

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

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

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

Committee present: Mark Gleason, Bob Grove, Tom Pringle, Monte Osterman,
Tom Hincz, Tom Roanhouse

Committee excused: Mike Dawson

Youth in Government
Representatives present: Meredith Freidheim, Josh Graf

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

Chairman Gleason called the September 15, 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. Review, discussion & possible recommendation regarding proposed revisions to the Racine County
6:02 Farmland Preservation Ordinance in order to comply with all required State regulations
6:32

Chad Sampson, Racine County Land Conservation Office, reviewed the ordinance and answered questions from the committee.

DECISION

OSTERMEN MOVED, seconded by Grove, to move forward with the ordinance process.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Graf: aye
Youth Representative Freidheim: aye

Motion carried unanimously. VOTE: 6/0

2. Top Flight LLC, Owner
6:06 Sun Belt Rentals, Tenant
6:34 Dan Oakes, Agent
Conditional Use to construct a ±12,000 square foot office/showroom & service building to house an equipment & tool rental business; includes outside storage & display of rental equipment & future construction of a ±7,200 square foot office/storage building for Sun Belt's Pump & Generator Division; located in the B-3 Commercial Service District; located on ±4 acres northwest of the intersection of CTH K and West Frontage Road; Parcel Id. No. 012042125004000; Sec. 25, T4N, R21E, **Town of Raymond**

Brian Jensen reviewed the petition using text, maps, and slides. If approved, the Town of Raymond and the Village of Caledonia must also approve, a recorded survey must be submitted to and accepted by the

Racine County Development Services Office, and a sanitary permit and any signage will need required permits from the Development Services Office. The property is within a shoreland jurisdiction and Racine County Land Conservation is reviewing the site and developing necessary erosion-control conditions to protect the wetland and the un-named navigable stream. Storm water drainage would be reviewed by the Town of Raymond. Landscaping and lighting plans have been submitted and have been reviewed by staff.

Dan Oakes, Owner, and Dan C. Oakes, Agent, were present and answered questions from the Committee. A security fence will surround the site. The holding tanks will be located at the front of the property for easy access. A private well will service both buildings. The area identified on the site plan as asphalt will be paved in stages to allow the gravel base to settle. The firm of Nielsen, Madsen & Barber, S.C., was hired to flag the wetlands and is working with the DNR for permits. Dan Oakes clarified that he owns the property and is not the operator of the proposed business.

COMMUNICATIONS

Dale Rezabek, Department of Natural Resources Regional Shoreland Specialist, recommended via e-mail that the proposed erosion-control measures should be monitored and that the stream and any associated wetlands should be protected during and after construction from storm water run off to preserve water quality.

FOR INFORMATION ONLY

Four residents were present and requested clarification concerning berms, lighting, hours of operations and number of employees.

STAFF RECOMMENDATION(S)

Staff recommends approval based on testimony and in accordance with the application submittal.

DECISION

PRINGLE MOVED, seconded by Grove, to approve the petition, as this use is in accordance with the purpose and intent of Chapter 20 and public health, safety, and welfare. Local and state review of the site, the proposed use, structures, and operation appear to have no negative impact and shoreland and wetland protection measures to be implemented for this project shall protect and preserve wildlife habitat, shoreland cover, and natural resources. This use appears to be permitted by underlying zoning. Supervisor Osterman proposed an amendment to the motion that equipment displayed onsite must be stored in a transportable position, not in an extended position. Chairman Gleason asked if limiting the cranes to the height of the security light poles, or no higher than 20 feet, in a safe manner, would be acceptable. The maker of the motion and the second agreed.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Graf: aye
Youth Representative Freidheim: aye

Motion carried unanimously. VOTE: 6/0

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 August 18, 2014 summary minutes.
6:40
6:41

Supervisor Osterman stated that he believes comments made by Julie Anderson, Director of Public Works and Development Services, at the August 18 meeting regarding the Vargas petition, Item #2, was that the cost of clean up of the property would be at the taxpayers' expense and not dependent upon the County gaining ownership of the property.

PRINGLE MOVED, seconded by Hincz, to approve the August 18, 2014, summary minutes with the clarification made by Supervisor Osterman noted.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Graf: aye
Youth Representative Freidheim: aye

Motion carried unanimously. VOTE: 6/0

- | | | |
|--------------------|---|--|
| 3.
6:41
6:42 | Bruce Bahrmasel
Total Storage, LLC
<i>Site plan approved 03/18/13</i>
<i>Extension approved 12/16/13</i> | Extension of Site Plan Review to construct a ±30' x ±30' addition to an existing self-storage facility (Bldg "A"), a ±30' x ±30' addition to an existing self-storage building (Bldg. "B"), and a ±30' x ±40' addition to an existing self-storage building to include a manager's office, restrooms, and incidental retail sales (Bldg. "C"); located in the B-3 Commercial District; 200 S. Sylvania Avenue; Parcel Id. No. 018032112024000, Section 12, Town 3 North, Range 21 East, Town of Yorkville |
|--------------------|---|--|

Brian Jensen reviewed the petition.

Bruce Bahrmasel was present and answered questions from the Committee.

STAFF RECOMMENDATION(S)

Staff recommends granting the extension, with existing conditions in place.

DECISION

PRINGLE MOVED, seconded by Osterman, to approve a three-month extension. Supervisor Grove asked Mr. Bahrmasel if a ninety-day extension would be enough. Mr. Bahrmasel indicated that a six-month

extension would be more beneficial than a three-month extension. The maker of the motion and the second agreed to a six-month extension, which would expire on March 15, 2015.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Graf: aye
Youth Representative Freidheim: aye

Motion carried unanimously. VOTE: 6/0

4. Review, discussion, & possible recommendation of a proclamation, proclaiming the week of
6:45 September 22-26, 2014, as Fair Housing Week. Racine County is a participant in the
6:47 Community Development Block Grant (CDBG) Southern Housing Program and, as such, is
required to support, endorse, and ensure compliance with Fair Housing Laws and regulations

Brian Jensen reviewed the proclamation. Racine County participates in the CDBG Program and asks the Committee for its support.

PRINGLE MOVED, seconded by Osterman, to move forward to the Racine County Board of Supervisors.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Graf: aye
Youth Representative Freidheim: aye

Motion carried unanimously. VOTE: 6/0

5. Review, discussion, & possible action on referrals from the Racine County Board of Supervisors
6:47
6:48

The Committee received the following referrals:

1. A public Notice of Intent to Reissue a Wisconsin Pollutant Discharge Elimination System (WPDES) Permit No. WI-0025194-08-0 from Wisconsin Department of Natural Resources; and
2. a letter regarding a grant from the Knowles-Nelson Stewardship Program that has been tentatively awarded to support the acquisition of a 9.1-acre parcel in the Village of Caledonia by the Wisconsin Department of Natural Resources; and
3. a letter regarding Application # GP-SE-2014-52-00336 to construct a culvert in Village of Caledonia, being dismissed without prejudice from Wisconsin Department of Natural Resources.

PRINGLE MOVED, seconded by Grove, to receive and file the referrals. Supervisor Hincz stated he did not agree with the second referral. Chairman Gleason suggested bringing referral Number 2 back to the Committee at the next meeting in order to obtain more information and to provide a copy of the referral distributed to all Committee members.

YOUTH REPRESENTATIVES' ADVISORY VOTES:

Youth Representative Graf: aye
Youth Representative Freidheim: aye

Motion carried unanimously. VOTE: 6/0

6. Other business as authorized by law
6:52

Brian Jensen notified the Committee that the October 6, 2014, meeting would be suspended. If the need arises, a special meeting may be scheduled on a date to be determined. The October 20, 2014, Economic Development and Land Use Planning Committee public hearing/meeting will remain as scheduled.

7. Adjourn
6:53

There being no further business, **PRINGLE MOVED, seconded by Grove**, to adjourn at 6:53 p.m. Motion carried unanimously. VOTE: 6/0