

# RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

**\*REVISED SUMMARY MINUTES - MONDAY, February 19, 2018 - 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, present and Da'Zhur James, excused

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

Chairman Cooke called the February 19, 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. Terrence O'Brien<br>6:03 OBCO, LLC<br>7:35 | <u>Conditional Use</u> 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, <b>Town of Yorkville</b> (Parcel Id. No. 018032125015000) |
|---|---|

Brian 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. There are no mapped wetlands or floodplains identified on the property. Reesman Excavating will be the operator of the pit. Reesman Excavating operates 3 quarries in Racine County and all are in good standing. The Town of Yorkville approved this request on February 12, 2018.

Greg Reesman, the operator, was present and answered questions from the committee.

## **SPEAKING IN OPPOSITION**

Six residents were present and spoke against the petition.

## **STAFF RECOMMENDATION(S)**

Staff recommends approval, as the proposed use is compatible with the zoning district.

## **DECISION**

**\*PRINGLE MOVED, seconded by Gleason Osterman**, to approve the conditional use, as the proposed use is not hazardous, harmful or otherwise adverse to the environmental quality, water quality in the County and its communities; 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.

**Motion carried. VOTE: 5/2 with Grove and Osterman dissenting.**

2. Joseph Schweitzer  
7:08  
7:53

Shoreland/Floodplain Conditional Use to place fill in the Urban Floodplain Fringe Overlay District for the construction of a single-family residence with attached garage and deck; located in the R-5 Urban Residential District II; 24928 Breezy Point Road; Sec. 9, T4N, R20E, **Town of Norway** (Parcel Id. No.010042009021000)

Jensen reviewed the petition and public hearing testimony using text, maps and slides. Currently, the property is vacant. The proposed elevation and fill meet the minimum floodplain ordinance requirements. The proposed structure meets minimum code required setbacks.

Joseph Schweitzer, the applicant, was present and answered questions from the committee.

SPEAKING IN OPPOSITION

One resident was present to speak against the petition.

COMMUNICATIONS

2/19/2018 The Norway Sanitary District has reviewed the site and has no objections.

1/25/18 email from Andrea Stern, WI DNR, the development is required to meet Section 20-1511.

STAFF RECOMMENDATION(S)

Staff recommends approval, subject to the review of the FFO fill for the house and location meet the minimum requirements of the County zoning and floodplain ordinances.

DECISION

**PRINGLE MOVED, seconded by Grove**, to approve the shoreland/floodplain conditional use, as this use is in accordance with Chapter 20's purpose and intent or with public health, safety, and welfare; 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; 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; and approved fill will be placed to floodproof the proposed residence in accordance with Chapter 20.

**YOUTH REPRESENTATIVE'S ADVISORY VOTE:**

Youth Representative Becerra: aye

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

3. Rita Novak (Bislew)  
7:14 Alan Jasperson, Agent  
7:54

Rezone approximately ±17.98 acres from A-1 Farmland Preservation District to A-2 General Farming and Residential District II; Sec. 12, T3N, R20E, **Town of Dover** (Parcel Id. No.006032001-007000; -008000; -009000)

For informational purposes: The purpose of this rezoning is for future rural residential homes.

Jensen reviewed the petition and public hearing testimony using text, maps and slides. The requested rezoning is for the potential future development of single-family residences. The A-1 zoning is remnant zoning from the mid-1980s. When new developments are proposed, it is an opportunity to correct the remnant zoning. The A-1 zoning district is not relevant to the Farmland Preservation Program and the Town of Dover does not participate in the program.

Alan Jasperson, the agent, was present and answered questions from the committee.

SPEAKING IN OPPOSITION

Two residents were present and spoke against the petition.

STAFF RECOMMENDATION(S)

Staff recommends approval, as the rezoning is consistent with the 2035 Comprehensive Land Use Plan as rural residential, and the rezoning is consistent with surrounding zoning and uses.

DECISION

**GROVE MOVED, seconded by Pringle**, to recommended approval of the rezoning, as the A-1 zoning district is not relevant to the Farmland Preservation Program in that the Town of Dover does not participate; the rezoning is consistent with the 2035 Comprehensive Land Use Plan as rural residential and meets the guideline of no more than one dwelling unit per five acres; and the rezoning is consistent with surrounding zoning and uses.

**YOUTH REPRESENTATIVE'S ADVISORY VOTE:**

Youth Representative Becerra: aye

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

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|--|---|
| 4. RK Racine, LLC<br>7:20 Kueny Architects-John Schmidbauer,<br>7:55 Agent | <u>Conditional Use</u> to construct and utilize a ±20,760 square-foot addition to the existing building (Kriete Truck Center), including relocated outside storage area; located in the M-3 Heavy Industrial District; 2808 N. Sylvania Avenue; Sec. 1, T3N, R21E, <b>Town of Yorkville</b> (Parcel Id. No.018032101010011) |
|--|---|

Jensen reviewed the petition and public hearing testimony using text, maps and slides. The proposed outside storage area is to be extended west approximately 420 feet from the existing structure and will not be within the drainage easement. There will be fifty-six employees on 1<sup>st</sup> and 2<sup>nd</sup> shift, with hours of operation Monday through Friday 7:00 a.m. to 12:00 a.m. and Saturday 7:00 a.m. to 3:00 p.m. The original conditional use was approved on April 19, 2004, for Milwaukee Mach Sales, Inc. The proposed storm water drainage easement is not within any wetlands. Estimated project completion date is December 19, 2018.

John Schmidbauer, the agent, and Mike Canon were present to answer questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval, as the use is compatible with the area; underlying zoning permits it; and based on other things going on in the area, the proposed use fits with the uses in this district.

DECISION

**PRINGLE MOVED, seconded by Hincz**, to approve the conditional use, 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; this use appears to comply with all other provisions of Chapter 20, such as lot width and area, yards, height, parking, loading, traffic, highway access, and performance standards; and based on the other things going on in the area, the proposed use appears to fit with the uses in the district, is compatible with the area, and underlying zoning permits it.

**YOUTH REPRESENTATIVE’S ADVISORY VOTE:**

Youth Representative Becerra: aye

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

7:28 **GROVE 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: 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. Decisions on preceding petitions
2. Review, discussion & possible approval of the January 15, 2018, summary minutes

DECISION

**PRINGLE MOVED, seconded by Grove**, to approve the January 15, 2018, summary minutes.

**YOUTH REPRESENTATIVE’S ADVISORY VOTE:**

Youth Representative Becerra: aye

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

3. Review, discussion & possible action on referrals from the Racine County Board of Supervisors  
7:58

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

1. Copy of Resumption of Process of a proposed amendment 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. Copy of Five Relocation Orders for:
  - CTH “H” (Braun Road to CTH “KR”)
  - International Drive
  - Braun Road (CTH “H” to East I-94 Frontage Road)
  - CTH “KR” (Frontage Road to CTH “H”)
  - STH 11 (I-94 to Station 381+13.64 east of CTH “H”)

**YOUTH REPRESENTATIVE’S ADVISORY VOTE:**

Youth Representative Becerra: aye

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

4. Other business as authorized by law

There will not be a meeting on March 5, 2018. If the need arises, a special meeting may be scheduled on a date to be determined. The March 19, 2018, Economic Development and Land Use Planning Committee public hearing/meeting will remain as scheduled.

5. Adjourn  
7:59

There being no further business, **PRINGLE MOVED, seconded by Grove**, to adjourn at 7:59 p.m.

**YOUTH REPRESENTATIVE’S ADVISORY VOTE:**

Youth Representative Becerra: aye

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