

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

SUMMARY MINUTES - MONDAY, December 15, 2014 - 6:00 p.m.

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

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

Youth in Governance
Representatives: Josh Graf and Meredith Freidheim

Staff present: Brian Jensen, Development Services Superintendent
Rhonda McCormick, Staff Secretary

Chairman Gleason called the December 15, 2014 Racine County Economic Development and Land Use Planning Committee Public Hearing and Committee meeting to order at 6:01 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. Senft Family Investments, LLC Rezone from B-6 Water-Oriented Business District &
6:05 Gary Foat, Agent R-3A Suburban Residential District (Sewered) to R-6 Two-
6:11 Family Residential District & R-3 Suburban Residential District
 (Sewered); Lots 11-14, Block 11 of Tichigan Heights
 Subdivision and Lot 141 of Fox Point Park No. 3, and unplatted
 lands and part of Government Lot 1; Section 14, Town 4 North,
 Range 19E, **Town of Waterford**

Brian Jensen reviewed the petition and public hearing testimony using text, maps and slides. The surrounding land use, zoning and 100-year floodplain were identified on maps. All lots have frontage on the public road and meet the minimum width and area requirements of the R3 and R6 districts. If approved, this area will be compliant with the 2035 Land Use Plan.

Paul Senft, the applicant, and Gary Foat, the agent, were present and answered questions from the committee.

Supervisor Hintz, who is also the Town Chairman for Waterford, informed the committee that the Town Board and Town Planning Commission both reviewed and approved this petition.

STAFF RECOMMENDATION(S)

Based on the submittal and actions from the Town of Waterford Board and Planning Commission, staff recommends approving the rezoning as presented.

DECISION

HINTZ MOVED, seconded by Pringle, to approve the rezoning petition, as this rezoning is consistent with the 2035 Comprehensive Plan; the Town Plan Commission and Town Board approved this rezoning; this rezoning is compatible with surrounding zoning and uses; and this rezoning is in the public interest.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Graf: aye
Youth Representative Freidheim: aye

Motion carried unanimously. VOTE: 7/0

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
2. Review, discussion & possible approval of the November 17, 2014, summary minutes
6:12

DECISION

PRINGLE MOVED, seconded by Osterman, to approve the November 17, 2014, summary minutes.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Graf: aye
Youth Representative Freidheim: aye

Motion carried unanimously. VOTE: 7/0

3. Total Storage, LLC
6:13 Bruce Bahrmassel, Applicant
6:14 *Site plan approved 05/20/2013
(subsequently extended
03/17/2014)*
2nd Extension of Site Plan Review to construct two 40'x140'
self-storage facility buildings; located in the M-3 Heavy
Industrial District; 2941 27th Street; Parcel Id. No.
012042124029000, Section 24, Town 4 North, Range 21 East,
Town of Raymond

Jensen reviewed the petition using text maps and slides. The proposed plans have not changed since being approved May of 2013.

Bruce Bahrmassel, the applicant, was present and explained to the committee that it has been difficult getting contractors to the site due to another large project occurring.

STAFF RECOMMENDATION(S)

Staff recommends a final extension of two years, subject to the same conditions of the previous approvals.

DECISION

GROVE MOVED, seconded by Pringle, to grant a two-year extension through December 15, 2016.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Graf: aye
Youth Representative Freidheim: aye

Motion carried unanimously. VOTE: 7/0

4. Michael Ratchford III Site Plan Review to construct a 30.3' x 48' addition to an existing barn and relocate two 800-gallon tanks for a shrimp farming operation; located in the A-2 General Farming and Residential District II; 1442 43rd Street; Parcel Id. No. 012042112031000, Section 12, Town 4 North, Range 21 East, **Town of Raymond**
6:17
6:18 *Conditional Use previously approved 12/16/2013*

Jensen reviewed the petition using text maps and slides.

Michael Ratchford III was present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition, subject to the original conditions.

DECISION

PRINGLE MOVED, seconded by Dawson, to approve the site plan.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Graf: aye
Youth Representative Freidheim: aye

Motion carried unanimously. VOTE: 7/0

5. Review, discussion & possible recommendation on Racine County Revolving Loan Fund (RLF) Plan Certification for the period ending September 30, 2014, as presented by Janell Topczewski, Business Lending Partners, a Division of RCEDC
6:26
6:35

Janell Topczewski briefly highlighted aspects of the Revolving Loan Fund Plan and answered questions from the committee.

DECISION

PRINGLE MOVED, seconded by Dawson, to forward the Racine County Revolving Loan Fund (RLF) Plan Certification for the period ending September 30, 2014, to the Finance and Human Resources Committee.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Graf: aye
Youth Representative Freidheim: aye

Motion carried unanimously. VOTE: 7/0

6. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors
6:37
6:40

PRINGLE MOVED, seconded by Grove, to receive and file the below-listed referrals.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Graf: aye
Youth Representative Freidheim: aye

Motion carried unanimously. VOTE: 7/0

1. Notice of Final Determination to Reissue a Wisconsin Pollutant Discharge Elimination System (WPDES) Permit No. WI-0053376-06-0 from Wisconsin Department of Natural Resources.
2. Public Notice of Intent to Reissue a Wisconsin Pollutant Discharge Elimination System (WPDES) Permit No. WI-0031470-07-0 from Wisconsin (WPDES) Permit No. WI-0031470-07-0 from Wisconsin Department of Natural Resources.
3. Letter regarding Amendment #1 to Contract CDBG-ED FY11-20907 from Wisconsin Department of Administration.
4. Notice of Public Hearing for Village of Union Grove – Proposed Amendment to Comprehensive Plan from Timothy J. Pruitt.
5. Copy of Amendment to the Multi-Jurisdictional Comprehensive Plan for Walworth County from Walworth County.
6. Notice of Public Hearing for City of Franklin regarding a proposed amendment to the City of Franklin 2025 Comprehensive Master Plan from City of Franklin.

7. Other business as authorized by law
6:41

There will not be a meeting on January 5, 2015. If the need arises, a special meeting may be scheduled on a date to be determined. The January 19, 2015 Economic Development and Land Use Planning Committee public hearing/meeting will remain as scheduled.

8. Adjourn
6:41

There being no further business, **PRINGLE MOVED, seconded by GROVE,** to adjourn at 6:41 p.m.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Graf: aye
Youth Representative Freidheim: aye

Motion carried unanimously. VOTE: 7/0