

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

SUMMARY MINUTES - MONDAY, February 18, 2019 - 6:00 p.m.

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

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

Youth in Governance
Representatives: Evan Schlict, Hailey Staltenberg

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

Chairman Cooke called the February 18, 2019 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. Mark VanWie & Deborah McMahon Amendment of Land Use Plan from the plan designation of
6:03 Agricultural Preservation to Agricultural Estate
6:23
Rezone ±23.98 acres of property from A-1 Farmland
Preservation District to A-2 General Farming and Residential
District II; 2101 Crossway Road; Sec. 25, T3N, R19E, **Town
of Burlington** (PIN 002031925005012)
For informational purposes only:
The purpose of this Land Use Plan amendment and rezone
is to subdivide the property into 4 (four) lots, creating an
additional three farmable residential lots.

Brian Jensen reviewed the petition and public hearing testimony using text and maps. Currently, a residence and outbuildings exist on the property. Fourteen of the twenty-three acres are farmed.

Mark VanWie, the property owner, was present and answered questions from the committee.

COMMUNICATIONS

On February 18, 2019, the Town of Burlington Planning and Zoning Committee gave conceptual approval for the proposed land use change and rezoning. If approved by the Economic Development and Land Use Planning Committee, the applicant will return to the Town of Burlington in March for final approval.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition, because it is compatible with the surrounding land uses and it is in the public interest, as the relatively small parcel size will allow adequate farming operations and soils do not appear to be prime agricultural soils, based on testimony given by Mr. VanWie.

DECISION

PRINGLE MOVED, seconded by Hincz to approve the Land Use Plan amendment and rezoning, as it is compatible with surrounding zoning and uses; it will not adversely affect the surrounding property values; and it's in the public interest by allowing multiple "farmette" parcels which will lessen development on prime agricultural lands and soils.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Evan Schlicht: aye

Youth Representative Hailey Staltenberg: aye

Motion carried unanimously. VOTE: 7/0

2. Alice Peterson, Jason & Michelle Rezone ±20.33 acres of property from A-3 General Farming and Residential District III to A-2 General Farming and Residential District II; 8708, 8710, and 8740 Halverson Road; Sec. 2, T4N, R19E, **Town of Waterford** (PINs 016041902-001010, -001002, -001003, -018000, -018010, and 018-020)

6:10 Dable

6:25 Donald Peterson, Agent

For informational purposes only:

The purpose of the rezoning is to allow continued use of the property for residential and horse/hobby farm purposes and for reconstruction of the existing single-family residence and possible future construction of a horse barn and/or other accessory buildings.

Jensen reviewed the petition and public hearing testimony using text and maps. The property consists of 20.33 acres with irregular properties and boundaries. The rezoning will allow continued use as a residential, horse & hobby farm. If rezoning is approved, the reconfiguration of these parcels will bring them to more conforming standard-size parcels in the A-2 zoning district. The applicants are also proposing the reconstruction of an existing single-family residence and the possible construction of a horse barn.

Don Peterson, the agent, was present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval of the rezoning, as it appears to fit with the existing uses in this area and is consistent with the 2035 Comprehensive Land Use Plan.

DECISION

GROVE MOVED, seconded by Buske, to approve the Land Use Plan amendment and rezoning, as it is consistent with the statement of purpose and intent of the zoning district as identified in the Ordinance; it is compatible with surrounding zoning and uses; it will not actually adversely affect the surrounding property values; and there are no illegal spot zoning or contract zoning issues.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Evan Schlicht: aye

Youth Representative Hailey Staltenberg: aye

Motion carried unanimously. VOTE: 7/0

3. Burlington Spring Valley, LLC
6:16 Robert Epping, Applicant
6:26

Conditional Use to continue a non-metallic (sand and gravel) extraction operation, including crushing, washing, stockpiling, recycling and reclamation; 1281 Spring Valley Road; Section 6, Town 2 North, Range 19 East, **Town of Burlington** (Parcel Id. Nos. 002021906-020000; -021000; -026000)

Jensen reviewed the petition and public hearing testimony using text and maps. Eighty-two acres of the one hundred and twenty-one acres are available to be mined. Currently, thirty-three acres are open. Eight acres have been reclaimed. The applicant would like to open seven additional acres to make it a forty-acre site. The financial bond currently in place will be sufficient with the increase of acres.

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

COMMUNICATIONS

On January 7, 2019 the Town of Burlington communicated that there have been no complaints regarding the Spring Valley Pit.

On February 13, 2019 The Racine County Land Conservation Office performed a technical review of the site and found it to be following the approved reclamation plan. Staff has reviewed the plans and has determined that the proposed quarry operation is within the framework of the previous approvals and to plan

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition, as the use appears to be permitted by underlying zoning, based on other things going on in the area, the proposed use appears “to fit” with the uses in the district. 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 the proposed additional acreage to be “opened” is within the originally approved extraction area and this area is needed to operate this nonmetallic mining operation safely. 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 this district.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Evan Schlicht: aye

Youth Representative Hailey Staltenberg: aye

Motion carried unanimously. VOTE: 7/0

6:23 **ROANHOUSE MOVED, seconded by Grove**, to close the public hearing portion of the meeting.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Evan Schlicht: aye

Youth Representative Hailey Staltenberg: aye

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. Decisions on preceding petitions
2. Review, discussion and possible approval of the December 17, 2018, summary minutes
6:27

DECISION

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

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Evan Schlicht: aye
Youth Representative Hailey Staltenberg: aye

Motion carried unanimously. VOTE: 7/0

3. Review, discussion & possible action on Report No. 2018-40 by the County Executive appointing
6:27 Alan Jasperson to the Zoning Board of Adjustment

Brian Jensen read the report into the record.

DECISION

PRINGLE MOVED, seconded by Buske, to recommend confirmation of the appointment of Alan Jasperson to the Zoning Board of Adjustment.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Evan Schlicht: aye
Youth Representative Hailey Staltenberg: aye

Motion carried unanimously. VOTE: 7/0

4. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors
6:29

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

1. Copy of Relocation Order regarding 11317 Louis Sorenson Road, Village of Mount Pleasant, from City of Racine Waterworks Commission.
2. Copy of Floodplain Zoning Ordinance approval from Wisconsin Department of Natural Resources.
3. Copy of Notice of Pending Application for Proposed Wetland and Culvert Permits for the TID 5 Sewer, GS-1 (Phase 3A and 3B), Lift Station and Access Road Project in the Village of Mount Pleasant from Wisconsin Department of Natural Resources.

4. Copy of Adopted Vision 2050 Plan Amendment from Southeastern Wisconsin Regional Planning Commission.
5. Copy of Relocation Order regarding expansion of Deepwood Drive from Village of Wind Point.
6. Copy of Amended Relocation Order (Project RC011818) for CTH H (Braun Road to Station 948+40.52) from Village of Mount Pleasant.
7. Copy of Letter regarding collection of funds set aside for the 2019 regional planning program from Southeastern Wisconsin Regional Planning Commission.

Motion carried unanimously. VOTE: 7/0

5. Other business as authorized by law

No other business was presented or discussed.

6. Adjourn
6:30

There being no further business, **PRINGLE MOVED, seconded by Roanhouse**, to adjourn at 6:30 p.m.
Motion carried unanimously. VOTE: 7/0