

COM ITEM #2

DRAFT

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE SUMMARY MINUTES - MONDAY, JULY 19, 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, Kelly Kruse

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

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

Chairman Hincz called the July 19, 2021, Racine County Economic Development and Land Use Planning Committee public hearing and committee meeting to order at 6:00 p.m. He directed the Committee and staff to introduce themselves, then he explained public hearing and meeting procedures. Following are the agenda items and the Committee's actions.

PUBLIC HEARING

1. Paul Tackett, Owner
6:04

Amendment of Land Use Plan from the plan designation of Residential-Sewered (25,000 square feet to 1.49 acres per dwelling unit) to Commercial.

Rezone ±1.9-acres of property from A-2, General Farming and Residential District to B-3, Commercial Service District; located at 7135 McHenry St.; Sec. 8, T2N, R19E, **Town of Burlington** (Parcel Id. No. 002021907015000)

For informational purposes only:

The purpose of this Land Use Plan amendment and rezone is to allow storage for antique business.

Brian Jensen reviewed the petition and public hearing testimony using text and maps. Paul Tackett was not initially present at the time of Jensen's review.

(6:22) Paul Tackett indicated that this request to change the zoning from A-2 to B-3 is because half the lot is already zoned B-3 and would make the lots uniform. The use of the building would not change. Jensen added he agreed with the uniform zoning request and indicated the Town of Burlington Town Administrator, Brian Graziano, agreed with the concept of this rezone.

STAFF RECOMMENDATION(S)

Staff recommends approval as this zoning is compatible and consistent with the adjoining zoning to the West and Southwest and will be consistent with land uses in this area and the use is not offensive or otherwise adverse to property values in this area.

DECISION

Supervisor ROBERT GROVE 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: 7/0

2. Irish Cottage of Franklin, LLC.,
6:06 Owner
Todd & Beth Morawetz, Applicants

Amendment of Land Use Plan from the plan designation of Medium Density Residential to Commercial.

Rezone ±1.74-acres of property from B-1, Neighborhood Business District and R-3A, Suburban Residential District (Sewered) to B-6, Water Oriented Business District; located at 8330 Fox River Rd.; Sec. 3, T4N, R19E, Town of Waterford (Parcel Id. No's 016041903-050000; -058010; -058020)

For informational purposes only:

The purpose of this Land Use Plan amendment and rezone is to allow rental of canoes and kayaks to operate from an existing bar/restaurant.

As directed by Chairman Hincz, Jensen reviewed this petition and the Conditional Use petition, item #3, at the same time using text, maps, and public hearing testimony. The conditional use petition would need to be approved separately if the land use plan and rezone petition are approved. There will be no disturbance of fill in the wetland areas on the property as the proposed parking will be the existing gravel parking area.

Todd and Beth Morawetz were present. Beth stated that they had a higher volume of customers last year due to Covid-19. They had to take extra precautions and had to transport customers separately which resulted in a lot more traffic. Business is literally less than half this year. They want to partner with everyone in the area to make sure it is good for everybody. It is good for the community because they bring in people from other areas who will patronize different bars and restaurants in the area.

They have made improvements in their processes to keep everyone safe, and to eliminate excess noise and traffic for neighbors and to instruct customers on kayaking etiquette.

STAFF RECOMMENDATION(S)

Staff recommends approval as it is compatible with the existing bar and restaurant uses and this is not harmful or offensive or otherwise adverse to the property values in this area. The Town of Waterford has approved this rezone.

DECISION

Supervisor TOM KRAMER MOVED, seconded by Supervisor Eckman to approve as it will not adversely affect the surrounding property values.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 7/0

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| 3. Irish Cottage of Franklin, LLC.,
Owner
Todd & Beth Morawetz, Applicants | <u>Conditional Use</u> to operate a kayak and canoe rental business from an existing bar/restaurant; located in the B-6, Water Oriented Business District (proposed), at 8330 Fox River Rd.; Sec. 3, T4N, R19E, Town of Waterford . (Parcel Id. No.'s 016041903-0500000, -058010, & -058020) |
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Jensen reviewed the petition and public hearing testimony using text and maps.

STAFF RECOMMENDATION(S)

Staff recommends approval as this is allow by underlying zoning and the applicants have demonstrated measures to lessen interruption of the residential character and maintained safe travel in the adjacent residential area.

DECISION

Supervisor TOM KRAMER MOVED, seconded by Supervisor Kruse, to approve as the Town Plan Commission recommended approval and this rezoning is consistent with the statement and purpose of the zoning district as identified in the Ordinance.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 7/0

4. C&C Technologies Corp., Owner
6:17 Shared Imaging, LLC., Applicant

Rezone ±2.32-acres of property from M-2, General Industrial District to M-3, Heavy Industrial District; located at 4720 Radius Bend; Sec. 36, T3N, R20E, **Town of Dover** (Parcel Id. No. 006032036031024)

For informational purposes only:

The purpose of this rezoning to allow for warehousing of mobile medical diagnostic imaging equipment.

Jensen reviewed the Rezone and Conditional Use petitions together (Item #'s 4 & 5) using text and maps and public hearing testimony. Service or repairs will be located inside the building. Hours of operation will mainly be 6:00 a.m. to 6:00 p.m.

Sam Country of Shared Imaging was present to answer question. This is a great location for their warehousing operation as it provides a bigger space for approximately one hundred thirty mobile units. The economic environment in Wisconsin is more favorable than in Illinois. Machines will only be operated in test-mode when at this location. There will be about six employees at this location.

Jensen read a communication from the Dover Clerk, Camille, dated July 19th. regarding discussion that Shared Imaging employees will need their Wisconsin Radioactive Material License. The building's electrical will need to be updated and installation of sprinkler system. Planned immediate upgrades include the cement and fencing. Mr. Country is signing a seven-year lease contingent on Racine County Zoning and the Town of Dover approval. The Conditional Use and Rezone passed unanimously by the Town.

STAFF RECOMMENDATION(S)

Staff recommends approval as the rezoning is consistent with the existing 2035 Comprehensive Land Use Plan, identified as industrial and the rezone is compatible with surrounding zoning and uses and the parcel meets with minimum requirements of the M-3 district. The Town of Dover has also approved the rezone.

DECISION

Supervisor ROBERT GROVE MOVED, seconded by Supervisor Kramer, to approve as this rezoning is consistent with the existing 2035 comprehensive plan as identified by staff and is consistent with the statement of purpose and intent of the zoning district as identified in the Ordinance.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 7/0

5. C&C Technologies Corp., Owner
6:25 Shared Imaging, LLC., Applicant

Conditional Use to utilize an existing industrial building for the warehousing of mobile medical diagnostic imaging equipment and vehicles for a business known as "Shared Image"; located in the M-3, Heavy Industrial District (proposed); at 4720 Radius Bend; Section 36, T3N, R20E, **Town of Dover** (PIN 006032036031024)

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

STAFF RECOMMENDATION(S)

Staff recommends approval as the use is allowed by underlying zoning and, based on other things going on in the area, the use appears to fit with the uses in the district.

DECISION

Supervisor ROBERT GROVE MOVED, seconded by Supervisor Dawson, to approve including conditions the Town of Dover indicated in their communication. Based on the other things going on in the area, the proposed use appears to fit with the uses in the district.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye

Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 7/0

6:26 **Chairman Hincz** closed the public hearing portion of the 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

6:27

2. Review, discussion and possible approval of the June 21, summary minutes

6:34

Supervisor MIKE DAWSON MOVED, seconded by Supervisor Eckman, to approve the June 21, 2021, summary minutes.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye

Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 7/0

3. Michael & Valerie Iverson, Owners
6:32 Steven R. Sharpe - Architect, Agent

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)

(Note this item was laid over from the February 15, 2021, public hearing to allow the Town of Waterford to hear said petition and act upon)

This item was laid over until the Town has acted.

4. Beachview LLC
6:34 George Homeyer, Applicant

Amendment of Conditional Use to remove a previously approved condition (condition of approval #5) and amend a previously approved condition (condition #8) only for units #4 & #5 to allow an axe throwing business to be used in conjunction with an existing tavern located in unit #7; located in the B-3, Commercial Service District; 30427 Durand Ave.; Sec. 34, T3N, R19E, Town of Burlington (Parcel ID No. 002031934010000)

(Note the conditional use proposal was amended and then approved at the January 20, 2020, EDLUP public hearing)

Jensen reviewed the petition and public hearing testimony using text and maps. Brian Graziano with the Town of Burlington indicated they have no issue with the concept of the proposal, however they have concerns about possible parking issues. These uses are allowed in the B-3 district.

STAFF RECOMMENDATION(S)

Staff recommends approval of this petition based on their submitted with the hours of operation being amended and other conditions being amended.

DECISION

Supervisor ROBERT GROVE MOVED, seconded by Supervisor Eckman, to approve pending Town approval.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 7/0

- 5.** Review, discussion, & possible action on referrals from the Racine County Board of Supervisors.
6:39

No referrals

- 6.** Other business as authorized by law
6:40

- 7.** The next EDLUPC Public Hearing/Committee meeting date is scheduled for Monday, August 16, 2021.

- 8.** Adjourn
6:40

There being no further business, **Supervisor ROBERT GROVE MOVED, seconded by Supervisor Kramer, to adjourn at 6:40 p.m. Motion carried unanimously. VOTE: 7/0**