

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

SUMMARY MINUTES - MONDAY, August 21, 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, Bob Grove, Tom Roanhouse, Tom Hincz
Youth in Governance Representatives: Giselle Becerra and D'zhur James
Staff present: Brian Jensen, Development Services Superintendent
Rhonda McCormick, Staff Secretary

Chairman Cooke called the August 21, 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. Super Mix of Wisconsin Inc, Owner
6:04 Agent, Jack Pease
7:42
Amendment of Land Use Plan from Extractive (Sand & Gravel Operation) to Commercial; 32409 High Dr. (STH 20); Sec. 28, T4N, R19E, Town of Waterford (Part of Parcel Id. No. 016041928013000); Contains ±7.15 acres
Rezone ±7.15 acres of property from M-4 Quarrying District to B-3 Commercial Service District; 32409 High Dr. (STH 20); Sec. 28, T4N, R19E, Town of Waterford (Part of Parcel Id. No. 016041928013000)
For informational purposes only:
The purpose of this Land Use Plan amendment and rezone is to negate the March 6, 2007, variance approval that required the landscape business use to dissolve upon reclamation of the quarry and allow for continued use of buildings and outside storage and display for the retail sales and/or rental of concrete, sand/salt, aggregate supplies, masonry tools, landscaping equipment and materials on this site.

Brian Jensen reviewed the petition and public hearing testimony using text and slides. This request will allow the continuation of the landscape business, Whitte Supply. The business operation will utilize the existing buildings, outdoor storage of landscape materials, retail sales of sand/salt, aggregate supplies, masonry tools and landscaping equipment. The current approved reclamation plan calls for agricultural and recreation. This includes a lake ranging from 5 to 20 feet in depth. A variance approved on March 6, 2007, allowed the landscape business to exist and the use was to dissolve upon reclamation of the quarry. A variance was requested, as it was determined that a rezone, at that time, would not fit with the projected reclaimed use of this quarry.

Jack Pease, the agent, and Dennis Whitty were present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends laying the petition over for up to sixty days, allowing the applicants time to provide additional plans for the use of the entire parcel. This will give the Committee the needed information as to the functionality of the proposal and future use of the reclaimed quarry.

DECISION

PRINGLE MOVED, seconded by Osterman, to lay over the petition to allow a submittal of a revised reclamation plan for the Super Mix North quarry site. The revised reclamation plan should show how this proposal will fit with the reclamation of this quarry and the future use.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Becerra: aye

Youth Representative James aye

Motion carried unanimously. VOTE: 7/0

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| 2. Randolph & Debra Friemoth, Owner
6:28 Pete Bailey, Agent
7:48 | <u>Conditional Use</u> to construct a ±60' x ±100' pole building, including outdoor storage of concrete forms and parking/storage of construction equipment for operation of a concrete business, DBA Friemoth Concrete Company; located in the A-2 General Farming & Residential District II; 27340 Hanson Road; Sec. 19, T4N, R20E, Town of Norway (Parcel Id. No. 010042019021010) |
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Jensen reviewed the petition and public hearing testimony using text and slides. The property is currently used as a single-family residence. Access to the site will be via an easement over the existing driveway from Division Road. No construction activity will occur on Sundays. Outside storage of items such as concrete forms are now not allowed by ordinance. However, forms may be stored in the interior of a walled area as illustrated on the submitted plan. Expansion of this use is not allowed, unless approval is granted by the Town of Norway and Economic Development and Land Use Planning Committee.

Pete Bailey, the agent, was present and answered questions from the committee.

FOR INFORMATION ONLY

One resident was present and asked for clarification on the Division Road access.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition, with revised plans showing no outside storage of forms or equipment. No changes may be made to this operation without prior approval from the Town of Norway and Racine County.

DECISION

PRINGLE MOVED, seconded by Grove, to approve 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. The proposed use complies with all other provisions of Chapter 20, such as

lot width and area, yard setbacks, height, parking, loading, traffic, highway access, and performance standards.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Becerra: aye

Youth Representative James aye

Motion carried unanimously. VOTE: 7/0

3. James Schuck, Owner
6:38
7:49

Shoreland/Floodplain Conditional Use to place fill within the Urban Floodplain Fringe Overlay (FFO) District of Wind Lake to construct a 24' x 30' detached garage; located in the R-4 Urban Residential District I; 7509 E. Wind Lake Rd. (CTH S); Sec. 10, T4N, R20E, Town of Norway (Parcel Id. No. 010042910075001)

Jensen reviewed the petition and public hearing testimony using text and slides. Currently, the property consists of a single family-residence with detached garage. The existing garage, which currently sits in a floodplain, will be razed. A new detached and floodproofed garage will be built in a non-floodplain area of the property. The proposed garage and placement of fill meets and exceeds the minimum requirements of the ordinance.

James Schuck, the owner, was present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition, as the proposed garage and placement of fill meets the minimum requirements of the ordinance.

DECISION

PRINGLE MOVED, seconded by Grove, to approve the petition, as the proposed use is not hazardous, harmful, offensive, or otherwise adverse to the environmental quality, water quality, shoreland cover, 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 VOTES:

Youth Representative Becerra: aye

Youth Representative James aye

Motion carried unanimously. VOTE: 7/0

4. Richard Beck, Owner
Chris Cape, Cornerstone Pavers
LLC, Agent

Conditional Use to operate a non-metallic mineral extraction & processing (sand & gravel) operation, including use of a portable scale and scale house on the property; located in the M-4 Quarrying District; property west of Buena Park Road (CTH "W") and south of STH 20/83; Sec. 34, T4N, R19E, Town of Waterford (Parcel Id. Nos. 016041934-008040 & --008020)

This petition was withdrawn from the agenda by request of the Agent.

5. Wildwood Holdings, LLC, Owner
6:42 John Kurt, Applicant
7:50
- Conditional Use to construct and utilize a ±60' x ±120' four-unit multi-tenant commercial building for future leased warehouse and office space; located in the B-3 Commercial Service District; 20917 White Ash Road, in Wildwood Commons Business Park; Sec. 31, T3N, R21E, Town of Yorkville (Parcel Id. No. 018032131018015)

Jensen reviewed the petition and public hearing testimony using text and slides. Currently, the parcel is vacant. A private on-site wastewater treatment system will be required.

John Kurt, the applicant, was present and answered questions from the committee.

COMMUNICATIONS

The Town of Yorkville approved this request at their August 14, 2017, meeting.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition, as the proposed use is consistent with the business park and existing zoning.

DECISION

GROVE MOVED, seconded by Pringle, to approve the petition, 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; the proposed use complies with all other provisions of Chapter 20, such as lot width and area, yard setbacks, height, parking, loading, traffic, highway access, and performance standards; 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 VOTES:

Youth Representative Becerra: aye

Youth Representative James: aye

Motion carried unanimously. VOTE: 7/0

6. JK Edventures, LLC, Owner
6:48 John Kurt, Applicant
7:51
- Conditional Use to construct and utilize a ±14,500 sq.-ft. industrial building as an accessory structure (warehouse and office space) and yard for the existing adjacent business (Kurk Concrete, Inc.), with proposed future multi-tenant occupancy; located in the M-3 Heavy Industrial District; 4343 Conifer Court, in Evergreen Commerce Park; Sec. 36, T3N, R20E, Town of Dover (Parcel Id. No. 006032036040170)

Jensen reviewed the petition and public hearing testimony using text and slides. Currently, the parcel is vacant. A private on-site wastewater treatment system will be required.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition, as the proposed use is consistent with the business park and existing zoning.

DECISION

PRINGLE MOVED, seconded by Grove, to approve the petition, 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; the proposed use complies with all other provisions of Chapter 20, such as lot width and area, yard setbacks, height, parking, loading, traffic, highway access, and performance standards; 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 VOTES:

Youth Representative Becerra: aye

Youth Representative James aye

Motion carried unanimously. VOTE: 7/0

7. Top Flight, LLC, Owner
6:56 Daniel Oakes, Applicant
7:54

Conditional Use to construct and utilize a ±24,000 sq.-ft. commercial building and loading dock as an office, shop and service building for Roland Machinery Company, including outside storage and display of new and used equipment; located in the B-3 Commercial Service District; northwest corner of W. Frontage Road and CTH "K", in Top Flight Industrial Park; Sec. 25, T4N, R21E, Town of Raymond (Part of Parcel Id. No. 012042125004000)

Jensen reviewed the petition and public hearing testimony using text, maps and slides. The subject property is to be split from a ± 93-acre parcel. The property is zone is B-3, Commercial Service District. Access to this site is proposed from the north side via a new private driveway extending off the existing private road that intersects with the West Frontage Road. The proposed building will be approximately 24,000 square feet, featuring a high bay work spaces for sales, service and support for heavy equipment. Equipment display is proposed along the east and south right-of-way. A metal fence will surround a majority of the western portion of the site. The site will be served by a private well and on-site wastewater treatment system. No more than 10 pieces of equipment may be displayed in the display area. All equipment shall be new. No other equipment may be parked or stored outside. The earthen berm and landscaping along a portion of the southern right-of-way shall be increased to further screen the loading docks from residences. This request will require the Town of Raymond and Village of Caledonia approval.

Dan Oakes, the applicant, was present and answered questions from the committee.

SPEAKING IN OPPOSITION

Four residents were present and spoke in opposition to the petition.

FOR INFORMATION ONLY

One resident was present and expressed his concern for the location of the loading docks and outdoor lighting.

COMMUNICATIONS

A letter from Rita Mitchel opposing the petition was read into the record.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition, subject to Town of Raymond and Village of Caledonia approval, and after receiving a lighting plan and amending the landscaping plan to increase the berm height and providing additional screening for the loading dock.

DECISION

PRINGLE MOVED, seconded by Osterman, to approve the petition, 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; the proposed use complies with all other provisions of Chapter 20, such as lot width and area, yard setbacks, height, parking, loading, traffic, highway access, and performance standards; 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 VOTES:

Youth Representative Becerra: aye

Youth Representative James aye

Motion carried unanimously. VOTE: 7/0

8. Top Flight, LLC, Owner
7:24 Daniel Oakes, Applicant
7:49

Conditional Use to construct and utilize a ±9,600 sq.-ft. commercial building; northwest corner of W. Frontage Road and CTH "K", in Top Flight Industrial Park; located in the B-3 Commercial Service District; Sec. 25, T4N, R21E, Town of Raymond (Part of Parcel Id. No. 012042125004000

Jensen reviewed the petition and public hearing testimony using text, and slides. Proposed access to the site will be from the north side via a new private driveway extending off the existing private road that intersects with the West Frontage Road. The proposed building will be approximately 9,600 square feet. featuring a high bay, clear span shop area of 7,200 square feet for service and maintenance and 2,400 square feet for office and sales support. The site will be served by private well and an on-site wastewater treatment system. This request will require the Town of Raymond and Village of Caledonia approval.

Dan Oakes, the applicant, was present and answered questions from the committee.

SPEAKING IN OPPOSITION

Two residents were present and spoke in opposition to the petition.

COMMUNICATIONS

It was noted that the letter read into the record from Rita Mitchel, from the previous petition, also applies to this petition.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition, subject to the Town of Raymond and Village of Caledonia approval.

DECISION

PRINGLE MOVED, seconded by Gleason, to approve the petition, 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; the proposed use complies with all other provisions of Chapter 20, such as lot width and area, yard setbacks, height, parking, loading, traffic, highway access, and performance standards; 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 VOTES:

Youth Representative Becerra: aye

Youth Representative James aye

Motion carried unanimously. VOTE: 7/0

7:32 **GROVE MOVED, seconded by Pringle**, to close the Public Hearing portion of the meeting.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Becerra: aye

Youth Representative James aye

Motion carried unanimously. VOTE: 7/0

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 petitions
2. Review, discussion & possible approval of the July 17, 2017, summary minutes
8:00

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

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Becerra: aye

Youth Representative James: aye

Motion carried unanimously. VOTE: 7/0

3. Pine Haven Enterprises, LLC, Owner
8:01 Nick Willkomm, Applicant Site Plan Review to continue a non-metallic (clay) mining operation and recycling of concrete and asphalt; located in the M-4 Quarrying District; 17108 County Line Road (CTH "KR"); Sec. 25, T3N, R21E, Town of Yorkville (Parcel Id. No. 018032125015000)

For informational purposes only:

The applicant is proposing no changes to the existing mining operation, approved on 07/20/2015

Jensen reviewed the petition using text and slides. There have been no complaints on this site. The financial assurance bond is current and adequate. The Town of Yorkville approved this request at their August 14, 2017 meeting.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition.

DECISION

GROVE MOVED, seconded by Pringle, to approve the petition.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Becerra: aye

Youth Representative James: aye

Motion carried unanimously. VOTE: 7/0

4. Joseph Niemyski, Owner
8:02
8:03

Site Plan Review to construct a ±50' x ±63' pole barn and a future ±22' x ±35' detached garage; located in the A-2 General Farming & Residential District II; 27800 Washington Avenue (STH 20); Sec. 6, T3N, R20E, Town of Dover (Parcel Id. No. 006032006012010)

Jensen reviewed the petition using text and slides. This request exceeds the total square footage allowed for accessory buildings. The committee has the authority to increase the square footage allowed by ordinance. The owner has razed five buildings on the property.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition.

DECISION

PRINGLE MOVED, seconded by Grove, to approve the petition.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Becerra: aye

Youth Representative James: aye

Motion carried unanimously. VOTE: 7/0

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

7. Adjourn

There being no further business, **PRINGLE MOVED, seconded by Grove**, to adjourn at 8:05 p.m.

Motion carried unanimously. VOTE: 7/0