

(approved by committee August 21, 2023)

**RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE**  
**SUMMARY MINUTES - MONDAY, JULY 17, 2023 - 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.)**

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Committee present: Supervisors Robert Grove, Olga White, Tom Rutkowski, and Jason Eckman  
Excused: Supervisor Tom Kramer and Taylor Wishau  
Youth in Government Representatives: Madhura Patil (present)  
Christopher Naber (excused)  
Staff present: Brian Jensen, Development Services Superintendent

Vice-Chairman Robert Grove called the July 17, 2023, Racine County Economic Development and Land Use Planning Committee, committee meeting to order at 6:00 p.m. He introduced Committee members and staff, then he explained public hearing and meeting procedures. Following are the agenda items and the Committee's actions.

**PUBLIC HEARING**

1. John Fonk, Owner  
6:04  
6:30  
Amendment of Land Use Plan from the plan designation of Low Density Residential (40,000 sq.ft.to 1.49-acres per dwelling unit) to Commercial  
Rezone ±1.038-acres from A-2, General Farming and Residential District II to B-3, Commercial Service District; 21021 Durand Ave; Sec. 36, T3N, R20E, **Town of Dover** (Parcel Id. No. 006032036)

Jensen reviewed the petition and public hearing testimony using text and maps. John Fonk was present to answer questions of the committee.

**STAFF RECOMMENDATION(S)**

Staff recommends approval of the amendment to the land use plan and the rezone as it is compatible and consistent with adjoining zoning to the immediate area and will be consistent with land use in the area. The use is not hazardous, harmful, offensive, or otherwise adverse to property values in the County and these communities.

**DECISION**

**Supervisor TOM RUTKOWSKI MOVED, seconded by Supervisor Eckman to approve.**

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Patil: aye  
**Motion carried unanimously. VOTE: 4/0**

2. John & Crystal Bieringer, Owner  
6:09 Derek Dube, Applicant  
6:31
- Conditional Use to occupy an existing building and site with an event venue facility (indoor & outdoor) for up to 70 people (DBA The Celebration Center); located in the B-3, Commercial Service District; 7923 S. Loomis Rd; Sec. 8, T4N, R20E, **Town of Norway** (Parcel Id. No. 010042008400000)

Jensen reviewed the petition and public hearing testimony using text and maps. Hours of operation would be 8:00 a.m. to 10:00 p.m., seven days a week. The parking plan meets the minimum requirements. Derek Dube was present to discuss the project and the various events he plans to have at the site. He answered questions of the committee members regarding noise mitigation. Entertainment, such as music, would be indoors.

John Bieringer, the owner, was also present to answer questions.

Stephanie Kuehn spoke in opposition to this petition. Jensen also read a communication of opposition from Jacob Holmes.

STAFF RECOMMENDATION(S)

This use is allowed under the B-3 zoning district and appears to be permitted by underlying zoning. It is consistent with the comprehensive plan and, based on the area, it appears to fit with the district as it is B-3 and the comprehensive plan recognizes as commercial. Staff recommends approval with conditions that the venue activity would cease at 8:00 p.m. and there would be no parking on the roadway. It is also recommended that the applicant works with staff to ensure that the property line in the parking plan allows for adequate parking to meet the minimum code requirements. This petition also needs to obtain Town approval.

DECISION

**Supervisor TOM RUTKOWSKI MOVED, seconded by Supervisor Eckman** to approve with condition to install a privacy fence or vegetative screening along the property line that would identify where the property is and prevent trespassing. The orientation of parking along the East property line will not be perpendicular to but will be parallel to.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Patil: aye

**Motion carried unanimously. VOTE: 4/0**

6:30 **Vice-Chairman Grove** closed the public hearing portion of the meeting.

**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, and possible approval of the June 19, 2023, summary minutes.  
6:43

**Supervisor JASON ECKMAN MOVED, seconded by Supervisor Rutkowski, to approve the June 19, 2023, summary minutes as presented.**

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Patil: aye

**Motion carried unanimously. VOTE: 4/0**

3. Review, discussion, and possible action on referrals from the Racine County Board of Supervisors  
6:43
  1. Resolution No. 19-06/23 requesting the State of Wisconsin Review and Revise the Compensation Rate for State Public Defenders from Walworth County.
  2. Resolutions #35-23 and #14-2023 Regarding Foreign Ownership of Farmland from Douglas and Green Lake Counties.
  3. Resolution No. 20 Requesting the State of Wisconsin Revise Solar Energy System Law from Kenosha County

**Supervisor TOM RUTKOWSKI MOVED, seconded by Supervisor Eckman to receive, and file.**

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Patil: aye

**Motion carried unanimously. VOTE: 4/0**

4. Next EDLUP Public Hearing/Committee meeting date is scheduled for Monday, August 21, 2023  
6:44

5. Other business as authorized by law  
6:44

None

**6. Adjourn**  
6:44

There being no further business, **Supervisor TOM RUTKOWSKI MOVED, seconded by Eckman** to adjourn the meeting at 6:44 p.m.

**YOUTH REPRESENTATIVES' ADVISORY VOTES:**

Youth Representative Patil: aye

**Motion carried unanimously. VOTE: 4/0**