

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

SUMMARY MINUTES - MONDAY, July 17, 2017 - 6:00 p.m.

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

Committee present: David Cooke, Mark Gleason, Tom Pringle, Bob Grove, Tom Roanhouse, Tom Hincz
Monte G. Osterman arrived at 6:50 p.m.

Youth in Governance
Representatives: Giselle Becerra, *absent* and Da'zhur James, *absent*

Staff present: Julie Anderson, Director of Public Works and Development Services
Brian Jensen, Development Services Superintendent
Rhonda McCormick, Staff Secretary

Chairman Cooke called the July 17, 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

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| 1. Andrew & Mary Delimat, Owners
6:02 Mark Whorley, DBA Whorley
6:16 Storage, LLC), Applicant | <u>Conditional Use</u> to construct and utilize four (4) self-service storage facilities, including incidental manager's office; located in the B-3 Commercial Service District; 8427 Big Bend Road (STH 164); Sec. 1, T4N, R19E, Town of Waterford (Parcel Id. Nos. 016041901-034100 & -034101 |
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Julie Anderson reviewed the petition and public hearing testimony using text, and slides. The site is served by municipal sewer. The property will be cleaned up and the house will be updated and used as offices. No outside storage will occur.

Mark Whorley, the applicant, and Jake Keller, Keller Builders, were present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition, as the use fits with the surrounding land use and is compatible with the area.

DECISION

PRINGLE MOVED, seconded by Grove, to approve the petition, subject to Town approval, as it appears to be permitted by underlying zoning; the property will be improved by the removal of existing accessory buildings and repair of the existing residence; and based on other things going on in the area, the proposed use appears to fit with the uses in the district. **Motion carried. VOTE: 5/1 with Supervisor Hincz dissenting.**

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 June 19, 2017, summary minutes
6:20

DECISION

PRINGLE MOVED, seconded by Grove, to approve the June 19, 2017, summary minutes.
Motion carried unanimously. VOTE: 6/0

3. Review, discussion & possible recommendation regarding the Racine County Economic
6:20 Development Plan (EDP 7.0), as presented by Laura Million, Racine County Economic Development
6:30 Corporation (RCEDC)

Laura Million presented the highlights of the plan and answered questions from the committee.

DECISION

PRINGLE MOVED, seconded by Grove, to forward a joint resolution from the Finance and Human Resources Committee and the Economic Development and Land Use Planning Committee to the County Board, with a recommendation for approval of the semi-annual RLF Plan Certification.
Motion carried unanimously. VOTE: 6/0

4. Review, discussion & possible recommendation regarding the Racine County Revolving Loan Fund
6:31 (RLF) Plan Certification for the period ending March 31, 2017, as presented by Carolyn Engle, Racine
6:37 County Economic Development Corporation (RCEDC)

Carolyn Engle highlighted aspects of the program and answered questions from the committee.

DECISION

PRINGLE MOVED, seconded by Roanhouse, to forward the Racine County Revolving Loan Fund (RLF) Plan Certification for the period ending September 30, 2016, to the Finance and Human Resources Committee. **Motion carried unanimously. VOTE: 6/0**

5. Clare Thornley / Faye Miller
6:38
6:41

Special Use Request for a one-day craft fair on August 12, 2017, from 10:00 a.m. – 4:00 p.m., at 4525 Sheard Road (Lavender Acres farmstead); located in the A-2 Agricultural and Residential District II; Sec. 32, T3N, R20E, **Town of Dover** (Parcel Id. No. 006032032005000)

Anderson reviewed the petition using text maps and slides. Approximately 16-17 vendors will participate. There will be no access to the barn. Ample parking is available. A porta-potty will be onsite for public use. The applicants have met requirements by the Health Department regarding any food served or sold on the premises. The owners have expressed interest in holding this event annually.

Clare Thornley and Faye Miller, the owners, were present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval and suggests the committee consider approval to allow staff to issue an over-the-counter permit for any future events, provided there have been no substantial changes or complaints regarding the event.

DECISION

PRINGLE MOVED, seconded by Grove, to approve the petition, subject to Town approval and standard conditions. **Motion carried unanimously. VOTE: 6/0**

6. Mark & Tracy Thomforde
6:44
6:48 *Laid over on 12/19/2016*

Conditional Use for indoor parking of two (2) vehicles of a commercial nature (flatbed straight truck and semi-tractor with flatbed trailer) and storage of plastic forms and supplies associated with Midwest Forms and Supply, Inc., business operation located in an existing accessory building greater than 200 square feet; at 1927 43rd Street; located in the A-2 General Farming and Residential District II; Sec. 14, T4N, R21E, **Town of Raymond** (Parcel Id No. 012042114006010)

Anderson reviewed the petition using text and slides. A notice of violation was issued in September 2016 for parking of commercial vehicles and using the accessory building for storage of materials used for the business being run from the home without conditional use approval. This item was laid over in December 2017 to allow staff to amend the zoning ordinance, as there were enough reasons to allow greater storage capacity.

DECISION

GROVE MOVED, seconded by Pringle, to approve the petition, subject to Town approval, as this use is in accordance with the purpose and intent of Chapter 20; this use appears to be permitted by underlying zoning; this use complies with all other provisions of Chapter 20; 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**

7. Storage Authority/MABKGPNB, LLC,
6:41 Owner
6:52 Brian Depies, SEH, Inc., Agent

Site Plan Review to construct seven (7) self-storage commercial buildings; located in the B-3 Commercial Service District; 19031 Spring Street (CTH "C"); Sec. 20, T3N, R21E, **Town of Yorkville** (Parcel Id. No. 018032120020001)

Anderson reviewed the petition using text maps and slides. The Town of Yorkville Town Board and Planning Commission conceptually approved the site plan at their July 10, 2017, meeting, with conditions. No complaints have been received regarding this property.

Supervisor Monte Osterman arrived at 6:50 pm.

Andrew Baer, the applicant, was present and answered questions from the committee.

DECISION

PRINGLE MOVED, seconded by Grove, to approve the petition, with Town conditions.
Motion carried unanimously. VOTE: 7/0

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| 8. James & Judith Maciosek, Owners
6:53 Michael Erickson/All Star Rentals,
6:55 Applicant | <u>Site Plan Review</u> to occupy a portion of an existing commercial building for storage of wedding rental furniture; located in the B-3 Commercial Service District; 28020 Kramer Drive; Sec. 25, T4N, R19E, Town of Waterford (Parcel Id. No. 016041925004001) |
|---|---|

Anderson reviewed the petition using text maps and slides. 5800 square feet of the building would be used for the storage of wedding rental furniture.

DECISION

PRINGLE MOVED, seconded by Roanhouse, to approve the petition, subject to Town approval and standard conditions.
Motion carried unanimously. VOTE: 7/0

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| 9. Maria Vargas, Owner
6:55 Israel Vargas, Agent
7:02 | <u>Site Plan Review</u> to allow up to twelve (12) outdoor events (e.g., rodeos, dog shows, car shows, weddings, music festivals, family/private-party events) from July 22, 2017, through July 21, 2018; located in the B-5 Highway Business District; 33400 S. Sylvania Avenue (Home Run Heaven Sports Complex); Sec. 25, T3N, R21E, Town of Yorkville (Parcel Id. No. 018032125007010) |
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Anderson reviewed the petition using text and slides. The current approval expires July 21, 2017. The applicant is requesting a site plan review to hold up to 12 events per year at the existing facility. Events may include car shows, multi-breed dog shows, weddings, music festivals, rodeos and private party events. A permit for each individual event will need to be obtained from the Racine County Planning and Development Office prior to the event occurring. Two holding tanks service the property and are sufficient for the use.

Israel Vargas, the agent, was present and answered questions from the committee.

Discussion – Anderson stated that there have been no issues with the events: however, there is a reoccurring problem with the holding tanks overflowing. Alarms had been installed on the tanks to alert the existence of an issue, however, the alarms have been found to be silenced causing the holding tanks to be neglected and sewage to flow onto the ground surface. Polluting with raw sewage is a health and safety

concern. The committee expressed their concern that in the past Vargas took care of the overflow problem only after it was brought to the County's attention. Supervisor Cooke proposed a condition that the committee reserve action to revoke the approval at any time if the holding tanks should over flow.

COMMUNICATION(S)

Anderson read the Town of Yorkville conditions into the record.

DECISION

PRINGLE MOVED, seconded by Grove, to approve the petition, subject to Town approval and standard conditions. A roll call vote was called. Motion carried. VOTE: 4/3 with Gleason, Hintz and Osterman dissenting.

10. Map 14100, LLC, Owner
7:35 Ray Stibeck, Applicant
7:38

Special Use Request for two separate outdoor events with live music and vendors on either August 25 or August 26, 2017, from 3:00 p.m. to 11:00 p.m., and on Labor Day weekend, August 31-September 3, 2017 (outdoor music ending at 11:00 p.m.); located in the B-2 Community Business District & B-3 Commercial Service District; 14001 & 14015 Washington Avenue (STH 20); Sec. 13, T3N, R21E, **Town of Yorkville** (Parcel Id. Nos. 018032113-014020 & -010020)

Anderson reviewed the petition using text and slides. The site is served by municipal sewer. No parking will be allowed on the Ives Grove golf course grounds. A Certificate of Liability Insurance naming Racine County as an additional insured will be required.

Ray Stibeck, the applicant, was present and answered questions from the committee.

DECISION

PRINGLE MOVED, seconded by Gleason, to approve the petition with Town conditions. Motion carried unanimously. VOTE: 7/0

11. 7465 S. Loomis Rd., LLC, Owner
7:47 Bill Canfield, Agent
7:49

Site Plan Review to construct a ±32' x ±69' addition to an existing commercial building for cold storage of work vans, tools, equipment and materials associated with "The Water Store" business operation; located in the B-3 Commercial Service District; 7465 S. Loomis Road; Sec. 8, T4N, R20E, **Town of Norway** (Parcel Id. No. 010042008260000)

Anderson reviewed the petition using text, maps and slides.

STAFF RECOMMENDATION(S)

Staff recommends approval of the site plan.

DECISION

PRINGLE MOVED, seconded by Gleason, to approve the petition, subject to Town approval and standard conditions. **Motion carried unanimously. VOTE: 7/0**

12. Rose Investments, LLC, and Copart, Temporary Use Request to park a maximum of 1000 vehicles for no more than twelve (12) months at 1521 Waukesha Road, while approvals are sought by the applicants for a permanent location in Racine County in the B-5 Highway-Oriented Business District; Sec. 10, T4N, R21E, **Town of Raymond** (Parcel Id. No. 012042110055000)
- 7:49 Inc.
7:55
- Conditional Use denied on 4/17/2017, 5/15/2017 & 6/19/2017*

Anderson reviewed the petition using text and slides. This request was denied in April, May and June of 2017. Racine County Planning and Development Staff and Racine County Corps Council met with the Amston Group on July 7, 2017 to discuss the conditional uses and denials.

Supervisor Gleason recused himself and left the room at 7:50 p.m.

STAFF RECOMMENDATION(S)

Staff recommends approval as the use would be temporary and no extensions beyond 12 months would be allowed.

DECISION

OSTERMAN MOVED, seconded by Grove, to deny the temporary use request. **Motion carried unanimously. VOTE: 6/0 with Gleason abstaining from the vote.**

Supervisor Gleason returned to the room at 7:58 p.m.

13. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors
- 7:57

GROVE MOVED, seconded by Roanhouse, to receive and file the following referral: Notice of a pre-hearing conference in the matter of the Wisconsin Pollutant Discharge Elimination System, permit number WI-0031526-08-0, re-issued to Eagle Lake Sewer Utility from the State of Wisconsin Division of Hearings and Appeals. (Case No. DNR-17-0005) **Motion carried unanimously. VOTE: 7/0**

14. Other business as authorized by law

There will not be a meeting on August 7, 2017. If the need arises, a special meeting may be scheduled on a date to be determined. The August 21, 2017, Economic Development and Land Use Planning Committee public hearing/meeting will remain as scheduled.

15. Adjourn

There being no further business, **GROVE MOVED, seconded by Pringle**, to adjourn at 8:04 p.m. **Motion carried unanimously. VOTE: 7/0**