

**RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE**

**SUMMARY MINUTES - MONDAY, October 15, 2018 - 6:00 p.m.**

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

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

Committee excused: Tom Hincz

Youth in Governance  
Representatives: Evan Schlict, Hailey Staltenberg

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

Chairman Cooke called the October 15, 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. Thomas Miklaszewski  
6:03 Alan Jasperson, Agent  
6:44

Rezone ±15.51 acres of property from M-3 Heavy Industrial District to A-2 General Farming & Residential District II; 2625 & 2635 Waukesha Road, Sec. 23, T4N, R21E, **Town of Raymond** (PIN 012042123014001)

For informational purposes only:

The purpose of this rezoning is for possible future construction of single-family residences.

Brian Jensen reviewed the petition and public hearing testimony using text and maps. Currently, there are two residences on the property. The M-3 District was implemented in the early 1970's, as it tied into the existing use at that time. On October 2, 2018, the Board of Adjustment approved a variance to allow the creation of two standard-sized parcels with an insufficient side-yard setback to one home. The Town of Raymond approved this request at their August 27, 2018, meeting.

Alan Jasperson, the agent, was present and answered questions from the committee.

**STAFF RECOMMENDATION(S)**

Staff recommends approval, as the rezoning is consistent with the existing 2035 Comprehensive Plan; the rezoning is compatible with surrounding zoning and uses; and the rezoning is good zoning practice, as it will further the appropriate use of land and conservation of natural resources.

**DECISION**

**GROVE MOVED, seconded by Pringle**, to approve the rezoning, as 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; based on the other things going on in the area, the proposed use appears to fit with the uses in the district, as this rezoning is consistent with the existing 2035 Comprehensive

Plan, is compatible with surrounding zoning and use, and is good zoning practice as it will further the appropriate use of land and conservation of natural resources.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Schlict: aye  
Youth Representative Staltenberg: aye

**Motion carried unanimously. VOTE: 6/0**

2. Trenton Ventures, LLC  
6:09 Robert Epping, Applicant  
6:46

Conditional Use to continue a sand and gravel extraction operation, including washing and ready-mix operations; located in the M-4 Quarrying District; 29331 Durand Avenue; Sec. 35, T3N, R19E, **Town of Burlington** (Parcel Id. 002031935002000

Jensen reviewed the petition and public hearing testimony using text and maps. Trenton Ventures, LLC, is requesting a conditional use for a two-year time frame to continue the non-metallic operation that involves the sand and gravel extraction, including earthmoving, crushing, washing, sorting, sizing, stockpiling, transporting, and reclamation. No changes have been made to the operations since their last approval in October 2016. Staff has reviewed the plans and visited the site and determined the quarry is operating within its approval.

Robert Epping, the applicant, was present and answered questions from the committee.

COMMUNICATIONS

September 17, 2018, from Diane Baumeister, Town of Burlington Administrator. The Town of Burlington will not have a hearing regarding the renewal for Pine Lake, as the Town has no objections or complaints on this property.

STAFF RECOMMENDATION(S)

Staff recommends approval, 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. The use appears to be in the public interest by providing a valuable site asset and promoting the welfare of the community.

DECISION

**PRINGLE MOVED, seconded by Buske**, to approve the conditional use, as 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 REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Schlict: aye  
Youth Representative Staltenberg: aye

**Motion carried unanimously. VOTE: 6/0**

3. Christian Miaskowski & Dawn Jones      Shoreland/Floodplain Conditional Use to place fill in the Urban Floodplain Fringe Overlay District for the construction of a single-family residence with an attached garage with walk-out basement; located in the R-5 Urban Residential District II; 25728 S. Wind Lake Road; Sec. 16, T4N, R20E, **Town of Norway** (Parcel Id. No. 010042016059000)
- 6:13  
6:48

Jensen reviewed the petition and public hearing testimony using text and maps. Currently, the property is vacant. Racine County Land Conservation completed a technical review on September 20, 2018. The Town of Norway Planning Commission and Town Board approved this this request at their October 3, 2018, meeting.

Dawn Jones, the applicant, was present and answered questions from the committee.

COMMUNICATIONS

October 10, 2018, from Melissa Grohs, Town of Norway Deputy Clerk/Planning Coordinator. The Town of Norway Planning Commission and Town Board reviewed and approved this request at their October 3, 2018, meeting.

STAFF RECOMMENDATION(S)

Staff recommends approval, as the use is in accordance with the purpose and intent of Chapter 20 and public health, safety, and welfare, as the proposed home will meet or exceed minimum floodproofing requirements as specified in the ordinance.

DECISION

**PRINGLE MOVED, seconded by Buske**, to approve the shoreland/floodplain conditional use, as this use appears to comply with all other provisions of Chapter 20, and the public health, safety, and welfare appears to be protected, as the proposed home will meet or exceed the minimum floodproofing requirements as specified in the ordinance; 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 Staltenberg:      aye

**Motion carried unanimously. VOTE: 6/0**

4. Rose Investments, LLC      Conditional Use to occupy existing site and buildings with a truck terminal, truck and trailer sales/rentals, truck dealer, truck trailer repair, and outside storage of trucks and trailers; located in the B-5 Highway Business District; 1521 Waukesha Road; Sec. 10, T4N, R21E, **Town of Raymond** (Parcel Id. No. 012042110055000)
- 6:17  
6:49      MS Investments, LLC/Predrag Maric,  
Applicant

Jensen reviewed the petition and public hearing testimony using text and maps.

The existing use will be the same as this proposed use. All existing structures will be utilized for the operation of the business. There will be twenty full-time employees. The hours of operation will be seven days a week, from 8:00 a.m. to 8:00 p.m. Access to the property will be from a town road and it appears the use will

increase the number of trucks and hours of operation at this site. Amston Trailer Sales, owned by Hribar, previously operated a full-service trailer and truck dealership from this property. The business use existed before the adoption of county zoning by the Town of Raymond in 1971. The 2035 Comprehensive Land Use Plan identifies this property and area as Agricultural, Rural, Residential and Open Land.

Predrag Maric, was present and answered questions from the committee.  
Christian Lablanc, the realtor, was present and answered questions from the committee.

**SPEAKING IN FAVOR**

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

**SPEAKING IN OPPOSITION**

Six residents were present and spoke in opposition to the petition.

**STAFF RECOMMENDATION(S)**

Staff recommends denial, as the area is mainly rural residential and agricultural and based on other things going on in the area, the proposed use does not appear to fit with the uses in the surrounding area. This use is not in accordance with the purpose and intent of Chapter 20 and appears not to promote the health, safety, aesthetics and general welfare of this county. The proposed use is not consistent with the 2035 Comprehensive Land Use Plan. The proposed use may be hazardous, harmful, offensive or otherwise adverse to the environmental quality or property values in the County and its communities.

**DECISION**

**OSTERMAN MOVED, seconded by Pringle**, to deny the conditional use, as the area is mainly rural residential and agricultural and based on other things going on in the area, the proposed use does not appear to fit with the uses in the surrounding area, as the proposed use is not consistent with the existing 2035 Comprehensive Land Use Plan. This use is not in accordance with the purpose and intent of Chapter 20 and appears not to promote the health, safety, aesthetics and general welfare of this county. This use is hazardous, harmful, offensive or otherwise adverse to the environmental quality or property values in the county and its communities.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Schlict: aye

Youth Representative Staltenberg: aye

**Motion carried unanimously. VOTE: 6/0**

6:43 **GROVE MOVED, seconded by Pringle**, to close the public hearing portion of the meeting.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Schlict: aye

Youth Representative Staltenberg: 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 and possible approval of the September 17, 2018, summary minutes

**DECISION**

**PRINGLE MOVED, seconded by Grove,** to approve the, September 17, 2018 summary minutes.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Schlict: aye  
Youth Representative Staltenberg: aye

**Motion carried unanimously. VOTE: 6/0**

3. 2713 Nicholas LLC, Owner  
Robert Latta, Agent Site Plan Review to construct a ±960 sq.-ft. loading dock addition to an existing industrial business; located in the M-2 General Industrial District; 2713 W. Nicholas Street; Sec. 36, T4N, R21E, **Town of Raymond** (Parcel Id. No. 012042136001030)

Jensen reviewed the petition using text and maps.

The site was first developed in 1993 with a conditional use approval for Perigon Systems, Inc. In 2002, a conditional use was approved for Norco Manufacturing; 2005 site plan approved for 7,500-sq.ft. addition; 2007 site plan approved for 4,200 sq.-ft. addition and in 2008 site plan approved for 500 sq- ft. addition and outside 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: 6/0**

4. Review, discussion and possible recommendation on a resolution to enter into a new five-year cooperative agreement with the Wisconsin Department of Natural Resources and United States Department of Agriculture for the Wildlife Crop Damage Program

DECISION

**OSTERMAN MOVED, seconded by Pringle,** to forward the resolution to the County Board of Supervisors, with a recommendation of approval.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Schlict: aye

Youth Representative Staltenberg: aye

**Motion carried unanimously. VOTE: 6/0**

5. Review, discussion and possible action on referrals from the Racine County Board of Supervisors

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

1. An Amended Relocation Order (MP081717) regarding Braun Road (I-94 East Frontage Road to CTH "H") from Village of Mount Pleasant.
2. An Amended Relocation Order (3763-00-04) regarding CTH "KR" (CTH "H" to 90th Street) from Village of Mount Pleasant.
3. A Relocation Order regarding a property south of 4 Mile Road adjacent to the DeBack Farms Business Park for TID 4 Phase 3 Improvements Permanent Easement from Village of Caledonia.
4. A Notice of Cooperative Boundary Agreement for Village of Mukwonago with Town of Vernon from Village of Mukwonago.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Schlict: aye

Youth Representative Staltenberg: aye

**Motion carried unanimously. VOTE: 6/0**

6. Other business as authorized by law

No other business was presented or discussed.

7. Adjourn

6:56

There being no further business, **PRINGLE MOVED, seconded by Grove,** to adjourn at 6:56 p.m.

**Motion carried unanimously. VOTE: 6/0**