

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

SUMMARY MINUTES - MONDAY, January 16, 2017 - 6:00 p.m.

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

Committee present: David Cooke, Tom Pringle, Monte G. Osterman, Bob Grove, Tom Roanhouse, Tom Hincz, Mike Dawson

Committee excused: Mark Gleason

Youth in Governance
Representatives: Abram Fabela and Alice Pennings

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

Chairman Cooke called the January 16, 2017, 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

1. Kenneth J. Krizan

6:03
6:27

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; located in the A-2 General Farming and Residential District II; 23900 Overson Road; Sec. 34, T4N, R20E, **Town of Norway** (Parcel Id. No. 010042034009000)

Brian Jensen reviewed the petition and public hearing testimony using text and maps. In 1984, a conditional use was approved for outdoor storage of well-drilling construction equipment. A conditional use amendment was approved in 2007 for the storage of well-drilling equipment and a home occupation permit for a home office. Jensen recommended the committee follow the 1984 approval as a guideline. The office shall remain in the home to preserve the integrity of the A-2 zoning district, which was stipulated in 1984.

Kenneth J. Krizan was present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition, as the use appears to fit with the other uses in the zoning district. This approval is for the storage of well- drilling equipment only and does not imply that commercial use of the property as a plumbing or well drilling business is allowed.

DECISION

PRINGLE MOVED, seconded by Grove, to approve the conditional use petition, as the 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; 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 Fabela: aye
Youth Representative Pennings: aye

Motion carried unanimously. VOTE: 6/0

2. Jose & Maria Mora
6:10 Jaime Mora, Applicant
6:30 Conditional Use to park up to two (2) dump trucks within an existing pole building; located in the A-2 General Farming and Residential District II; 8761 W. Seven Mile Road; Sec. 9, T4N, R21E, **Town of Raymond** (Parcel Id. No. 012042109003050)

Jensen reviewed the petition and public hearing testimony using text and maps. On October 13, 2016, a notice of violation was issued for the parking of trucks in an A-2 District without a conditional use permit.

Jaime Mora, the agent, was present and answered questions from the committee. The parents of Jaime Mora, Jose and Maria Mora, own the property but reside in Oak Creek. The house on the property is currently used as a rental.

STAFF RECOMMENDATION(S)

Staff recommends approval, providing the trucks are parked in the enclosed structure at all times. The site is not to be used for storage or stockpiles. Hazardous wastes on site must be contained.

Discussion followed regarding the fact that the property owners are no longer using the property as their primary residence and that the company owns four trucks and only two are allowed to be parked on the property.

DECISION

GROVE MOVED, seconded by Pringle, to deny the conditional use petition, as the use is not in accordance with the purpose and intent of Chapter 20; this use is harmful to the public health, safety, and welfare, or otherwise adverse to the county and town, as the area is zoned A-2 General Farming and Residential District II and there are single-family residential uses in the area; the use does not appear to be permitted by underlying zoning, as the ordinance allows a maximum of two (2) dump trucks and based on testimony and past zoning violation, the use involved the parking of up to four (4) dump trucks; and based on other things going on in the area, the proposed use does not appear to fit with the uses in the district or the current Land Use Plan.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Fabela: nay
Youth Representative Pennings: nay

Motion carried. VOTE: 4/2 with Osterman and Hintz dissenting.

3. Richard & Monica Ballew
6:16 Priests of the Sacred Heart,
6:38 Deacon David Nagel, SCJ, Applicant
- Conditional Use to occupy an existing residence for housing up to eight (8) individuals while in the process of being ordained to the Priests of the Sacred Heart, a Roman Catholic religious order of priests and brothers; located in the A-2 General Farming and Residential District II; 8409 W. Three Mile; Sec. 33, T4N, R21E, **Town of Raymond** (Parcel Id. No. 012042133007020)

Jensen reviewed the petition and public hearing testimony using text and slides. The house was constructed in 2005 as a three-bedroom residence and is serviced by a mound system.

Attorney Kathleen Dahlgren and Deacon David Nagel, the applicant, were present and answered questions from the committee. Discussion followed on whether the sanitation system would be adequate for the proposed use. The property will not be open to the public.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition, as 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.

DECISION

PRINGLE MOVED, seconded by Hinz, to approve the conditional use petition, as the use is not harmful, offensive, or otherwise adverse to the property values in the County and its communities; the 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 VOTES:

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. Decision on preceding petition
2. Review, discussion & possible approval of the December 19, 2017, summary minutes
6:39

DECISION

OSTERMAN MOVED, seconded by Grove, to approve the December 19, 2017, summary minutes.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Fabela: aye
Youth Representative Pennings: aye

Motion carried unanimously. VOTE: 6/0

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| 3. Roseanne Fohr
6:40 Chris Bower, Agent
6:41 | <u>Extension Request</u> for B-3 Conditional Use approved on 04/18/2016; located in the B-3 Commercial Service District; 1818 S. Colony Avenue (USH 45); Section 19, Town 3 North, Range 21 East, Town of Yorkville (Parcel Id. No. 018032119029020) |
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- 04/18/2016 Conditional Use approval*

Jensen reviewed the petition using text and slides. This request was originally approved in April, 2016. The completion of a wetland delineation has delayed the project.

STAFF RECOMMENDATION(S)

Staff recommends approval of a nine-month extension.

DECISION

HINTZ MOVED, seconded by Osterman, to approve a nine-month extension through October 16, 2017.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Fabela: aye
Youth Representative Pennings: aye

Motion carried unanimously. VOTE: 6/0

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| 4. Burlington Spring Valley, LLC
Robert Epping, Agent | <u>Site Plan Review</u> to continue a non-metallic (sand and gravel) extraction operation, including crushing and washing; located in the M-4 Quarrying District; 1281 Spring Valley Road; Section 6, Town 2 North, Range 19 East, Town of Burlington (Parcel Id. Nos. 002021906-020000; -021000; -026000) |
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NOTE: The applicant is currently proposing no changes to the restoration and reclamation plan.

Jensen reviewed the petition using text and slides. This is an annual two-year review. Staff has visited the site and determined the quarry is operating within its approval. The financial assurance bond is current and adequate.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition.

DECISION

PRINGLE MOVED, seconded by Grove, to approve the site plan, subject to Town of Burlington approval.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Fabela: aye
Youth Representative Pennings: aye

Motion carried unanimously. VOTE: 6/0

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

There were no referrals.

6. Other business as authorized by law
6:44

There will not be a meeting on February 6, 2017. If the need arises, a special meeting may be scheduled on a date to be determined. The February 20, 2017, Economic Development and Land Use Planning Committee public hearing/meeting will remain as scheduled.

7. Adjourn
6:44

There being no further business, **GROVE MOVED, seconded by Pringle**, to adjourn at 6:44 p.m.
Motion carried unanimously. VOTE: 6/0