

**RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE**  
**SUMMARY MINUTES - MONDAY, July 15, 2019 - 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: David Cooke, Kay Buske, Tom Hincz, Monte Osterman,  
Tom Pringle, Tom Roanhouse

Committee excused: Bob Grove

Youth in Government  
Representatives present: Jarret Janes and Vincent Pulice, excused

Staff present: Brian Jensen, Development Services Superintendent  
Kelsey Mascorro, staff

Chairman Cooke called the July 15, 2019, Racine County Economic Development and Land Use Planning Committee public hearing and committee meeting to order at 6:00 p.m. He introduced the Committee and staff and explained public hearing and meeting procedures. Following are the agenda items and the Committee's actions.

**PUBLIC HEARING**

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|--|--|
| <p>1. Clearwater Acres, LLP<br/>6:03 Rick Hartman, Pyramid Network<br/>7:22 Services, LLC, Applicant</p> | <p><u>Conditional Use</u> to construct a 200-ft. high mobile service support structure (telecommunication tower) and associated ground equipment within a 75' x 75' security fenced area; located in the M-4 Quarrying District; 6841 Caldwell Road, Sec. 17, T4N, R19E, <b>Town of Waterford</b> (Parcel Id. 016041917001000)</p> |
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Brian Jensen reviewed the petition and public hearing testimony using text and maps. The original rezoning and conditional use approvals for the non-metallic mining site were obtained in April of 2017. The annual two-year review occurred in April this year.

Rick Hartman, the applicant, was present answered questions from the committee.

**STAFF RECOMMENDATION(S)**

Staff recommends approval as this use is in accordance with the purpose and intent of Chapter 20; appears to be permitted by underlying zoning; and will provide a viable service for the community.

**DECISION**

**PRINGLE MOVED, seconded by Buske**, to approve the petition as this use is not hazardous, harmful, or offensive; this use appears to be permitted by underlying zoning that will provide the community with a

valuable service; and, based on other things going on in the area, the proposed use appears to fit with the uses in the district.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Janes: aye

**Motion carried unanimously. VOTE: 6/0**

2. Arnold & Julie Himebauch Rev. Trust      Conditional Use to construct a 215-ft. high mobile service  
6:12 Rick Hartman, Pyramid Network support structure (telecommunication tower) and  
7:24 Services, LLC, Applicant associated ground equipment within a 75' x 75' security  
fenced area; located in the A-1 Farmland Preservation  
District; 4728 Honey Creek Road, Sec. 30, T4N, R19E,  
**Town of Waterford** (Parcel Id. 016041930002000)

Jensen reviewed the petition and public hearing testimony using text and maps. A restoration bond has been submitted and is being reviewed by Racine County Corporation Council. Federal Aviation Administration notices and guidelines have also been submitted for review.

Rick Hartman, the applicant, was present answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval as this use is in accordance with the purpose and intent of Chapter 20; appears to be permitted by underlying zoning; and will provide a viable service for the community.

DECISION

**PRINGLE MOVED, seconded by Buske**, to approve as this use is not hazardous, harmful, or offensive; this use appears to be permitted by underlying zoning that will provide the community with a valuable service; and, based on other things going on in the area, the proposed use appears to fit with the uses in the district.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Janes: aye

**Motion carried unanimously. VOTE: 6/0**

3. Whorley Storage, LLC      Conditional Use amendment to allow a landscape  
6:17 Dennis Lopiparo, D&K Seasonal contractors office and yard to occupy a portion of an  
7:25 Services, LLC, Applicant existing self-storage facility; 8427 Big Bend Rd.; Sec. 1,  
T4N, R19E, **Town of Waterford** (Parcel Id. Nos.  
016041901-034100 & -034101)

Jensen reviewed the petition and public hearing testimony using text and maps. Several improvements have been made to the property since 2015. There will be no plumbing or heat in the buildings. Maintenance of vehicles will be done off site.

Mark Whorley, the owner, was present and answered questions from the committee.  
Dennis Lopiparo, the applicant, was present and answered questions from the committee.

SPEAKING IN FAVOR

Ronald Spear was present and spoke in favor of the petition.

SPEAKING IN OPPOSITION

Taylor Rose was present and spoke against the petition.

COMMUNICATIONS

A letter, in support of the petition, from Robert T. Fingland, with Golden Bay Association, was read into the record.

STAFF RECOMMENDATION(S)

Staff recommends approval as the use is permitted by underlying zoning. No off-site work will be allowed. Maintenance of equipment or vehicles will be performed off-site.

DECISION

**PRINGLE MOVED, seconded by Buske**, to approve the petition.

A discussion began regarding some concerns on the property. Pringle and Buske rescinded their votes.

**OSTERMAN MOVED, seconded by Pringle** to lay over this item for up to thirty (30) days to allow Whorley Storage time to bring the property into compliance with the Town of Waterford regulations.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Janes: aye

**Motion carried unanimously. VOTE: 6/0**

4. Kenneth Krizan

6:49

7:40

Conditional Use to construct a 60' x 80' accessory building for the storage of well-drilling and service equipment with a 20' x 20' restroom and shower area associated with Krizan Well Service; 23900 Overson Rd.; Sec. 34, T4N, R20E, **Town of Norway** (Parcel Id. 010042034009000)

Note: This request previously approved and expired.

Jensen reviewed the petition and public hearing testimony using text and maps. This request was previously approved in 2016. A nine-month extension was granted in 2017. The extension expired in June 2018. The applicant is now ready to move forward with the project. No changes have been made to the original request.

Kenneth Krizan, the owner, was present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval for storage of well-drilling equipment only. All previous conditions remain in effect.

DECISION

**PRINGLE MOVED, seconded by Buske**, to approve the petition as this use is not hazardous, harmful, offensive, or otherwise adverse to the property values in the County and its communities. This use appears to be permitted by underlying zoning; the proposed use appears to fit with the uses in the district; and parking of well-construction vehicles inside the proposed pole building will be more aesthetically pleasing to the neighborhood.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Janes: aye

**Motion carried unanimously. VOTE: 6/0**

5. Edward Schwall  
6:54  
7:41

Shoreland/Floodplain Conditional Use to place fill in the Urban Floodplain Fringe Overlay District for the conversion of an existing attached garage into living space and to construct a 26' x 40' attached garage; 7741 E. Wind Lake Rd.; Sec. 10, T4N, R20E, **Town of Norway** (Parcel Id. 010042010006000)

Jensen reviewed the petition and public hearing testimony using text and maps. The Racine County Land Conservation Department has reviewed the application. This request meets or exceeds the minimum requirements of the floodplain ordinance.

Edward Schwall, the owner, was present and answered questions from the committee. Paul VanHenkelum with Cardinal Engineering, LLC was present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval as the use is in accordance with Chapter 20 floodplain regulations for FFO district. Based on the other things going on in the area, the proposed conversion of the attached garage into living area and construction of a new attached garage appears to fit with the uses in the district.

DECISION

**PRINGLE MOVED, seconded by Osterman**, to approve approval as the proposed use is not hazardous, harmful, offensive, or otherwise adverse to the environmental quality, water quality, shoreland cover, or property values in the County and its communities; the proposed use, structure, and flood damage protection, water quality, shoreland cover, natural beauty, and wildlife habitat improvement indicates no significant negative impact; this use appears to comply with all other provisions of Chapter 20, such as lot width and area, yards, height, and performance standards; and, based on the other things going on in the area, the proposed use appears to fit with the uses in the district.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Janes: aye

**Motion carried unanimously. VOTE: 6/0**

6. Review, discussion and possible recommendation on ordinance revisions to repeal and recreate portions of Chapter 20, Zoning, Racine County Code of Ordinances, including but not limited to shoreland zoning in order to comply with all State required regulations of Wisconsin's Shoreland Protection Program outlined in Wisc. Admin. Code Natural Resources Code NR 115 and in Wisc. Statute 59.692.

Jensen explained the changes to the committee.

Supervisor Osterman proposed amending section 20-1042, line 5536.

**DECISION**

**OSTERMAN MOVED, seconded by Pringle**, to approve Wisconsin's Shoreland Protection Program outlined in Wisc. Admin. Code Natural Resources Code NR 115 and in Wisc. Statute 59.692, with amendment to section 20-1042, line 5536.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Janes: aye

**Motion carried unanimously. VOTE: 6/0**

7:16 **OSTERMAN MOVED, seconded by Pringle** to close the public hearing.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Janes: aye

**Motion carried unanimously. VOTE: 6/0**

**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, 2019, summary minutes

7:43  
7:44

**PRINGLE MOVED, seconded by Osterman**, to approve, the June 17, 2019, summary minutes.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Janes: aye

**Motion carried unanimously. VOTE: 6/0**

3. Paul & Kimberlee Ruszkiewicz 7:44 Site Plan Review to construct a ±3,360 sq.-ft. greenhouse and raze an existing ±10' x ±20' accessory building; 28058 N. Lake Dr.; Sec. 1, T4N, R19E, **Town of Waterford** (Parcel Id. 016041901051010)

Jensen presented the petition to the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval as the use fits with surrounding uses in the district.

DECISION

**BUSKE MOVED, seconded by Pringle**, to approve the petition.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Janes: aye

**Motion carried unanimously. VOTE: 6/0**

4. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors 7:44

The Committee received and filed the following referral;

1. A Relocation Order and Resolution of Necessity of the Village of Caledonia affecting property needed to extend 5 Mile Road and establish a neighborhood park in the village.

DECISION

**PRINGLE MOVED, seconded by Osterman**, to receive and file the above-referenced referral.

**Motion carried unanimously. VOTE: 6/0**

5. Other business as authorized by law 7:46

The Committee voted to suspend the August 5, 2019, meeting. If the need arises, a special meeting may be scheduled on a date to be determined. The August 19, 2019, Economic Development and Land Use Planning Committee public hearing/meeting will remain as scheduled.

6. Adjourn 7:46

There being no further business, **PRINGLE MOVED, seconded by Buske**, to adjourn at 7:46 p.m.

**Motion carried unanimously. VOTE: 6/0**