

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

**SUMMARY MINUTES - MONDAY, DECEMBER 17, 2018 - 6:00 p.m.**

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

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

Committee excused: Tom Hincz

Youth in Governance  
Representatives: Evan Schlicht, Hailey Stoltenberg

Staff present: Brian Jensen, Development Services Superintendent  
Julie Anderson, Public Works and Development Services Director

Chairman Cooke called the December 17, 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. Review, discussion and possible recommendation on an ordinance to amend Article XII, Floodlands, Section 20-1494- General Provisions of Chapter 20, Racine County Code of Ordinances

Anderson presented this item to the Committee. There is one floodplain map panel that has been updated by FEMA and needs to be adopted by Racine County and then certified by the WI-DNR. The one panel changed involves an area in the Village of Mt. Pleasant, east of I-94 and north of STH 11, near Louis Sorenson Road. There are no structures impacted by this floodplain expansion. The floodplain expansion is very minimal. Staff is seeking 1<sup>st</sup> and 2<sup>nd</sup> readings at the December 18, 2018, County Board meeting since the map panel must go through the rest of the review process at the State level and be fully adopted and certified no later than February 9, 2019.

There was nobody in attendance with questions or comments on this item.

**DECISION**

**SUPERVISOR PRINGLE MOVED, seconded by Supervisor Hincz**, to forward an ordinance to the County Board, for 1<sup>st</sup> and 2<sup>nd</sup> readings on December 18, 2018, with the recommendation to approve. There was no further discussion.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Schlicht: aye

Youth Representative Staltenberg: aye

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

2. Donald & Justin Willms Conditional Use to park one dump truck within an existing 50' x 80' pole building; located in the A-2 General Farming and Residential District II; 6720 Settler Avenue; Section 18, Town 4 North, Range 20 East, Town of Norway (Parcel ID Number 010042018050000)

Anderson presented this item. This was a zoning violation brought to the attention of staff, and the owner has worked very cooperatively to correct the zoning violation. The one dump truck will be kept inside the pole building. This zoning district allows this type of use.

The applicant was present and addressed the Committee. One neighbor was present who spoke with the Committee and said that the site has been cleaned up and there are traffic concerns in that neighborhood due to the speeds at which vehicles travel around the corner where the driveway to the subject parcel is located. There were no other speakers concerning this item. The Town of Norway did submit correspondence indicating that while the Town has no problem with this requested conditional use, upon sale of the property at some point in the future, this use would not be allowed to continue and the conditional use would not be transferred to another owner.

DECISION

**SUPERVISOR PRINGLE MOVED, seconded by Supervisor Grove**, to approve the conditional use petition, as this use is not hazardous, harmful, offensive, or otherwise adverse to the environmental quality, water quality, or property values in the County and its communities; this use appears to be permitted by underlying zoning; and based on the other things going on in the area, the use appears to fit with the uses in the district. There was no further discussion.

Youth Representative Schlicht: aye

Youth Representative Staltenberg: aye

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

3. Wanasek Investments, LLC  
Kevin Bird, Applicant Conditional Use to continue a nonmetallic mining (sand and gravel) extraction operation, including earth moving, crushing, washing, sorting, sizing, stockpiling, recycling, transporting and reclamation; located in the M-4 Quarrying District; 29606 Durand Avenue; Section 26, Town 3 North, Range 19 East, Town of Burlington (Parcel ID Number 002031926010000)

Anderson presented this item. This is continuation of an existing quarry operation. The site has been field checked by staff and it is in compliance. The bond on file is adequate for the amount of area not yet reclaimed/restored. The zoning is appropriate. No complaints have been received by County staff about this operation. John Wanasek was present to answer any questions from the Committee. There was one question as to clarifying on the map (slide) the area that is considered not restored. There was nobody in attendance to speak in favor or in opposition to this petition or for information on this item.

DECISION

**SUPERVISOR PRINGLE MOVED, seconded by Supervisor Buske**, to approve the conditional use petition, as this use is not hazardous, harmful, offensive, or otherwise adverse to the environmental quality, water quality or property values in the County and its communities; this use appears to be permitted by

underlying zoning; and based on the other things going on in the area, the use appears to fit with the uses in the district. There was no further discussion.

Youth Representative Schlicht: aye

Youth Representative Staltenberg: aye

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

The public hearing for this item was then closed.

### **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 November 18, 2018, summary minutes

**SUPERVISOR GROVE MOVED, seconded by Supervisor Pringle,** to approve the November 18, 2018, summary minutes as presented.

Youth Representative Schlicht: aye

Youth Representative Staltenberg: aye

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

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

**SUPERVISOR PRINGLE MOVED, seconded by Supervisor Osterman,** to receive and file the referrals. No further discussion. **Motion carried unanimously. VOTE: 6/0**

4. Other business as authorized by law

Anderson stated there would be no meeting of the EDLUP Committee on January 7, 2019. Supervisor Osterman reported that the Farm Bill had passed at the Federal level, and it has many good provisions that will help Racine County. He indicated that the bill creates an office for Urban Agriculture and includes many things that Racine County requested for inclusion in the bill. Further, he reported that there will be a NACD regional meeting held January 7-8, 2019 in Racine, and that S.C. Johnson is a sponsor for a January 7 event from 1:00-5:30 p.m. There was no discussion on this item.

5. Adjourn

There being no further business, **SUPERVISOR PRINGLE MOVED, second by Supervisor Osterman,** to adjourn the meeting at 6:32 p.m. **Motion carried unanimously. VOTE: 6/0**