

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

SUMMARY MINUTES - MONDAY, January 20, 2020 - 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: David Cooke, Mark Gleason, Tom Hincz, Monte Osterman,
Tom Pringle, Tom Roanhouse

Committee excused: Bob Grove

Youth in Governance
Representatives: Jarret Janes, Vincent Pulice

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

Chairman Cooke called the January 20, 2020 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. Beachview LLC
6:09 Bower Design & Construction Agent
6:23 | <u>Conditional Use</u> to raze the existing motel and construct and utilize a ±7,276 sq. ft. multi-tenant commercial incubator building; located in the B-3, Commercial Service District; 30427 Durand Ave.; Sec. 34, T3N, R19E, Town of Burlington (Parcel ID No. 002031934010000) |
|--------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Brian Jensen reviewed the petition and public hearing testimony using text and maps. The owner is requesting to keep the tavern and remove the motel and construct an "L-shaped" multi-tenant commercial building. Currently the existing motel is in poor condition and the owner would like to raze the existing motel structure as well as a portion of the existing lounge/bar to make room for the new expansion. The expansion would entail seven new business incubator units, for small contracting businesses. The owner would like to make cosmetic updates to the existing lounge, with the installation of a steel roof and exterior painting to match the proposed building. Building design will match existing building architecture and color schemes. If approved, construction would begin shortly after approval with completion by the end of summer 2020.

Chris Bower, the agent, was present and answered questions for the committee.

SPEAKING IN OPPOSITION

One resident was present and voiced concerns for parking spaces located near the right of way access on a private road.

STAFF RECOMMENDATIONS

**Racine County Economic Development & Land Use Planning Committee
Public Hearing & Committee Meeting Summary Minutes
Ives Groves Office Complex – January 20, 2020**

Staff recommends approval of the petition. Based on other things going on in the area the proposed use appears to fit with the uses in the district. Outside storage of product or equipment is not allowed. The easement will remain intact. Parking or blocking of the easement access to the properties that it services will not be allowed.

DECISION

PRINGLE MOVED, seconded by Buske, to amended and approve the conditional use as; the use is in accordance with the purpose and intent of Chapter 20 and public health, safety and welfare; this use appears to be permitted by underlying zoning and complies with all other provisions of Chapter 20, such as lot width and area, yards, height, parking, loading, traffic, highway access, and performance standards; 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
Youth Representative Pulice: aye

Motion carried unanimously. VOTE: 6/0

2. Copper Creek Pass LLC
6:18 Garrett Foat, Agent
6:26

Rezone from A-1, Farmland Preservation District to A-2, General Farming and Residential District II; ± 24.6 acres; across the street from 7708 Northwest Highway; Sec. 7, T4N, R19E, **Town of Waterford** (Parcel Id. No. 016041907004001)
For informational purposes only:
The purpose of this rezoning is to allow for the creation of four rural residential lots for possible future development.

Jensen reviewed the petition and public hearing testimony using text and maps. The applicants are requesting to rezone to allow the development of four residential lots. The lots will range in size from 5.9-acres to 6.39-acres. The proposed land division meets the 2035 Comprehensive Land Use Plan as "Other Agricultural, Rural Residential and Open Land". The only access point, allowed by the Department of Transportation, is on STH 83 as illustrated on the submitted plat of survey.

Garrett Foat, the agent, was present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval as the rezoning is consistent with the existing 2035 Comprehensive Plan and is compatible with surrounding zoning and uses.

DECISION

PRINGLE MOVED, seconded by Osterman, to approve the petition as; the rezoning is compatible with surrounding zoning; this rezoning will not actually adversely affect the surrounding property values; and is consistent with the existing 2035 Comprehensive Land Use Plan as the property is not identified as Prime Agricultural Land.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Janes: aye
Youth Representative Pulice: aye

Motion carried unanimously. VOTE: 6/0

6:22 **OSTERMAN MOVED**, seconded by **Pringle**, to close the Public Hearing portion of the meeting.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Janes: aye
Youth Representative Pulice: 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 & possible approval of the December 16, 2019 summary minutes
6:29

DECISION

PRINGLE MOVED, seconded by **Buske**, to approve the, December 16, 2019 summary minutes.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Janes: aye
Youth Representative Pulice: aye

Motion carried unanimously. VOTE: 6/0

3. PG Senft Investments, LLC.
6:29 Paul G. Senft, Owner
6:30

Site Plan Review (extension) to construct a ±81'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)

Note: Site Plan Review was initially approved December 20, 2017 and previously extended March 18, 2019. No changes are proposed from the original approval.

Jensen reviewed the petition using text and maps. Due to financial reasons the applicant is requesting an additional nine-month extension.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition with all applicable conditions from previous approvals remaining in effect.

DECISION

PRINGLE MOVED, seconded by Hincz, to approve the site plan review.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Janes: aye
Youth Representative Pulice: aye

Motion carried unanimously. VOTE: 6/0

4. 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. (Adoption requested at the January 28, 2020 County Board meeting).

John Serketich, with Racine County Corporation Counsel, explained the changes made since the December 16, 2019 Economic Development and Land Use Planning Committee meeting.

A discussion began regarding whether a 1st and 2nd reading was necessary.

DECISION

PRINGLE MOVED, seconded by Buske, to forward the moratorium to the County Board of Supervisors with a recommendation of approval. The Committee requested that a 1st and 2nd reading occur at the January 28, 2020 County Board Meeting.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Janes: nay
Youth Representative Pulice: aye

Motion carried unanimously. VOTE: 5/1 with Osterman dissenting.

5. Review, discussion and possible action on a grant application from the Land Conservation Committee of the WATERshed Program Resolution for the purpose of submitting with the NACD grant. (1st and 2nd reading requested at the January 28, 2020 County Board meeting).
6. Review, discussion and possible action on a grant application from the Land Conservation Committee of the Adaptive Farms Resolution for the purpose of submitting with the NACD grant. (1st and 2nd reading requested at the January 28, 2020 County Board meeting).

The Racine County Land Conservation Committee meeting met, and approved items 5 and 6, just before tonight's Economic Development and Land Use Planning meeting. For procedural purposes the committee agreed to vote on Items 5 and 6 at the same time.

DECISION

OSTERMAN MOVED, seconded by Buske, to forward the resolutions to the County Board of Supervisors, with a recommendation of 1st and 2nd reading at January 28, 2020 County Board Meeting.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Janes: aye
Youth Representative Pulice: aye

Motion carried unanimously. VOTE: 6/0

7. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors
6:54
6:55

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

1. A memo regarding a proposed amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035", to incorporate, as an amendment thereto, the document titled "Downtown Racine Pedestrian, Plaza & Parking, City of Racine: Downtown Public Realm and Parking Plan, October 2019" from the City of Racine.
2. The I-94 Corridor Master Plan, which amends the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 from Village of Yorkville.
3. A Notice regarding a proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan from City of Franklin.
4. A letter evaluating a request from the Village of Mount Pleasant to modify the USACE aquatic ecosystem restoration project located on the Pike River from the U.S. Army Corps of Engineers.
5. Notice of Timber Cutting to take place on a parcel located on S. Pine Street, in the Town of Burlington by RT Timber LLC.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Janes: aye
Youth Representative Pulice: aye

Motion carried unanimously. VOTE: 6/0

8. Other business as authorized by law

9. Adjourn
6:55

There being no further business, **PRINGLE MOVED, seconded by Buske,** to adjourn at 6:55 p.m.

Motion carried unanimously. VOTE: 6/0