



Planning, Development & Extension Education Committee
Agenda
Kenosha County Center
Wednesday, April 13, 2016

NOTE: UNDER THE KENOSHA COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS. NOTICE OF SUCH MOTIONS TO RECONSIDER OR RESCIND AT FUTURE MEETINGS SHALL BE GIVEN IN ACCORDANCE WITH SECTION 2 C OF THE COUNTY BOARD RULES. FURTHERMORE, ANY MATTER DEEMED BY A MAJORITY OF THE BOARD TO BE GERMANE TO AN AGENDA ITEM MAY BE DISCUSSED AND ACTED UPON DURING THE COURSE OF THIS MEETING AND ANY NEW MATTER NOT GERMANE TO AN AGENDA ITEM MAY BE REFERRED TO THE PROPER COMMITTEE. ANY PERSON WHO DESIRES THE PRIVILEGE OF THE FLOOR PRIOR TO AN AGENDA ITEM BEING DISCUSSED SHOULD REQUEST A COUNTY BOARD SUPERVISOR TO CALL SUCH REQUEST TO THE ATTENTION OF THE BOARD CHAIRMAN

Notice is hereby given that a meeting will be held by the Kenosha County Planning, Development & Extension Education Committee on **Wednesday, April 13, 2016 at 6:00 p.m. in Conference Room B followed by a public hearing at 7:00 p.m. in the Public Hearing Room** at the Kenosha County Center, 19600 75th Street, Bristol, Wisconsin on the following requests:

6:00 p.m. UW-Extension Items - Conference Room B

1. **CERTIFICATION OF COMPLIANCE WITH WISCONSIN OPEN MEETINGS LAW**
2. **FEATURE PROGRAM: "WILMOT-TREVOR ELEMENTARY STEM AFTERSCHOOL PROGRAM"**
3. **YOUTH IN GOVERNANCE REVIEW**
4. **UW-EXTENSION EDUCATOR/PROGRAM UPDATES**
5. **UW-EXTENSION DIRECTOR UPDATES**

7:00 p.m. - LAND USE ITEMS HEARINGS - KCC PUBLIC HEARING ROOM

6. **HOLY CROSS PARISH (OWNER), BILL MELLEEN (AGENT) - REZONING - SALEM**

Holy Cross Parish, 18700 116th St., Bristol, WI 53104 (Owner), Bill Mellen, 26500 122nd St., Trevor, WI 53179 (Agent) requesting a rezoning from I-1 Institutional Dist. & PR-1 Institutional Dist. to I-1 Institutional Dist. on Tax Parcel #67-4-120-304-0630 located in the SE ¼ of Section 30, T1N, R20E, Town of Salem.

Documents:

[0630 - REZO SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

7. **HOLY CROSS PARISH (OWNER), BILL MELLEEN (AGENT) - CONDITIONAL USE**

PERMIT – SALEM

Holy Cross Parish, 18700 116th St., Bristol, WI 53104 (Owner), Bill Mellen, 26500 122nd St., Trevor, WI 53179 (Agent) requesting a conditional use permit to allow an expansion of an existing cemetery in the I-1 Institutional Dist. on Tax Parcel #67-4-120-304-0630 located in the SE ¼ of Section 30, T1N, R20E, Town of Salem.

Documents:

[0630 - CUP SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

8. HOLY CROSS PARISH (OWNER), BILL MELLEN (AGENT) – CEMETERY PLAT ADDITION – SALEM

Holy Cross Parish, 18700 116th St., Bristol, WI 53104 (Owner), Bill Mellen, 26500 122nd St., Trevor, WI 53179 (Agent) requesting a cemetery plat addition in the I-1 Institutional Dist. on Tax Parcel #67-4-120-304-0630 located in the SE ¼ of Section 30, T1N, R20E, Town of Salem.

Documents:

[EXHIBIT MAP.PDF](#)

9. AMTUL LLC (OWNER), DAN MCMAHON (AGENT) – CONDITIONAL USE PERMIT – SALEM

AMTUL LLC, PO Box 26, Trevor, WI 53179 (Owner), Dan McMahon, Interstate Pump & Tank, 901 Niagra St., Waukesha, WI 53186 (Agent) requesting a conditional use permit to allow an expansion of an existing gasoline service station in the B-2 Community Business Dist. on Tax Parcel #66-4-120-273-0810 located in the SW ¼ of Section 27, T1N, R20E, Town of Salem.

Documents:

[0810 - CUP SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

10. REQUEST FOR AN AMENDMENT OF FINAL PLAT OF WOODHAVEN MEADOWS SUBDIVISION - WOODHAVEN MEADOWS LLC – SALEM

Request for Amendment of Final Plat of Woodhaven Meadows Subdivision, Kevin J. Deaton, Woodhaven Meadows, LLC, 1202 60th St., PO Box 10, Kenosha, WI 53141 (Agent) to reduce the rear yard setback to 25' from 50' on lots 1 – 45 (Tax Parcels #65-4-120-134-0207 through #65-4-120-134-0209, #65-4-120-134-0222 through #65-4-120-134-0245, #66-4-120-241-0201 through #66-4-120-241-0206 and #66-4-120-241-0210 through #66-4-120-241-0221). This subdivision is located in the SE 1/4 of Section 13 and NE 1/4 of Section 24, T1N, R20E, Town of Salem.

Documents:

[0207 - AFFC SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

11. STEPHEN C. MILLS, MILLS ENTERPRISES LLC, & CRAIG T. & LAURA M. BAUMGARDNER (OWNERS), DAN SZCZAP (AGENT) – REZONING – SALEM

Stephen C. Mills, 4015 80th St., Kenosha WI 53142, Mills Enterprises LLC, 4015 80th St., Kenosha, WI 53142 and Craig T. & Laura M. Baumgardner, 37015 N. Fernview Ln., Lake Villa, IL 60046 (Owners), Dan Szczap, Bear Development LLC, 4011 80th St., Kenosha WI 53142 (Agent), requesting a rezoning from C-2 Upland Resource Conservancy Dist. and C-1 Lowland Resource Conservancy Dist. with a Planned Unit Development Overlay (PUD) to C-2 Upland Resource Conservancy Dist. and C-1 Lowland Resource Conservancy Dist. with a Planned Unit Development Overlay (PUD) on Tax Parcels #65-4-120-044-0101 through 65-4-120-044-0111 located in the SE 1/4 of Section 4, T1N, R20E, Town of Salem.

Documents:

[0101 - REZO SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

12. STEPHEN C. MILLS, MILLS ENTERPRISES LLC, & CRAIG T. & LAURA M. BAUMGARDNER (OWNERS), DAN SZCZAP (AGENT) – PRELIMINARY SUBDIVISION PLAT – SALEM

Preliminary Plat of The Reserve Subdivision, Stephen C. Mills, 4015 80th St., Kenosha WI 53142, Mills Enterprises LLC, 4015 80th St., Kenosha, WI 53142 and Craig T. & Laura M. Baumgardner, 37015 N. Fernview Ln., Lake Villa, IL 60046 (Owners), Dan Szczap, Bear Development LLC, 4011 80th St., Kenosha WI 53142 (Agent), on Tax Parcels #65-4-120-044-0101 through 65-4-120-044-0111 located in the SE 1/4 of Section 4, T1N, R20E, Town of Salem.

Documents:

[0101 -PLAT SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

13. KENOSHA COUNTY FAIR ASSOCIATION INC. (OWNER), NICHOLAS MULVANEY (AGENT) – CONDITIONAL USE PERMIT – SALEM

Kenosha County Fair Association Inc., PO Box 96, Wilmot, WI 53192-0096 (Owner), Nicholas Mulvaney, Wilmot Mountain Flea Market, Inc., 7525 W. Isham Ave., Chicago, IL 60631 (Agent), requesting a conditional use permit to allow a three-year flea market use in the PR-1 Park-Recreational Dist. on Tax Parcel #67-4-120-303-1261 located in the W 1/2 of Section 30, T1N, R20E, Town of Salem.

Documents:

[1261 - CUP SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

14. TABLED NORTHERN ALPINE GROUP LLC (OWNER), MARY OCHOA-PETERSEN (AGENT) – REZONING – WHEATLAND

Tabled Request of Northern Alpine Group LLC, 31401 60th St., Salem, WI 53168 (Owner), Mary Ochoa-Petersen, 31401 60th St., Salem, WI 53168 (Agent) requesting a rezoning from R-2 Suburban Single-Family Residential Dist. to A-2 General Agricultural Dist. on Tax Parcels #95-4-119-011-0102 & 95-4-119-011-0104 located in the NE ¼ of Section 1, T1N, R19E, Town of

Wheatland.

Documents:

[0104 - REZO SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

15. TABLED ACTION 50 LLC (OWNER) – MARK MERKLING (AGENT) – COMPREHENSIVE PLAN AMENDMENT - WHEATLAND

Tabled Request of Public Hearing on Proposed Comprehensive Plan Amendment, Action 50 LLC, 420 W. Westleigh Rd., Lake Forest, IL 60045 (Owner), Mark Merkling, 5675 392nd Ave., Burlington, WI 53105 (Agent), requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Suburban-Density Residential" & "Non-Farmed Wetland" to "Commercial" and "Non-Farmed Wetland" on Tax Parcel #95-4-219-314-0640 located in Section 31, T2N, R19E, Town of Wheatland.

Documents:

[0640 - CPA SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP CPA.PDF](#)

16. TABLED ACTION 50 LLC (OWNER) – MARK MERKLING (AGENT) – REZONING – WHEATLAND

Tabled Request of Action 50 LLC, 420 W. Westleigh Rd., Lake Forest, IL 60045 (Owner), Mark Merkling, 5675 392nd Ave., Burlington, WI 53105 (Agent), requesting a rezoning from A-2 General Agricultural Dist. to B-3 Highway Business Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #95-4-219-314-0640 located in SE ¼ Section 31, T2N, R19E, Town of Wheatland.

Documents:

[0640 - REZO SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP REZO.PDF](#)

17. TABLED ACTION 50 LLC (OWNER) – MARK MERKLING (AGENT) – CONDITIONAL USE PERMIT – WHEATLAND

Tabled Request of Action 50 LLC, 420 W. Westleigh Rd., Lake Forest, IL 60045 (Owner), Mark Merkling, 5675 392nd Ave., Burlington, WI 53105 (Agent), requesting a Conditional Use Permit for Recreational Vehicle (RV) sales, service and outdoor display & storage in the B-3 Highway Business Dist. on Tax Parcel #95-4-219-314-0640 located in SE ¼ Section 31, T2N, R19E, Town of Wheatland.

Documents:

[0640 - CUP SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP CUP.PDF](#)

18. REVIEW AND POSSIBLE APPROVAL - RESOLUTION TO APPROVE THE APPOINTMENT OF CHRISTOPHER BROWN TO THE KENOSHA COUNTY ZONING BOARD OF ADJUSTMENTS

19. REVIEW AND POSSIBLE APPROVAL – RESOLUTION TO APPROVE THE APPOINTMENT OF DAVID N. DEVITO TO THE KENOSHA COUNTY ZONING BOARD OF

ADJUSTMENTS

20. **REVIEW AND POSSIBLE APPROVAL – RESOLUTION TO APPROVE THE APPOINTMENT OF ROBERT W. MERRY TO THE LAND INFORMATION COUNCIL**
21. **CERTIFIED SURVEYS**
22. **APPROVAL OF MINUTES**
23. **CITIZENS COMMENTS**
24. **ANY OTHER BUSINESS ALLOWED BY LAW**
25. **ADJOURNMENT**

NOTICE TO PETITIONERS

The petitioners: Holy Cross Parish, (Owner) - Bill Mellen (Agent) - AMTUL LLC, (Owner) - Kevin J. Deaton, Woodhaven Meadows Subdivision, LLC (Agent) - Stephen C. Mills, Craig T. & Laura M. Baumgardner (Owners) - Dan Szczap, Bear Development (Agent) - Kenosha County Fair Association (Owner) - Nicholas Mulvaney, Wilmot Mountain Flea Market, Inc. (Agent) - Northern Alpine Group LLC (Owner) - Mary Ochoa-Petersen (Agent) - Action 50 LLC (Owner) – Mark Merklng (Agent).

NOTICE TO TOWNS

The Towns of Salem and Wheatland are asked to be represented at the hearing on Wednesday, April 13, 2016 at 7:00 pm at the Kenosha County Center Public Hearing Room, 19600 75th Street, Bristol, Wisconsin. You are requested to either attend or send in your recommendation to the committee.