

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

SUMMARY MINUTES - MONDAY, June 18, 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, Tom Roanhouse, Tom Hincz

Youth in Governance
Representatives: Evan Schlicht, present and Hailey Staltenberg, excused

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

Chairman Cooke called the June 18, 2018, Racine County Economic Development and Land Use Planning Committee Public Hearing and Committee meeting to order at 6:00 p.m. 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. Devon & Julie Rueth, Owners Rezone ±3.392 acres of property from A-3 General Farming District III to A-2 General Farming & Residential District II; located directly south of 6215 Townline Road; Sec. 18, T4N, R20E, **Town of Norway** (PIN 010042018091000)

6:03
6:13

For informational purposes only:

The purpose of this rezone is to construct a single-family residence on the property.

Brian Jensen reviewed the petition and public hearing testimony using text and slides. The requested rezoning is for the potential future development of a single-family residence. The area consists of single-family residences and agricultural fields surrounding the parcel. The A-3 zoning was put into place due to the Norway Sanitary District not knowing whether municipal sewer would become available to this area. The Town of Norway Planning Commission reviewed the petition and recommended approval at their June 6, 2018, meeting. On May 6, 2018, a Soil and Site Evaluation identified the area for a mound system.

Devon Rueth, the owner, was present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition, as the A-3 zoning district is a holding district and the use is consistent with rural residential development in this area.

DECISION

PRINGLE MOVED, seconded by Osterman, to approve the petition with the understanding that there will be no additional land divisions to create another parcel for construction of additional residences from this parcel. This rezoning is compatible with surrounding zoning and uses, and this rezoning is in the public interest.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative Schlicht: aye

Motion carried unanimously. VOTE: 7/0

2. Donald J. Mueller, Owner
6:05 David J. Koscielniak, Agent
6:18

Shoreland/Floodplain Conditional Use to raze the existing residence and detached garage and place fill in the Urban Floodplain Fringe Overlay District for the construction of a single-family residence with attached garage on a concrete slab; located in the R-5 Urban Residential District II; 26850 S. Elm Lane; Sec. 17, T4N, R20E, **Town of Norway** (PIN 010042017111000)

Jensen reviewed the petition and public hearing testimony using text and slides. The proposed elevation and fill meet minimum ordinance requirements. A technical review was conducted by the Racine County Land Conservation Department. The Town of Norway does not object to this petition, and storm water drainage will be reviewed and approved by the Town before issuance of the Town building permit. The Board of Adjustment heard this item on June 3, 2018, and approved a reduced setback for the shore yard.

David Koscielniak, the agent, was available to answer questions from the committee.

FOR INFORMATION ONLY

One resident was present and had questions regarding setbacks, height elevation and fill.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition, as this use is in accordance with the purpose and intent of Chapter 20 and public health, safety, and welfare, as the current home and detached garage will be removed from the floodplain; and it will reduce the number of impervious surfaces that presently exists. Fill will be placed to floodproof the existing residence.

DECISION

PRINGLE MOVED, seconded by Grove, to approve the petition, 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.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative Schlicht: aye

Motion carried unanimously. VOTE: 7/0

6:13 **PRINGLE MOVED, seconded by Hincz**, to close the public hearing portion of the meeting.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative Schlicht: 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 May 21, 2018, summary minutes
6:19

DECISION

PRINGLE MOVED, seconded by Grove, to approve the May 21, 2018, summary minutes.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative Schlicht: aye

Motion carried unanimously. VOTE: 7/0

3. Kansasville Graded School District Site Plan Review to construct a +3186 square-foot addition
6:19 John F. Schmidbauer, to the existing school, including 3 classrooms and an
6:20 Kueny Architects, Agent administration area with open work space, private office and
conference room; located in the P-1 Institutional Park
District; 4104 S. Beaumont Avenue (STH 75); Sec. 26, T3N,
R20E, **Town of Dover** (Parcel Id. Nos. 006032026-053000
and -021000)

Jensen reviewed the petition using text maps and slides. The property was granted a conditional use on February 21, 2002, for a 16,700 sq.-ft. addition. An early start permit was issued in order for the contractor to meet construction deadlines and to have the addition ready for the upcoming 2018-19 school year. The property is served by municipal sewer.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition.

DECISION

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

YOUTH REPRESENTATIVE'S ADVISORY VOTES

Youth Representative Schlicht: aye

Motion carried unanimously. VOTE: 7/0

4. Sanchez Geilfuss Trust & Douglas & Debra DeBack Revocable Trust, Owners
6:21 Payne & Dolan, Inc., Applicant
6:23
- Site Plan Review to continue a non-metallic (sand & gravel) extraction operation and related accessory uses (*Prager/Schroeder Site*); located in the M-4 Quarrying District; 7512 Northwest Highway (STH 83); Sec. 7, T4N, R19E, **Town of Waterford** (Parcel Id. Nos. 016041907-008000,-004000 and -012010)

For information only: The applicant is proposing no changes to the existing mining operation.

Jensen reviewed the petition using text maps and slides. There are no changes from the previous approval. Currently 33 acres are actively being mined. 74 acres have been reclaimed to cropland. A financial assurance bond is on file. No complaints have been received regarding this operation. Staff reviewed the plans and visited the site and has determined that the proposed quarry operation is operating within the framework of the previous approvals. This petition will need Town of Waterford approval.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition.

DECISION

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

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative Schlicht: aye

Motion carried unanimously. VOTE: 7/0

5. Payne & Dolan, Inc., Owner
6:26
6:27
- Site Plan Review to continue a non-metallic (sand & gravel) extraction operation and related accessory uses (*Honey Creek Site*); located in the M-4 Quarrying District; 34422 High Drive; Sec. 31, T4N, R19E, **Town of Waterford** (Parcel Id. Nos. 016041931-001000, -005000, -011020, -014000 and -013000)

For information only: The applicant is proposing no changes to the existing mining operation.

Jensen reviewed the petition using text maps and slides. There are no changes from previous approvals. Currently 122 acres are being actively mined and 106 acres have been reclaimed. A financial assurance bond is on file. Staff reviewed the plans and visited the site and has determined that the proposed quarry is operating within the framework of the previous approvals.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition.

DECISION

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

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Schlicht: aye

Motion carried unanimously. VOTE: 7/0

6. Timothy Hoppe, Owner
6:28 Carol Hoppe, Applicant
6:30
- Site Plan Review to operate a special event campground June 22 – 24, 2018; located in the A-1 Farmland Preservation District; 33701 Hill Valley Drive; Sec. 29, T4N, R19E, **Town of Waterford** (Parcel Id. No. 016041929004030

Jensen reviewed the petition using text maps and slides. The proposed campground area would consist of approximately three acres. Camping is a permitted use in the P-2 Recreational Park District and C-2 Upland Resource Conservation District. The applicant has applied for and received approval for a permit for this use by the State; however, Racine County Ordinance does not allow this use in A-1 districts. The applicant does not own the property on which the special event campground would be operated. This request was last heard and denied on May 18, 2018.

STAFF RECOMMENDATION(S)

Staff recommends denial of this petition.

DECISION

HINCZ MOVED, seconded by Pringle, to deny the site plan.

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative Schlicht: aye

Motion carried unanimously. VOTE: 7/0

7. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors
6:30
6:34

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

1. A letter regarding an application made to the Public Service Commission of Wisconsin regarding a proposed natural gas lateral that would serve the communities across southeast Wisconsin from WE Energies.
2. A copy of the Agricultural Impact Statement (DATCP #4249) regarding EITM Natural Gas Lateral WE Energies for Racine County published May 31, 2018, from Wisconsin Department of Agriculture, Trade and Consumer Protection.
3. Copies of Relocation Orders for:
 - Properties south of 4 Mile Road and in or adjacent to the DeBack Farms Business Park.
 - Properties along 4 Mile Road.
 - Properties adjacent to Caddy Lane and Duane Court for Sanitary Sewer Main Improvements in the Village of Caledonia, Racine County, Wisconsin.
4. A copy of Public Notice of an Air Pollution Control Permit Application Review from Wisconsin Department of Natural Resources, (No. 252008460- P20).
5. A copy of an Agricultural Impact Statement regarding Lakeshore Capacity Improvement Natural Gas Pipeline for Racine and Kenosha Counties from Wisconsin Department of Agriculture, Trade and Consumer Protection (PSC #6630-CG-137).

6. A copy of an Amended Relocation Order for CTH “KR” (Frontage Road to CTH “H”) from Village of Mt. Pleasant (Project #RC 112117).
7. A copy of a Relocation Order for International Drive (STH 11 to International Drive) from Village of Mt. Pleasant (Project #MP040218).
8. A copy of Annexation of Property located at 6320 South Pine Street, to the City of Burlington from Megan E. Watkins (51-002-02-19-09-002-000).

YOUTH REPRESENTATIVES’S ADVISORY VOTE:

Youth Representative Schlicht: aye

Motion carried unanimously. VOTE: 7/0

8. Other business as authorized by law

No other business was presented or discussed.

9. Adjourn
6:37

There being no further business, **PRINGLE MOVED, seconded by Grove**, to adjourn at 6:37 p.m.
Motion carried unanimously. VOTE: 7/0