

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

SUMMARY MINUTES - MONDAY, MAY 20, 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 Greg Horeth, Tom Rutkowski, Gary Kolb, Taylor Wishau, and Tony Veranth (via telephone).

Excused: Supervisors Jason Eckman and Tom Preusker

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

Staff present: Brian Jensen, Development Services Superintendent

Vice Chairman Greg Horeth called the May 20, 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

- | | |
|---|--|
| <p>1. Timothy Rausch, Owner
6:05 Caleb Rausch, Applicant
6:36 29037 Bushnell Rd.
Burlington, WI 53105</p> | <p><u>Conditional Use</u> for the storage and maintenance of landscaping vehicles and equipment associated with "Rausch Tree and Outdoor Services"; 29037 Bushnell Rd.; Sec.11, T2N, R19E, Town of Burlington (Parcel Id. No. 0021911001200).</p> |
|---|--|

Jensen reviewed the petition and public hearing testimony using text and maps. Hours of operation are 7:00 a.m. to 4:00 p.m. Monday through Friday. All work is done off-site. Employees report to the site to get their assignments and pick up their equipment.

Tim Rausch was present to answer the questions of the committee. They have had previous issues with neighbors, but none recently.

Jensen read correspondence from a neighbor indicating that the hours of operation, constant burning and noise are concerns.

STAFF RECOMMENDATION(S)

Staff recommends approval with standard conditions, along with the conditions of no filling in the wetland, no bringing debris back from job sites, and no burning at the site. All conditional use petitions require both County and Town approval. If there are substantiated complaints, the committee has the right to bring the person back into a public hearing forum and the permits can be revoked.

DECISION

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

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Szabo: aye
Youth Representative Hansing: aye

Motion carried unanimously. VOTE: 5/0

2. Melvin and Lisa Bjurstrom, Owners Conditional Use for the storage and maintenance of construction equipment and vehicles associated with
6:21 6839 Shagbark Ln. “MBM Contractors”; 6839 Shagbark Ln.; Sec.12,
6:42 Burlington, WI 53105 T2N, R19E, **Town of Burlington** (Parcel Id. No. 0021912009041).

Jensen reviewed the petition and public hearing testimony using text and maps. Hours of operation as Monday through Friday 7:00 a.m. to 5:00 p.m. and on a limited basis, Saturdays 8:00 a.m. to noon.

Lisa Bjurstrom was present to answer questions. No work is done onsite. Equipment and pallets of brick currently stored outside will be moved into the building once the flooring is poured.

Craig Lowetz, a neighbor to the south, requested a timeline as to when equipment and materials will be moved into the building instead of out in the yard.

STAFF RECOMMENDATION(S)

Staff recommends approval based on the submittal and testimony given, as the use appears to be permitted by underlying zoning regulations outlined in section 20-1226.

DECISION

Supervisor TAYLOR WISHAU MOVED, seconded by Supervisor Rutkowski to approve with the addendum that this work is to be completed within forty-five days from today and pending Town approval.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Szabo: aye
Youth Representative Hansing: aye

Motion carried unanimously. VOTE: 5/0

6:36 **Vice-Chairman Horeth** 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
6:36

2. Review, discussion, and possible approval of the April 15, 2024, summary minutes.
6:46

Supervisor TAYLOR WISHAU MOVED, seconded by Supervisor Rutkowski, to approve the April 15, 2024, summary minutes as presented.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Szabo: aye
Youth Representative Hansing: aye

Motion carried unanimously. VOTE: 5/0

3. Donald and Dorothy Heinze, Site Plan Review to occupy a portion of an existing
6:47 Trust, Owner multi-tenant commercial building with a botanical spirit
Vanessa and Justin Klahn, lounge/café, B-3, Commercial Service District, 7957 W.
Applicants Wind Lake Rd., Sec. 8, T4N, R20E, **Town of Norway**
(Parcel Id. No. 010042008023015)

Jensen reviewed the petition and public hearing testimony using text and maps.

Justin Klahn was present and indicated that the hours of operation will be Sunday through Thursday, 8:00 a.m. to 10:00 p.m., Friday and Saturday from 8:00 a.m. to 11:00 p.m. This would be a unique business offering activities in addition to food and beverages. Seating will be less than 30 people in 1000 square feet.

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

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Szabo: aye
Youth Representative Hansing: aye

Motion carried unanimously. VOTE: 5/0

4. Review, discussion, and possible action on referrals from the Racine County Board of
7:01 Supervisors

1. Notice of Pending Application for proposed Wetland Individual Permit for project located at NE ¼, NW ¼, Section 31, Township 04N, Range 22E in the Village of Caledonia, Racine County from the State of Wisconsin Department of Natural Resources.
2. Notice of Pending Applications for Proposed Lake Shore Erosion Control on Lake Michigan located at NE ¼ SE ¼, Section 29, Township 03 North, Range 23 East in the Village of Mount Pleasant, Racine County from the State of Wisconsin Department of Natural Resources.

3. Report No. 2024-8, Report by the Co. Executive making appointments and reappointments to the University of WI Extension Education Committee.
4. Report No. 2024-9, Report by the Co. Executive making reappointments to the Land & Water Conservation Committee.

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

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Szabo: aye

Youth Representative Hansing: aye

Motion carried unanimously. VOTE: 5/0

5. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, June 17, 2024.
7:02

6. Other business as authorized by law
6:57

Tom Rutkowski brought up the idea of moving the meeting time to 5:00 p.m. and only one meeting date per month. Jensen will verify the appropriate process to change the meeting time and add it to the next agenda.

7. Adjournment
7:03

There being no further business, **Supervisor TAYLOR WISHAU MOVED, seconded by Horeth** to adjourn the meeting at 7:03 p.m.