

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

SUMMARY MINUTES - WEDNESDAY, October 18, 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: Giselle Becerra, present / Da'Zhur James, excused

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

Chairman Cooke called the October 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. Jordan & Kathryn Hein
6:04
6:25
- Rezone ±.42 acres of property from B-3 Commercial Service District to A-2 General Farming & Residential District II; 2529 76th St. (CTH "U"); Sec. 21, T4N, R21E, **Town of Raymond** (Parcel Id. No. 012042121001000)
- For informational purposes only:
The purpose of this rezoning is to place an appropriate zoning designation on an existing single-family residence and to facilitate a real estate transaction.

Julie Anderson reviewed the petition and public hearing testimony using text and slides. The property has been in the same family since 1928 and has never had a business operating from the site. The area predominantly consists of single-family parcels.

Jordan Hein, the owner, was present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval as this will allow the property to become A-2 zoning, which is compatible with surrounding zoning and land uses.

DECISION

PRINGLE MOVED, seconded by Gleason, to approve the petition, subject to Town of Raymond approval, as this rezoning is compatible with surrounding property uses; the Town of Raymond supports this rezoning; this rezoning will not adversely affect the surrounding property values; and, this rezoning is in the public interest.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative Becerra: aye

Motion carried unanimously. VOTE: 6/0

2. Richard Beck, Owner
6:09 Cornerstone Pavers LLC, Applicant
6:27
- 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)

Anderson reviewed the petition and public hearing testimony using text and slides. The extraction area consists of 15 acres with the operations area being 6 acres. The areas not yet mined will continue to be farmed. The final reclamation plan is agricultural use/farmland operations and includes a pond. Buena Park Road is designed to handle truck traffic and will not require a road bond. Currently, the site extracts and delivers material to Department of Transportation projects. Sites that mine for the DOT do not have to go before this committee. The operator would like to deliver material to non-DOT projects, which will require conditional use approval by this committee. The Town of Waterford Board has approved this request.

Chris Cape, the applicant, and Rick Beck, the owner, were present and answered questions from the committee.

COMMUNICATIONS

A letter from the Village of Waterford was received stating their objection to petition.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition, subject to standard conditions, as the use is in accordance with the purpose and intent of Chapter 20; the use has received approval by the Town of Waterford for a gravel permit; and the use appears to be permitted by underlying zoning.

DECISION

PRINGLE MOVED, seconded by Gleason, to approve the petition, as this use is not hazardous, harmful or otherwise adverse to the environmental quality, water quality, or property values in the County and its community; 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'S ADVISORY VOTE:

Youth Representative Becerra: aye

Motion carried unanimously. VOTE: 6/0

6:24 **ROANHOUSE MOVED, seconded by Pringle**, to close the public hearing portion of the meeting.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative Becerra: 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. Decision on preceding petitions
2. Review, discussion & possible approval of the September 18, 2017, summary minutes
6:29

DECISION

PRINGLE MOVED, seconded by Gleason, to approve the September 18, 2017, summary minutes.

YOUTH REPRESENTATIVE’S ADVISORY VOTE:

Youth Representative Becerra: aye

Motion carried unanimously. VOTE: 6/0

3. Zoomlion Heavy Industry NA, Inc., Site Plan Review for temporary use of a leased 48-foot trailer
6:30 Owner for additional office space during the planning and
6:37 Deb Lauenstein, Agent development phase of the business known as Zoomlion
Heavy Industry NA, Inc.; located in the M-3 Heavy Industrial
District; 14215 Two Mile Road; Sec. 1, T3N, R21E, **Town of
Yorkville** (Parcel Id. No. 018032101001070)

Anderson reviewed the petition using text and slides. The property owners are requesting a site plan review for the placement of a temporary 48-foot office trailer for additional office space for up to one year while plans are being drafted to convert existing building space to permanent offices. When the modifications on the current building are completed, the office trailer will be removed.

Deb Lauenstein, the agent, and Chris Peterson were present and answered questions from the committee.

COMMUNICATIONS

The Town of Yorkville approved this request at their October 9, 2017, meeting.

DECISION

PRINGLE MOVED, seconded by Gleason, to approve the site plan.

YOUTH REPRESENTATIVE’S ADVISORY VOTE:

Youth Representative Becerra: aye

Motion carried unanimously. VOTE: 6/0

4. Mark & Katharina Hoffman, Owners Site Plan Review to construct a 180' monopole to replace the
6:39 U.S .Cellular, Lessee existing 180' monopole on the site; located in the A-2
6:41 Wireless Planning, LLC, Agent General Faming and Residential II District; 4501 W. Five Mile
Road; Sec. 23, T4N, R21E, **Town of Raymond**
(Parcel Id. No. 012042123001050)

Anderson reviewed the petition using text maps and slides. The agent is requesting to remove an existing 180-foot high monopole and replace it with the same type of pole in a slightly different location. A removal bond must be obtained prior to issuance of the zoning permit. This request requires approval from the Town of Raymond.

Ty Anderson, with U.S. Cellular, was present and answered questions from the committee.

DECISION

OSTERMAN MOVED, seconded by Pringle, to approve the site plan, subject to the Town of Raymond approval.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative Becerra: aye

Motion carried unanimously. VOTE: 6/0

5. Review, discussion & possible recommendation on the following extra-territorial final plats:
6:48
6:51

Caledonia is the approving authority, which makes the county an objecting authority. The action required from this committee is to either object or not object to the extra-territorial final plats.

- (a) Creekview Estates - Section 21, Town 4 North, Range 23 East, Village of Caledonia
- (b) Cascade Ridge - Section 30, Town 4 North, Range 23 East, Village of Caledonia
- (c) Settlement at Hoods Creek Addition 1 - Section 3, Town 3 North, Range 22 East, Village of Mount Pleasant

STAFF RECOMMENDATION(S)

Staff recommends no objection to the extra-territorial final plats.

DECISION

PRINGLE MOVED, seconded by Gleason, to not object to the extra-territorial final plats.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative Becerra: aye

Motion carried unanimously. VOTE: 6/0

6. Review, discussion & possible action regarding Fastpitch and Fitness Complete Training Facility LLC, located in the M-2 General Industrial District in the west end of the Milwaukee Light Bulb building at 4135 S. 27th Street (Blackhawk Industrial Park), **Town of Raymond**

Anderson explained to the committee that when Sue Hoover, the owner of Fastpitch and Fitness, signed a lease with Milwaukee Light Bulb, she was unaware any permits were needed or that the use may not be allowed in the industrial park. Ms. Hoover contacted Development Services after interior work was done to inquire about what permit(s)/approval(s) may be needed. The Development Services staff informed Sue Hoover that this type of use was not allowed by ordinance in the M-2 zoning district. The applicant is requesting approval for the business to be allowed to operate, temporarily, as time and money were already spent in preparation for the facility to open at this location. Fastpitch and Fitness Complete Training will relocate to a new site prior to the expiration of its current eighteen-month lease. Anderson consulted with Racine County Corporation Counsel and decided to bring this issue to the committee for discussion. The Town of Raymond has communicated its support for this request.

Sue Hoover, the lessee, was present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval of this temporary use request.

DECISION

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative Becerra: aye

Motion carried unanimously. VOTE: 6/0

7. Review, discussion & possible recommendation on a resolution to adopt Southeastern Wisconsin
7:09 Regional Planning Commission (SEWRPC) Community Assistance Planning Report No. 266, 3rd
7:11 Edition, *Racine County Hazard Mitigation Plan Update: 2017-2021*

Adoption of this plan will enable Racine County to request federal grant money if a disaster should occur.

STAFF RECOMMENDATION(S)

Staff recommends approval of the resolution, with a 1st reading to occur at the October 26, 2017, County Board meeting.

DECISION

PRINGLE MOVED, seconded by Gleason, to forward a resolution to the County Board of Supervisors, with a recommendation of approval.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative Becerra: aye

Motion carried unanimously. VOTE: 6/0

8. Review, discussion & possible recommendation on a resolution to adopt *Vision 2050: A Regional Land Use and Transportation Plan*

Anderson explained to the committee that by adopting this plan Racine County may request funding for various projects.

STAFF RECOMMENDATION(S)

Staff recommends approval of the resolution, with a 1st reading to occur at the October 26, 2017, County Board meeting.

DECISION

PRINGLE MOVED, seconded by Gleason, to forward a resolution to the County Board of Supervisors, with a recommendation of approval.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative Becerra: aye

Motion carried unanimously. VOTE: 6/0

9. Review, discussion & possible recommendation on a resolution to adopt the Wind Point Watershed
7:14 Plan
7:15

This plan was created by Root-Pike WIN. Adopting this plan allows grant money to be obtained for watershed improvement projects.

STAFF RECOMMENDATION(S)

Staff recommends approval of the resolution, with a 1st reading to occur at the October 26, 2017, County Board meeting.

DECISION

OSTERMAN MOVED, seconded by Pringle, to forward a resolution to the County Board of Supervisors, with a recommendation of approval.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative Becerra: aye

Motion carried unanimously. VOTE: 6/0

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

There were no referrals.

11. Other business as authorized by law

There will not be a meeting on November 6, 2017. If the need arises, a special meeting may be scheduled on a date to be determined. The November 20, 2017, Economic Development and Land Use Planning Committee public hearing/meeting will remain as scheduled.

12. Adjourn
7:16

There being no further business, **PRINGLE MOVED, seconded by Gleason**, to adjourn at 7:16 p.m.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative Becerra: aye

Motion carried unanimously. VOTE: 6/0