

**MINUTES
KENOSHA COUNTY
PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE
Wednesday, July 14, 2021**

Minutes of the Kenosha County Planning, Development & Extension Education Committee public hearing held on Wednesday, July 14, 2021, at 6:00 p.m. at the Kenosha County Center, 19600 75th Street, Bristol, Wisconsin.

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

Youth In Governance Representatives Present: Mackenzie Belletini and Brooke Smith

Staff in Attendance:

Andy Buehler, Planning & Development Director (via Teams 7:00pm hearings)
Christine Wen, Area Extension Director
Mary Metten, Health & Well-Being Educator
Erica Ness, Positive Youth Development Coordinator
Terri Ward, FOODWise Administrator

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. **Feature Program “*Encouraging Financial Conversations*”:** Mary Metten, Health & Well-Being Educator, presented. Specifics are detailed in the presentation attachment. The program is offered to professionals that serve an audience that would benefit from financial advice. It provides techniques and documents to help them encourage financial conversations with those clients.
3. **Youth In Governance (25:39):** Erica Ness, Positive Youth Educator, reported she had attended a 4-H youth camp today, the June 30th YIG bus tour was held to orient the new YIG members to the various County departments – been in discussions regarding a pilot angle project such as improving conditions in the family service waiting area, or improving youth understanding of local governance and related type of projects. The PDEEC YIG members provided their perspective of the bus tour with positive comments regarding their experience.
4. **Division of Extension Educator/Program updates (32:20):** Educators provided updates on the following programs:

Terri Ward, FoodWise Program Administrator (32:09) – Noted a new curriculum, Discover WI Farmers Markets, which advocates for people to attend farmers markets where they can now use their Snap benefits. Kenosha Public and Harbor Markets are user friendly, make the use of Snap benefits understandable, and promote the dollar matching program. The program promotes the nutrient benefits of fresh produce. Summer programs continue at EBSOLA , Brass, and Kenosha Parks alliance groups providing a nutrition series to 3rd-5th

graders. A new nine-week parent series will start July 21st In collaboration with Prevention Services.

Ms. Ward provided updates for Amy Greil, Community Development Educator (36:13) – Childcare Foundations course (targeted for childcare operators and business owners in conjunction with the WI Early Childhood Association and Small Business Development Center. Focus on managing a profitable childcare business. Five 2-hour sessions out of a total of eight have been held. Entrepreneurship courses to be held in September and October. Continued support provided to pantries, meal programs, and foodbanks. Evaluation of two pilot programs continues regarding relational networking.

Mary Metten, Health & Well-Being Educator (41:10) - A new positive emotions (WeCOPE) class (provides coping skills) has been held at the Assisi Homes in Kenosha, a senior apartment complex. Due to Covid restrictions, there have been some parameters to work around regarding how many can attend. They just finished a third week session today. Financial coaching has been provided at the Sharing Center in Trevor, which is a main hub for assistance west of the "I", known as a well-regarded, safe, community space

Terri Ward, added that a "virtual" Strong Bodies series was conducted with the seniors at Assisi Homes for a group of nine participants. Seniors have been especially shut out due to Covid and this provides a much needed opportunity for them to remain connected.(45:46)

Eric Ness, Positive Youth Educator (45:48) - YAR is off season and will start in September with outreach to the community to garner more applications for YAR grants, as well as applicants to the board and YIG program. YAR board members assisted with community outreach at the youth festival and Stop the Violence event. Very preliminary planning has begun for the CYFAR grant (a 5-year long term program focused on Black and Latino youth). Working with KUSD day camps and work with the Library and community partners on a youth mentorship program.

5. **Division of Extension Director's Report (50:14):** Christine Wen, interim Area Extension Director, noted that she is integrated with the budget process, which is due from staff by the end of July. They have had some successful interviews for the incoming Kenosha/Racine AED; an offer has been extended and they expect to announce the successful candidate in a couple of weeks. She will continue to work with Extension staff and will help onboard the new AED. She noted that the AED's are a connected team, network frequently, and utilize each other as resources.

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. in the Public Hearing Room (Recording #2 of 2).

Chairman Gaschke called for introductions of committee members and staff.

6. **Robert and Kay Drissel Revocable Trust**, 15941 Durand Ave #37D., Union Grove, WI 53182 (Owner), Diane & John Myers, 20307 15th St., Union Grove, WI 53182 (Agent), requests an **amendment to the Adopted Land Use Plan map for Kenosha County: 2035**

(map 65 of the comprehensive plan) from “Farmland Protection” to “Farmland Protection” & “Rural-Density Residential” on Tax Parcel #30-4-220-011-0204, located in the northeast ¼ of Section 1, T2N, R20E, Town of **Brighton**. (1:40)

John Myers, agent, was present to speak to this item.

- Nudo/Rodriguez motion to **approve** and recommend to the Kenosha County Board of Supervisors the Comp Plan Amendment request of Jerome N. Fliess. Passed on the following roll call vote: Beth – aye; Maurer – aye; Nudo – aye; Rodriguez – aye; Gaschke – aye; YIG Bellitini – aye; YIG Smith – aye.
- Nudo/Rodriguez motion to **consider** agenda items 7 and 8 together. Passed unanimously, including YIG.

7. **Robert and Kay Drissel Revocable Trust**, 15941 Durand Ave #37D., Union Grove, WI 53182 (Owner), Diane & John Myers, 20307 15th St., Union Grove, WI 53182 (Agent), requesting a **rezoning** from A-1 Agricultural Preservation Dist. to A-1 Agricultural Preservation Dist. & R-1 Rural Residential Dist. on Tax Parcel #30-4-220-011-0204, located in the northeast ¼ of Section 1, T2N, R20E, Town of **Brighton**. (10:30)

John Myers, agent, was present to speak to this item.

- Maurer/Rodriguez motion to **approve** and recommend to the Kenosha County Board of Supervisors the rezoning request of Robert and Kay Drissel Revocable Trust (Owner), Diane & John Myers (Agent). Passed unanimously, including YIG.

8. **Robert and Kay Drissel Revocable Trust**, 15941 Durand Ave #37D., Union Grove, WI 53182 (Owner), Diane & John Myers, 20307 15th St., Union Grove, WI 53182 (Agent), requesting a **Certified Survey Map** on Tax Parcel #30-4-220-011-0204, located in the northeast ¼ of Section 1, T2N, R20E, Town of **Brighton**. (10:30)

John Myers, agent, was present to speak to this item.

- Maurer/Rodriguez motion to **approve** the CSM for Robert and Kay Drissel Revocable Trust (Owner), Diane & John Myers (Agent), subject to the following conditions:

- 1) Kenneth R. & Karen M. Kerkman Rev. Trust, PO Box 923, New Munster, WI 53152 (Owner), Bill Glembocki, Glembocki Concrete Inc., 33911 Geneva Rd., Burlington, WI 53105 (Agent) –W ½ of Section 3, T1N, R19E, Town of Wheatland. For informational purposes only, this parcel is located at the SW corner of CTH “KD” & Geneva Road.

Requesting approval of a Certified Survey Map (dated June 9, 2021 by Jeffrey K. Rampart, J.K.R. Surveying, Inc.) to create one (1) 0.918-acre parcel and one (1) 3.896-acre parcel from Tax Parcel # 95-4-119-032-0411.

Conditional Approval subject to the following:

- a) Compliance with any conditions put forth by the Town of Wheatland.

- b) Subject to revising the CSM to address review comments from the Wisconsin Department of Administration (review comments forthcoming).
- c) Subject to making the following revisions to the CSM:
 - 1. Subject to a 50' half right-of-way being dedicated for CTH "KD" along the entire frontage of both Lot 1 and Lot 2 (the submitted CSM only indicates a 50' ROW dedication along the Lot 1 frontage).
 - 2. Subject to adding the soil boring locations to the face of the CSM with a note or legend item indicating 'soil borings'.
 - 3. Add a zoning note indicating the existing and proposed zoning within and adjacent to the proposed land division.
 - 4. Indicate the owners of record of abutting unplatted lands.
- d) Subject to all rules and requirements of Chapter 15 of the Kenosha County Sanitary Code and Private Sewage System Ordinance and SPS 383 and 385 of the Wisconsin Administrative Code. Complete soil and site evaluations have been conducted on each lot and where required by County Ordinance. The report is on file with the Kenosha County Department of Planning and Development. Any change in the location of the dispersal cell area must result in another soil and site evaluation by a licensed State of Wisconsin soil tester prior to changing the location of a prospective Private Onsite Wastewater Treatment Systems (POWTS). It is recommended that any desired change in the location of the dispersal cell be done prior to any transaction of property. All tested areas shall be protected and preserved by the developer and any subsequent owner from any disturbance which includes: cutting and filling of existing soil surface, compaction from vehicles, installation of roads and driveways, installation of stormwater devices and excavation for utilities. Destruction of a POWTS site may result in a parcel being unbuildable. None of these lots may have their dwellings served by holding tanks.
- e) Subject to sending an electronic copy of the revised CSM showing the aforementioned changes to the Kenosha County Department of Planning and Development office to receive sign-off prior to the surveyor preparing the recordable CSM document for signatures. The county contact is Luke Godshall who can be contacted at the following e-mail address: luke.godshall@kenoshacounty.org.
- f) No land division shall be recorded if any portion or part of the parent parcel has any unpaid taxes or outstanding special assessments without prior approval of the local and Kenosha County Treasurer.
- g) Subject to receiving the original certified survey as approved by the Town of Wheatland.
- h) Subject to submitting the recordable copy of the Certified Survey Map (CSM) with signatures to the Kenosha County Planning & Development office along with the appropriate Register of Deeds recording fees within twelve (12) months of receiving conditional approval from the Kenosha County Planning,

Development & Extension Education Committee. The Kenosha County Planning & Development office will submit the CSM along with the appropriate fees to the Register of Deeds for recording immediately upon receiving the recordable CSM and fee payments. Failure to submit the CSM with the required fees within the twelve (12) month time limit will render the CSM null and void. Failure to meet these conditions will require that the CSM be resubmitted for approval by the Kenosha County Planning, Development & Extension Education Committee.

Passed unanimously, including YIG.

9. **Jerome N. Fliess**, 422 144th Ave., Union Grove, WI 53182 (Owner), requests an **amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan)** from “Farmland Protection” to “Farmland Protection” & “Suburban-Density Residential” on Tax Parcel #45-4-221-023-0100, located in the southwest ¼ of Section 2, T2N, R21E, Town of **Paris**.(14:40)

Jerome Fliess, owner, was present to speak to this item.

- Rodriguez/Nudo motion to **approve** and recommend to the Kenosha County Board of Supervisors the Comp Plan Amendment request of Jerome N. Fliess. Passed on the following roll call vote: Beth – aye; Maurer – aye; Nudo – aye; Rodriguez – aye; Gaschke – aye; YIG Bellitini – aye; YIG Smith – aye.
- Rodriguez/Nudo motion to **consider** agenda items #10 and 11 together. Passed unanimously, including YIG.

10. **Jerome N. Fliess**, 422 144th Ave., Union Grove, WI 53182 (Owner), requesting a **rezoning** from A-1 Agricultural Preservation Dist. to A-1 Agricultural Preservation Dist., R-2 Suburban Single-Family Residential Dist. & PUD Planned Unit Development Overlay Dist. on Tax Parcel #45-4-221-023-0100, located in the southwest ¼ of Section 2, T2N, R21E, Town of **Paris**. (19:20)

Jerome Fliess, owner, was present to speak to this item.

- Beth/Nudo motion to **approve** and recommend to the Kenosha County Board of Supervisors the rezoning request of Jerome N. Fliess. Passed unanimously, including YIG.
11. **Jerome N. Fliess**, 422 144th Ave., Union Grove, WI 53182 (Owner), requesting a **Certified Survey Map** on Tax Parcel #45-4-221-023-0100, located in the southwest ¼ of Section 2, T2N, R21E, Town of **Paris**. (19:20)

Jerome Fliess, owner, was present to speak to this item.

- Beth/Nudo motion to **approve** the CSM for Jerome N. Fliess, subject to the following conditions:

- 1) Jerome N. Fliess, 422 144th Ave., Union Grove, WI 53182 (Owner) – SW ¼ of Section 02, T2N, R21E, Town of Paris. For informational purposes only, this parcel is located on the west side of 144th Ave. approximately 675 feet north of CTH “A” (7th St).

Requesting approval of a Certified Survey Map (dated May 4, 2021 by Mark A. Bolender of Ambit Land Surveying) to create one (1) 2.00-acre parcel from Tax Parcel #45-4-221-023-0100.

Conditional Approval subject to the following:

- a) Compliance with any conditions put forth by the Town of Paris.
- b) Subject to revising the CSM to address review comments from the Wisconsin Department of Administration’s June 29, 2021 review letter (Exhibit A, attached).
- c) Subject to making the following revisions to the CSM:
 5. On Sheet One label “Owner” as “Owner/Subdivider”.
 6. Add a zoning note indicating the existing and proposed zoning within and adjacent to the proposed land division.
 7. Indicate the owners of record of abutting unplatted lands.
 8. On Sheet Three of Three, replace “Erin Decker” with “Daniel Gaschke”.
- d) Subject to all rules and requirements of Chapter 15 of the Kenosha County Sanitary Code and Private Sewage System Ordinance and SPS 383 and 385 of the Wisconsin Administrative Code. Complete soil and site evaluations have been conducted on each lot and where required by County Ordinance. The report is on file with the Kenosha County Department of Planning and Development. Any change in the location of the dispersal cell area must result in another soil and site evaluation by a licensed State of Wisconsin soil tester prior to changing the location of a prospective Private Onsite Wastewater Treatment Systems (POWTS). It is recommended that any desired change in the location of the dispersal cell be done prior to any transaction of property. All tested areas shall be protected and preserved by the developer and any subsequent owner from any disturbance which includes: cutting and filling of existing soil surface, compaction from vehicles, installation of roads and driveways, installation of stormwater devices and excavation for utilities. Destruction of a POWTS site may result in a parcel being unbuildable. None of these lots may have their dwellings served by holding tanks.
- e) Subject to the rezoning being approved from A-1 Agricultural Preservation Dist. to A-1 Agricultural Preservation Dist., R-2 Suburban Single-Family Residential Dist. & PUD Planned Unit Development Overlay Dist.
- f) The certified survey map shall not be released for recording until the rezoning ordinance is signed by the County Executive.
- g) Subject to sending an electronic copy of the revised CSM showing the aforementioned changes to the Kenosha County Department of Planning and Development office to receive sign-off prior to the surveyor preparing the recordable CSM document for signatures. The county contact is Luke Godshall who can be contacted at the following e-mail address: luke.godshall@kenoshacounty.org.

- h) No lad division shall be recorded if any portion or part of the parent parcel has any unpaid taxes or outstanding special assessments without prior approval of the local and Kenosha County Treasurer.
- i) Subject to receiving the original certified survey as approved by the Town of Paris.
- j) Subject to submitting the recordable copy of the Certified Survey Map (CSM) with signatures to the Kenosha County Planning & Development office along with the appropriate Register of Deeds recording fees within twelve (12) months of receiving conditional approval from the Kenosha County Planning, Development & Extension Education Committee. The Kenosha County Planning & Development office will submit the CSM along with the appropriate fees to the Register of Deeds for recording immediately upon receiving the recordable CSM and fee payments. Failure to submit the CSM with the required fees within the twelve (12) month time limit will render the CSM null and void. Failure to meet these conditions will require that the CSM be resubmitted for approval by the Kenosha County Planning, Development & Extension Education Committee.

Passed unanimously, including YIG.

- Rodriguez/Gaschke motion to **consider** agenda items 12 and 13 together. Passed unanimously, including YIG.

12. **Kenneth R. & Karen M. Kerkman Rev. Trust**, PO Box 923, New Munster, WI 53152 (Owner), Bill Glembocki, Glembocki Concrete Inc., 33911 Geneva Rd., Burlington, WI 53105 (Agent), requesting a **Conditional Use Permit** to allow a contractor business in the B-5 Wholesale Trade & Warehousing Dist. on part of Tax Parcel 95-4-119-032-0411, located in the W ½ of Section 3, T1N, R19E, Town of **Wheatland**.(22:18)

Bill Glembocki, agent, was present to speak to this item.

- Rodriguez/Nudo motion to **approve** the CUP for Kerkman/Glembocki, subject to the following conditions:
 1. Subject to the application stamped received by the office of Planning and Development on June 10, 2021.
 2. Subject to that approved by the Town of Wheatland at their July 12, 2021 Town Board meeting (Exhibit A, attached).
 3. Subject to the conditions present in the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance Section 12.40.080(b)(36) a through c; Construction services including building contractors; carpentering, wood flooring; concrete services; masonry, stonework, tile setting, and plastering services; roofing and sheet metal services; and septic tank and water well drilling services in the B-5 District. (shown below):

- a. All outside storage and work areas that are within 300 feet from residential, institutional or park districts shall be enclosed by a solid fence with a minimum height of six feet; screen plantings may be required around the perimeter of the use where such perimeter abuts residential districts or where such a screen planting is deemed necessary or advisable depending on surrounding land uses. (8/9/94)

Note: the submitted application states that there will be no outside storage.

- 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. (8/9/94)
- c. Lighting shall be required for the storage and work areas provided, however, that the glare from said lighting does not shine on adjoining properties. (8/9/94)
4. Subject to the proposed parking as shown on the submitted site plan being graded and surfaced with asphalt or concrete and properly drained. Parking spaces and driveways shall be a minimum of 20 feet from the established highway right-of-way, and a curb or barrier shall be installed so as to prevent vehicles from extending beyond the parking setback requirements. The parking area shall have the aisles and spaces identified by surface markings and shall be maintained in a manner so as to be readily visible and accessible at all times. Such markings shall be arranged to provide for orderly and safe loading, unloading, parking and storage of vehicles. Marking shall be maintained in a highly visible condition including striping, directional arrows, lettering on signs and in handicapped-designated areas.
5. The hours of operation shall be from 6:00 a.m. to 10:00 p.m. as indicated on the submitted application.
6. Subject to maintaining minimum drive aisle widths for fire response per the local fire department.
7. The proposed landscaping as depicted on the submitted site plan must be maintained and replaced if necessary due to disease or death. This includes the following:
 - Three (3) evergreen trees along the CTH "KD" (352nd Ave) frontage.

Note: the submitted site plan shows the evergreen trees to be located within the right-of-way of CTH "KD" (352nd Ave). All landscaping must be installed and maintained outside of the public right-of-way.

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, 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.
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 12.40.050(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 unanimously by those PDEEC members present, including YIG.

13. **Kenneth R. & Karen M. Kerkman Rev. Trust**, PO Box 923, New Munster, WI 53152 (Owner), Bill Glembocki, Glembocki Concrete Inc., 33911 Geneva Rd., Burlington, WI 53105 (Agent), requesting a **Certified Survey Map** on Tax Parcel #95-4-119-032-0411, located in the W ½ of Section 3, T1N, R19E, Town of **Wheatland**. (22:18)

Bill Glembocki, agent, was present to speak to this item.

- Rodriguez/Nudo motion to **approve** the CSM for Kerkman/Glembocki, subject to the following conditions:

- 1) Kenneth R. & Karen M. Kerkman Rev. Trust, PO Box 923, New Munster, WI 53152 (Owner), Bill Glembocki, Glembocki Concrete Inc., 33911 Geneva Rd., Burlington, WI 53105 (Agent) –W ½ of Section 3, T1N, R19E, Town of Wheatland. For informational purposes only, this parcel is located at the SW corner of CTH “KD” & Geneva Road.

Requesting approval of a Certified Survey Map (dated June 9, 2021 by Jeffrey K. Rampart, J.K.R. Surveying, Inc.) to create one (1) 0.918-acre parcel and one (1) 3.896-acre parcel from Tax Parcel # 95-4-119-032-0411.

Conditional Approval subject to the following:

- a) Compliance with any conditions put forth by the Town of Wheatland.

Subject to revising the CSM to address review comments from the Wisconsin Department of Administration (review comments forthcoming).

- b) Subject to making the following revisions to the CSM:
 - 1. Subject to a 50' half right-of-way being dedicated for CTH "KD" along the entire frontage of both Lot 1 and Lot 2 (the submitted CSM only indicates a 50' ROW dedication along the Lot 1 frontage).
 - 2. Subject to adding the soil boring locations to the face of the CSM with a note or legend item indicating 'soil borings'.
 - 3. Add a zoning note indicating the existing and proposed zoning within and adjacent to the proposed land division.
 - 4. Indicate the owners of record of abutting unplatted lands.

- c) Subject to all rules and requirements of Chapter 15 of the Kenosha County Sanitary Code and Private Sewage System Ordinance and SPS 383 and 385 of the Wisconsin Administrative Code. Complete soil and site evaluations have been conducted on each lot and where required by County Ordinance. The report is on file with the Kenosha County Department of Planning and Development. Any change in the location of the dispersal cell area must result in another soil and site evaluation by a licensed State of Wisconsin soil tester prior to changing the location of a prospective Private Onsite Wastewater Treatment Systems (POWTS). It is recommended that any desired change in the location of the dispersal cell be done prior to any transaction of property. All tested areas shall be protected and preserved by the developer and any subsequent owner from any disturbance which includes: cutting and filling of existing soil surface, compaction from vehicles, installation of roads and driveways, installation of stormwater devices and excavation for utilities. Destruction of a POWTS site may result in a parcel being unbuildable. None of these lots may have their dwellings served by holding tanks.

- d) Subject to sending an electronic copy of the revised CSM showing the aforementioned changes to the Kenosha County Department of Planning and Development office to receive sign-off prior to the surveyor preparing the recordable CSM document for signatures. The county contact is Luke Godshall who can be contacted at the following e-mail address: luke.godshall@kenoshacounty.org.

- e) No land division shall be recorded if any portion or part of the parent parcel has any unpaid taxes or outstanding special assessments without prior approval of the local and Kenosha County Treasurer.

- f) Subject to receiving the original certified survey as approved by the Town of Wheatland.

- g) Subject to submitting the recordable copy of the Certified Survey Map (CSM) with signatures to the Kenosha County Planning & Development office along with the appropriate Register of Deeds recording fees within twelve (12)

months of receiving conditional approval from the Kenosha County Planning, Development & Extension Education Committee. The Kenosha County Planning & Development office will submit the CSM along with the appropriate fees to the Register of Deeds for recording immediately upon receiving the recordable CSM and fee payments. Failure to submit the CSM with the required fees within the twelve (12) month time limit will render the CSM null and void. Failure to meet these conditions will require that the CSM be resubmitted for approval by the Kenosha County Planning, Development & Extension Education Committee.

Passed unanimously by those PDEEC members present, including YIG.

The Committee requested item #14 be heard after the other land use application hearings agenda items #15-17.

14. **SEWRPC - Review & Possible Approval - Resolution** – Adopting the Comprehensive Economic Development Strategy (CEDS) for Southeastern Wisconsin: 2021-2025. (41:08)

Ben McKay, SEWRPC, was in attendance to present this item. The Committee requested that a presentation be provided to the full County Board at their meeting of July 20th when this item will be scheduled on the County Board agenda.

- Rodriguez/Maurer motion to **approve** and recommend to the Kenosha County Board of Supervisors the Resolution to adopt the CEDS for Southeastern Wisconsin: 2021-2025. Passed unanimously, including YIG.
- Beth/Maurer motion to **remove** from the table the John P. Lourigan Trust (Owner), John P. Lourigan (Agent) rezoning and preliminary plat requests. Passed unanimously, including YIG.

15. **Tabled Request of John P. Lourigan Trust**, 844 172nd Ave., Union Grove, WI 53182 (Owner), John P. Lourigan, 844 172nd Ave., Union Grove, WI 53182 (Agent), requesting a **rezoning** from A-1 Agricultural Preservation Dist., R-2 Suburban Single-Family Residential Dist., C-1 Lowland Resource Conservancy Dist. & PUD Planned Unit Development Overlay Dist. to A-1 Agricultural Preservation Dist., R-2 Suburban Single-Family Residential Dist., C-1 Lowland Resource Conservancy Dist. & PUD Planned Unit Development Overlay Dist. on Tax Parcel #45-4-221-091-0314, located in the east ½ of Section 9, T2N, R21E, Town of **Paris**.(28:30)

John Lourigan, owner/agent, was present to speak to this item.

- Maurer/Gaschke motion to **approve** and recommend to the Kenosha County Board of Supervisors the rezoning request of John P. Lourigan Trust (Owner), John P. Lourigan (agent). Passed unanimously by those PDEEC members present, including YIG.

16. **Tabled Request of John P. Lourigan Trust**, 844 172nd Ave., Union Grove, WI 53182 (Owner), John P. Lourigan, 844 172nd Ave., Union Grove, WI 53182 (Agent), requesting a **Preliminary Plat** of Foxtail Hollow on Tax Parcel #45-4-221-091-0314, located in the east ½ of Section 9, T2N, R21E, Town of **Paris**.(28:30)

John Lourigan, owner/agent, was present to speak to this item.

- Maurer/Gaschke motion to **approve** the Preliminary Plat of Foxtail Hollow, subject to the following conditions:

NOTE: These conditions are based on a preliminary plat completed by Mark R. Madsen, P.L.S stamped received by Kenosha County Planning and Development on April 12, 2021.

- 1) This development is subject to a Planned Unit Development (PUD) approval approved by the Kenosha County Planning, Development & Extension Education Committee on May 13, 2020.
- 2) Subject to the conditions recommended by the Town of Paris Town Board on June 22, 2021 (Exhibit A, attached).
- 3) Subject to the conditions outlined in the letter dated May 25, 2021 from Don Sime, PLS, Plat Review, Wisconsin Department of Administration (Exhibit B, attached).
- 4) Subject to recommendations #2 and 4 of the May 27, 2021 plat review letter from Kevin . Muhs, P.E. AICP, Executive Director, Southeastern Wisconsin Regional Planning Commission (Exhibit C, attached).
- 5) Subject to the April 30, 2021 review memorandum from Clement Abongwa, Director of Division of Highways, Kenosha County (Exhibit D, attached).
- 6) Subject to any applicable covenants and by-laws, including maintenance of Common Elements, being reviewed by the Kenosha County Department of Planning & Development to insure said restrictions are not any less restrictive than County regulations.
- 7) The following items shall be added to the face of the preliminary plat:
 - ◆ Add soil boring numbers to the plat drawing that match soil boring numbers documented by the professional soil tester.
 - ◆ Add at-surface system delineation locations (typically with a rectangle or other polygon) on the plat drawing.
 - ◆ Delineate hydric non-complying areas with a cross-hatching – AtA & Dt soil mapping unit areas and show in the legend area accordingly.
 - ◆ A note stating, “A portion of these lands are located within the shoreland boundary of a tributary to the Des Plaines River”.
 - ◆ Add the Isolated Natural Resource Areas (INRA) as shown on the adopted land use plan map layer.
- 8) The following items shall be revised on the face of the preliminary plat:

- ◆ Subject to dedicating an additional 4-foot strip to the public for highway purposes along the frontage of Lot 4 so that the total half-width of said highway right-of-way is 44 feet.
- ◆ Subject to revising the principal structure building setback lines on sheets 1 & 2:

The east/west waterway that lies on or near the south boundary of Lot 3 and Outlot 1 is a navigable waterway and therefore has a 75-foot minimum shore yard building setback. The 15-foot setback dimension needs to be revised accordingly.

The north/south waterway that lies along portions of the west boundary of Lot 4 is a navigable waterway and therefore has a 75-foot minimum shore yard building setback. The 50-foot setback dimension needs to be revised accordingly.

- ◆ On sheets 1 & 2 of 3 revise the shoreland boundary north of the east/west waterway so that it is drawn 300 feet from the waterway/ditch. It appears the shoreland boundary is currently drawn 300 feet from the wetland boundary. The shoreland boundary should be drawn a distance of 300 feet from the ordinary high water mark (ditch).
- ◆ On sheet 2 of 3 revise the note stating the current zoning of the parcel to read, "CURRENT ZONING OF PARCEL IS: A-1, R-2 & C-1 W/ PUD PLANNED UNIT DEVELOPMENT OVERLAY".
- ◆ On sheet 2 of 3 revise the note stating the current zoning of the parcel to read, "PROPOSED ZONING OF PARCELS IS: LOTS 1 AND 2 ARE R-2; LOT 3 AND OUTLOT 1 ARE R-2 AND C-1; LOT 4 IS A-1 AND C-1. PUB PLANNED UNIT DEVELOPMENT OVERALY APPLIES TO ALL LOTS AND OUTLOTS".
- ◆ On sheet 2 of 3 revise the note stating the proposed zoning of parcels to read, "PROPOSED ZONING OF PARCEL IS: LOTS 1 AND 2 ARE R-2 AND PUD PLANNED UNIT DEVELOPMENT OVERLAY; LOT 3 AND OUTLOT 1 ARE R-2, C-1 AND PUD PLANNED UNIT DEVELOPMENT OVERLAYAND LOT 4 IS A-1, C-1 AND PUD PLANNED UNIT DEVELOPMENT OVERLAY".
- ◆ On sheet 3 of 3 add language to the last paragraph of the surveyor's certificate to be in compliance with Section 14.04.080 of the Kenosha County Land Division Control Ordinance which states, "The professional land surveyor preparing the preliminary plat shall certify on the face of the plat that it is a correct representation of all exterior boundaries of the proposed plat and all existing land divisions and features within and adjacent thereto; and that the surveyor has fully complied with the provisions of this Ordinance and Chapter 236 and, if applicable, Chapter 703 of the Wisconsin Statutes". Specifically, a reference to the Kenosha County Land Division Ordinance is required.

- 9) Subject to the requirements of the Kenosha County Stormwater Management, Erosion Control and Illicit Discharge Ordinance.
- 10) Subject to receiving final approval for a stormwater management plan from the Kenosha County Planning and Development. **Final approval of the stormwater plan must be received before making a final plat application.**
- 11) The developer shall provide utility easements to be shown on the final plat as required by the applicable utility companies. All utilities shall be underground.
- 12) Subject to any abandoned junk and/or debris being removed from property prior to Kenosha County Planning & Development signing the final subdivision plat.
- 13) Any temporary or permanent development signs shall require a permit issued by the Department of Planning and Development pursuant to Section 12.14-4 (a) of the Kenosha County General Zoning & Shoreland/Floodplain Ordinance.
- 14) Any applicable developer's agreement shall be signed by the developer and the Town prior to final plat approval.
- 15) The developer is responsible during infrastructure construction for maintenance of existing subsurface drainage systems (field tile).
- 16) Subject to sending an electronic copy of the revised preliminary plat document showing the aforementioned changes to the Kenosha County Department of Planning and Development office prior to moving forward with preparation and submittal of a final plat document pursuant to Section V. of the Kenosha County Land Division Ordinance. The county contact is Ben Fiebelkorn, Senior Land Use Planner who can be contacted at the following e-mail address: Ben.Fiebelkorn@kenoshacounty.org.
- 17) 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 may result in the issuance of a citation and associated stop work order until such time as the project is brought back into compliance.
- 18) 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.

- Beth/Maurer motion to remove from the table the DeBell Dairy LLC (Owner), Jasper Duerig (Agent) rezoning request. Passed unanimously, including YIG.

17. **Tabled Request of DeBell Dairy LLC**, 27425 31st St., Salem, WI 53168 (Owner), Jasper Duerig, 27700 41st St., Salem, WI 53168 (Agent), requesting a **rezoning** from A-1 Agricultural Preservation Dist., C-2 Upland Resource Conservancy Distr. & C-1 Lowland Resource Conservancy Dist. to A-1 Agricultural Preservation Dist., A-2 General Agricultural District, C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #30-4-220-283-0101, located in the southwest ¼ of Section 28, T2N, R20E, Town of **Brighton**.(36:41)

Jasper Duerig, agent, was in attendance to speak to this item.

- Maurer/Rodriguez motion to **approve** and recommend to the Kenosha County Board of Supervisors the rezoning request of DeBell Dairy LLC (Owner), Jasper Duerig (Agent). Passed unanimously, including YIG.

18. **Approval of Minutes** (1:08:10)

- Rodriguez/Maurer motion to approve the minutes as presented of the June 9, 2021 Planning, Development and Extension Education Committee meeting. Passed unanimously, including YIG.

19. **Citizen Comments - None** (1:08:36)

20. **Any Other Business Allowed By Law** – Division Director Buehler informed the Committee that there was one land use related item for the August 11, 2021 PDEEC agenda.

21. **Adjournment**

- Rodriguez/Maurer motion to adjourn the meeting. Passed unanimously, including YIG. The meeting was adjourned at 8:11 p.m.

The next regularly scheduled meeting of the Planning, Development & Extension Education Committee will be held on Wednesday, August 11, 2021.

Minutes drafted by summarization of recordings by April Webb, Recording Secretary