Minutes of the Kenosha County Planning, Development & Extension Education Committee public hearing held on Wednesday, September 14, 2022 at 6:00 p.m. at the Kenosha County Center, 19600 75th Street, Bristol, Wisconsin.

Members Present: Chairman Aaron Karow, Vice Chairman Daniel Gaschke, Supervisors Brian Bashaw, John Franco, Ed Kubicki, and John O'Day

Members Excused: Supervisor Andy Berg

Youth In Governance Representatives Present: Rebecca Ceisel

Youth In Governance Representatives Absent: Kenzie Kuhagen

Staff in Attendance:
- Andy M. Buehler, Director, Division of Planning and Development
- Jim Kupfer, DPW CFO
- Amy Greil, Community Development Educator
- Mary Metten, Health & Well-Being Educator
- Erica Ness, Positive Youth Development Coordinator
- Vijai Pandian, Horticulture Educator
- 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 “Community Development 2013-2022”:** Amy Greil, Community Development Educator. Co-presenters included Jim Kupfer, Francisco Loyola and Sharon Pomaville. (No slideshow was presented.)

3. **UW-Extension Educator/Program updates:** Mary Metten, Health & Well-Being Educator, noted that the end of life planning series, Planning AHEAD, started this week. Almost 50 attendees were at the first session. It will cover topics including finances, advance directives, end of life care choices, and grief. Continue to partner with The Sharing Center, as they wanted to offer financial coaching to their clients and anyone living in the area. I have regularly gone to a couple pantry hours each month, to meet clients and familiarize people with the offered service.

   Vijai Pandian, Horticulturist, noted he had drafted a curriculum for "Landscape Training Program for Inmates" in partnership with WNLA and WLCA-MM groups. The raised bed garden construction work is almost done. Spring into Gardening and Landscape Short Course program for next year is in discussion. Vijai wrote an article for the Wisconsin Arborist Association about he Spotted Lantern Fly, which has been detected in Michigan.
and Iowa. He recommended the State Hort Extension to have a resource team for lantern fly issue. He responded to 100 consumer inquiries with the of MGVs last month.

4. **UW-Extension Director's Report**: Amy Greil, CDE, provided the updates for the Area Extension Director - Following Terri's Ward's resignation, Christine Wen is filling in as the interim Area Director. Chrissy has been an Area Director for Walworth, Rock, and Jefferson Counties since 2017. This is her second time as interim in Kenosha County and she is aware of many of the county processes. The first time was in 2020-2021 prior to Terri coming on board. Amy noted that the Committee should feel free to contact her.

The Area Director position will be refilled soon. As a reminder, the Director positions are fully funded through the University, there is no County investment in these positions.

Final interviews for the 4-H Educator position concluded last week. We're anticipating an offer will be made. Recruitment of the Agriculture Educator position has been extended.

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. **Review & Possible Approval** - Resolution Request to Approve the Appointment of Sgt. Christopher Hannah to Serve on the Kenosha County Land Information Council. (1:16)

Sgt. Hannah was in attendance to speak to this item.

➢ O'Day/Kubicki motion to **approve** and recommend to the Kenosha County Board of Supervisors the appointment of Sgt. Christopher Hannah to serve on the Kenosha County Land Information Council. Passed unanimously by those PDEEC members present, including YIG.

6. **Tabled Request of 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. (7:10)

Chairman Karow and Planning Division Director Buehler noted the Kendall Developments Inc. items were tabled at the Town and staff was recommending the items remain tabled this evening to allow the Town additional time to act on the applications.
7. **Tabled Request of 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**.

8. **Tabled Request of 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**.

9. **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 (1) outdoor volleyball pit 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**. (7:28)

- Gaschke/Kubicki motion to remove from the table the request of Perry Real Estate LLC (Owner), Steven Perry (Agent) for an amendment to an existing Conditional Use Permit. Passed unanimously by those PDEEC members present, including YIG.

Steven Perry was in attendance to speak to this item.

- Karow/Bashaw motion to amend condition #8 to extend the timeframe for the parking lot paving one additional year to September 14, 2024 for the request of Perry Real Estate LLC (Owner), Steven Perry (Agent) for an amendment to an existing Conditional Use Permit. Passed unanimously by those PDEEC members present, including YIG.

- Karow/Gaschke motion to approve the request of Perry Real Estate LLC (Owner), Steven Perry (Agent) for an amendment to an existing Conditional Use Permit, as amended, subject to the following conditions:

1. All other conditions of approval (Exhibit A, attached) remain in effect.

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 May 18, 2022 and all corresponding plans and attachments and submitted revisions (Exhibit C, attached).

4. Subject to that recommended by the Town of Brighton Town Board on September 12, 2022 (Exhibit B, attached).

5. Subject to the conditions present in the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance Section 12.29-8(b)121; Restaurants, bars and taverns with outdoor recreation in the B-2 District (shown below):

a) A site plan shall be submitted showing all proposed outdoor use areas including parking, landscaping and the location of existing structures.

    Note: Revised site plan documentation has been submitted and is attached as Exhibit C, attached.

b) Hours of use may be limited to prevent disturbance to abutting property owners.

    Outdoor lighting for the volleyball court shall be turned off and use of the volleyball court shall cease no later than 10:30 pm.

c) Lighting may be limited to prevent disturbance to abutting property owners.

    Note: All outdoor lighting fixtures related to the volleyball court shall full cut-off luminaries and shall be directed downward so that light shields are parallel to yard grade.

d) There shall be no outside music speakers or live music

    Note: Note that the previously approved conditional use permit granted for the property on August 11, 1999 contained an allowance for limited outdoor music per the Town of Brighton recommendation.

e) Any proposal granted must be in conformance with the restrictions of the liquor license issued for the establishment.
6. Subject to the excess property address point (building number) being removed from the county land information database as shown below:

<table>
<thead>
<tr>
<th>Tax Key Parcel Number</th>
<th>Property Address</th>
<th>Prior use</th>
</tr>
</thead>
<tbody>
<tr>
<td>30-4-220-143-0650</td>
<td>1660 240&lt;sup&gt;th&lt;/sup&gt; Ave</td>
<td></td>
</tr>
<tr>
<td>30-4-220-143-0660</td>
<td>1650-240&lt;sup&gt;th&lt;/sup&gt;-Ave</td>
<td>Old site of “Nautical Inn” (has since burned and been razed)</td>
</tr>
</tbody>
</table>

7. Subject to the proposed containment netting and front property line fencing being installed prior to use of the volleyball court.

8. Subject to the proposed parking lot being paved and striped and fence post barriers being installed no later than September 15, 2023.

9. Subject to dumpsters and other trash receptacles being screened from view with solid fencing or walls as deemed appropriate by the Department of Planning and Development pursuant to Section 12.08-2(a)14 of the Kenosha County General Zoning & Shoreland/Floodplain Zoning Ordinance. Said screening shall be installed no later than August 10, 2023.

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

11. Subject to obtaining a permit from the Kenosha County Division of Highways for any work within the highway right-of-way.

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.

10. **Approval of Minutes**

   ➢ Gaschke/Kubicki motion to approve the minutes as presented of the August 10, 2022 Planning, Development and Extension Education Committee meeting. Passed unanimously by those PDEEC members present.

11. **Citizen Comments - None**

12. **Any Other Business Allowed By Law** – Planning Director Buehler noted the review of the 2023 Planning & Development and UW Extension budgets are scheduled for the October 12, 2022 PDEEC agenda. He also noted that four new applications for one petitioner had been received for the October 12, 2022 meeting and that the items that remain tabled this evening will be scheduled for that agenda as well.

13. **Adjournment**

   ➢ Bashaw/Kubicki motion to adjourn the meeting. Passed unanimously by those PDEEC members present. The meeting was adjourned at 7:34 p.m.

The next regularly scheduled meeting of the Planning, Development & Extension Education Committee will be held on Wednesday, October 12, 2022.