

DRAFT

**RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
SUMMARY MINUTES - MONDAY, NOVEMBER 21, 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 Kramer, Jason Eckman, Taylor Wishau, Olga White, and Robert Grove

Excused: Supervisors Tom Hincz, and Tom Rutkowski

Youth in Government
Representatives: Rabeka Liberto (present), Charles Letsch (present)

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

Vice-Chairman Grove called the November 21, 2022, Racine County Economic Development and Land Use Planning Committee public hearing and committee meeting to order at 6:00 p.m. He introduced Committee members and staff, then he explained public hearing and meeting procedures. Following are the agenda items and the Committee's actions.

PUBLIC HEARING

- 1. John H. Fonk, Owner
6:04
6:29
- Amendment of Land Use Plan from the plan designation of Low Density Residential (40,000 sq. ft. to 1.49 acres per dwelling unit) to Commercial
- Rezone ±.35-acres of property from B-1 Neighborhood Business District to B-3 Commercial Service District; located at 21021 Durand Avenue; part of the NE ¼ of Sec. 36, T4N, R20E, **Town of Dover** (PIN 006032036032010).

Julie Anderson reviewed the petition and public hearing testimony using text and maps. John Fonk was present and added that he wishes to extend the rezoning to include the entire East side of his property instead of the 200 feet of property originally requested in petition. The Town of Dover has approved the petition for the original 200 feet requested and not the larger area.

STAFF RECOMMENDATION(S)

Staff recommends approval of the Land Use Plan amendment and is not in opposition of the Rezone as originally submitted and published. A new public hearing would need to be scheduled for the larger area to be considered.

DECISION

Supervisor JASON ECKMAN MOVED, seconded by Supervisor Kramer to approve the Land Use Plan amendment and the rezone as submitted and published.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Liberto: aye
Youth Representative Letsch: aye

Motion carried unanimously. VOTE: 5/0

2. Muskego-Norway School District Conditional Use to construct an ±8,200 sq. ft. x
6:13 Lakeview Elementary School, Owners 30ft. high gymnasium addition to the existing
6:33 Muskego-Norway School District, Lakeview Elementary School; located in the P-1,
Jeremiah Johnson, Inc., Agent Institutional Park District; at 26335 Fries Lane;
Bray Architects, Chris Eger, Agent Sec. 8 T4N, R20E, **Town of Norway** (PIN
010042008118000).

Anderson reviewed the petition and public hearing testimony using text and maps. Chris Eger spoke about the project and answered questions of the committee. Construction to start in late March or early April of 2023.

Lori Jasicki spoke in opposition of the project expressing concerns regarding the higher building blocking their view, requests no lighting at the lot line, and fence lines and a three-foot retaining wall allows kids to jump over the fence into their yard. She asks that these concerns be addressed before the Conditional Use request is approved.

Jeremiah Johnson spoke as a representative of the school and is willing to put up a higher fence. Other areas of the property were considered for the gymnasium; the proposed location was the most feasible.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition subject to submittal of a plan for a higher fence, landscaping, or some type of screening to prevent kids from jumping the fence. Approval would also be subject to approval from the Town of Norway. Supervisor Kramer indicated that the Town would work with the School District and Lori Jasicki to address concerns regarding fencing or shielding. The Town will hear this petition on December 7, 2022.

DECISION

Supervisor TOM KRAMER MOVED, seconded by Supervisor Wishau to approve with a condition that the Town will resolve the fence issue.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Liberto: aye
Youth Representative Letsch: aye

Motion carried unanimously. VOTE: 5/0

6:29 Vice-Chairman Grove 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
6:29

2. Review, discussion and possible approval of the October 17, 2022, summary minutes
6:40

Supervisor JASON ECKMAN MOVED, seconded by Supervisor Wishau, to approve the October 17, 2022, summary minutes as presented.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Liberto: aye
Youth Representative Letsch: aye

Motion carried unanimously. VOTE: 5/0

3. Review, discussion & possible recommendation on **Report No. 2022-31** by the County Executive making a reappointment of Lynn Tamblyn to the Western Racine County Sewerage District Commission
6:43

Supervisor TOM KRAMER MOVED, seconded by Supervisor Wishau, to approve the reappointment.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Liberto: aye
Youth Representative Letsch: aye

Motion carried unanimously. VOTE: 5/0

4. Review, discussion, and possible action on referrals from the Racine County Board of Supervisors
6:44

1. Notice of Pending Application for Proposed Dredging from the Wisconsin Dept. of Natural Resources.
2. Letters from Abbie Wehner and family regarding adding a sidewalk along Highway W in Burlington.

4. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, December 19, 2022
6:46

5. Other business as authorized by law
6:46

No other business presented

6. Adjourn
6:46

There being no further business, **Supervisor TOM KRAMER MOVED, seconded by Supervisor Wishau,** to adjourn the meeting at 6:46 p.m.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Liberto: aye
Youth Representative Letsch: aye

Motion carried unanimously. VOTE: 5/0