

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

SUMMARY MINUTES - MONDAY, October 17, 2016 - 6:00 p.m.

Ives Grove Office Complex Auditorium
14200 Washington Avenue, Sturtevant, WI 53177

Committee present: David Cooke, Bob Grove, Tom Hincz, Monte Osterman,
Tom Pringle, Tom Roanhouse

Committee excused: Mark Gleason

Youth in Governance
Representatives: Abram Fabela (present), Alice Pennings (excused)

Staff present: Jarmen Czuta, Zoning Administrator
Rhonda McCormick, Staff Secretary

Chairman Cooke called the October 17, 2016, Racine County Economic Development and Land Use Planning Committee Public Hearing and Committee meeting to order at 6:00 pm. 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

1. Payne & Dolan, Inc., Owner
6:02 Joshua Bednar, Applicant
7:00
- Amendment of Land Use Plan from the plan designation of Agricultural Estate to Commercial
- Rezone ± 7.708 acre of property from A-2 General Farming and Residential District II to B-3 Commercial Service District (proposed); Durand Avenue, Sec. 35, T3N, R19E, **Town of Burlington**. (PIN 002031935001020)
- For informational purposes only:
The purpose of this land use plan amendment and rezoning for construction of a building with indoor firearm and archery range, training facility and retail store.

Jarmen Czuta reviewed the petition and public hearing testimony using text and maps. The 2035 Comprehensive Land Use Plan shows Industrial Use for the property located west of the proposed site and is currently utilized as a quarry. The other zoning districts in the area are agricultural.

Joshua Bedner, the applicant, and Leslie Scherrer Pella, with the Peter Scherrer Group, were present and answered questions from the committee. An application has been submitted to the Town of Burlington and will be heard next month. In the future, Bednar may want to expand to an outdoor shotgun trap range. Bednar served in the Marine Corps as an Infantry Motorman and was trained in specialized weapons handling.

SPEAKING IN OPPOSITION

Jolene Evans, Jean Abramowsky, Ray Morby and Scott and Shirly Cerka were present and spoke against the petition.

DECISION

OSTERMAN MOVED, seconded by Hincz, to deny the petition.

Discussion followed on whether this use fits with the area.

Motion failed. VOTE: 2/4 with Grove, Roanhouse, Cooke and Pringle dissenting.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative Fabela: aye

GROVE MOVED, seconded by Pringle, to recommended rezoning approval, subject to Town of Burlington approval, as the proposed property is located on Durand Avenue which is a major east west arterial highway. Based on the subject property's location relative to the Highway 36 "Burlington Bypass," commercial and industrial development would be anticipated in this area, and the 2035 Comprehensive Land Use Plan for Racine County indicates Industrial Use for the property located west of this proposed site which is currently utilized as a quarry.

Motion carried. Vote: 4/2 with Hincz and Osterman dissenting.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative Fabela: aye

2. Invest, LLC, Owner
6:32 Fiber-Tech, Inc., J. Dale Rogers,
7:03 Applicant

Conditional Use to occupy an existing industrial building to conduct light manufacturing of fiberglass composite components (DBA Fibertech, Inc.); located in the M-2 General Industrial District; 2727 Three Mile Rd.; Sec. 36, T4N, R21E, **Town of Raymond** (Parcel Id. No. 012042136001010)

Czuta reviewed the petition and public hearing testimony using text and maps. The property is located in the Blackhawk Industrial Park. The applicant is proposing to move existing operations from 4145 Courtney Street to 2727 Three Mile Road to accommodate the growing business. Fiber-Tech, Inc., has been located within this business park for last 24 years.

Dale Rogers, the applicant, was present and answered questions from the committee.

HINCZ MOVED, seconded by Pringle, to approve the conditional use, subject to Town of Raymond approval, as this use appears to be permitted by underlying zoning; this use complies with all other provisions of Chapter 20, such as lot width and area, yards, height, parking, loading, traffic, highway access, and performance standards' and based on other things going on in the area, the proposed use appears to fit with the uses in the district.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative Fabela: aye

Motion carried unanimously. VOTE: 6/0

3. Toby & Wendy Mueller, Owners

6:36
7:05

Conditional Use to conduct a horse boarding operation (DBA Ima Creek Acres); located in the A-2 General Farming and Residential District II; 7801 3 Mile Rd.; Sec. 33, T4N, R21E, **Town of Raymond** (Parcel Id. No. 012042133001030)

Czuta reviewed the petition and public hearing testimony using text and maps. The property owners are requesting an after-the-fact conditional use to operate a horse-boarding operation in a 60' x 60' stall area. The operation also consists of a tack room, feed room, and a 60' x 152' indoor riding arena. A mound system services the home. This use was already occurring on the site and was brought to the attention of the Development Services Office. A notice of zoning violation was issued.

Wendy Mueller, the owner, was present and answered questions from the committee. Mueller stated she had no idea a permit was needed to board horses. Three of the horses on the property belong to the applicant and seven other horses are boarded. A portable toilet is provided for the public's use. Outdoor signs have been placed to advertise the facility. Hours of operation are from 6:00 a.m. to 9:00 p.m. Czuta stated that portable toilets are not allowed by ordinance. Town of Raymond building regulations require public facilities. Either a plumber must approve the mound system for this use, or a system must be installed for public use.

COMMUNICATION(S)

Development Services and Land Conservation staff met on-site with the owners. Manure is deposited into a dumpster and hauled off site. The Land Conservation Division has determined this to be an acceptable manure management plan.

STAFF RECOMMENDATIONS

Staff recommends this request be laid over, based on inconsistencies in the submittal.

GROVE MOVED, seconded by Pringle, to lay over the request for up to 90 days. This action will allow the applicant an opportunity to clarify the conditional use proposal and submit the necessary information to more accurately describe the proposed use and the use of the adjacent property.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative Fabela: 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. Decision on preceding petitions

2. Review, discussion & possible approval of the September 19, 2016 summary minutes
7:08

DECISION

GROVE MOVED, seconded by Pringle, to approve the, September 19, 2016, summary minutes.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative Fabela: aye

Motion carried unanimously. VOTE: 6/0

3. Blazei Investments, Inc. Site Plan Review to construct a 17'x25' addition to the
7:09 Michael & Katie Blazei, Owners existing drive-thru restaurant; located in the B-3 Commercial
7:10 Service District; 7910 S. Loomis Rd.; Sec 8, T.4N, R20 E,
Town of Norway (Parcel Id. No. 010042008047004)

Czuta reviewed the petition using text and maps. The applicants propose to construct a wheelchair ramp and enclose the current outdoor dining area to allow increased indoor seating for customers.

DECISION

OSTERMAN MOVED, seconded by Pringle, to approve the site plan, subject to Town of Norway approval.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative Fabela: aye

Motion carried unanimously. VOTE: 6/0

4. Trenton Ventures Site Plan Review to continue a non-metallic (sand and
7:11 Robert Epping, Agent gravel) extraction operation, including earth moving,
7:13 crushing, washing, sorting, sizing, stockpiling, recycling,
transporting, ready-mix and reclamation; located in the M-4
Quarrying District; 29331 Durand Avenue, Sec. 35, T3N,
R19E, **Town of Burlington** (Parcel Id. No.
002031935002000)

For informational purposes only: No changes to the conditions of the existing conditional use permit are requested.

Czuta reviewed the petition using text and maps. This is a two-year annual renewal. The current financial bond will need to be increased due to a larger area being mined. The updated bond must be filed with the Racine County Development Services Office prior to issuing the permit.

DECISION

PRINGLE MOVED, seconded by Hincz, to approve the site plan, subject to Town of Burlington approval. The applicants must also provide an updated financial assurance to the Racine County Development Services Office.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative Fabela: aye

Motion carried unanimously. VOTE: 6/0

5. RJR Hitters, LLC
7:11 Industrial Construction & Associates,
7:15 Agent
- Site Plan Review to construct a ±4,740 square-foot addition to an existing commercial building; located in the B-3 Commercial Service District; 2915 6 ½ Mile Road; Sec. 12, T4N, R21E, **Town of Raymond** (Parcel Id. No. 012042112038020)

Czuta reviewed the petition using text and maps. The applicants are proposing to expand the width of the building 30 feet to the south. The surrounding properties are zoned for business purposes.

DECISION

GROVE MOVED, seconded by Pringle, to approve the site plan, subject to Town of Raymond approval, as this use appears to be permitted by underlying zoning; this use is not hazardous, harmful, offensive, or otherwise adverse to the environmental quality or property values in the County and its communities; and based on other things going on in the area, this use appears to fit with the uses in the district.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative Fabela: aye

Motion carried unanimously. VOTE: 6/0

6. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors
7:15

OSTERMAN MOVED, seconded by Grove, to receive and file the below-listed referral.

- A copy of the Racine County Board of Drainage Commissioners' annual reports for farm drainage districts, for the period of September 1, 2015 through August 31, 2016.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative Fabela: aye

Motion carried unanimously. VOTE: 6/0

7. Other business as authorized by law

8. Adjourn
7:16

There being no further business, **PRINGLE MOVED, seconded by Hincz**, to adjourn at 7:16 p.m.
Motion carried unanimously. VOTE: 6/0