

**MINUTES  
KENOSHA COUNTY  
PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE  
Wednesday, October 12, 2016**

Minutes of the Kenosha County Planning, Development & Extension Education Committee public hearing held on Wednesday, October 12, 2016 at 7:00 p.m. in the Kenosha County Center Public Hearing Room, 19600 -75th Street, Bristol, Wisconsin.

Members Present: Supervisors Erin Decker, John Poole, Jill Gillmore, Steve Bostrom

Members Excused: Supervisor Michael Skalitzky

Youth In Governance Representatives Present: Felix Desimoni

Youth In Governance Representative Excused: Mikelle Miles

Also in Attendance:

Ben Fiebelkorn, Senior Land Use Planner

April A. Webb, Senior Administrative Assistant

The meeting was called to order at 7:00 p.m. by Chairman Decker.

Chairman Decker called for introductions of committee members, youth in governance, and staff.

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. **Five Star Investments III LLC, Comprehensive Plan Amendment,** PO Box 700, Twin Lakes, WI 53181 (Owner), **Carl Schultz**, PO Box 700, Twin Lakes, WI 53181 (Agent), requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Business/Industrial Park" and "SEC" to "Business/Industrial Park ", "Suburban-Density Residential" and "SEC" on Tax Parcel #60-4-119-164-0200 located in the SE ¼ of Section 14, T1N, R19E, Town of **Randall**.

Carl Schultz was in attendance to speak to this item.

Opposed:

Mark Bosowski, 9111 368<sup>th</sup> Avenue

Kathy McGrath, 36555 89<sup>th</sup> Street

Olga Kolaczko, 8902 368<sup>th</sup> Avenue

Karen Koehn, Ukrainian Village resident, 8950 369<sup>th</sup> Avenue

Tom McHugh, Ukrainian Village resident, 9007 369<sup>th</sup> Avenue

Tom and Joan Bigger, 9022 368<sup>th</sup> Avenue, submitted written testimony

- Supervisor Bostrom made a motion to **approve** and recommend to the Kenosha County Board of Supervisors the request of Five Star Investments III LLC (owner) and Carl Schultz (Agent) for a Comprehensive Plan Amendment. The motion was seconded by

Supervisor Poole and passed unanimously by those PDEEC members present. Youth In Governance: Desimoni - aye.

3. **Five Star Investments III LLC**, PO Box 700, Twin Lakes, WI 53181 (Owner), Carl Schultz, PO Box 700, Twin Lakes, WI 53181 (Agent), requesting a **rezoning** from A-2 General Agricultural Dist. & C-2 Upland Resource Conservancy Dist. to M-2 Heavy Manufacturing Dist., R-2 Suburban Single-Family Residential Dist. and C-2 Upland resource Conservancy Dist. on Tax Parcel #60-4-119-164-0200 located in the SE ¼ of Section 14, T1N, R19E, Town of **Randall**.

Carl Schultz was in attendance to speak to this item.

Opposed:

Jim Peczkowski, 36555 89<sup>th</sup> Street

Karen Koehn, Ukrainian Village resident, 8950 369<sup>th</sup> Avenue

Kathy McGrath, 36555 89<sup>th</sup> Street

Mark Bosowski, 9111 368<sup>th</sup> Avenue

Tom and Joan Bigger, 9022 368<sup>th</sup> Avenue, submitted written testimony

- Supervisor Poole made a motion to **approve** and recommend to the Kenosha County Board of Supervisors the request of Five Star Investments III LLC (owner) and Carl Schultz (Agent) for a rezoning. The motion was seconded by Supervisor Bostrom and passed unanimously by those PDEEC members present. Youth In Governance: Desimoni - aye.
4. **Remains Tabled - Tabled Request of Badtke Holdings LLC**, 1520 136th Ave., Union Grove, WI 53182 (Owner), **Jeff Badtke**, 1520 136th Ave., Union Grove, WI 53182 (Agent) requesting a **Conditional Use Permit** to operate a resale lot of trucks, large and small farm equipment, and construction equipment in the B-3 Highway Business Dist., and to operate a landscaping and lawn care service in the B-5 Wholesale Trade and Warehousing Dist., on Tax Parcel #45-4-221-173-0202 located in the SW 1/4 of Section 17, T2N, R21E, Town of **Paris**.
  5. **Resolution** – Request to Approve the Appointment of Andy M. Buehler to Serve on the Southeastern Wisconsin Fox River Commission.

Chairman Decker presented this item.

- Supervisor Gillmore made a motion to **approve** and recommend to the Kenosha County Board of Supervisors the appointment of Andy M. Buehler to the Southeastern Wisconsin Fox River Commission. The motion was seconded by Supervisor Poole and passed unanimously by those PDEEC members present. Youth In Governance: Desimoni - aye.
6. **CERTIFIED SURVEYS AND OTHER LAND DIVISIONS**
    - Supervisor Gillmore made a motion to **approve** the following certified surveys, subject to conditions. The motion was seconded by Supervisor Bostrom and passed unanimously by those PDEEC members present.

- 1) Five Star Investments III LLC (Owner), Carl Schultz (Agent) – Part of the Southeast Quarter of Section 16, Township 1 North, Range 19 East, Town of Randall. For informational purposes only this parcel is located on the southeast corner of CTH “F” (89th Street) and CTH “O” (368th Avenue).

Requesting approval of a Certified Survey Map (dated August 23, 2016 by Mark A. Bolender of Ambit Land Surveying) to create one (1) 14.92-acre parcel and one (1) 1.12-acre parcel from existing tax parcel #60-4-119-164-0200.

Conditional Approval subject to the following:

- a) Compliance with any conditions put forth by the Town of Randall.
- b) Subject to making the following revisions to the CSM:
  1. Add a note to the face of the CSM indicating the name and address of the owner, subdivider and surveyor.
  2. Add a north arrow to Sheet 2 of the CSM.
  3. Add a graphic scale to Sheet 2 of the CSM.
- 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-2 General Agricultural District” & “C-2 Upland Resource Conservancy District” to “M-2 Heavy Manufacturing District”, “R-2 Suburban Single-Family Residential District” & “C-2 Upland 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](mailto: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 Randall.
- 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.

7. **APPROVAL OF MINUTES - APPROVED**

- Supervisor Poole made a motion to approve the minutes as presented of the August 29 and September 14, 2016 Planning, Development and Extension Education Committee meetings. The motion was seconded by Supervisor Gillmore and passed unanimously by those PDEEC members present.

8. **CITIZEN COMMENTS**

Kathy McGrath noted concern how the meeting went and the impression that everything was ready for approval whether they had voiced concerns or not.

Mr. Fiebelkorn replied that generally by State statute regarding comprehensive plan map amendments the committee is obligated to approve applications in concert with the locally approved land use plan map.

9. **ANY OTHER BUSINESS ALLOWED BY LAW**

Mr. Fiebelkorn noted the 2017 hearing schedule had been distributed to the committee. Chairman Decker noted that the hearing on November 9, 2016 would be held at 6:00 p.m.

and noted that there were no UW Extension items scheduled on the agenda that evening, only land use applications.

10. **ADJOURNMENT**

- Supervisor Gillmore made a motion to adjourn the meeting. The motion was seconded by Supervisor Poole and passed unanimously by those PDEEC members present. The meeting was adjourned at 8:24p.m.

The next regularly scheduled meeting of the Planning, Development & Extension Education Committee will be held on Wednesday, November 9, 2016.