



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Meeting Minutes - Final

Board of Zoning Appeals

Wednesday, February 10, 2021

5:00 PM

Virtual

Call To Order

Chair Hefel called the meeting to order at 5:02 p.m.

Present - 4: Hefel, Austin, Jung and Peete

Excused - 2: Martinez and Mason

Approval of Minutes for the August 26, 2020 Meeting

A motion was made by Jung, seconded by Austin, to approve the minutes of the August 26th meeting. The motion PASSED by a Voice Vote.

[0081-21](#)

Subject: Consideration of a request to establish a temporary use from Edgerton Contractors, authorized agent for Steve Rolfe of Midland (Washington/Perry) Associates II, seeking to utilize a lot at 1230 Perry Avenue as a contractor yard/shop for 8 months, classified as a temporary use, as allowed by Sec. 114-49 of the Municipal Code (ZBBA-21).

Attachments: [Review and Recommendation](#)
[Public Hearing Notice](#)
[Applicant Submittal](#)
[Site Plan](#)

Associate Planner Jeff Hintz explained the item. He stated the request is for a temporary use for a contractor yard in conjunction with the Highway 20 road project. Hintz showed the Commission where the area of the highway project and where the concrete crushing would occur. He stated the project will last eight months and is not a permanent use. He explained that B2 does not allow for a concrete crushing, however, since it is a temporary use, that is how it is being reviewed. Hintz showed the zoning of the property and surrounding area, photos of the site and surrounding area, and the proposed site plan. He stated the property will be surrounded by a temporary chain-link fence that will mask the operation. Hintz showed a picture of the crusher that will be used at the site and stated there is dust and water control and a water truck will be on the site as well as a street sweeper.

Hintz described the application and business summary. He stated the site will be used from April – November for a total of 35 days of operation during the time period. Hintz stated the applicant has experience with roadway projects and that the location would be behind the commercial areas.

Hintz reviewed the findings of fact in terms of approval variances and stated staff is

recommending approval of the request, subject to conditions a. – k. Hintz reviewed the condition of approvals.

Alder Jung asked what set this use apart from the previous use of a similar nature that was rejected by the Commission due to environmental concerns.

Hintz stated this project is truly temporary while the other was proposed as a more permanent use of the site. He stated this is much more isolated from residential uses than the other, dust may blow, etc., however, the use currently being proposed is much closure to the road project that it will be used for.

Alder Jung asked about residential neighborhoods of Athens Avenue and Ostergaard Avenue. He wondered if the distance of the proposed use meets the air quality so the neighborhood would not be negatively impacted.

Hintz explained that staff wanted to make sure a condition was included where if there is a complaint, it would effectively be addressed and if not, the permit could be potentially be removed.

Austin asked if any complaints were received.

Hintz stated staff has not heard of any complaints. He stated the contractor said he would speak to those in the immediate area regarding the request being proposed.

Alder Peete asked about the proximity of the request to the nearest house.

Hintz stated that it depends on the wind direction, however, the apartments are 400 feet from the request to the southwest.

Sadowski stated, in comparison, the nearest homes to the request referenced previously by Alder Jung was about 200 feet.

Chair Hefel stated a lot less traffic would be going to this parcel then the other location.

Hintz described the truck traffic and the road they would take to the site.

Chair Hefel opened the public hearing at 5:26 p.m.

Sylvester Santos, Manager for Edgerton Contractors, 545 West Ryan Road, Oak Creek, WI, spoke regarding the request. He stated they would like to use to the property as a crushing yard next to the project.

Alder Jung asked about dust mitigation and what practices they had in place.

Santos stated the machine has a water system installed that will be running 100 percent of the time. He stated there will also be a 2000-gallon water truck on site that will be constantly used and a sweeper on site that will run a few times a day. Santos explained they will install mesh on the fencing that will go on the site and that they have plans in place that they plan on doing in order to keep the dust down.

Austin asked about the 35 days of the 8-month time period and how the days would be distributed.

Santos stated that the plan was to utilize the site 30-40 days for crushing and the rest of the time it would be used as a stockpile yard. He stated stage one will be removal (March 22nd) and crushing would occur a couple of days week one, a couple of days week two, etc. He stated the most it would be consistently used for crushing would be two months. Santos explained that are other contractors on the job also.

In response to Austin, Santos agreed that the crushing would be estimated at 30 days between May and September.

Chair Hefel asked for in there were any other members of the public present to speak.

Chair Hefel closed the public hearing at 5:34 p.m.

A motion was made by Austin, seconded by Peete, to approve the request subject to conditions a.-k., as presented. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 5:37 p.m.