



**COMMISSION MEMBERS PRESENT:** D. Driver, J. Hewitt, J. Kis, F. Leonard, R. Underhill, J. Maier, & R. McCluskey

**COMMISSION MEMBERS ABSENT:**

**VILLAGE BOARD MEMBERS PRESENT:** A. Clausen

Staff: L. Martin, A. MacDowell

**1. Call to Order**

The meeting was called to order at 1:00pm by D. Driver.

**2. Public Comment – None**

**3. Approval of the December 16, 2015 Meeting Minutes**

R. McCluskey motioned, J. Hewitt seconded to approve the December 16<sup>th</sup>, 2015 meeting minutes. Motion carried 7-0.

**4. Rezone Petition RZ-10-15/Conditional Use Petition CU-04-15 located at 9123 Gittings Road  
Tax Parcel # 151-03-22-04-076-000 | Fulmer Owner/Applicant**

**Applicant:** Shawn Fulner

**BACKGROUND:**

The applicant requests to rezone approximately 3 +/- acres from AUH (Agriculture-Urban Holding) to R-100 (Residential Single Family) to contiguously zone two recently merged lots. Current zoning of the entire 4.987 acre lot is split R-100 and AUH. The rezone request is also to facilitate a Conditional Use for the construction of a 54' x 56' detached structure (23' 10" in height) for personal storage of a boat, personal vehicles, lawn equipment and wood working equipment. The request requires a conditional use in accordance with Ordinance 90-371 (d)(9) as the proposed structure (in combination with the existing detached garage to remain) exceeds 85% of the habitable floor area of the residence on-site. The property currently has three storage buildings/garages – 1 garage, 1 shed and 1 pole barn. The existing detached shed and pole barn will be demolished in conjunction with the construction of the proposed 3,024 square foot structure, meeting the maximum two garage structure requirement.

**RECOMMENDATION:**

Village Development Staff recommends approval of RZ-10-15 as it aligns with the 2035 Comprehensive Land Use Plan, and also recommends approval of CU-04-15 subject to the following conditions:



1. The total number of attached or detached garages and sheds on the subject property is prohibited to exceed two. The existing detached shed and pole barn shall be razed as a condition of the building permit for the new structure.
2. Maximum side wall height is prohibited to exceed sixteen feet.
3. The minimum side and rear yard setback for the new storage structure shall be twenty-four feet (24'), equivalent to the proposed height.
4. Commercial, industrial, and non-premise homeowner personal storage use is prohibited. An annual interior inspection may be required by building, fire and/or planning departments to ensure that garages and shed(s) are not being used for the above purposes. The minimum citation forfeiture for the aforementioned violations shall be \$6,125.
5. A grading and stormwater drainage plan prepared by a State of Wisconsin professional engineer shall be submitted and reviewed/approved by the Village prior to issuance of any fill and/or building permits. This requirement may be waived at the discretion of the Village Engineering Department upon review of the existing site grading.

J. Maier motioned, J. Kis seconded to approve RZ-10-15 and also approve CU-04-15 subject to the five conditions listed. Motion carried 7-0.

**5. Commissioner & Staff Reports**

L. Martin mentioned that the citation for 2232 Mead Street across from the Cop House Park has been resolved and debris has been removed. He also mentioned that the Racine Journal Times did an article on a new upper-scale apartment complex on the library land – this was premature as this is very early in the planning stage. A neighborhood meeting was held by the developer and it was not a public/posted meeting. The new development would be a higher rent project with upscale finishes and all 1 & 2 bedroom apartments. L. Martin stated the Village does not currently have any apartment complexes of this type nor have any been built in 20+ years.

**6. Adjournment**

J. Kis motioned, J. Maier seconded to adjourn at 1:12 p.m. Motion carried unanimously.

\*Next meeting is scheduled for **Wednesday, February 17, 2016 at 1:00 p.m.**

Cc:	K. Wahlen	L. Martin	M. Pierce	L. Hannula
	B. Sasse	T. Beyer	D. McHugh	S. Houte