

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
SUMMARY MINUTES - MONDAY, OCTOBER 18, 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, Mike Dawson, Brett Nielsen, Robert Grove

Committee present
via teleconference: Supervisor Kelly Kruse

Committee excused: Supervisors Tom Kramer, and Jason Eckman

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

Staff present: Julie Anderson, Public Works, and Development Services Director
Emily Szabo, Development Services Analyst

Chairman Hincz called the October 18, 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. TTT Real Estate, LLC., Owner
6:02 Robert Epping, Applicant

Amendment of Land Use Plan from the plan designation of Primary Environmental Corridor to Extractive

Rezone ±5.09-acres of property from A-2, General Farming and Residential District to M-4, Quarrying District; located at 6910 McHenry St.; Sec. 7, T2N, R19E, Town of Burlington (Parcel Id. No.'s 002021907-011000, -017000, -019000)

Julie Anderson reviewed the petition and public hearing testimony using text and maps. The rezoning will allow for the expansion of quarry operations. The applicant wants to continue excavating to within 200 feet of the lot line to square off their extractive mineral area and adding the rezoned acres will add a few more years of quarrying to this site.

Robert Epping was present for questions. There is no blasting at this site, only crushing.

Three letters of support from area residents were read into record. A letter from the Town of Burlington indicated the town would not be holding any hearings regarding the Burlington pit as they have had no issues with the pit since the last county approval process.

Robert Meyer of 6916 McHenry Street, spoke in favor

Chris Christensen of 6825 McHenry Street spoke of concerns with expanding will eliminate the trees in between the road and the quarry which would increase the amount of dust that would be traveling across the road toward houses. He asked what type of landscaping would be placed there and would it be enough to at least filter the dust.

Mr. Epping discussed the two berms and trees to be placed.

STAFF RECOMMENDATION(S)

Staff recommends approval of these zoning and land use plan changes because the rezoning is compatible and consistent with adjoining zoning to the West and will be consistent with land uses in this area. The use is not hazardous, harmful, offensive, or otherwise adverse to the property values in the county and its communities.

DECISION

Supervisor ROBERT GROVE MOVED, seconded by Supervisor Nielsen to the amendment to the land use plan and rezone as this use is not hazardous, harmful, offensive, or otherwise adverse to the environmental quality, water quality, shoreland cover, or property values in the County and its communities and, 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: 5/0

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| 2. TTT Real Estate, LLC., Owner
Robert Epping, Applicant | Conditional Use Request a conditional use to expand and continue a non-metallic (sand and gravel) extraction operation including crushing, washing, and recycling of concrete and asphalt and reclamation plan; located in the M-4, Quarry District, at 7126 McHenry St.; Sec. 7, T2N, R19E, Town of Burlington (Parcel Id. No.'s 002021907-011000, -017000, -019000) |
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Julie Anderson reviewed the petition and public hearing testimony using text and maps. The operations of the quarry are not changing; it is only changing the location of the extraction area. The remaining life of this site is approximately ten to fifteen years. This comes back to this committee every two years either as a public hearing or a site plan review. Staff will be working with the applicant to adjust the financial assurity bond for reclamation. The Town supports this conditional use.

STAFF RECOMMENDATION(S)

Staff recommends approval because the proposed use is allowed by underlying zoning, the proposed use fits within the district, the 2035 Comprehensive Land Use Plan supports this use, and all past applicable conditions remain in effect.

DECISION

Supervisor ROBERT GROVE MOVED, seconded by Supervisor Dawson to approve the rezoning as the use appears to be permitted by underlying zoning and, based on 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: 5/0

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| <p>3. Renee Gussman Trust, Owner
6:17 Renee Gussman & Allen Jarocha,
Applicants</p> | <p>Conditional Use Request a conditional use to occupy an existing residence and site with a dog breeding business known as Plumtree Labradors; located in the A-2, General Farming and Residential District II, at 2222 Sunnyside Dr.; Sec. 21, T3N, R20E, Town of Dover (Parcel Id. No.006032021027020)</p> |
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Julie Anderson reviewed the petition and public hearing testimony using text and maps. The Town of Dover approval was obtained for Conditional Use and a multi-dog license.

Allen Jarocha of 2222 Sunnyside Drive was present speaking on behalf of Renee Gussman. Renee has been breeding dogs for about 30 years and considered this a hobby and not a business and was not aware that a Conditional Use permit was required. They try to be good neighbors and will bring the dogs inside to eliminate barking noise. The dogs are well taken care of and live in the home with the residents.

No complaints have been file and they owners have not received any complaints from neighbors.

STAFF RECOMMENDATION(S)

Staff recommends approval of this Conditional Use, as it appears to be allowed by underlying zoning, including any and all applicable conditions along with any conditions set by the Town of Dover.

DECISION

Supervisor ROBERT GROVE MOVED, seconded by Supervisor Nielsen to approve the rezoning.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 5/0

6:25 **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 petition
6:27

2. Review, discussion and possible approval of the September 20, 2021, summary minutes
6:31

Supervisor ROBERT GROVE MOVED, seconded by Supervisor Nielsen, to approve the September 20, 2021, summary minutes.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 5/0

3. Review, discussion, and possible action on referrals from the Racine County Board of
6:33 Supervisors

1. Notice to Racine County Clerk by WisDOT of relocation order and right of way plat for project 2340-10-20; Washington Ave (STH 20) in the Town of Dover from STH 36 to SB USH 45.

Supervisor ROBERT GROVE MOVED to approve and file the referral.

4. Other business as authorized by law
6:31

5. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, November 15, 2021
6:34

6. Adjourn
6:34

There being no further business, **Supervisor ROBERT GROVE MOVED** to adjourn at 6:34 p.m.