

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

SUMMARY MINUTES - MONDAY, November 20, 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, present / Da'Zhur James, excused

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

Chairman Cooke called the November 20, 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. Joseph & Jennifer Greeter
6:04

Rezone ±.29.97 acres of land from M-2 General Industrial District & A-1 Farmland Preservation District to A-2 General Farming and Residential District II; vacant property on Pine Street, Sec. 4, T2N, R19E, **Town of Burlington** (Parcel Id. No. 002021904030000)

For informational purposes: The purpose of this rezoning is to use for agricultural and personal recreational type uses.

The owners withdrew the request to rezone.

2. Porfirio & Veronica Sanchez
6:05
6:13

Conditional Use for parking and storage of two dump trucks within an existing pole building; located in the A-2 General Farming & Residential District II; 915 92nd Street; Sec. 8, T4N, R21E, **Town of Raymond** (Parcel Id. No. 012042108001010)

Brian Jensen reviewed the petition and public hearing testimony using text and slides. The Sanchezs' have planted 140 evergreen trees along the property lines to help screen the view of the site for the neighbors. No dump truck parts or tires will be stored outside. The trucks will primarily be on site during the evening and overnight hours and will depart the property at 6:30 a.m. Monday through Friday and occasionally on Saturdays. A conditional use for the parking and storage of four dump trucks in an existing pole barn was denied at the February 20, 2012 public hearing.

Veronica Sanchez, the owner, and Rodney Carter, an attorney, were present and answered questions from the committee.

SPEAKING IN OPPOSITION

One resident was present and spoke against the petition.

SPEAKING IN FAVOR

Six emails in support of the petition were read into the record.

STAFF RECOMMENDATION(S)

Staff recommends approval with the condition that all trucks must be parked inside the building and no more than two trucks are allowed on site.

DECISION

PRINGLE MOVED, seconded by Osterman, to approve the conditional use as the proposed use is in accordance with Chapter 20's purpose and intent; the proposed use is not hazardous, harmful, offensive, or otherwise adverse to the environmental quality or property values in the County and its communities; and, because 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

Motion carried unanimously. VOTE: 7/0

Supervisor Gleason proposed a condition that only empty dump trucks may be parked and stored on site. Loaded trucks shall not be brought to the site. Supervisor Grove proposed adding a condition that the driveway on 92nd Street is to be utilized as the primary entrance and exit for the trucks. The maker of the motion and the second agreed to the conditions.

6:31 **GROVE MOVED, seconded by Hintz**, to close the Public Hearing portion of the meeting.
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 October 18, 2017, summary minutes
- 6:41

DECISION

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

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Becerra: aye

Motion carried unanimously. VOTE: 7/0

3. Robert Gleason, Owner
6:42 Copart, Applicant
6:45

Site Plan Review to occupy the existing site and buildings with an undamaged and damaged vehicle auction platform fulfillment center known as Copart; located in the M-3 Heavy Industrial District & the B-3 Commercial District; 2118 N. Sylvania Avenue; Sec. 1, T3N, R21E, **Town of Yorkville** (Parcel Id. No. 018032101021000)

Jensen reviewed the petition using text maps and slides. The property owner and applicant are requesting a site plan review to remove the existing auto salvage yard operation, clean-up the site, refresh the buildings and occupy the site with a damaged and undamaged vehicle auction fulfillment center known as Copart. This will not be an auto salvage operation as the vehicles are not disassembled on site. The property has previously been approved for auto salvage businesses. The site plan will need to be modified to accommodate wetlands located on the bottom portion of the property.

Bob Gleason, the owner, and Trent Hogan, with Co-part, were present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval, with modifications made to accommodate the wetlands.

DECISION

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

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Becerra: aye

Motion carried unanimously. VOTE: 6/0 with Supervisor Gleason abstaining from the vote.

4. JNK Land Company
6:51 James Kiser
6:52

Site Plan Review to construct a 45' x 80' cold storage accessory building; located in the M-3 Heavy Industrial District; 21025 W. Six Mile Road; Sec. 13, T4N, R20E, **Town of Norway** (Parcel Id. No. 010042013001030)

Jensen reviewed the petition using text maps and slides. A conditional use approval was granted on April 18, 1988 for the warehousing and servicing of equipment, materials, and vehicles for a waterproofing business. The proposed pole building will be similar in color with the existing building on the property. Hours of operation will be Monday through Saturday, 7:00 am to 4:00 pm. The property is serviced with holding tanks.

James Kiser, the applicant, was present and answered questions from the committee.

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

Motion carried unanimously. VOTE: 7/0

5. Rosanne Fohr
6:55 Chris Bower, Bower Design &
6:56 Construction, Agent
(Conditional Use approved on 04/18/2016; subsequent nine-month extension approved on 01/16/2017)
- Extension of Conditional Use to construct a 36' x 40' addition to the existing building and to construct a 54' x 168' accessory building for the storage of construction tools and equipment; located in the B-3 Commercial Service District; 1818 S. Colony Avenue; Sec. 19, T3N, R21E, **Town of Yorkville** (Parcel Id. No. 018032119029020)

Jensen reviewed the petition using text maps and slides. The original conditional use was approved in April of 2016. The first extension was approved in November of 2017. A second extension is requested due to the road work on Highway 45 and Highway C.

STAFF RECOMMENDATION(S)

Staff recommends approval of a nine-month extension.

DECISION

PRINGLE MOVED, seconded by Grove, to approve a nine-month extension.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Becerra: aye

Motion carried unanimously. VOTE: 7/0

6. Max & Jeanne Zuleta
6:57 DBA Art Below Zero
(Conditional Use approved on 06/23/2016; subsequent nine-month extension approved on 03/20/2017)
- Extension of Conditional Use to construct a ±45' x ±100 pole building for office space, a 20' x 20' freezer, 2 ice cube machines, and 3 ice block machines, including storage for equipment for an existing ice-block and sculpture business and master sign plan (DBA Art Below Zero); located in the B-3 Commercial Service District; 2638 N. Sylvania Avenue; Sec. 1, T3N, R21E, **Town of Yorkville** (Parcel Id. No. 018032101002010)

Jensen reviewed the petition using text maps and slides. The original conditional use was approved in June of 2016. The first extension was approved in March of 2017. Due to issues with abandoning the well and state approval on the septic system the project has been delayed.

STAFF RECOMMENDATION(S)

Staff recommends approval of a nine-month extension.

DECISION

PRINGLE MOVED, seconded by Grove, to approve a nine-month extension.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Becerra: aye

Motion carried unanimously. VOTE: 7/0

** Number 7 as listed below was eliminated from this agenda.*

7. ~~Reesman Ventures, LLP
Bower Design & Construction, Agent~~ ~~Site Plan Review to construct an 8' x 12' vestibule addition to the existing building and to add ±4000 square feet of interior office modifications and additions; located in the A-2 General Farming and Residential District II; 28815 Bushnell Road; Sec. 12, T2N, R19E, Town of Burlington (Parcel Id. No. 002021912005002)~~

8. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors
6:58

GROVE MOVED, seconded by Pringle, to receive and file the below-listed referrals.

1. Public Notice of intent to modify a Wisconsin pollutant discharge elimination system for Burlington Water Pollution Control located at 2100 S. Pine St., Burlington WI. From the Department of Natural Resources. (permit # WI-0022926-09-1.)
2. Copy of a letter regarding proposed name changes for several geographic features that fall within Racine County from the Department of Natural Resources.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Becerra: aye

Motion carried unanimously. VOTE: 7/0

9. Other business as authorized by law
6:59

Supervisor Tom Hincz appealed to the committee to support a resolution passed, last week, by the Town of Waterford, to allow the sale of dredge material from waterways. This resolution will alleviate the financial burden on taxpayers and repairing owners.

10. Adjourn

There being no further business, **GROVE MOVED, seconded by Pringle**, to adjourn at 7:01 p.m.
Motion carried unanimously. VOTE: 7/0