

**MINUTES
KENOSHA COUNTY
PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE
Wednesday, August 10, 2022**

Minutes of the Kenosha County Planning, Development & Extension Education Committee public hearing held on Wednesday, August 10, 2022 at 6:00 p.m. at the Kenosha County Center, 19600 75th Street, Bristol, Wisconsin.

Members Present: Chairman Aaron Karow, Supervisors Brian Bashaw, John Franco, and Ed Kubicki

Members Excused: Supervisors Andy Berg, Daniel Gaschke, and John O'Day

Youth In Governance Representatives Present: Rebecca Ceisel and Kenzie Kuhagen

Staff in Attendance:

Andy M. Buehler, Director, Division of Planning and Development
Amy Greil, Community Development Educator
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 Karow.

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 “Future Pathways Program”:** Erica Ness, Positive Youth Development Educator, presented. See attached for specific details of the presentation.
3. **UW-Extension Educator/Program updates:**

Mary Metten, Health & Well-Being Educator, noted that she has been promoting and preparing for an upcoming program called Planning AHEAD, which addresses end of life planning. The program is open to any adults, whether they are planning for themselves or in a caregiving role. There are also newly published Extension fact sheets, addressing supporting youth and their mental health. The fact sheets cover adapting to change, adult/youth relationships, resilience, and self-care. All of the fact sheets are available at: <https://go.wisc.edu/supportingyouth>

Amy Greil, Community Development Educator, reported for Vijai Pandian, Horticulturist, noting that he has been working toward building partnerships with Wisconsin Nursery, Landscape Contractors Association and Metro Milwaukee Landscape Contractors Association to develop a joint curriculum for the 2023 WI Correctional Inmate's Landscape & Grounds Maintenance Short Course. He provided technical support to the Master Gardeners and answered consumer inquiries. And, he developed a garden plan for the raised bed vegetable garden at KCC. He is working with KC Facilities Division to execute the garden plan.

Amy Greil, Community Development Educator, reported that she is organizing a strategic planning/public engagement process with the City of Kenosha Museums. She noted that PDEEC members can be involved and if interested to let her know. They are in the process of interviewing statewide partners/program leads of the federal USDA commodity food program called Temporary Emergency Food Assistance Program (TEFAP) as part of the Feasibility Analysis of the Farm-to-Foodbank. She is leading a pilot Wisconsin Nonprofit Connect to Learn Mini-Course with area nonprofit economic development professionals. She continues with progress on academic journal of partnership development between food banks and food pantries.

Erica Ness, Positive Youth Educator, added that the Youth As Resources program will begin September 20th and that a Youth In Governance Mentor/Mentee Orientation will be held August 23rd.

4. **UW-Extension Director's Report:** Amy Greil provided the Director's update for Area Extension Director Ward. She apprised the Committee about the Certified Public Manager Program, which is a year-long process for adults that work in local government with focus on professional skill sets.

Chairman Karow 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).

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

5. **Kendall Developments Inc**, PO Box 37, Spring Grove, IL 60081 (Owner), Kenneth Kendall, PO Box 37, Spring Grove, IL 60081 (Agent), requests an **amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan)** from "Agricultural and Rural-Density Residential" and "Non-Farmed Wetland" to "Agricultural and Rural-Density Residential", "Suburban-Density Residential" and "Non-Farmed Wetland" on Tax Parcel #60-4-119-343-0231, located in the SW ¼ of Section 34, T1N, R19E, Town of **Randall**.

Planning Division Director Buehler noted the Kendall Developments Inc. items were tabled at the Town and staff was recommending the items be tabled this evening to allow the Town additional time to act on the applications

- Bashaw/Franco motion to **table** the request of Kendall Developments Inc (Owner), Kenneth Kendall (Agent), to allow the Town additional time to act on the petition. Passed unanimously by those Committee members present, including YIG

6. **Kendall Developments Inc**, PO Box 37, Spring Grove, IL 60081 (Owner), Kenneth Kendall, PO Box 37, Spring Grove, IL 60081 (Agent), requesting a **rezoning** from A-1 Agricultural Preservation Dist., R-1 Rural Residential Dist. & C-2 Upland Resource Conservancy Dist. to A-2 General Agricultural Dist., R-2 Suburban Single-Family Residential Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #60-4-119-343-0231, located in the SW ¼ of Section 34, T1N, R19E, Town of **Randall**.

- Bashaw/Franco motion to **table** the request of Kendall Developments Inc (Owner), Kenneth Kendall (Agent), to allow the Town additional time to act on the petition. Passed unanimously by those Committee members present, including YIG
- 7. **Kendall Developments Inc**, PO Box 37, Spring Grove, IL 60081 (Owner), Kenneth Kendall, PO Box 37, Spring Grove, IL 60081 (Agent), requesting a **Preliminary Plat** of Orchard Hill Estates on Tax Parcel #60-4-119-343-0231, located in the SW ¼ of Section 34, T1N, R19E, Town of **Randall**.
- Bashaw/Franco motion to **table** the request of Kendall Developments Inc (Owner), Kenneth Kendall (Agent), to allow the Town additional time to act on the petition. Passed unanimously by those Committee members present, including YIG
- 8. **Badtke Holdings LLC**, 1520 136th Ave., Union Grove, WI 53158 (Owner), Jeff Badtke, 1412 136th Ave., Union Grove, WI 53182 (Agent), requesting an amendment to an existing **Conditional Use Permit** to construct (2) commercial buildings in the B-5 Wholesale Trade & Warehousing Dist. on Tax Parcels #45-4-221-173-0243 located in the SW ¼ of Section 17, T2N, R20E, Town of **Paris**.

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

- Bashaw/Kubicki motion to **approve** the request of Badtke Holdings LLC (Owner), Jeff Badtke (Agent), for a Conditional Use Permit, subject to the following conditions:
 1. All other conditions of approval (Exhibit A, attached) remain in effect for the conditional use permit granted September 13, 2017 to operate a resale lot of trucks, large and small farm equipment and construction equipment, and to operate a landscaping and lawn care service in the B-5 Wholesale Trade and Warehousing District on what was tax key parcel 45-4-221-173-0202 (Buildings 1 & 2 on the submitted site plan of operation).
 2. It is the responsibility of the petitioner to assure and guarantee that the below 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 the application stamped received by the office of Planning and Development on July 6, 2022 and all corresponding plans and attachments.

4. Subject to that recommended by the Town of Paris Town Board on July 26, 2022 (Exhibit B, attached).
5. Subject to the requirements of the Kenosha County Stormwater Management, Erosion Control and Illicit Discharge Ordinance. Note that a stormwater management and erosion control plan was approved for the site in September 2017 and issued via stormwater permit STRM17-00005. Said plan was designed to accommodate the additional impervious surface anticipated with this site plan of operation expansion.
6. Subject to the proposed landscaping and screening component to be located between the north side of the retention pond and the north property line beginning at approximately the southeast corner of tax key parcel 45-4-221-173-0206 (Fonk Trust) and running eastward.
7. Subject to the proposed landscaping and screening component along the south property line running the full extent of the south property line.
8. Subject to paving and striping the proposed parking stalls and drive aisles to be located between proposed buildings 3 & 4 and shown on page 18 of 18 of the submitted application by December 31, 2023.
9. Subject to paving the remainder of the site's drive aisles leading to and from the STH 45 access point and the STH 142 access point by December 31, 2024.
10. The stated "GRAVEL PARKING AREA" on adjacent tax key parcel number 45-4-221-173-0244 is not approved for any use until such time that site plan approval and a certificate of compliance is granted for use of the site.
11. Subject to receiving a Certificate of Compliance from the Department of Planning and Development prior to operation of any business from buildings 3 & 4.
12. 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...).
13. 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.
14. 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.

15. 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 by those PDEEC members present, including YIG.

9. **Remains Tabled - Tabled Request of Perry Real Estate LLC**, 6505 368th Ave., Burlington, WI 53105 (Owner), Steven Perry, 6505 368th Ave., Burlington, WI 53105 (Agent), requesting an amendment to an existing **Conditional Use Permit** to construct (2) outdoor volleyball pits in the B-2 Community Business Dist. on Tax Parcels #30-4-220-143-0650, 30-4-220-143-0660 & 30-4-220-144-0110 located in the S ½ of Section 14, T2N, R20E, Town of **Brighton**.
10. **Review and Possible Approval** of a Resolution to Appoint Chuck Walker to the Camp-Lake-Center lake Public inland Lake Rehabilitation District Board.

Director Buehler introduced this item. Mr. Walker was in attendance.

- Franco/Kubicki motion to **approve** and recommend to the Kenosha County Board of Supervisors the appointment of Chuck Walker to the Camp Lake – Center Lake Public Inland Lake Rehabilitation District Board. Passed unanimously by those PDEEC members present, including YIG.
11. **Approval of Minutes**
 - Bashaw/Kubicki motion to approve the minutes as presented of the July 13, 2022 Planning, Development and Extension Education Committee meeting. Passed unanimously by those PDEEC members present.
 12. **Citizen Comments - None**
 13. **Any Other Business Allowed By Law** – Planning Director Buehler noted there were no new applications at this time for the September 14, 2022 meeting agenda, however, the deadline to apply is Friday, August 12th, and the items tabled or remained tabled from this evening would be placed on that agenda.
 14. **Adjournment**
 - Kubicki/Franco 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, September 14, 2022.