

**RACINE COUNTY BOARD OF ADJUSTMENT**  
**PUBLIC HEARING AND BOARD MEETING SUMMARY MINUTES**  
**March 7, 2023, 9:00 A.M.**

**(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.)**

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Board members present by roll call: George Bieneman, B. Jean Schaal, Fred Chart, and David Hendrix

Staff present Jarmen Czuta, Kim Parsons

Chairman Bieneman called the March 7, 2023, Racine County Zoning Board of Adjustment public hearing to order at 9:00 a.m. Board members were introduced by roll call and Chairman Bieneman explained meeting procedures.

**SCHAAL MOVED, seconded by Chart**, to approve the February 7, 2023, Racine County Board of Adjustment public hearing and board meeting summary minutes as submitted. **Motion carried unanimously. VOTE: 4/0**

Jarmen Czuta announced that Board members may have visited the sites prior to this meeting, and pertinent information obtained during the visits may be discussed at this meeting and used to assist them in their decision-making.

**PUBLIC HEARING**

A. 9:02 9:11	JK Edventures LLC John Kurt, Applicant	-Dover-	The proposed addition will have insufficient street yard setback.
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Czuta presented the petition. The Board heard public testimony and communications were read into the record. John Kurt was present to answer questions of the committee.

At the Board portion of the hearing, **HENDRIX MOVED, seconded by Chart**, to approve the petition. **Motion carried unanimously. VOTE: 4/0**

The Board approved this variance request as The Dover Town Board recommended approval of this request. The Racine County Public Works and Development Services Director had no objection pursuant to her correspondence dated March 6, 2023. Submitted documentation and public hearing testimony established a need for an addition to the existing industrial building of this size to protect the owner's belongings from the effects of the outdoor environment and the need to preserve the substantial property rights of the owner that are also enjoyed by others in this area. The variance does not appear to be contrary to the purpose and spirit of the ordinance as based upon the layout of the existing building and associated construction yard it is not feasible to construct an addition to the north, south or west side of the existing building, and the applicant has submitted documentation that the proposed building addition will enhance the east façade of the building to provide a much more functional and aesthetically pleasing east view the building which will be an enhancement to not only the subject building

but will provide a more welcoming feel and be positive for the overall appearance of the industrial park and the corresponding property owners and occupants..

The location of Shianne Street which is the main entrance to the industrial park and was constructed after the existing industrial building creates an additional street yard setback verses a side yard setback for the existing building, as well as other obstructions, create a hardship and limit the location for proper placement of a single-family residence with attached garage and covered porches on this property. The request does not appear to create substantial detriment to adjacent property as there was no opposition shown at the public hearing and the public interest does not appear to be negatively impacted by this request. To comply with the ordinance would render conformity with such restrictions as unnecessarily burdensome.

The Board granted approval subject to the following conditions:

1. Before beginning this project, the applicant must obtain a zoning permit card from this office after paying the required fee of \$600.00 ( $\pm$ 3,125 square-foot addition to the existing industrial building). This card must be displayed in a prominent location at the project site. Also, a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. This variance approval will expire on December 7, 2023, unless substantial work has commenced pursuant to such grant, or an application for extension is submitted to this office before the expiration date and said extension request shall be placed upon the next available agenda. No construction may begin after such time unless the Racine County Board of Adjustment grants an extension in writing.
3. The proposed  $\pm$ 3,125 square-foot addition to the existing industrial building shall be located and sized as shown on the submitted site plan received by the Racine County Development Services office on February 8, 2023.
4. The exterior of the addition must be the same as or in harmony with the exterior of the building to which it is being attached.
5. Prior to zoning permit issuance, the applicant must obtain site plan review approval from the Racine County Economic Development and Land Use Planning Committee for the proposed building addition.
6. The applicant must allow full and unlimited access to the project site at a reasonable time to any Public Works and Development Services Department employee who is investigating the project's construction, operation, or maintenance.
7. The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses and for abiding by all applicable codes and regulations.
8. Minor changes may be approved by Development Services staff through a revised zoning permit if said changes are the same as or more in conformance with this approval. No other additions, deletions, or changes may be made to these conditions without the prior approval of the Zoning Board of Adjustment.
9. Failure to comply with the terms and conditions stated herein may result in the issuance of citation(s) and/or revocation of this approval/permit.

(9:11) **SCHAAL MOVED**, seconded by **Chart**, to close the public hearing. **Motion carried unanimously. VOTE: 4/0**

**BOARD MEETING**

A. Decisions on preceding petitions  
9:11

B. Other business as authorized law  
9:15

None

C. Adjourn  
9:15

There being no further business, **SCHAAL MOVED**, seconded by **Chart**, to adjourn at 9:15 a.m. **Motion carried unanimously. VOTE: 4/0**