

**RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE**  
**SUMMARY MINUTES - MONDAY, March 18, 2019 - 6:00 p.m.**

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

**(NOTE: Audio recording from Racine County is available upon request. These minutes are intended as a summary of actions taken by the Committee and do not include verbatim or detailed accounts of all comments made by staff, the Committee and members of the general public present at the meeting.)**

---

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

Committee excused: David Cooke

Youth in Government  
Representatives present: Evan Schlict, Hailey Staltenberg

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

Vice Chairman Roanhouse called the Monday, March 18, 2019, 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. Laurie Jeffers  
6:05 Leticia Nunez, Agent  
7:15
- Rezone approximately +6.49 acres from B-3 Commercial Service District & M-1 Light Industrial & Office District to R-2 Suburban Residential District (Unsewered); 2110 S. Milwaukee Ave., NW ¼ of Sec. 28 T3N, R19E, **Town of Burlington.**  
(Parcel Id. No.002031928023000)

For informational purposes only: The purpose of the rezoning is to allow future residential use.

Brian Jensen reviewed the petition and public hearing testimony using text and maps. A single-family residence with accessory structures currently exists on the property. The applicant is requesting to rezone the parcel in order to obtain lender financing for the sale of the property.

Brad Lois answered questions from the committee.

**COMMUNICATIONS**

The Town of Burlington approved this request at their March 14, 2019, Planning and Zoning meeting.

**STAFF RECOMMENDATION(S)**

Staff does not object to the requested rezoning, as the existing use is residential, and per the submitted application, the parcel will remain residential.

DECISION

**PRINGLE MOVED, seconded by Buske**, to approve the rezoning, as the Town Plan Commission recommended approval; this rezoning is compatible with surrounding zoning and uses, as the existing use is single-family residential and will continue as such; an, this rezoning will not actually adversely affect the surrounding property values.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Even Schlicht: aye

Youth Representative Hailey Staltenberg: aye

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

- |                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. Michael & Valerie Iverson<br>6:15 Jagdish Patel/Big Bend Vape & CBD,<br>7:46 Agent | <u>Conditional Use</u> to occupy and convert an existing commercial building with attached garage to retail space for a vape and CBD retail business known as "Big Bend Vape & CBD", including office and storage and future occupancy of two second-story bedroom apartments; located in the B-3 Commercial Service District; 8006 Big Bend Rd.; Sec. 1, T4N, R19E, <b>Town of Waterford</b> (Parcel Id. No. 016041901030001) |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Jensen reviewed the petition and public hearing testimony using text and maps. If approved, the applicant proposes to stock the store with vape pens, pods, juices, coils, lighters, rolling papers, glass pipes, full spectrum CBD products including edible and natural products. Proposed hours of operation are 9:00 a.m. to 9:00 p.m.

Jagdish Patel, the applicant, was present and answered questions from the Committee.

Patricia Hanson, Racine County District Attorney, was present and explained the law pertaining to hemp products for the committee.

SPEAKING IN OPPOSITION

One resident was present to speak against the petition.

COMMUNICATIONS

Letters from the following individuals were read into the record:

- Town of Waterford Chairman Tom Hincz, in opposition of the petition.
- Town of Waterford Inspector Lee Greivel, in opposition of the petition
- Town of Waterford Police Chief Matthew Johnson, in concern of the petition.

STAFF RECOMMENDATION(S)

If approved, staff recommended the following conditions be added:

- Applicant is responsible to provide annual proof of required state and/or federal licensure. Proof must be submitted to the Development Services Office. Failure to submit the proof of licensure may result in revocation of this conditional use.
- The conditional use is non-transferable.

- The Economic Development and Land Use Planning Committee reserves the right to require the owner to appear before the Committee to address substantiated complaints involving this operation. The Committee may direct the owner to implement possible corrective measures to address the complaints. The conditional use permit could be subject to revocation proceedings if substantiated complaints are not addressed by corrective measures.
- Product shall not be allowed to be grown onsite.
- The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state and federal regulations.
- Requires Town of Waterford approval.

7:17 DECISION

**HINCZ MOVED, seconded by Grove, to deny the conditional use.**

*A roll call vote was called.*

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Even Schlicht:            nay  
Youth Representative Hailey Staltenberg:    nay

**VOTE: 3/3, with Roanhouse, Osterman and Pringle dissenting.  
The motion is defeated.**

7:43 DECISION

**OSTERMAN MOVED, seconded by Pringle, to approve the conditional use.**

*A roll call vote was called.*

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Even Schlicht:            aye  
Youth Representative Hailey Staltenberg:    aye

**VOTE: 3/3 with Grove, Buske and Hincz dissenting.  
The motion is defeated.**

7:46 DECISION

**HINCZ MOVED, seconded by Osterman, to layover the conditional use to allow the Town of Waterford to hear at their public hearing.**

*A roll call vote was called.*

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Even Schlicht:            aye  
Youth Representative Hailey Staltenberg:    aye

**Motion carried. VOTE: 5/1 with Grove dissenting.**

7:15 **GROVE MOVED**, seconded by Pringle, to close the public hearing portion of the meeting.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Schlicht: aye  
Youth Representative Stoltenberg: 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. Decisions on preceding petitions
2. Review, discussion and possible approval of the February 18, 2019, summary minutes  
7:51

**GROVE MOVED**, seconded by Pringle to approve, the February 18, 2019, summary minutes.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Even Schlicht: aye  
Youth Representative Hailey Staltenberg: aye

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

3. PG Senft Investments, LLC  
7:51 Paul Senft, Applicant  
(Site Plan Review approved on 12/20/2017)  
Extension of 12/20/2017 approval to construct a ±18' x ±148' storage building for use in association with the construction business; located in the M-3 Heavy Industrial District; 7501 Nordale Avenue; Sec. 12, T4N, R20E, **Town of Norway** (Parcel Id. No. 010042012035165)

Jensen reviewed the petition. The conditional use was approved in December 2017 and the permit was issued in March 2017. The applicant is requesting an extension due to some financial setbacks.

**STAFF RECOMMENDATION(S)**

Staff recommends approval of an extension on the petition.

**DECISION**

**PRINGLE MOVED**, seconded by Grove, to approve an extension of the petition.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Even Schlicht: aye  
Youth Representative Hailey Staltenberg: aye

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

- \*4. Resolution by the Racine County Economic Development and Land Use Planning Committee  
7:52 authorizing Racine County to receive the urban non-point source and stormwater program planning  
7:54 grant funds on behalf of the Root-Pike Watershed Initiative and to manage the funds as fiscal agent

Monty Osterman gave a brief explanation of the program.

**OSTERMAN MOVED, seconded by Grove,** to forward a resolution to the County Board of Supervisors, with a recommendation of approval. The Committee requested that 1<sup>st</sup> and 2<sup>nd</sup> readings occur at the April 9, 2019, County Board meeting.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Even Schlicht: aye  
Youth Representative Hailey Staltenberg: aye

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

5. Review, discussio, & possible action on referrals from the Racine County Board of Supervisors  
7:56  
7:57

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

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

1. A copy of Agricultural Impact Statement Addendum (DATCP #4285) for Lakeshore Capacity Improvement Project WE Energies Racine and Kenosha Counties from Wisconsin Department of Agriculture, Trade and Consumer Protection.
2. A copy of adopted resolution authorizing the Village of Bristol to participate in the preparation of a Cooperative Plan with the Town of Paris from the Village of Bristol.
3. A copy of a memorandum regarding the transmittal of SEWRPC Report, A Transportation Improvement Program for Southeastern Wisconsin: 2019-2022 from Southeastern Wisconsin Regional Planning Commission.
4. Public Notice of Intent to Reissue a Wisconsin Pollutant Discharge Elimination System for Funks Home Center, located at 15941 Durand Ave. Union Grove, from Wisconsin Department of Natural Resources. (WPDES Permit No. WI-0030660-09-0)
5. Public Notice of Intent to Reissue a Wisconsin Pollutant Discharge Elimination System for Eagle Lake Sewer Utility, located at 25300 Kickapoo Drive, Kansasville WI. from Wisconsin Department of Natural Resources. (WPDES Permit No. WI-0031526-09-0)
6. Other business as authorized by law

7. Adjourn  
8:03

There being no further business, **PRINGLE MOVED, seconded by Grove,** to adjourn at 8:03 p.m.