

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

SUMMARY MINUTES - MONDAY, October 21, 2019 - 6:00 p.m.

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

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

Youth in Governance
Representatives: Jarret Janes present, Vincent Pulice, excused

Staff present: Julie Anderson, Director of Public Works & Development Services
Rhonda McCormick, Staff Secretary

Chairman Cooke called the October 21, 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. Witte Investments, LLC. Conditional Use to construct and utilize a ±1,980 sq. ft.
6:04 Dennis Witte, Applicant addition to the existing office building and a ±7,200 sq. ft.
6:15 storage building that exceeds the maximum allowable
aggregate total footprint area of accessory structures;
located in the B-3 Commercial Service District; 32409 High
Dr. (STH 20); business known as Witte Supply Co.;
Sec. 28, T4N, R19E, **Town of Waterford**
(Parcel Id. No. 016041928013010).

Julie Anderson reviewed the petition and public hearing testimony using text and maps. The owner proposes to do the expansion in two phases. Phase one would be the addition to the current office building, install of a new private onsite wastewater treatment system, a meeting room, offices and storage. An old house on the property would be razed. Phase two would be the construction of a 60'x120' cold storage building for inventory and equipment storage with a semi loading dock. Phase two would start within twelve months of completing phase one.

Dennis Witte, the applicant, was present and answered questions from the committee.

COMMUNICATIONS

The Town of Waterford will hear this petition at their November 4, 2019 meeting.

DECISION

GROVE MOVED, seconded by Buske, to approve the petition as the use is in accordance with the purpose and intent of Chapter 20; is allowed by underlying zoning; and, based on other this going on in the area, the proposed use appears to fit with the uses in the district and will provide a needed service to the community.

YOUTH REPRESENTATIVES' ADVISORY VOTE:

Youth Representative Janes: aye

Motion carried unanimously. VOTE: 7/0

6:13 **GROVE MOVED**, seconded by **Pringle**, to close the Public Hearing portion of the meeting.

YOUTH REPRESENTATIVES' ADVISORY VOTE:

Youth Representative Janes: 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. Decision on preceding petition
2. Review, discussion & possible approval of the September 16, 2019, summary minutes
6:15

DECISION

PRINGLE MOVED, seconded by **Osterman**, to approve the, **September 16, 2019** summary minutes.

YOUTH REPRESENTATIVES' ADVISORY VOTE:

Youth Representative Janes: aye

Motion carried unanimously. VOTE: 7/0

3. Whorley Storage, LLC
6:16 Dennis Lopiparo,
6:18 D&K Seasonal Services, LLC,
Applicant

Conditional Use (layover) amendment to allow a landscape contractors office and yard to occupy a portion of an existing self-storage facility; located in the B-3 Commercial Service District; 8427 Big Bend Rd. (STH 164); Sec. 1, T4N, R19E, **Town of Waterford** (Parcel Id. Nos. 016041901-034100 & -034101)

Note: Conditional Use was laid over at the July 15, 2019 public hearing to allow the owner and applicant time to resolve issues with the Town of Waterford

Anderson reviewed the petition using text and maps. This project has received approval from the Town engineer and an occupancy permit from the Town building inspector. The applicant is requesting a conditional use amendment to allow a landscape contractors office and yard to occupy a portion of an existing self-storage facility with a business known as D&K Seasonal Services.

DECISION

PRINGLE MOVED, seconded by **Grove**, to approve the petition as this use is not hazardous, harmful, offensive or otherwise adverse to the property values in the County and its communities; the proposed 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.

YOUTH REPRESENTATIVES' ADVISORY VOTE:

Youth Representative Janes: aye

Motion carried unanimously. VOTE: 7/0

4. TTT Real Estate, LLC.
6:28 Robert Epping, Hillside Aggregates,
6:31 Applicant

Site Plan Review to continue a non-metallic mineral extraction (sand & gravel) operation, including gravel crushing, washing and recycling of concrete/asphalt; located in the M-4 Quarrying District; 7126 McHenry Street (CTH "P");
Sec.7, T2N, R19E, **Town of Burlington**
(Parcel Id. No. 002021907011000)

For informational purposes only: No changes to the conditions of the existing conditional use and reclamation plan are requested.

Anderson reviewed the petition using text and maps. The financial assurance bond is current and adequate. Staff has reviewed the plans and visited the site and determined the quarry is operating within its approval. There have been no complaints about this operation.

STAFF RECOMMENDATION(S)

Staff recommends approval of a two-year extension.

DECISION

PRINGLE MOVED, seconded by Hincz, to approve the petition.

YOUTH REPRESENTATIVES' ADVISORY VOTE:

Youth Representative Janes: aye

Motion carried unanimously. VOTE: 7/0

5. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors
6:31
6:33

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

1. A Notice of Pending Application for Proposed Dredging and Wetland Impact located north of CTH KR from Wisconsin Department of Natural Resources.
2. Public Notice of an Air Pollution Control Permit Application Review from Wisconsin Department of Natural Resources. (Permit No. 252006370-P24)
3. A Relocation Order regarding Reichert Court from the City of Racine.
4. Notice of Public Hearing on October 23, 2019 regarding an amendment to the Comprehensive Plan 2035 for the City of Racine: from the City of Racine.

5. Notice of Public Hearing on October 15, 2019 regarding amendments to the City of Franklin 2025 Comprehensive Master Plan from the City of Franklin.

YOUTH REPRESENTATIVES' ADVISORY VOTE:

Youth Representative Janes: aye

Motion carried unanimously. VOTE: 7/0

6. Other business as authorized by law
6:33

There will not be a meeting on **November 4, 2019**. If the need arises, a special meeting may be scheduled on a date to be determined. The **November 18, 2019** Economic Development and Land Use Planning Committee public hearing/meeting will remain as scheduled.

7. Adjourn
6:34

There being no further business, **PRINGLE MOVED, seconded by Grove**, to adjourn at 6:34 p.m.

Motion carried unanimously. VOTE: 7/0