

DRAFT - COM ITEM 2

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

SUMMARY MINUTES - MONDAY, February 15, 2021 - 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: Supervisors Tom Hincz, Bob Grove, Mike Dawson, Jason Eckman

Committee present via
conference call: Supervisors Kelly Kruse, Brett Nielsen

Committee not present: Supervisor Tom Kramer (excused)

Youth in Government
Representatives: Riley Niemiec (present); Arev Buchaklian (not present)

Staff present: Brian Jensen, Development Services Superintendent
Jarmen Czuta, Development Services Zoning Administrator
Sarah Reed, Development Services Specialist

Chairman Hincz called the February 15, 2021, 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. Michael & Valerie Iverson, Owners
6:02 Steven R. Sharpe - Architect,
Agent Request a conditional use to construct additions to and perform renovations of an existing commercial building and to occupy the commercial building with a liquor/convenience store and allow residential quarters on the second floor located in the B-3, Commercial Service District; 8006 Big Bend Road; Section 1, T4N, R19E, **Town of Waterford** (PIN 's 016041901030001)

Brian Jensen reviewed the petition and public hearing testimony using text and maps. If approved, staff suggests the following conditions be incorporated, adequate loading area shall be designated so that all vehicles loading, maneuvering, and unloading are completely off public ways, and so that all vehicles need not back onto the public way. The site plan should clearly identify the ingress egress for customers. Off street parking area shall be grated and surfaced to be in dust-free and properly drained condition. **Noted that the owner nor the applicant/agent appeared for this conditional use.**

STAFF RECOMMENDATION(S)

Staff recommends that this petition be laid over to allow the proposal to be heard by the Town of Waterford and allow the owner and/or the agent to address proposed plan deficiencies relating to the County ordinance.

DECISION

Supervisor BOB GROVE MOVED, seconded by Supervisor Dawson to layover until Town of Waterford approval and the County issues are reconciled.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Niemiec: aye

Motion carried unanimously. VOTE: 5/0

2. Review, discussion, and possible recommendation on ordinance revisions to repeal and 6:11 recreate portions of Chapter 20, Zoning, Racine County Code of Ordinances, including but not limited to shoreland zoning to comply with all State required regulations of Wisconsin's Shoreland Protection Program outlined in Wisc. Admin. Code Natural Resources Code NR 115 and in Wisc. Statute 59.692.

Jensen explained that the shoreland ordinance was approved by the EDLUPC in July of 2019. No changes have been made to the proposed ordinance since it was before the EDLUPC last.

Robert Grove asked Jarmen Czuta what the changes were. Czuta explained that the office now must track impervious surfaces which is hardscapes on parcels including rooftops, driveways, sidewalks and patios and things of that nature. Racine County used to be unique in very particular circumstances our office had a 50-foot shore yard setback along navigable water bodies for certain parcels and now it is a standard minimum of 75 feet unless there would be abutting structures on each side that would be less in which case a new home could be built in the middle to an average setback. Those are the biggest changes from the original ordinance. We are enforcing state law and just need to formalize this and bring it under the umbrella of the County ordinances.

STAFF RECOMMENDATION(S)

Staff recommends approval and passage to the full County Board.

DECISION

Supervisor MIKE DAWSON MOVED, seconded by Supervisor Eckman, to approve and move the proposed ordinance to the County Board for approval (first reading Feb 23, 2021).

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Niemiec: 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 petitions
6:18

2. Review, discussion and possible approval of the December 21, 2020, summary minutes
6:20

Supervisor BOB GROVE MOVED, seconded by Supervisor Eckman, to approve the December 21, 2020 summary minutes.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Niemiec: aye

Motion carried unanimously. VOTE: 5/0

3. Wanasek Investment, LLC., Owner Site Plan Review to continue a non-metallic (sand & gravel) extraction operation including earthmoving, crushing, sorting, sizing, stockpiling, concrete & asphalt recycling, transporting, and reclamation; located in the M-4, Quarrying District; 29606 Durand Ave.; Sec. 26, T3N, R19E, **Town of Burlington** (Parcel Id. No. 002031926010000)
6:21 Wanasek Corp. Kevin Bird, Applicant

Jensen reviewed the petition using text and maps. Racine County last approved this on December 17, 2018. There have been no known substantial or substantiated complaints made with this office for this business. The current bond on file is for \$57,500 and it appears to be adequate.

STAFF RECOMMENDATION(S)

Staff recommends approval of the site plan review.

DECISION

Supervisor BOB GROVE MOVED, seconded by Supervisor Dawson, to approve the site plan.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Niemiec: aye

Motion carried unanimously. VOTE: 5/0

4. Donald & Justin Willms, Owners Amend Conditional Use Permit to allow for small excavator to be on property for personal use; located in the A-2, General Farming and Residential District II; 6720 Settler Ave., Sec. 18, T4N, R20E, **Town of Norway** (Parcel Id. No. 010042018050000)
6:23 *Note: original conditional use granted 12/17/2018*

Jensen reviewed the petition using text and maps.

STAFF RECOMMENDATION(S)

Staff recommends approval of the amendment.

DECISION

Supervisor Bob GROVE MOVED, seconded by Supervisor Eckman, to approve the site plan.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Niemiec: aye

Motion carried unanimously. VOTE: 5/0

5. Burlington Spring Valley, LLC/Maud Site Plan Review to continue non-metallic (sand & gravel) extraction operation including crushing, washing, recycling and reclamation; located on M-4, Quarrying District; 1235 Spring Valley Rd., Sec. 6, T2N, R19E, **Town of Burlington** (Parcel Ids. No. 002021906021000 & -020010 & -026000))
6:26 Cook Property, Inc., Owners
Bob & Trent Epping, Agents

Jensen reviewed the petition using text and maps. Epping took over this order in 2014. Bob Epping has a \$60,000 bond in place for the mining activities since taking over. The operation has no substantiated complaints with this office since Epping took over. They have already reclaimed 8 acres; 14.5 acres have been interim reclaimed, and they anticipate another 7 acres to be

reclaimed in 2021. The hours of operation will remain the same. The Epping's have increased the bond from \$60,000 to \$70,320. Staff agrees with this amount for the area that is currently in operation.

STAFF RECOMMENDATION(S)

Staff recommends approval as submitted.

DECISION

Supervisor JASON ECKMAN MOVED, seconded by Supervisor Dawson, to approve the site plan.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Niemiec: aye

Motion carried unanimously. VOTE: 5/0

6. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors
6:29

1. The Village of Mount Pleasant recently adopted an amendment to the 2035 Village of Mount Pleasant Comprehensive Land Use Plan and the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035. You may view the updated land use map on the Village GIS found at www.mtpleasantwi.gov.
2. Village of Rochester Resolution 2021-2 – relocation order resolution and resolution of necessity for stormwater improvement work on properties located generally between the south end of Maryl Street and CTH W.
3. Notice of Timber Cutting filed on 2/9/2021 with the Racine County Clerk. Notice to harvest logs on 69-acre farm on Pine St, Sec 9, T2, R19; 2060219-09-011000 in the Town of Burlington.

7. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, March 15, 2021 at 6:00 p.m.

8. Other business as authorized by law

None

9. Adjourn

6:32

There being no further business, **Supervisor BOB GROVE MOVED, seconded by Supervisor Dawson, to adjourn at 6:32 p.m. Motion carried unanimously. VOTE: 5/0**