

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE**SUMMARY MINUTES - MONDAY, January 15, 2018 - 6:00 p.m.**

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

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

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

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

Chairman Cooke called the January 15, 2018, 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. Mark Welch, Pamela Rakauskas, Rezone approximately ±.804-acres from B-2
6:03 and Debra Correll Community Business District to A-2 General Farming
7:27 and Residential District II; vacant lot east of 4311
Highway K; Sec. 25, T4N, R21E, **Town of Raymond**
(Parcel Id. No. 102042125019000)

For informational purposes: The purpose of this rezoning is for the construction of a residence.

Brian Jensen reviewed the petition and public hearing testimony using text and slides. The property owner is requesting to rezone from B-2 to A-2, General Farming and Residential District II for the construction of a residence. Adjacent to the property to the east is a tavern. The remaining land uses in this area are single family residences and agricultural.

Mark Welch, the applicant, was present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval, as the use is consistent with other uses in the area. There are no wetland or floodplain issues on the property.

DECISION

GROVE MOVED, seconded by Pringle, to approve the petition, as the rezoning is compatible with surrounding zoning and uses, and, this rezoning will not actually adversely affect the surrounding property values.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative James: aye

Motion carried unanimously. VOTE: 7/0

2. PLARV Industries, Owner
6:06 Lambert Services, LLC, Applicant
7:30
- Conditional Use to occupy an existing building for storage of tools and items to be donated for non-profits and for outdoor parking in conjunction with a property clean-up business (DBA Junk King Milwaukee); located in the M-3 Heavy Industrial District; 1642 124th Street; Sec. 7, T4N, R21E, **Town of Raymond** (Parcel Id. No. 0120421007030001)

Jensen reviewed the petition and public hearing testimony using text and slides. The applicant proposes to operate a junk removal business from an existing building the site. No outside storage will occur. A conditional use was approved for P&L Machinery in September 2016, which occupies the other building on the site.

Mark Lambert, the applicant, was present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval, as the use is consistent with other uses in this area and appears to be permitted by underlying zoning. No sales or outside storage are allowed on the site.

DECISION

PRINGLE MOVED, seconded by Grove, to approve the conditional use, as it is consistent with other uses in the area and appears to be permitted by underlying zoning.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative James: aye

Motion carried unanimously. VOTE: 6/1, with Supervisor Gleason dissenting.

3. Donald Buchanan and Mackenzie
Bishop-Buchanan, Owners
Ne-Li, LLC, Applicant
- Conditional Use to occupy the existing residence and site with an animal hospital, with possible future plans to construct an animal hospital and utilize the existing detached garage as an animal rehabilitation center; located in the A-2 General Farming and Residential District II; 15125 Washington Avenue; Sec. 11, T3N, R21E, **Town of Yorkville** (Parcel Id. No. 018032111028000)

Town denied, applicants requested a layover.

4. Garrett Foat, Owner
6:16 Johnson Sand and Gravel, Inc.,
7:30 Applicant
- Conditional Use to establish a sand and gravel extraction operation, including crushing, stockpiling of material, and reclamation; located in the M-4 Quarrying District; 33319 Hill Valley Road; Sec. 29, T4N, R19E, **Town of Waterford** (Parcel Id. No. 016041929001000)

Jensen reviewed the petition and public hearing testimony using text, maps and slides.

The property owner and applicant are requesting a conditional use for the proposed use of establishing quarrying activities at the subject site. The proposal is to be completed in one phase in accordance to the plan prepared by Jahnke & Jahnke Associates, Inc., dated December 19, 2017. The plan indicates approximately less than 20 acres will be opened as part of the mining operation. The mining operation will begin on the north face and proceed south. The berms and lower elevation of the mining area will provide screening. Grading will begin 10 feet east of the west property line, with a 4:1 slope carried to the bottom. A variance was granted by the Racine County Board of Adjustment to allow this reduced property line setback. Maple Road north to Hwy 83 will be the designated haul road. No hauling south on Maple Road or on Hill Valley Road will be allowed. A financial assurance bond will be required. The mining operation is projected to be completed within 4 years. Final reclamation plan includes a pond with grass buffer around its perimeter, and the remaining land will be converted back to cropland.

Randy Johnson, the applicant, was present and answered questions from the committee.

SPEAKING IN OPPOSITION

Four residents were present and spoke against the petition.

FOR INFORMATION ONLY

One resident was present seeking additional information.

STAFF RECOMMENDATION(S)

Staff recommends approval, as the use is consistent with other uses in the area.

DECISION

PRINGLE MOVED, seconded by Cooke, to approve the conditional use, as it is permitted by underlying zoning; this use fits with the uses in the district; and the 2035 Comprehensive Land Use Plan supports this use.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative James: aye

Motion carried unanimously. VOTE: 7/0

5. Review, discussion & possible recommendation on an ordinance amending the *Multi-Jurisdictional Comprehensive Plan for Racine County: 2035* to add a residential designation to an area adjacent to I-94 (north of County Trunk Highway KR and south of Braun Road) and to add additional territory to the Urban Reserve category in the Town of Yorkville

Jensen reviewed the petition and public hearing testimony using text and slides. The Town of Yorkville will hold a public hearing regarding this request on January 17, 2018.

SPEAKING IN OPPOSITION

Six residents were present and spoke against the petition.

FOR INFORMATION ONLY

Two residents were present seeking additional information.

STAFF RECOMMENDATION(S)

Staff recommends approval to amending the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035.

DECISION

GROVE MOVED, seconded by Hincz, to layover an ordinance amending the *Multi-Jurisdictional Comprehensive Plan for Racine County: 2035*.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

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 December 18, 2018, summary minutes
7:46

DECISION

PRINGLE MOVED, seconded by Hincz, to approve the December 18, 2018, summary minutes.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative James: aye

Motion carried unanimously. VOTE: 7/0

3. Lakeview Landing Condominium Association 7:46 Request various amendments to the condominium declaration of covenants pursuant to Sec. 703.09 of the WI. Statutes.

Jensen explained to the committee that the items to be changed in the covenants are not items regulated by the Racine County Development Services Office. The original document was approved by this committee and, therefore, still needs to come before this committee.

STAFF RECOMMENDATION(S)

Staff recommends approval of the proposed changes to the condominium declaration of covenants.

DECISION

OSTERMAN MOVED, seconded by Pringle, to approve changes to the declaration of covenants for Lakeview Landing Condominium Association.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative James: aye

Motion carried unanimously. VOTE: 7/0

4. Reesman Ventures, LLP, Owner 7:47 Bower Design & Construction, Agent Site Plan Review to construct a 32'-8" x 94' addition (office space) to the existing building; 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)

Jensen reviewed the petition using text maps and slides. Currently, the subject parcel is zoned A-2 General Farming and Residential District II. The existing use is for equipment storage and management offices.

STAFF RECOMMENDATION(S)

Staff recommends approval, subject to review and approval of the sanitary system.

DECISION

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

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative James: aye

Motion carried unanimously. VOTE: 7/0

5. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors
7:49

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

1. A copy of proposed amendments to the document entitled “A Comprehensive Plan for the City of Racine: 2035”. The amendment is entitled “A Park and Open Space Plan for the City of Racine: 2035” from the City of Racine.
2. A copy of the Racine County Board of Drainage Commissioners Annual Reports for September 1, 2016, through August 31, 2017, from John W. Knuteson.

YOUTH REPRESENTATIVES’S ADVISORY VOTE:

Youth Representative James: aye

Motion carried unanimously. VOTE: 7/0

6. Other business as authorized by law

There was no other business presented or discussed.

7. Adjourn

7:49

There being no further business, **PRINGLE MOVED, seconded by Grove,** to adjourn at 7:49 p.m.
Motion carried unanimously. VOTE: 7/0