

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
SUMMARY MINUTES - MONDAY, August 17, 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: Tom Hincz, Bob Grove, Emily Lawrence, Tom Kramer
Mike Dawson, Jason Eckman

Committee excused: Brett Nielsen

Youth in Government

Representatives present: Arev Buchaklian, excused - Riley Niemiec, present

Staff present: Brian Jensen, Development Services Superintendent
Sarah Reed, Development Services Specialist
Rhonda McCormick, Support Staff

Chairman Hincz called the August 17, 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. Losacco LLC., Owner
Asphalt Contractors, Inc., Applicant
Amendment of Land Use Plan from the plan designation of Agricultural Estate, Commercial, and Primary Environmental Corridor to Extractive
Rezone 164.72-acres of property from P-2, Recreational Park District to M-4, Quarrying; 7148 McHenry St., Sections 7 & 18, T2N, R19E, **Town of Burlington** (PIN'S 002021907010000 & 002021918015000)
For informational purposes only:
The purpose of this Land Use Plan amendment and rezone is to possibly allow mineral extraction (sand & gravel)

The applicant requested to table this item for a future meeting in order to complete engineering plan revisions and to address Town of Waterford recommendations.

2. Losacco LLC., Owner
Asphalt Contractors, Inc. Applicant
Conditional Use to establish and operate a nonmetallic mineral extraction (sand & gravel) operation including, earthmoving, crushing, washing, stockpiling, transportation & reclamation; located in the M-4, Quarrying District (proposed); 7148 McHenry Street; Sections 7 & 18, T2N, R19E, **Town of Burlington** (PIN'S 002021907010000 & 002021918015000)

The applicant requested to table this item for a future meeting in order to complete engineering plan revisions and to address Town of Waterford recommendations.

3. Super Mix of Wisconsin, Owner
6:05 Jack Pease, Agent
6:17

Conditional Use to continue a nonmetallic mining operation (sand & gravel), including earth moving, crushing, washing, sorting, sizing, stockpiling, concrete recycling, Ready-mix plant, transporting and reclamation; 32424 High Dr. (**South Site**); Sec. 33, T4N, R19E, **Town of Waterford**. (PINS 016041933-002000 & -001050)

Brian Jensen reviewed the petition and public hearing testimony using text and maps. This operation was previously approved for nonmetallic mining in March 2014. The site was approved for 122-acres for mining and currently there is 15-acres being actively mined. The restoration of the site must meet or exceed all the requirements of the mandated NR135 regulation and subsequent nonmetallic mine reclamation ordinance adopted by Racine County in May of 2001. Staff has reviewed the plans, and met with a representative of Super Mix of Wisconsin at the site, the proposed quarry is operating within the framework of the county ordinance

Jack Pease, the agent, and Phillip Brown were present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval 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 district. The Town of Waterford has approved this conditional use.

DECISION

GROVE MOVED, seconded by Kramer, to approve the conditional as this use is not hazardous, harmful,, offensive, or otherwise adverse to the environmental quality or 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 Niemiec: aye

Motion carried unanimously. VOTE: 6/0

6:15 **GROVE MOVED, seconded by Echman**, to close the Public Hearing portion of the meeting.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Niemiec: 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. Decision on preceding petition

2. Review, discussion and possible approval of the July 20, 2020, summary minutes
6:15

GROVE MOVED, seconded by Lawrence, to the July 20, 2020 summary minutes.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Niemiec: aye

Motion carried unanimously. VOTE: 6/0

3. Super Mix of Wisconsin, Owner
6:18 Jack Pease, Agent
6:20 Site Plan Review to continue a non-metallic (sand and gravel) extraction operation, including earth moving, crushing, washing, sorting, sizing, stockpiling, recycling, transporting, and reclamation; located in the M-4 Quarrying District; 32409 High Drive (**North Site**); Sec. 28, T4N, R19E, **Town of Waterford** (PIN 016041928013000)

For informational purposes only: the applicant had requested a layover to August 17, 2020 meeting to complete engineering plan revisions and a Town of Waterford recommendation

Jensen reviewed the petition using text and maps. The site is approved for 109-acres of mining and currently there is 59-acres actively mined and 93-acres reclaimed. At the time of the last approval there have been 77-acres actively mined with 60-acres reclaimed. Staff has reviewed the plans and has determined the proposed quarry operation is within the framework of the previous approvals and to plan

STAFF RECOMMENDATION(S)

Staff recommends approval of the site plan. The Town of Waterford has approved this request.

DECISION

DAWSON MOVED, seconded by Grove, to approve the site plan.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Niemiec: aye

Motion carried unanimously. VOTE: 6/0

4. Thomas Guntly, Owner
6:22 Justin Niemyjski, Agent
6:27 Site Plan Review to construct and utilize a 60.4'x104.1' airplane hangar (constructed without permit or approval); located in the A-2, General Farming and Residential District II; 22031 W. 6 Mile Rd.; Sec. 14, T4N, R20E, **Town of Norway** (PIN 010042014001100)

Jensen reviewed the petition using text and maps. The site is zoned A-2 agriculture which does allow private airport runways. If approved the south property line of the abutting CSM must be adjusted to meet the minimum setbacks required by zoning ordinance.

Thomas Guntly, the owner, and Justin Niemyjski, the agent were present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval with the understanding that the south side property line must be moved and recorded.

DECISION

GROVE MOVED, seconded by Echman, to approve the site plan.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Niemiec: aye

Motion carried unanimously. VOTE: 6/0

5. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors
6:30

GROVE MOVED, seconded by Echman, to receive and file the following referral:

1. The Milwaukee Metropolitan Sewerage Districts 2019 Comprehensive Annual Financial Report. Additional information may be found on their website at <http://mmsd.legistar.com/Calendar.apx>.

Motion carried unanimously. VOTE: 6/0

6. Other business as authorized by law
7. The next Economic Development and Land Use Planning Committee public hearing/meeting will be on September 21, 2020.
8. Adjourn
6:35

There being no further business, **KRAMER MOVED, seconded by Grove,** to adjourn at 6:35 p.m.

Motion carried unanimously. VOTE: 6/0