

**RACINE COUNTY ECONOMIC DEVELOPMENT & LAND  
USE PLANNING COMMITTEE  
SUMMARY MINUTES - Monday, August 18, 2014 6:00 p.m.**

**Ives Grove Office Complex Auditorium  
14200 Washington Avenue, Sturtevant, WI 53177**

**Committee present:** Bob Grove, Tom Pringle, Monte G. Osterman, Tom Hincz,  
Tom Roanhouse, Mike Dawson

**Committee excused:** Mark Gleason

**Youth in Governance**

**Representatives present:** Meredith Freidheim, Josh Graf

**Staff present:** Julie Anderson, Public Works & Development Services Director  
Brian Jensen, Development Services Superintendent  
Michael Lanzdorf, Assistant Corporation Counsel  
Rhonda McCormick, Staff

Vice-Chairman Grove called the August 18, 2014, Racine County Economic Development and Land Use Planning Committee Public Hearing and Committee meeting to order at 6:00 p.m. He introduced the Committee and staff and explained public hearing and meeting procedures. Following are the agenda items and the Committee's actions.

**PUBLIC HEARING**

1. Ski Club of Racine County, Conditional Use to amend the 1976 approval to allow an existing  
6:04 Inc., Owner mobile service support structure current guyed tower height of  
7:30 SBA GC Towers, LLC, 276' (297' top of the lightning rod) and related equipment; located  
Tenant in the P-2 Recreational Park District; 6122 S. English Settlement  
Ton 80 Realty Services, Road (CTH J); Parcel Id. No. 002021901011000; Sec. 1, T2N,  
Inc., Agent R19E, **Town of Burlington**

*Laid over at the request of the applicant on 07/21/2014* For Information only: Notice of Violation 2014-01 issued for addition to tower without permits and approvals

Julie Anderson reviewed the petition and public hearing testimony using text, maps, and slides. This is an after-the-fact approval for antennas already placed on the tower. The FAA indicated that the tower would not be a hazard to air navigation. The Burlington airport was notified of this request and staff did not hear back from them, and, the Racine County Sheriff's dispatch unit commented that there is no known interference with their communications with this tower. The setbacks to the property lines meet the minimum code requirements. This request will need Town approval.

Eric Lennington, agent with Ton 80 Realty Services, was present and explained to the committee that SBA became owner of this tower through a merger last year. After researching past permits issued, it was discovered that multiple antennas were placed on the tower without a permit.

**SPEAKING IN FAVOR**

Sadie Patzke, representing the Ski Club of Racine County, spoke in favor of this petition.

STAFF RECOMMENDATION(S)

Staff recommends approval. A quadruple permit fee will be assessed, as the tower and some antennas were installed without proper permits and approvals.

DECISION

**PRINGLE MOVED, seconded by Dawson**, to allow the existing mobile service support structure guyed tower height of 276' (297' at the top of the lightning rod) and related equipment to remain on this site as constructed. Motion carried unanimously. VOTE: 6/0

**Youth in Governance vote:** Freidheim – aye Graf – aye

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|---|---|
| 2. Maria Vargas, Owner<br>6:13 Israel Vargas<br>7:38 Travelers Inn Motel &<br>Campground & Home Run<br>Haven Baseball Complex | Consideration by the Economic Development & Land Use Planning Committee to revoke the existing conditional use permit for the motel, campground and baseball complex due to repeated and on-going violations of the conditional use permit, as well as failure to correct various code violations relative to the private on-site wastewater treatment system serving this entire site which could create immediate health problems and is a nuisance; located in the B-5 Highway Business District; 14017 Durand Ave. (STH 11) and 3400 S. Sylvania Ave. (West Frontage Rd.); Parcel Id Nos. 018032125005001 & -007010; <b>Town of Yorkville</b> |
|---|---|

Julie Anderson reviewed the petition and public hearing testimony using text, maps, and slides. A letter informing the owners of the possible revocation was sent. Israel Vargas contacted the County and has been making corrections. The holding tanks have been pumped, inspected, and put on a regular pumping schedule with a licensed septage hauler. Mr. Vargas has made plans for additional holding tank alarms to be installed to allow staff to monitor the tank levels year round. Staff and Michael Lanzdorf, Racine County Assistant Corporation Counsel, have visited the site.

Israel Vargas, owner of the property, was present and answered questions from the committee. Campers only stay the number of days allowed. The trailers that are on the site all year are ones that were purchased by his parents. Regarding garbage on the site, Mr. Vargas indicated he could have the dumpster emptied more often and could possibly get a bigger dumpster.

Discussion followed on possibly granting a 60-day layover.

Anderson noted that if revocation is approved, Racine County becomes the owner of the property and clean up would happen at taxpayer expense. **\*\*Supervisor Osterman stated he believed Anderson noted that the cost of clean up of the property would be at the taxpayer expense, not dependent upon the County gaining ownership of the property.** The 60-day layover would allow the County to work with Mr. Vargas.

Michael Lanzdorf commented that the 60-day layover could be utilized to look into the State campground code and other issues.

**\*\* insert to minutes made by Supervisor Osterman at September 15, 2014 public hearing.**

SPEAKING IN OPPOSITION

John Ames Jr. was present and expressed his complaints of odor and noise.

STAFF RECOMMENDATION(S)

Staff recommends a 60-day layover to establish clear benchmarks and to allow the applicant time to bring the property and its use into compliance and demonstrate to the committee that the site will be cleaned up.

DECISION

**PRINGLE MOVED, seconded by Dawson**, to layover the conditional use revocation of the previously approved conditional use at their August 18, 2014, meeting for up to 60 days. Motion carried. VOTE: 4/2, with Hincz and Osterman dissenting.

**Youth in Governance vote:** Freidheim – nay; Graf – nay

3. Arthur & Lori Hribar, Owners Conditional Use to occupy an existing pole barn with a dog day care, boarding and training facility (DBA T\*N\*T Pawsitive K-9 Training and Dog Den LLC); located in the A-2 General Farming & Residential District II; 4123 6½ Mile Road; Parcel Id. No. 012042112026000; Sec. 12, T4N, R21E, **Town of Raymond**
- 6:47 Daryl & Christina Lotharius,  
7:47 Agents

Julie Anderson reviewed the petition and public hearing testimony using text, maps, and slides. The applicant is proposing to add onto the pole barn, fence in part of the area and add customer parking. It is planned to start slow and grow to 25 dogs for day care and 10 dogs for boarding. Hours of operation would be 6:30 am to 6:30 p.m., Monday through Friday, and weekends by appointment. Training classes would be held 3 to 4 evenings a week from 6:30 p.m. to 8:30 p.m. and Saturday afternoons. Dog waste would be picked up routinely, and both inside and outside areas would be hosed down and sanitized every six weeks.

Applicant Christina Lotharius was present and answered questions from the committee.

SPEAKING IN OPPOSITION

Seven neighbors were present and voiced their concerns for:

- Dogs barking
- Parking/traffic
- Liquid and solid waste
- Odors
- Dogs escaping
- Signage
- Safety for area children
- Property values

COMMUNICATIONS

The following items were read into the record:

- a technical review from Steve Johnson, North Cape Tile
- a technical review from the Racine County Land Conservation Division
- five e-mails and one letter from neighbors opposing the petition

STAFF RECOMMENDATION(S)

Staff recommends petition be denied, as it does not fit the area.

DECISION

**PRINGLE MOVED, seconded by Osterman**, to deny the conditional use, the Committee took this action, as this use is not in accordance with the purpose and intent of Chapter 20 and public health, safety, and welfare. Based on other things going on in this area, the existing development of the immediate area, and the significant opposition of local residents and neighbors citing potential dog barking noise, odors, and increased traffic, the proposed use does not appear to fit with the existing uses in the district. Motion carried unanimously. VOTE: 6/0

**Youth in Governance vote:** Freidheim – aye; Graf – aye

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
2. Review, discussion & possible approval of July 21, 2014, summary minutes  
7:49

DECISION

**PRINGLE MOVED, seconded by Dawson**, to approve the July 21, 2014, summary minutes. Motion carried unanimously. VOTE: 6/0

**Youth in Governance vote:** Freidheim – aye; Graf – aye

3. Racine Grain Co., Inc. Site Plan Review to construct a 90' diameter, 400,000 bushel grain bin; located in the A-2 General Farming & Residential District II; 1313 S. Colony Avenue; Parcel Id. Nos. 018032120-011010 & -013000; Sec. 20, T3N, R21E, **Town of Yorkville**  
7:50 Chris Gorman, Applicant

Julie Anderson reviewed the petition using text, maps, and slides. This request is consistent with the area, and all other grain bins on the site have proper permits and approvals.

STAFF RECOMMENDATION(S)

Staff recommends approval, subject to Town approval.

DECISION

**PRINGLE MOVED, seconded by Hincz**, to approve the site plan with staff recommendations and subject to standard conditions. Motion carried unanimously. VOTE: 6/0

**Youth in Governance vote:** Freidheim – aye; Graf – aye

4. ProElectric Properties, LLC Site Plan Review to occupy an existing storage facility with an office to service a proposed electrical contractor business involving storage and assembly of traffic signals and street lights; located in the M-3 Heavy Industrial District; 21500 Six Mile Road; Parcel Id. No. 010042012035140; Sec. 12, T4N, R20E, **Town of Norway**  
7:53 Craig Clements, Agent

Julie Anderson reviewed the petition using text, maps, and slides. The building is located on the far north end of the property and will not affect the other properties along 6 Mile Road.

STAFF RECOMMENDATION(S)

Staff recommends approval.

DECISION

**PRINGLE MOVED, seconded by Dawson**, to approve the site plan. Motion carried unanimously. VOTE: 6/0

**Youth in Governance vote:** Freidheim – aye; Graf – aye

5. Review, discussion, & possible recommendation on a resolution to adopt SEWRPC Community Assistant Report No. 316, *A Watershed Restoration Plan for the Root River Watershed* (Links to the plan may be found on the SEWRPC website: [www.sewrpc.org](http://www.sewrpc.org) / Root River Watershed Restoration Plan / Root River Executive Summary)  
7:54

Julie Anderson presented the resolution. Supervisor Osterman summarized the restoration plan.

DECISION

**OSTERMAN MOVED, seconded by Pringle**, to approve the resolution to adopt SEWRPC Community Assistant Report No. 316, A Watershed Restoration Plan for the Root River Watershed. Motion carried unanimously. VOTE: 6/0

**Youth in Governance vote:** Freidheim – aye; Graf – aye

6. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors  
7:58

**PRINGLE MOVED, seconded by Dawson**, to receive and file the following referral:

Notice of annual meeting and budget hearing on Sunday, August 24, 2014, from Honey Lake Protection and Rehabilitation District.

Motion carried unanimously. VOTE: 6/0

**Youth in Governance vote:** Freidheim – aye; Graf – aye

7. Other business as authorized by law

There will be no meeting on September 1, 2014. The next regularly scheduled meeting will be September 15, 2014.

8. Adjourn

There being no further business, **OSTERMAN MOVED, seconded by Hincz**, to adjourn at 7:59 p.m. Motion carried unanimously. VOTE: 6/0

**Youth in Governance vote:** Freidheim – aye; Graf – aye