

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

SUMMARY MINUTES - MONDAY, March 20, 2017- 6:00 p.m.

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

Committee present: Bob Grove, Tom Roanhouse, Mark Gleason, Tom Pringle,
Monte G. Osterman, Tom Hincz

Committee excused: David Cooke

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

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

Vice-Chairman Grove called the March 20, 2017, 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. Larry A. & Linda Smith Revocable Trust, Owner
6:04
6:28
Amendment of Land Use Plan from the plan designation of Residential-Unsewered (1.5 to 4.99 acre per dwelling unit) to Commercial (Contains ± .84 acre)
Rezone less than 1 acre of property from M-4 Quarrying District to B-5 Highway Business District; vacant lot west of 667 West State Street; Sec. 31, T3N, R19E, **Town of Burlington** (PIN 002031931032000)
For informational purposes only:
The purpose of this Land Use Plan amendment and rezone is to possibly allow additional parking for business located on the adjacent east lot.

Brian Jensen reviewed the petition using text and slides. The auto repair business is located on the adjacent east lot and is located within the City of Burlington. The property is zoned M-4 Quarrying District and has been since the early 1970s when the town adopted zoning districts. Two notices of violations were issued for this property. The owners have been working with the Development Services Office to clean up the site and bring it into compliance.

Larry and Linda Smith, the owners, were present and answered questions from the committee.

COMMUNICATIONS

The Town of Burlington approved the land use plan waiver and rezoning at their January 12, 2017, meeting.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition, as this rezoning is not an illegal spot zoning, is consistent with the 2035 Land Use Plan and is compatible with surrounding zoning and uses.

DECISION

PRINGLE MOVED, seconded by Gleason, to approve the petition, as this Land Use Plan amendment and rezone are consistent with the statement of purpose and intent of the zoning district as identified in the Ordinance; this Land Use Plan amendment and rezone should not adversely affect the surrounding property values as the property has been used in conjunction with various businesses on the adjacent property; this Land Use Plan amendment and rezone are required by public necessity and good zoning practice that will provide a valuable service to the community and allow the property to be properly utilized; and there are no illegal spot zoning or contract zoning issues, as an existing business on adjoining land establishes a need for the amendment and rezone.

YOUTH REPRESENTATIVE ADVISORY VOTE:

Youth Representative Pennings: aye

Motion carried unanimously. VOTE: 6/0

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| 2. B&N Properties of Wind Lake, LLC,
6:20 Owner
6:32 Eugene Beck, Agent | <u>Conditional Use</u> to utilize a portion of an existing industrial building for storage, distribution of firearms and small arms ammunition (no retail sales); located in the M-3 Heavy Industrial District; 21420 Noraire Drive; Sec. 12 T4N, R20E, Town of Norway (PIN 010042012035175) |
|---|---|

Jensen reviewed the petition using text and slides. The property is located in the Norway Industrial Park. Currently the building is used by Manufacturers Rep/Distributor of Mechanical Power Transmission Equipment. Three employees are currently onsite. The proposal will require one additional employee with the possibility of adding two additional employees in the future.

Eugene Beck was present and answered questions from the committee. All firearms will be stored in safes. If the petition is approved, the applicant will apply for a federal firearms license.

COMMUNICATIONS

The Town of Norway asked Racine County to hold open final conditions so the Town may review them at a future Town Planning Commission meeting.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition, as the use appears to fit within the zoning district.

DECISION

PRINGLE MOVED, seconded by Osterman, to approve the conditional use petition, as this use is not hazardous, harmful, offensive, or otherwise adverse to the property values in the County or its communities and the owner testified that reasonable security measures will be taken to secure this building and its contents; 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 REPRESENTATIVE ADVISORY VOTE:

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 February, 20, 2017, summary minutes
6:34

DECISION

GLEASON MOVED, seconded by Osterman, to approve the amended February 20, 2017, summary minutes.

YOUTH REPRESENTATIVE ADVISORY VOTE:

Youth Representative Pennings: aye

Motion carried unanimously. VOTE: 6/0

3. Max & Jeanne Zuleta, Owners
6:34
Approved on 6/20/2016 Extension of Conditional Use to construct a ±45' x ±100' pole building for office space, a ±20' x ±20' freezer, 2 ice cube machines and 3 block machines, including storage for equipment for an existing ice-block business and master sign plan (BDA Art Below Zero); located in the B-3 Commercial Service District; 2638 N. Sylvania Avenue; Sec. 1, T3N, R21E, **Town of Yorkville** (PIN 018032101002010)

Jensen reviewed the petition using text maps and slides. This project was delayed due to unforeseen costs with upgrading the sanitary system and well.

STAFF RECOMMENDATION(S)

Staff recommends a nine-month extension.

DECISION

PRINGLE MOVED, seconded by Osterman, to grant a nine-month extension.

YOUTH REPRESENTATIVE ADVISORY VOTE:

Youth Representative Pennings: aye

Motion carried unanimously. VOTE: 6/0

4. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors
6:35

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

1. Public Notice of an Air Pollution Permit Application Review from the Department of Natural Resources for SC Johnson & Son, located at 8311 16th Street, Sturtevant, Wisconsin.
2. Public Notice of an Air Pollution Permit Application Review from the Department of Natural Resources for Real Alloy Recycling Inc., located at 7505 Durand Avenue, Mt. Pleasant, Wisconsin.
3. Notice of timber cutting to take place at 8700 Foley Road in the City of Racine by Ryan Jossart.
4. Notice of Relocation Order from the Department of Transportation regarding County Trunk Highway MM (Project No. 2808-00-00).

YOUTH REPRESENTATIVE ADVISORY VOTE:

Youth Representative Pennings: aye

Motion carried unanimously. VOTE: 6/0

5. Other business as authorized by law

6. Adjourn
6:36

There being no further business, **PRINGLE MOVED, seconded by Gleason,** to adjourn at 6:36 p.m.

Motion carried unanimously. VOTE: 6/0