

Com Item #3

DRAFT

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE SUMMARY MINUTES - MONDAY, JULY 18, 2022 - 6:00 p.m.

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

(NOTE: Audio recording from Racine County is available upon request. These minutes are intended as a summary of actions taken by the Committee and do not include verbatim or detailed accounts of all comments made by staff, the Committee, and members of the general public present at the meeting.)

Committee present: Supervisors Tom Hincz, Robert Grove, Tom Kramer, Jason Eckman, Taylor Wishau, and Tom Rutkowski

Not present: Supervisor Olga White (excused)

Youth in Government
Representatives: Rabeka Liberto, Charles Letsch (excused)

Staff present: Brian Jensen, Development Services Superintendent
Emily Szabo, Development Services Analyst

Chairman Hincz called the July 18, 2022, Racine County Economic Development and Land Use Planning Committee public hearing and committee meeting to order at 6:00 p.m. He asked the committee members, and staff to introduce themselves. He then explained public hearing and meeting procedures. Following are the agenda items and the Committee's actions.

PUBLIC HEARING

1. Chico's Investments LLC, Owner Conditional use to construct and utilize 30'x100'
6:04 Brian Depies and Chris Bower, additions to three existing self-service storage facility
6:23 Agents buildings (previously approved); construct and utilize
a 30'x115' three-sided self-service storage facility
building; to convert the existing commercial building
to a multi-tenant building; to increase the outdoor off-
season storage facilities and the future construction
and utilization of multiple three-sided self-service
storage facility buildings; located in the B-3,
Commercial Service District, 22841 Durand Ave.;
Sec. 26, T3N, R20E, **Town of Dover** (Parcel Id. No's.
006032026-023000; -023001; -023002; -023003).

Brian Jensen reviewed the petition using and public hearing testimony using text and maps. Andrew Baer, owner of Storage Authority, is looking to purchase this property was present to provide his plans for the property and the business and to answer any questions of the committee. Chris Bower, agent, was also available to answer questions. A lighting plan has been created and plantings are being planned for this project. Staffing would be present Monday through Friday from 9:00 a.m. to 5:00 p.m. and available by phone any other time.

STAFF RECOMMENDATION(S)

Staff recommended approval as the use is compatible with the area's underlying zoning and based on other things going on in the area, the proposed use appears to fit with the uses in the district. All applicable previous conditions from the 1996 to 1999 conditional use approvals remain, if awarded.

If there are any lighting complaints in the future, either the owner will meet with the staff to remedy the situation or if not possible, the item will come back to this committee for resolution.

The Town of Dover approved petition at their July 13, 2022, with condition that the Town Engineer would need to approve for stormwater purposes.

DECISION

Supervisor ROBERT GROVE MOVED, seconded by Supervisor Wishau to approve with condition of lighting concerns being addressed if needed.

Motion carried unanimously. VOTE: 6/0

6:23 **Supervisor ROBERT GROVE MOVED, seconded by Supervisor Eckman** to close the public hearing portion of the meeting.

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. Discussion on preceding petition
6:23

2. Review, discussion and possible approval of the June 20, 2022, summary minutes
6:25

Supervisor TOM RUTKOWSKI MOVED, seconded by Supervisor Kramer, to approve the June 20, 2022, summary minutes as submitted.

Motion carried unanimously. VOTE: 6/0

- 3.** Review, discussion & possible action on referrals from the Racine County Board of
6:25 Supervisors.

None

- 7.** Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, August 15, 2022
6:25

- 8.** Other business as authorized by law

None

- 9.** Adjournment
6:25

Supervisor ROBERT GROVE MOVED, seconded by Supervisor Kramer to adjourn the meeting at 6:25 p.m.