

MINUTES
KENOSHA COUNTY BOARD OF ADJUSTMENT HEARING
Thursday, March 16, 2023

Minutes of the Kenosha County Board of Adjustments public hearing held on Thursday, March 16, 2023, at 6:00 p.m. at the Kenosha County Center Planning & Development Conference Room, Kenosha County Center, 19600 75th Street, Bristol, Wisconsin.

Members Present: Robert Stoll, Barbara Ford & Dave Devito

Excused: Chris Brown (alternate)

Also Present: Benjamin Fiebelkorn, Senior Land Use Planner

The meeting was called to order at 6:00 p.m. by Robert Stoll.

1. **STANLEY & BERNICE JEZIOR JT. TENANCY TRUST**, 8826 North Shermer Road, Morton Grove, IL 60053-2071 (Owner), Joe Smith, 7150 18th Street, Kenosha, WI 53144 (Agent), requesting approval of a temporary use (Section III. S. 12.18.7-4: which states that It shall be unlawful to proceed with the operation, construction, installation, enlargement or alteration of a temporary use, as defined in this ordinance, without first obtaining approval from the Kenosha County Board of Adjustments) to use a 20' x 24' temporary (seasonal) fruit, vegetable, and Christmas tree stand with two 20' x 30' poly-hoop greenhouses, one 20' x 60' poly-hoop greenhouse, a 40' x 40' shade structure and signage in the B-3 Highway Business Dist. on Tax Parcel #80-4-222-344-0320, Town of Somers.

➤ Ms. Ford made a motion to approve the temporary use permit request of Stanley & Bernice Jezior Jt. Tenancy Trust) to use a 20' x 24' temporary (seasonal) fruit, vegetable, and Christmas tree stand with two 20' x 30' poly-hoop greenhouses, one 20' x 60' poly-hoop greenhouse, a 40' x 40' shade structure and signage in the B-3 Highway Business Dist. on Tax Parcel #80-4-222-344-0320, Town of Somers with the following stipulations:

1. The business hours shall be 9:00 a.m. until 7:00 p.m.
2. There will be an allowance for a setup date of April 15, 2023 with the business to be opened thereafter.
3. All buildings, refrigeration units and trailers are to be removed by January 15, 2024 weather permitting.
4. Portable sanitation to be restricted for employees only.
5. No semi-trailers parked running over night.
6. No mobile homes or living quarters.
7. Appropriate 24-hour lighting for the stand.
8. Allowance made for electrical refrigeration unit.
9. Only fruits, vegetables, flowers, plants and Christmas trees to be sold on premises.
10. The three (3) poly hoop greenhouses will be to the side or the rear of the vegetable stand, west of the driveway.

11. No trucks and trailers parked on the property in the off-season.
12. The lighting should not shine on either highway.
13. All structures meet the 65-foot setback requirement, as well as the vision triangle.

The motion was seconded by Mr. Devito and passed with a vote of 3-0. (Motion #04:38 / digital)

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

Robert Stoll	March 2, 2023
Barbara Ford	March 15, 2023
Dave Devito	March 15, 2023

2. **SLY FOX INN LLC**, 3851 N. Southport, Chicago IL 60613 (Owner), Timothy Delimat, 34231 High Dr., East Troy, WI 53120 (Agent), requesting approval of a temporary use (Section III. S. 12.18.7-4: which states that it shall be unlawful to proceed with the operation, construction, installation, enlargement or alteration of a temporary use, as defined in this ordinance, without first obtaining approval from the Kenosha County Board of Adjustments) to temporarily locate (1) 30' x 60' sales tent and (2) 8' x 40' steel storage containers to operate a temporary fireworks sales stand in the B-3 Highway Business Dist. on Tax Parcel #95-4-119-012-0700, Town of Wheatland.

- Mr. Devito made a motion to approve the temporary use permit request of Sly Fox inn LLC to temporarily locate (1) 30' x 60' sales tent and (2) 8' x 40' steel storage containers to operate a temporary fireworks sales stand in the B-3 Highway Business Dist. on Tax Parcel #95-4-119-012-0700, Town of Wheatland.

The motion was seconded by Ms. Ford and passed with a vote of 3-0. (Motion #15:02 / digital)

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

Robert Stoll	March 16, 2023
Barbara Ford	March 15, 2023
Dave Devito	March 9, 2023

3. **Citizens Comments - NONE**

4. **Approval of Minutes**

- Ms. Ford made a motion to approve the minutes from January 19, 2023. The motion was seconded by Mr. Devito and passed with a vote of 3-0.

5. **Other Business Allowed by Law**

Discussion took place regarding the Board's statement last month to draft a letter to the Kenosha County Board of Adjustments regarding the number of variance applications being sought to construct detached accessory buildings in street yards and how best to accommodate such proposals. Alternate Chris Brown was present to participate in this discussion under Other Business Allowed by Law. Mr. Fiebelkorn stated a draft letter would be forthcoming to the Board for review and possible signature.

Mr. Fiebelkorn informed the board that the next meeting scheduled for April 20, 2023 has three new items. The next meeting scheduled after that is for May 18, 2023 which currently has no new petitions.

6. **Adjournment**

- Ms. Ford made a motion to adjourn the meeting. The motion was seconded by Mr. Devito and passed with a vote of 3-0.

The meeting adjourned at 6:26 p.m.