

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
SUMMARY MINUTES - MONDAY, MAY 17, 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: Evan Anschutz, Claudia Dieck (present)

Staff present: Brian Jensen, Development Services Superintendent
Kim Parsons, Administrative Assistant

Chairman Hincz called the May 17, 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. Freedom Fireworks, LLC., Owner
6:04 Dustin Hein, Applicant
- Conditional Use to occupy a commercial site with a year-round firewood sales and seasonal sales of fireworks, produce, and Christmas trees; located in the B-3, Commercial Service District; at the southeast corner of the intersection of S. Beaumont Ave. (STH 75) and Durand Ave. (STH 11); Section 26, T3N, R20E, Town of Dover (PIN 006032026019000)

Brian Jensen reviewed the petition and public hearing testimony using text and maps. An RV would be on site for staff as an office and a warming station. A porta-john would on the property for customers.

Dustin Hein, the applicant, was present and indicated that this is a short-term plan of one to two years until he can build a commercial property to house these activities.

STAFF RECOMMENDATION(S)

Staff recommends approval that a cross-action agreement shall be recorded in the Register of Deeds office and a copy of said document submitted to Development Services allowing traffic to traverse across the

adjoining property onto this property. It was also encouraging to hear that within two years there are plans to put up a brick-and-mortar building to make it a more permanent use for that area.

DECISION

Supervisor MIKE DAWSON MOVED, seconded by Supervisor Kramer to approve this zoning permit application as it appears to be permitted by underlying zoning verified by staff.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 6/0

2. Lena Investments, LLC., Owner
6:10 Michael Lena, Applicant

Rezone ±.58-acres of property from A-3, General Farming District III to R-4, Urban Residential District I; located at vacant land directly north of 1926 Chippewa Dr.; Sec. 21, T3N, R20E, **Town of Dover** (Parcel Id. No's. 006032021163000 & 006032021165000)

For informational purposes only:

The purpose of this rezoning is for future construction of single-family residence on each lot.

Jensen reviewed the petition and public hearing testimony using text and maps. This is for lots one through four of Eagle Lake Terrace: A-3 is a holding district until more development came into the area. Both lots meet the minimum requirements of the R-4 district.

Mike Lena was present for questions.

STAFF RECOMMENDATION(S)

Staff recommends approval as the rezoning is consistent with the zoning of the existing Comprehensive 2035 Land Use Plan as low-density residential and it is compatible with surrounding zoning and uses.

DECISION

Supervisor TOM KRAMER MOVED, seconded by Supervisor Dawson to approve the rezoning petition.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 6/0

3. John & Cara Boticki, Owners
6:13 Joseph Scott Homes, Agent
- Conditional Use shoreland/floodplain conditional use to place fill in the FFO, Urban Flood Fringe Overlay District and construct a single-family residence with an attached garage and covered porch; located in the R-5, Urban Residential District II (sewered); located directly west of 7809 E. Wind Lake Rd.; Section 3, T4N, R20E, **Town of Norway** (PIN 010042003155000)

Jensen reviewed the petition and public hearing testimony using text and maps. This is a unique district in Wind Lake developed by FEMA and the DNR to allow properties to be built in the flood plain if they meet minimum standards. All proposed fill grades meet the minimum standards.

Michael Lawrence of Joseph Scott Homes indicated that they did research to meet minimum requirements and are willing to follow the rules.

Jim Marks of the Wind Lake Management district spoke in favor of the proposal.

STAFF RECOMMENDATION(S)

Staff recommends approval as this is in accordance with Chapter 20 of the Flood Plain regulations for the FFO district and, based on other things in the area, the proposed single-family residence and attached garage fits with other uses in the immediate area.

DECISION

Supervisor TOM KRAMER MOVED, seconded by Supervisor Dawson, to approve as it is consistent with the existing 2035 Comprehensive Land Use Plan as identified by staff.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 6/0

4. Kenneth & Michele Nikolai,
6:20 Owners
- Conditional shoreland/floodplain conditional use to place fill in the FFO, Urban Flood Fringe Overlay District and construct a 22'x44' detached garage; located in the R-3, Suburban Residential District (sewered); located across the street from 25404 S. Wind Lake Rd.; Section 16, T4N, R20E, **Town of Norway** (PIN 010042016024000)

Jensen reviewed the petition and public hearing testimony using text and maps. The garage does not need to be filled as high as a single-family residence because it is not a habitable building. The Nikolai's have received Variance approval by the Board of Adjustment on April 6th to allow the garage to be built on the parcel without the presence of the principle use and the size exceeded the maximum allowed.

The proposed fill meets the minimum requirements of the Ordinance.

Kenneth and Michele Nikolai were present and indicated they would like the garage for their boat and added storage since they do not have a basement. They have been communicating with the Town of Norway about this project as well.

STAFF RECOMMENDATION(S)

Staff recommends approval as this is in accordance with Chapter 20 of the Flood Plain regulations in the FFO district and, based on other things going on in the area, the proposed detached garage appears to fit with the uses in the district and it also meets the minimum requirements of construction of an accessory structure in FFO.

DECISION

Supervisor MIKE DAWSON MOVED, seconded by Supervisor Eckman, to approve as it is consistent with the existing 2035 Comprehensive Land Use Plan as identified by staff.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 6/0

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| 5. J&K Real Estate Investments,
6:25 Owner
Twisted Drinks/Burlington Tap &
Smokehouse, Applicant | <u>Conditional Use</u> to occupy a commercial site with a bar and restaurant known as "Burlington Tap and Smokehouse" including an outdoor volleyball court and axe throwing business; located in the B-3, Commercial Service District; 7305 McHenry St.; Section 18, T2N, R19E, Town of Burlington (PIN 002021918003002) |
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Jensen reviewed the petition and public hearing testimony using text and maps including proposed hours of operation for the outdoor activities. A communication from Brian Graziano of the Town of Burlington requesting Racine County to hold off on the Burlington Tap and Smokehouse matter until after the Town has been able to meet on this matter.

Matt Zeman and Joshua Spooner, applicants, indicated their willingness to adjust the hours of outside activities to 10:00 p.m. and answered questions from the committee members.

Joe Kresken spoke for a group of residents in the area and handed out a letter signed by some residents expressing concerns about the outdoor activities, including a fire pit, and proximity to neighboring properties being proposed.

STAFF RECOMMENDATION(S)

Staff recommends layover as requested by the Town of Burlington to allow the Town to hear this item.

DECISION

Supervisor MIKE DAWSON MOVED, seconded by Supervisor Nielsen, to layover this item for 90 days to allow time for the Town to hear the petition.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 6/0

Supervisor MIKE DAWSON MOVED, seconded by Supervisor Eckman, to close the public hearing portion of the meeting.
6:42

YOUTH REPRESENTATIVE'S ADVISORY VOTE:

Youth Representative Anschutz: aye
Youth Representative Dieck: 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 petitions
2. Review, discussion and possible approval of the April 19, 2021, summary minutes
6:48

Supervisor BRETT NIELSEN MOVED, seconded by Supervisor Eckman, to approve the April 19, 2021, summary minutes.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 6/0

3. SMJ International o/b/o AT&T, Site Plan Review to allow class 2 collocation replacement and installation of six (6) antennas at 100-feet to an existing mobile service support structure and construct associated ground equipment; located in the A-2, General Farming and Residential District II; 3526 Buena Park Road; Sec. 34, T4N, R19E, **Town of Waterford** (Parcel Id. 016041934008045)
6:50
Owner
Aaron Adelman, Agent

Jensen reviewed the petition using text and maps.

STAFF RECOMMENDATION(S)

Staff recommends approval of this petition.

DECISION

Supervisor TOM KRAMER MOVED, seconded by Supervisor Dawson, to approve the site plan.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 6/0

4. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors.
6:51

Receive and file referral: Relocation Order by the City of Racine of Goold St, Project # 2703-11-00

5. Other business as authorized by law

6. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, July 21, 2021.

7. Adjourn
6:52

There being no further business, **Supervisor MIKE DAWSON MOVED, seconded by Supervisor Nielsen,** to adjourn at 6:52 p.m. **Motion carried unanimously. VOTE: 6/0**