

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
SUMMARY MINUTES - MONDAY, DECEMBER 20, 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, Robert Grove, Brett Nielsen, Tom Kramer, Mike Dawson, Jason Eckman

Committee present via Conference call: Supervisors Kelly Kruse

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

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

Chairman Hincz called the December 20, 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. Andrew Pagels, Owner
6:03 Amendment of Land Use Plan from the plan designation of Agricultural Land, Rural Residential Land (3.0 acres or more per dwelling unit) and Open Land to Commercial; located 2308 N. Raynor Ave.; Part of the SE ¼ of Sec. 1, T3N, R20E, **Town of Dover.** (Parcel Id. No: 006032001006001)

Rezone ±6.63-acres of property from A-2, General Farming and Residential District II to B-5, Highway Business District; located 2308 N. Raynor Ave.; Part of the SE ¼ of Sec. 1, T3N, R20E, **Town of Dover.** (Parcel Id. No: 006032001006001)

Julie Anderson reviewed the petition and public hearing testimony using text and maps. The B-5, Highway Business District and is found along State or County highways with a lot of restricted uses. While this is spot zoning, truck use like the proposal of this petition is appropriate in a B-5 zoning district.

Andrew Pagels was present to speak about his plans for the use of the land and to answer any questions. Rhonda Basil 2308 N Raynor Ave., rents the house on this property and spoke in favor of this petition.

STAFF RECOMMENDATION(S)

Staff believes there is a real need for this type of zoning and recommends that the Land Use Plan amendment and rezoning be approved. Staff noted that the property in question has frontage and access onto USH 45, which is intended for heavy truck traffic consistent with Pagels operation. If the land use plan amendment and rezoning are approved, conditional use approvals are also needed from the County and Town.

DECISION

Supervisor KELLY KRUSE MOVED, seconded by Supervisor Nielsen to approve contingent on the Town of Dover's approval on January 12, 2022.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 7/0

6:16 **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
6:16

2. Review, discussion and possible approval of the November 15, 2021, summary minutes
6:25

Supervisor ROBERT GROVE MOVED, seconded by Supervisor Eckman, to approve the November 15, 2021, summary minutes.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 7/0

3. Cretex Materials, Inc. Site Plan Review to continue a non-metallic (limestone) extraction operation; located in the M-4 Quarrying District; 31405 Bushnell Road; Sec. 4, T2N, R19E, **Town of Burlington** (Parcel Id. Nos. 002021904-006000 & -010020)
6:26 Carl Beck, Agent
*For informational purposes only:
There are no changes from the previous approval of December 2019*

Julie Anderson reviewed the petition and public hearing testimony using text and maps.

STAFF RECOMMENDATION(S)

Staff recommends approval.

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: 7/0

4. Jay and Kristen Lorino, Owner Conditional Use - Amendment Shoreland/Floodplain to place fill in the Urban Floodplain Fringe Overlay District for the construction of a single-family residence with attached garage, deck, patio and retaining wall; located in the R-5 Urban Residential District II; 26120 S. Wind Lake Rd.; Sec. 17, T4N, R20E, **Town of Norway** (Parcel Id. No. 010042017094010)
6:29

Julie Anderson reviewed the petition and public hearing testimony using text and maps. She cautioned that the committee cannot approve anything less than the minimum fill requirements or will be out of compliance with FEMA regulations and DNR floodplain regulations. She summarized the activity of this property as it related to the Development Services Department.

STAFF RECOMMENDATION(S)

Staff recommended if the applicant places the fill to meet the minimum fill requirements as stipulated in the original approval and permit, and it is illustrated on the original survey or shown on the newly submitted survey, that is what we would recommend. Any deviation from minimum standards is prohibited. The applicant needs to follow the original approval from 2017.

DECISION

Supervisor TOM KRAMER MOVED, seconded by Supervisor Grove, to approve with requirement that all elevations to meet the ordinance minimums and past issues be addressed by staff.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 7/0

5. Vincent and Rachelle Senese
6:45 Conditional Use - Extension of the March 15, 2021, approval to place fill in the FFO, Urban Floodplain Fringe Overlay District and construct a single-family residence with an attached garage and covered deck on a slab; located in the R-5, Urban Residential District II; directly west of 24430 Sandy Point Dr.; Sec. 9, T4N, R20E, **Town of Norway** (Parcel Id. No. 010042009066000)

Julie Anderson reviewed the petition.

STAFF RECOMMENDATION(S)

Staff recommends approval of the extension of nine months.

DECISION

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

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 7/0

6. Clearwater Acres, LLP., Owner
6:47 Harmoni Towers, LLC. & Fullerton Engineering, Applicants Site Plan Review for a class II collocation to install three (3) antennas at 170-feet for an additional carrier to an existing mobile service support structure and associated ground equipment; located in the M-4, Quarrying District; 6745 Northwest Hwy.; Sec. 17, T4N, R19E, **Town of Waterford** (Parcel Id. No. 016041917001000)

Julie Anderson reviewed the petition.

STAFF RECOMMENDATION(S)

Staff recommends approval.

DECISION

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

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 7/0

7. Resolution by the Racine County Economic Development and Land Use Planning
6:48 Committee recommending adoption of an amendment to the Southeastern Wisconsin
Regional Planning Commission (SEWRPC) Community Assistance Planning Report No.
337, Sanitary Sewer Service Area for the Yorkville Sewer District No. 1, Racine County

Julie Anderson reviewed the purpose of the resolution.

STAFF RECOMMENDATION(S)

Staff recommends the committee endorse this resolution for action by the County Board in January 2022.

DECISION

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

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 7/0

8. Review, discussion, and possible action on referrals from the Racine County Board of
6:50 Supervisors

1. Annual and Inspection Reports from the Racine County Board of Drainage Commissioners for the following:
 - a. Farm 1 – Waterford
 - b. Farm 4 – Eagle Creek
 - c. Farm 5 – Hoosier Creek
 - d. Norway-Dover
 - e. Yorkville-Raymond Drainage District

2. Notice of Timber Cutting filed 12/8/21 in the South part of Burlington, Sec. 22, Township 2, Range 19, Landowners Tony & Karen Popchock
3. Notice of Timber Cutting filed 12/8/21 in the South part of Burlington, Sec. 21, Township 2, Range 19, Landowner Bill Urban
4. Notice of Timber Cutting filed 12/8/21 in the South part of Burlington, Sec. 22, Township 2, Range 19, Landowners Jeff & Jody Lang

Supervisor JASON ECKMAN MOVED, seconded by Supervisor Kramer, to receive and file.

9. Other business as authorized by law
6:51

NONE

10. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, January 17, 2022
6:51

11. Adjourn
6:51

There being no further business, **Supervisor ROBERT GROVE MOVED** to adjourn at 6:51 p.m.