

MINUTES
KENOSHA COUNTY BOARD OF ADJUSTMENT HEARING
Thursday, January 19, 2023

Minutes of the Kenosha County Board of Adjustments public hearing held on Thursday, January 19, 2023, at 6:00 p.m. at the Kenosha County Center Planning & Development Conference Room, Kenosha County Center, 19600 75th Street, Bristol, Wisconsin.

Members Present: Robert Stoll, Barbara Ford & Chris Brown (alternate)

Excused: Dave Devito

Also Present: Benjamin Fiebelkorn, Senior Land Use Planner

The meeting was called to order at 6:00 p.m. by Robert Stoll.

1. **BEDROCK LC LLC**, 33703 59th St., Burlington, WI 53105 (Owner), DeAnna Delimat, 34231 High Dr., East Troy, WI 53120 (Agent), requesting approval of a temporary use (Section III. S. 12.18.7-4: which states that it shall be unlawful to proceed with the operation, construction, installation, enlargement or alteration of a temporary use, as defined in this ordinance, without first obtaining approval from the Kenosha County Board of Adjustments) to temporarily use an existing parking lot for the placement of (1) 30' x 60' sales tent, (1) 8' x 40' steel storage container and (2) banners to operate a temporary fireworks sales stand in the B-4 Planned Business Dist. on Tax Parcel #95-4-219-353-0230, Town of Wheatland.

➤ Mr. Brown made a motion to approve the variance request of Bedrock LC LLC to temporarily use an existing parking lot for the placement of (1) 30' x 60' sales tent, (1) 8' x 40' steel storage container and (2) banners to operate a temporary fireworks sales stand in the B-4 Planned Business Dist. on Tax Parcel #95-4-219-353-0230, Town of Wheatland subject to the following stipulations:

1. Subject to the application.

The motion was seconded by Ms. Ford and passed with a vote of 3-0. (Motion #03:34 / digital)

Site inspection by board members for the above item are as follows:

Robert Stoll	January 19, 2023
Barbara Ford	January 19, 2023
Chris Brown	January 19, 2023

2. **DELIMAT PROPERTIES 1 LLC**, 34231 High Dr., East Troy WI 53120 (Owner), DeAnna Delimat, 34231 High Dr., East Troy, WI 53120 (Agent), requesting approval of a temporary use (Section III. S. 12.18.7-4: which states that it shall be unlawful to proceed with the operation, construction, installation, enlargement or alteration of a temporary use, as defined in this ordinance, without first obtaining approval from the Kenosha County Board of Adjustments) to temporarily locate (1) 10' x 10' sales tent and (2) 8' x

40' steel storage containers to operate a temporary fireworks sales stand in the B-3 Highway Business Dist. on Tax Parcel #95-4-119-013-0320 and 95-4-119-013-0330, Town of Wheatland.

- Mr. Brown made a motion to approve the variance request of Delimat Properties 1 LLC to temporarily locate (1) 10' x 10' sales tent and (2) 8' x 40' steel storage containers to operate a temporary fireworks sales stand in the B-3 Highway Business Dist. on Tax Parcel #95-4-119-013-0320 and 95-4-119-013-0330, Town of Wheatland.

The motion was seconded by Ms. Ford and passed with a vote of 3-0. (Motion #06:31 / digital)

Site inspection by board members for the above item are as follows:

Robert Stoll January 19, 2023

Barbara Ford January 19, 2023

Chris Brown January 19, 2023

3. **POWERS LAKE HOUSE LLC**, 2101 Birch St., Park Ridge, IL 60068 (Owner), Jerry Pientka, 2101 Birch St., Park Ridge, IL 60068 (Agent), requesting a variance (Section III. P. 12.18.4-5(b): that accessory buildings shall be located in the side or rear yard only) to construct a detached accessory building to be located in the street yard on Tax Key #95-4-119-073-0705 (and #60-4-119-182-0110), Town of Wheatland.

- Mr. Brown made a motion to approve the variance request of Powers Lake House LLC to construct a detached accessory building to be located in the street yard on Tax Key #95-4-119-073-0705 (and #60-4-119-182-0110), Town of Wheatland for the following reasons:

1. The hardship being that the front yard is the back yard due to lake restrictions and zoning restrictions.

The motion was seconded by Ms. Ford and passed with a vote of 3-0. (Motion #12:23 / digital)

Site inspection by board members for the above item are as follows:

Robert Stoll January 15, 2023

Barbara Ford January 15, 2023

Chris Brown January 15, 2023

4. **Citizens Comments - NONE**

5. **Approval of Minutes**

- Ms. Ford made a motion to approve the minutes from December 15, 2022. The motion was seconded by Mr. Brown and passed with a vote of 3-0.

6. **Other Business Allowed by Law**

Mr. Fiebelkorn informed the board that the next meeting scheduled for February 16, 2023 has one new item. The next meeting scheduled after that is for March 16, 2023 which currently has no new petitions.

7. **Adjournment**

- Ms. Ford made a motion to adjourn the meeting. The motion was seconded by Mr. Brown and passed with a vote of 3-0.

The meeting adjourned at 6:17 p.m.