

**RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE**

**SUMMARY MINUTES - MONDAY, September 18, 2017 - 6:00 p.m.**

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

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

Youth in Governance  
Representatives: Giselle Becerra and Da'Zhur James

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

Chairman Cooke called the September 18, 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. Hillside Aggregates Sand-Gravel Conditional Use to continue a non-metallic mineral extraction  
6:05 Robert Epping, Applicant (sand & gravel) operation, including gravel crushing,  
7:02 washing and recycling of concrete/asphalt; located in the M-4 Quarrying District; 7126 McHenry Street (CTH "P"); Sec.7, T2N, R19E, **Town of Burlington** (Parcel Id. No. 002021907011000)

For informational purposes only: No changes to the conditions of the existing conditional use permit are requested.

Brian Jensen reviewed the petition and public hearing testimony using text and slides. Six acres along the northern portion of the quarry have been reclaimed since the last approval. A portion of the driveway has been paved to aid in the reduction of dust and debris. Approximately 3,500 trees of nine species have been planted and another 2,500 trees are planned for the spring of 2018. The operator continues to clean up items and materials that were left on the property by the previous operator. The financial assurance bond is current and adequate. There have been no complaints regarding this site.

Bob Epping, the applicant, was present and answered questions from the committee.

**STAFF RECOMMENDATION(S)**

Staff recommends approval subject to previous conditions.

**DECISION**

**HINCZ MOVED, seconded by Pringle**, to approve the petition, subject to Town of Burlington approval, as this use is in accordance with the purpose and intent of Chapter 20; this use is not hazardous, harmful, offensive, or otherwise adverse to the environmental quality; the use appears to be permitted by underlying zoning; and based on other things going on in the area, the use appears to fit with the uses in the district.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Becerra: aye

Youth Representative James: aye

**Motion carried unanimously. VOTE: 7/0**

2. Tindall Eagle Creek, LLC  
6:11 Jude Tindall, Applicant  
7:03

Shoreland Conditional Use to construct and occupy a ±3792 sq.-ft. commercial building with a construction contractor's business (DBA Jude Tindall Construction, LLC), including office space, a ±192 sq.-ft. showroom, and unheated storage and work area; located in the B-3 Commercial Service District; directly south of 7627 S. Loomis Road; Sec. 8, T4N, R20E, **Town of Norway** (Parcel Id. No. 010042008079000)

Jensen reviewed the petition and public hearing testimony using text and slides. The proposed building meets the minimum setback requirements in the B-3 District. There will be seven full-time employees during the summer months, with possibly one or two part-time employees. Hours of operation: office and showroom will open at 8:30 a.m. and will close between 5:00 and 7:00 p.m., six days a week; closed on Sunday. Work crews will periodically load or unload delivery trucks between 5:00 and 8 :00 a.m.

Jude Tindall, the applicant, was present and answered questions from the committee.

COMMUNICATION(S)

The Town of Norway asked the Economic Development and Land Use Planning Committee to hold open the conditional use until the petition is heard at their October 4, 2017, planning meeting.

STAFF RECOMMENDATION(S)

Staff recommends approval 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

**PRINLE MOVED, seconded by Grove**, to approve the petition, subject to Town of Norway approval, as this use is in accordance with the purpose and intent of Chapter 20; this use is not hazardous, harmful, offensive, or otherwise adverse to the environmental quality; the use appears to be permitted by underlying zoning; and based on other things going on in the area, the use appears to fit with the uses in the district.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Becerra: aye

Youth Representative James: aye

**Motion carried unanimously. VOTE: 7/0**

3. Steven Ament  
6:17 Thomas Koenecke/Conserv FS,  
7:05 Applicant
- Conditional Use to expand an existing agricultural cooperative (DBA Conserv FS) located on the adjacent southerly parcel, including upgrades to the chemical storage facility and the anhydrous ammonia facility and added capacity to the existing liquid fertilizer storage; located in the M-3 Heavy Industrial District; S. Beaumont Road (STH 75); Sec. 34, T3N, R20E, **Town of Dover** (Parcel Id. Nos. 006032034-020000 & -003000)

Jensen reviewed the petition and public hearing testimony using text and slides. The Land Use Plan amendment and rezone were approved by this committee in April of 2017. 18,000 and 30,000-gallon anhydrous ammonia tanks were approved in 1992 and 1993 for Conserv FS.

Tom Koenecke, the applicant, and Jeff Kemmel, the Operations Manager for Conserv FS, were present and answered questions from the committee.

Supervisor Tom Roanhouse stated for the record that he did meet with the Town of Dover Chairmen, Mario Lena, and discussed this request and the Town of Dover Chair supports this petition.

SPEAKING IN OPPOSITION

Two residents were present and spoke against the petition.

SPEAKING IN FAVOR

Three residents were present and spoke in favor of the petition.

STAFF RECOMMENDATION(S)

Staff recommends approval as the new facilities will be safer, traffic flow within the site will be improved and the addition of a chain link fence around the perimeter of the site will enhance security.

DECISION

**PRINGLE MOVED, seconded by Grove**, to approve the petition, subject to Town of Dover approval, as the proposed use is in accordance with Chapter 20 purpose and intent; the proposed use is not hazardous, harmful, offensive, or otherwise adverse to the environmental quality, water quality, in the County and its communities and safety features will be installed to enhance safety at the property; 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. Centerpoint Properties Trust  
6:52 Scott Brewer/Johnson Health NA  
7:08 Mfg., Applicant
- Conditional Use to occupy an existing industrial building for the manufacturing of strength and fitness equipment, including warehousing and shipping of product; located in the M-3 Heavy Industrial District; 1333 Grandview Parkway; Sec. 13, T3N, R21E, **Town of Yorkville** (Parcel Id. No. 018032113029013)

Jensen reviewed the petition and public hearing testimony using text and slides. The process of manufacturing strength and fitness equipment consists of cutting, machining, welding, bending, grinding, powder coating and assembly. The building will be used for warehousing, shipping and offices.

Scott Brewer, the applicant, was present and answered questions from the committee.

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 Grove**, to approve the petition, subject to Town of Yorkville approval, as this use appears to be permitted by underlying zoning and based on the 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 Becerra: aye

Youth Representative James: aye

**Motion carried unanimously. VOTE: 7/0**

5. Richard Beck  
6:04 Cornerstone Pavers, LLC, Applicant
- Conditional Use to operate a non-metallic mineral extraction and processing (sand & gravel) operation, including use of a portable scale and scale house on the property; located in the M-4 Quarrying District; west of Buena Park Rd., south of STH 20/83; Sec. 34, T4N, R19E, **Town of Waterford** (Parcel Id. Nos. 016041934-008040 & -008020)

Due to a WI-DNR meeting on September 20, 2017, regarding various rules, regulations and laws and their applicability to this petition, Cornerstone Pavers is withdrawing its application for a conditional use permit. The applicant intends to apply and be heard at the October 16, 2017, EDLUPC meeting.

Supervisor Hincz added that the applicant will be appearing before the Town of Waterford Planning Commission on October 2, 2017, and the Town Board on October 9, 2017.

6:58 **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 petition
2. Review, discussion & possible approval of the August 21, 2017, summary minutes  
7:09

**DECISION**

**PRINGLE MOVED, seconded by Hincz**, to approve the August 21, 2017, summary minutes.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Becerra: aye

Youth Representative James: aye

**Motion carried unanimously. VOTE: 7/0**

3. Kenneth Krizan  
7:09

*Approved on 1/16/2017*

Extension of 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)

Jensen reviewed the petition using text maps and slides. This petition was originally approved in January 2017. 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 that the Committee use 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. The applicant is requesting an extension to allow more time to finalize the building and site plans.

**STAFF RECOMMENDATION(S)**

Staff recommends approval of a nine-month extension.

**DECISION**

**PRINGLE MOVED, seconded by Grove**, to approve a nine-month extension through June 18, 2018, subject to Town of Norway approval.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Becerra: aye

Youth Representative James: aye

**Motion carried unanimously. VOTE: 7/0**

4. Super Mix of Wisconsin Inc., Owner  
7:11 Jack Pease, Agent  
7:13

*Laid Over on 8/21/2017*

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.

This petition was laid over to allow the applicants time to provide additional plans for the use of the entire parcel after restoration is complete. A variance approved on March 6, 2007, allowed the landscape business to exist and the use was to dissolve upon reclamation of the quarry. This request will allow the continuation of the landscape business, as well as the development of a subdivision to be located behind the landscape business with B-3 zoning. Jensen noted that this is a concept plan.

Supervisor Tom Hincz stated that this petition came before the Town of Waterford Board on September 11, 2017 and was approved.

DECISION

**PRINGLE MOVED, seconded by Hincz**, to approve the petition, as the proposed zoning is compatible with surrounding zoning and uses; the proposed zoning will not adversely affect the surrounding property values; and the proposed zoning is in the public interest.

**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

There will not be an EDLUPC meeting on October 2, 2017. If the need arises, a special meeting may be scheduled on a date to be determined. The October 16, 2017, Economic Development and Land Use Planning Committee public hearing/meeting will be moved to October 18, 2017, due to budget and finance committee meetings.

7. Adjourn

There being no further business, **PRINGLE MOVED, seconded by Hincz**, to adjourn at 7:19 p.m.  
**Motion carried unanimously. VOTE: 7/0**