

# RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

## SUMMARY MINUTES - MONDAY, November 21, 2016 - 6:00 p.m.

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

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Committee present: David Cooke, Mark Gleason, Tom Hincz, Monte Osterman,  
Tom Pringle, Tom Roanhouse

Committee excused: Bob Grove

Youth in Governance  
Representatives: Abram Fabela, Alice Pennings

Staff present: Brian Jensen, Development Services Superintendent  
Rhonda McCormick, Staff Secretary

Chairman Cooke called the November 21, 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. Super Mix of Wisconsin, Inc.  
6:01 Jack Pease, Applicant  
6:27

Amendment of Land Use Plan from the plan designation of Prime Agricultural Land & Extractive Resource to Extractive (Sand & Gravel Operation)

Rezone ±70 acres of property from A-1 Farmland Preservation to M-4 Quarrying District; 32424 High Drive, Sec. 33, T4N, R19E, **Town of Waterford** (PIN 016041933001050)

For informational purposes only:

The purpose of this land use plan amendment and rezoning is to re-establish and expand an existing non-metallic (sand and gravel) non-metallic mining operation, including a ready-mix concrete plant.

Brian Jensen reviewed the petition and public hearing testimony using text and maps. Surrounding land use and zoning districts were identified on maps. The proposed rezoning and Land Use Plan amendment apply to ±70 acres of the ±170-acre parcel.

Jack Pease, the applicant, and Phil Brown were present and answered questions from the committee.

### STAFF RECOMMENDATION(S)

Staff recommends approval of the proposed land use plan amendment and rezoning, as the property is recognized in the 2035 Comprehensive Land Use Plan as extractive reserve, and the rezoning is compatible with surrounding zoning and uses.

DECISION

**PRINGLE MOVED, seconded by Hincz**, to recommend approval of the amendment of land use plan and rezoning petition, as the proposed rezoning is recognized as extractive reserve and will provide a need in materials for the good of the community. This use is in accordance with the purpose and intent of Chapter 20; this use is not hazardous, harmful, offensive, or otherwise adverse to the environmental quality as the mapped wetlands on this site shall not be disturbed by the quarry operation as the operator will implement a protection buffer area around the wetlands; this use appears to be permitted by underlying zoning; based on other things going on in this area, the proposed use appears to fit with the uses in this district; and the 2035 Comprehensive Land Use Plan for Racine County indicates extractive use for the property.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Fabela: aye  
Youth Representative Pennings: aye

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

2. Super Mix of Wisconsin, Inc. Conditional Use (proposed) to establish and expand a non-metallic (sand and gravel) mining operation, including a ready-mix concrete plant; located in the M-4 Quarrying District (proposed); 32424 High Drive, Sec. 33, T4N, R19E, **Town of Waterford** (PIN 016041933001050)
- 6:10 Jack Pease, Applicant  
6:28

Jensen reviewed the petition and public hearing testimony using text and maps. The operator is proposing to mine the site in phases starting from south and moving north. The applicant will reclaim areas as new areas phases of mining are opened. Final reclamation will consist of agricultural land and a 50-acre pond ranging from 20 to 30 feet deep. The existing wetlands and woods will not be disturbed. At this time, adequate financial assurance is current for both the existing north site and the proposed south site.

Jack Pease, the applicant, and Phil Brown were present and answered questions from the committee. Jensen clarified the hours of operation and required signage with the applicant.

STAFF RECOMMENDATION(S)

Staff recommends approval of the conditional use petition, as the use appears to fit with the other uses in the district. Amended hours of operation and additional no trespassing/warning signs must be installed.

DECISION

**PRINGLE MOVED, seconded by Hincz**, to approve the conditional use petition, subject to Town of Waterford approval, as the proposed use is not hazardous, harmful, offensive, or otherwise adverse to the environmental quality or property values in the County and its communities; this use appears to be permitted by underlying zoning; 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 VOTE:**

Youth Representative Fabela: aye  
Youth Representative Pennings: aye

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

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3. Farchione Investments, LLC  
6:20 Eagle Disposal, Inc., Applicant  
6:29 American Surveying Co., Inc., Agent
- Conditional Use to allow outside truck and dumpster parking, future cold-storage building and security fence; located in the M-3 Heavy Industrial District; 7400 Noraire Drive (Norway Business Park); Sec. 12, T4N, R20E, **Town of Norway** (PIN 0100420012035150)

Jensen reviewed the petition and public hearing testimony using text and maps. Surrounding land use and zoning districts were identified on maps. Setbacks for the building and parking meet minimum county ordinance.

Pete Bailey, the agent, with American Surveying Co., Inc., was present and answered questions from the committee.

COMMUNICATIONS

Town of Norway Planning Commission and Board conceptually approved this request at their November 3, 2016, meeting. If approved by Racine County Economic Development and Land Use Planning Committee, this request must go back to the Town for approval.

STAFF RECOMMENDATION(S)

Staff recommends approval as the use is consistent with surrounding land uses.

DECISION

**PRINGLE MOVED, seconded by Gleason**, to approve the conditional use petition, subject to Town of Norway approval, as the proposed use is not hazardous, harmful, offensive, or otherwise adverse to the environmental quality, water quality, or property values in the County and its communities. The proposed use is compatible with the area, underlying zoning permits it, and based on the other things going on in the area, the proposed use fits with the uses in the district.

**YOUTH REPRESENTATIVES' ADVISORY VOTE:**

Youth Representative Fabela: aye  
Youth Representative Pennings: 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 & possible approval of the October 17, 2016 summary minutes  
6:30

DECISION

**PRINGLE MOVED, seconded by Osterman,** to approve the, October 17, 2016, summary minutes.

**YOUTH REPRESENTATIVES' ADVISORY VOTE:**

Youth Representative Fabela: aye  
Youth Representative Pennings: aye

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

3. Review, discussion and possible recommendation on a resolution authorizing an amendment to the  
6:30 current contract with the Wisconsin Department of Agriculture, Trade & Consumer Protection  
6:31 (DATCP) relating to the Wisconsin Conservation Reserve Enhancement Program (CREP)

Chad Sampson, Racine County Conservationist, was present to answer questions from the committee.

DECISION

**OSTERMAN MOVED, seconded by Pringle,** to forward a resolution authorizing an amendment to the current contract with the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) relating to the Wisconsin Conservation Reserve Enhancement Program (CREP) to the County Board of supervisors, with the recommendation to approve.

**YOUTH REPRESENTATIVES' ADVISORY VOTE:**

Youth Representative Fabela: aye  
Youth Representative Pennings: aye

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

4. Review, discussion, and possible action regarding a Professional Services Agreement between  
6:31 Racine County (Land Conservation Division) and the Eagle Lake Management District

Chad Sampson, Racine County Conservationist, was present to answer questions from the committee.

DECISION

**OSTERMAN MOVED, seconded by Hincz,** to forward an action regarding a Professional Services Agreement between Racine County (Land Conservation Division) and the Eagle Lake Management District to the County Board of Supervisors, with the recommendation to approve.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Fabela: aye  
Youth Representative Pennings: aye

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

5. Review, discussion & possible recommendation on the following extra-territorial plat:  
6:32 Fairview Place – Final Plat, Section 27, Town 4 North, Range 19 East, Village of Waterford  
6:33

Jensen informed the committee that staff has reviewed the petition and has no concerns.

DECISION

**PRINGLE MOVED, seconded by Roanhouse,** to not object to the extra-territorial final plat for Fairview Place, Section 27, Town 4 North, Range 19 East, in the Village of Waterford.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Fabela: aye

Youth Representative Pennings: aye

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

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

6:33

6:35

**PRINGLE MOVED, seconded by Grove,** to receive and file the below-listed referrals.

1. Memorandum regarding a meeting for the Coordination of Human Services Transportation and Transit Strategies for Seniors, People with Disabilities and Low-Income Populations in Southeastern Wisconsin to be held on November 29, 2016 in Milwaukee WI., from Southeastern Wisconsin Regional Planning Commission.
2. Correspondence relating to Racine County's intent to transfer property to Village of Sturtevant from Jayme Hoffman, Village of Sturtevant Public Works Chair.
3. Correspondence relating to Racine County's intent to transfer property to Village of Sturtevant from Carrie Harbach, Village of Sturtevant Board Trustee and Public Works Committee Member.
4. A letter regarding Metro Recycling and Disposal Facility-Direct Payments from Waste Management.

**LATE REFERRALS**

5. Notice of Public Hearing to be held on October 27, 2016 at the Washington Park Senior Center in Milwaukee WI. on the design aspects and notice of availability of an environmental assessment for the proposed track and service improvements for the Amtrak Hiawatha Service between Milwaukee, Wisconsin and Chicago Illinois from the Wisconsin Department of Transportation.
6. Notice of Operational Planning Meeting (Project ID 2704-08-00) Pike River Pathway Phase 7- 9 to be held at the Mt. Pleasant Village Hall Community Room on October 19, 2016, from R.A. Smith National.

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

7. Other business as authorized by law

8. Adjourn  
6:35

There being no further business, **PRINGLE MOVED, seconded by Hincz**, to adjourn at 6:35 p.m.

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