

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

SUMMARY MINUTES - MONDAY, April 20, 2015 - 6:00 p.m.

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

Committee present: Mark Gleason, Tom Pringle, Monte G. Osterman, Tom Roanhouse,
Mike Dawson

Committee excused: Tom Hincz, Bob Grove

Youth in Governance
Representatives: Josh Graf and Meredith Freidheim

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

Chairman Gleason called the April 20, 2015 Racine County Economic Development and Land Use Planning Committee Public Hearing and Committee meeting to order at 6:01 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. Shawn Zibolsky Conditional Use for a landscape maintenance/construction and
6:03 DBA Happy Grass, Inc. snow removal business, DBA Happy Grass, Inc., including
6:38 outside storage of equipment, truck trailers, mulch, topsoil, and
plants; 21208 Allis Avenue; Parcel Id. No. 010042012035133;
Section 12, Town 4 North, Range 20 East; **Town of Norway**

Brian Jensen reviewed the petition and public hearing testimony using text, maps, and slides. The surrounding zoning was identified. The northwest portion of the site would be used for stockpiling of mulch and top soil. Truck and trailer parking would be on the east side of the property. A conditional use was approved in 2000 for Recycle Post Consumer Aluminum Waste. In 2008, a conditional use was denied for an expansion of a recycling facility.

Shawn Zibolsky, applicant, was present and answered questions from the committee. The employee parking will be moved to the other side of the property, due to the location of the holding tank. The loading dock will be removed. Three trucks and five trailers will be parked outside at night. Eventually an existing fence would be repaired and extended to reduce the view of the truck parking area. No maintenance of vehicles will be done onsite.

STAFF RECOMMENDATION(S)

Staff recommends approval, based on the development and usage in the Norway Industrial Park and the 2035 Comprehensive Plan. It is compatible with the area, underlining zoning permits this use, and the proposed use fits within the district.

Supervisor Osterman stated he would like the conditions to stipulate that there is to be no maintenance of vehicles on site.

Chairman Gleason stated he would like the salt area established on the plan and clarification on the issue of dumpster screening.

DECISION

PRINGLE MOVED, seconded by Dawson, to approve the petition, as the proposed use is not hazardous, harmful, offensive, or otherwise adverse to the property values in the County and its communities; this use appears to be permitted by underlying zoning; and, based on the other things going on in the area, the proposed use fits with the uses in the district.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Graf: aye

Youth Representative Freidheim: aye

Motion carried unanimously. VOTE: 5/0

- | | |
|---|---|
| 2. KKM Real Estate Holding, LLC,
6:19 Owner
6:41 American Surveying Co., Inc.,
Agent | <u>Rezone</u> ±57.9 acres from A-3 General Farming District III & R-2 Suburban Residential District (Unsewered) to A-2 General Farming & Residential District II; located 6621 Town Line Rd., Parcel Id. No. 010042018041000, part of the SW ¼, NW ¼ of the fractional NW ¼ of Section 18, Town 4 North, Range 20 East; Town of Norway |
|---|---|

Jensen reviewed the petition and public hearing testimony using text, maps, and slides. The surrounding zoning was identified. The property would be used for farming purposes. The primary environmental corridor will remain untouched. One out lot has already been combined with a lot containing an existing home.

Pete Bailey, American Surveying Company, Inc., was present and answered questions from the committee. He noted that no additional heavy traffic is anticipated.

SPEAKING IN OPPOSITION

Ron Gerber was present and voiced his concern for the condition of the roads.
John Dziubinski was present and asked for clarification on the zoning.

FOR INFORMATION ONLY

Jim Klamert was present and asked if the property could ever be subdivided.
Karen Zimmerman was present and wanted clarification that the use of the property was not changing.

STAFF RECOMMENDATION(S)

Staff recommends approval, as it is consistent with the 2035 Land Use Plan. The proposal is consistent with the intent of the zoning district and is compatible with the surrounding land use, and based on the application the use will not change.

PRINGLE MOVED, seconded by Osterman, to approve the rezoning petition, as this rezoning is consistent with the existing 2035 Comprehensive Plan as identified by staff, and this rezoning is consistent with the statement of purpose and intent of the zoning district.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Graf: aye

Youth Representative Freidheim: aye

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. Decision on preceding petitions
2. Review, discussion & possible approval of March 16, 2015, summary minutes

DECISION

PRINGLE MOVED, seconded by Dawson, to approve the March 16, 2015, summary minutes.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Graf: aye
Youth Representative Freidheim: aye

Motion carried unanimously. VOTE: 5/0

3. Review, discussion & possible action on a resolution recommending approval of the draft
6:43 *Comprehensive Economic Development Strategy (CEDS) for Southeastern Wisconsin: 2015*, as
7:01 prepared by the Southeastern Wisconsin Regional Planning Commission (SEWRPC), the
Milwaukee 7 Regional Economic Development Partnership (M7) and the Southeast Regional
Economic Partnership (REP)
Presentation by Nancy M. Anderson, SEWRPC

Nancy Anderson stated that the intent of the CEDS is to bring together both the public sector and business interests to develop a strategic plan for strengthening the regional economy. The CEDS is currently in a sixty-day review period that ends May 1, 2015. This presentation is for informational purposes only and no action will be required at this time.

DECISION

OSTERMAN MOVED, seconded by Pringle, to receive and file the draft Comprehensive Economic Development Strategy (CEDS) for Southeastern Wisconsin.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Graf: aye
Youth Representative Freidheim: aye

Motion carried unanimously. VOTE: 5/0

4. Yorkville Elementary School
7:03 Dan Prince, Applicant
7:05 Site Plan Review to construct and utilize a ±36' x ±24' outdoor teaching area on the east side of the existing school building; 18621 Washington Avenue; Parcel Id. No. 01803210802000; Section 8, Town 3 North, Range 21 East, **Town of Yorkville**

Jensen reviewed the petition using text maps and slides. The proposed outdoor teaching area was identified on a map. Some trees may have to be removed. The Town Board and Town Planning Commission approved the site plan, subject to conditions, on April 13, 2015. Jensen informed the committee that an email was received from a resident who lives across the street from the school indicating that whenever announcements are made over the PA system, the resident can hear them inside the home. Jensen noted that this complaint has no bearing on this site plan and should be handled directly with the school.

Dan Prince was present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval of this petition.

DECISION

PRINGLE MOVED, seconded by Dawson, to approve the site plan.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Graf: aye

Youth Representative Freidheim: aye

Motion carried unanimously. VOTE: 5/0

5. JOLYNN Investors, LLC, Owner 7:07 Martin Egan, Great Lakes 7:10 International, Inc., Applicant	<u>Site Plan Review</u> to occupy an existing building with a business for assembly and distribution of water treatment products for residential and commercial markets (DBA Great Lakes International, Inc.); 5211 S. Colony Avenue; Parcel Id. No. 018032132033000 Section 32, Town 3 North, Range 21 East; Town of Yorkville
---	---

Jensen reviewed the petition using text, maps, and slides. The surrounding zoning and land uses were identified on maps. The Town Board and Town Planning Commission approved this site plan, subject to conditions, at their April 13, 2015, meeting. The applicant proposes installing a new holding tank to meet the needs of the building. Hours of operation will be Monday through Friday, 7:00 a.m. to 5:00 p.m.

Martin Egan, applicant, was present and answered questions from the committee. He stated that only assembly would be done at this location; manufacturing is done at the Racine location.

STAFF RECOMMENDATION(S)

Staff recommends approval with Town and standard conditions.

DECISION

PRINGLE MOVED, seconded by Osterman, to approve the site plan.

Motion carried unanimously. VOTE: 5/0

Racine County Economic Development & Land Use Planning Committee
Public Hearing & Committee Meeting Summary Minutes
Ives Groves Office Complex – April 20, 2015

6. Robert & Jayne Bowers, Owners 7:14
7:15 Site Plan Review to raze two existing sheds, pool and deck and to construct a 24' x 40' detached garage for storage of tractors and equipment; 11201 W. Five Mile Road; Parcel Id. No. 012042119012000; Section 19, Town 4 North, Range 21 East; **Town of Raymond**

Jensen reviewed the petition using text, maps, and slides. The ordinance allows a certain number of square feet with regard to the size of the parcel, and the Bowers will exceed that limit. The limit can be exceeded through approval from this committee. The new building will be for personal use only. Seven surrounding property owners have submitted written approval for this project.

Robert and Jayne Bowers were present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition.

PRINGLE MOVED, seconded by Dawson, to approve the site plan.

Motion carried unanimously. VOTE: 5/0

7. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors
7:17
7:18

PRINGLE MOVED, seconded by Dawson, to receive and file a Notice of Intent for Timber Cutting in the Town of Dover from Krueger Lumber Co., Inc.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Graf: aye
Youth Representative Freidheim: aye

Motion carried unanimously. VOTE: 5/0

8. Other business as authorized by law

Chairman Gleason would like to bring awareness of the Asian Carp issue to Racine County and asked Supervisor Osterman if he would be willing to make a presentation of this issue to the committee.

9. Adjourn

There being no further business, **PRINGLE MOVED, seconded by Dawson,** to adjourn at 7:25 p.m.
Motion carried unanimously. VOTE: 5/0