

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

**SUMMARY MINUTES - MONDAY, April 16, 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, present, and Da'Zhur James, excused

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

Chairman Cooke called the April 16, 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. Scott Leszczynski Shoreland/Floodplain Conditional Use to place fill in the Urban Fringe Overlay District for the construction of an in-ground swimming pool and concrete patio; located in the R-3 Suburban Residential District (Sewered); 25805 Crescent Way; Sec. 17, T4N, R20 E, **Town of Norway** (Parcel Id. No. 010042017011015)
- 6:03  
6:16

Brian Jensen reviewed the petition and public hearing testimony using text and slides. The residence was constructed in 1990 and a conditional use was approved for fill on November 19, 1990. The proposed fill elevation meets the minimum requirements of the floodplain ordinance. The Racine County Land Conservation Division has reviewed this request for shoreland contract conditions.

Scott Leszczynski, the owner, and Carl Merisalo, the landscape architect, were present and answered questions from the Committee.

**STAFF RECOMMENDATION(S)**

Staff recommends approval, with standard conditions and incorporation of the Land Conservation review. This request meets the minimum floodplain fill requirements as stipulated in the Racine County Zoning Ordinance. Based on the other things going on in the area, the proposed use appears to fit with the uses in this district.

**DECISION**

**HINCZ MOVED, seconded by Pringle**, to approve the shoreland/floodplain 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; local agency's technical review of the site, the proposed use, structure, and flood damage protection, water quality, shoreland cover, natural beauty, and wildlife habitat improvement indicates no significant negative impact; this use appears to comply with all other provisions of Chapter 20, such as lot width and area, yards, height, 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.

**YOUTH REPRESENTATIVE'S ADVISORY VOTE:**

Youth Representative Becerra: aye  
**Motion carried unanimously. VOTE: 7/0**

2. Max & Jeanne Zuleta  
6:10  
6:17

Conditional Use to construct a 48' x 80' pole building with covered porch for office space, freezer, ice cube machines, block ice machines, storage of equipment, and Master Sign Plan (DBA Art Below Zero); located in the B-3 Commercial Business District; 2638 N. Sylvania Avenue; Sec. 1, T3N, R21E, **Town of Yorkville** (Parcel Id. No. 018032101002010)

Jensen reviewed the petition and public hearing testimony using text and slides. A conditional use is required as the size of the pole building now exceeds the maximum allowed by ordinance, unless approved by the Economic Development and Land Use Committee. The proposed building meets the required setbacks. This request also includes a Master Sign Plan that allows the Committee to approve both requests in one public hearing, in lieu of having the applicants appear before this committee a second time. The Town of Yorkville has no issues with this request.

Max and Jeanne Zuleta, the owners, and Jason Fox, the contractor, were present and answered questions from the Committee.

STAFF RECOMMENDATION(S)

Staff recommends approval, as the Town of Yorkville approves the petition; this use is not hazardous, harmful, offensive, or otherwise adverse to the environmental quality in the county and its communities; and based on the other things going on in the area, the proposed use appears to fit with the uses in this district.

DECISION

**GROVE MOVED, seconded by Pringle**, 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; local agency's technical review of the site, the proposed use, structure, and flood damage protection, water quality, shoreland cover, natural beauty, and wildlife habitat improvement indicates no significant negative impact; this use appears to comply with all other provisions of Chapter 20, such as lot width and area, yards, height, 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.

**YOUTH REPRESENTATIVE'S ADVISORY VOTE:**

Youth Representative Becerra: aye  
**Motion carried unanimously. VOTE: 7/0**

6:16 **Osterman MOVED, seconded by Grove**, 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. Decision on preceding petitions
2. Review, discussion & possible approval of the March 19, 2018, summary minutes  
6:18

**DECISION**

**PRINGLE MOVED, seconded by Gleason,** to approve the March 19, 2018, summary minutes.

**YOUTH REPRESENTATIVE’S ADVISORY VOTE:**

Youth Representative Becerra: aye

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

3. Gleason Redi-Mix, Inc., Owner  
6:18 Michael Prosser, Prosser RV, Inc.  
6:19 (DBA Prosser’s Premium RV Outlet),  
Agent  
*Site Plan Review approved on  
05/20/2013 and subsequently  
amended on 10/21/2013*  
Amendment to Site Plan Review to allow up to 275 units  
(recreational vehicles) on this site for sales, service, and  
storage; located in the B-3 Commercial Service District and  
M-3 Heavy Industrial District; 14003 Leetsbir Road; Sec. 24,  
T3N, R21E, **Town of Yorkville** (Parcel Id. No.  
018032124002110)

The Town of Yorkville requested the committee to lay over this petition to give the Town of Yorkville Plan Commission and Town Board an opportunity to review and discuss this request.

**DECISION**

**PRINGLE MOVED, seconded by Grove,** to lay over the petition.

**YOUTH REPRESENTATIVE’S ADVISORY VOTE:**

Youth Representative Becerra: aye

**Motion carried. VOTE: 4/3,** with Hincz, Gleason and Osterman dissenting.

4. Dover Farm, LLC, Owner  
6:23 Dennis and Sharon Smolensky,  
6:35 Applicants  
Site Plan Review to allow a one-day, one-time horse-racing  
event at Dover Stables (10 heats, with anticipated average  
of 3 horses per race); located in the A-2 General Farming  
and Residential District; 27435 Washington Avenue (STH  
20); Sec. 7, T3N, R20E, **Town of Dover** (Parcel Id. No.  
006032007008000)

Jensen reviewed the petition using text maps and slides. The property is used for horse boarding and has a track that was developed for personal horse carriage training. No wagering will be allowed. No alcoholic beverages will be sold. The property is served with a mound private on-site waste water treatment system. If no substantiated complaints are received and if the owner wishes to hold a similar event next year, staff asks the committee to allow Development Services staff to issue an over-the-counter permit.

Dennis and Sharon Smolensky were present and answered questions from the Committee.

STAFF RECOMMENDATION(S)

Staff recommends approval of the site plan.

DECISION

**PRINGLE MOVED, seconded by Gleason,** to approve the site plan, subject to Town of Dover approval.  
**YOUTH REPRESENTATIVE'S ADVISORY VOTE:**

Youth Representative Becerra: aye

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

5. Review, discussion, and possible recommendation on a proposed amendment to Sec. 20-1226 (18),  
6:35 Uses Permitted Conditionally, of Chapter 20, Zoning, involving barn event ordinance for the  
6:49 conversion of existing farm buildings constructed prior to 1965 for organized meetings and/or  
reception space as gathering place for weddings, private parties, and corporate events.

Currently, this type of use is only allowed in B-3 zoning districts. With this proposal, converted event barns would be allowed in A-2 zoning districts on five (5) acres with a principle structure for barns constructed 1965 or before. If recommended by the Committee, this item will come back as a public hearing item at the next meeting.

DECISION

**HINCZ MOVED, seconded by Pringle,** to approve the recommendation on a proposed amendment to Sec. 20-1226 (18), Uses Permitted Conditionally, of Chapter 20, Zoning, involving barn event ordinance for the conversion of existing farm buildings constructed prior to 1965. The minimum acreage required was amended from five (5) acres to three (3) acres. No overnight camping allowed for organized meetings and/or reception space as gathering place for weddings, private parties, and corporate events.

**YOUTH REPRESENTATIVE'S ADVISORY VOTE:**

Youth Representative Becerra: aye

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

6. Review, discussion, and possible recommendation on a proclamation proclaiming the week of April  
6:53 23<sup>rd</sup>, 2018, as Fair Housing Week. (Racine County is a participant in the Community Development  
6:54 Block Grant (CDBG) Southern Housing Program and, as such, is required to support, endorse and  
ensure compliance with Fair Housing Laws and regulations.)

Staff asks the Committee to move this proclamation forward to the Racine County Board of Supervisors with a recommendation for approval.

DECISION

**PRINGLE MOVED, seconded by Osterman,** to forward a proclamation to the County Board of Supervisors, with a recommendation of approval. The Committee requested a 1<sup>st</sup> and 2<sup>nd</sup> reading.

**YOUTH REPRESENTATIVE'S ADVISORY VOTE:**

Youth Representative Becerra: aye

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

7. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors  
6:54

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

1. A copy of Amendments to the Regional Water Quality Management Plans for the City of Racine and Environs; and the Village of Union Grove from the Southeastern Wisconsin Regional Planning Commission.
2. Copies of three Relocation Orders from the Village of Mt. Pleasant;
  - Braun Road, (CTH “H” to 90th Street) - Project No. MP 011718.
  - CTH “H” (Braun Road to Station 948+40.52) Project No. RC 011818.
  - East Frontage Road (CTH “KR” to STH 11) Project No. 1320-25-00.

**YOUTH REPRESENTATIVE’S ADVISORY VOTE:**

Youth Representative Becerra: aye

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

8. Other business as authorized by law

No other business was discussed or presented.

9. Adjourn  
6:56

There being no further business, **PRINGLE MOVED, seconded by Grove**, to adjourn at 6:56 p.m.

**YOUTH REPRESENTATIVE’S ADVISORY VOTE:**

Youth Representative Becerra: aye

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