

**MINUTES  
KENOSHA COUNTY  
PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE  
Wednesday, April 13, 2022**

Minutes of the Kenosha County Planning, Development & Extension Education Committee public hearing held on Wednesday, April 13, 2022 at 6:00 p.m. at the Kenosha County Center, 19600 75<sup>th</sup> 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 via WebEx:

Andy M. Buehler, Director, Division of Planning and Development  
Teresa Ward, Area Extension Director  
Amy Greil, Community Development Educator  
Amy Macemon, Healthy Communities Coordinator  
Mary Metten, Health & Well-Being Educator  
Erica Ness, Positive Youth Development Coordinator  
April A. Webb, Recording Secretary

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. Due to time constraints, the chairman allowed an educator update at this time - Vijai Pandian, Horticulturist, reminded the Committee and invited them to an Arbor Day Event to be held Friday, April 29<sup>th</sup> at 1:30pm, at the Kenosha County Center (KCC). The event will include a tour of the garden areas and trees that have been, or will be, planted around the walking path on the KCC Campus.
3. **Feature Program "Advancing Health by "Growing" Gardening Capacity in Kenosha County- A FoodWise Presentation":** Amy Macemon, Healthy Communities Coordinator and FoodWise Educator, provided this presentation. See the attached for specifics that were provided.
3. **Youth In Governance:** Erica Ness, Positive Youth Development Educator, noted interviews of the nominees had been conducted and score sheets were completed for the applicants. Final approval of the Committee was now requested of the nominees scoring the highest from that process as indicated on the spreadsheet that was shared with the committee. The orientation has been scheduled for Tuesday, May 17<sup>th</sup>.
  - Beth/Gaschke motion to **approve** the Youth In Governance appointments as submitted. Motion passed unanimously by those PDEEC committee members present, including YIG.

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

Mary Metten, Health & Well-Being Educator, noted she completed the adult mental health first aid train the trainer program, the financial education at the Kenosha Correctional Center and wrapped up the series at the SE WI Veterans Home where she had 37 contacts with men and women in the transitional living facility. This month we will be celebrating and honoring Safe Kids Strong Families with two events at the end of the month – one at the family 5K Kemper Center and one at the County Center with the Home & Community Education (HCE) group planning Branching Out family resource fair .

Erica Ness reported that YAR applications for youth board positions have been received, interviews are scheduled, and orientation will be Monday, May 16<sup>th</sup>.

Amy Greil, Community Development Educator, noted the Household Hazardous Waste program will take place May 7<sup>th</sup> 8am-1pm at the County Center; Real Colors program has been held with the Kenosha and Racine Counties Health and Human Services; a Real Colors program will be conducted with the Kenosha Public Library team; Amy has been working on a survey regarding organization collaboration and hunger prevention to develop a better strategic planning process for nonprofits with a cohort model small group of about 15 members.

5. **UW-Extension Director's Report:** Area Extension Director Ward informed the Committee that Alyssa Stearns is the new 4-H Educator in Kenosha County as of March 28th. Alyssa will be working closely with the Regional and State Program Managers, a strong mentor from Ozaukee County, and herself to learn all things 4-H while she's meeting volunteers and youth. The Ag position description is complete and Director Ward is working with the Institute Director on the search and screen committee process and timeline. Please join us in celebration of Arbor Day on Friday, April 29th at 1:30 pm for a tree planting ceremony and optional walking tour of the Arboretum. Finally, Terri thanked the outgoing committee members for their service and support of UW Extension they provided during their tenure.

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.

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

6. **Russell Weis Trust**, 273 Settlement Dr., Burlington, WI 53105 (Owner), **Planning, Development & Extension Education Committee**, 19600 75th Street, Suite 185-3, Bristol, WI 53104 (Sponsor), requesting a **rezoning** from C-2 Upland Resource Conservancy Dist. to C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #30-4-220-071-0300 located in the NE ¼ of Section 7, T2N, R20E, Town of **Brighton**.

Jeff Badtke, agent, was in attendance to speak to this item.

- Rodriguez/Maurer motion to vote on items #6 & 7 together. Passed unanimously, including YIG.
- Maurer/Rodriguez motion to **approve** and recommend to the Kenosha County Board of Supervisors the rezoning request of Russell Weis Trust (Owner), PDEEC (Agent). Passed unanimously, including YIG.

7. **Russell Weis Trust**, 273 Settlement Dr., Burlington, WI 53105 (Owner), Jeff Badtke, 1412 136<sup>th</sup> Ave., Union Grove, WI 53182 (Agent), requesting a **Certified Survey Map** on Tax Parcel #30-4-220-071-0300, located in the NE ¼ of Section 7, T2N, R20E, Town of **Brighton**.

Jeff Badtke, agent. was in attendance to speak to this item.

- Maurer/Rodriguez motion to **approve** the Certified Survey Map request of Russell Weis Trust (Owner), Jeff Badtke (Agent), subject to the following conditions:

- 1) Russell Weis Trust, 273 Settlement Dr., Burlington, WI 53105 (Owner), Jeff Badtke, 1412 136<sup>th</sup> Ave., Union Grove, WI 53182 (Agent) – NE ¼ of Section 7, T2N, R20E, Town of Brighton. For informational purposes only, this parcel is located on the south side of CTH BB (7<sup>th</sup> Street), approximately ½ mile east of CTH J (312<sup>th</sup> Avenue).

Requesting approval of a Certified Survey Map (dated February 18, 2022 by Mark R. Madsen Nielsen Madsen & Barber) to create two (2) 10.081-acre parcels from Tax Parcel #30-4-220-071-0300, located in the northeast ¼ of Section 7, T2N, R20E, Town of Brighton.

Russell Weis Trust, 273 Settlement Dr., Burlington, WI 53105 (Owner), Jeff Badtke, 1412 136<sup>th</sup> Ave., Union Grove, WI 53182 (Agent), requesting a Certified Survey Map on Tax Parcel #30-4-220-071-0300, located in the NE ¼ of Section 7, T2N, R20E, Town of Brighton.

Conditional Approval subject to the following:

- a) Compliance with any conditions put forth by the Town of Brighton.
- b) Subject to making the following revisions to the CSM:
  1. Add note stating there shall be no filling, excavation or building within the wetland and floodplain areas.
  2. Add a note: "Proposed zoning of parcels is C-2 & C-1" on Sheet 1.
  3. Indicate the owners of record of abutting unplatted lands.
  4. Indicate the zoning of lands adjacent to the proposed land division.
  5. In the Owner's Certificate on Sheet 2, revise "Town of Bristol" to "Town of Brighton".
- c) Subject to all rules and requirements of Chapter 15 of the Kenosha County Sanitary Code and Private Sewage System Ordinance and SPS 383 and 385 of the Wisconsin Administrative Code. Complete soil and

site evaluations have been conducted on each lot and where required by County Ordinance. The report is on file with the Kenosha County Department of Planning and Development. Any change in the location of the dispersal cell area must result in another soil and site evaluation by a licensed State of Wisconsin soil tester prior to changing the location of a prospective Private Onsite Wastewater Treatment Systems (POWTS). It is recommended that any desired change in the location of the dispersal cell be done prior to any transaction of property. All tested areas shall be protected and preserved by the developer and any subsequent owner from any disturbance which includes: cutting and filling of existing soil surface, compaction from vehicles, installation of roads and driveways, installation of stormwater devices and excavation for utilities. Destruction of a POWTS site may result in a parcel being unbuildable. None of these lots may have their dwellings served by holding tanks.

- d) Subject to the rezoning being approved from C-2 Upland Resource Conservancy Dist. to C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist.
- e) The certified survey map shall not be released for recording until the rezoning ordinance is signed by the County Executive.
- f) Subject to sending an electronic copy of the revised CSM showing the aforementioned changes to the Kenosha County Department of Planning and Development office to receive sign-off prior to the surveyor preparing the recordable CSM document for signatures. The county contact is Luke Godshall who can be contacted at the following e-mail address: [luke.godshall@kenoshacounty.org](mailto:luke.godshall@kenoshacounty.org).
- g) No land division shall be recorded if any portion or part of the parent parcel has any unpaid taxes or outstanding special assessments without prior approval of the local and Kenosha County Treasurer.
- h) Subject to receiving the original certified survey as approved by the Town of Brighton.
- i) Subject to submitting the recordable copy of the Certified Survey Map (CSM) with signatures to the Kenosha County Planning & Development office along with the appropriate Register of Deeds recording fees within twelve (12) months of receiving conditional approval from the Kenosha County Planning, Development & Extension Education Committee. The Kenosha County Planning & Development office will submit the CSM along with the appropriate fees to the Register of Deeds for recording immediately upon receiving the recordable CSM and fee payments. Failure to submit the CSM with the required fees within the twelve (12) month time limit will render the CSM null and void. Failure to meet these conditions will require that the CSM be resubmitted for approval by the Kenosha County Planning, Development & Extension Education Committee.

Passed unanimously, including YIG.

8. **Bristol 50 LLC**, 7330 W. Montrose Ave., Norridge, IL 60706 (Owner), Steve Hoffman, 111 17<sup>th</sup> St., Wilmette, IL 60009 (Agent), requesting a **Conditional Use Permit** to construct wildlife ponds in the C-1 Lowland Resource Conservancy Dist. on Tax Parcel #95-4-119-121-1001 located in the E ½ of Section 12, T1N, R19E, Town of **Wheatland**.

Steve Hoffman, agent, was in attendance to speak to this item.

- Nudo/Maurer motion to **approve** the Conditional Use Permit request of Bristol 50 LLC (Owner), Steve Hoffman (Agent), subject to the following conditions:

1. The proposed project shall be conducted subject to and within the area identified on the site plan described in the application materials stamped received by the office of Planning and Development on February 23, 2022 (Exhibit A, attached). The wildlife pond will impact a wetland area as designated on the State of Wisconsin Wetland Inventory.
2. Subject to that recommended by the Town of Wheatland Town Board on April 11, 2022 (Exhibit B, attached).
3. The project permitted involves the excavation of soil material for the construction of two wildlife ponds located in a C-1 Lowland Conservancy District. The proposed wildlife ponds will be approximately 450-feet long and 150-feet wide with an irregular shoreline. The proposed wildlife ponds shall not exceed an average depth of 5-feet and side slopes shall not exceed a gradient of 1-foot vertical to 5-feet horizontal (1V:5H).
4. Approximately 4140 cubic yards of material will be excavated to create the ponds. The dredge material will be placed on the southern portion of the subject parcel. Dredge spoils shall not be side-casted or stockpiled in the wetland or floodplain. Excavated spoils shall be removed to an upland (non-wetland and non-floodplain) location. Dredge spoils and all areas disturbed by the excavation shall be mulched and reseeded with native grasses, shrubs and/or trees to establish permanent vegetation.
5. This Conditional Use Permit is granted subject to obtaining any required Town, State, or Federal permits prior to commencing work on the project.
6. This permit does not authorize any work other than what is specifically described in your application. If you intend to change the project from what is proposed in your original application, you must submit a copy of same to the Kenosha County Department of Planning and Development for review and approval prior to permit issuance.
7. You must notify the Kenosha County Department of Planning and Development not less than five days prior to starting work and upon completion of the project.
8. You must allow free and unlimited access to your project site at any time to any County employee, or representative designated by the County, who is investigating the project's construction, operation, or maintenance.

9. The County permit being granted for this project is valid for one year from the date of issuance. The project shall be completed within that time period. Extensions, modifications, and renewals needed to complete an approved project may or may not be granted by the County, depending upon the scope of the project, its compliance with terms of approval, and the effect the project has on abutting land use.
10. No excavated material shall be placed in a wetland, C-1 Lowland Conservancy District or in the 100-year recurrence interval floodplain.
11. A copy of these conditions and of the approved plans must be made available to the contractor and must be kept at the project site until the project is complete.
12. Accepting this permit and beginning to construct the project means that you have read, understood, and agreed to follow all conditions of this permit.
13. The project shall be conducted in such a manner as to minimize soil erosion and avoid sediment deposition. Construction erosion control measures shall be provided in accordance with the Wisconsin Department of Natural Resources (WDNR) Storm Water Management Technical Standards for silt fence (1056), ditch check (1062), seeding (1059), and mulching (1058). Silt fence shall not be used in areas of concentrated flow, such as ditches and culvert inlets and outlets, properly installed straw bales shall be used in those locations. Erosion control measures must be in place prior to construction and maintained until all disturbed areas are stabilized through establishment of native vegetation, sodding, or seeding and mulching WDNR standards can be found at [http://dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). The County reserves the right to require additional construction erosion control measures if deemed necessary.
14. Any disturbance of vegetation beyond the immediate project area must be restored upon completion of the project.
15. Natural drainage must not be obstructed, and the project must not cause a diversion of stormwater or erosive conditions.
16. Any equipment utilized in completing the project shall be confined to the applicant's property, unless a written consent has been obtained from the affected property owners and on file in the County Department of Planning and Development prior to beginning the project. All equipment utilized in the wetland shall be suited for organic or potentially unstable soil conditions
17. The County may amend or impose additional conditions, as necessary, to protect public health, safety, and welfare.
18. The Kenosha County Department of Planning and Development (P&D) does not warrant that the design plan for this site is functionally and/or structurally adequate. The Kenosha County P&D does not certify that the design is adequate for this site and accepts no liability through this permit.

19. Failures to comply with terms of this permit are subject to prosecution pursuant to Municipal Code of Kenosha County 12.36.010.
20. Any change of the submitted plan shall require the petitioner to reapply for a Conditional Use Permit to the Kenosha County Planning, Development, Education and Extension Committee for its review and approval.
21. 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.

Passed unanimously, including YIG.

9. **Haskins LLC**, 400 Boulder Ridge Ct., Lake Geneva, WI 53147 (Owner), Mark Larkin, 400 Boulder Ridge Ct., Lake Geneva, WI 53147 (Agent), requesting a **rezoning** from A-1 Agricultural Preservation Dist. to B-5 Wholesale Trade and Warehousing Dist. and R-2 Suburban Single-Family Residential Dist. on Tax Parcel #95-4-219-314-0360, located in the SE ¼ of Section 31, T2N, R19E, Town of **Wheatland**.

Ryan Cardinal, agent, was in attendance to speak to this item.

- Nudo/Maurer motion to vote on items #9, 10 & 11 together. Passed unanimously, including YIG.
- Rodriguez/Nudo motion to **approve** and recommend to the Kenosha County Board of Supervisors the rezoning request of Haskins LLC (Owner), Mark Larkin (Agent). Passed unanimously, including YIG.

10. **Haskins LLC**, 400 Boulder Ridge Ct., Lake Geneva, WI 53147 (Owner), Mark Larkin, 400 Boulder Ridge Ct., Lake Geneva, WI 53147 (Agent), requesting a **Conditional Use Permit** to allow a contractor business in the B-5 Wholesale Trade and Warehousing Dist. on part of Tax Parcel #95-4-219-314-0360, located in the SE ¼ of Section 31, T2N, R19E, Town of **Wheatland**.

Ryan Cardinal, agent, was in attendance to speak to this item.

- Rodriguez/Nudo motion to **approve** the Conditional Use Permit request of Haskins LLC (Owner), Mark Larkin (Agent), subject to the following conditions:
  1. Subject to the application stamped received by the office of Planning and Development on February 28, 2022 and all corresponding plans and attachments including the attached revised "Site Layout Plan" dated April 13, 2022 (Exhibit A, attached).
  2. Subject to that recommended by the Town of Wheatland Town Board on April 11, 2022 (Exhibit B, attached).

3. Subject to the conditions present in the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance Section 12.29-8(b)36; Construction services including building contractors in the B-5 District (shown below):

- a) All outside storage and work areas that are within 300 feet from residential, institutional or park districts shall be enclosed by a solid fence with a minimum height of six feet; screen plantings may be required around the perimeter of the use where such perimeter abuts residential districts or where such a screen planting is deemed necessary or advisable depending on surrounding land uses.

*Note: This requirement is satisfied, as the petitioner submitted a site plan of operation as part of the application document. The submitted revised site plan of operation shows a 3-sided fencing/landscaping enclosure around the proposed outside storage area. Note that the fence improvement is required, and that said fence must be at least 6 feet tall and opaque in design. Material storage behind and within said fence enclosure shall not exceed 6 feet in height.*

- b) A detailed site and security plan shall be required indicating the location of storage areas, the type of material to be stored and a list of all hazardous materials stored on the property along with precautions necessitated by the storage of such hazardous material.

*Note: This requirement is satisfied, as the petitioner submitted a site plan of operation as part of the application document. It was stated by the applicant that no hazardous materials will be stored on the property.*

- c) Lighting shall be required for the storage and work areas provided, however, that the glare from said lighting does not shine on adjoining properties

*Note: The applicant stated that no outdoor lighting is proposed at this time. Let it be known that a single flood-light style wall fixture is located on the exterior of the barn building at the southwest corner. Any new outdoor lighting shall meet the requirements of Section III. T. of the Kenosha County General Zoning & Shoreland/Floodplain Zoning Ordinance regarding lighting.*

4. Subject to the requirements of the Kenosha County Stormwater Management, Erosion Control and Illicit Discharge Ordinance.

Let it be known that the proposed driveway/parking/outdoor storage surface improvements included with this approval add approximately 13,000 sq. ft. of impervious surface to the site. This is under the ½-acre increase stated in Section 17.06-1 of the Ordinance that would trigger a formal stormwater management plan review and approval. Note that any future surface improvements beyond those proposed as part of this approval are cumulative and will be added to this running total that when reached, will require a formal stormwater management plan review and approval.

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.

11. **Haskins LLC**, 400 Boulder Ridge Ct., Lake Geneva, WI 53147 (Owner), Mark Larkin, 400 Boulder Ridge Ct., Lake Geneva, WI 53147 (Agent), requesting a **Certified Survey Map** on Tax Parcel #95-4-219-314-0360, located in the SE ¼ of Section 31, T2N, R19E, Town of **Wheatland**.

Ryan Cardinal, agent, was in attendance to speak to this item.

- Rodriguez/Nudo motion to **approve** the Certified Survey Map request of Haskins LLC (Owner), Mark Larkin (Agent), subject to the following conditions:

- 1) Haskins LLC, 400 Boulder Ridge Ct., Lake Geneva, WI 53147 (Owner), Mark Larkin, 400 Boulder Ridge Ct., Lake Geneva, WI 53147 (Agent) – SE ¼ of Section 31, T2N, R19E, Town of Wheatland. For informational purposes only, this parcel is located on the south side of STH 50, approximately 430 feet east of the intersection of CTH P (Burlington Rd.) and 60<sup>th</sup> Street.

Requesting approval of a Certified Survey Map (dated December 18, 2020 by Paul H. Van Henkelum of Cardinal Engineering LLC) to create one (1) 1.29-acre parcel, one (1) 0.92-acre parcel and one (1) 4.64-acre parcel from Tax Parcel #95-4-219-314-0360, located in the southeast ¼ of Section 31, T2N, R19E, Town of Wheatland.

Conditional Approval subject to the following:

- j) Compliance with any conditions put forth by the Town of Wheatland.

- k) Subject to revising the CSM to address review comments from the Wisconsin Department of Administration's March 31, 2022 review letter (Exhibit A, attached).
- l) Subject to making the following revisions to the CSM:
6. On Sheet 1, adjust the Location Map so that it is oriented on the sheet in the same direction as the main drawing.
  7. Label/identify all existing structures (such as residence, garage, barn, shed, etc.) and the distance of such structures from existing and proposed lot lines.
  8. Label the adjoining 60<sup>th</sup> Street on Sheet 1 of the CSM, and adjoining STH 50 on Sheets 1 and 2 of the CSM.
  9. Indicate the lot line dimensions of all proposed Lots.
  10. Show the location of any existing Private Onsite Wastewater Treatment Systems (POWTS).
  11. Show the location of any/all soil boring and percolation tests within the exterior boundaries of the CSM. Add a corresponding legend item for such soil borings.
  12. Add a note indicating existing zoning of parcels is A-1.
  13. Indicate the owners of record of abutting unplatted lands. *(Note: Proposed Lot 3 of the CSM is abutted by four (4) parcels on its south side, and one (1) parcel on its east side).*
  14. Indicate the zoning of lands adjacent to the proposed land division.
  15. In the Owner's Certificate on Sheet 3, remove the words "or objection".
  16. Add a signature area for the Kenosha County Planning, Development & Extension Education Committee, as follows:

Kenosha County Planning, Development & Extension  
Education Committee Approval

This certified survey map was hereby approved by the  
Kenosha County Planning, Development & Extension  
Education Committee on this \_\_\_\_\_ day of  
\_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
Daniel Gaschke, Chair

- m) Subject to all rules and requirements of Chapter 15 of the Kenosha County Sanitary Code and Private Sewage System Ordinance and SPS 383 and 385 of the Wisconsin Administrative Code. Complete soil and site evaluations have been conducted on each lot and where required by County Ordinance. The report is on file with the Kenosha County Department of Planning and Development. Any change in the location of the dispersal cell area must result in another soil and site evaluation by a licensed State of Wisconsin soil tester prior to changing the location of a prospective Private Onsite Wastewater Treatment Systems (POWTS). It is recommended that any desired change in the location of the dispersal cell be done prior to any transaction of property. All tested areas shall be protected and preserved by the developer and any subsequent owner from any disturbance which

includes: cutting and filling of existing soil surface, compaction from vehicles, installation of roads and driveways, installation of stormwater devices and excavation for utilities. Destruction of a POWTS site may result in a parcel being unbuildable. None of these lots may have their dwellings served by holding tanks.

- n) Subject to the rezoning being approved from A-2 General Agricultural Dist., to R-2 Suburban Single-Family Residential Dist., B-5 Wholesale Trade and Warehousing Dist.
- o) The certified survey map shall not be released for recording until the rezoning ordinance is signed by the County Executive.
- p) The certified survey map shall not be released for recording until it has been verified that the two (2) silos at the northeast portion of Lot 1 have been razed.
- q) Subject to sending an electronic copy of the revised CSM showing the aforementioned changes to the Kenosha County Department of Planning and Development office to receive sign-off prior to the surveyor preparing the recordable CSM document for signatures. The county contact is Luke Godshall who can be contacted at the following e-mail address: [luke.godshall@kenoshacounty.org](mailto:luke.godshall@kenoshacounty.org).
- r) No land division shall be recorded if any portion or part of the parent parcel has any unpaid taxes or outstanding special assessments without prior approval of the local and Kenosha County Treasurer.
- s) Subject to receiving the original certified survey as approved by the Town of Wheatland.
- t) Subject to submitting the recordable copy of the Certified Survey Map (CSM) with signatures to the Kenosha County Planning & Development office along with the appropriate Register of Deeds recording fees within twelve (12) months of receiving conditional approval from the Kenosha County Planning, Development & Extension Education Committee. The Kenosha County Planning & Development office will submit the CSM along with the appropriate fees to the Register of Deeds for recording immediately upon receiving the recordable CSM and fee payments. Failure to submit the CSM with the required fees within the twelve (12) month time limit will render the CSM null and void. Failure to meet these conditions will require that the CSM be resubmitted for approval by the Kenosha County Planning, Development & Extension Education Committee.

Passed unanimously, including YIG.

12. **Tabled Request of Dosedla Farms LLP**, 2021 Mealy Rd., Waterford, WI 53185 (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**.

Peter Dosedla, agent, was in attendance to speak to this item.

- Nudo/Maurer motion to **remove from the table** agenda items 12 through 17 the request of Dosedla Farms LLP (Owner), Eric Christensen, Agent. Passed unanimously, including YIG.
- Nudo/Rodriguez motion to **vote** on items #12 through 17 together. Passed unanimously, including YIG.
- Rodriguez/Beth motion to **approve** and recommend to the Kenosha County Board of Supervisors the Comprehensive Plan Amendment request of Dosedla Farms LLP (Owner), Eric Christensen (Agent). Passed unanimously Passed unanimously on the following roll call vote: Beth – aye; Maurer – aye; Gaschke – aye; Rodriguez – aye; Nudo – aye; YIG Belletini – aye.

13. **Tabled Request of Dosedla Farms LLP**, 2021 Mealy Rd., Waterford, WI 53185 (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**.

Peter Dosedla, agent, was in attendance to speak to this item.

- Rodriguez/Beth motion to **approve** and recommend to the Kenosha County Board of Supervisors the rezoning request of Dosedla Farms LLP (Owner), Eric Christensen (Agent). Passed unanimously Passed unanimously on the following roll call vote: Beth – aye; Maurer – aye; Gaschke – aye; Rodriguez – aye; Nudo – aye; YIG Belletini – aye.
14. **Tabled Request of Dosedla Farms LLP**, 2021 Mealy Rd., Waterford, WI 53185 (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**.

Peter Dosedla, agent, was in attendance to speak to this item.

- Rodriguez/Beth motion to **approve** the Certified Survey Map request of Dosedla Farms LLP (Owner), Eric Christensen (Agent), subject to the following conditions:
  - 1) Dosedla Farms LLP, 2021 Mealy Rd., Waterford, WI 53185 (Owner), Eric Christensen, 7 N. Pinckney St., #300, Madison, WI 53703 (Agent) – E ½ of Section 13, T2N, R20E, Town of Brighton. For informational purposes only, this parcel is located on the north side of STH 142 (Burlington Rd.) at its intersection with 216<sup>th</sup> Ave.

Requesting approval of a Certified Survey Map (dated January 17, 2022 by

Phillip J. Landry of C3E Geomatics) to create one (1) 27.30-acre parcel and one (1) 10.07-acre parcel from Tax Parcel #30-4-220-131-0220, located in the E ½ of Section 13, T2N, R20E, Town of Brighton.

Conditional Approval subject to the following:

- a) Compliance with any conditions put forth by the Town of Brighton.
- b) Subject to revising the CSM to address review comments from the Wisconsin Department of Administration's February 16, 2022 review letter (Exhibit A, attached).
- c) Subject to making the following revisions to the CSM:
  1. Label "Owner" as "Owner/Subdivider".
  2. Add a note indicating existing zoning of A-1, C-2, and C-1 and proposed zoning of A-2, C-1, and C-2.
  3. Add the wetland (C-1) areas to the face of the CSM, and add a note indicating wetlands shown are from the Wisconsin Wetland Inventory Map.
  4. Add a note stating there shall be no filling, excavation or building within the wetland areas.
  5. Add and label the wooded Secondary Environmental Corridor located at the north end of Lot 1.
  6. Indicate the owners of record of abutting unplatted lands.
  7. Indicate the zoning of lands adjacent to the proposed land division.
  8. On Sheet 3 of 5, revise the last paragraph of the Surveyor's Certificate to indicate compliance with the Kenosha County Land Division Ordinance.
- d) Subject to all rules and requirements of Chapter 15 of the Kenosha County Sanitary Code and Private Sewage System Ordinance and SPS 383 and 385 of the Wisconsin Administrative Code. Complete soil and site evaluations have been conducted on each lot and where required by County Ordinance. The report is on file with the Kenosha County Department of Planning and Development. Any change in the location of the dispersal cell area must result in another soil and site evaluation by a licensed State of Wisconsin soil tester prior to changing the location of a prospective Private Onsite Wastewater Treatment Systems (POWTS). It is recommended that any desired change in the location of the dispersal cell be done prior to any transaction of property. All tested areas shall be protected and preserved by the developer and any subsequent owner from any disturbance which includes: cutting and filling of existing soil surface, compaction from vehicles, installation of roads and driveways, installation of stormwater devices and excavation for utilities. Destruction of a POWTS site may result in a parcel being unbuildable. None of these lots may have their dwellings served by holding tanks.
- e) Subject to the rezoning being approved 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.

- f) The certified survey map shall not be released for recording until the rezoning ordinance is signed by the County Executive.
  - g) Subject to sending an electronic copy of the revised CSM showing the aforementioned changes to the Kenosha County Department of Planning and Development office to receive sign-off prior to the surveyor preparing the recordable CSM document for signatures. The county contact is Luke Godshall who can be contacted at the following e-mail address: [luke.godshall@kenoshacounty.org](mailto:luke.godshall@kenoshacounty.org).
  - h) No land division shall be recorded if any portion or part of the parent parcel has any unpaid taxes or outstanding special assessments without prior approval of the local and Kenosha County Treasurer.
  - i) Subject to receiving the original certified survey as approved by the Town of Brighton.
  - j) Subject to submitting the recordable copy of the Certified Survey Map (CSM) with signatures to the Kenosha County Planning & Development office along with the appropriate Register of Deeds recording fees within twelve (12) months of receiving conditional approval from the Kenosha County Planning, Development & Extension Education Committee. The Kenosha County Planning & Development office will submit the CSM along with the appropriate fees to the Register of Deeds for recording immediately upon receiving the recordable CSM and fee payments. Failure to submit the CSM with the required fees within the twelve (12) month time limit will render the CSM null and void. Failure to meet these conditions will require that the CSM be resubmitted for approval by the Kenosha County Planning, Development & Extension Education Committee.
- Passed unanimously Passed unanimously Passed unanimously on the following roll call vote: Beth – aye; Maurer – aye; Gaschke – aye; Rodriguez – aye; Nudo – aye; YIG Belletini – aye.
15. **Tabled Request of Dosedla Farms LLP**, 2021 Mealy Rd., Waterford, WI 53185 (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**.

Peter Dosedla, agent, was in attendance to speak to this item.

- Rodriguez/Beth motion to **approve** and recommend to the Kenosha County Board of Supervisors the Comprehensive Plan Amendment request of Dosedla Farms LLP (Owner), Eric Christensen (Agent). Passed unanimously Passed unanimously on the following roll call vote: Beth – aye; Maurer – aye; Gaschke – aye; Rodriguez – aye; Nudo – aye; YIG Belletini – aye.

16. **Tabled Request of Dosedla Farms LLP**, 2021 Mealy Rd., Waterford, WI 53185 (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**.

Peter Dosedla, agent, was in attendance to speak to this item.

- Rodriguez/Beth motion to **approve** and recommend to the Kenosha County Board of Supervisors the rezoning request of Dosedla Farms LLP (Owner), Eric Christensen (Agent). Passed unanimously on the following roll call vote: Beth – aye; Maurer – aye; Gaschke – aye; Rodriguez – aye; Nudo – aye; YIG Belletini – aye.

17. **Tabled Request of Dosedla Farms LLP**, 2021 Mealy Rd., Waterford, WI 53185 (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**.

Peter Dosedla, agent, was in attendance to speak to this item.

- Rodriguez/Beth motion to **approve** the Certified Survey Map request of Dosedla Farms LLP (Owner), Eric Christensen (Agent), subject to the following conditions:

- 1) Dosedla Farms LLP, 2021 Mealy Rd., Waterford, WI 53185 (Owner), Eric Christensen, 7 N. Pinckney St., #300, Madison, WI 53703 (Agent) – SE ¼ of Section 13, T2N, R20E, Town of Brighton. For informational purposes only, this parcel is located at the southwest intersection of STH 142 (Burlington Rd.) and 216<sup>th</sup> Ave.

Requesting approval of a Certified Survey Map (dated January 17, 2022 by Phillip J. Landry of C3E Geomatics) to create one (1) 8.80-acre parcel and one (1) 5.00-acre parcel from Tax Parcel #30-4-220-134-0101, located in the southeast ¼ of Section 13, T2N, R20E, Town of Brighton.

Conditional Approval subject to the following:

- a) Compliance with any conditions put forth by the Town of Brighton.
- b) Subject to revising the CSM to address review comments from the Wisconsin Department of Administration's February 16, 2022 review letter (Exhibit A, attached).
- c) Subject to making the following revisions to the CSM:
  17. Label "Owner" as "Owner/Subdivider".
    1. Add a note indicating existing zoning of A-2, C-2, and C-1 and proposed zoning of R-1, C-1, and C-2.
    2. Add the wetland (C-1) areas to the face of the CSM, and add a note indicating wetlands shown are from the Wisconsin Wetland Inventory Map.
    3. Add a note stating there shall be no filling, excavation or building within the wetland areas.

4. Label the environmental corridor on Lots 1 and 2 as "Secondary Environmental Corridor".
  5. Indicate the owners of record of abutting unplatted lands.
  6. Indicate the zoning of lands adjacent to the proposed land division.
  7. On Sheet 3 of 5, revise the last paragraph of the Surveyor's Certificate to indicate compliance with the Kenosha County Land Division Ordinance.
- d) Subject to all rules and requirements of Chapter 15 of the Kenosha County Sanitary Code and Private Sewage System Ordinance and SPS 383 and 385 of the Wisconsin Administrative Code. Complete soil and site evaluations have been conducted on each lot and where required by County Ordinance. The report is on file with the Kenosha County Department of Planning and Development. Any change in the location of the dispersal cell area must result in another soil and site evaluation by a licensed State of Wisconsin soil tester prior to changing the location of a prospective Private Onsite Wastewater Treatment Systems (POWTS). It is recommended that any desired change in the location of the dispersal cell be done prior to any transaction of property. All tested areas shall be protected and preserved by the developer and any subsequent owner from any disturbance which includes: cutting and filling of existing soil surface, compaction from vehicles, installation of roads and driveways, installation of stormwater devices and excavation for utilities. Destruction of a POWTS site may result in a parcel being unbuildable. None of these lots may have their dwellings served by holding tanks.
- e) Subject to the rezoning being approved from A-2 General Agricultural Dist., C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. to R-1 Rural Residential Dist., C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist.
- f) The certified survey map shall not be released for recording until the rezoning ordinance is signed by the County Executive.
- g) Subject to sending an electronic copy of the revised CSM showing the aforementioned changes to the Kenosha County Department of Planning and Development office to receive sign-off prior to the surveyor preparing the recordable CSM document for signatures. The county contact is Luke Godshall who can be contacted at the following e-mail address: [luke.godshall@kenoshacounty.org](mailto:luke.godshall@kenoshacounty.org).
- h) No land division shall be recorded if any portion or part of the parent parcel has any unpaid taxes or outstanding special assessments without prior approval of the local and Kenosha County Treasurer.
- i) Subject to receiving the original certified survey as approved by the Town of Brighton.
- j) Subject to submitting the recordable copy of the Certified Survey Map (CSM) with signatures to the Kenosha County Planning & Development office along with the appropriate Register of Deeds recording fees within twelve (12)

months of receiving conditional approval from the Kenosha County Planning, Development & Extension Education Committee. The Kenosha County Planning & Development office will submit the CSM along with the appropriate fees to the Register of Deeds for recording immediately upon receiving the recordable CSM and fee payments. Failure to submit the CSM with the required fees within the twelve (12) month time limit will render the CSM null and void. Failure to meet these conditions will require that the CSM be resubmitted for approval by the Kenosha County Planning, Development & Extension Education Committee.

Passed unanimously on the following roll call vote: Beth – aye; Maurer – aye; Gaschke – aye; Rodriguez – aye; Nudo – aye; YIG Belletini – aye.

13. **Approval of Minutes**

- Rodriguez/Maurer motion to approve the minutes as presented of the March 9, 2022 Planning, Development and Extension Education Committee meeting. Passed unanimously.

14. **Citizen Comments - None**

15. **Any Other Business Allowed By Law** – Planning Director Buehler noted that five items have been scheduled for the May 11, 2022 meeting agenda. He requested that the June 8 meeting be moved to June 15 because he will be out of town and would like to attend the meeting to present those items. The Committee concurred. He also noted it's been a pleasure working with the current committee members and wished them well.

Supervisor Nudo reiterated his comments from the April meeting and wished the committee members well.

Chairman Gaschke noted it has been his pleasure to serve as chair of the PDEEC committee and enjoyed working with Andy and April and the planning staff on the land use items and noted their work is appreciated. He wished the committee members well on their future service to the community.

16. **Adjournment**

- Rodriguez/Maurer motion to adjourn the meeting. Passed unanimously by those PDEEC members present. The meeting was adjourned at 7:35 p.m.

The next regularly scheduled meeting of the Planning, Development & Extension Education Committee will be held on Wednesday, May 11, 2022.