

(approved by committee on July 15, 2024)

**RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE**  
**SUMMARY MINUTES - MONDAY, JUNE 17, 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.)**

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Committee present: Supervisors Jason Eckman, Greg Horeth, Tom Rutkowski, Tom Preusker, and Gary Kolb

Excused: Supervisor Taylor Wishau

Unexcused: Supervisor Tony Veranth

Youth in Government Representatives: Sienna Szabo (present)  
Evan Hansing (present)

Staff present: Brian Jensen, Development Services Superintendent

Chairman Jason Eckman called the June 17, 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. Heidi Michel, Owner  
6:03 12102 County Rd. K  
6:48 Franksville, WI 53126  
Conditional Use for the storage of commercial, landscaping vehicles and equipment associated with "A.R. Tree Removal" and for the off-season indoor storage of recreational vehicles within existing accessory structures; 22320 W. 6 Mile Rd.; Sec.11, T4N, R20E, **Town of Norway** (Parcel Id. No. 010042011023001)

Jensen reviewed the petition and public hearing testimony using text and maps. The hours of operation for vehicle storage are from 7am to 5pm daily as needed and the business storage of the equipment vehicles is during daylight hours only as needed.

He read communications from Randy Larson, Jim Lange of Lange Farms LLC, Harold DeBack, and Marty Johnson of the Wisconsin DNR for the record.

Aaron Rieger of A.R. Tree Removal and Heidi Michel were present to answer any questions of the committee members. They are in the process of cleaning the property and removing the debris from the ditch line and field.

Marty Johnson was present to clarify the information provided by his letter read by Jensen.

Randy Larson, a neighbor to the East, was present in opposition to this petition due to debris and burning on the site moving onto neighboring property.

STAFF RECOMMENDATION(S):

Staff recommends that the petition be laid over to follow the Town of Norway's direction and with the caveat that the site be cleaned up, access to the property needs to be shown on a revised site plan shown on the Michel's property, hours of operation need to be consistent with other like town businesses and burning on the site is against Chapter 13 of the County Ordinance. This was a notice of violation with the Development Services office.

DECISION

**Supervisor GREG HORETH MOVED, seconded by Supervisor Kolb** to layover the petition with a follow up assessment in three months.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Szabo: aye  
Youth Representative Hansing: aye

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

<p>2. Michael Stuckmeyer, Owner 6:39 6730 Burma Rd. 7:05 Waterford, WI 53185</p>	<p>Conditional Use to raze an existing shed and place fill in the flood fringe for the construction of a boathouse; 6730 Burma Rd.; Sec.13, T4N, R19E, Town of Waterford (Parcel Id. No. 016041913071000)</p>
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Jensen reviewed the petition and public hearing testimony using text and maps.

Michael and Mina Stuckmeyer were present at the hearing to answer questions of the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval as the submittal is in accordance with Chapter 20, Zoning and Chapter 20.1, Flood Plain Regulations. Based on other things going on in the area, the proposed boathouse seems to fit with the uses in the district and appears to meet the minimum requirements.

DECISION

**Supervisor GREG HORETH MOVED, seconded by Supervisor Rutkowski** to approve as submitted.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Szabo: aye  
Youth Representative Hansing: aye

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

6:48 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  
6:48

2. Review, discussion, and possible approval of the May 20, 2024, summary minutes.  
7:07

**Supervisor GREG HORETH MOVED, seconded by Supervisor Kolb,** to approve the May 20, 2024, summary minutes as presented.

### **YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Patil: aye  
Youth Representative Naber: aye

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

3 Conserv FS, Inc., Owner Site Plan Review to continue agricultural Co-op  
7:07 Stephanie Merdan, ISG Inc. (Conserv FS, Inc.) use to include relocation of existing  
Agent on-site fuel tanks and 6 additional 30,000-gallon fuel  
tanks and containment dike. The previous containment  
dike to be removed after tank relocation. No change in  
use. M-3, Heavy Industrial District, 4304 S. Beaumont  
Avenue, Sec. 34, T3N, R20E, **Town of Dover** (Parcel  
Id. No. 006032034009000)

Jensen reviewed the petition and public hearing testimony using text and maps. This same use was approved by this committee last year; they are just relocating the tanks.

### **STAFF RECOMMENDATION(S)**

Staff recommends approval as it is consistent with the use on the property, the use appears to be allowed by underlying zoning, and must receive Town of Dover approval.

### **DECISION**

**Supervisor GREG HORETH MOVED, seconded by Supervisor Rutkowski** to approve as submitted.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Patil: aye  
Youth Representative Naber: aye

**Motion carried. VOTE: 4/1 (Supervisor Kolb abstained)**

4. Review, discussion, and possible action on adjusting the future meeting times of the  
7:11 Economic Development and Land Use Planning Committee from 6:00 pm to 5:00 pm start time.

Chairman Eckman presented this item and after discussion, approved the change to a 5:00 p.m. start time with the July 15, 2024 meeting.

5. Review, discussion, and possible action on referrals from the Racine County Board of  
7:20 Supervisors.

1. Resolution No. 2024-5-13 of the Town Board of the Town of Waterford Authorizing Participation in the Preparation of a Cooperative Boundary Plan Pursuant to Sec. 66.0307, WIS.STATS from the Town of Waterford.
2. Report No. 2024-17 by the County Executive making appointments and reappointments to the Land & Water Conservation Committee.

**Supervisor TOM RUTKOWSKI 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. Review, discussion, and possible recommendation to establishment of a moratorium on  
7:21 conditional use activity relating to Solar Farms. The moratorium is to allow for the development of a Solar Ordinance.

Jensen reviewed the petition and answered questions of the committee.

The committee recommended moving this forward to a public hearing.

7. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, July 15, 2024.  
7:31

**8. Other business as authorized by law**

7:31

None

**9. Adjourn**

7:32

There being no further business, **Supervisor TOM RUTKOWSKI MOVED, seconded by Supervisor Horeth** to adjourn the meeting at 7:32 p.m.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Patil: aye

Youth Representative Naber: aye

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