

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

SUMMARY MINUTES - MONDAY, August 17, 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 Hincz, Mike Dawson

Committee excused: Bob Grove, Tom Roanhouse

Youth in Governance
Representatives: Caleb Celano, Garret Wilkins

Staff present: Julie Anderson, Director of Public Works and Development Services
Rhonda McCormick, Staff Secretary

Chairman Gleason called the August 17, 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. Oakes Transport, Inc., Owner Amendment of Land Use Plan from the plan designation of
6:06 Daniel Oakes, Applicant Commercial to Industrial.
6:57
- Rezone approximately 2.79 acres from B-3 Commercial Service District to M-3 Heavy Industrial District; 2036 N. Sylvania Avenue (West Frontage Road); Section 1, Town 3 North, Range 21 East, **Town of Yorkville** (Parcel Id. No. 018032101024000)

Julie Anderson reviewed the petition and public hearing testimony using text and slides. This will be an expansion of the Long Van Facility located to the north of this property. The purpose for the rezoning request is to allow outdoor storage, which is not allowed in a B-3 Commercial Service District.

Dan Oakes was present and answered questions from the committee. The overseas containers on the site will be empty. The access on 50th Avenue will not be used. The main entrance will be off the frontage road. If any trees in the 35' to 40' buffer die, they will be replaced. A cyclone fence will run along the front side of the property to the gate. A razing permit has been obtained for the blue building, which currently exists on the site. The holding tank will be pulled and the well will mostly likely remain on the site and be capped.

SPEAKING IN OPPOSITION

John Cozad was present and stated that the trailers are unsightly and clash with the residential area. The Long Van Business creates noise and stacks the containers three high.
Jim Miller was present and asked for clarification on why the rezoning was being requested.

DECISION

PRINGLE MOVED, seconded by Dawson, to approve as this rezoning is compatible with surrounding zoning and uses and will not adversely affect surrounding property values.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Celano: aye
Youth Representative Wilkins: aye

Motion carried unanimously. VOTE: 5/0

2. Oakes Transport, Inc., Owner Conditional Use (proposed) for outside storage and display
6:18 Daniel Oakes, Applicant of portable office modules & shipping containers; located in
7:02 the M-3 Heavy Industrial District (proposed); 2036 N. Sylvania Avenue (West Frontage Road); Section 1, Town 3 North, Range 21 East, **Town of Yorkville** (Parcel Id. No. 018032101024000)

Julie Anderson reviewed the petition and public hearing testimony using text and slides. If approved the over seas containers will only be allowed to stack two high.

Dan Oakes was present and answered questions from the committee.

FOR INFORMATION ONLY

John Cozad asked about the 2035 Land Use Plan and brought to the committees' attention that wetlands have been disturbed on the site.

James Miller was present and wanted to be sure that any trees that may die will be replaced.

COMMUNICATIONS

An August 13, 2015 letter from James Miller expressing his concerns for the rezoning, hours of operation, the containers being stacked three high, heavy equipment operating on 50th Road and safety concerns.

An August 12, 2015 email from John Cozad expressing his concerns for the wetlands being disturbed on the Oakes property. Also stating his objection to the rezoning and 50th Road taking on heavier truck traffic. and early morning noise.

An August 13, 2015 letter from the Town of Yorkville Clerk informing the County that the Town tabled this request until the September 21, 2015 meeting. Dan Oakes asked if he could keep 12 to 20 trailers on the property for two weeks, the Town had no objections to that request.

STAFF RECOMMENDATION(S)

Staff recommends approval; however, staff would like to make sure the conditions are adhered to. Stacking of containers will be only two high and landscaping enhanced with trees that will provide year round screening. Staff will look into the wetland issue that was brought to the committees' attention.

DECISION

PRINGLE MOVED, seconded by Dawson, to approve as 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 zoning district.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Celano: aye
Youth Representative Wilkins: aye

Motion carried unanimously. VOTE: 5/0

3. SA Property Management, LLC Shoreland Conditional Use to construct a ±7,950 sq.-ft. commercial building to be used for retail sales of liquor products, d/b/a "B & B Beverage Liquor Store"; located in the B-3 Service District; vacant parcel on W. Loomis Road; Section 5, Town 4 North, Range 20 East, **Town of Norway** (Parcel Id. No. 010042005075000)
Amandip Singh, Owner
Geoff Fitzharris, Agent

Julie Anderson reviewed the petition and public hearing testimony using text, maps and slides. The site is served by public sanitary sewer and a well.

Geoff Fitzharris was present and answered questions from the committee.

COMMUNICATIONS

Julie Anderson read into the record a letter from the Town of Norway Engineer, Kenneth R. Ward. The Town Engineer listed recommendations to improve the site plan.

A letter, dated August 6, 2015, from the Town of Norway Planning Commission, to approve a conceptual plan only. The town requests the applicants to come back with more information. The Town asked the County to hold open conditions until the town can review them.

STAFF RECOMMENDATION(S)

Staff recommends to lay over the proposal in order to obtain a more detailed site plan.

DECISION

OSTERMAN MOVED, seconded by Pringle, to lay over the petition in order to allow the applicant additional time to submit a more detailed site plan illustrating a new building that fits into the neighborhood architecturally with proper setbacks from all lot lines, that has adequate and safe parking, and that addresses various Town of Norway concerns about drainage.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Celano: aye
Youth Representative Wilkins: aye

Motion carried unanimously. VOTE: 5/0

4. Adam & Emily LaBadie, Owners
Nolan Carter Architectural
Design, Agent
- Conditional Use to construct a ±4,492-sq.-ft. building to be used for a dental clinic, located in the B-3 Commercial District; 5019 Mormon Road; Section 31, Town 3 North, Range 19 East, **Town of Burlington** (Parcel Id. No. 002031931024000)
For informational purposes only: Property rezoned to B-3 on October 20, 2014 to establish the proper zoning district to allow construction of an office building for general dental practice.

A written request to withdraw this petition has been received from the applicants.

DECISION

GLEASON MOVED, seconded by Pringle, to withdraw the petition from the August 17, 2015 Economic Land Use and Planning Committee Agenda.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Celano: aye
Youth Representative Wilkins: 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 petition
2. Review, discussion & possible approval of the July 20, 2015, summary minutes
7:09

DECISION

HINCZ MOVED, seconded by Dawson, to approve the July 20, 2015, summary minutes.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Celano: aye
Youth Representative Wilkins: aye

Motion carried unanimously. VOTE: 5/0

3. Review, discussion & possible recommendation on Racine County Revolving Loan Fund (RLF)
7:09 Plan Certification for the period ending March 31 2015, as presented by Janell Topczewski,
7:14 Business Lending Partners, a Division of RCEDC

Janell Topczewski briefly highlighted aspects of the Revolving Loan Fund Plan and answered questions from the committee.

DECISION

PRINGLE MOVED, seconded by Dawson, to forward the Racine County Revolving Loan Fund (RLF) Plan Certification for the period ending March 31, 2015, to the Finance and Human Resources Committee.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Celano: aye
Youth Representative Wilkins: aye

Motion carried unanimously. VOTE: 5/0

4. Review, discussion and possible recommendation to amend Section 20-1 Definitions and to create Sections 20-1021 Beekeeping; Section 20-1022 Plan Review; and Section 20-1023 Prohibited Conduct, Inspection and Hive Removal, Chapter 20, Zoning, of the Racine County Code of Ordinances

7:14
7:17

(Public hearing held on 06/15/2015 and laid over and sent back to staff for revisions on 06/15/2015)

Julie Anderson explained that staff is making progress on this ordinance. An email was received from Peter Poli, President of Racine Kenosha Bee Keepers Association, asking the county to lay over this petition until the Racine Kenosha Bee Keepers Association can review it at their September 2nd meeting and offer more input. Staff welcomes the information this association can provide.

STAFF RECOMMENDATION(S)

Staff recommends laying over this petition till the September 21, 2015 meeting.

DECISION

PRINGLE MOVED, seconded by Dawson, to lay over the petition till the September 21, 2015 meeting.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Celano: aye
Youth Representative Wilkins: aye

Motion carried unanimously. VOTE: 5/0

5. Storage Authority/MABKGPNB, Site Plan Review to construct two self-service storage facilities (20' x 280' & 30' x 280'); located in the B-3 Commercial Service District; 19031 Spring Street CTH "C"; Section 20, Town 3 North, Range 21 East, **Town of Yorkville**
LLC
Andrew Hagen, Applicant
(Parcel Id. No. 018032120020001)
For informational purposes only: Originally approved October 19, 1987

7:18
7:19

Julie Anderson reviewed the petition and public hearing testimony using text, maps and slides. This site plan was originally approved in 1987. The two new buildings will complete the build out for the site.

STAFF RECOMMENDATION(S)

Staff recommends approval, subject to town approval.

DECISION

OSTERMAN MOVED, seconded by Pringle, to approve the site plan.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Celano: aye

Youth Representative Wilkins: aye

Motion carried unanimously. VOTE: 5/0

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

7:20

7:21

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

1. Notification from WI-DNR of proposed Revocation of Air Permits for Aurora Memorial Hospital in Burlington WI.
2. Copy of Plan Modification and Grant of Exemption for Phase VII (7) at the Metro Recycling & Disposal Facility in Franklin, WI, from the WI-DNR.
3. A letter from Ehlers & Associates, Inc. referencing the Joint Board Meeting regarding Village of Mt. Pleasant Tax Incremental District # 4 on August 17, 2015 at the Mt. Pleasant Village Hall.
4. Copy of Revised Relocation Order (Project 2699-02-00) regarding Malchine Road in the Town of Norway from Thomas Kramer.
5. SC Johnson notification from WI-DNR regarding their contingency plan contacts.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Celano: aye

Youth Representative Wilkins: aye

Motion carried unanimously. VOTE: 5/0

7. Other business as authorized by law

There will not be a meeting on September 7, 2015. If the need arises, a special meeting may be scheduled on a date to be determined. The September 21, 2015 Economic Development and Land Use Planning Committee public hearing/meeting will remain as scheduled.

8. Adjourn

7:23

There being no further business, **PRINGLE MOVED, seconded by Hincz, to adjourn at 7:23 pm.**

YOUTH REPRESENTATIVES' ADVISORY VOTES:

**Racine County Economic Development & Land Use Planning Committee
Public Hearing & Committee Meeting Summary Minutes
Ives Groves Office Complex – August 17, 2015**

Youth Representative Celano: aye
Youth Representative Wilkins: aye

Motion carried unanimously. VOTE: 5/0