

MINUTES
KENOSHA COUNTY BOARD OF ADJUSTMENT HEARING
Thursday, May 16, 2019

Minutes of the Kenosha County Board of Adjustments public hearing held on Thursday, May 16, 2019, at 6:00 p.m. in Conference Room A, Kenosha County Center, 19600 75th Street, Bristol, Wisconsin.

Members Present: Barbara Ford, Robert Stoll, Chris Brown and Dave Devito

Also Present: Benjamin Fiebelkorn, Senior Land Use Planner

The meeting was called to order at 6:00 p.m. by Vice-Chairman Stoll.

1. **OMAR CALZADA**, 28343 41st Street, Salem, WI 53168 (Owner), requesting approval of a temporary use (Section VII. B. 12.36-5(a)5: which states that all temporary uses require the Board of Adjustments to hear and grant an application in any district) to **operate temporary commercial bull rodeo events** in the A-2 General Agricultural Dist. on Tax Parcel #30-4-220-294-0300, Town of Brighton.

The following people were present and voiced their support for the petition:

1. Jerome J. & Carolyn Debell, 27001 31st St., Salem, WI 53168

- Mr. Brown made a motion to **approve** the temporary use permit request of Omar Calzada to operate temporary commercial bull rodeo events in the A-2 General Agricultural Dist. on Tax Parcel #30-4-220-294-0300, Town of Brighton subject to the following conditions:

1. Event security to be provided by six (6) off-duty officers.

The motion was seconded by Ms. Ford and passed with a vote of 4-0. (Motion #05:11 / digital)

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

Robert Stoll	May 6, 2019
Barbara Ford	May 12, 2019
Chris Brown	May 16, 2019
Dave Devito	May 14, 2019

2. **IRVING ONE LLC**, 1222 N. Grant Ave., Odessa TX 79762 (Owner), Ivan Purnell, N941 Daisy Dr., Genoa City WI 53128 (Agent), requesting approval of a temporary use (Section VII. B. 12.36-5(a)5: which states that all temporary uses require the Board of Adjustments to hear and grant an application in any district) to **operate "Lights Fest" events** in the A-2 General Agricultural Dist., PR-1 Park-Recreational Dist. & B-5 Wholesale Trade and Warehousing Dist. on Tax Parcel #60-4-119-304-0405, Town of Randall.

- Mr. Devito made a motion to **approve** the temporary use permit request of Irving One LLC to operate “Lights Fest” events in the A-2 General Agricultural Dist., PR-1 Park-Recreational Dist. & B-5 Wholesale Trade and Warehousing on Tax Parcel #60-4-119-304-00405, Town of Randall.

The motion was seconded by Ms. Ford and passed with a vote of 4-0. (Motion #14:29 / digital)

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

Robert Stoll	May 15, 2019
Barbara Ford	May 12, 2019
Chris Brown	May 14, 2019
Dave Devito	May 16, 2019

3. **BRIGHTONWOODS ORCHARD INC.**, 1072 288th Ave., Burlington WI 53105 (Owner), Bill Stone, 1072 288th Ave., Burlington WI 53105 (Agent), requesting approval of a temporary use (Section VII. B. 12.36-5(a)5: which states that all temporary uses require the Board of Adjustments to hear and grant an application in any district) **to operate multiple special events** in the A-3 Agricultural Related Manufacturing, Warehousing and Marketing Dist. on Tax Parcel #30-4-220-083-0301, Town of Brighton.

The following people were present and voiced their support for the petition:

1. John Poole, County Board Supervisor Dist. 20, 6245 237th Avenue, Paddock Lake WI 53168.

- Mr. Brown made a motion to **approve** the temporary use permit request of Brightonwoods Orchard Inc. to operate multiple special events in the A-3 Agricultural Related Manufacturing, Warehousing and Marketing Dist. on Tax Parcel #30-4-220-083-0301, Town of Brighton.

The motion was seconded by Ms. Ford and passed with a vote of 4-0. (Motion #23:35 / digital)

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

Robert Stoll	May 6, 2019
Barbara Ford	May 12, 2019
Chris Brown	May 16, 2019
Dave Devito	May 14, 2019

4. **DOUGLAS A. & HEIDI A. SHULSKI**, 23318 60th St., Salem, WI 53168 (Owner), requesting a variance (Section IV. B. 12.20-2(g)3: which states that there shall be a minimum side yard setback of 25 feet on all structures in the A-2 General Agricultural Dist.) to construct an attached garage addition onto an existing residence to be located **10.5'** (required setback **25'**) from the side property line on Tax Key Parcel #30-4-220-354-0400, Town of Brighton.

- Mr. Brown made a motion to **approve** the variance request of Douglas A & Heidi A. Shulski to construct an attached garage addition onto an existing residence to be

located 10.5' from the side property line on Tax Key Parcel #30-4-220-354-0400, Town of Brighton for the following reasons:

1. Due to the fact that when the lot was created and the setbacks that were set on the single acre do not fit current zoning laws and the lot pre-dates current zoning.

The motion was seconded by Ms. Ford and passed with a vote of 4-0. (Motion #30:28 / digital)

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

Robert Stoll	May 6, 2019
Barbara Ford	May 12, 2019
Chris Brown	May 16, 2019
Dave Devito	May 14, 2019

5. **JEROME J. & CAROLYN DEBELL**, 27001 31st St., Salem, WI 53168 (Owner), requesting a variance (Section III. P. 12.18.4-5: 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 (side or rear yard required)** on Tax Key Parcel #30-4-220-281-0211, Town of Brighton.

- Mr. Brown made a motion to **approve** the variance request of Jerome J. & Carolyn Debell to construct a detached accessory building to be located in the street yard on Tax Key Parcel #30-4-220-281-0211, Town of Brighton for the following reasons:

1. Hardship being the location of the house and septic system.

The motion was seconded by Ms. Ford and passed with a vote of 4-0. (Motion #40:05 / digital)

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

Robert Stoll	May 6, 2019
Barbara Ford	May 12, 2019
Chris Brown	May 16, 2019
Dave Devito	May 14, 2019

6. **Citizens Comments - NONE**

7. **Approval of Minutes**

- Mr. Devito made a motion to approve the minutes from March 21, 2017. The motion was seconded by Ms. Ford and passed with a vote of 4-0.

8. **Other Business Allowed by Law**

Mr. Fiebelkorn informed the board that the next meeting scheduled for June 20, 2019 has one new petition. The next meeting scheduled after that is for July 18, 2019 which currently has no new petitions.

9. **Adjournment**

- Mr. Brown made a motion to adjourn the meeting. The motion was seconded by Mr. Devito and passed with a vote of 4-0.

The meeting adjourned at 6:50 p.m.