

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
SUMMARY MINUTES - MONDAY, JUNE 21, 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, Brett Nielsen

Committee not present: Supervisor Tom Kramer (excused), Kelly Kruse (excused)

Youth in Government
Representatives: Evan Anschutz, Claudia Dieck (present)

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

Chairman Hincz called the June 21, 2021, Racine County Economic Development and Land Use Planning Committee public hearing and committee meeting to order at 6:00 p.m. He directed all Supervisors and staff present to introduced themselves and explained public hearing and meeting procedures. Following are the agenda items and the Committee's actions.

PUBLIC HEARING

- | | |
|--|---|
| 1. Baumeister Trust Dated 4-21-2017,
6:03 Owner
Reesman Excavating & Grading,
Agent | <u>Conditional Use</u> to continue a nonmetallic mining (sand & gravel) extraction operation, including crushing, washing & recycling; located in the M-4 Quarrying District, 5057 Warren Road; Secs. 18 & 19, T2N, R19E, Town of Burlington (PIN'S. 0020219-18-027000 & 19-011-001. |
|--|---|

Brian Jensen reviewed the petition and public hearing testimony using text and maps. He read a communication from the Town of Burlington indicating that they have not have any complaints regarding this operation. J.R. Reesman explained that they have been mining for eight years and have been before this board every two years. They are not requesting anything new or different than in the past and plan to continue mining for another six to seven years based on current rate of the operation and current construction in the area. He answered questions from the committee members.

STAFF RECOMMENDATION(S)

Staff recommends approval of this petition as no complaints regarding this operation have been received in the last several years. It does meet the requirements of Chapter 20 Public Health, Safety and Welfare. The use complies with the provisions of Chapter 20. It seems to fit with the uses in the district.

DECISION

Supervisor ROBERT GROVE MOVED, seconded by Supervisor Dawson to approve this conditional use.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 5/0

2. North Tichigan, LLC, Owner
6:12 John Urban, Applicant
Conditional Use to construct and utilize a ±324 square foot elevated and covered stage for ten (10) outdoor music events per year; located in the B-3, Commercial Service District; at 6812 N. Tichigan Rd.; Section 14, T4N, R19E, **Town of Waterford** (PIN 016041914389000)

Jensen read a communication from John Urban, applicant, withdrawing his application.

DECISION

Supervisor ROBERT GROVE MOVED, seconded by Supervisor Nielsen, to accept the request to withdraw.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 5/0

3. Andrew & Allyson Meinholz, Owners
6:13
Conditional Use to utilize an existing accessory structure and site for the parking/storage of construction equipment and vehicles for a sewer and water installation contractor including an in-home office doing business as "A-Team Services, LLC."; A-2, General Farming and Residential District II; at 24100 W. Overson Rd.; Section 34, T4N, R20E, **Town of Norway** (PIN 010042034006002)

Jensen reviewed the petition and public hearing testimony using text and maps. Andrew and Allyson Meinholz were present to answer questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval of this petition as it appears to be permitted by underlying zoning and the proposed use appears to fit with the uses of the A-2 district with the understanding that this will require Town approval.

DECISION

Supervisor BRETT NIELSEN, MOVED, seconded by Supervisor Grove, to approve this petition pending Town approval.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 5/0

4. Michael & Karen Scasny, Owners 6:18 Conditional 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; R-5, Urban Residential District II (Sewered); access from Sandy Point Dr.; Section 9, T4N, R20E, Town of Norway (PIN 010042009064000)

Jensen reviewed the petition and public hearing testimony using text and maps. The entire property is in the floodplain according to the survey submitted. Staff has reviewed the plan and it meets or exceeds the minimum requirements of the FFO district. Michael and Karen Scasny were present to answer any questions. They have a meeting with the Town in July, and they hope to start building after Town approval.

Robert Snyder spoke to the committee. He is concerned regarding drainage and the retaining walls being placed directly on the property line and being installed properly.

STAFF RECOMMENDATION(S)

Staff recommends approval as this use is in accordance with the Chapter 20 Floodplain regulations for the FFO district. Based on other things going on in the area, the proposed residence appears to fit with the uses in the district and meets the minimum requirements for construction of the residence in the FFO. Staff would like to add a condition of approval that the retaining walls be maintained in proper functioning order.

DECISION

Supervisor ROBERT GROVE MOVED, seconded by Supervisor Nielsen, to approve the petition with the retaining walls being maintained and kept structurally sound condition based on staff's recommendation

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 5/0

6:28 **CHAIRMAN HINCZ MOVED** onto the committee meeting.

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 May 17, 2021, summary minutes
6:34

Supervisor ROBERT GROVE MOVED, seconded by Supervisor Nielsen, to approve the May 17, 2021, summary minutes.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 5/0

3. Parkview Sand & Gravel LLC, Owner Site Plan Review to continue a non-metallic (sand and gravel) extraction operation deeper than the water table, including crushing, washing, and concrete and asphalt recycling and reclamation; M-4 Quarrying District; at 31844 Washington Avenue (CTH "D"); Section 34, Town 4 North, Range 19 East, **Town of Waterford** (Parcel Id. No. 016041934015000)
6:34 A to Z Aggregates, Robert Epping, Agent
For informational purposes only: There are no changes from the previous approval of June 2019.

Jensen reviewed the petition using text and maps for the section that is in the Town of Waterford. The company has been cooperative with any requests by staff in a professional manner.

STAFF RECOMMENDATION(S)

Staff recommends approval of the site plan review.

DECISION

Supervisor ROBERT GROVE MOVED, seconded by Supervisor Eckman, to approve. **YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 5/0

4. Asphalt Contractors, Inc., Owner Site Plan Review to construct and utilize ±2,827-sq.ft. insulated liquid asphalt storage tank; M-3, Heavy Industrial District; at 34215 W. Market Street; Sec. 6, T2N, R19E, **Town of Burlington** (Parcel Id. 002021906002020)
6:39
For informational purposes only: There are no changes from the previous approval of June 2019.

Jensen reviewed the petition using text and maps. The proposed locations of the storage tanks meet the minimum setbacks of the M-3. Staff prefers the location to the northeast, but location would also be based on results of a soil test. Robert Kordus was present to answer questions. The tank is made of steel. These containers can spring a leak but are self-sealing due to the temperature of the asphalt. An oil medium would heat the tank. A DNR permit is required.

STAFF RECOMMENDATION(S)

Staff recommends approval on the condition of Town approval.

DECISION

Supervisor BRETT NIELSEN MOVED, seconded by Supervisor Eckman, to approve this site plan review with condition of Town approval.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 5/0

5. Wind Lake Country Market, LLC., Site Plan Review to construct a 24'x24' canopy with fuel pumps and to establish a master sign plan under the brand name "Amoco"; B-3, Commercial Service District; at 26480 Fries Lane; Sec. 8, T4N, R20E, **Town of Norway** (Parcel Id. 010042008126000)
6:50 Owner
Bauer Sign & Lighting Co., Agent

Jensen reviewed the petition using text and maps. The proposed signage should not affect any vision issues as far as to access onto Fries or Loomis Road or the travel way.

STAFF RECOMMENDATION(S)

Staff recommends approval of the canopy with the fuel pumps and the approval proposed master sign plan.

DECISION

Supervisor ROBERT GROVE MOVED, seconded by Supervisor Nielsen, to approve the site plan with condition that staff reviews the lighting plan and Town of Norway approval.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 5/0

6. Review, discussion & possible recommendation on a resolution to adopt the *Comprehensive Economic Development Strategy (CEDS) for Southeastern Wisconsin: 2021-2025*, as prepared by the Southeastern Wisconsin Regional Planning Commission (SEWRPC), the Milwaukee 7 Regional Economic Development Partnership (M7) and the Southeast Regional Economic Partnership (REP)

Previous CEDS approval recommendation by EDLUP Committee occurred September 2015

Julie Anderson presented this item on behalf of SEWRPC. This plan is updated every five years and is required by the Federal government. The plan seeks to achieve an overall economic development vision for the Southeastern Wisconsin region. Adoption by the County Board would continue to make Racine County and local governments in Racine County with economically distressed areas eligible to apply for grants under the U.S. Department of Commerce's Economic Development Administration, Public Works and Economic Adjustment programs provided the grant project would benefit a distressed area.

STAFF RECOMMENDATION(S)

Staff recommends the committee allows staff to prepare the resolution to send this to the full County Board for adoption at the next two County Board meetings.

DECISION

Supervisor ROBERT GROVE MOVED, seconded by Supervisor Nielsen to approve the preparation of the resolution to be presented to the County Board for adoption.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 5/0

7. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors.
- 6:59
1. Letter from Michael McKinney, Village of Yorkville Administrator/Clerk, regarding project 2702-03-00/70 – replace existing deteriorated structure (P-51-0058). A Public Involvement Meeting (PIM) was held on April 15, 2021. A preferred alternative was since chosen by the Village in cooperation with the WI Dept of Transportation from what was presented at the PIM. The existing bridge will be replaced in-kind with a single span slab bridge what will match the existing width. The project team would appreciate any knowledge of drainage concerns, as well as presence of hazardous materials or archaeological/historic sites.
 2. Notice from Theresa Alvarez, Water Management Specialist of WDNR: Nancy Washburn, 8338 Corporate Dr., Suite 300, Mt. Pleasant WI 53406 to the WDNR for a permit to Culvert in NE of NE ¼ Section 30 in Township 3N, Range 21E located in the Village of Union Grove. The Department has made a tentative determination that it will issue the permit.

3. Letter to Senator Julian Bradley and Representative Chuck Wichgers from Greg Horeth, Chairman of the Waterford Waterway Management District (WWMD) regarding NR 107 & NR 109 of the WI Administrative Code and the limits presented to navigational lane management and added administrative impacts that will increase costs which could potentially be passed on to taxpayers.

Supervisor ROBERT GROVE MOVED, seconded by Supervisor Nielsen, to receive and file.

Motion carried unanimously. VOTE: 5/0

8. Other business as authorized by law
7:00

NONE

9. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, July 19, 2021.

10. Adjourn
7:00

There being no further business, **Supervisor ROBERT GROVE MOVED, seconded by Supervisor Nielsen, to adjourn at 7:00 p.m. Motion carried unanimously. VOTE: 5/0**