

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE
SUMMARY MINUTES - Monday, May 19, 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, Meredith Freidheim

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

Chairman Gleason called the May 19, 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

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| 1. Michael & Valerie Iverson
6:05 Shawn Morris, Applicant
6:46 | <u>Conditional Use</u> to occupy a portion of an existing commercial building with automotive sales & repair services (DBA Southern Sky Auto); located in the B-3 Commercial Service District; 8006 Big Bend Road (STH 164); Parcel Id. No. 016041901030001; Section 1, Town 4 North, Range 19 East, Town of Waterford. |
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Information only: There will be no overnight or outside parking of customer vehicles.

Julie Anderson reviewed the petition and public hearing testimony using text, maps, and slides. The building is currently vacant. The applicant would like to open auto sales and repair services business that will have up to six employees. Details regarding parking, handling oil and other fluid storage, and signage have been submitted. There will be no parking along North Lake Drive. Parking will be to the north, east, and west of the existing building. Brian Jensen informed the applicant that if a dumpster will be onsite, the location needs to be approved by the Racine County Development Services Office.

Applicant Shawn Morris was present and answered questions from the Committee. No one will live on the premises. The offices will be remodeled in July of 2014. No car repairs will be done outside and a maximum of ten vehicles for sale will be onsite.

Supervisor Pringle stated he would like to require that Sunday hours by appointment only, between 10:00 a.m. to 3:00 p.m.

STAFF RECOMMENDATION(S)

Staff recommends approval the petition, subject to standard conditions and Town approval.

DECISION

PRINGLE MOVED, seconded by Grove, to approve the conditional use petition, with staff recommendations and subject to Town of Waterford approval and any conditions they establish, 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: 7/0

Youth in Governance vote: Graf - aye / Freidheim - aye

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| 2. Paul Senft & Sons
6:20 American Surveying Co Inc,
6:49 Agent | <u>Conditional Use</u> to construct an ± 80' x ± 179' building for storage of related construction equipment & outside storage of equipment & materials; located in the M-3 Heavy Industrial District; 7501 Nordale Avenue; Parcel Id. No. 010042012035165; Section 12, Town 4 North, Range 20 East, Town of Norway. |
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Julie Anderson reviewed the petition and public hearing testimony using text, maps, and slides. Paul Senft and Sons operates a trenching company located in the Norway Industrial Park. The proposed site is located across the street from its current location. There is an existing conditional use in place for the present operation. The proposed building will be heated and used to store directional boring equipment. A bathroom for employee use will be located in the proposed building. The hours of operation will continue as approved in the prior conditional use. The site will be served by a private well and holding tank. The future building to the south and the 40-foot addition to the west of the proposed building have no scheduled time frame.

Pete Bailey, American Surveying Company, was present and answered questions from the Committee.

COMMUNICATIONS

The Town of Norway asked the County to hold open the conditions until their June 4, 2014, meeting and request the petitioner be present.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition, subject to Town approval.

DECISION

PRINGLE MOVED, seconded by Dawson, to approve the conditional use petition, with staff recommendations and subject to Town of Norway approval and any conditions they establish, 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: 7/0

Youth in Governance vote: Graf - aye / Freidheim - aye

3. Ninnemann Properties II Conditional Use to construct an ± 81' x ± 104' multi-
6:29 LLC tenant cold storage building (includes: tenant
6:51 Matthew Ninnemann, Agent rental, office & storage space), modification of
November 20, 2000 conditional use approval;
located in the M-3 Heavy Industrial District; 287
27th Street; Parcel Id. No. 012042101003000;
Section 1, Town 4 North, Range 21 East, Town of
Raymond.

Julie Anderson reviewed the petition and public hearing testimony using text, maps, and slides. There is some mixed zoning in this area. The Root River Corridor zoned A-1 and A-2, runs behind this property and results in there being some environmentally sensitive areas. A new holding tank will be installed. The existing business is operating under a 2000 conditional use permit. An outside contractor provides waste oil and antifreeze removal. If approved, the Village of Caledonia also needs to approve the petition.

Matthew Ninnemann and Debra Ninnemann were present and answered questions from the Committee. Concerns were raised regarding a pile of concrete on the site and the possibility that dumping may still be occurring. The Ninnemann's stated they are making plans to remove the pile of concrete and will see to it that no more materials are dumped on the site.

Supervisor Pringle stated that he would like to require that Sunday hours be set at 10:00 a.m. to 3:00 p.m.

STAFF RECOMMENDATION(S)

Staff recommends approval of the petition, subject to Town approval and standard conditions, with additional language regarding sign requirements and requiring that future tenants must obtain occupancy permits from the Racine County Development Services Office prior to occupancy of the building.

DECISION

GROVE MOVED, seconded by Pringle, to approve the conditional use petition, subject to Town of Raymond and Village of Caledonia approval and any conditions they establish, 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: 7/0

Youth in Governance vote: Graf - aye / Freidheim - nay

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 April 21, 2014, summary minutes
6:57

DECISION

PRINGLE MOVED, seconded by Grove, to approve the April 21, 2014, summary minutes. Motion carried unanimously. VOTE: 7/0

3. David & Lora Jutrzonka
6:57
7:02
LAI ***D OVER 04/21/14*** Amend the August 18, 2008 conditional use to allow storage area expansion of the existing compost operation, 1137 27th St, Parcel Id No. 012042112006050, Section 12, Town 4 North, Range 21 East, Town of Raymond.

Julie Anderson reviewed the petition and public hearing testimony using text, maps, and slides. This petition was laid over in order for staff to write conditions. The applicant will pay a permit fee, times four, for operating in an unapproved area. If conditions are approved, the Village of Caledonia will also review and act on these conditions, per its Extra-Territorial Rights Agreement.

COMMUNICATIONS

Many e-mails and letters were received and are on file from clients of the Jutrzonkas expressing support for this petition.

DECISION

PRINGLE MOVED, seconded by Grove, to approve the petition, subject to Village of Caledonia approval. Motion carried. VOTE: 4/3, with Osterman, Dawson, and Gleason dissenting.

4. Michael Stach

7:14

7:16

Amend the November 18, 1996 conditional use to allow an after-the-fact parking area expansion and landscape plan modification; located in the M-3 Heavy Industrial District; 7200 Raynor Avenue (USH 45); Parcel Id. No. 010042012035142; Section 12, Town 4 North, Range 20 East, Town of Norway.

Julie Anderson reviewed the petition and public hearing testimony using text, maps, and slides.

COMMUNICATIONS

The Town of Norway requested the county to lay over this petition so it may be discussed at their June 4, 2014, Planning Commission Meeting. The Town Of Norway also requests the petitioner to be present.

STAFF RECOMMENDATION(S)

Staff recommends laying over this petition.

DECISION

PRINGLE MOVED, seconded by Osterman, to lay over the petition, at the request of the Town of Norway, so they may review this petition at their June 4, 2014, meeting. Motion carried unanimously. VOTE: 7/0

Youth in Governance vote: Graf - aye / Freidheim - aye

5. K & E Holdings LLC

7:17

7:19

Site Plan Review to occupy a portion of an existing commercial building with automotive & light truck repair services (DBA West View Repair LLC); located in the B-3 Commercial Service District; 4321 Conifer Court; Parcel Id. No. 006032036040150; Section 36, Town 3 North, Range 20 East, **Town of Dover**.

Julie Anderson reviewed the petition and public hearing testimony using text, maps, and slides.

STAFF RECOMMENDATION(S)

Staff recommends approval of this petition.

DECISION

OSTERMAN MOVED, seconded by Pringle, to approve the petition, with staff recommendations and subject to Town of Dover approval and any conditions they establish. Motion carried unanimously. VOTE: 7/0

Youth in Governance vote: Graf - aye / Freidheim - aye

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| 6. Lakeview Landing
7:19 Condominium
7:25 Claude Lois, Agent | Site Plan Review to amend R-7/PUD Multi-Family Residential / Planned Unit Development and Condominium Plat restrictions to allow construction of a 30' x 60' detached garage at the Lakeview Landing Condominium complex; 30620 Durand Avenue; Section 34, Town 3 North, Range 19 East, Town of Burlington . |
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Julie Anderson reviewed the petition and public hearing testimony using text, maps, and slides. Anderson explained to the Committee that Chapter 236 Statutes allows a restriction to be changed or lifted, if the town and the county agree, through an Affidavit of Correction instrument.

Claude Lois was available to answer questions from the Committee and noted that the correct size of the proposed detached garage is 30' X 65'.

DECISION

PRINGLE MOVED, seconded by Dawson, to approve the petition, subject to Town of Burlington approval any conditions they establish. Motion carried unanimously. VOTE: 7/0

Youth in Governance vote: Graf - aye / Freidheim - aye

7. Review, discussion, & possible action on Report No. 2014-6 by the County Executive reappointing Supervisors Mike Dawson, David Cooke, Thomas Czerniak and David Smerchek and appointing Supervisor Tom Roanhouse to the U.W. Extension Education Committee.

GROVE MOVED, seconded by Osterman, to approve the reappointments of Supervisors Mike Dawson, David Cooke, Thomas Czerniak and David Smerchek and the appointment of Supervisor Tom Roanhouse to the U.W. Extension Education Committee. Motion carried unanimously. VOTE: 7/0

8. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors

PRINGLE MOVED, seconded by Grove to receive and file the following referrals. Motion carried unanimously. VOTE: 7/0

Youth in Governance vote: Graf - aye / Freidheim - aye

- Notice of Feasibility and Preliminary Environmental Impact Decision for the proposed Emerald Park Landfill Western Expansion from the DNR;
- Updates to their Contingency Plan from S.C. Johnson & Son, Inc;
- Informational notice of Section 106 Filings from the Federal Communications Commission; and
- Notice of Public Hearing by the Walworth County Board of Adjustment on May 14, 2014, at the Government Center in Elkhorn from Walworth County.

9. Other business as authorized by law
7:28

Julie Anderson stated that there will not be a meeting of this Committee on June 2, 2014. The next scheduled meeting will be held on June 16, 2014.

9. Adjourn
7:30

There being no further business, **PRINGLE MOVED, seconded by Hincz,** to adjourn at 7:30 p.m. Motion carried unanimously. VOTE: 7/0