

**MINUTES
KENOSHA COUNTY
PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE
Wednesday, August 10, 2016**

Minutes of the Kenosha County Planning, Development & Extension Education Committee public hearing held on Wednesday, August 10, 2016 at 6:00 p.m. in the Kenosha County Center Public Hearing Room, 19600 -75th Street, Bristol, Wisconsin.

Members Present: Supervisors John Poole, Michael Skalitzky, Jill Gillmore, Steve Bostrom

Members Excused: Supervisor Erin Decker

Youth In Governance Representatives Present: Mikelle Miles

Youth In Governance Representatives Excused: Felix Desimoni

Also in Attendance:

Andy M. Buehler, Director, Division of Planning Operations
April A. Webb, Senior Administrative Assistant

The meeting was called to order at 7:05 p.m. by Chairman pro tem Poole.

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. **LOIS LASCO TRUST (OWNER) – LINDA TISO (AGENT) – REZONING – SALEM – APPROVED (0:27)**

Lois Lasco Trust, 27401 75th St., Salem, WI 53168-9530 (Owner), Linda Tiso, 29420 41st St., Salem WI 53168 (Agent), requesting a rezoning from A-1 Agricultural Preservation Dist., C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. to A-2 General Agricultural Dist., C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #65-4-120-092-0202 located in the NW ¼ of Section 9, T1N, R20E, Town of Salem.

Linda Tiso, agent, was in attendance to speak to this item.

- Supervisor Skalitzky made a motion to **approve** and recommend to the Kenosha County Board of Supervisors the rezoning request of Lois Lasco Trust (Owner) and Linda Tiso (Agent). The motion was seconded by Supervisor Gillmore and passed unanimously by those PDEEC members present. Youth In Governance: Miles - aye.
3. **EDWARD C. DALTON 1/3 INT. , SUZANNE M. DALTON 1/3 INT. & DALTON JT. REV. TRUST - PDEEC (SPONSOR) – REZONING – SALEM – APPROVED (5:32)**

Edward C. Dalton 1/3 Int., Suzanne M. Dalton 1/3 Int. & Dalton Jt. Rev. Trust, N3690 Scenic Dr., La Crosse, WI 54601 (Owner), Joseph Dalton, N3690 Scenic Dr., La Crosse, WI 54601 (Agent), Kenosha County Planning, Development & Extension Education Committee, 19600

75th Street, Suite 185-3, Bristol, WI 53104 (Sponsor), requesting a rezoning from C-2 Upland Resource Conservancy Dist., R-3 Urban Single-Family Residential Dist. & C-1 Lowland Resource Conservancy Dist. to C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcels #65-4-120-174-0340 & 65-4-120-174-0280 located in the SE 1/4 of Section 17, T1N, R20E, Town of Salem.

Mr. Buehler noted that this was a PDEEC sponsored rezoning to correctly reflect the current wetland delineation.

Wendy Olmem, 28601 Silver Lake Road, questioned what could be built in the future.

It was noted that a future split could be proposed, however there were no plans at this time to do so.

- Supervisor Skalitzky made a motion to **approve** and recommend to the Kenosha County Board of Supervisors the rezoning request of Edward C. Dalton 1/3 Int., Suzanne M. Dalton 1/3 Int. & Dalton Jt. Rev. Trust (Owner) and Joseph Dalton (Agent). The motion was seconded by Supervisor Gillmore and passed unanimously by those PDEEC members present. Youth In Governance: Miles - aye.

4. **HWY 50 STORAGE LLC (OWNER) – RICHARD HOFFMANN (AGENT) – REZONING – SALEM – APPROVED (13:48)**

Hwy 50 Storage LLC, 28611 75th St., Salem, WI 53168-9530 (Owner), Richard Hoffmann, 28601 75th St., Salem, WI 53168 (Agent), requesting a rezoning from B-3 Highway Business Dist., R-2 Suburban Single-Family Residential Dist. & C-2 Upland Resource Conservancy Dist. to B-3 Highway Business Dist. & C-2 Upland Resource Conservancy Dist. on Tax Parcel #65-4-120-081-0240 located in the NE 1/4 of Section 8, T1N, R20E, Town of Salem.

Richard Hoffmann, agent, was in attendance to speak to this item.

- Supervisor Skalitzky made a motion to **approve** and recommend to the Kenosha County Board of Supervisors the rezoning request of Hwy 50 Storage LLC (Owner) and Richard Hoffmann (Agent). The motion was seconded by Supervisor Gillmore and passed unanimously by those PDEEC members present. Youth In Governance: Miles - aye.

5. **TABLED JEFFREY A. BADTKE (OWNER) – COMPREHENSIVE PLAN AMENDMENT - PARIS – APPROVED (20:37)**

Tabled Request of Public Hearing on Proposed Comprehensive Plan Amendment, Jeffrey A. Badtke, 1520 136th 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", "General Agricultural & Open Land", "INRA" & "Non-Farmed Wetland" to "Farmland Protection", "Suburban-Density Residential" & "Non-Farmed Wetland" on part of Tax Parcel #45-4-221-141-0300 located in the NE ¼ of Section 14, T2N, R21E, Town of Paris.

- Supervisor Skalitzky made a motion to **remove from the table** the Comprehensive Plan Amendment for Jeffrey A. Badtke (Owner). The motion was seconded by Supervisor

Bostrom and passed unanimously by those PDEEC members present. Youth In Governance: Miles - aye.

Jeffrey Badtke was in attendance to speak to this item.

- Supervisor Skalitzky made a motion to **approve** and recommend to the Kenosha County Board of Supervisors the Comprehensive Plan Amendment for Jeffrey A. Badtke (Owner). The motion was seconded by Supervisor Bostrom and passed on the following roll call vote: Skalitzky – aye; Gillmore – aye; Bostrom – aye; Poole – aye. Youth In Governance: Miles - aye.

6. **JEFFREY A. BADTKE (OWNER) – REZONING – PARIS – APPROVED (31:46)**

Jeffrey A. Badtke, 1520 136th Ave., Union Grove, WI 53182 (Owner), requesting a rezoning from A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist. & C-1 Lowland Resource Conservancy Dist. to A-1 Agricultural Preservation Dist., R-2 Suburban Single-Family Residential Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #45-4-221-141-0300 located in the NE ¼ of Section 14, T2N, R21E, Town of Paris.

Jeffrey Badtke was in attendance to speak to this item.

- Supervisor Skalitzky made a motion to **approve** and recommend to the Kenosha County Board of Supervisors the rezoning request of Jeffrey A. Badtke. The motion was seconded by Supervisor Gillmore and passed unanimously by those PDEEC members present. Youth In Governance: Miles - aye.

7. **TABLED JAMES F. & JUDY L. KUTZLER (OWNER) – COMPREHENSIVE PLAN AMENDMENT – SALEM – APPROVED (34:39)**

Tabled request for Public Hearing on Proposed Comprehensive Plan Amendment, James F. & Judy L. Kutzler, 9037 263rd Ave., Salem, WI 53168-9329 (Owner), requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from “Suburban-Density Residential” to “Suburban-Density Residential” & “Medium-Density Residential” on Tax Parcel #65-4-120-153-0720 located in the SW ¼ of Section 15, T1N, R20E, Town of Salem.

- Supervisor Skalitzky made a motion to **remove from the table** the request of James F. & Judy L. Kutzler (Owner) for a Comprehensive Plan Amendment. The motion was seconded by Supervisor Gillmore and passed on a 3-1 vote; Bostrom - no. Youth In Governance: Miles - aye.

James Kutzler, owner, was in attendance to speak to this item. He requested the item remain tabled to allow for attendance of the all committee members. Mr. Buehler confirmed that the applicants have the right to make this request.

- Supervisor Skalitzky made a motion to **table** the request of James F. & Judy L. Kutzler (Owner) for a Comprehensive Plan Amendment. The motion was seconded by Supervisor Gillmore and passed unanimously by those committee members present. Youth In Governance: Miles - aye.

8. **TABLED JAMES F. & JUDY L. KUTZLER (OWNER) – REZONING – SALEM – REMAINS TABLED (34:39)**

James F. & Judy L. Kutzler, 9037 263rd Ave., Salem, WI 53168-9329 (Owner), requesting a rezoning from R-2 Suburban Single-Family Residential Dist. to R-2 Suburban Single-Family Residential Dist. & R-3 Urban Single-Family Residential Dist. on Tax Parcel #65-4-120-153-0720 located in the SW ¼ of Section 15, T1N, R20E, Town of Salem.

Mr. Buehler noted that since the applicant requested item #7 remain tabled, that this item would remain tabled.

9. **TABLED ACTION 50 LLC (OWNER) – MARK MERKLING (AGENT) – COMPREHENSIVE PLAN AMENDMENT – WHEATLAND – APPROVED (37:41)**

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.

- Supervisor Bostrom made a motion to **remove from the table** items 9, 10 and 11 regarding Action 50 LLC (Owner) and Mark Merkling (Agent). The motion was seconded by Supervisor Skalitzky and passed unanimously by those PDEEC members present. Youth In Governance: Miles - aye.

Mark Merkling, Agent, was in attendance to speak to this item.

- Supervisor Skalitzky made a motion to **approve** and recommend to the Kenosha County Board of Supervisors the request of Action 50 LLC (Owner) and Mark Merkling (Agent) for a Comprehensive Plan Amendment. The motion was seconded by Supervisor Gillmore and passed on the following roll call vote: Skalitzky – aye; Gillmore – aye; Bostrom – aye; Poole – aye. Youth In Governance: Miles - aye.

10. **TABLED ACTION 50 LLC (OWNER) – MARK MERKLING (AGENT) – REZONING – WHEATLAND – APPROVED (51:52)**

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.

Mark Merkling, Agent, was in attendance to speak to this item.

- Supervisor Skalitzky made a motion to **approve** and recommend to the Kenosha County Board of Supervisors the rezoning request of Action 50 LLC (Owner) and Mark Merkling

(Agent). The motion was seconded by Supervisor Gillmore and passed unanimously by those PDEEC members present. Youth In Governance: Miles - aye.

11. **TABLED ACTION 50 LLC (OWNER) – MARK MERKLING (AGENT) – CONDITIONAL USE PERMIT – WHEATLAND – APPROVED (54:16)**

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.

Mark Merkling, Agent, was in attendance to speak to this item.

- Supervisor Skalitzky made a motion to **approve** the request for a Conditional Use Permit of Action 50 LLC (Owner) and Mark Merkling (Agent), subject to the following conditions:

1. Subject to the application stamped received by the office of Planning and Development on June 16, 2015 and additional information received on June 23, 2015, along with all associated attachments and drawings.
2. Subject to that approved by the Town of Wheatland at the July 25, 2016 Town Board meeting (Exhibit A, attached).
3. Subject to the conditions present in the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance Section 12.29-8(b)101 a through b; Recreational vehicle, motor home or similar large size equipment or vehicle sales involving extensive outdoor display and storage in the B-3 Highway Business District (shown below):
 - a. Those requirements set forth for the granting of a conditional use permit for automotive sales, service and repairs in the B-2 and B-3 Districts shall be complied with.

Note: The aforementioned requirements are shown below in condition #4.

- b. A detailed site plan and storm water drainage plan shall be submitted to the Planning, Development & Extension Education Committee for approval with said plans taking into consideration security, fencing, lighting, location of signs, and traffic and parking proposals.
4. Subject to the conditions present in the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance Section 12.29-8(b)14 a through c; Automotive sales, service and repairs in the B-2, B-3 and B-5 Districts (shown below):
 - a. All servicing and repair work shall be within an enclosed structure. Repair materials, new, used or junk parts shall not be stored outside unless the storage

area has a solid fence enclosure. Junk materials shall be removed at least once a month to avoid unsightliness of the site. Fences shall be of uniform design and height and be properly maintained for aesthetic purposes.

Note: Submitted plans and drawings indicate that servicing and repair work will be performed inside the proposed building. A fence enclosure is also shown to the north of the proposed building and indicated on a site plan as "Storage Area".

- b. No cars shall be parked within the vision triangle and all parking lots shall meet all yard requirements.

Note: The submitted site plans illustrate the proposed parking areas to be outside of the vision triangle and meeting minimum required setbacks.

- c. Lights shall not be beamed directly onto adjoining property.

Note: The submitted application states that outdoor lighting will not encroach highway traffic and will be for the purpose of customer safety and security. Site lighting will be reviewed during the site plan review process to ensure compliance with condition #9, below.

5. Per the approval of the Town of Wheatland Town Board, the petitioner shall be permitted to establish five (5) overnight RV campsites to be located behind an earthen berm off the northwest corner of the sales lot overlooking the proposed retention pond. The temporary use of these sites by service customers shall not exceed a duration of 96 hours. These sites are to be used exclusively for customers needing service & repair work only. Use of these sites by the general public for camping purposes is strictly prohibited.
6. Subject to receiving final approval for a stormwater management plan from the Kenosha County Department of Planning and Development pursuant to the requirements of Chapter 17 of the Kenosha County Municipal Code – Stormwater Management, Erosion Control, and Illicit Discharge Ordinance. By signing these conditions, the petitioner is aware that a stormwater permit will need to be issued prior to the issuance of any zoning permit(s).
7. Subject to applying for and receiving sanitary permit approval for a Private Onsite Wastewater Treatment System (POWTS) from the Kenosha County Sanitarian. By signing these conditions, the petitioner is aware that said permit will need to be issued prior to the issuance of any zoning permit(s).
8. Subject to undergoing a full site plan review with the Kenosha County Department of Planning and Development (pursuant to Section 12.08-2 of the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance) including but not limited to a stormwater plan, parking plan, landscaping plan, lighting plan and architectural plan. Said plans must be reviewed and approved by the Department of Planning and Development prior to the issuance of any zoning permit(s).

9. Any newly proposed outdoor lighting shall consist of full cut-off luminaires and shall not exceed an illumination level of 0.5 footcandles as measured at the property line. Lighting fixtures shall be shielded or directed in such a manner so as to prevent light from shining directly onto abutting rights-of-way and adjacent properties (cut-off type luminaires only). No protruding lenses are allowed and lenses must be constructed so as to be parallel to the constructed yard grade. Light fixtures for building lighting shall be carefully located, aimed and shielded so that light is directed only onto the building façade. All security lighting shall be shielded and aimed so that illumination is directed only to the designated areas. General flood lighting fixtures shall be discouraged.
10. Dumpsters and other trash receptacles shall be fenced and/or screened from view from street rights-of-way and adjacent residential uses.
11. A zoning permit shall be applied for and issued by the Department of Planning and Development prior to commencing construction of any structure(s) (i.e. principal or accessory structures, building addition(s), fencing, signage, etc...).
12. The petitioner shall apply for and receive a Certificate of Compliance from the Kenosha County Department of Planning and Development prior to commencing business on the property.
13. Any substantial change or expansion of the submitted plan of operation, i.e., new buildings and/or change in use, shall require the petitioner to reapply for a Conditional Use Permit to the Planning, Development & Extension Education Committee 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.

The motion was seconded by Supervisor Gillmore and passed unanimously by those PDEEC members present. Youth In Governance: Miles - aye.

12. **REVIEW AND POSSIBLE APPROVAL – RESOLUTION – REQUEST TO APPROVE THE APPOINTMENT OF CHRISTOPHER BROWN TO THE KENOSHA COUNTY ZONING BOARD OF ADJUSTMENTS – APPROVED (56:24)**

Supervisor Poole and Mr. Buehler presented this item. It was noted that the appointment was the re-appointment of Mr. Brown from filling a vacancy to a full three year term until

June 30, 2019 or until a successor is appointed by the County Executive and confirmed by the Kenosha County Board of Supervisors.

- Supervisor Bostrom made a motion to **approve** and recommend to the Kenosha County Board of Supervisors the appointment of Christopher Brown to the Kenosha County Zoning Board of Adjustments. The motion was seconded by Supervisor Skalitzky and passed unanimously by those PDEEC members present. Youth In Governance: Miles - aye.

13. **CERTIFIED SURVEYS AND OTHER LAND DIVISIONS – APPROVED (58:12)**

- Supervisor Gillmore made a motion to **approve** the following certified surveys, subject to conditions. The motion was seconded by Supervisor Skalitzky and passed unanimously by those PDEEC members present.
- 1) Lois Lasco Trust Dated September 7, 2011 (Owner), Linda Tiso (Agent) – Part of the Northwest Quarter of Section 9, Township 1 North, Range 20 East, Town of Salem. For informational purposes only this parcel is located on the south side of STH 50 (75th Street), approximately 0.75 miles east of CTH “B” (288th Avenue).

Requesting approval of a Certified Survey Map (dated June 17, 2016 by Mark A. Bolender of Ambit Land Surveying) to create one (1) 10.02-acre parcel, and one (1) 65.00-acre parcel from existing tax parcel #65-4-120-092-0202.

Conditional Approval subject to the following:

- a) Compliance with any conditions put forth by the Town of Salem.
- b) Subject to making the following revisions to the CSM:
 - 1. Add a note to the face of the CSM stating there shall be no filling, excavation or building within the wetlands areas.
 - 2. On Sheet 3, revise the name of the Kenosha County Planning, Development & Extension Education Committee Chairperson to “Erin Decker”.
- 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 the rezoning being approved from “A-1 Agricultural Preservation District” to “A-2 General Agricultural District”, “C-2 Upland Resource Conservancy District” and “C-1 Lowland Resource Conservancy District”.
 - e) The certified survey map shall not be released for recording until such time as the rezoning ordinance is signed by the County Executive.
 - f) 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.
 - g) 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.
 - h) Subject to receiving the original certified survey as approved by the Town of Salem.
 - i) 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.
- 2) Jeffrey A Badtke (Owner) – Part of the Northeast Quarter of Section 14, Township 2 North, Range 21 East, Town of Paris. For informational purposes only this parcel is located on the west side of CTH “MB” (136TH Avenue) approximately 1650’ south of CTH “E” (12th Street).

Requesting approval of a Certified Survey Map (dated April 9, 2016 by Pete L. Bailey of American Surveying Company, Inc.) to create one (1) 4.77-acre parcel and one (1) 3.62-acre parcel from existing tax parcel #45-4-221-141-0300.

Conditional Approval subject to the following:

- a) Compliance with any conditions put forth by the Town of Paris.
- b) Subject to making the following revisions to the CSM:
 1. On Sheet 1, list the owner as "Owner/Subdivider".
 2. On Sheet 1, the surveyor's statement shall be revised to indicate the surveyor has complied with the Land Division Ordinance of **Kenosha County** (rather than Racine County), and eliminate reference to "Town of Yorkville".
 3. Label C.T.H. "MB" as C.T.H. "MB" (136th Avenue).
 4. Add a note indicating that the remnant of parcel #45-4-221-141-0300 shall be combined with the subdivider's adjacent parcel #45-4-221-144-0101.
 5. The C-1 zoning area and associated wetlands, as delineated by SEWRPC on June 15, 2006, shall be indicated on the CSM.
 6. Add a note stating that there shall be no filling, excavation or building within the wetland areas.
 7. Subject to the following signature block being added to the CSM for the Kenosha County signature requirement:

Kenosha County Planning, Development & Extension Education Committee Approval

This certified survey map was hereby approved by the Kenosha County Planning, Development & Extension Education Committee on this _____ day of _____ 20____.

Erin Decker – Chairwoman

- 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 the rezoning being approved for the applicable portions of the subject parcel from "A-2 General Agricultural District" to "A-1 Agricultural Preservation District" and "R-2 Suburban Single-Family Residential District".
- e) The certified survey map shall not be released for recording until such time as the rezoning ordinance is signed by the County Executive.
- f) 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.
- g) 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.
- h) Subject to receiving the original certified survey as approved by the Town of Paris.
- i) 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.

14. **APPROVAL OF MINUTES - APPROVED**

- Supervisor Gillmore made a motion to approve the minutes as presented of the July 13, 2016 Planning, Development and Extension Education Committee meeting. The motion was seconded by Supervisor Bostrom and passed unanimously by those PDEEC members present.

15. **CITIZEN COMMENTS - NONE**

16. **ANY OTHER BUSINESS ALLOWED BY LAW - NONE**

17. **ADJOURNMENT**

- Supervisor Skalitzky made a motion to adjourn the meeting. The motion was seconded by Supervisor Gillmore and passed unanimously by those PDEEC members present. The

meeting was adjourned at 8:05p.m.

The next regularly scheduled meeting of the Planning, Development & Extension Education Committee will be held on Wednesday, September 14, 2016.