

**RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE**  
**SUMMARY MINUTES - MONDAY, JUNE 17, 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, Tom Hincz, Monte Osterman, Tom Pringle

Committee not present: Bob Grove, Tom Roanhouse

Youth in Governance Jarret Janes  
Representatives: Vincent Pulice – excused

Staff present: Brian Jensen, Development Services Superintendent  
Kelsey Mascorro, Staff

Chairman Cooke called the June 17, 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. S and S Frost Holdings, LLC, Owner Rezone ±86.66 acres of property from A-1, Farmland  
6:03 Spencer Frost, Applicant Preservation District to A-2 General Farming and  
6:21 Residential District II; 33408 Territorial Drive; Sec. 5, T4N,  
R19E, **Town of Waterford** (Parcel Id. Nos. 016041905-  
002000 and part of 016041905-004000)

For informational purposes only:

The purpose of this rezone is to allow rural residential uses on non-agricultural lands consistent with the 2035 Comprehensive Land Use Plan

Brian Jensen reviewed the petition and public hearing testimony using text and maps. Currently, there is a single-family residence on one of the parcels. The requested rezoning is for the potential future development of single-family residences on proposed parcels.

Spencer Frost, the applicant, was present and answered questions from the committee.

**SPEAKING IN FAVOR**

One resident was present to speak in favor of the petition.

**SPEAKING IN OPPOSITION**

One resident was present to speak against the petition.

STAFF RECOMMENDATION(S)

Staff recommends approval as it complies with the 2035 Comprehensive Land Use Plan and zoning is compatible with surrounding uses.

DECISION

**PRINGLE MOVED, seconded by Buske, to** approve the rezoning as this rezoning would be consistent with the existing 2035 Comprehensive Land Use Plan as the lands to be rezoned are not identified in the plan as Prime Agricultural Land; this rezoning will not adversely affect the surrounding property values; and will not be solely for the benefit of the owner.

**YOUTH REPRESENTATIVES ‘ADVISORY VOTES’**

Youth Representative Janes: aye

**Motion carried unanimously. VOTE: 5/0**

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|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. Park View Sand & Gravel, LLC, Owner<br>6:20 Robert Epping - A to Z Aggregates,<br>6:33 Agent | <u>Conditional Use</u> to continue a non-metallic mining (sand and gravel) extraction operation, including crushing, washing, concrete/asphalt recycling and reclamation; located in the M-4 Quarrying District; 31844 Washington Avenue; Sec. 34, T4N, R19E, <b>Town of Waterford</b> (Parcel Id. No. 016041934015000) |
|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Jensen reviewed the petition and public hearing testimony using text and maps. Decreased setback variance were approved by the Board of Adjustment in late 70s and early 80s. Reclamation would be 2 large lakes/ponds. Staff went out and visited the site. Hill has signs and fences placed for protection requested by Town of Waterford. Proposed southern lake has been moved and approved by the Village of Rochester. Would not create issues with reclamation. No complaints at this site.

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

STAFF RECOMMENDATION(S)

DECISION

**PRINGLE MOVED, seconded by Buske, to** approve as this use is in accordance with the purpose and intent of Chapter 20. This use implements the county’s comprehensive plan to logically and safely extract resource and follow the approved reclamation plan and this use appears to be permitted by the underlying zoning.

**YOUTH REPRESENTATIVES’ ADVISORY VOTES:**

Youth Representative Janes: aye

**Motion carried unanimously. VOTE: 5/0**

6:29 **OSTERMAN MOVED**, seconded by Buske to close the public hearing.

Motion carried unanimously. VOTE: 5/0

### **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 & possible approval of the May 20, 2019, summary minutes  
6:35

**PRINGLE MOVED**, seconded by Buske, to approve the May 20, 2019, summary minutes.

#### **YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Janes: aye

**Motion carried unanimously. VOTE: 5/0**

3. Sean Devine, Owner  
6:35 Brent Ryan, Morton Buildings, Inc.  
6:36 Agent  
Site Plan Review to construct five (5) self-service storage buildings (phase 2); located in the M-3, Heavy Industrial District; 21116 Allis Avenue; Sec. 12, T4N, R20E, **Town of Norway** (Parcel Id. Nos. 010042012035162)

Jensen reviewed the petition, using text and maps. This is consistent with the original conditional use.

#### **STAFF RECOMMENDATION(S)**

Staff recommends approval as it is consistent with the original conditional use.

#### **DECISION**

**PRINGLE MOVED**, seconded by Buske, to approve

#### **YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Janes: aye

**Motion carried unanimously. VOTE: 5/0**

4. Baumeister Trust, Owner  
6:37 Reesman's Excavating and Grading,  
6:40 Inc., Agent
- Site Plan Review to continue a non-metallic (sand and gravel) extraction operation, including crushing, washing, washing and recycling; located in the M-4 Quarrying District; 5057 Warren Road; Sections 18 and 19, Town 2 North, Range 19 East, **Town of Burlington** (Parcel Id. Nos. 0020219-19011001 and -18027000)  
For informational purposes only: The applicant is proposing no changes to the existing mining operation. The reclamation plan remains unchanged

Jensen reviewed the petition, using text and maps. Applicants are proposing no changes to conditions or site plans. Bond will need to be increased to \$73,500. Staff visited the site and found no issues with setbacks.

STAFF RECOMMENDATION(S)

Staff recommends approval with the bond being increased to \$73,500.

DECISION

**PRINGLE MOVED, seconded by Buske, to approve with the bond being increased to \$73,500.**

**YOUTH REPRESENTATIVES 'ADVISORY VOTES':**

Youth Representative Janes: aye

**Motion carried unanimously. VOTE: 5/0**

5. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors  
6:41

County Board Referrals to the EDLUPC:

1. DNR public notice of a pending application for a proposed wetland individual permit for a proposed development to construct a 13-acre commercial site on the east side of the SE Frontage Road in the Village of Mount Pleasant.
2. A Racine County Relocation Order pertaining to 1<sup>st</sup> Street/County Trunk Highway KR, from 90<sup>th</sup> Street to 2040 feet east of Old Green Bay Road.

**PRINGLE MOVED, seconded by Buske, to receive and file the above-referenced referrals.**

**Motion carried unanimously. VOTE: 5/0**

6. Other business as authorized by law  
6:42

There will not be a meeting on July 1, 2019. If the need arises, a special meeting may be scheduled on a date to be determined. The July 15, 2019, Economic Development and Land Use Planning Committee public hearing/meeting will remain as scheduled.

Staff visited the Krueger Pit in the Village of Rochester and have certified it as fully reclaimed and it is no longer a quarry. The Village of Rochester has rezoned for residential development.

7. Adjourn  
6:45

There being no further business, **BUSKE MOVED, seconded by Pringle**, to adjourn at 6:44 p.m. **Motion carried unanimously. VOTE: 5/0**