

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

SUMMARY MINUTES - MONDAY, May 15, 2017 - 6:00 p.m.

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

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

Committee excused: Bob Grove

Youth in Governance Representatives: Abram Fabela, absent and Alice Pennings, absent

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

Chairman Cooke called the May 15, 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. IN Auto, Inc., Owner Conditional Use to expand parking area of existing truck terminal/freight yard facility and renovate an existing industrial building for multi-tenant use; located in the M-3 Heavy Industrial District; 2300 N. Sylvania Ave.; Sec. 1, T3N, R21E, **Town of Yorkville** (Parcel Id. No. 018032101018000)
- 6:02 Dragan Radeta, Applicant
- 6:30

Brian Jensen reviewed the petition and public hearing testimony using text and slides. The size of the building will not change. The conditional use was originally granted, by the Town of Yorkville and Racine County in 2016. A wetland delineation was completed in October of 2016. The Town of Yorkville approved this request with conditions at their May 8, 2017, meeting.

Dragan Radeta, the applicant, was present and answered questions from the committee.

COMMUNICATIONS

The Yorkville Town Board and Plan Commission met on May 8, 2017, and approved the conditional use request with conditions.

The Wisconsin Department of Transportation reviewed the request on May 9, 2017, and commented that the transportation plan shows a proposed road to be built sometime in the future. If the petition is approved, the access point will be granted through the back portion of the property when the proposed road is built.

STAFF RECOMMENDATION(S)

Staff recommends approval as the use is consistent with other uses in the area. All applicable conditions from previous approvals will remain in effect with the Town of Yorkville conditions to be incorporated.

DECISION

PRINGLE MOVED, seconded by Gleason, to approve the petition, 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, parking, loading highway access and performance standards; and based on other things going on in the area, the proposed expansion appears to fit with the uses in the district.

Motion carried unanimously. VOTE: 6/0

2. Matt Middleton & Teena Flesch
6:12
6:17

Conditional Use to construct and utilize a ±30' x ±60' addition to an existing bar/restaurant for a motorcycle repair, sales and service of motorcycle parts and accessories; located in the B-2 Community Business District; 4614 Sheard Rd.; Sec. 31, T3N, R20E, **Town of Dover** (Parcel Id. No. 006032031019000)

Jensen reviewed the petition and public hearing testimony using text and slides. The existing parking lot will be shared by both businesses and meets the minimum parking requirements for both uses. All work and storage will be contained within the structure. The bar/restaurant existed prior to the adoption of zoning in 1974 by the Town of Dover.

Due to medical issues, the applicants were unable to attend the meeting. Brett Gertz was sent as an agent. The committee held over this item until next month to allow the applicants to appear and give testimony at the public hearing in order to provide a more transparent process.

COMMUNICATIONS

A citizen petition of concern, signed by 24 individuals, was submitted to Racine County Planning and Zoning.

DECISION

GLEASON MOVED, seconded by Pringle, to lay over the petition to allow the applicants time to designate an agent to answer questions from the committee directly at a future meeting.

Motion carried unanimously. VOTE: 6/0

3. Abel Aguirre, Owner
6:21 Thomas Stelling, Agent
6:32

Conditional Use to renovate an existing commercial building, modify the existing parking lot, add drive-through food service, construct a ±1456 sq.-ft. patio for outdoor dining and future construction of outdoor volleyball courts; located in the B-3 Commercial Service District; 28023 Kramer Dr.; Sec. 25, T4N, R19E, **Town of Waterford** (Parcel Id. No. 016041925021001)

Jensen reviewed the petition and public hearing testimony using text and slides. Modifications would be done to the exterior north, south and west elevations to change appearance of the street elevations to new branding. A pick-up window will be added to the north elevation to minimize congestion. This use existed prior to the adoption of zoning by the Town of Waterford in 1982.

Tom Stelling, the applicant, was present and answered questions from the committee.

COMMUNICATIONS

Town of Waterford Police Department reviewed the proposal and had no concerns with the plan.

STAFF RECOMMENDATION(S)

Staff recommends approval of site renovations.

DECISION

PRINGLE MOVED, seconded by Hincz, to approve the renovation of the existing commercial building, modification of the parking lot, drive-through food service window, and the ±1,456 square-foot patio for outdoor dining. The Committee did not approve the outdoor volleyball courts and outdoor music events and this potential future use will require separate plan review and approval from both the EDLUP Committee and the Town of Waterford. The Committee took this action, as the approved use is not hazardous, harmful, or offensive to the environmental quality or property values in the County and its communities; 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 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.

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 April 17, 2017, summary minutes
6:32

PRINGLE MOVED, seconded by Gleason, to approve the April 17, 2017 summary minutes.

Motion carried unanimously. VOTE: 6/0

3. Robert A. Gleason
6:33
6:35
Site Plan Review to occupy an existing industrial building and property and expand parking and storage area, with two businesses (known as Perfection and Meade), including outside parking of vehicles, equipment and material (general maintenance performed inside building); located in the M-3 Heavy Industrial District; 3014 S. Sylvania Ave.; Sec. 25, T3N, R21E, **Town of Yorkville** (Parcel Id. Nos. 018032125-002020 and -002002)

Jensen reviewed the petition using text and slides. The site was previously owned and operated by Wayne Fuller. Conditional uses were approved in 1979 and 2012. Shipping containers will be used for storage and will be required to meet structure setbacks per zoning ordinance.

For the record, Supervisor Gleason stated that Robert Gleason is his cousin and he will recuse himself from the vote if the committee recommends it. The committee decided supervisor Gleason should recuse himself from the vote.

COMMUNICATIONS

Town of Yorkville approved the request at their May 8, 2017, meeting with conditions.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition, as the proposed modification appears to fit with the zoning district and uses in the area.

DECISION

PRINGLE MOVED, seconded by Osterman, to approve the site plan.
Motion carried unanimously. VOTE: 5/0, with Gleason recused from the vote

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| 4. Rose Investments, LLC, Owner
6:38 Copart, Inc., Applicant
6:39 | <u>Request to Reconsider</u> conditional use to occupy the existing site and buildings with an undamaged and damaged vehicle auction platform fulfillment center known as Copart; located in the B-5 Highway Business District; 1521 Waukesha Rd.; Sec. 10, T4N, R21E, Town of Raymond (Parcel Id. No. 012042110055000) |
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- Conditional Use unanimously denied on 04/17/2017*

Jensen reviewed the petition using text and slides. This item was on the April 17, 2017, agenda and was unanimously denied. The applicant is asking the committee to reconsider their previous decision.

DECISION

OSTERMAN MOVED, seconded by Pringle, to deny the request to reconsider.
Motion carried unanimously. VOTE: 6/0

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| 5. Review, discussion & possible action on Report No. 2017-1 by the County Executive reappointing
6:45 Tom Roanhouse to the Eagle Lake Management District |
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DECISION

OSTERMAN MOVED, seconded by Pringle, to forward Report No. 2017-1 to the County Board with a recommendation to confirm the reappointment of Tom Roanhouse to the Eagle Lake Management District.
Motion carried unanimously. VOTE: 6/0

6. Review, discussion & possible action on Report No. 2017-5 by the County Executive reappointing
6:46 Chad Sampson to the Southeastern Wisconsin Fox River Commission

Previously appointees were limited to three-year terms. Representatives will now serve terms of unspecified length.

OSTERMAN MOVED, seconded by Pringle, to forward Report No. 2017-5 to the County Board with a recommendation to confirm the reappointment of Chad Sampson to the Southeastern Wisconsin Fox River Commission.

Motion carried unanimously. VOTE: 6/0

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

There were no referrals.

8. Other business as authorized by law

No other business was discussed or presented.

9. Adjourn
6:47

There being no further business, **PRINGLE MOVED, seconded by Gleason**, to adjourn at 6:47 p.m.
Motion carried unanimously. VOTE: 6/0