

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE**SUMMARY MINUTES - MONDAY, September 17, 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 Schlict and Hailey Staltenberg

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

Chairman Cooke called the September 17, 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.
6:04
7:08 | Delbert Prokop/Prokop Properties,
LLC, Owner
Nancy Meinerz, Agent | <u>Amendment of Land Use Plan</u> from the plan designation of
Other Agricultural, Rural Residential & Open Land to
Industrial |
|--------------------|---|--|

Rezone ±8.44 acres of property from B-3 Commercial
Service District to M-3 Heavy Industrial District; 110B S. 76th
St.; Sec. 3, T4N, R21E, **Town of Raymond** (PIN
012042103011000)

For informational purposes only:

The purpose of this Land Use Plan amendment and rezone
is to allow expansion of the existing trucking and topsoil
business.

Brian Jensen reviewed the petition and public hearing testimony using text and slides. In the past, the property being petitioned for rezone has been used as agricultural. Wetlands are present on the property, however, the proposed area to be rezoned is not near the wetlands. The property is served by a private on-site waste water treatment system.

Nancy Meinerz, the agent, was present and answered questions from committee.

FOR INFORMATION ONLY

One resident was present and wanted the committee to be aware of stockpiling occurring on the property.

STAFF RECOMMENDATION(S)

Staff recommends denial of the of the proposed land use plan amendment and rezoning, as it is not compatible with the surrounding area, is not consistent with 2035 Comprehensive Land Use Plan and will adversely affect the surrounding property values.

DECISION

PRINGLE MOVED, seconded by Osterman, to deny the amendment of land use plan and rezoning as it is not consistent with the existing 2035 Comprehensive Plan; it is not compatible with surrounding zoning and uses; it will adversely affect the surrounding property values; and it will solely be for the benefit of the owner.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Schlict: aye
Youth Representative Staltenberg: aye

Motion carried unanimously. VOTE: 6/1 with Grove dissenting.

2. Delbert Prokop/Prokop Properties, Conditional Use to expand the existing trucking, topsoil, and
6:16 LLC, Owner snowplowing business and to construct two (2) 40' x 200'
Nancy Meinerz, Agent pole buildings for storage of vehicles previously approved for
use at this property; located in the M-3 Heavy Industrial
District (proposed); 110B S. 27th St.; Sec. 3, T4N, R21E,
Town of Raymond (PIN 012042103011000)

Jensen reviewed the petition and public hearing testimony using text and slides. In 1982, the property was rezoned to B-3, with deed restrictions. The deed restrictions were amended in 2002. Light vehicle maintenance is performed onsite.

Nancy Meinerz, the agent, was present and answered questions from committee.

SPEAKING IN OPPOSITION

One resident was present and spoke in opposition to the petition.

SPEAKING IN FAVOR

Two residents were present and spoke in favor of the petition.

DECISION

The Racine County Economic Development and Land Use Planning Committee voted unanimously to deny the Land Use Plan amendment and rezone petitions for the above-referenced property. Because of that action, the subject conditional use is therefore denied.

3. Greg & Wendy Grueneberg, Owners Conditional Use to operate a charitable business known as
6:35 Adaptive Works, including farming and aquaponics; located
7:10 in the A-2 General Farming and Residential District II; 21112
W. 7 Mile Rd.; Sec. 1, T4N, R20E, **Town of Norway** (PIN
010042001017010)

Jensen reviewed the petition and public hearing testimony using text and slides. Adaptive Works focuses on helping paralyzed veterans improve their quality of life through farming. Possibly ten members would conduct farming operations during daylight hours. Five 20' x 100' accessory buildings are proposed. The

site is served by a private on-site waste water treatment system, which was recently upgraded to a larger tank.

Greg Gruenberg, the owner, was present and answered from the committee.

SPEAKING IN FAVOR

One resident was present and spoke in favor of the petition.

STAFF RECOMMENDATION(S)

Staff recommends approval and will hold open the conditions for the Town of Norway to review at their October 3, 2018, meeting.

DECISION

OSTERMAN MOVED, seconded by Grove, to approve the conditional use, as it is in accordance with the purpose and intent of Chapter 20 and it appears to be permitted by underlying zoning; the proposed use, structure, and operation indicate no significant negative impact; the proposed use complies with all other provisions of Chapter 20, such as lot width and area, yard setbacks, height, parking, loading, traffic, highway access, and performance standards; and based on the other things going on in the area, the proposed use fits with the uses in the district.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Schlict: aye
Youth Representative Staltenberg: aye

Motion carried unanimously. VOTE: 7/0

4. Wanasek Investment, LLP.
6:47 Kevin Bird, Agent
7:11

Rezone M-4 Quarrying District to M-3 Heavy Industrial District; 29606 Durand Ave.; the SW ¼ of Sec. 26, T3N, R19E, **Town of Burlington** (PIN 002031926010000)

For informational purposes only:

The purpose of the rezoning is to construct a building for indoor storage for construction and excavation company.

Jensen reviewed the petition and public hearing testimony using text and slides. The rezoning request would allow the construction of a 70'x140' building for additional inside storage for the existing construction and excavation company. The property is located at the northwest corner of the intersection of Durand Avenue and the STH 36 bypass.

John Wanasek, the owner, was present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval as this rezoning is consistent with the surrounding zoning and uses.

DECISION

PRINGLE MOVED, seconded by Roanhouse, to approve the rezoning request ,as it is compatible with surrounding zoning and uses and is in the public interest.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Schlict: aye
Youth Representative Staltenberg: aye

Motion carried unanimously. VOTE: 7/0

5. Culleen & Bradley Witthuhn, Owners Conditional Use to park two (2) semi-tractor and trailers
6:51 Douglas Holden, Applicant inside a proposed 80'x104' pole building; located in the A-2
7:13 General Farming and Residential District II; 2822 124th St.;
 Sec. 19, T4N, R21E, **Town of Raymond** (PIN
 012042119027000)

Jensen reviewed the petition and public hearing testimony using text and slides. The applicant is requesting a conditional use to park two commercial vehicles (i.e., semi-tractors and trailers) within the proposed building. A new driveway entrance will be located towards the center of the property and the existing driveway will be abandoned. Approximately twelve evergreen trees will be planted along the south side of the proposed building. LED lights will be installed above the service doors at the east and west sides of the building. Hours of operation will be from 6:00 a.m. to 6:00 p.m. No maintenance of vehicles will be performed at the site.

Douglas Holden, the applicant, was present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval, as the proposed use is compatible with the area, underlying zoning permits it, and based on the other things going on in the area, the proposed use fits with the uses in the district.

DECISION

GROVE MOVED, seconded by Buske, to approve the conditional use, as it is not hazardous, harmful, offensive, or otherwise adverse; 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 Schlict: aye
Youth Representative Staltenberg: aye

Motion carried unanimously. VOTE: 7/0

7:02 **ROANHOUSE 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 petitions
2. Review, discussion & possible approval of the August 20, 2018, summary minutes
7:16

DECISION

PRINGLE MOVED, seconded by Buske, to approve the August 20, 2018, summary minutes.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Schlict: aye
Youth Representative Staltenberg: aye

Motion carried unanimously. VOTE: 7/0

3. Wanasek Investments, LLP, Owner Site Plan Review to construct and occupy an ± 9,800-sq.ft.
7:17 Kevin Bird, Agent equipment and truck storage building; located in the M-3
7:18 Heavy Industrial District (proposed); 29606 Durand Ave.,
Sec. 26, T3N, R19E, **Town of Burlington** (PIN
002031926010000)

Jensen reviewed the petition using text and slides. The proposed building will be used for additional inside storage for the existing construction and excavation company.

STAFF RECOMMENDATION(S)

Staff recommends approval, as underlying zoning permits the use and based on the other things going on in the area, the proposed use fits with the uses in the district.

DECISION

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

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Schlict: aye
Youth Representative Staltenberg: aye

Motion carried unanimously. VOTE: 7/0

4. Mark & Kent Milam, Owners
7:18 Lyle Riffel, Applicant
7:20
- Site Plan Review to occupy existing building for rental/storage and store military vehicles for the VFW Schiller-Kulchar-Fohr Post 8343 and hold monthly meetings during summer months; located in the M-3 Heavy Industrial District; 26527 Oak Ridge Dr., Sec. 8, T4N, R20E, **Town of Norway** (PIN 010042008172000)

Jensen reviewed the petition using text and slides. Previous approvals on this property re as follows:

- 1978 Board of Adjustment and Planning and Development approval for construction of a 40'x108' building for trucks and construction equipment.
- 1980 Planning and Development minor amendment approval.
- 1997 amendment approval of conditional use for the renting of inside storage space for truck storage.

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 Staltenberg: aye

Motion carried unanimously. VOTE: 7/0

5. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors
7:22

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

1. A copy of Resolution (No. 55-2018) regarding the sale of 33.138 acres to American Transmission Company, LLC, for use as a substation and the Village's intent for an extension of sanitary sewer from the Village of Mount Pleasant.
2. A copy of Relocation Order (3763-00-04) regarding CTH "KR" (from CTH "H" to 90th Street) from Village of Mount Pleasant.
3. A copy of an Amended Relocation Order (RC092617) regarding CTH "H" (from Braun Road to CTH "KR") from Village of Mount Pleasant.
4. A copy of Amended Relocation Order (MP011718) regarding Braun Road (from CTH "H" to 90th Street) from Village of Mount Pleasant.
5. Public Notice of an Air Pollution Control Permit Application Review (Permit No. 18- JJW-117) from Wisconsin Department of Natural Resources.
6. Notice from the Village of Yorkville regarding a joint public hearing with the Plan Commission and Village Board on October 8, 2018, requesting an Amendment to Land Use Plan and Rezoning change for property located between 2118 N. Sylvania Avenue and 2300 N. Sylvania Avenue.

Motion carried unanimously. VOTE: 7/0

6. Other business as authorized by law

There will not be a meeting on October 1, 2018. If the need arises, a special meeting may be scheduled on a date to be determined. The October 15, 2018, Economic Development and Land Use Planning Committee public hearing/meeting will remain as scheduled.

7. Adjourn
7:23

There being no further business, **PRINGLE MOVED, seconded by Grove**, to adjourn at 7:23 p.m.

Motion carried unanimously. VOTE: 7/0