

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
SUMMARY MINUTES - Monday, JULY 21, 2014 6:00 p.m.

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

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

Committee excused: Mark Gleason

Youth in Governance
Representatives: Meredith Freidheim, Josh Graf

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

Vice-Chairman Grove called the July 21, 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
6:05 Inc., Owner existing mobile service support structure current guyed
SBA GC Towers, LLC, tower height of 276' (297' top of the lightning rod) and
Tenant related equipment; 6122 S. English Settlement Road
Ton 80 Realty Services, (CTH J); located in the P-2 Recreational Park District;
Inc., Agent Parcel Id. No. 002021901011000; Sec. 1, T2N, R19E,
Town of Burlington

For Information only: Notice of Violation 2014-01 issued
for addition to tower without permits and approvals

Julie Anderson informed the Committee that the applicant has submitted a written request to lay over the petition to August 18, 2014.

DECISION

PRINGLE MOVED, seconded by Dawson, to layover the conditional use petition to the August 18, 2014, public hearing meeting. Motion carried unanimously. VOTE: 6/0

Youth in Governance Representatives' votes: Graf – aye; Freidheim – aye

2. DBDS Holdings, LLC, Owner Conditional Use to occupy an existing building and site
6:06 (DBA Quality Mulch) to include remodeling existing block building, outside
6:45 American Surveying Co., storage of raw materials and mulch, processing
Inc., Agent (grinding) of material, coloring of mulch, creation of
wood bark material, and trucking finished product to
wholesale clients; 21106 W. Six Mile Rd.; located in the
M-3 Heavy Industrial District; Parcel Id. No.
010042012035221; Sec. 12, T4N, R20E, Town of
Norway

Julie Anderson reviewed the petition and public hearing testimony using text, maps and slides. The development of the site will be done in phases. A driveway exists off 6 Mile Road. Raw materials and mulch would be on the site with a loading dock system. The proposed location of the grinder and coloring house will be on the north end of the site. Phase 2 will add additional raw material, mulch piles and loading docks. An existing holding tank serves the site.

Pete Bailey, American Surveying Company, Inc., was present and answered questions regarding truck traffic, parking, fencing, drainage, dust, stock pile height, coloring agent and location of the grinder. Julie Anderson added that staff would prefer the grinder be placed farther back on the site to reduce noise levels for the surrounding neighbors.

SPEAKING IN OPPOSITION

Paul Dros, Tim Van de Kamp, attorney for Mike and Patty Stach, Wayne Stever and Wayne Beckman shared the following concerns:

- Truck traffic
- Dust
- Noise levels
- Drainage
- Nails on the road
- Keeping a drainage tile in working order

STAFF RECOMMENDATION(S)

Staff recommends approval, subject to Town approval. The use complies with Chapter 20. The proper zoning is in place and is consistent with the Comprehensive Land Use Plan. The site is permitted and regulated by the DNR. Julie Anderson added that strict conditions can be written to address issues on the site. The Town of Norway will analyze and make commendations regarding drainage.

Discussion followed regarding conditions. Supervisor Hincz stated he did not have enough information to support this petition.

DECISION

PRINGLE MOVED, seconded by Osterman, to approve, as this use appears to be permitted by underlying zoning and the use appears to fit in with the existing industrial uses in that area. Motion carried. VOTE: 5/1 with Hincz dissenting.

Youth in Governance Representatives' votes: Graf – aye; Freidheim – aye

3. Bryan Domin, Owner
6:37
6:54

Rezone from A-3 General Farming District III to A-2 General Farming & Residential District II; approximately ± 23 acres located in the NE ¼ of Sec. 10, T4N, R20E, Town of Norway

For information only: The purpose of this rezoning is to allow future single-family residential construction on a portion of the parcel.

Julie Anderson reviewed the petition and public hearing testimony using text, maps and slides. This property is zoned A-3, and with A-2 zoning in place, an additional home can be built in the future. Applicant Bryan Domin was present and answered questions from the Committee.

STAFF RECOMMENDATION(S)

Staff recommends approval subject to Town Approval.

DECISION

PRINGLE MOVED, seconded by Hincz, to approve, as this rezoning is compatible with surrounding zoning and uses and this rezoning is consistent with overall local ordinances and zoning plans. Motion carried unanimously. VOTE: 6/0

Youth in Governance Representatives' votes: Graf – aye; Freidheim – 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 June 23, 2014, summary minutes
6:56

DECISION

PRINGLE MOVED, seconded by Dawson, to approve the June 23, 2014, summary minutes. Motion carried unanimously. VOTE: 6/0

3. Review, discussion & possible recommendation on Racine County Revolving Loan Fund (RLF) Plan Certification for the period ending March 31, 2014, as presented by Brian Gottschalk, Business Lending Partners, a Division of RCEDC
6:56
7:07

Brian Gottschalk, Business Lending Partners/RCEDC, presented the plan and answered questions from the Committee.

DECISION

PRINGLE MOVED, seconded by Dawson, to approve the Racine County Revolving Loan Fund (RLF) Plan Certification as presented. Motion carried unanimously. VOTE: 6/0
Motion carried unanimously. VOTE: 6/0

Youth in Governance Representatives' votes: Graf – aye; Freidheim – aye

4. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors
7:08
7:09

PRINGLE MOVED, seconded by Osterman, to receive and file the following referrals. Motion carried unanimously. VOTE: 6/0

Youth in Governance Representatives' votes: Graf – aye; Freidheim – aye

- Press release regarding Wisconsin Energy's acquisition of Integrys Energy Group for \$9.1 billion in cash, stock and assumed debt, creating a leading Midwest electric and gas utility from Wisconsin Energy Corporation.
- Relocation order affecting property on, and adjacent to, Nicholson Road and Dunkelow Road in the Village of Caledonia.
- Notice of a Village of Caledonia Plan Commission public hearing on Tuesday, July 29, 2014 at 6:00 p.m. at the East Side Community Center.

5. Review, discussion, & possible recommendation regarding status of conditional use for Travelers Inn Motel and Campground, 14017 Durand Avenue, Sturtevant, WI 53177
7:09
7:13

Julie Anderson informed the Committee of an on-going zoning and sanitation violation, using text, maps and slides. This motel, campground and ball field complex has been in operation since the 1970's. Two holding tanks serve the area. The tanks are not pumped regularly and they frequently overflow. Multiple sanitary orders have been issued. Some campers have made this site their permanent residence. The non-compliance status of this property has been going on for many years and it has been difficult to reach the owner, Maria Vargas. Staff is asking the Committee to authorize a public hearing to be held on August 18, 2014, for possible revocation of the conditional use permit for the motel, campground and ball field complex. Julie Anderson clarified that the motel, campground and ballpark are all owned by the same person.

PRINGLE MOVED, seconded Osterman by, to authorize a public hearing to be held on August 18, 2014. Motion carried unanimously. Vote: 6/0

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

6. Other business as authorized by law

There was no other business.

7. Adjourn
7:17

There being no further business, **PRINGLE MOVED, seconded by Hincz**, to adjourn at 7:17 p.m. Motion carried unanimously. VOTE: 6/0

Youth in Governance Representatives' votes: Graf - aye; Freidheim – aye