

(approved by committee on 11/16/2020)

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
SUMMARY MINUTES - MONDAY, October 19 - 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, Tom Kramer, Mike Dawson, Jason Eckman

Committee excused: Bob Grove, Brett Nielsen

Youth in Government

Representatives present: Arev Buchaklian, absent. Riley Niemiec, absent

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

Chairman Hincz called the October 19, 2020, Racine County Economic Development and Land Use Planning Committee public hearing and committee meeting to order at 6:02 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. Jeremy Nagy & Elizabeth Walker, Conditional Use to operate a horse training and boarding facility with 36 stalls, four pastures with lean-tos, indoor and outdoor arena, maximum 50 horses; located in the A-1, Farmland Preservation District; 35111 Hill Valley Rd.; Sec. 30, T.4N., R.19E, **Town of Waterford** (PIN 016041930010030)
6:04 Owners
6:19

Brian Jensen reviewed the petition and public hearing testimony using text and maps.

The property is approximately 94 acres in the Town of Waterford approximately 600-feet from Walworth/Racine County line. A pole building with watchman's quarters is located on the parcel. The property has been used for Agricultural uses. Racine Land Conservation staff visited the site and met with Elizabeth Walker to discuss the project and horse manure storage and spreading.

Jeremy Nagy and Elizabeth Walker, the owners, were present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval as the use appears to be permitted as a conditional use.

Based on other things going on in the area, the proposed use appears to fit with the uses in the A-1 zoning district. This conditional use requires the Town of Waterford's approval.

DECISION

**KRAMER MOVED, seconded by Dawson,
Motion carried unanimously. VOTE: 4/0**

2. Racine County Development Services Review, discussion and possible action on a request to extend the moratorium outlined in Resolution Number 2019-110 for up to 90 days, regarding consideration and/or issuance of zoning permits, certificates of compliance, occupancy permits, site plan review, and zoning approvals for adult establishment uses pending completion of a study to determine how the Racine County Code of Ordinances should be modified to protect public health, safety and welfare in light of recent developments in the law as related to the comprehensive zoning plan, as well as rapid urbanization occurring in Racine County
- 6:14
6:21

Note: Nine-month moratorium was approved by EDLUPC at the December 16, 2019

Jensen reviewed the petition and public hearing testimony using text and maps. An additional 90 days is being requested to work with Corporation Counsel to make sure that the ordinance reflects the current statutory language.

John Serketich, with Racine County Corp Counsel, was present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval of a 90-day extension.

DECISION

DAWSON MOVED, seconded by Eckman, to approve the extension of the moratorium outlined in Resolution Number 2019-110 for up to 90 days, regarding consideration and/or issuance of zoning permits, certificates of compliance, occupancy permits, site plan review, and zoning approvals for adult establishment uses

Motion carried unanimously. VOTE: 4/0

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 August 17, 2020, summary minutes
6:22

DAWSON MOVED, seconded by Eckman, to the August 17, 2020 summary minutes.
Motion carried unanimously. VOTE: 4/0

3. Trenton Ventures, LLC., Owner
6:22 Robert Epping, Agent
- Site Plan Review to continue a sand and gravel extraction operation, including washing and ready-mix operations; located in the M-4 Quarrying District; 29331 Durand Avenue; Sec. 35, T3N, R19E, **Town of Burlington** (Parcel Id. 002031935002000)

Jensen reviewed the petition using text and maps. This is an annual two-year review. Staff has reviewed the plans and visited the site and determined the quarry is operating within the previous approvals and conditions. Hours of operation will remain the same. The current financial bond will be increased. There have been no complaints on this property since the last approval.

STAFF RECOMMENDATION(S)

Staff recommends approval of the two-year extension with the understanding that a new reclamation bond shall be submitted to Racine County Development Services, reviewed, and approved before execution of the required zoning permit.

DECISION

DAWSON MOVED, seconded by Eckman, to approve the site plan with a two-year extension.

Motion carried unanimously. VOTE: 4/0

4. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors
6:26

DAWSON MOVED, seconded by Eckman, to receive and file the following referral:

1. Notice of Correction from the Racine County Board of Drainage Commissioners regarding the assessment of Farm #5/Hoosier Creek.
2. Notice of support and allocation of funds to the Rails to Trails Project in the 2021 County Board budget.
3. Notice of Amendment to the Walworth County Multi-Jurisdictional Comprehensive Plan Map 2035.
4. Report No. 2020-34 appointing Jonathan Delagrave to the Southeastern Wisconsin Regional Planning Commission by Racine County Executive Jonathan Delagrave.

Motion carried unanimously. VOTE: 4/0

5. Other business as authorized by law
6. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, November 16, 2020.
7. Adjourn
6:30

There being no further business, **KRAMER MOVED**, seconded by **Dawson**, to adjourn at 6:28 p.m.

Motion carried unanimously. VOTE: 4/0