

**MINUTES
KENOSHA COUNTY
PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE
Wednesday, July 8, 2020**

Minutes of the Kenosha County Planning, Development & Extension Education Committee public hearing held on Wednesday, July 8, 2020 at 6:00 p.m., at the Kenosha County Job Center, 8600 Sheridan Road, Kenosha, Wisconsin.

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

Members Excused: Zach Rodriguez

Youth In Governance Representatives Present (via WebEx): Calahan Miles and Loren Noble

Other Supervisors in Attendance: Chairman of the County Board John O'Day and Supervisor Lon Wienke

Staff in Attendance (via WebEx):

Andy M. Buehler, Director, Division of Planning and Development
Beverlee Baker, Area Extension Director
Mary Metten, Health & Well-Being Educator
Vijai Pandian, Horticulture Educator
Jen Reese, 4-H Program Educator
Terri Ward, FOODWise Administrator
Christine Wasielewski, Community Economic Development Extension Educator
April A. Webb, Senior Administrative Assistant

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. **2020 Program Plans** – Staff shared program plan overviews at the previous committee meeting.
3. **Feature Program “Horticulture Update” (06:15 recording time)** – Vijai Pandian, Horticulture Educator, reported that he began in his role with Kenosha County over a year ago. He started in a three-county regional position based out of the Kenosha County Center serving Kenosha, Milwaukee and Racine counties, and a horticulture program coordinator worked with Master Gardeners in all three counties. His position now focuses primarily on Kenosha & Racine Counties including the coordination of Master Gardener Volunteers. He continues to support and train the Plant Health Advising/Diagnostics team in Milwaukee County at Boerner Botanical Garden.

One of the main programs Vijai has been involved with is the Landscape and Grounds Maintenance Short Course Program which was held in February 2020. It is a four week course and averaged approximately 140 participants. Primary participants are in the green scape business as landscape contractors, lawn service providers, and urban

foresters. The program has led to partnership with WI Landscape Contractors Association and commercial horticulture groups. Next year the program will be hosted in Kenosha County and online.

The Regional Plant Health Advising Program provides plant diagnostics for lawn and garden questions 6 days a week (April – October) and is “staffed” by Master Gardener Volunteers and a coordinator. The advisors receive training via the Intro To Plant Diagnostic Training, which is a 5-session program and is also offered online. The Plant Health Advisory questions can be directed by phone to 608-298-6945, email planthealth.advisors@extension.wisc.edu, or online at go.wisc.edu/planthealthadvising.

Other gardening classes recently offered include Introduction to Gardening Planning & Prep (180 participants), Growing Blueberries (250 participants), and Intro to Gardening Planting Tips (140 participants).

The theme for this year’s All American Selection Display Garden at the Kenosha County Center focuses on Vertical Vegetables, which saves garden space and enhances butterfly movement - winter squash, cucumbers, watermelon, and new varieties trials have been planted.

Horticulture Projects for 2020-2022 at the Kenosha County Center include tree diversity trials (large trees, fruit & small fruits trees), low maintenance turf grass trial, Hibiscus, the vertical gardening and a Weather Station.

3. **Youth In Governance (26:19)** - Jen Reese, 4-H Program Educator, reported that the orientation was held in late May and the newly appointed YIG members have been attending their respective committee meetings and working with their mentors. A virtual bus tour was held June 24th for the youth to learn about the services provided to Kenosha County residents. Jen and Bev Baker, Area Extension Director, are working on a program approval process through UW-Madison Extension and Kenosha County to allow YIG members to attend committee meetings in-person, yet be in compliance with COVID-19 policies, social distancing and CDC recommendations.
4. **UW-Extension Educator/Program updates (29:50):** Area Extension Director Bev Baker reported for Leigh Presley, Agriculture Educator. Tractor Safety training began with classroom instruction held virtually and this week the in-person hands-on testing with the equipment is onsite for up to 10 participants at one time.

Mary Metten, Health & Well-Being Educator reported that several programs have been modified to offer virtually. Mary is working with community partners to deliver the tenant education program, “Rent Start”, to specific audiences via video conferencing. The Taking Care of You program educates about stress reduction and mindfulness, which will be offered in partnership with a colleague in Racine County. Mary collaborated with Kenosha County Human Resources to provide an email-based communication with Taking Care of Youth resources for Kenosha County employees. She is planning to move more programs to a virtual platform and sorting out options for the fall.

Terri Ward, FOODWise Administrator, noted their office serves Kenosha and Racine counties and has nine staff funded by Federal SNAP-Ed and the Expanded Food and

Nutrition Education (EFNEP) grants administered by UW-Madison Extension. They provide nutrition education to children, adults, and seniors. With increasing food access needs due to COVID, they compiled emergency food resources and shared best practices for food pantry operators during the pandemic for optimal operations safety. Terri and her team have been working to move all nutrition curricula online. The Eating Smart and Being Active series of nine lessons is ready in both English and Spanish. Staff have been going through additional training to transition a hands-on educational experience so it's still effective for the learner.

Christine Wasielewski, Community Economic Development Extension Educator, reported that she is working on a Kenosha County Recycling Resources to connect county residents with local municipalities to help know what can and can't be recycled and give information regarding alternative recycling facilities. The rescheduled Household Hazardous Waste Event is on Saturday, July 25th. Christine is working with the County Executive's office to coordinate the US Census Complete Count Committee to reach out to low response groups to submit their Census surveys and noted that many residents may have forgotten about the Census due to COVID-19 with receiving their preliminary Census survey a few months ago. The Census Bureau is gearing up to complete the Census with in-person follow up in August with households that still have not responded. The completion rate at this time for Kenosha County is 70.1% with some tracts having an over 80% response rate.

Jen Reese, 4-H Program Educator, noted the Youth As Resources 2019-2020 year just wrapped up. The board interviewed four new board members before appointing them to the board and completing the program year of funding grants. In September the board will promote grant opportunities with promotional materials available for youth-led organizations to submit project funding requests. 4-H members and leaders are finishing their 2019-2020 program year. Jen is working with 4-H club general leaders and project leaders on a program planning checklist to possibly allow in-person programming for up to 10 people this summer. Alternate programming will be delivered this summer because camp, fair and other programs not being able to take place due to COVID. Jen is working on the annual chartering process for all 4-H clubs and groups. The Charter is a six-page document that includes a financial audit, review of financial records, and preparation of a carefully planned calendar of educational programs for the next year and holds clubs accountable to policies at the county, state, and federal levels.

5. **UW-Madison Extension Director's Report:** Area Extension Director Bev Baker noted that she recently coordinated the orientation for four new County Board Supervisors. The orientations were redesigned into a virtual format for a total of four hours done in two segments. She is now working on the FY2021 county budget. The preliminary Extension Kenosha County Annual Report was shared with the Committee at the June meeting which has now been finalized. The plan is to distribute the printed Annual Reports to the entire County Board at the July 21 County Board meeting.

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..

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

6. **Paul Lauren Properties LLC**, 1424 200th Ave, Union Grove, WI 53182 (Owner), Chris Klemko, 21335 60th St, Bristol, WI 53104 (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”, “Suburban-Density Residential” & “Mixed Use” to “General Agricultural & Open Land” & “Mixed Use” on Tax Parcel # 45-4-221-181-0400, located in the NE ¼ of Section 18, T2N, R21E, Town of **Paris**. **(1:00:03)**

Chris Klemko, agent, was in attendance to speak to this item. Supervisor Wienke spoke in favor of the application.

- Maurer/Beth motion to **approve** and recommend to the Kenosha County Board of Supervisors the comp plan amendment request of Paul Loren Properties LLC (Owner) and Chris Klemko (Agent). Passed unanimously on the following roll call vote: Beth – abstain; Maurer – aye; Nudo – aye; Gaschke – aye. YIG Miles – aye; YIG Noble – aye.

7. **Paul Lauren Properties LLC**, 1424 200th Ave, Union Grove, WI 53182 (Owner), Chris Klemko, 21335 60th St, Bristol, WI 53104 (Agent), requesting a **rezoning** from A-2 General Agricultural Dist., R-2 Suburban Single-Family Residential Dist. & B-3 Highway Business Dist. to A-2 General Agricultural Dist. & B-5 Wholesale Trade and Warehousing Dist. on Tax Parcel # 45-4-221-181-0400, located in the NE ¼ of Section 18, T2N, R21E, Town of **Paris**. **(1:08:50)**

Chris Klemko, agent, was in attendance to speak to this item.

- Maurer/Beth motion to **approve** and recommend to the Kenosha County Board of Supervisors the rezoning request of Paul Loren Properties LLC (Owner) and Chris Klemko (Agent). Passed 3-0, including YIG, with Supervisor Beth abstaining.

8. **Paul Lauren Properties LLC**, 1424 200th Ave, Union Grove, WI 53182 (Owner), Chris Klemko, 21335 60th St, Bristol, WI 53104 (Agent), requesting a **conditional use permit** to allow a construction contractor’s business w/ outside storage in the B-5 Wholesale Trade and Warehousing Dist. on Tax Parcel # 45-4-221-181-0400, located in the NE ¼ of Section 18, T2N, R21E, Town of **Paris**. **(1:12:14)**

Chris Klemko, agent, was in attendance to speak to this item. Mr. Buehler noted two additional conditions the Town added to the approval of the application as submitted by email July 8, 2020, from John Holloway, Town Board Chairman.

- Maurer/Beth motion to **approve** the Conditional Use Permit for Paul Loren Properties LLC (Owner) and Chris Klemko (Agent), subject to the following conditions, and the additional conditions per the July 8, 2020 email from Town Board Chairman, John Holloway:

1. Subject to the application stamped received by the office of Planning and Development on May 1, 2020.

2. It is the responsibility of the petitioner to assure and guarantee that the above conditions are fully complied with. This includes, but is not necessarily limited to, meeting conditions established herein, providing any applicable letters of credit, providing and following approved plans, obtaining permits prior to construction, making improvements, participating in coordination meetings with governmental officials, following established time frames, meeting deadlines, and providing additional information where deemed necessary. Any unauthorized deviation from the approved plans and conditions shall result in the issuance of a citation and/or applicable stop work order by the Department of Planning and Development or other applicable agencies until such time as the conditional use permit is brought back into compliance. Continued violation of the conditions, as set forth herein shall result in a recommendation for revocation of the conditional use permit.
3. Subject to that approved by the Town of Paris at their June 23, 2020 Town Board meeting (Exhibit A, attached).
4. Subject to the conditions present in the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance Section 12.29-8(b)36 a through c; 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 district shall be enclosed by a solid fence with a minimum height of six feet; screen planting may be required around the perimeter of the use where such perimeter abuts residential district or where such a screen planting is deemed necessary or advisable depending on surrounding land uses.
 - 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.
 - c. Lighting shall be required for storage and work areas provided, however, that the glare from said lighting does not shine on adjoining properties.
5. Subject to receiving site plan approval from the Department of Planning and Development pursuant to Section 12.08-2 of the Kenosha County General Zoning & Shoreland/Floodplain Zoning Ordinance prior issuance of any zoning permit or occupancy permit for the site.
6. Subject to compliance with the Kenosha County Stormwater Management, Erosion Control, and Illicit Discharge Ordinance and receiving any necessary approval of a stormwater management plan prior issuance of any zoning permit or occupancy permit for the site.
7. Subject to compliance with the Kenosha County Sanitary Code and Private Sewage System Ordinance and receiving any necessary approval of a sanitary permit prior issuance of any zoning permit or occupancy permit for the site.

8. Subject to a zoning permit being applied for and issued by the Department of Planning and Development prior to commencing construction or placement of any structure(s).
9. No substantial changes or expansion of the submitted plan of operation for the dwelling unit associated with the farm laborer or caretaker, inclusive of structural additions or additions to floor space shall take place without the petitioner re-applying for a Conditional Use Permit to Kenosha County for its review and approval.
10. 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.
11. If property ownership shall happen to change then it is the responsibility of the person(s) that signed these conditions to notify the 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.
12. Pursuant to section 12.29-5(k) of the Kenosha County General Zoning & Shoreland/Floodplain Zoning Ordinance, this conditional use permit approval shall not be valid unless recorded by the applicant in the office of the Kenosha County Register of Deeds within 5 days after the issuance of the permit. Any recording fees shall be paid by the applicant. Said recording document is to be prepared by the Kenosha County Department of Planning & Development.

Passed 3-0, including YIG, with Supervisor Beth abstaining.

9. **Thomas C. Walas**, 5901 Lockhurst Dr., Woodland Hills, CA 91367 (Owner), Wisconsin Electric Power Co. d/b/a WE Energies, Maria Koerner, 231 W Michigan St., Milwaukee, WI 53203 (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 "Farmland Protection", "Governmental and Institutional" & "SEC" on Tax Parcel # 45-4-221-021-0100, located in the NE ¼ of Section 2, T2N, R21E, Town of **Paris. (1:17:05)**
 - Maurer/Beth motion to **table** items 10, 11, and 12, the comp plan amendment, rezoning, and conditional use permit requests of Thomas C. Walas, to allow the Town additional time to review and provide their recommendation on the applications. Passed unanimously by those PDEEC members present, including YIG.
10. **Thomas C. Walas**, 5901 Lockhurst Dr., Woodland Hills, CA 91367 (Owner), Wisconsin Electric Power Co. d/b/a WE Energies, Maria Koerner, 231 W Michigan St., Milwaukee, WI 53203 (Agent), requesting a **rezoning** from A-1 Agricultural Preservation Dist. & C-1 Lowland Resource Conservancy Dist. to A-1 Agricultural Preservation Dist., I-1 Institutional Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel # 45-4-221-021-0100, located in the NE ¼ of Section 2, T2N, R21E, Town of **Paris. (1:17:05)**

- Maurer/Beth motion to **table** items 10, 11, and 12, the comp plan amendment, rezoning, and conditional use permit requests of Thomas C. Walas, to allow the Town additional time to review and provide their recommendation on the applications. Passed unanimously by those PDEEC members present, including YIG.
- 11. **Thomas C. Walas**, 5901 Lockhurst Dr., Woodland Hills, CA 91367 (Owner), Wisconsin Electric Power Co. d/b/a WE Energies, Maria Koerner, 231 W Michigan St., Milwaukee, WI 53203 (Agent), requesting a **conditional use permit** to allow a utility substation in the I-1 Institutional Dist. on Tax Parcel # 45-4-221-021-0100, located in the NE ¼ of Section 2, T2N, R21E, Town of **Paris**. **(1:17:05)**
 - Maurer/Beth motion to **table** items 10, 11, and 12, the comp plan amendment, rezoning, and conditional use permit requests of Thomas C. Walas, to allow the Town additional time to review and provide their recommendation on the applications. Passed unanimously by those PDEEC members present, including YIG.
- 12. **Lafarge Aggregates Illinois, Inc.**, 1300 S. Illinois Route 31, South Elgin, IL 60177 (Lessee), Herbert J. & Lillian A. Robers Revocable Trust, 233 Origen Street, Burlington, WI 53105 (Lessor), Roland and Bonnie Lou Denko, 3710 392nd Avenue, Burlington, WI 53105 (Lessor) & Raymond J. & Gloria M. Tenhagen, 3910 376th Avenue, Burlington, WI 53105 (Lessor), requesting a 2-year renewal and amended hours of operation of a **Conditional Use Permit** (originally approved on March 13, 1996) for a gravel pit in the M-3 Mineral Extraction and Landfill Dist. on the following Tax Parcels: #95-4-219-291-0100 (Robers), #95-4-219-291-0300 (Robers), #95-4-219-291-0400 (Robers), #95-4-219-292-0300 (Robers), #95-4-219-292-0200 (Denko), #95-4-219-293-0100 (Denko), #95-4-219-293-0200 (Denko), #95-4-219-293-0300 (Denko), #95-4-219-293-0400 (Denko) & #95-4-219-294-0100 (Tenhagen). Said parcels are located in the NE, NW, SE, and SW quarters of Section 29, T2N, R19E, Town of **Wheatland**. **(1:18:10)**

Randi Willie, Meyer Material Company d/b/a in Wisconsin as Lafarge Aggregates Illinois, Inc., agent, was in attendance (via WebEx) to speak to this item.

- Nudo/Maurer motion to **approve** the Conditional Use Permit for Lafarge Aggregates Illinois, Inc. subject to the following conditions:
 1. Subject to the application and plans stamped received by the office of Planning and Development on June 8, 2020, including the '2019 Operations Summary Report' prepared by Baxter & Woodman and dated February 2020.
 2. The conditions presented in the original approval of the Mineral Extraction operation signed by Allen R. Miller on 3-13-96, and August 12, 1998 shall remain in effect except where altered in Task Order #7 signed by Allen Miller on August 9, 2004 and Task Orders #8 and #9 signed by Allen Miller on December 5, 2006 and Task Order #10 signed by Allen Miller on June 18, 2009 and Task Order #11 signed by Allen Miller on January 9, 2012 and Task Order #13 signed by Randi Wille on December 18, 2013 and Task Order #14 signed by Randi Wille on October 17, 2016 (Task Orders on file in Planning and Development).

3. Surveillance visits by HNTB and/or their successor shall be conducted twice (2) a year.
4. It was agreed with Meyer Material Company (now known as Lafarge Aggregates Illinois, Inc.) that if positive results were being recorded over the first two years of the Conditional Use Permit that HNTB or their successor would propose to reduce, or delete, some annual contract services. The above is intended to do just that. Consequently, the annual services contract will be reduced as presented below.

Meyer Material Company (now known as Lafarge Aggregates Illinois, Inc.)	1996-1997 fee	\$36,000 per yr x 2 yrs = \$73,800*
	1998-2000 fee	\$29,500 per year x 2 yrs = \$59,000
	2004-2006 fee	\$21,250 per yr x 2 yrs = \$42,500
	2006-2008 fee	\$17,000 per yr x 2 yrs = \$34,000
	2009-2011 fee	\$15,500 per yr x 2 yrs = \$31,000
	2012-2014 fee	\$12,375 per yr x 2 yrs = \$24,750
	2014-2016 fee	\$12,375 per yr x 2 yrs = \$24,750
	2016-2018 fee	\$16,765(18-mo. lump sum) = \$16,765 ¹
	2018-2020 fee	To Be Determined by HNTB
	2020-2022 fee	To Be Determined by HNTB successor

(*Does not include 5% county administration fee)

5. Any substantial change or expansion of the submitted plan of operation, i.e., new buildings, hours of operation and/or change in use, shall require the petitioner to reapply for a Conditional Use Permit to the Planning, Development & Extension Education Committee for its review and approval.
6. 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 by those PDEEC members present, including YIG.

13. Review and Possible Approval of Adult Entertainment Ordinance Revisions (1:26:51)

Joseph Cardamone, Corporation Counsel, and Smitha Chintamaneni, von Breisen-Roper Law Firm, were in attendance (via WebEx) to present the proposed revisions to the Adult Entertainment Ordinance and answer any questions the Supervisors might have or the public. Mr. Buehler noted that no further communications were received with questions from the public regarding this item. Mr. Buehler stated that the proposed ordinance revisions were sent for review and action by the local Towns. None had questions and the Towns of Brighton, Randall and Wheatland approved with the Towns of Paris and Somers hearing it on July 14, 2020.

¹ This lump sum fee was for the 18-month period from July 1, 2016 to December 31, 2017, per Task Order No. 14 (on file with Kenosha County).

- Beth/Gaschke motion to approve the revisions to the Adult Entertainment Ordinance. Passed on the following roll call vote: Beth – aye; Gaschke – aye; Nudo – no; Maurer – aye; YIG Miles – aye; YIG Noble – aye.

14. **Approval of Minutes**

- Maurer/Gaschke motion to approve the minutes as presented of the June 10, 2020 Planning, Development and Extension Education Committee meeting. Passed unanimously by those PDEEC members present.

15. **Citizen Comments – None.**

16. **Any Other Business Allowed By Law**

Mr. Buehler noted that three new applications have been received to date for the August 12, 2020 meeting, as well as the three tabled items from this evening.

17. **Adjournment**

- Maurer/Gaschke made a motion to adjourn the meeting. Passed unanimously by those PDEEC members present. The meeting was adjourned at 7:46 p.m.

The next regularly scheduled meeting of the Planning, Development & Extension Education Committee will be held on Wednesday, August 12, 2020.