

**RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE  
SUMMARY MINUTES - MONDAY, MAY 20, 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.)**

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

Committee not present: Tom Pringle

Youth in Governance  
Representatives: Evan Schlicht, Hailey Staltenberg

Staff present: Brian Jensen, Development Services Superintendent  
Sean Maiter, Development Services Specialist  
Kelsey Mascorro, Development Services Secretary

Chairman Cooke called the May 20, 2019, Racine County Economic Development and Land Use Planning Committee (EDLUPC) public hearing and committee meeting to order at 6:02 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**

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|---|---|
| 1. Cornerstone Pavers, LLC, Applicant<br>6:04 Richard Beck, Owner<br>7:33 | Consideration to revoke the existing conditional use permit to operate a non-metallic mining and processing (sand & gravel) operation, including use of a portable scale and scale house; property located west of Buena Park Road, south of State Trunk Highway (STH) 20/83; Sec. 34, T4N, R19E, <b>Town of Waterford</b> (Parcel Id. Nos. 016041934-008040 and -008020) |
|---|---|

Brian Jensen provided the Committee with background information and provided a brief history of extraction operations on this site, past and present approvals granted by the Committee and Development Services staff actions relative to this matter. Jensen stated that the applicant in subject to Section 20-1166, Conditional Use Permit Revocation, Chapter 20, Zoning, and to Section 12.5-67, Permit Suspension and Revocation, Chapter 12.5, Nonmetallic Mining Reclamation, of the Racine County Code of Ordinances. Using a PowerPoint presentation, Sean Maiter reviewed his site inspection findings, illustrated with photographs taken at the site and maps designed for discussion purposes.

Attorney Austin Borton, representing Cornerstone Pavers, LLC; Chris Cape, Cornerstone Pavers; and Mark Madsen, Professional Land Surveyor and Professional Engineer and President of Nielsen, Madsen, Barber; and addressed the Committee. Attorney Borton submitted a summary report and a current survey of the property prepared by Mark Madsen, as well as a report prepared by David Anderson, an OSHA safety expert in the field.

SPEAKING IN OPPOSITION OF THE PETITION TONIGHT: Attorney Brian Wanasek

**DECISION**

**SUPERVISOR OSTERMAN MOVED, seconded by Supervisor Grove,** revoke the existing conditional use and reclamation permits.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Schlicht: aye

Youth Representative Evans: aye

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

2. Traci Himebauch, Owner  
7:33 Ryan Koch, Applicant  
7:37

Amendment of Land Use Plan from the plan designation of Prime Agricultural Land to Other Agricultural, Rural Residential and Open Land

Rezone ±8 acres of property from A-1 Farmland Preservation to A-2 General Farming and Residential District II; 5200 Deer Road; Sec. 19, T4N, R19E, **Town of Waterford** (Parcel Id. Nos. 016041919-008010 and -008020)

For informational purposes only:

The purpose of this Land Use Plan amendment and rezone is to allow future construction of a ±80 x ±120 pole barn for personal storage.

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

Ryan Koch was present tonight and addressed the Committee.

DECISION

**SUPERVISOR BUSKE MOVED, seconded by Supervisor Grove,** to approve the Land Use Plan amendment and rezone petitions, as this Land Use Plan amendment and rezoning are compatible with surrounding zoning and uses and will not adversely affect the surrounding property values; it is in the public interest, as only a portion of the property will be rezoned and the remaining lands are available for farming operations; and the area to be rezoned is moderately susceptible to erosion through farming practices per the Racine/Kenosha Soil Survey Manual.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Schlicht: aye

Youth Representative Evans: aye

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

3. Golden Arrow Bowhunters  
7:37 Nick Draskovich, Agent  
7:47

Rezone from P-2 Recreational Park to R-3 Suburban Residential (Sewered); 28621 E. River Bay Road; Sec. 30, T4N, R19E, **Town of Waterford** (Parcel Id. No. 016041913084000)

For informational purposes only:

The purpose of this rezone is to create three lots on this site for future residential use and construction.

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

brief history of the property and past approvals. He noted that although this is a bow hunters club, hunting is not allowed on the site. This petition is scheduled for the June 3, 2019, Town of Waterford Plan Commission meeting. If the rezone is approved, a legal description must be submitted to the Development Services Office before the petition is presented to the County Board in the form on an ordinance.

Nick Draskovich, President of the Golden Arrow Bowhunters, was present tonight and addressed the Committee.

SPEAKING IN OPPOSITION OF THE PETITION TONIGHT: Warner Miller, 28545 E. River Bay Road, property owner to the east of the property.

**DECISION**

**SUPERVISOR HINCZ MOVED, seconded by Supervisor Osterman,** to approve the rezone petition, as this rezoning is compatible with surrounding zoning and uses and will not actually adversely affect the surrounding property values, and this rezoning is consistent with the existing 2035 Comprehensive Plan as identified by staff.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Schlicht: aye

Youth Representative Evans: aye

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

**SUPERVISOR GROVE MOVED, seconded by Supervisor Hincz,** to close the public hearing.

**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  
8:08

2. Review, discussion & possible approval of the April 15, 2019, summary minutes  
8:16

**SUPERVISOR GROVE MOVED, seconded by Supervisor Buske,** to approve the April 15, 2019, summary minutes. Supervisor Roanhouse questioned the prohibition of activity on this site.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Schlicht: aye

Youth Representative Evans: aye

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

3. Discussion regarding parking and habitation of recreational vehicles/camping units on public and private property, including current Racine County Zoning Ordinance language and State of Wisconsin Camping Codes  
8:17

Chairman Cooke stated that a number of supervisors have recently received comments and concerns about observations about camping occurring in some questionable areas. Given the increased ongoing construction projects in the county and lodging becoming an issue, the Committee is seeking direction and clarification regarding county ordinances and whether or not this sort of camping will be permitted, and if so, to what extent.

Jensen informed the Committee that staff will research the subject and ordinances in other counties pertaining to this issue and will bring more information back to the Committee.

4. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors  
8:21

County Board Referrals to the EDLUPC:

1. DNR Public Notice of an Air Pollution Control Permit Application Review submitted by S.C. Johnson & Son, Inc, including plans and specifications for modification of Aerosol Line 333.
2. DNR Public Notice of Informational Hearing and Intent to Re-issue a Wisconsin Pollutant Discharge Elimination System to the Yorkville Sewer Utility District No. 1. Said hearing will be held on May 30, 2019, 10:00 a.m., at the DNR Sturtevant Service Center.
3. DNR Public Notice of Intent to Calculate Site Specific Limits Under Wisconsin Pollutant Discharge Elimination System for the carriage water discharge along the bank of Conservancy Bay, part of the Waterford Impoundment on the Fox River, related to the proposed Waterford Ecosystem Restoration project.
4. Relocation Order for Project ID. 2703-00-74, 16<sup>th</sup> Street Road Reconstruction Project
5. City of Racine Waterworks Commission resolutions adopting Relocation Orders for the purpose of public water way improvements on parcels located in the Village of Mt. Pleasant:
  - a. Resolution #19-7, regarding Whitely Farms, Inc. parcel north of the intersection of West Road and Washington Avenue
  - b. Resolution #19-8, regarding 7601 Durand Avenue
  - c. Resolution #19-9, regarding 404 South Green Bay Road
6. Public Hearing Notice for proposed amendments to the 2035 Village of Mt. Pleasant Comprehensive Land Use Plan and the 2035 Multi-Jurisdictional Plan for Racine County. The hearing will be held on May 21, 2019, at 6:30 p.m., in the Mt. Pleasant Village Hall.
7. City of Franklin Public Hearing Notice for proposed amendment of the City of Franklin 2025 Comprehensive Master Plan to change the future Land Use Map designation for properties generally located south of the intersection of West Loomis Road and West Ryan Road. The hearing will be held on May 21, 2019, at 6:30 p.m. in the Franklin City Hall.

**SUPERVISOR GROVE MOVED, seconded by Supervisor Roanhouse, to receive and file the above-referenced referrals.**

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Schlicht: aye

Youth Representative Evans: aye

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

5. Other business as authorized by law  
8:23

On behalf of the Committee, Chairman Cooke thanked and applauded the Youth in Governance Representatives, Evan Schlicht and Hailey Staltenberg, for their participation in the EDLUPC meetings.

6. Adjourn  
8:24

There being no further business, **SUPERVISOR HINCZ MOVED, seconded by Supervisor Roanhouse,** to adjourn at 8:24 p.m. Motion carried unanimously. VOTE: 6/0