

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
SUMMARY MINUTES - MONDAY, FEBRUARY 20, 2023 - 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, and Tom Rutkowski
Excused: Supervisors Tom Hincz, and Robert Grove
Absent: Supervisor Olga White
Youth in Government
Representatives: Rabeka Liberto (present), Charles Letsch (present)
Staff present: Brian Jensen, Development Services Superintendent

Secretary Kramer called the February 20, 2023, 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. VFW Schiller-Kulchar-Fohr Post
6:04 8343, Owner
6:21 Brad Splan/Todd Terry,
Agent/Applicant | <u>Conditional Use</u> request a conditional use to utilize an existing building and site for off-season boat storage facility; 26527 Oak Ridge Dr.; Sec. 8, T4N, R20E, Town of Norway (Parcel Id. 010042008172000) |
|---|---|

Jensen reviewed the petition and public hearing testimony using text and maps. Todd Terry was present to answer questions of staff and committee members.

Charles Tschan spoke in opposition to this petition as the boat storage has been spilling over onto residential property and common areas in the neighborhood and asked questions of the committee and petitioners.

Sherry Scalish also spoke in opposition of the petition concerned that boat storage will continue in prohibited areas.

STAFF RECOMMENDATION(S)

Staff recommends approval subject to the Town of Norway approval, and a solid vegetation screen on the property line to the west. This use appears to be allowed in the M-3 zoning district.

DECISION

Supervisor JASON ECKMAN MOVED, seconded by Supervisor Wishau to approve with conditions that vegetation screening be installed on the western edge of the M-3 property, boats arrive no earlier than September 15 and are removed no later than by Memorial day.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Liberto: aye
Youth Representative Letsch: aye

Motion carried unanimously. VOTE: 4/0

2. Ross and Crystal Schlinke, Owners
6:15
6:27

Conditional Use request a shoreland/floodplain conditional use to place fill in the FFO, Urban Flood Fringe Overlay District, to construct a single-family residence with an attached garage, decks, and pergolas; located directly north of 8136 E. Wind Lake Rd. Sec. 3, T4N, R20E, Town of Norway (PIN 010042003091000)

Jensen reviewed the petition and public hearing testimony using text and maps. This plan meets or exceeds the minimum elevation requirements per staff.

Ross and Crystal were present to answer questions of the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval as the submittal meets or exceeds the minimum floodplain requirements and the DNR agrees, it is in accordance with Chapter 20 of the floodplain regulations for the FFO district. Based on other things going on in the area, this use appears to fit as it matches the other single-family residences. It is subject to Town of Norway approval.

DECISION

Supervisor JASON ECKMAN MOVED, seconded by Supervisor Rutkowski to approve.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Liberto: aye
Youth Representative Letsch: aye

Motion carried unanimously. VOTE: 4/0

6:20 **Secretary Kramer** 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 December 19, 2022, summary minutes
6:29

Supervisor TOM RUTKOWSKI MOVED, seconded by Supervisor Eckman, to approve the December 19, 2022, summary minutes as presented.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Liberto: aye
Youth Representative Letsch: aye

Motion carried unanimously. VOTE: 4/0

3. RAR Land Company II, LLC., Site Plan Review to establish a nonmetallic mining
6:29 Owner reclamation plan as required by NR 135, Wisconsin
Reesman Excavating & Administrative Code for a nonmetallic mining operation
Grading, Applicant located; 808 and 892 McHenry St., Sec. 5, T2N, R19E,
City of Burlington (Parcel Id. No's. 206021905065000
& 206021905065012)

Jensen reviewed the petition and public hearing testimony using text and maps. This is unique as it is in the City of Burlington. Because the City does not have a reclamation ordinance, it falls on the County to monitor the reclamation of the site. The duration of the project will be approximately 15 years in duration. It is anticipated that about 15 acres will be distributed at any given time. It is estimates reclamation costs at \$120,265.85 and staff concurs with this amount. If approved, a bond shall be written to Racine County in that amount. The bond needs to be received, reviewed and accepted before the issuance of the reclamation permit. The status of the operation of the site will be reviewed every two years.

Staff recommends approval of the reclamation plan.

Supervisor TAYLOR WISHAU MOVED, seconded by Supervisor Eckman, to approve.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Liberto: aye
Youth Representative Letsch: aye

Motion carried unanimously. VOTE: 4/0

4. Clearwater Acres, LLP.,
6:38 Owner
Payne & Dolan – Bryanna
Bucholtz, Applicant
- Site Plan Review to continue a nonmetallic mineral extraction (sand & gravel) operation including earthmoving, crushing, washing, sorting, sizing, stockpiling, transportation, and reclamation located; 6745 Northwest Circle, Sec. 16&17, T4N, R19E, **Town of Waterford** (Parcel Id. No's. 016041917-001000, -007000, -008000, 016041916-002000, -003000)

Jensen reviewed the Site Plan Review, a two-year renewal to continue their extraction and reclamation operation, using text and maps. This is a very clean operation and staff did not see any concerns or violation and approval is recommended. The financial assurance has been increased to \$156,500.

Supervisor JASON ECKMAN MOVED, seconded by Supervisor Wishau, to approve.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Liberto: aye
Youth Representative Letsch: aye

Motion carried unanimously. VOTE: 4/0

5. Richard Brand, Owner
6:42 Scott Dahlberg, Agent
- Site Plan Review to construct a 4,800-sq. ft. storage building, located; 4507 Mormon Road, Sec. 31, T3N, R19E, **Town of Burlington** (Parcel Id. No. 002031931006000)

Jensen reviewed this petition using text and maps. This building is for cold storage only to store materials of the business. Staff recommends approval based on the submittal.

Supervisor TAYLOR WISHAU MOVED, seconded by Supervisor Rutkowski, to approve.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Liberto: aye
Youth Representative Letsch: aye

Motion carried unanimously. VOTE: 4/0

6. WVA Real Estate, LLC.
6:45 Owner
Greg Governatori, Agent
- Administrative Zoning Line Adjustment to adjust the zoning from R-2, Suburban Residential District (Unsewered) to M-1, Light Industrial & Office District to accommodate additional parking, located 35263 W. State Street, Sec. 31, T3N, R19E, **Town of Burlington** (Parcel Id. No's. 002031931-027010 & -027020)

Jensen reviewed this petition using text and maps. The reason for this petition is to increase the parking area as the ordinance prohibits parking for commercial development within twenty-five feet of a residential district. Staff recommends approval as the proposed use seems to fit with the area and uses in this area, and is subject to approval by the Town of Burlington

Supervisor TAYLOR WISHAU MOVED, seconded by Supervisor Rutkowski, to approve.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Liberto: aye
Youth Representative Letsch: aye

Motion carried unanimously. VOTE: 4/0

7. Review, discussion, and possible action on referrals from the Racine County Board of
6:48 Supervisors

None

8. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, March 20, 2023
6:48

9. Other business as authorized by law
6:48

Brian mentioned that Director Julie Anderson will be retiring on March 10th.

10. Adjourn
6:49

There being no further business, **Supervisor JASON ECKMAN MOVED** to adjourn the meeting at 6:49 p.m.