

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

**SUMMARY MINUTES - Monday, December 18, 2017 - 6:00 p.m.**

**Ives Grove Office Complex Auditorium  
14200 Washington Avenue, Sturtevant, WI 531**

---

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

Committee excused: Tom Hincz

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

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

Chairman Cooke called the December 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. Andrew Scholbe, Owner Shoreland/Floodplain Conditional Use to place fill in the  
6:03 Jay P. Lorino, Jr., Applicant Urban Floodplain Fringe Overlay District for the construction  
7:22 of a single-family residence with attached garage, deck, patio  
and retaining wall; located in the R-5 Urban Residential  
District II; 26120 S. Wind Lake Rd.; Sec. 17, T4N, R20E,  
**Town of Norway** (Parcel Id. No. 010042017094010)

Brian Jensen reviewed the petition and public hearing testimony using text and slides. The property is currently vacant and serviced by municipal sewer. Proposed elevations meet the minimum ordinance requirements. A variance was granted for reduced shoreland setback in November 2017.

Jay Larino, the applicant, was present and answered questions from the committee.

**SPEAKING IN OPPOSITION**

Three residents were present and spoke against the petition.

**FOR INFORMATION ONLY**

One resident was present seeking further information.

**STAFF RECOMMENDATION(S)**

Staff recommends approval of the petition, as the use is in accordance with the purpose and intent of Chapter 20 and the proposed use fits with the uses in the district.

**DECISION**

**PRINGLE MOVED, seconded by Grove**, to approve the petition, as the use is compatible with the area; underlying zoning permits it; based on the other things going on in the area, the proposed use fits with the uses in the district; and 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.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Becerra: aye

Youth Representative James: aye

**Motion carried unanimously. VOTE: 5/1 with Osterman dissenting.**

2. Terrence O'Brien  
6:24 OBCO, LLC

Conditional Use to re-establish a non-metallic mining operation (clay extraction), including pond and Resource Conservation Area (RCA); located in the M-4 Quarrying District; 14520 Braun Road; Sec. 25, T3N, R21E, **Town of Yorkville** (Parcel Id. No. 018032125015000)

Jensen reviewed the petition and public hearing testimony using text and slides. The property was originally approved for mining operations on May 6, 2002; however, no mining activity has taken place. The applicant is requesting approval to re-establish a nonmetallic mining site, previously approved by the Town of Yorkville and Racine County Planning and Development.

Terrence O'Brien, the applicant, was present and answered questions from the committee.

Greg Reesman, with Reesman's Excavating and Grading, was present and answered questions from the committee.

**SPEAKING IN OPPOSITION**

Seven residents were present and spoke against the petition.

**STAFF RECOMMENDATION(S)**

Staff recommends approval of the petition, with previously approved conditions still applicable, as the use is compatible with the area and based on the other things going on in the area, the proposed use fits with the uses in the district.

**DECISION**

**PRINGLE MOVED**, to approve the petition; however a second to the motion was not made. Due to the lack of a second, no action was taken and the petition fell to the floor.

3. SNIKNEJ Company, Owner  
7:09 515 Realty Group, Applicant  
Briohn Design Group, Agent

Conditional Use to construct a ±30,000 sq.-ft. precast concrete building to operate a commercial bakery facility, including outdoor parking and future ±24,000 sq.-ft. expansion; located in the B-3 Commercial Service District; 1020 Sylvania Ave.; Sec.13, T3N, R21E, **Town of Yorkville** (Parcel Id. No. 018032113008000)

**Racine County Economic Development & Land Use Planning Committee  
Public Hearing & Committee Meeting Summary Minutes  
Ives Groves Office Complex – December 18, 2017**

Jensen reviewed the petition and public hearing testimony using text and slides. The parking plan and setbacks meet all requirements. Approximately, seventy-five employees will work on site. The Town of Yorkville approved this petition at their December 11, 2017, meeting.

Joe Jursenas, the applicant, was present and answered questions from the committee.

**STAFF RECOMMENDATION(S)**

Staff recommends approval of the petition, as the proposed use complies with all provisions of Chapter 20 and the proposed use is compatible with uses in the district.

**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, water quality, shoreland cover, or property values in the County and its communities.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Becerra: aye

Youth Representative James: aye

**Motion carried unanimously. VOTE: 6/0**

- 4. Scott L. Miles Trust, Owner
- 7:15 Franklin Equipment, Agent
- 7:38

Conditional Use to occupy an existing commercial building and site for rental, sales and service of construction and industrial equipment (DBA Franklin Equipment), including outside storage of equipment; located in the B-5 Highway Business District; 3845 27th Street; Sec. 25, T4N, R21E, **Town of Raymond** (Parcel Id. No. 012042125019010)

Jensen reviewed the petition and public hearing testimony using text and slides. The owner is requesting an after-the-fact conditional use permit. A notice of violation was issued by Racine County Development Services for starting the operation without proper approval or obtaining a permit. A master plumber must inspect the holding tank on the site and a report must be submitted to Racine County Development Services. The Town of Raymond and the Village of Caledonia must also approve this request.

Barry Miller, the applicant, was present and answered questions from the committee.

**STAFF RECOMMENDATION(S)**

Staff recommends approval of the petition, as the use is compatible with the area. A quadruple fee for an after-the-fact permit will be required.

**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, water quality, or property values in the County and its communities.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Becerra: aye

Youth Representative James: aye

**Motion carried unanimously. VOTE: 6/0**

7:21 **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: 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 petition
2. Review, discussion & possible approval of the November 20, 2017 summary minutes  
7:39

**DECISION**

**GROVE MOVED, seconded by Pringle**, to approve the November 20, 2017 summary minutes.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Becerra: aye

Youth Representative James: aye

**Motion carried unanimously. VOTE: 6/0**

3. Review, discussion & possible recommendation on Racine County Revolving Loan Fund (RLF) Plan  
7:40 Certification for the period ending September 30, 2017, as presented by Janell Topczewski, Business  
7:45 Lending Partners, a Division of RCEDC

Janell Topczewski highlighted aspects of the program and answered questions from the committee.

**DECISION**

**PRINGLE MOVED, seconded by Osterman**, to forward the Racine County Revolving Loan Fund (RLF) Plan Certification for the period ending September 30, 2017, to the County Board with a recommendation of approval.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Becerra: aye

Youth Representative James: aye

**Motion carried unanimously. VOTE: 6/0**

*\*Number 4 as listed below was eliminated from the agenda.*

4. ~~Mark & Kent Milam, Owners  
Lyle Riffel, Agent~~

~~Site Plan Review for occupancy of an existing building by Schiller-Kulchar-Fohr VFW Post 8343 to store military vehicles and conduct meetings; located in the M-3 Heavy Industrial District and R-3 Suburban Residential District (Sewered); 26527 Oak Ridge Drive; Sec. 8, T4N, R20E, Town of Norway (Parcel Id. No. 010042008172000)~~

5. Cretex Materials, Inc.  
7:46 Carl Beck, Agent  
7:47 *For informational purposes only:  
There are no changes from the  
previous approval of November 16,  
2015*

Site Plan Review to continue a non-metallic (limestone) extraction operation; located in the M-4 Quarrying District; 5731 Brever Road; Sec. 4, T2N, R19E, **Town of Burlington** (Parcel Id. Nos. 002021904-006000 & -010020)

Jensen reviewed the petition using text maps and slides. Staff has visited the site and determined the quarry is operating within its approval. The financial assurance bond is current and adequate. There have been no complaints about this operation.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition, as the use is in accordance with the non-metallic mining ordinance 12.5, and the use appears to be permitted by underlying zoning and fits with the uses in the district.

DECISION

**PRINGLE MOVED, seconded by Grove**, to approve the site plan.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Becerra: aye

Youth Representative James: aye

**Motion carried unanimously. VOTE: 6/0**

6. PG Senft Investments  
7:48 Paul G. Senft, Owner

Site Plan Review to construct an ±81'x±148' storage building for use in association with the construction business; located in the M-3 Heavy Industrial District; 7501 Nordale Avenue; Sec. 12, T4N, R20E, **Town of Norway** (Parcel Id. No. 010042012035165)

Jensen reviewed the petition using text and slides. The conditional use was approved in May of 2014. The building will be used to store construction equipment. All setbacks have been met. The Town of Norway must also approve this request.

STAFF RECOMMENDATION(S)

Staff recommends approval the petition.

DECISION

**PRINGLE MOVED, seconded by Roanhouse,** to approve the site plan.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Becerra: aye

Youth Representative James: aye

**Motion carried unanimously. VOTE: 6/0**

7. RR Family, LLC  
7:49 Larry Gindville, Roland Machinery,  
7:52 Agent

Site Plan Review to backfill ±115 feet on western edge of property for storage of construction equipment, including extending existing fencing to encompass the area; located in the M-3 Heavy Industrial District; 2916 N. Sylvania Avenue; Sec. 1, T3N, R21E, **Town of Yorkville** (Parcel Id. No. 018032101001000)

Jensen reviewed the petition using text maps and slides. The conditional use was approved in October of 2003. There are no mapped wetlands or floodplains on the property.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition.

DECISION

**PRINGLE MOVED, seconded by Grove,** to approve the site plan.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Becerra: aye

Youth Representative James: aye

**Motion carried unanimously. VOTE: 6/0**

8. Sean Devine  
7:53 (dba AAA Storage), Owner  
7:54

Site Plan Review to construct a ±8,000 sq.-ft. self-storage building; located in the M-3 Heavy Industrial District; 21116 Allis Avenue; Sec. 12, T4N, 20E, **Town of Norway** (Parcel Id. No. 010042012035162)

Jensen reviewed the petition using text and slides. The original conditional use was issued in June of 2014. Due to timing issues, the Director of Racine County Planning and Development granted permission to the applicant to proceed with the project and to obtain an after the fact permit.

STAFF RECOMMENDATION(S)

Staff recommends approval of the site plan.

DECISION

**PRINGLE MOVED, seconded by Grove,** to approve the site plan.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Becerra: aye

Youth Representative James: aye

**Motion carried unanimously. VOTE: 6/0**

9. Review, discussion & possible recommendation to support the nomination of Monte G. Osterman, Racine County Board Supervisor, to represent the Southeast Area Land and Water Conservation Association in the election to the Wisconsin Land and Water Conservation Board for a two-year term starting May 1, 2018  
7:55

**DECISION**

**GLEASON MOVED, seconded by Roanhouse,** to forward to the County Board a recommendation of support for the nomination of Monte G. Osterman, Racine County Board Supervisor, to represent the Southeast Area Land and Water Conservation Association.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Becerra: aye

Youth Representative James: aye

**Motion carried unanimously. VOTE: 6/0**

10. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors  
8:03

**PRINGLE MOVED, seconded by Grove,** to receive and file the below-listed referrals.

1. A copy of the Agricultural Impact Statement (DATCP #4299) regarding Village of Mount Pleasant Foxconn Project from the Wisconsin Department of Agriculture Trade and Consumer Protection.
2. Notice of Proposed Revocation of Air Permit regarding Racine Youthful Offender Correctional Facility located at 1501 Albert Street, Racine, Wisconsin, from the Wisconsin Department of Natural Resources. (Permit No. 97-EJD-258)
3. Notice of Prehearing Conference regarding Wisconsin Pollutant Discharge Elimination Systems reissued to the Town of Norway Sanitary District No. 1 and Fonks Home Center from the Wisconsin Department of Natural Resources. (Permits Nos. WI 0030660-08-0 & WI-0031470-07-0)
4. Notice of Public Hearing on December 19, 2017 at Mt. Pleasant Civic Campus – Village Hall regarding the rezoning of Bryant and Stratton located at 1320 Warwick Way from the Village of Mt. Pleasant.

**Motion carried unanimously. VOTE: 6/0**

11. Other business as authorized by law

No other business was reported or discussed.

12. Adjourn  
8:06

There being no further business, **PRINGLE MOVED, seconded by Grove**, to adjourn at 8:06 p.m.  
**Motion carried unanimously. VOTE: 6/0**