

**MINUTES
KENOSHA COUNTY
PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE
Wednesday, March 9, 2022**

Minutes of the Kenosha County Planning, Development & Extension Education Committee public hearing held on Wednesday, March 9, 2022 at 6:00 p.m. at the Kenosha County Center, 19600 75th Street, Bristol, Wisconsin.

Members Present: Supervisors Daniel Gaschke, Amy Maurer, Sandra Beth, Gabe Nudo, and Zach Rodriguez

Youth In Governance Representatives Present: Mackenzie Belletini and Brooke Smith

Staff in Attendance:

Andy M. Buehler, Director, Division of Planning and Development
Amy Greil, Community Development Educator
Erica Ness, Positive Youth Development Coordinator

The meeting was called to order at 6:00 p.m. by Chairman Gaschke.

1. **Certification of Compliance with Wisconsin Open Meetings Law:** The committee certified that all requirements of the Wisconsin Open Meetings Law had been met.
2. **Feature Program “*Real Colors Innovations*”:** Amy Greil, Community Development Educator, provided information to the Committee through an abbreviated version of “Real Colors,” a tool for understanding strengths and temperament through an interactive team building experience.
3. **Youth In Governance:** Erica Ness, Positive Youth Development Educator, noted application information had been mailed and are now being received interviews are scheduled for March 29 and 30 current YIG were encouraged to share their experience and thoughts on the program

4. **UW-Extension Educator/Program updates:**

Erica Ness, Positive Youth Development Educator, noted Youth As Resources application process continues until March 31. There are five new youth positions and one adult position open on the board. Tuesday will be the last granting meeting for this year’s program. The launching of the “NIA” program is scheduled. The program targets 8-12 graders and allows them to navigate, through a supportive cohort model, post-high school educational and career options. The first trip for the group will be to Sherman Phoenix to learn about the launch of new business. She will focus efforts on recruiting more youth for the program to help identify needs to showcase in the program.

Amy Greil, Community Development Educator, noted that dates have been set for Nonprofit Peer Learning Cohort Leaders, starting in April, which will run for twelve months through four topic series blocks, seasonally. The Household Hazardous Waste collection day is set for May 7th. Starting strategic plan (with new approach) with an area nonprofit started and runs for 6-weeks. A year-long feasibility study has been approved and is scheduled to begin in April for WI-based food products to be provided to Kenosha County food banks and pantries. Amy will present Relational Networking for Ag Institute Farm Management on March 23rd and to the Tri-State Watershed Group, March 31st. The presentation for the Department of Corrections is to be rescheduled.

Amy reported for Vijai Pandian, Horticulturist, noting 325-350 attended the regional landscape and grounds maintenance program in partnership with Dane, Waukesha, Sheboygan counties. There are 90 confirmed registrations for the Spring Into Gardening program that began March 5th and to be held all Saturday's in March. He is working with the Wisconsin Correctional Institute to offer gardening programs with 6-12 inmates and provide technical assistance in developing a community garden. He is prepping for an Arbor day program that will be held April 29th and will showcase the many trees he has populated on the KCC campus grounds.

5. **UW-Extension Director's Report:** Amy reported, on behalf of the Area Extension Director, that interviews have been completed for the 4-H educator position and a verbal offer will be made soon to the successful candidate. The Pinewood Derby went well thanks to 4-H Council members. She reminded the Committee to save the date for the Arbor Day Celebration April 29th.

Chairman Gaschke called for a brief recess prior to reconvening for the Public Hearing portion of this meeting.

After a brief recess, the Public Hearing was called to order at 7:00 p.m. in the Public Hearing Room (Recording #2 of 2).

Supervisor Rodriguez joined the meeting at this time.

Chairman Gaschke called for introductions of committee members, youth in governance, and staff.

6. **Dosedla Farms LLP**, 13118 IL Route 176, Woodstock, IL 60098 (Owner), Eric Christensen, 7 N. Pinckney St., #300, Madison, WI 53703 (Agent), requests an **amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan)** from "Farmland Protection" & "SEC" to "General Agricultural & Open Land", & "SEC" on Tax Parcel #30-4-220-131-0220, located in the east ½ of Section 13, T2N, R20E, Town of **Brighton**.

It was noted that all applications for the Dosedla Farms LLC/Eric Christensen would be tabled this evening due to Town and County meeting dates not in alignment and that the items would be tabled to the April 13, 2022 meeting.

- Nudo/Maurer motion to **table** the Comprehensive Plan Amendment request of Dosedla Farms LLP (Owner), Eric Christensen (Agent). Passed unanimously. Including YIG.

7. **Dosedla Farms LLP**, 13118 IL Route 176, Woodstock, IL 60098 (Owner), Eric Christensen, 7 N. Pinckney St., #300, Madison, WI 53703 (Agent), requesting a rezoning from A-1 Agricultural Preservation Dist., C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. to A-2 General Agricultural Dist., C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #30-4-220-131-0220, located in the east ½ of Section 13, T2N, R20E, Town of **Brighton**.
 - Nudo/Maurer motion to **table** the rezoning request of Dosedla Farms LLP (Owner), Eric Christensen (Agent). Passed unanimously, including YIG.
8. **Dosedla Farms LLP**, 13118 IL Route 176, Woodstock, IL 60098 (Owner), Eric Christensen, 7 N. Pinckney St., #300, Madison, WI 53703 (Agent), requesting a **Certified Survey Map** on Tax Parcel #30-4-220-131-0220, located in the east ½ of Section 13, T2N, R20E, Town of **Brighton**.
 - Nudo/Maurer motion to **table** the Certified Survey Map request of Dosedla Farms LLP (Owner), Eric Christensen (Agent). Passed unanimously, including YIG.
9. **Dosedla Farms LLP**, 13118 IL Route 176, Woodstock, IL 60098 (Owner), Eric Christensen, 7 N. Pinckney St., #300, Madison, WI 53703 (Agent), requests an **amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan)** from “General Agricultural & Open Land” & “SEC” to “General Agricultural & Open Land”, “Rural-Density Residential” & “SEC” on Tax Parcel #30-4-220-134-0101, located in the southeast ¼ of Section 13, T2N, R20E, Town of **Brighton**.
 - Nudo/Maurer motion to **table** the Comprehensive Plan Amendment request of Dosedla Farms LLP (Owner), Eric Christensen (Agent). Passed unanimously, including YIG.
10. **Dosedla Farms LLP**, 13118 IL Route 176, Woodstock, IL 60098 (Owner), Eric Christensen, 7 N. Pinckney St., #300, Madison, WI 53703 (Agent), requesting a rezoning from A-2 General Agricultural Dist., C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. to A-2 General Agricultural Dist., R-1 Rural Residential Dist., C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #30-4-220-134-0101, located in the southeast ¼ of Section 13, T2N, R20E, Town of **Brighton**.
 - Nudo/Maurer motion to **table** the rezoning request of Dosedla Farms LLP (Owner), Eric Christensen (Agent). Passed unanimously, including YIG.

11. **Dosedla Farms LLP**, 13118 IL Route 176, Woodstock, IL 60098 (Owner), Eric Christensen, 7 N. Pinckney St., #300, Madison, WI 53703 (Agent), requesting a Certified Survey Map on Tax Parcel #30-4-220-134-0101, located in the southeast ¼ of Section 13, T2N, R20E, Town of **Brighton**.
 - Nudo/Maurer motion to **table** the Certified Survey Map request of Dosedla Farms LLP (Owner), Eric Christensen (Agent) Passed unanimously, including YIG.
12. Comprehensive **Plan Amendment – Planning, Development & Extension Education Committee**, Public Hearing on Proposed Comprehensive Plan Amendment, Planning, Development & Extension Education Committee, 19600 75th Street, Suite 185-3, Bristol, WI 53104 (Sponsor), requests approval of Draft Annual Report, “A Multi-Jurisdictional Plan for Kenosha County: 2035, 2021 Annual Report”.

Planning Director Buehler presented this item.

- Maurer/Rodriguez motion to **approve** and recommend to the Kenosha County Board of Supervisors the 2021 Comprehensive Plan Annual Report. Passed unanimously on the following roll call vote: Beth – aye; Rodriguez – aye; Nudo – aye; Maurer – aye; Gaschke – aye; YIG Belletini – aye; YIG Smith - aye.
13. **Tabled Request of Sheri Lynn Diettrich Trust**, 2903 264th Ave., Salem, WI 53168-9576 (Owner), Sheri Lynn Diettrich, 2903 264th Ave., Salem, WI 53168-9576 (Agent), requesting a Conditional Use Permit for an expansion to an existing public riding stable and indoor riding arena in the A-2 General Agricultural Dist. on Tax Parcel #30-4-220-223-0101 located in the SW ¼ of Section 22, T2N, R20E, Town of **Brighton**.
 - Rodriguez/Maurer motion to **remove from the table** the Conditional Use Permit application of Sheri Lynn Diettrich Trust (Owner), Sheri Lynn Diettrich (Agent). Passed unanimously, including YIG.

Lynn Diettrich was in attendance to speak to this item. Amber Lynn Farashani spoke in favor of the petition.

- Nudo/Maurer motion to **approve** the Conditional Use Permit request of Sheri Lynn Diettrich Trust (Owner), Sheri Lynn Diettrich (Agent), subject to the following conditions:
 1. Subject to the application stamped received by the office of Planning and Development on December 10, 2021 and all corresponding plans and attachments.
 2. Subject to that recommended by the Town of Brighton Town Board on February 14, 2022 (Exhibit A, attached).
 3. Subject to the conditions present in the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance Section 12.29-8(b)124; Riding stables and indoor riding arenas (public) in the A-2 District (shown below):

- a) A detailed site plan of operation which details the operation shall be presented to the Planning, Development & Extension Education Committee.

Note: This requirement is satisfied, as the petitioner submitted a site plan of operation as part of the application document.

- b) Adequate provisions shall be made for the proper disposal of animal waste.

Note: This requirement is satisfied, as the petition provided adequate provisions for the disposal of animal waste stated in an e-mail from applicant dated March 8, 2022.

4. Subject to the requirements of the Kenosha County Stormwater Management, Erosion Control and Illicit Discharge Ordinance.
5. A zoning permit shall be applied for and issued by the Department of Planning and Development prior to the construction of any structure(s) (i.e. buildings, fencing, signage, etc...).
6. No substantial changes or expansion of the submitted plan of operation, change in use, and/or proposed addition(s) to any existing building(s) or proposed new building(s) shall take place without the petitioner re-applying for a Conditional Use Permit to Kenosha County for its review and approval.
7. It is the total responsibility of the petitioner to assure and guarantee that the above stated conditions are fully complied with. Any deviation from the approved plans and conditions shall result in the issuance of a citation and associated stop work order until such time as the project is brought back into compliance. Continuance of the project shall result in a recommendation for revocation of the Conditional Use Permit.
8. If property ownership shall happen to change then it is the responsibility of the person(s) that signed these conditions to notify new owner of all above stated conditions of approval. Any changes or deviations from the above referenced approved plans will require additional review and approval and will be subject to additional fees by Planning and Development.

Passed unanimously, including YIG.

14. **Tabled Request of Brian Byrne Trust et al.**, 7028 N. Mendota, Chicago, IL 60646 (Owner), Marlene F. Byrne, 7028 N. Mendota, Chicago, IL 60646 (Agent), requests an **amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan)** from "Medium-Density Residential" to "Park and Recreational" on Tax Parcel #95-4-119-111-1285 located in the NE ¼ of Section 11, T1N, R19E, Town of **Wheatland**.

- Rodriguez/Maurer motion to **remove from the table** the requests of the Brian Byrne Trust et al., Marlene F. Byrne (agent) for a Comp Plan Amendment, Rezoning,

Conditional Use Permit, and Preliminary Condominium Plat. Passed unanimously, including YIG.

- Rodriguez/Maurer motion to **accept the withdrawal** of the Brian Byrne Trust et al., Marlene F. Byrne (agent) applications per receipt of their email dated February 24, 2022 on file. Passed unanimously, including YIG.
- 15. **Tabled Request of Brian Byrne Trust et al.**, 7028 N. Mendota, Chicago, IL 60646 (Owner), Marlene F. Byrne, 7028 N. Mendota, Chicago, IL 60646 (Agent), requesting a **rezoning** from R-5 Urban Single-Family Residential Dist. to PR-1 Park-Recreational Dist. on Tax Parcel #95-4-119-111-1285 located in the NE ¼ of Section 11, T1N, R19E, Town of **Wheatland**.
- Rodriguez/Maurer motion to **accept the withdrawal** of the Brian Byrne Trust et al., Marlene F. Byrne (agent) applications per receipt of their email dated February 24, 2022 on file. Passed unanimously, including YIG.
- 16. **Tabled Request of Brian Byrne Trust et al.**, 7028 N. Mendota, Chicago, IL 60646 (Owner), Marlene F. Byrne, 7028 N. Mendota, Chicago, IL 60646 (Agent), requesting a Conditional Use Permit for a conversion of a resort to a residential condominium in the PR-1 Park-Recreational Dist. on Tax Parcel #95-4-119-111-1285 located in the NE ¼ of Section 11, T1N, R19E, Town of **Wheatland**.
- Rodriguez/Maurer motion to **accept the withdrawal** of the Brian Byrne Trust et al., Marlene F. Byrne (agent) applications per receipt of their email dated February 24, 2022 on file. Passed unanimously, including YIG.
- 17. **Tabled Request of Brian Byrne Trust et al.**, 7028 N. Mendota, Chicago, IL 60646 (Owner), Marlene F. Byrne, 7028 N. Mendota, Chicago, IL 60646 (Agent), requesting a **Preliminary Condominium Plat** of East Lilly Lake Condominium Plat on Tax Parcel #95-4-119-111-1285 located in the NE ¼ of Section 11, T1N, R19E, Town of **Wheatland**.
- Rodriguez/Maurer motion to **accept the withdrawal** of the Brian Byrne Trust et al., Marlene F. Byrne (agent) applications per receipt of their email dated February 24, 2022 on file. Passed unanimously, including YIG.
- 18. **Approval of Minutes**
- Rodriguez/Maurer motion to approve the minutes as presented of the February 9, 2022 Planning, Development and Extension Education Committee meeting. Passed unanimously.
- 19. **Citizen Comments - None**
- 20. **Any Other Business Allowed By Law** – Planning Director Buehler noted six new applications for three petitioners had been received for the April 13, 2022 meeting agenda. The items that were tabled or remain tabled this evening would be placed on the April agenda, as well.

Chairman Gaschke thanked the committee members for their service to the Committee for the past two years and noted Supervisors Beth and Maurer may not be with the Committee after the next election because they are not seeking re-election and wished them well in their future endeavors.

21. **Adjournment**

- Rodriguez/Maurer motion to adjourn the meeting. Passed unanimously by those PDEEC members present. The meeting was adjourned at 7:30 p.m.

The next regularly scheduled meeting of the Planning, Development & Extension Education Committee will be held on Wednesday, April 13, 2022.