

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

SUMMARY MINUTES - MONDAY, May 21, 2018 - 6:00 p.m.

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

Committee present: David Cooke, Kay Buske, Tom Pringle, Monte G. Osterman, Bob Grove

Committee excused: Tom Hincz, Tom Roanhouse

Youth in Governance
Representatives: Evan Schlicht and Hailey Stoltenberg, both present

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

Chairman Cooke called the May 21, 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. Lance Poltrock, Owner
6:04
6:29

Amendment of Land Use Plan from the plan designation of Prime Agricultural Land/Extractive Resource to Commercial.

Rezone ±1.0 acres of property from M-1 Light Industrial and Office District to B-3 Commercial Service District; 6757 Caldwell Road; Sec. 17, T4N, R19E, **Town of Waterford** (PIN 016041917020000)

For informational purposes only:

The purpose of this Land Use Plan amendment and rezone is to place proper zoning on this parcel for a future auto repair business.

Brian Jensen reviewed the petition and public hearing testimony using text and slides. Any future development on the property will require conditional use approval from the Town of Waterford and Racine County. Past uses of this property have been a Hudson Dealer. gas station, and a machine shop.

Lance Poltrock, the owner, was present and answered questions from the Committee.

STAFF RECOMMENDATION(S)

Staff recommends approval, as the rezoning is not illegal spot zoning, is consistent with the 2035 Land Use Plan and is compatible with surrounding zoning and uses.

DECISION

GROVE MOVED, seconded by Pringle, to approve the Land Use Plan amendment and rezoning, as the rezoning is compatible with surrounding zoning and uses; the rezoning will not adversely affect the surrounding property values; and the rezoning is in the public interest as it will provide a needed service to the community.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Schlicht: aye
Youth Representative Stoltenberg: aye

Motion carried unanimously. VOTE: 5/0

2. Michael & Valerie Iverson, Owners Conditional Use to occupy an existing commercial building
6:08 Paul Poenitsch (DBA Bulldog and site with an automobile towing and repossession
6:30 Recovery), Agent business, with temporary storage for up to 20 repossessed
vehicles at any given time; located in the B-3 Commercial
Service District; 8006 Big Bend Road; Sec. 1, T4N, R19E,
Town of Waterford (PIN 016041901030001)

Jensen reviewed the petition and public hearing testimony using text and slides. The applicant is requesting a conditional use for the proposed use of establishing a car towing and repossession business and temporary storage of up to 20 vehicles (DBA Bulldog Recovery). No vehicle repair will occur onsite. Junk vehicles will not be stored on the property. Parking in the front of the building will not be allowed.

Paul Poenitsch, the applicant, was present and answered questions from the Committee.

FOR INFORMATION ONLY: One resident was present to inquire about the type of fencing that will surround the property.

STAFF RECOMMENDATION(S)

Staff recommends denial, as the proposed use and intent of Chapter 20 may affect the safety, aesthetics and general welfare of the county and community; this use is averse to the property values in the community; and based on other things going on in the area, the proposed use does not appear to fit with the uses in the district.

DECISION

PRINGLE MOVED, seconded by Osterman, to deny the petition.

Discussion followed. The Committee discussed whether the use fits with the area as there are residences to the south and west of the property.

VOTE: 2/3 with Grove, Buske and Cooke dissenting. The motion was denied and a new motion was called.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Schlicht: aye
Youth Representative Stoltenberg: aye

GROVE MOVED, seconded by Buske, to approve the conditional use, subject to conditions, 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.

Discussion followed. The Committee discussed the fencing around the property and decreasing the number of vehicles allowed onsite.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Schlicht: aye
Youth Representative Stoltenberg: aye

VOTE: 4/1 with Pringle dissenting.

3. Review, discussion, and possible recommendation on an ordinance to amend and create Sec. 20-6:21 1226(18), Uses Permitted Conditionally, of Chapter 20, Zoning (regarding conversion of existing farm 6:57 buildings constructed prior to 1965 for organized meetings and/or reception space as gathering places for weddings, private parties, and corporate events)

Jensen reviewed the petition and public hearing testimony. Requested changes by the Committee were reviewed. This ordinance allows old barns to be converted into event venues in agricultural areas instead of rezoning the properties into commercial business districts. Owners of old barns meeting this ordinance criteria will be able to convert them into businesses, creating value and providing service to the community.

SPEAKING IN FAVOR

One resident was present to speak in favor of the petition.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition and draft conditions.

DECISION

GROVE MOVED, seconded by Buske, to forward the ordinance amendment to the County Board with a recommendation for approval.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Schlicht: aye
Youth Representative Stoltenberg: aye

Motion carried unanimously. VOTE: 5/0

6:27 **GROVE MOVED, seconded by Osterman**, to close the public hearing portion of the meeting.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Schlicht: aye
Youth Representative Stoltenberg: aye

Motion carried unanimously. VOTE: 5/0

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 April 16, 2018, summary minutes
6:57

DECISION

PRINGLE MOVED, seconded by Grove, to approve the April 16, 2018, summary minutes.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Schlicht: aye
Youth Representative Stoltenberg: aye

Motion carried unanimously. VOTE: 5/0

3. Review, discussion and recommendation on a resolution authorizing Racine County to enter into an agreement with the Village of Yorkville to provide planning and zoning services on a temporary basis
6:58
6:59
(1st reading on May 22, 2018)

This agreement will enable Racine County to continue to provide planning and zoning services to the Village of Yorkville.

STAFF RECOMMENDATION(S)

Staff recommends approval of the agreement and related resolution.

DECISION

PRINGLE MOVED, seconded by Osterman, to forward a resolution to the Racine County Board for a 1st reading on May 22, 2018, with a recommendation of approval.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Schlicht: aye
Youth Representative Stoltenberg: aye

Motion carried unanimously. VOTE: 5/0

4. Review, discussion and possible action on Report No. 2018-11 by the County Executive making an appointment to the Property Assessed Clean Energy (PACE) Commission
7:00
7:01

On November 7, 2016, the County Board approved ordinance 2016-105 and resolution 2016-106 to authorize Racine County to enter into an agreement with the Property Assessed Clean Energy (PACE) Commission. As a result, the Racine County Executive is authorized to appoint an elected official to serve as Racine County's PACE Representative. The County Executive proposes to appoint Supervisor Monte Osterman.

STAFF RECOMMENDATION(S)

Staff recommends confirmation of the appointment of Supervisor Monte Osterman as Racine County's PACE Representative.

DECISION

PRINGLE MOVED, seconded by Buske, to forward Report No. 2018-11 to the County Board to recommend confirmation of Supervisor Monte Osterman as the Racine County PACE Representative.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Schlicht: aye
Youth Representative Stoltenberg: aye

Motion carried unanimously. VOTE: 5/0

5. Review, discussion and possible action on Report No. 2018-13 by the County Executive making reappointments to the U. W. Extension Education Committee
7:02

The County Executive asks this committee to confirm the reappointments of the following supervisors to the U. W. Extension Education Committee; Mike Dawson, David Cooke, Thomas Czerniak, David Smerchek and Tom Roanhouse.

STAFF RECOMMENDATION(S)

Staff recommends confirmation of the reappointments.

DECISION

PRINGLE MOVED, seconded by Osterman, to forward Report No. 2018-13 to the County Board to recommend the reappointments of Supervisors Mike Dawson, David Cooke, Thomas Czerniak, David Smerchek and Tom Roanhouse to the U. W. Extension Education Committee.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Schlicht: aye
Youth Representative Stoltenberg: aye

Motion carried unanimously. VOTE: 5/0

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

There were no referrals.

7. Other business as authorized by law

There will not be a meeting on June 4, 2018. If the need arises, a special meeting may be scheduled on a date to be determined. The June 18, 2018, Economic Development and Land Use Planning Committee public hearing/meeting will remain as scheduled.

8. Adjourn
7:03

There being no further business, **PRINGLE MOVED, seconded by Grove**, to adjourn at 7:03 p.m.

Motion carried unanimously. VOTE: 5/0