

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
SUMMARY MINUTES - MONDAY, AUGUST 19, 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 Taylor Wishau, Tom Rutkowski, Gary Kolb, Tom Preusker, and Tony Veranth.

Excused: Supervisors Jason Eckman and Greg Horeth

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

Staff present: Jarman Czuta, Assistant Development Services Superintendent
Kim Parsons, Administrative Assistant

Secretary Taylor Wishau called the August 19, 2024, Racine County Economic Development and Land Use Planning Committee meeting to order at 5:00 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

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| <p>1. Valerie Iverson, Owner
5:03 8412 Fox River Rd.
5:44 Waterford, WI 53185
Lori Cramer, Applicant</p> | <p><u>Conditional Use</u> to occupy an existing commercial building and site with multiple tenants to provide massage therapy business; 8006 Big Bend Rd.; Sec. 1, T4N, R19E, Town of Waterford (Parcel Id. No. 016041901030001)</p> |
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Lori Cramer was present to answer the questions of the committee. No changes will be made to the façade.

Czuta reviewed the petition and public hearing testimony using text and maps and read a communication from the Town of Waterford.

STAFF RECOMMENDATION(S)

Staff recommends approval as this use appears to be permitted by underlying zoning and based on other uses in the area, the proposed use appears to fit with the zoning district.

DECISION

Supervisor TOM RUTKOWSKI MOVED, seconded by Supervisor Kolb to approve.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Szabo: aye

Motion carried unanimously. VOTE: 5/0

2. One Sorce Properties, LLC., Owner Conditional Use to construct three (3), 80'x150' and
5:08 Morton Buildings/Brent Ryan, one (1) 60'x192' multi-tenant industrial buildings;
5:45 Applicant located on vacant parcel directly north of 7616
Noraire Dr.; Sec. 12, T4N, R20E, Town of Norway
(Parcel Id. No. 010042012035180)

Czuta reviewed the petition and public hearing testimony using text and maps. The applicant cannot predict the hours of operation at this time; however, staff suggests hours be limited to 6:00 a.m. to 6:00 p.m. Monday through Friday and 6:00 a.m. to 2:00 p.m. Saturday with no activity on Sundays or holidays as these hours would be like other businesses in the area. Staff would recommend that there be no direct vehicular access to Walczak Road from this property.

Four residents spoke in opposition to this petition mainly due to drainage issues. Lighting and hours of operation, and noise were other issues discussed.

The Town of Norway will hear this petition on September 4th and their Engineer is looking into the drainage in this area.

Brent Ryan was present to answer questions. No fencing or loading docks are planned currently. Discussion of lighting was made.

STAFF RECOMMENDATION(S)

Staff recommends either to layover subject to input from the Town of Norway and revisiting this later or approve it subject to Norway's input on the drainage. Lori Cramer was present to answer the questions of the committee.

DECISION

Supervisor TAYLOR WISHAU MOVED, seconded by Supervisor Veranth to table this petition pending additional clarification from the Town for up to three meetings including investigation of the previous berm and restored if necessary.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Szabo: aye

Motion carried unanimously. VOTE: 5/0

5:44 **Secretary Wishau** 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

5:44

2. Review, discussion, and possible approval of the July 15, 2024, summary minutes.

5:48

Supervisor TOM RUTKOWSKI MOVED, seconded by Supervisor Veranth, to approve the July 15, 2024, summary minutes as presented.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Szabo: aye

Motion carried unanimously. VOTE: 5/0

3. Review, discussion, and possible action on referrals from the Racine County Board of Supervisors

5:49

1. 2023 Annual Comprehensive Financial Report from the Milwaukee Metropolitan Sewerage District.
2. Letter regarding the Racine County Western Feed Project from ATC.
3. Notice of application for construction of the Oak Creek CT Project (PSC REF#:505447) from the Public Service Commission of Wisconsin.
4. Notice of application to construct and place into operation the Western Feed Transmission Line Project from the Public Service Commission of Wisconsin.
5. Relocation Order Project #3763-00-04 for Plat of Right-Of-Way required for CTH KR/1st Street from the Village of Mount Pleasant.

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

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Szabo: aye

Motion carried unanimously. VOTE: 5/0

4. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, September 16, 2024.

5:51

- 5.** Other business as authorized by law
5:51

None

- 6.** Adjournment
5:52

There being no further business, **Supervisor TAYLOR WISHAU MOVED, seconded by Rutkowski** to adjourn the meeting at 5:52 p.m.