

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

**SUMMARY MINUTES - MONDAY, March 19, 2018 - 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 and Da'Zhur James

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

Chairman Cooke called the March 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. Dan Thompson, Owner Conditional Use to occupy a portion of an existing commercial building and site for the sales and service of automobiles (DBA Buhs Auto Sales, LLC); located in the B-3 Commercial Service District; 1901 S. Colony Avenue (USH 45); Sec. 20, T3N, R21E, **Town of Yorkville** (Parcel Id. No. 018032120018000)
- 6:04 William Buhs, Buhs Auto Sales, LLC,
- 6:30 Applicant

Brian Jensen reviewed the petition and public hearing testimony using text and slides. The owner is requesting to use a portion of the property for parking his vehicles. An office and a service bay for a mechanic will also be on the site. The site layout will not change from the original approval. The Town of Yorkville approved this request at their March 12, 2018, meeting.

William Buhs, the applicant, and Dan Thompson, the owner, were present and answered questions from the committee.

**STAFF RECOMMENDATION (S)**

Staff recommends approval, as the use appears to be permitted by underlying zoning and based on other things going on in the area the use is consistent. The property must be kept free of inoperable vehicles and parts. Previously approved conditions apply.

**DECISION**

**GROVE MOVED, seconded by Pringle**, to approve the conditional use petition, as 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 REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Becerra: aye

Youth Representative James: aye

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

2. Michels Corporation, Owner  
Sean LePlavy, Agent
- Conditional Use to erect and operate a temporary concrete batch plant, including temporary stockpiling of materials and use of an onsite portable crushing plant to recycle concrete located in the M-3 Heavy Industrial District; Two Mile Road; Sec. 1, T3N, R21E, **Town of Yorkville** (Parcel Id. No. 018032101001060) This site is intended to serve as a proposed staging area for WisDOT projects.

**This petition was withdrawn from the agenda by request of the applicants.**

3. James & Judith Maciosek, Owners  
6:09 Alan Schultz, Sherwin Industries,  
6:30 Applicant
- Conditional Use to occupy existing commercial buildings and site with an asphalt pavement products, sales, service and rental business (DBA Sherwin Industries); located in the B-3 Commercial Service District; 28020 Kramer Drive; Sec. 25, T4N, R19E, **Town of Waterford** (Parcel Id. No. 016041925004001)

Jensen reviewed the petition and public hearing testimony using text and slides. Two 10,000-gallon sealer tanks will be located on the property. No manufacturing of the product will occur onsite. The seal coat product is environmentally safe. The applicant would like to conduct retail sales and equipment rentals from the property.

Alan Schultz, the applicant, was present and answered questions from the committee.

DISCUSSION FOLLOWED. The committee had concerns with the possibility of the asphalt sealer tanks leaking. It was decided a condition will be added that the tanks must be contained and installed with protection from the possibility of vehicles striking the tanks and a large amount of product leaking onto the ground.

FOR INFORMATION ONLY

One resident was present and expressed his concern for drainage.

STAFF RECOMMENDATION(S)

Staff recommends approval, as the 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.

DECISION

**Osterman MOVED, seconded by Gleason**, to approve the conditional use petition, as this use is in accordance with the purpose and intent of Chapter 20 and is consistent with the 2035 Comprehensive Land Use Plan; this use appears to be permitted by underlying zoning; and, and based on other things going on in the area, this use appears to fit with the uses in the district.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Becerra: aye

Youth Representative James: aye

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

6:28 **GROVE MOVED**, seconded by Gleason, 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: 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 February 19, 2018, summary minutes  
6:46

**DECISION**

**PRINGLE MOVED**, seconded by Gleason, to approve the February 19, 2018, summary minutes, as subsequently revised.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Becerra: aye

Youth Representative James: aye

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

3. Landing Group, LLC  
6:47  
6:48  
Site Plan Review to construct an elevated catwalk connecting two existing structures and convert a ±26'x40' shed for indoor ceremony area and utilize a portion of the second story for business-related storage; located in the B-3 Commercial Service District; 3640 Bieneman Road; Sec. 30, T3N, R19E, **Town of Burlington** (Parcel Id. No.002031930009000)

Jensen reviewed the petition using text and slides. A land use plan amendment, rezone and conditional use were approved in October 2015. There have been no complaints about this site.

**STAFF RECOMMENDATION(S)**

Staff recommends approval.

**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: 7/0**

4. Gloria A. Jones Family Trust, Owner  
6:48 Jeff Jones, E.W. Jones Trucking  
6:50 Co., Inc., Applicant
- Site Plan Review to allow overnight quad-axle dump truck parking and short-term storage, including automobile parking during daylight hours while trucking operations are underway; located in the M-3 Heavy Industrial District; 1645 122<sup>nd</sup> Street; Sec. 7, TN, R21E, **Town of Raymond** (Parcel Id. No. 012042107031030)

Jensen reviewed the petition using text and slides. Two conditional uses and a site plan were previously approved for this site between 1993 and 1996. There will be no servicing of trucks onsite and fully loaded dump trucks will not be parked overnight on the property.

STAFF RECOMMENDATION(S)

Staff recommends approval.

DECISION

**GROVE MOVED, seconded by Gleason**, to approve the site plan.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Becerra: aye

Youth Representative James: aye

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

5. Top Flight, LLC  
6:51 Daniel Oakes, Applicant  
6:52
- Site Plan Review to occupy an existing ±12,800 sq.-ft. commercial building and site with a construction equipment rental, sales and service business (DBA Ahern Rentals); located in the B-3 Commercial Service District; 3516 Ten Point Lane; Sec. 25, T4N, R21E, **Town of Raymond** (Parcel Id. Nos. 012042125-004020 and -004030)

Jensen reviewed the petition using text and slides. A conditional use was approved in 2017 for the spec building. The parking and display of equipment will take place on the northern section of the parcel. This request will need approval from the Town of Raymond and the Village of Caledonia.

STAFF RECOMMENDATION(S)

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

DECISION

**GLEASON MOVED, seconded by Pringle**, to approve the site plan.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Becerra: aye

Youth Representative James: aye

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

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6.	WIMCO, Inc. / Poclain Hydraulics,	Site Plan Review to construct a ±62,680 sq.-ft. addition to an existing industrial building, including expansion of existing parking lot with up to 194 parking spaces; located in the M-3 Heavy Industrial District; 1300 N. Grandview Parkway; Sec. 13, T3N, R21E, <b>Town of Yorkville</b> (Parcel Id. No. 018032113029060)
6:54	Owner	
6:55	JAK Architects, Jay Knetter, Agent	

Jensen reviewed the petition using text and slides. Poclain Hydraulics is a global company and a leader in hydrostatic transmissions with products from industrial uses to off-road transmissions. The property is located within the Grandview Business Park. The proposed addition meets minimum zoning ordinance requirements.

**STAFF RECOMMENDATION(S)**

Staff recommends approval, as the addition meets minimum requirements of the zoning ordinance and the M3 zoning district.

**DECISION**

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

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Becerra: aye

Youth Representative James: aye

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

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

There were no referrals.

8. Other business as authorized by law

There will not be a meeting on April 2, 2018. If the need arises, a special meeting may be scheduled on a date to be determined. The April 16, 2018, Economic Development and Land Use Planning Committee public hearing/meeting will remain as scheduled.

9. Adjourn

There being no further business, **PRINGLE MOVED, seconded by Grove,** to adjourn at 6:56 p.m. Motion carried unanimously. VOTE: 7/0