

# RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

## SUMMARY MINUTES - MONDAY, August 20, 2018 - 6:00 p.m.

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

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

Youth in Governance  
Representatives: Evan Schlict and Hailey Stoltenberg

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

Chairman Cooke called the August 20, 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. Brian Kraus  
6:04  
7:30

Conditional Use to construct and occupy a ±84' x ±108' commercial building with office, shop space, and warehouse, including future construction of a ±5,000 sq.-ft. building with office and shop space (DBA Kraus Enterprises/Rochester Sign); located in the B-3 Commercial Service District; 4311 Conifer Court; Sec. 36, T3N, R20E, **Town of Dover** (PIN 006032036040140)

Brian Jensen reviewed the petition and public hearing testimony using text and slides. The property is serviced with a Holding Tank. Mapped wetlands exist along the northern portion of the property and a storm water retention pond is located along the eastern portion of the property. The proposed structure will have Colonial Red siding with charcoal gray roof. Any future buildings will be of similar design and color. Mr. Kraus has occupied lot 12 for the last 12-years. Construction will begin end of September, with planned completion/occupancy in January 2019. Landscaping to be completed in spring of 2019.

Brian Kraus, the applicant, was present and answered questions from the committee.

### **COMMUNICATION(S)**

The following is an excerpt of a letter from Camille Gerou, Town of Dover Clerk. On August 15, 2018 Mr. Brian Kraus attended the Town of Dover Plan Commission meeting. Due to an error on the agenda he has agreed to return to the next Plan Commission meeting scheduled for September 12, 2018 for an official vote. I am writing this letter with Town Board and Plan Commissioners approval in an effort not to impede Mr. Kraus's project.

There is no objection to this Conditional Use on behalf of the Town of Dover contingent that the twenty-four-foot landscape easement is removed, approval is obtained from all governing authorities, and the updated plat is recorded.

### **STAFF RECOMMENDATION(S)**

Staff recommends approval as the use appears to comply with provisions of Chapter 20 and Based on the other things going on in the area, the use appears to fit with the uses in the district.

DECISION

**PRINGLE MOVED, seconded by Roanhouse**, to approve the conditional use as the use appears to be permitted by underlying zoning and based on the 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 Schlict: aye  
Youth Representative Stoltenberg: aye

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

2. Jean Andersen  
6:11 Kevin Anderson, Agent  
7:31

Rezone A-2 General Farming and Residential District II to B-3 Commercial Service District; 4365 27<sup>th</sup> Street; the NE ¼ of Sec. 36, T4N, R21E, **Town of Raymond** (PIN 012042136005000)

For informational purposes only:

The purpose of the rezoning is to convert from residential use to commercial.

Jensen reviewed the petition and public hearing testimony using text and slides. The proposed use of the property will consist of outdoor displays and sales of utility, cargo trailers and trailer accessories. The single-family residence is served by a private on-site wastewater system. The request is compatible with the proposed 2035 Comprehensive Land Use Plan.

Kevin Anderson, the applicant, was present and answered questions from the committee.

FOR INFORMATION ONLY

One resident was present and inquired whether anyone would be living in the building.

STAFF RECOMMENDATION(S)

Staff recommends approval as this rezoning is consistent with the 2035 Comprehensive Plan and is compatible with surrounding land uses.

DECISION

**PRINGLE MOVED, seconded by Grove**, to approve the A-2 General Farming and Residential District II to B-3 Commercial Service District.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Schlict: aye  
Youth Representative Stoltenberg: aye

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

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| 3. Jean Andersen<br>6:17 Kevin Anderson, Agent<br>7:32 | <u>Conditional Use (proposed)</u> to construct and convert and occupy a single-family residence (or construct a 50'x100' commercial building) and occupy with a utility/cargo trailer and trailer accessory business (DBA Anderson Trailers, LLC); located in the B-3 Commercial Service District (proposed); 4365 27 <sup>th</sup> Street; Sec. 36, T4N, R21E, Town of Raymond (PIN 012042136005000) |
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Jensen reviewed the petition and public hearing testimony using text and slides. The property owner is requesting a conditional use for the display and sales of utility and cargo trailers and trailer accessories. The applicant may remodel the existing home and convert it to a commercial structure with an office. However, if the existing home cannot be remodeled, a new commercial building will be constructed. In addition, the applicant is proposing to bring fill onto the property to create a level area to park the trailers and construct a fence around the perimeter of the property. A six-foot high wood stockade fence will be installed along the rear and side property lines to provide screening to the neighbors and a four-foot chain-link fence along the front to secure the trailers.

Kevin Anderson, the applicant, was present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval as the use appears to comply with the zoning district and is consistent with other uses in the area.

DECISION

**PRINGLE MOVED, seconded by Buske**, to approve the conditional use as the use is not hazardous, harmful, offensive, or otherwise adverse to the environmental quality, or property values in the County and its communities; the use appears to be permitted by underlying zoning; and, based on the 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 Schlict: aye  
Youth Representative Stoltenberg: aye

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

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| 4. DSP Properties, LLC<br>6:29 Dan Potter, Agent<br>7:33 | <u>Conditional Use</u> to occupy existing buildings and yard for storage of equipment, tools, vehicles, and office space (DBA Larkman Construction, Inc.); located in the M-3 Heavy Industrial District; 12000 Highway G and 1596 122 <sup>nd</sup> Street; Sec. 7, T4N, R21E, <b>Town of Raymond</b> (PINs 012042107-028000 & -031001) |
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Jensen reviewed the petition and public hearing testimony using text and slides. Both properties were formally owned by Dostal Ussal Properties, LLC, and were used as repair and assembly of commercial refrigeration units and an automotive repair shop. Larkman is a utility excavation contractor. The property and the buildings are to be used for the storage of vehicles, equipment and stage job related materials. No changes in structure type, size or color are proposed at this time. A security fence will be installed. Each individual property is served by holding tanks.

Dan and Stacy Potter, the agents, were present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval as the use appears to comply with all other provisions of Chapter 20, and based on the other things going on in the area, the proposed use appears to fit with the uses in the district.

DECISION

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

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Schlict: aye  
Youth Representative Stoltenberg: aye

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

5. Thomas Miklaszewski  
6:36 Alan Jasperson, Agent  
7:33

Rezone from M-3 Heavy Industrial District to A-2 General Farming and Residential District II; 2625 & 2635 Waukesha Road; NWE ¼ of Sec. 23, T4N, R21E, **Town of Raymond** (PIN 012042123014001)

For informational purposes only:

The purpose of the rezoning is for probable future construction of single-family residences.

Jensen reviewed the petition and public hearing testimony using text and slides. The applicant is requesting the rezoning for the construction of single-family residential homes. The property was zone M-3, in the early 1970's, when the Town of Raymond adopted County zoning. The proposal does fit with the current 2035 Comprehensive Land Use Plan.

No applicants were present to answer questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval as the rezoning is consistent with the existing 2035 Comprehensive Plan.

DECISION

**PRINGLE MOVED, seconded by Grove** to approve the rezoning request.

A discussion began on whether to approve the request as no applicants or agents attended the meeting to answer questions from the committee.

Pringle, the maker of the motion rescinded his motion to approve and Grove, the seconder of the motion agreed. The motion to approve died.

**PRINGLE MOVED, seconded by Buske**, to layover the conditional use as a representative was not in attendance to present the petition.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Schlict: aye  
Youth Representative Stoltenberg: aye

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

6. Lance Poltrock Conditional Use to occupy existing building with an automotive service business; located in the B-3 Commercial Service District; 6757 Caldwell Road; Sec. 17, T4N, R19E, **Town of Waterford** (PIN 016041917020000)  
6:39  
7:42

Jensen reviewed the petition and public hearing testimony using text and slides. The property was rezoned in May 2018 from M-1 to B-3 and was approved for a Land Use Plan Amendment to allow the repair of vehicles. The property owner is requesting a conditional use to occupy the existing building with an automotive repair business. Hudson; gas station and machine shop, previously occupied the site. The site is served by a conventional septic system.

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

STAFF RECOMMENDATION(S)

Staff recommends approval as the proposed use appears to fit with the uses in the district and will provide a valuable service to the community.

DECISION

**PRINGLE MOVED, seconded by Buske**, to approve the conditional use as the use appears to be permitted by underlying zoning; and, based on the other things going on in the area, the proposed use appears to fit with the uses in the district and should provide a needed service to the community.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Schlict: aye  
Youth Representative Stoltenberg: aye

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

7. Gilbert W. Peterson, Jr., Owner Conditional Use to occupy an existing building(s) and site to use as an event barn and venue for weddings, banquets, farm-to-table dinners, and other similar events and activities; located in the A-2 General Farming & Residential District II; 11301 Six Mile Road (CTH "G"); Sec. 18, T4N, R21E, **Town of Raymond** (PIN 012042118002030)  
6:50 Michael & Joi Alex, Applicants  
7:43

Jensen reviewed the petition and public hearing testimony using text and slides. The parcel consists of a single-family residence with several agricultural outbuildings. The site is served by a private onsite wastewater system. If approved the current system will need to be inspected to be sure it is up to code or a new system will need to be installed, to support all the proposed uses on site.

Michael & Joi Alex, applicants, were present and answered questions from the committee.

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A discussion began on whether the proposed use includes operating a restaurant. It was decided that the committee would approve this request for events only and not the operation of a regular hour's restaurant.

STAFF RECOMMENDATION(S)

Staff supports an event barn for private parties, however, staff does object to any use that presents this request as a restaurant type use, which is not allowed in the A2 district zoning.

DECISION

**PRINGLE MOVED, seconded by Buske**, to approve an Event Barn, with the presence of the principal residence, for organized meetings and/or reception space as a gathering place for weddings, private parties, and corporate events. The use complies with all other provisions of Chapter 20, such as Event Barn venue location requirements, parking, and performance standards; 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 Schlict:                    aye  
Youth Representative Stoltenberg:            aye

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

7:21 **OSTERMAN MOVED, seconded by Grove**, to close the Public Hearing portion of the meeting.  
**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 petition
2. Review, discussion & possible approval of the July 16, 2018 summary minutes  
8:01

DECISION

**GROVE MOVED, seconded by Pringle**, to approve the July 16, 2018 summary minutes.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Schlict:                    aye  
Youth Representative Stoltenberg:            aye

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

3. Review, discussion and possible recommendation on the Groth Crossroads Subdivision final plat,  
8:02 Sec. 34, T4N, R20E, **Town of Norway**

Jensen reviewed the petition using text maps and slides. The final plat was submitted with the required changes.

STAFF RECOMMENDATION(S)

Staff recommends approval of the Groth Crossroads Subdivision final plat.

DECISION

**PRINGLE MOVED, seconded by Buske**, to approve Groth Crossroads Subdivision final plat.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Schlict: aye  
Youth Representative Stoltenberg: aye

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

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| 4. Daniel & Suzanne Bartel, Owners<br>8:02 Eric Vesel, Vesel Contractors,<br>Applicant | <u>Site Plan Review</u> to occupy an existing building and yard for office space and storage of equipment, tools, and vehicles, including inside maintenance and repair of work trucks (DBA Vesel Contractors); located in the M-3 Heavy Industrial District; 215 27 <sup>th</sup> Street, Sec. 1, T4N, R21E, <b>Town of Raymond</b> (PIN 012042101007000) |
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Jensen reviewed the petition using text maps and slides. In 1979 a rezoning for M3 was approved. In 1988 Bartell Trucking obtained approval for their trucking operations and constructed a new building. The site is served by a holding tank.

STAFF RECOMMENDATION(S)

Staff recommends approval of the site plan.

DECISION

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

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Schlict: aye  
Youth Representative Stoltenberg: aye

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

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| 5. Review, discussion and possible recommendation on the Yorkville Meadows Subdivision preliminary<br>8:04 plat ( <i>extra-territorial</i> ), Sec.8, T3N, R21E, <b>Village of Yorkville</b><br>8:05 |  |
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Staff does not object and asks the committee for a vote of non-objection on the Yorkville Meadows Subdivision preliminary plat.

DECISION

**PRINGLE MOVED, seconded by Grove,** to approve the Yorkville Meadows Subdivision preliminary plat (*extra-territorial*).

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Schlict: aye  
Youth Representative Stoltenberg: aye

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

6. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors  
8:05  
8:06

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

1. Notice of Pending Application for Proposed Wetland Individual Permit for wetland fill or disturbance near Pike River from Wisconsin Department of Natural Resources.
2. Notice of Timber Cutting in the Town of Rochester from Jim Bednar Forestry.
3. A copy of the Budget Calendar for the Year 2019 from Southeastern Wisconsin Regional Planning Commission.
4. A copy of Milwaukee Metropolitan Sewerage District's 2017 Comprehensive Annual Financial Report from Milwaukee Metropolitan Sewerage District.
5. A copy of Letter regarding Notification of Class 1 License Modification for Daily Inspection form, FPOR's "Subpart BB Compliance Demonstration" and the Facility's Contingency Plan from WM Mercury Waste, Inc.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Schlict: aye  
Youth Representative Stoltenberg: aye

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

7. Other business as authorized by law

There will not be a meeting on September 3, 2018. If the need arises, a special meeting may be scheduled on a date to be determined. The September 17, 2018 Economic Development and Land Use Planning Committee public hearing/meeting will remain as scheduled.

8. Adjourn  
8:07

There being no further business, **PRINGLE MOVED, seconded by Grove,** to adjourn at 8:07 p.m.  
**Motion carried unanimously. VOTE: 7/0**