

**RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE**

**SUMMARY MINUTES - MONDAY, September 21, 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, Bob Grove, Tom Roanhouse, Tom Hincz, Mike Dawson

Youth in Governance Representatives: Caleb Celano arrived at 6:05 pm and Garret Wilkins arrived at 6:20 pm

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

Chairman Gleason called the September 21, 2015, 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. James Carlson, Owner Amendment of Land Use Plan from the plan designation of Commercial to Medium-Low Density Residential  
6:03  
6:26

Rezone approximately .74 acre from B-3 Commercial Service District to R-3 Suburban Residential District (Sewered); 3710 S. Beaumont Ave. (STH 75); Section 27, Town 3 North, Range 20 East, **Town of Dover**  
(Parcel Id. No. 0060320027029000)

Brian Jensen reviewed the petition and public hearing testimony using text and slides. The surrounding zoning was identified. The current owner is requesting the Land Use Plan rezoning in order to be able to sell the property as single-family residential use.

The applicant was not present to answer questions from the committee. However, Jim Carlson arrived at 6:22 p.m., and the committee agreed to revisit the request. Jim Carlson explained to the committee that he is requesting the rezoning for the reason that the prospective buyers are having trouble with underwriters for the loan, because the residence is in a B-3 Zoning Commercial Service District.

**STAFF RECOMMENDATION(S)**

Staff recommends approval of the petition, as the proposed zoning is compatible with surrounding zoning and usage.

**DECISION**

**PRINGLE MOVED, seconded by Grove**, to approve the petition, as this rezoning is compatible with surrounding zoning; this rezoning is in the public interest, as the property has been used as a single-family residential use and adjacent lands located to the north and west are currently identified as low-density residential; and the proposed zoning is considered down-zoning.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Graf: aye  
Youth Representative Freidheim: aye

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

2. Joseph & Gail Ketterhagen, Rezone approximately 30.31 acres from A-3 General  
6:06 Owners Farming District III to A-2 General Farming and Residential  
6:26 District II; 5741 Brever Road; Section 4, Town 2 North,  
Range 19 East, **Town of Burlington**  
(Parcel Id. No. 002021904010010)

Jensen reviewed the petition and public hearing testimony using text and slides. The surrounding zoning was identified on maps. The A-2 General Farming and Residential zoning are similar to the existing A-3 zoning. The proposed rezoning would allow four lots for residential development to be created. On May 14, 2015, the Town of Burlington Planning Commission and Town Board met and approved this request.

Joe and Gail Ketterhagen were present and answered questions from the committee. Smaller parcels will be easier to sell than one large parcel. There will be two 10-acre parcels and one 1-acre parcel; the house and barn will be on a 6-acre parcel.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition, as all parcels meet the minimum A-2 zoning requirements and are consistent with the 2035 Land Use Plan. Town of Burlington has approved this rezoning.

DECISION

**PRINGLE MOVED, seconded by Dawson**, to approve the petition, as this rezoning is consistent with surrounding zoning issues and this rezoning is in the public interest, as the Town of Burlington has approved this rezoning.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Graf: aye  
Youth Representative Freidheim: aye

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

3. Richard Olinger, Owner Conditional Use to allow parking of two (2) quad-axle dump  
6:10 trucks and one (1) skid-steer within an existing pole building;  
6:28 located in the A-2 General Farming & Residential District II;  
4464 Hwy. G; Section 11, Town 4 North, Range 21 East,  
**Town of Raymond** (Parcel Id. No. 012042111040050)

Jensen reviewed the petition and public hearing testimony using text and slides. The ordinance A-2 zoning district allows the parking of one construction vehicle outside. If parked inside, two construction vehicles, with the skid-steer, are allowed. The driveway is 740' long, with a turn-a-around. There are many residences in this area. The owners are currently parking the trucks on the property without a conditional use permit. An anonymous complaint was made to Racine County Planning and Development. Jensen

brought to the attention of the Olingers that a small sign near the road is not allowed by ordinance and needs to be removed. Mr. Olinger stated it would immediately be removed.

Richard and Renee Olinger were present and answered questions from the committee. The home and pole barn were built in 2002. Trucks have been parked on the property, with no complaints from neighbors, since 2002. The trucks leave at 6:30 a.m. and return in the evenings between 5:00 and 6:00 p.m., Monday through Friday, and occasional Saturdays until 1:00 p.m. No materials from job sites are brought onto the property. Only light maintenance of the trucks is done on site. There are two employees.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition, based on oil changes occurring off site, no diesel fuel being stored onsite and the illegal sign being removed.

DECISION

**GROVE MOVED, seconded by Pringle**, to approve the petition, as this use is not hazardous, harmful, offensive or otherwise adverse to the environmental quality; This use appears to be permitted by underlying zoning as the dump trucks and skid steer will be park within the existing pole building; and, based on the 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 Graf: aye  
Youth Representative Freidheim: aye

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

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 the August 17, 2015, summary minutes  
6:25  
6:29

DECISION

**PRINGLE MOVED, seconded by Dawson**, to approve the August 17, 2015, summary minutes.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Graf: aye  
Youth Representative Freidheim: aye

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

3. Ski Club of Racine, Inc. Amendment of 12/21/2007 Conditional Use to extend riding hours for the operation of off-road vehicles on designated portions of club recreational property; located in the P-2 Recreational Park District; 6122 S. English Settlement Avenue (CTH "J"); Section 1, Town 2 North, Range 19 East, **Town of Burlington** (Parcel Id. No. 002021901011000)
- 6:30 Jon Wilson, Applicant
- 6:53

Jensen reviewed the petition using text and slides. The original conditional use, for approval of off-road vehicles, was granted in 2007. Members of the club only, no guests, use the off-road track.

Jon Wilson, the applicant, was present and answered questions from the committee and provided a map that showed the no-ride zone, trial area and track location more clearly for the committee. Motorcross bikes are not allowed. The Ski Club has self regulated themselves to 96 decibels or less, which is the current sound limit for state trails. Every vehicle that uses the track is tested each Spring for its sound level. The club has been operating the off-road track for six years with no complaints.

*Chairman Gleason excused himself at 6:41 p.m. and turned the meeting over to Vice-Chair Grove.*

The supervisors discussed whether to allow the 8:00 p.m. end time.

*Chairman Gleason rejoined the meeting at 6:45 p.m.*

#### STAFF RECOMMENDATION(S)

Staff recommends approval to allow riding on Mondays and the start time of 10:00 am. Staff does not recommend approval of the 8:00 p.m. riding end-time.

#### DECISION

**OSTERMAN MOVED, seconded by Grove, to deny** extending the track operation hours to 8:00 p.m., but allowing Mondays and the hours of operation to begin at 10:00 a.m. A discussion began on clarifying the motion. Supervisor Osterman withdrew his motion to deny; Supervisor Grove agreed.

**GROVE MOVED, seconded by Osterman, to approve** amending the December 21, 2007, conditional use to extend riding hours for off-road vehicles on previously approved designated portions of Racine Ski Club recreational property. The Committee amended the original request and approved, in part, extending hours of operation for use of off-road vehicles on the subject property from Tuesday through Saturday, 12:00 noon to 7:00 p.m., to Monday through Saturday, from 10:00 a.m. to 7:00 p.m.

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

Youth Representative Graf: aye  
Youth Representative Freidheim: aye

**Motion carried unanimously. VOTE: 6/1, with Supervisor Pringle dissenting.**

4. Robert Epping, Owner  
6:56 Hillside Aggregate, Applicant  
6:57

Site Plan Review to continue a non-metallic (sand and gravel) extraction operation, including crushing, washing, and recycling; located in the M-4 Quarrying District; 7126 McHenry Street (CTH "P"); Section 7, Town 2 North, Range 19 East, **Town of Burlington** (Parcel Id. No. 002021907011000)

For informational purposes only: The applicant is proposing no changes to the existing mining operation. The reclamation plan remains unchanged.

Jensen reviewed the petition using text and slides. This is a two-year renewal for the site plan. 60 acres were approved for mining. Currently, 31 acres are being mined. Robert Epping took the site over in 2014. A bond is on file with the Racine County Public Works and Development Services Department. Staff has visited the site and found it to be compliant.

Robert Epping and Trent Epping were present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval of this site plan.

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: 7/0**

5. Review, discussion & possible recommendation on a resolution to adopt the *Comprehensive Economic Development Strategy (CEDS) for Southeastern Wisconsin: 2015-2020*, as prepared by the Southeastern Wisconsin Regional Planning Commission (SEWRPC), the Milwaukee 7 Regional Economic Development Partnership (M7) and the Southeast Regional Economic Partnership (REP)

*(Initial SEWRPC presentation made to the Economic Development and Land Use Planning Committee on April 20, 2015)*

SEWRPC had presented this resolution to all participating counties in southeast Wisconsin. Input was taken from committees and the public to create the final document that will be forwarded to the County Board for approval.

DECISION

**PRINGLE MOVED, seconded by Dawson,** to forward the resolution to the Racine County Board.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Graf: aye  
Youth Representative Freidheim: aye

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

6. SA Property Management, LLC      Shoreland Conditional Use to construct a ±7,950 sq.-ft.  
7:04 Amandip Singh, Owner      commercial building to be used for retail sales of liquor  
7:05 Geoff Fitzharris, Agent      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)

For informational purposes only: Originally laid over at  
August 17, 2015, public hearing

Jensen reviewed the petition using text and slides. Geoff Fitzharris came before the committee again with a more detailed plan that meets all minimum code requirements. A deed restriction has been recorded for a cross-access agreement for shared driveway and parking areas.

STAFF RECOMMENDATION(S)

Staff recommends approval, subject to town approval.

DECISION

**PRINGLE MOVED, seconded by Grove,** to approve the Shoreland Conditional Use.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Graf:    aye  
Youth Representative Freidheim:    aye

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

7. Shoreland zoning NR 115 (Act 55) update  
7:11

Jensen explained to the committee that Act 55 was in the governor's budget this year and it stripped authority for counties to be more restrictive in their shoreland ordinances. Many counties in the northern part of the state had adopted more restrictive shoreland requirements and are affected more by Act 55 than Racine County. Right now there are more questions than answers. The Wisconsin County Code Administrators submitted an extensive list of questions to the DNR regarding how ACT 55 affects NR 115. The DNR is currently working on answers to these questions. Wisconsin Counties have until October 2016 to adopt the new NR115. This date may change due to Act 55.

8. Resolution No. 2015-44 referred back to the Economic Development and Land Use Planning  
7:26 Committee at the August 24, 2015, Racine County Board of Supervisors meeting

The Economic Land Use and Planning Committee had denied this request at the July 20, 2015, meeting. The Town of Yorkville took no action on this item, because of the denial. Denials are forwarded to the County Board in the form of a resolution.

STAFF RECOMMENDATION(S)

Staff recommends approval to forward the resolution to the County Board for a 2nd reading.

DECISION

**GROVE MOVED, seconded by Pringle**, to forward to the County Board for a 2<sup>nd</sup> Reading.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Graf: aye  
Youth Representative Freidheim: aye

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

9. Review, discussion & possible action on referrals from the Racine County Board of Supervisors  
7:29

**GROVE MOVED, seconded by Pringle**, to receive and file the below-listed referrals.

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

1. Notice of an Air Pollution Permit Application Review for InSinkErator on 21<sup>st</sup> Street in Racine from the Wisconsin Department of Natural Resources.
2. An amended Relocation Order of the Village of Caledonia affecting property on, and adjacent to, Nicholson Road and Dunkelow Road, from the Village of Caledonia.

10. Other business as authorized by law  
7:29

There will not be a meeting on October 5, 2015. If the need arises, a special meeting may be scheduled on a date to be determined. The October 19, 2015, Economic Development and Land Use Planning Committee public hearing/meeting will remain as scheduled.

11. Adjourn  
7:30

There being no further business, **GROVE MOVED, seconded by Pringle**, to adjourn at 7:30 p.m.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Graf: aye  
Youth Representative Freidheim: aye

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