

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

SUMMARY MINUTES - MONDAY, November 17, 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 November 17, 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. Town of Burlington Conditional Use to construct a +3859 sq.-ft. addition to the existing Town of Burlington Fire Station #2, to include creating/expanding a driveway entrance on Fish Hatchery Rd. to accommodate 13 new parking stalls and elimination of the driveway entrance and parking area on McHenry St.; 7211 McHenry St. (CTH "P"); Sec. 18, T2N, R19E, **Town of Burlington** (Parcel Id. No. 0020219032000)
- 6:02 Kueny Architects, LLC, Agent
6:10

Brian Jensen reviewed the petition and public hearing testimony using text, maps and slides. The addition will expand the current fire station. The proposal includes elimination of the access to McHenry Street and widening the existing access on Fish Hatchery Road. The access onto Fish Hatchery Road is a better alternative, as this is a lesser traveled road with lower speed limits. Surrounding land use and zoning districts were identified.

Jon Wallenkamp, Kueny Architects, was present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff recommends approval of this petition.

DECISION

PRINGLE MOVED, seconded by Dawson, to approve the petition, with staff recommendations and subject to standard conditions, as this use is not harmful, offensive, or otherwise adverse to the property values in the County and its communities. This use appears to be permitted by underlying zoning and, based on other things going on in the area, the proposed addition, expansion of the entrance with a new parking area, and the elimination of the McHenry Street access creates a more safe access that is in the interest of the community.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Graf: aye
Youth Representative Freidheim: aye

Motion carried unanimously. VOTE: 7/0

2. Wanasek Investment, LLP Conditional Use to continue a sand and gravel extraction
6:06 Kevin Bird, The Wanasek Corp., operation; 29606 Durand Avenue; Sec. 26, T3N, R19E, **Town**
6:11 Agent **of Burlington** (Parcel Id. 002031926010000)

Jensen reviewed the petition and public hearing testimony using text, maps and slides. This is the annual two-year permit renewal. Surrounding land use and zoning districts were identified. Twenty-seven (27) acres are currently active and four (4) acres have been reclaimed, including a pond and wetlands. Racine County Land Conservation staff visited the site and determined that the quarry is operating in compliance with previous approvals. There have been no complaints about this operation.

Jon Wanasek was present and answered questions from the committee.

STAFF RECOMMENDATION(S)

The financial assurance bond is current. Land Conservation staff inspected the site and determined that the quarry is operating in compliance with previous approvals. Staff recommends approval of this petition.

DECISION

PRINGLE MOVED, seconded by Dawson, to approve the petition, as this use is not hazardous, harmful, offensive, or otherwise adverse to the environmental quality, or property values in the County and its communities. 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.

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. Decisions on preceding petitions
2. Review, discussion & possible approval of the October 20, 2014, summary minutes
6:12

GROVE MOVED, seconded by Pringle, to approve the October 20, 2014, summary minutes.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

- Youth Representative Graf: aye
Youth Representative Freidheim: aye

Motion carried unanimously. VOTE: 7/0

3. Review, discussion & possible recommendation on a resolution supporting proposed legislation which would allow escrow accounts and irrevocable trusts used by landfill owners to demonstrate proof of financial responsibility to include securities issued by an instrumentality of the federal government, as well as securities issued by the federal government
- 6:13

Jensen explained to the committee that this resolution is from another county and does not pertain to Racine County.

STAFF RECOMMENDATION(S)

Staff recommends receiving and filing this resolution.

DECISION

PRINGLE MOVED, seconded by Osterman, to receive and file the resolution.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Graf: aye
Youth Representative Freidheim: aye

Motion carried unanimously. VOTE: 7/0

4. Review, discussion & possible action on referrals from the Racine County Board of Supervisors
- 6:14

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

- (a) Wisconsin Department of Natural Resources' Public Re-Notice of Intent to Reissue a Wisconsin Pollutant a)Discharge Elimination System (WPDES) Permit No. WI-0022926-09-0
- (b) Town of Norway Relocation Order for CTH Y roundabout
- (c) City of Burlington Tax Incremental District No. 3 Project Plan Amendment from Ehlers & Associates, Inc.
- (d) Notice of a public hearing on November 18, 2014, regarding a proposed ordinance to amend the City of Franklin 2015 Comprehensive Master Plan
- (e) Village of Caledonia Relocation Order for the Site of a Sanitary Sewer Lift Station from John M. Bjelajac
- (f) Relocation Order and Necessity Determination of the Village of Mt. Pleasant, Racine County, State of Wisconsin (Parcel No. 151-03-22-26-053-000)

- (g) Correspondence regarding modification to the Contingency Plan for S.C. Johnson & Son, Inc. licensed hazardous waste storage facility
- (h) Wisconsin Department of Natural Resources' Public Notice of an Air Pollution Permit Application Review (14-RSG-141)
- (i) Wisconsin Department of Natural Resources' correspondence regarding the Amendment to the Region Water Quality Management Plan – City of Burlington, Walworth County (DNR File No. SE-0145)

5. Other business as authorized by law

There was no other business.

6. Adjourn
6:17

There being no further business, **GROVE MOVED, seconded by Pringle**, to adjourn at 6:17 p.m.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Graf: aye
Youth Representative Freidheim: aye

Motion carried unanimously. VOTE: 7/0