

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
SUMMARY MINUTES - MONDAY, January 20, 2014 - 6:00 p.m.

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

Committee present: David Cooke, Tom Pringle, Monte G. Osterman, Bob Grove,
Pamela Zenner-Richards

Committee excused: Mark Gleason

Committee unexcused: Kenneth Lumpkin

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

Vice Chairman Cooke called the January 20, 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. Personal Representatives of
6:02 Melvin Burmeister, Owner
6:27 Andrew Naber, Applicant

Amendment of Land Use Plan for a portion of the property from the plan designation of Commercial to Residential-Unsewered & Industrial

Rezone approximately 8.28 acres from M-4 Quarrying District to A-2 General Farming and Residential District II (approximately .99 acres) and M-3 Heavy Industrial District (approximately 7.29 acres); 6320 McHenry Street (CTH "P"); Parcel Id. Nos. 002021006022000 & 002021907001000; Secs. 6 & 7, T2N, R19E, **Town of Burlington**

For informational purposes only: The purpose of this Land Use Plan amendment and rezoning is to place an existing residence and associated accessory buildings in the proper Land Use Plan designation and zoning district and to allow a rubbish and recycling business (dba ASDA Enterprises, Inc.) to occupy some existing buildings and a portion of the site.

Brian Jensen reviewed the petition and public hearing testimony using text, maps and slides. Applicant Andrew Naber was present and answered questions from the Committee.

SPEAKING IN FAVOR

- Mike Dawson spoke in favor of the petition.

COMMUNICATIONS

- Town of Burlington Planning and Zoning Committee approved this rezoning and Land Use Plan amendment on January 9, 2014.
- Town of Burlington Board approved this petition on January 9, 2014.

STAFF RECOMMENDATION(S)

- Staff recommends approval of the petition.

DECISION

PRINGLE MOVED, seconded by Zenner-Richards, to approve the petition as this Land Use Plan amendment and rezoning is consistent with existing 2035 Comprehensive Plan as identified by staff, and this proposal is compatible with surrounding zoning and uses. Motion carried unanimously. VOTE: 5/0

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| 2.
6:14
6:27 | Personal Representatives of
Melvin Burmeister, Owner
Andrew Naber, Applicant | <u>Conditional Use (proposed)</u> to occupy some existing buildings & a portion of the subject site with a rubbish and recycling business (dba ASDA Enterprises); located in the M-3 Heavy Industrial District (proposed); 6320 McHenry Street (CTH "P"); Parcel Id. Nos. 002021006022000 & 002021907001000; Secs. 6 & 7, T2N, R19E, Town of Burlington |
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Brian Jensen reviewed the petition and public hearing testimony using text, maps and slides. Applicant Andrew Naber was present and answered questions from the Committee.

COMMUNICATIONS

- Town of Burlington Planning and Zoning Committee met on January 9, 2014 and approved the petition.
- Town of Burlington Board met on January 9, 2014 and approved the petition.

STAFF RECOMMENDATION(S)

- Staff recommends approval of the petition.

DECISION

Zenner-Richards MOVED, seconded by Grove, to approve this conditional use petition, as this use appears to be permitted by underlying zoning, and based on other things going on in the area, the proposed use appears to fit with the uses in the district. Motion carried unanimously. VOTE: 5/0

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| 3.
6:17
6:29 | Gary & Linda Seidler, Owners | <u>Rezone</u> approximately 15.76 acres from R-3 Suburban Residential District (Sewered) and A-3 General Farming District III to B-3 Commercial Service District and R-2 Suburban Residential District (Unsewered); 8323 Big Bend Road; Parcel Id. No. 016041901045000; Sec. 1, T4N, R19E, Town of Waterford |
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For informational purposes only: The purpose of this rezoning is to allow construction of two single-family residences and a self-service storage facility. Applicants have obtained Town of Waterford and Racine County Board of Adjustment approvals for the land division.

Brian Jensen reviewed the petition and public hearing testimony using text, maps and slides. Applicant Gary Seidler was present and answered questions for the committee.

COMMUNICATIONS

- Town of Waterford Planning Commission met on January 7, 2014 and approved the petition.
- Town of Waterford Board met on January 14, 2014 and approved the petition.

STAFF RECOMMENDATION(S)

- Staff recommends approval of the petition.

DECISION

PRINGLE MOVED, seconded by Grove, to approve, as this rezoning is consistent with the 2035 Comprehensive Plan as identified by staff. The Town Plan Commission and Town Board recommended approval, and this rezoning is consistent with the statement of purpose and intent of the zoning district as identified in the Ordinance. Motion carried unanimously. VOTE: 5/0

4. Review, discussion, and possible recommendation on a proposed text amendment: Article X,
6:22 Mobile Tower Siting, Chapter 20, of the Racine County Code of Ordinances
6:30

Brian Jensen reviewed the petition and public hearing testimony using text, maps and slides. An ordinance update needed to come into compliance with newly adopted state statutes. Corporation Counsel has reviewed the proposed changes and suggested modifications. The draft presented tonight is the culmination of staff and Counsel reviews.

STAFF RECOMMENDATION(S)

- Staff recommends approval of the petition to come into compliance with state regulations.

DECISION

PRINGLE MOVED, seconded by Zenner-Richards, to approve amending ordinance language as recommended by staff. Motion carried unanimously. VOTE: 5/0

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. Decisions on preceding petitions

2. Review, discussion & possible approval of December 16, 2013, summary minutes
6:31

DECISION

GROVE MOVED, seconded by Pringle, approve the December 16, 2013, summary minutes. Motion carried unanimously. VOTE: 5/0

3. Hribar Development, LLC Site Plan Review to occupy some existing buildings and a
6:32 Tom Hribar, Agent portion of the property with outside storage; located in the M-3
6:34 Michel's Pipeline, Applicant Heavy Industrial District; 2221 Raymond Avenue; Parcel Id. No.
018032103002000; Sec. 3, T3N, R21E, **Town of Yorkville**

Brian Jensen reviewed the petition using text maps and slides. The proposal will allow Michael's Corporation to occupy two buildings and some of the property with outside storage of non-hazardous materials.

STAFF RECOMMENDATION(S)

- Staff recommends approval of the petition with the understanding that no hazardous materials, inoperable vehicles or equipment, scrape or salvage items will be stored on the property.

DECISION

PRINGLE MOVED, seconded by Grove, to approve the site plan with staff recommendations and subject to standard conditions. Motion carried unanimously. VOTE: 5/0

4. Roman & Dawn Niemyjski Request to amend the 09/18/2006 Conditional Use
6:37 American Surveying Co. Inc., Agent approval and to include topsoil screening & storage,
6:40 sand & stone stockpiles, & operations plan amendment
Laid over on 11/18/2013 (includes: 3 future buildings, building under
construction, & storage trailers); M-3 Heavy Industrial
District; 7116 Raynor Avenue; Parcel Id. No.
010042012035143; Section 12, Town 4 North, Range
20 East; **Town of Norway**

Brian Jensen reviewed the petition using text maps and slides. Staff visited the site on January 16, 2014, and noted significant improvement. A few projects remain to be done but cannot be completed until the ground thaws. The Town of Norway is currently reviewing a drainage plan. Pete Bailey was present and answered questions from the Committee.

STAFF RECOMMENDATION(S)

- Staff recommends approval subject to town and drainage plan approval.

DECISION

PRINGLE MOVED, seconded by Zenner-Richards, to approve the petition, subject to standard conditions and Town approval, as this use appears to be permitted by underlying zoning. This use complies with all other provisions of Chapter 20, such as setbacks, height, traffic, highway access, and performance standards, and based on other things going on in the area, the proposed use appears to fit with the uses in the district. Motion carried unanimously. VOTE: 5/0

5. Robert & Nicole Salas Request to extend the 04/15/2013 Shoreland/Floodplain Conditional Use approval to place fill in the floodplain and to construct an addition to a single-family residence; located in the R-5 Urban Residential District II/FFO Urban Floodplain Fringe Overlay District; 8835 East Wind Lake Road; Parcel Id. No. 010042003005021, Sec. 3, T4N, R20E, Town of Norway
- 6:45
6:46 *Shoreland/Floodplain Conditional Use approved on 04/15/2013*

Brian Jensen reviewed the petition using text maps and slides.

DECISION

PRINGLE MOVED, seconded by Zenner- Richards, to approve the extension through April 15, 2016. Motion carried unanimously. VOTE: 5/0

6. Review, discussion, and possible action on referrals from the Racine County Board of Supervisors
- 6:46

GROVE MOVED, seconded by Pringle, to receive and file the following referrals:
Motion carried unanimously. VOTE: 5/0

- A DNR Permit Application for S.C. Johnson & Son, Inc. (Waxdale Plant) located at 8311 16th St. Sturtevant WI. for construction and operation of a new can shredder.
- Phase 1 environmental impact request for 2738 North Sylvania Ave located in the Town of Yorkville, in order to ascertain the historical uses and/or occupancy of the property, to determine if any may have had an environmental impact.
- DOT Relocation Order of Hwy 20 in the Village of Rochester.
- WM Mercury Waste revised contingency plan.

7. Other business as authorized by law
- 6:47

Brian Jensen informed the committee the new rules for NR 115 Shoreland Regulations have been extended to May 1, 2016.

8. Adjourn
- 6:48

There being no further business, **PRINGLE MOVED, seconded by Osterman**, to adjourn at 6:48 p.m. Motion carried unanimously. VOTE: 5/0