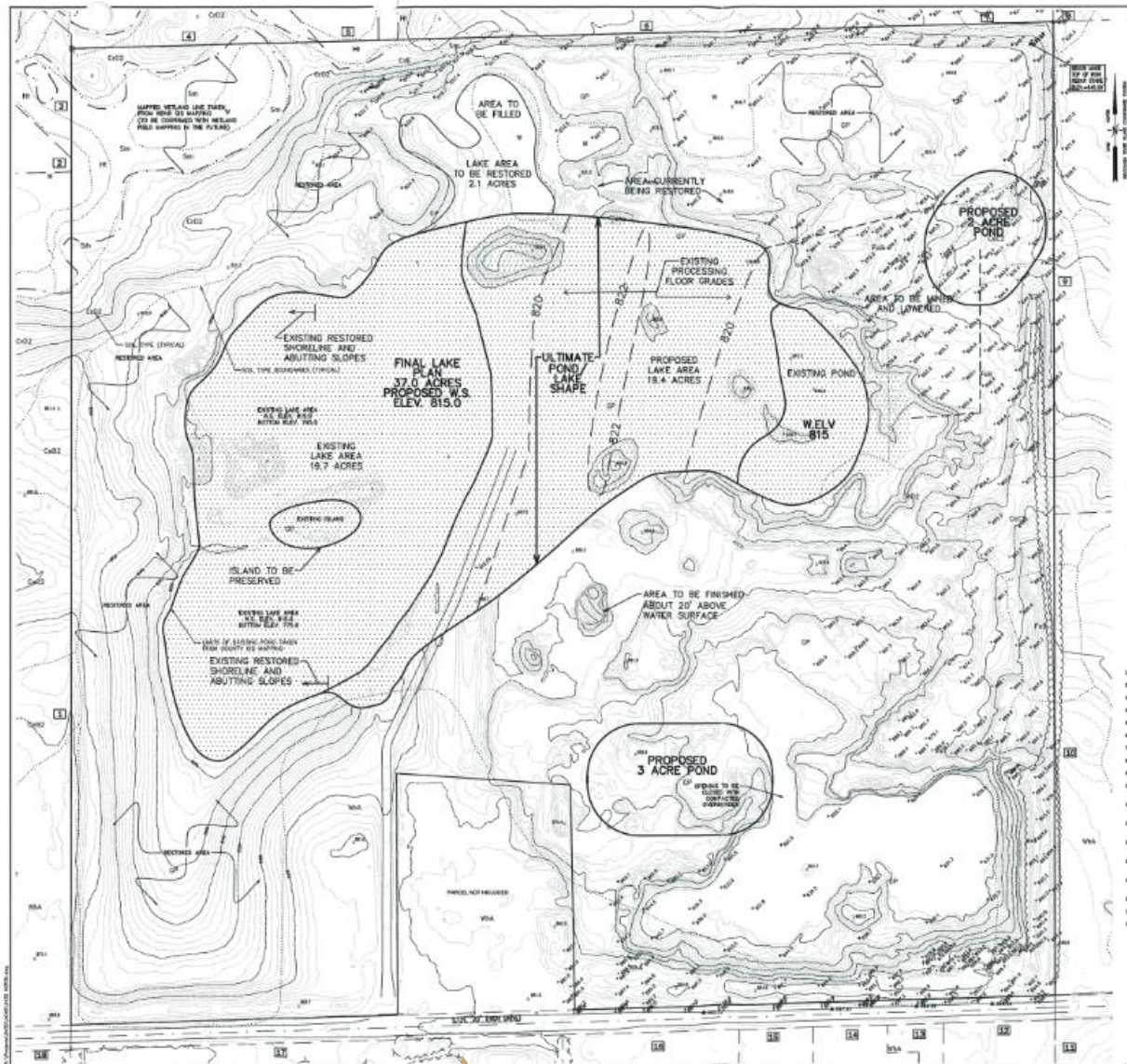
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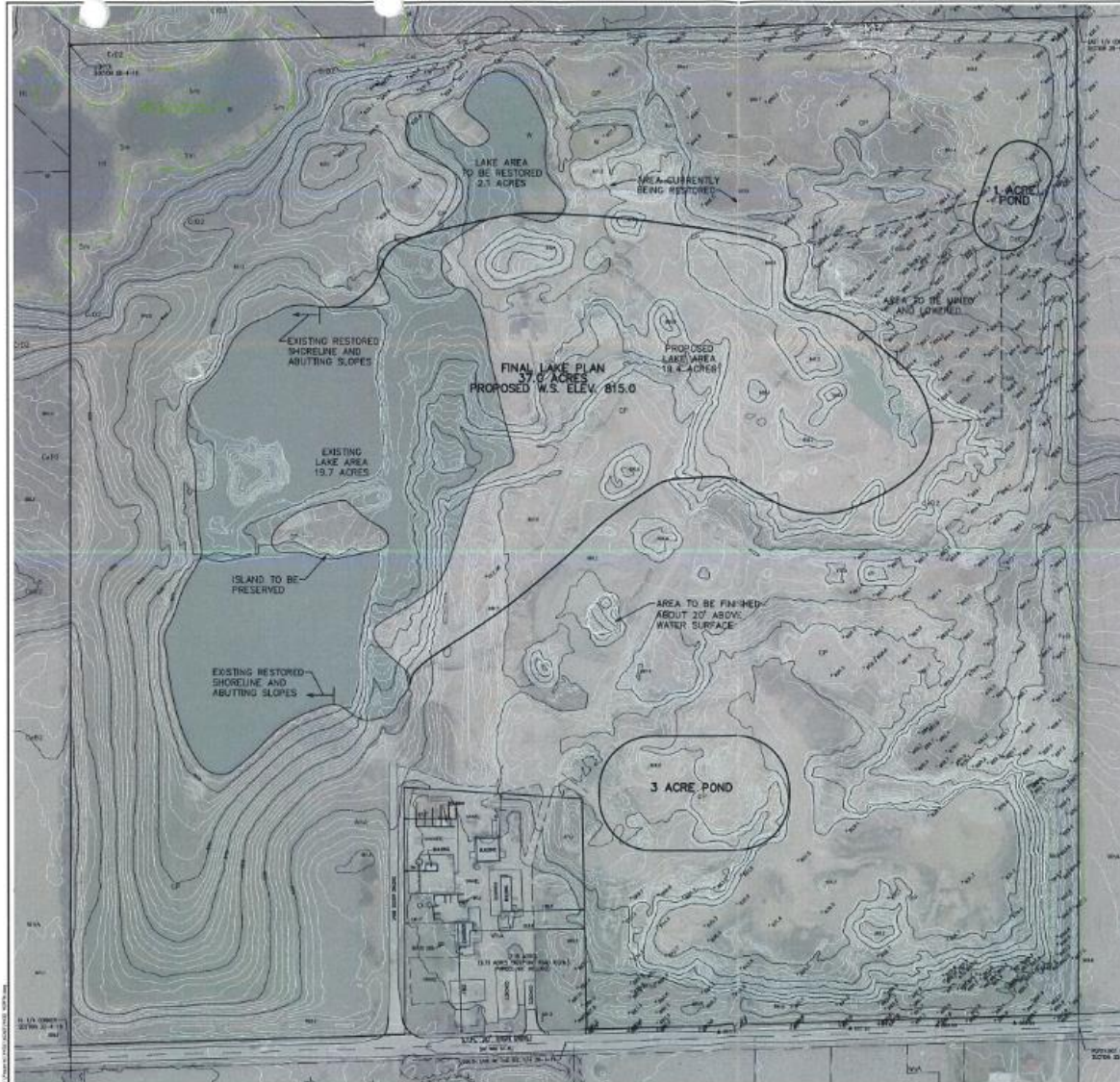


SEC 28 – T4N – R19E

Town of Waterford







OWNER
 SUPER MIX OF WISCONSIN INC.
 32409 HIGH DRIVE
 WATFORD, WI 53095

EXISTING SITE SLOPES

0.0%	Grass Slopes, 0 to 5 percent slopes
0.5%	Grass Slopes, 5 to 8 percent slopes
1.0%	Grass Slopes, 8 to 12 percent slopes
1.5%	Grass Slopes, 12 to 15 percent slopes
2.0%	Grass Slopes, 15 to 20 percent slopes
2.5%	Grass Slopes, 20 to 25 percent slopes
3.0%	Grass Slopes, 25 to 30 percent slopes
3.5%	Grass Slopes, 30 to 35 percent slopes
4.0%	Grass Slopes, 35 to 40 percent slopes
4.5%	Grass Slopes, 40 to 45 percent slopes
5.0%	Grass Slopes, 45 to 50 percent slopes
5.5%	Grass Slopes, 50 to 55 percent slopes
6.0%	Grass Slopes, 55 to 60 percent slopes
6.5%	Grass Slopes, 60 to 65 percent slopes
7.0%	Grass Slopes, 65 to 70 percent slopes
7.5%	Grass Slopes, 70 to 75 percent slopes
8.0%	Grass Slopes, 75 to 80 percent slopes
8.5%	Grass Slopes, 80 to 85 percent slopes
9.0%	Grass Slopes, 85 to 90 percent slopes
9.5%	Grass Slopes, 90 to 95 percent slopes
10.0%	Grass Slopes, 95 to 100 percent slopes

EXISTING PROJECT SITE ZONING - B-4 (ZUPPING)
 ORIGINAL SITE AREA - 102.28 ACRES

SITE SUMMARY

LEGEND

- EXISTING 2" LAND COVERS (FROM COUNTY MAPPING)
- EXISTING DRAIN TRACES (FROM COUNTY MAPPING)
- EXISTING TREE LINE (FIELD LOCATED)
- EXISTING DRAINAGE ELEVATION (FIELD LOCATED) (15/07/14)
- EXISTING DRAINAGE ELEVATION (FROM COUNTY MAPPING)

SHEET 1 - RECLAMATION PLAN
 SHEET 2 - LOCATION & FEATURES PLAN WITH LIMITS OF MAPPING

SHEET INDEX

- GENERAL NOTES:
- ALL ELEVATIONS ARE IN FEET UNLESS OTHERWISE INDICATED.
 - CONTOUR INTERVAL IS 2 FEET.
 - CONTOUR INTERVAL IS 10 FEET.
 - CONTOUR INTERVAL IS 5 FEET.
 - CONTOUR INTERVAL IS 2 FEET.
 - CONTOUR INTERVAL IS 1 FEET.
 - CONTOUR INTERVAL IS 0.5 FEET.
 - CONTOUR INTERVAL IS 0.2 FEET.
 - CONTOUR INTERVAL IS 0.1 FEET.
 - CONTOUR INTERVAL IS 0.05 FEET.
 - CONTOUR INTERVAL IS 0.02 FEET.
 - CONTOUR INTERVAL IS 0.01 FEET.
 - CONTOUR INTERVAL IS 0.005 FEET.
 - CONTOUR INTERVAL IS 0.002 FEET.
 - CONTOUR INTERVAL IS 0.001 FEET.

FAHRELL, HARGEN & ASSOCIATES, INC.
 ENGINEERS - ARCHITECTURE - SURVEYING
 7000 W. WISCONSIN AVENUE, SUITE 200
 MILWAUKEE, WISCONSIN 53222
 OFFICE: (414) 224-2000 FAX: (414) 224-2000

RECLAMATION PLAN
 WATERFORD LAKES FACILITY
 32409 HIGH DRIVE, WATFORD, WI 53095

PROJECT NO: 0432
 DATE: 12/24/2015
 SHEET NO: 1 OF 2