

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
SUMMARY MINUTES - MONDAY, JANUARY 17, 2022 - 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

Not present: Supervisors Kelly Kruse

Youth in Government
Representatives: Evan Anschutz, Claudia Dieck

Staff present: Brian Jensen, Development Services Superintendent
Emily Szabo, Development Services Analyst

Chairman Hincz called the January 17, 2022, 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. Perry D. & Darlene J. Baumann, Rezone ±1.09-acres from A-3, General Farming
6:03 Peter E. Baumann Living Trust, District III to R-2S, Suburban Residential District
Owners (Sewered-Large Lot), located 28810 Wood Dr.:
Part of the SE ¼ of Sec. 23, T4N, R19E, **Town of Waterford.** (Part of Parcel Id. No: 016041923057000)

Brian Jensen reviewed the petition and public hearing testimony using text and maps. Perry Baumann was present and indicated that they want to build a single-family home on the parcel and to answer questions of the committee. Tom Hincz indicate that the petition was approved by the Town of Waterford.

STAFF RECOMMENDATION(S)

Staff recommends approval as it is consistent with the surrounding zoning and uses, the land use is low-density residential, it is consistent with the 2035 Comprehensive Land Use Plan and as stated by the committee chairman and has received Certified Survey Map approval from the Town of Waterford and will be appearing at the Town of Waterford at their February 7, 2022 public hearing for rezone decision.

DECISION

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

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 6/0

2. Eagle Disposal, Inc., Owner
6:08 William R. Katzman, Jr., Applicant
- Conditional Use to allow outside dumpster and roll-off container storage; located in the M-3, Heavy Industrial District, at 7400 Noraire Dr.; Sec. 12, T4N, R20E, **Town of Norway** (Parcel Id. No. 010042012035150)

Jensen reviewed the petition and public hearing testimony using text and maps. In 2016, there was a conditional use approved but never executed. Andrew Raymonds, attorney for Eagle Disposal, was present. The intent is to use the whole parcel for storage. The containers currently onsite are empty. The hours of operation would be Monday through Friday, 7:00 am to 5:00 pm and Saturday 7:00 am to noon and not open on Sunday. There are no plans to erect a building.

STAFF RECOMMENDATION(S)

Staff recommends approval as the use is compatible with underlying zoning. Based on other things going on in the area, the use fits with the uses in the district. Staff would also recommend that only empty containers may be stored on the site and must be neat and orderly. It also protects the safety of people working on the site, but also for the emergency services that may have access the site. The storage containers may only be stored on approved surface such as gravel, asphalt, concrete, as to prevent dirt and/or debris to be tracked onto the roadways. If approved, the record should show that there is a penalty for starting this before approvals, which is a quadruple penalty of \$600.00.

DECISION

Supervisor ROBERT GROVE MOVED, seconded by Supervisor Eckman to approve based on staff's recommended conditions. It also needs to be approved by the Town of Norway.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 6/0

6:18 **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. Decisions on preceding petitions
6:18

2. Review, discussion and possible approval of the December 20, 2021, summary minutes
6:24

Supervisor MIKE DAWSON MOVED, seconded by Supervisor Nielsen, to approve the December 20, 2021, summary minutes.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 6/0

3. Kenneth & Michele Nikolai
6:24 Conditional Use - Extension of the May 17, 2021, approval to place fill in the FFO, Urban Floodplain Fringe Overlay District and construct a detached garage; located in the R-3, Suburban Residential District (sewered); across the street from 25404 S. Wind Lake Rd.; Sec. 16, T4N, R20E, **Town of Norway** (Parcel Id. No. 010042016024000)

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

STAFF RECOMMENDATION(S)

Staff recommends approval of a nine-month extension.

DECISION

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

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Anschutz: aye
Youth Representative Dieck: aye

Motion carried unanimously. VOTE: 6/0

4. Review, discussion, and possible action on referrals from the Racine County Board of Supervisors
6:25

1. WDNR notice of pending after-the-fact permit application from Richard Scholze for Lakeshore Erosion Control project located in Sec 28, T3N, R19E in the City of Burlington.

5. Other business as authorized by law
6:25

NONE

6. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, February 21, 2022
6:25

7. Adjourn
6:25

There being no further business, **Supervisor ROBERT GROVE MOVED**, seconded by **Supervisor Dawson** to adjourn at 6:25 p.m.