

(approved by committee on December 21, 2020)

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
SUMMARY MINUTES - MONDAY, November 16, 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, Mike Dawson, Jason Eckman, Bob Grove

Committee present via
conference call: Tom Kramer, Brett Nielsen

Youth in Government
Representatives present
via conference call: Arev Buchaklian, Riley Niemiec

Staff present: Brian Jensen, Development Services Superintendent
Sarah Reed, Development Services Specialist
Julie Anderson, Director of Public Works & Development Services

Chairman Hincz called the November 16, 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
6:02 Asphalt Contractors, Inc.,
6:43 Applicant

Amendment of Land Use Plan from the plan designation of Agricultural Estate, Commercial, and Primary Environmental Corridor to Extractive (sand & gravel operation).

Rezone ±164.72-acres of property from P-2, Recreational Park District to M-4, Quarrying District; 7148 McHenry St. (CTH P); Sec. 7 & 18, T2N, R19E, **Town of Burlington** (Parcel Id. No's. 002021907010000 & 002021918015000)

For informational purposes only:

The purpose of this Land Use Plan amendment and rezone is to allow nonmetallic extraction.

Brian Jensen reviewed the petition and public hearing testimony using text and maps. The subject property's current use was a private, recreation campground. This is for a nonmetallic mining operation. The proposed mining operation will be conducted in ten phases. Operator indicates as land is opened for mining activity the same acreage will be reclaimed.

Robert Kordus and Robert Kordus Jr., of Asphalt Contractors, Inc., Ryan Cardinal of Cardinal Engineering and Don Lee of Traffic Analysis and Design, were present to review production, operation and restoration, air quality, water, noise, and a traffic study. They also answered questions from the committee.

INFORMATION ONLY

Mick Warren, 7220 McHenry Street, opposed to existing driveway, would like to see an alternative used.

Dave Hanzelter, 336 Contour Drive, representing 700 households of Bohner's Lake Management Association, voiced concerns regarding traffic on CTH P, hours of operation and noise level.

STAFF RECOMMENDATION(S)

The rezoning is compatible with adjacent property to the north and northwest of the property. Rezoning is not illegal spot zoning. Town of Burlington Plan Commission and Town Board approved this rezone and land use plan amendment at the September 2020 meetings, staff recommends approval also.

DECISION

GROVE MOVED, seconded by Eckman to approve the rezone and land use plan amendment.

Motion carried unanimously. VOTE: 6/0

2. Losacco, LLC., Owner
6:44 Asphalt Contractors, Inc.,
6:55 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 St. (CTH P).; Sec. 7 & 18, T.2N., R.19E, **Town of Burlington** (PIN's 002021907010000 & 002021918015000)

Jensen reviewed the petition and public hearing testimony using text and maps. Most of the information provided for the land use plan amendment and rezone also applies to this conditional use request. The property is approximately 165-acres of which 84.5-acres are proposed for mining activity. The mining activity will not affect the existing wetlands. The financial assurance on this site for approximately 15-acres initially and has been agreed upon to be a \$150,000 bond. If the extraction acreage increases, the bond will also have to be increased. The bond will be revisited every two years. The bond is higher because of the complexities of the site, which includes undulating terrain and the clean-up of the site. The hours of operation are Monday through Friday from 7:30 a.m. to 5:00 p.m. and 7:30 a.m. to 12:00 p.m. on Saturdays, no operation on holidays or Sundays. We agree with the Town of Burlington recommendations of what the Town and Planning Commission approved back in September.

STAFF RECOMMENDATION(S)

Staff recommends approval as the use is permitted by underlying zoning and the proposed use appears to fit with the uses in this district. The use appears to be in the public interest by providing a valuable material asset and promoting the welfare of the community. The Racine County Conservationist has reviewed the current the quarry operation and has determined the proposed quarry operation meets the requirements of NR135; staff supports this. Staff indicates that to change the land use from the previous private campground to this extraction and feels that it is a significant improvement. The decades of illegal building on that site of campers, decks, garages, and sheds was a real code enforcement issue several years ago. The quarry is a better use of the site.

DECISION

ECKMAN MOVED, seconded by Grove, to approve the conditional use request.

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. Decisions on preceding petitions
6:55

2. Review, discussion and possible approval of the October 19, 2020, summary minutes
7:01

GROVE MOVED, seconded by Eckman, to approve the October 19, 2020 summary minutes.

Motion carried unanimously. VOTE: 6/0

3. Jeet Enterprises, LLC., Owner
7:01 Kirit Patel, Agent

Site Plan Review to install a four (4) foot high, non-residential security fence (chain link) on existing commercial property; located in the B-3, Commercial Service District; 22930 Durand Avenue; Sec. 26, T3N, R20E, **Town of Dover** (Parcel Id. 006032026014000)

Jensen reviewed the petition using text and maps.

STAFF RECOMMENDATION(S)

Staff supports the site plan review.

DECISION

GROVE MOVED, seconded by Dawson, to approve this site plan review.

Motion carried unanimously. VOTE: 6/0

4. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors
7:03

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

1. Relocation Order by the City of Racine of West 6th Street, Project 2703-00-02.
2. Town of Norway Sanitary District No. 1 – Resolution setting forth relocation order affecting property located on W. Loom Road, Parcel ID 0100420-08-004000.
3. Relocation Order by Racine County of CTH S (N. Beaumont Ave), Project PW-2110.
4. Timber cutting notification in the Town of Burlington. Parcel ID 0020319-34-040370.

Motion carried unanimously. VOTE: 6/0

5. Other business as authorized by law

None

6. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, December 21, 2020.

7. Adjourn
7:04

There being no further business, **DAWSON MOVED, seconded by Grove,** to adjourn at 7:04 p.m.

Motion carried unanimously. VOTE: 6/0