

(approved by committee on May 18, 2020)

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

**Pursuant to the Racine County Executive's Administrative Order Dated March 26, 2020, this meeting is being held via phone conferencing and no personal gathering will take place.** The call-in phone number and meeting passcode are as follows: Dial in: 606-653-0291 Passcode: 4324074. If you have other special needs, please contact the Public Works & Development Services Department at (262) 886-8440

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

Committee excused: Kay Buske

Youth in Government

Representatives present: Jarret Janes, present Vincent Pulice, excused

Staff present: Julie Anderson, Director of Public Works, and Development Services  
Brian Jensen, Development Services Superintendent

Chairman Cooke called the April 20, 2020, Racine County Economic Development and Land Use Planning Committee public hearing and committee meeting to order at 6:00 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**

1. Arthur and Eileen Naber, Vernon and Helen Brook Trust, & Wayne and Ronda Kennedy, Owners  
Arthur Naber, Applicant  
Rezone from M-4, Quarrying District to A-2, General Farming District II; located at 29929, 29727 and 29641 Plank Road and contains ±4.14-acres, Part of the NW & SW ¼ of Sec. 23, T3N, R19E, **Town of Burlington** (Parcel Ids. 002031923039000, 002031923045000 and 002031923015000)

For informational purposes only:

*The purpose of this rezoning is to remove the M-4 Quarry District zoning designation from these properties or portions thereof and place a consistent zoning district on the parcels to be in harmony with surrounding zoning designations and uses.*

Brian Jensen reviewed the petition and public hearing testimony using text and maps. The M-4 zoning remnants are from many years ago and this rezoning is merely cleanup of the zoning map and to place correct and compatible zoning in place. The Town of Burlington has approved this zoning change.

Art Neighbor, the agent, was present on the call and answered questions from the committee.

**STAFF RECOMMENDATION(S)**

Staff recommends approval as the rezoning is compatible with existing land uses and is in conformance with the 2035 Comprehensive Land Use Plan.

DECISION

**GROVE MOVED, seconded by Osterman**, approved the rezoning as; the rezoning is compatible with surrounding zoning; this rezoning will not actually adversely affect the surrounding property values; and is good zoning practice.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Janes: aye

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

2. Bradley Carlson, Owner  
Erica Tilot, Applicant

Amendment of Land Use Plan from the plan designation of Low Density Residential to Agricultural, Rural Residential, and Open Land.

Rezone ±2.39 acres of property from R-2, Suburban Residential District (Unsewered) to A-2, General Farming and Residential District II; 23204 W. 7 Mile Road; Sec. 3, T4N, R20E, **Town of Norway** (Parcel Id. No. 010042003047000)

For informational purposes only:

The purpose of this Land Use Plan amendment and rezone is to allow horses to be kept on the property.

Jensen reviewed the petition and public hearing testimony using text and maps. The property is adjacent to lands zoned A-2. The owner would like to keep one horse and one pasture-mate small horse or donkey on this site. There will be no boarding of horses. The Town of Norway supports this rezoning, per Tom Kramer, who spoke on behalf of the Town of Norway.

Erica Tilot, the agent, was present on the call and answered questions from the committee.

STAFF RECOMMENDATION(S)

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

DECISION

**OSTERMAN MOVED, seconded by Grove**, approved the rezoning as the Town of Norway supports the land use plan amendment and rezone; this land use plan amendment and rezone are compatible with surrounding zoning and uses; and, this land use plan amendment and rezone will not actually adversely affect the surrounding property values.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Janes: aye

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

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3. John and Crystal Bieringer  
Amy Bowser, Applicant
- Conditional Use to occupy an existing building and site with a health and wellness center; located in the B-3 Commercial Service District; 7923 S. Loomis Rd.; Sec. 8, T4N, R20E, **Town of Norway** (Parcel Id. No. 010042008400000)

Jensen reviewed the petition and public hearing testimony using text and maps. This health and wellness center is focused on women's health, including massage, yoga, and sale of some products such as CBD oil and essential oils. Hours of operation are limited to Tuesday through Saturday. The Wind Lake Volunteer Fire Department is requiring installation of a knox box, and a fire inspection prior to occupancy. Tom Kramer spoke on behalf of the Town of Norway. He indicated that the Town supports this use and that this project should not be "held open" and that permits should be issued so there is no further delay.

Amy Bowser, the owner, was present on the call and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval as this use fits in the current zoning district. The land use is consistent with surrounding zoning and uses.

DECISION

**GROVE MOVED, seconded by Hincz**, to approve the conditional use as this use is not hazardous, harmful, or adverse to property values in the County and its communities; this 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**

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 and possible approval of the February 17, 2020, summary minutes

**GROVE MOVED, seconded by Osterman**, to approve the February 17, 2020 summary minutes as presented.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Janes: aye

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

3. Traci Himebauch & Gregory and Conditional Use to construct and utilize an 81'x125' pole building for storage and maintenance of construction equipment and vehicles (DBA No Limit Excavating); located in the A-2, General Farming and Residential District II; 5200 Deer Rd.; Sec. 19, T4N, R19E, **Town of Waterford** (Parcel Id. No. 016041919008010 & part of 016041919008020)

(Note this item was laid over from the February 17, 2020 public hearing to allow the Town of Waterford to review)

Jensen reviewed the petition and reminded the Committee that this item was laid over at the February 17, 2020 meeting so that the Town of Waterford could review the proposal. Tom Hincz, on behalf of the Town of Waterford, indicated that they gave the proposal a very thorough review, they visited the site and the Town approved the use on March 9, 2020 with several conditions. Hincz thanked Mr. Koch for his patience and cooperation. The Town is comfortable with the proposed Conditional Use.

Ryan Koch, the applicant, was present on the call and answered questions from the committee.

#### DECISION

**HINCZ MOVED, seconded by Roanhouse**, to approve the conditional use based on the use fitting into the area and not adversely affecting surrounding property values.

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

Youth Representative Janes: aye

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

4. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors
5. Other business as authorized by law

Director Anderson commented that this is the final meeting of this session for the EDLUP Committee and for some of the Committee members. She thanked them for their hard work on several tough land use issues, and for their support of staff and the Development Services team. She also said that they accomplished a lot of good work and made tough decisions during the past couple of years. Supervisor Osterman thanked the Committee and staff and indicated he enjoyed working with everyone on staff as well. Chair Cooke thanked the Youth in Government students for their interest and participation over the past year with this Committee, deeming it the best Committee of the County Board, and he thanked staff and his County Board colleagues for the great work that was accomplished and the lessons that were learned.

6. Adjourn

There being no further business, **OSTERMAN MOVED, seconded by Grove**, to adjourn at 6:40 p.m.

**Motion carried unanimously. VOTE: 7/0**