

(approved by committee on August 19, 2024)

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
SUMMARY MINUTES - MONDAY, JULY 15, 2024 - 5:00 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, Gary Kolb, Tom Preusker, Tony Veranth, and Tom Rutkowski (in at 5:08 p.m).

Excused: Supervisors Jason Eckman and Taylor Wishau

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

Staff present: Brian Jensen, Development Services Superintendent

Vice Chairman Greg Horeth called the July 15, 2024, Racine County Economic Development and Land Use Planning Committee meeting to order at 5:01 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. 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..

Jensen provided a review of the need for this request for a nine-month moratorium. The

DECISION

Supervisor TONY VERANTH 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

2. Timothy and Melissa Miles, Owners
5:12 8202 Marjorie Dr.
5:44 Waterford, WI 53185
Lee Robinson, Jr., Applicant
- 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.
- 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. 016041913095020)

Jensen reviewed the petition and public hearing testimony using text and maps. The Town of Waterford approved the Land Use Plan Amendment and Rezone at their meeting on June 10, 2024.

Lee and Joanna Robinson were present to answer questions from the committee members. Brock Schatzman spoke in favor of the petition as an abutting property owner.

STAFF RECOMMENDATION(S)

Staff recommends approval of the Land Use Plan Amendment and the Rezone as is compatible and consistent with adjoining zoning in the immediate area and will be consistent with land uses in this area, along with the Town of Waterford approved this request at their June 10, 2024 meeting and also this use is not harmful or offensive or adverse to property values in the County and in its communities.

DECISION

Supervisor TONY VERANTH 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

3. Milostan Investments, LLC., Owner
5:19 7321 368th Ave.
5:47 Burlington, WI 53105
Anthony Milostan, Applicant
- 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)

Jensen reviewed the petition and public hearing testimony using text and maps. The Town of Burlington approved this petition on June 13, 2024 with conditions of the parking lot to be paved within one year, no more than twelve vehicles listed for sale in the parking lot, all conditions by Racine County shall apply, and no additions, deletions, or changes without Town approval. The number of employees will be two with one

to three added in the future if needed. The hours of operation will be Monday through Saturday, 9:00 a.m. to 7:00 p.m., closed on Sunday.

Anthony Milostan was present to discuss his plan and answer the questions of the committee. Most of the hours of operation would be by appointment. There are no plans to add security or parking lot lighting to the property.

Jeff Molinski spoke of concerns relating to lighting and noise in this rural area. There has not been noise or traffic from the prior roofing business.

STAFF RECOMMENDATION(S)

Staff recommends approval as the Town of Burlington approved at their June 13, 2024 meeting, with their conditions included with our conditions of approval. This appears to be allowed by underlying zoning in the B3 Commercial Service District.

DECISION

Supervisor TOM RUTKOWSKI MOVED, seconded by Supervisor Preusker to approve the petition as presented with additional lighting plan if needed and motion sensor cameras.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Szabo: aye
Youth Representative Hansing: aye

Motion carried unanimously. VOTE: 5/0

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| 4. Super Mix of Wisconsin, Inc.,
5:34 Owner
5:51 Jack Pease, Agent
5435 Bull Valley Rd., Ste. 330
McHenry, IL. 60050 | <u>Conditional Use</u> 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) |
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Jensen reviewed the petition and public hearing testimony using text and maps. One hundred twenty-two acres were approved for the operation, and active mining is about fifteen acres. The reclamation plan is to become a lake. There have been no changes to the site since the last review two years ago. The insurance amount is adequate and shall be kept current.

Jack Pease and Phil Brown were available to answer any questions of the committee. Within the next two to four years, extraction is expected to be completed.

STAFF RECOMMENDATION(S)

Staff recommends approval as it appears to be permitted by underlying zoning and based on other things going on in the area continues of this use appears to fit within the uses of the district.

DECISION

Supervisor **TONY VERANTH MOVED**, seconded by Supervisor **Kolb** to approve adding to strike concrete recycling on the southside location.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Szabo: aye
Youth Representative Hansing: aye

Motion carried unanimously. VOTE: 5/0

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| 5.
5:43
5:53 | J&S Real Estate Company, LLC.,
Owner
10 N. Livingston St.
5435 Bull Valley Rd., Ste. 330
McHenry, IL. 60050
OneEnergy Development, LLC.,
Applicant | <u>Conditional Use</u> 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) |
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Jensen announced that item will not be presented as a public hearing item tonight due to the moratorium.

DECISION

Supervisor **TOM PREUSKER MOVED**, seconded by Supervisor **Kolb** to table this item until the moratorium is lifted.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Szabo: aye
Youth Representative Hansing: aye

Motion carried unanimously. VOTE: 5/0

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 June 17, 2024, summary minutes.
5:56

Supervisor **TOM RUTKOWSKI MOVED**, seconded by Supervisor **Preusker**, to approve the June 17, 2024, summary minutes as presented.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Szabo: aye
Youth Representative Hansing: aye

Motion carried unanimously. VOTE: 5/0

3. Super Mix of Wisconsin, Inc.,
5:57 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)

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

STAFF RECOMMENDATION(S)

Staff recommends approval as there has been no change since that last approval. The insurance on file is adequate and current.

DECISION

Supervisor TOM RUTKOWSKI MOVED, seconded by Supervisor Preusker to approve the petition.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Szabo: aye
Youth Representative Hansing: aye

Motion carried unanimously. VOTE: 5/0

4. Review, discussion & possible action on referrals from the Racine County Board of
6:02 Supervisors.

1. Resolution No. 2024-16 regarding Necessity for Fire and EMS Station Facility Construction at 2705 S. Colony Avenue Union Grove, WI from the Village of Yorkville.
2. Strategic Energy Assessment for January 1, 2024 through December 31, 2030 comments due September 26, 2024 from the Public Service Commission of Wisconsin.

Supervisor TOM RUTKOWSKI MOVED, seconded by Supervisor Veranth 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, August 19, 2024.
6:03

6. Other business as authorized by law
6:03

Jensen informed the committee that he will not attend the next meeting. Either Assistant Superintendent Jarmen Czuta or Director Roley Behm will attend in his place.

7. Adjourn
6:04

There being no further business, **Supervisor TOM RUTKOWSKI MOVED, seconded by Veranth** to adjourn the meeting at 6:04 p.m.