

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

SUMMARY MINUTES - MONDAY, December 16, 2019 - 6:00 p.m.

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

(Approved by committee on January 20, 2020)

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

Committee excused: Kay Buske

Youth in Governance
Representatives: Jarret Janes, present - Vincent Pulice, Excused

Staff present: Julie Anderson, Director of Public Works and Development Services.
Rhonda McCormick, Staff Secretary
John Serketich, Office of Corporation Counsel

Chairman Cooke called the December 16, 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. PJ Investment Holdings, LLC.
6:07 James A. Steinmetz, Applicant
6:24

Rezone from B-1, Neighborhood Business District and R-4, Urban Residential District I to R-6, Two-Family Residential District; ±.57-acres; 3310 Eagle Rd. and lot south thereof, Sec. 27, T3N, R20E, **Town of Dover** (Parcel Id. Nos. 006032021-884000 & -884015)

For informational purposes only:

The purpose of this rezoning is to convert an existing tavern to a two-family residence.

Julie Anderson reviewed the petition and public hearing testimony using text and maps. Currently the building houses a vacant tavern on the lower level and an apartment on the upper level. The applicant would like to convert the tavern into living quarters. The Town of Dover approved this petition at their November 13, 2019 meeting.

James Steinmetz, the applicant, was present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition as the rezoning is compatible with surrounding zoning and uses and follows the 2035 Comprehensive Land Use Plan

DECISION

PRINGLE MOVED, seconded by Grove, to approve the rezoning as the Town of Dover has approved the proposed rezone; the rezoning is compatible with surrounding zoning, the rezoning affects an existing 2-story building and it will not actually adversely affect the surrounding property values; and is consistent with the existing 2035 Comprehensive Land Use Plan.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Janes: aye

Motion carried unanimously. VOTE: 6/0

2. Racine County
6:12 Rudie/Frank Architecture, Agent
6:26
- Conditional Use to raze an existing bath and shower structure and construct and utilize a ±2,837 sq. ft. beach house at Einer Fischer Park; located in the P-2, Recreational Park District; 30326 Durand Ave.; Sec. 34, T3N, R19E, **Town of Burlington** (Parcel Id. No. 002031934001000)

Anderson reviewed the petition and public hearing testimony using text and maps. The current Structure is outdated and can not handle the number of people who use the beach/park. The new building will house men's and women's bathrooms/dressing rooms, a concession stand and an office for lifeguards and first aid. A concrete paved covered patio will also be constructed in front of the building. The Town of Burlington will act on this petition at their January 2020 meeting.

Ryan Rudie, the agent, was present and answered questions from the committee.
Al Jeske, with Nielsen Madsen & Barber, was present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval of this petition, subject to Town approval.

DECISION

PRINGLE MOVED, seconded by Osterman, to approve the conditional use as the 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 VOTES:

Youth Representative Janes: aye

Motion carried unanimously. VOTE: 6/0

3. Cretex Materials, Inc.
6:19 Carl Beck, Agent
6:31
- Conditional Use to continue a non-metallic mining (limestone) extraction operation; located in the M-4 Quarrying District; 31405 Bushnell Road (STH 142); Section 4, Town 2 North, Range 19 East, **Town of Burlington** (Parcel Id. Nos. 002021904010020 & 002021904006000)

For informational purposes only: There are no changes from the previous approval of December 18, 2017

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Anderson reviewed the petition and public hearing testimony using text and maps. Staff has reviewed the plans and determined the quarry is operating within previous approvals. There have been no complaints about this operation. Staff is reviewing the current financial assurance bond.

Carl Beck, the agent, was present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval of this petition.

DECISION

GROVE MOVED, seconded by Pringle, to

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Janes: aye

Motion carried unanimously. VOTE: 6/0

6:23 **GROVE MOVED, seconded by Pringle, to close the Public Hearing portion of the meeting.**

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Janes: 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. Decision on preceding petition
2. Review, discussion & possible approval of the October 21, 2019, summary minutes
6:31

DECISION

OSTERMAN MOVED, seconded by Pringle, to approve the, October 21, 2019 summary minutes.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Janes: aye

Motion carried unanimously. VOTE:67/0

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3. 4326 Beaumont, LLC
6:31 Jon Erickson, Agent

Site Plan Review to allow and utilize a portable sawmill inside an existing building, located in the M-3, Commercial Service District; 4326 S. Beaumont Ave.; Sec. 34, T3N, R20E, **Town of Dover** (Parcel Id. No. 006032034013000)

Note: Conditional Use was approved for this property at the February 15, 2016 public hearing for outdoor collection and processing of clean wood waste and green waste and utilizing an existing structure for indoor bagging of mulch, silt-sock and compost sock production

Anderson reviewed the petition using text and maps. The Kansasville Fire Chief, Scott Remer, has concerns about the outdoor storage on this site and concerns regarding accessing the site in the event of an emergency.

COMMUNICATION(S)

An email From John Daams, with the Kansasville Fire Department requesting more information on this request.

STAFF RECOMMENDATION(S)

Staff recommends to lay over this petition, to the January 2020 meeting, to give the applicants time to work with the fire department to address fire hazard concerns.

DECISION

OSTERMAN MOVED, seconded by Pringle, to layover the petition to the January 2020 meeting.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Janes: aye

Motion carried unanimously. VOTE: 6/0

4. Enver & Samije Saitoski
6:41 Andy Backus, Agent
6:47

Conditional Use Amendment for revised driveway access to approved plat, lot 35, Rivers Turn Addn. No. 1 subdivision; located in the C-2, Upland Resource Conservation District; 5715 Buena Park Rd.; Sec.23, T4N, R19E, **Town of Waterford** (Parcel Id. No. 016041923045350)

Anderson reviewed the petition using text and maps. Staff has no concerns regarding this request.

COMMUNICATION(S)

Ken Hintz, Town of Waterford Public Works Supervisor, approves this request.

DECISION

GROVE MOVED, seconded by Pringle, to approve the conditional use amendment.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Janes: aye

Motion carried unanimously. VOTE: 6/0

5. Review, discussion & possible action on establishing a moratorium on consideration and/or issuance of zoning permits, certificates of compliance, occupancy permits, site plan review, and zoning approvals for adult establishment uses pending a study to determine how the Racine County Code of Ordinances should be modified to protect public health, safety and welfare in light of recent developments in the law as related to the comprehensive zoning plan, as well as rapid urbanization occurring in Racine County

6:48
6:56
Anderson informed the Committee that the Racine County Ordinance relative to Adult Establishment Uses needs to be reviewed, based upon information received and in collaboration with Kenosha County, which is doing the same ordinance review and updates. The best way to approach this update is to adopt a moratorium for a certain amount of time so that no permits or approvals are considered. Staff is seeking a 6 (six) to 9 (nine) month moratorium to allow review and update of the Zoning ordinance. Discussion followed that a 9 (nine) month moratorium seems appropriate, and staff indicated that it may not take that long so the moratorium could be lifted sooner.

John Serketich, with Racine County Corporation Counsel, was present and answered questions from the committee.

DECISION

ROANHOUSE MOVED, seconded by Grove, to direct staff to prepare the Ordinance for the moratorium with language they could review at their January 20, 2020 meeting. If they approve the language of the moratorium, the Ordinance then advances to the County Board for action. The moratorium would become effective once the Ordinance is adopted.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Janes: aye

Motion carried unanimously. VOTE: 6/0

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

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

December Referrals

1. The 2018 Annual Report for Southeastern Wisconsin Regional Planning Commission.
2. Notice of Timber Cutting in Village of Mt. Pleasant by RT Timber LLC.

November Referrals

3. A Letter regarding the proposed state purchase of an easement on 0.4 acres of land for the Tichigan Wildlife Area in the Town of Waterford from the Wisconsin Department of Natural Resources.

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4. A notice of updates to the Contingency Plan regarding their licensed hazardous waste storage facility from S.C. Johnson & Son.
5. The Racine County Board of Drainage Commissioners Annual Reports from John W. Knuteson.
6. A Letter regarding maintenance of the right of way to manage trees, brush and woody vegetation from American Transmission Company.
7. A Relocation Order of the Village of Caledonia affecting properties in the Wind Point West Subdivision and parcels adjacent thereto as part of a Stormwater Facilities Project in the Village of Caledonia from Elaine Sutton Ekes.
8. A notice that the Walworth County Multi-Jurisdictional Comprehensive Plan Update and the originally adopted Multi-Jurisdictional Comprehensive Plan can be viewed on the

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Janes: aye

Motion carried unanimously. VOTE: 6/0

7. Other business as authorized by law

8. Adjourn
7:04

There being no further business, **PRINGLE MOVED, seconded by Grove**, to adjourn at 7:04 p.m.

Motion carried unanimously. VOTE: 6/0