

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

SUMMARY MINUTES - MONDAY, JULY 16, 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, present

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

Chairman Cooke called the July 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

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| 1. Super Mix of Wisconsin, Inc.
6:04 Jack Pease, Applicant
7:23 | <u>Conditional Use</u> to continue a nonmetallic mining operation (sand & gravel), including earth moving, crushing, washing, sorting, sizing, stockpiling, recycling, transporting and reclamation, and reclamation plan revision; located in the M-4 Quarrying District; 32409 High Drive (North Site); Sec. 29, T4N, R19E, Town of Waterford (PIN 016041928013000) |
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Brian Jensen reviewed the petition and public hearing testimony using text and slides. Currently, 58 acres are actively mined and 9 acres have been reclaimed. In 2016, 77 acres were actively mined with 60 acres reclaimed. Racine County Land Conservation has reviewed the amended reclamation plan. Final reclamation consists of a 37-acre lake and two smaller ponds. The remaining acreage will be returned to agricultural production. Current reclaimed areas consist of a partially completed lake with surrounding uplands planted to an alfalfa/hay mix. The financial assurance bond is adequate according to "opened acres of mining". Staff reviewed the plans and visited the site and determined the quarry is operating within its approval.

Jack Pease, the applicant, was present and answered questions from the Committee. The applicant asked the committee if it would be possible to alter the Saturday hours of operation.

COMMUNICATIONS

A letter dated July 13, 2018, from the Town of Waterford: The Town currently has an ordinance that would prevent Super Mix from working Saturdays from 6:00 a.m. to 3:00 p.m., as requested. The Town ordinance allows extractive operations on Saturday from 7:00 a.m. to 1:00 p.m. The Town is requesting that if the petition is approved by Racine County, no hours of operation other than those specified in the Town ordinance should be allowed.

STAFF RECOMMENDATION(S)

Staff recommends approval of the 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. The

use appears to be in the public interest by providing a valuable site asset and promoting the welfare of the community. The Racine County Conservationist has reviewed the current quarry operation and determined that the proposed quarry operation is in compliance with previous conditions and requirements.

DECISION

PRINGLE MOVED, seconded by Hincz, 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 Schlicht: aye

Youth Representative Staltenberg: aye

Motion carried unanimously. VOTE: 7/0

2. Top Flight, LLC
6:17 Daniel Oakes, Applicant
7:25

Conditional Use to construct a ±15,000 sq.-ft. speculative commercial building and occupy the site with a future business; located in the B-3 Commercial Service District; 3030 County Trunk Highway (CTH) K; Sec. 25, T4N, R21E, **Town of Raymond** (PIN 012042125004000)

Jensen reviewed the petition and public hearing testimony using text and slides. The property is to be split from a ± 79.68-acre parcel. Access to the site will be via a new road that intersects with the West Frontage Road. The proposed building will consist of a storage area, multiple bays and office space. The site will be served by a private well and on-site wastewater treatment system. If approved, before occupancy of this building, the renter of the space will be required to obtain either a conditional use approval or a site plan review. The Town of Raymond will hear this item at their July 23, 2018, meeting and the Village of Caledonia at their July 30, 2018, meeting.

Daniel Oakes, the applicant, was present and answered questions from the Committee.

SPEAKING IN OPPOSITION

One resident was present and spoke against the petition.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition, as the proposed use appears to fit with the uses in the district.

DECISION

PRINGLE MOVED, seconded by Osterman, to approve the conditional use petition, as the use appears to be permitted by underlying zoning and complies with all other provisions of Chapter 20, such as lot width and area, height, parking, access, and performance standards; and, based on other things going on in this area, the proposed use appears to fit with the uses in this district.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Schlicht: aye

Youth Representative Staltenberg: aye

Motion carried unanimously. VOTE: 7/0

3. John & Lisa Triantafelo, Owners
6:26 Richard Uihlein/Tiny Hooves, Inc.,
7:26 Applicants
Derek H. Goodman, Agent
- Conditional Use to operate a non-profit animal rescue and sanctuary (DBA Tiny Hooves, Inc.), providing shelter for up to 120 rescued farm animals; located in the A-2 General Farming and Residential District II; 5118 Buena Park Road; Sec. 22, T4N, R19E, **Town of Waterford** (PIN 016041922012080)

6:26 p.m. Supervisor Grove recused himself and left the room.

Jensen reviewed the petition and public hearing testimony using text and slides. The site plan shows the buildings and proposed parking areas, with the riding area to be oriented along the northern portion of the property. The remaining acreage will be used for farming purposes. The operation will have up to 10 regular weekly volunteers. Hours of operation will be 8:00 a.m. to 2:00 p.m. daily. One officer, from the organization, will permanently reside on the premises. Organic waste shall be kept in a composting mound on an unoccupied area of the property away from any water sources or drainage. Following a bi-monthly schedule, local farmers will pick up manure, hay, straw and other organic materials for use on their own fields or to sell as composting and fertilizing material. All excess material will be placed in a disposal unit on the property and collected and disposed of off site by Waste Management. The site is served by a private on-site wastewater treatment system.

Derek Goodman, the agent, and Becca Thompson, founder and president of Tiny Hooves Rescue, were present and answered questions from the Committee.

SPEAKING IN OPPOSITION

Four residents were present and spoke against the petition.

FOR INFORMATION ONLY

One resident was present and voiced his concern that the rescued animals were healthy and up to date on vaccines.

COMMUNICATIONS

The Town of Waterford requested that if approved by Racine County, the conditions/decisions be held open until reviewed by the Town Planning Commission on August 6, 2018 and the Town Board on August 13, 2018. The Town currently has an ordinance that would not allow this type of operation. The ordinance information was relayed to Derek Goodman, the agent.

7:23 p.m. Supervisor Grove returned to the proceedings.

7:26 p.m. Supervisor Grove recused himself and left the room.

STAFF RECOMMENDATION(S)

Staff recommends laying over this petition to allow the Town of Waterford to consider this petition at their Planning Commission meeting on August 6, 2018 and Town Board meeting on August 13, 2018, as this proposal may not follow Town ordinances.

DECISION

PRINGLE MOVED, seconded by Buske, to layover the conditional use request to allow the Town of Waterford Plan Commission and Town Board to review this request as it may not follow Town Ordinance.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Schlicht: aye

Youth Representative Staltenberg: aye

Motion carried unanimously. VOTE: 6/0

7:32 pm Supervisor Grove returned to the proceedings.

7:18 **OSTERMAN MOVED, seconded by Buske,** 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: 6/0

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 June 18, 2018, summary minutes
7:32

DECISION

PRINGLE MOVED, seconded by Hincz, to approve the June 18, 2018, summary minutes.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Schlicht: aye

Youth Representative Stoltenberg: aye

Motion carried unanimously. VOTE: 7/0

3. St. Mary Catholic Church
7:33 James Warner Pankratz, Agent
7:34 Site Plan Review to construct and utilize a ±5,255 sq.-ft. addition (Fellowship Hall) to St. Mary Catholic Church and a 20' x 30' detached utility garage; located in the P-1 Institutional Park District; 23211 Church Road; Sec. 22, T3N, R20E, **Town of Dover** (PIN 006032022046020)

Jensen reviewed the petition using text and slides. The Town of Dover Plan Commission and Town Board approved this request at their July 11, 2018, meeting.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition based on the submitted plans.

DECISION

PRINGLE MOVED, seconded by Grove, to approve the site plan for 23211 Church Road; Sec. 22, T3N, R20E, Town of Dover.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Schlicht: aye

Youth Representative Stoltenberg: aye

Motion carried unanimously. VOTE: 7/0

4. Review, discussion and possible recommendation on Groth Crossroads preliminary plat

7:35 Section 34, T4N, R20E, **Town of Norway**

7:36

Jensen reviewed the petition using text and slides. The subdivision will consist of seven lots. Staff has reviewed the zoning in relation to the preliminary plat. Minor adjustments were made to accommodate floodplain and wetlands on some of the lots. The parcels will be serviced by private on-site waste water treatment systems.

STAFF RECOMMENDATION(S)

Staff recommends approval of the preliminary plot.

DECISION

PRINGLE MOVED, seconded by Osterman, to approve the preliminary plat located in Section 34, T4N, R20E, in the Town of Norway.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Schlicht: aye

Youth Representative Stoltenberg: aye

Motion carried unanimously. VOTE: 7/0

5. Tichigan Lake Lions Club, Inc., Site Plan Review to construct and utilize a ±2,350 sq.-ft. addition to the Tichigan Lions Club Community Hall (porch, covered patio and expansion of the restroom, kitchen, and bar area); located in the B-3 Commercial Service District; 6710 Big Bend Road (STH 164); Sec. 13, T4N, R19E, **Town of Waterford** (PIN 016041913017000)

7:38

7:39

Owner
Tom Hincz, Applicant

7:38 Supervisor Hincz recused himself and left the room.

Jensen reviewed the petition using text and slides. The addition meets all the requirements for the B-3 zoning district and all minimum setbacks have been met. Municipal sewer serves the property.

STAFF RECOMMENDATION(S)

Staff recommends approval the site plan.

DECISION

GROVE MOVED, seconded by Pringle, to approve the site plan for 6710 Big Bend Road (STH 164); Sec. 13, T4N, R19E, in the Town of Waterford.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Schlicht: aye

Youth Representative Stoltenberg: aye

Motion carried unanimously. VOTE: 6/0

7:40 Supervisor Hincz returned to the proceedings..

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

7:40

7:41

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

1. Copy of Proposed Amendment of Tax Incremental District No. 4 & Annual TID Update for Village of Sturtevant from Ehlers.
2. Copy of Exhibit A that was missing from Relocation Order affecting a property located at 1009 Main Street in the Village of Union Grove from Elaine Sutton Ekes.
3. Copy of signed petition to the elected officials of Caledonia, the City and County of Racine Opposing Rezoning Request & Proposed Charles Street Partial Relocation & Plans for Expansion of the Racine Quarry located at 3 Mile Road & Charles Street which is currently operated by Payne & Dolan from Richard Nyklewicz, Jr. and Barbara Nyklewicz.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Schlicht: aye

Youth Representative Stoltenberg: aye

Motion carried unanimously. VOTE: 7/0

7. Other business as authorized by law

No other business was presented or discussed.

8. Adjourn

7:42

There being no further business, **OSTERMAN MOVED, seconded by Pringle**, to adjourn at 7:42 p.m.

Motion carried unanimously. VOTE: 7/0