

**MINUTES
KENOSHA COUNTY
PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE
Wednesday, August 8, 2018**

Minutes of the Kenosha County Planning, Development & Extension Education Committee public hearing held on Wednesday, August 8, 2018 at the Kenosha County Center, 19600 -75th Street, Bristol, Wisconsin.

Members Present: Supervisors Erin Decker, Zach Rodriguez, Mark Nordigian

Members Excused: Supervisors John Poole and Michael Skalitzky

Youth In Governance Representatives Present: Haley Esposito

Youth In Governance Excused: Victoria Desimoni

UW-Extension Staff Present: Beverlee Baker, Area Extension Director, Amy Greil, Mary Metten, and Leigh Presley

Also in Attendance for the public hearings on land use items:

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

The meeting was called to order at 6:00 p.m. by Chairman Decker.

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. **Youth In Governance Program Updates:** Vickie LeFlore, Positive Youth Development Educator, provided information and updates from the recent Youth In Governance bus tour evaluation which overall was positive. Supervisor Nordigian noted how helpful it was to participate in the tour. He commented that the tour of the Job Center might be better if moved up on the agenda to allow more time due to all the various offices at that location. He also suggested conducting the tour over two days instead of trying to see all of the offices in one day.
3. **Feature Program “Uptown Brass Village”:** Amy Greil, Community, Natural Resource and Economic Development Educator, provided an overview of the Uptown Brass Village Neighborhood Association along with the history of how her role progressed through building connections and trust, and organizing a place and space for the neighborhood to come together. She introduced Brian Hervat who is a property owner and provides leadership on Uptown committees, and Jessica Ocampo, UW-Extension Community Development Assistant who works part-time coordinating communications through business visits, phone calls, email and Facebook to engage Uptown businesses and organizations to become involved in monthly meetings and regular events.

The team discussed the Community Asset Inventory and how community organizing helps residents and business/property owners to work together and to tap the resources. Numerous events and meetings helped bring people together and a survey

helped prioritize the top concerns, including physical redevelopment/beautification (storefront improvements/streetscaping), housing, business recruitment to vacant properties, safety and security, transportation and education. Four committees now focus on economic vitality, design, promotion, and organization, with all furthering the mission, "To be an inviting, vibrant business district within our residential community."

4. **UW-Extension Educator/Program updates:** Amy Greil, Community, Natural Resources and Economic Development Educator, provided a quick update regarding her efforts with the Kenosha County Food Bank project, and an upcoming workforce development event geared toward the formerly incarcerated.

Vickie LeFlore, Positive Youth Educator, said that the first Youth As Resources board meeting of the new year is on September 18th. She is working with Bethany Sorce on the 4-H Open House and leader training, and they plan to partner with Wilson School to provide after school programming. She is working with Bob Riedl, Human Resources, and Supervisor Grady on piloting the Kenosha County Career Pathways project.

Mary Metten, Health & Well-being Educator, noted that she is meeting with other organizations and colleagues around the county to learn what programs are currently offered in the area and working on creating new programming that she will focus on in her new role.

Leigh Presley, Agriculture Educator, noted she is working with farmers more on water related issues and with watershed protection groups. Farmers are experiencing issues with erosion and cover crops will be the focus during the Cover Crops Field Day on Sept 6 that is free of charge and open to public.

5. **UW-Extension Director's Report:** Bev Baker, Area Extension Director, noted that the Area 22 Situational Analysis Report is being prepared after review of many issues and reports. She requested input from the committee members regarding what they see as issues in the Kenosha County area from the perspective of the county partner. Issues noted: the impact of the Foxconn project including the 1,000 new homes anticipated in the three surrounding municipalities and the added cost and effect on those local municipalities including infrastructure, local and outside contractors, and businesses; drainage issues related to the farming communities; awareness and education regarding the human trafficking issue; awareness and education regarding the issue of unmarried vs. married mothers and poverty status percentages; and future job training outlook, planning and education.

Strengths of the area: ability to attract large corporations such as Foxconn and other development, and the ease of access to the I-94 interstate highway system relative to business logistics.

Existing resources critical to review included movement for increased presence of law enforcement along the I-94 corridor as a deterrent to human trafficking.

Bev shared that Cooperative Extension Dean Martin identified a major need associated with massive growth and development in Southeastern Wisconsin and agreed to support additional programming specific to workforce shortages in Kenosha and Racine counties.

The Regional Workforce Development Project will be conducted in partnership with the SE Wisconsin Workforce Development Board. Amy will work on this project 50-60% of her time and a new Community Economic Development Extension Educator will be hired to work on some of Amy's projects around sustainability and the Kenosha Creative Economy, and also team up with Amy on the Regional Workforce Development Project.

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

3. **Bruce F., Mark T. & Thomas R. Andrekus – Comprehensive Plan Amendment – Brighton – Approved**

Bruce F., Mark T. & Thomas R. Andrekus, 27017 52nd St., Salem, WI 53168 (Owner), requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Farmland Protection" and "SEC" to "Farmland Protection", "General Agricultural & Open Land" and "SEC" on Tax Parcel #30-4-220-334-0201 located in the SE ¼ of Section 33, T2N, R20E, Town of Brighton

Mark Andrekus was in attendance to speak to this item.

- Supervisor Rodriguez made a motion to **approve** and recommend to the Kenosha County Board of Supervisors the comprehensive plan amendment request of Bruce F., Mark T. and Thomas R. Andrekus. The motion was seconded by Supervisor Nordigian and passed unanimously by those PDEEC members present. Youth In Governance: Esposito – aye.

4. **Bruce F., Mark T. & Thomas R. Andrekus – Rezoning – Brighton – Approved**

Bruce F., Mark T. & Thomas R. Andrekus, 27017 52nd St., Salem, WI 53168 (Owner), Joanne Andrekus, 27017 52nd 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-1 Agricultural Preservation Dist., A-2 General Agricultural Dist., C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #30-4-220-334-0201 located in the SE ¼ of Section 33, T2N, R20E, Town of Brighton

Mark Andrekus was in attendance to speak to this item.

- Supervisor Rodriguez made a motion to **approve** and recommend to the Kenosha County Board of Supervisors the rezoning request of Bruce F., Mark T. and Thomas R. Andrekus. The motion was seconded by Supervisor Nordigian and passed unanimously by those PDEEC members present. Youth In Governance: Esposito – aye.

5. **Bruce F., Mark T. & Thomas R. Andrekus – Certified Survey Map – Brighton – Approved**

Bruce F., Mark T. & Thomas R. Andrekus, 27017 52nd St., Salem, WI 53168 (Owner), Joanne Andrekus, 27017 52nd St., Salem, WI 53168 (Agent), requesting a CSM on Tax Parcel #30-4-220-334-0201 located in the SE ¼ of Section 33, T2N, R20E, Town of Brighton

Staff presented this item.

- Supervisor Rodriguez made a motion to **approve** the Certified Survey Map for Bruce F., Mark T. and Thomas R. Andrekus, subject to conditions. The motion was seconded by Supervisor Nordigian and passed unanimously by those PDEEC members present. Youth In Governance: Esposito – aye.

1) **Bruce F., Mark T. & Thomas R. Andrekus (Owner)** – Part of the SE ¼ of Section 33, Township 2 North, Range 20 East, Town of Brighton. For informational purposes only, this parcel is located on the north side of CTH “K” (60th St.) appx. 1 mile west of STH “75” (256th Ave).

Requesting approval of a Certified Survey Map (dated June 22, 2018 by Mark A. Bolender of Ambit Land Surveying, Inc.) to create one (1) 10.01-acre parcel and one (1) 64.07-acre remnant parcel from Tax Parcel #30-4-220-334-0201.

Conditional Approval subject to the following:

- a) Compliance with any conditions put forth by the Town of Brighton.
- b) Subject to revising the CSM to address review comments from the Wisconsin Department of Administration’s July 16, 2018 review letter (Exhibit A, attached).
- c) Subject to making the following revisions to the CSM:
 1. Per the Kenosha County Highway Department, show 27 feet of right-of-way dedication along CTH K (60th St.) and 17 feet of right-of-way to dedication along CTH NN (52nd St.), to be labeled on the Certified Survey Map as “dedicated to the public”.
 2. Add Note: “Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1 of the state constitution.”
 3. Add note stating there shall be no filling, excavation or building within the wetland areas.
 4. Add the boundary of the Primary Environmental Corridor (PEC) to the face of the CSM.

- 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 Brighton.
- 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.

6. **Clem Stein III - Certified Survey Map – Brighton – Tabled**

Clem Stein III, 5700 312th Ave. Salem, WI 53168 (Owner), requesting a CSM on Tax Parcel #95-4-219-364-0105 located in the SE & NE ¼ of Section 36, T2N, R19E, Town

of Wheatland and on Tax Parcel #30-4-220-313-0255 located in the SW ¼ of Section 31, T2N, R20E, Town of Brighton

Division Director Buehler noted several items had not been submitted to date for this application and requested the committee table the certified survey map at this time.

- Supervisor Rodriguez made a motion to **table** the Certified Survey Map for Clem Stein III. The motion was seconded by Supervisor Nordigian and passed unanimously by those PDEEC members present. Youth In Governance: Esposito – aye.

7. **Resolution to Appoint Mark Halvey as Kenosha County Representative to the Lake Benedict-Tombeau Lake Management District Board - Approved**

Chairwoman Decker asked Mr. Halvey to come forward to meet the committee and share his background and experience as it relates to his appointment to the Lake Management District Board.

- Supervisor Rodriguez made a motion to **approve** and recommend to the Kenosha County Board of Supervisors the appointment of Mark Halvey as the Kenosha County Representative to the Lake Benedict-Tombeau Lake Management District Board. The motion was seconded by Supervisor Nordigian and passed unanimously. Youth In Governance: Esposito – aye.

8. **Resolution to Appoint Barbara Ford to the Kenosha County Zoning Board of Adjustments - Approved**

The re-appointment of Mrs. Ford to the Zoning Board of Adjustments was presented by Division Director Buehler.

- Supervisor Nordigian made a motion to **approve** and recommend to the Kenosha County Board of Supervisors the appointment of Barbara Ford to the Kenosha County Zoning Board of Adjustments. The motion was seconded by Supervisor Rodriguez and passed unanimously. Youth In Governance: Esposito – aye.

9. **APPROVAL OF MINUTES**

- Supervisor Nordigian made a motion to approve the minutes as presented of the July 11, 2018, Planning, Development and Extension Education Committee meeting. The motion was seconded by Supervisor Rodriguez and passed unanimously by those PDEEC members present.

10. **CITIZEN COMMENTS - NONE**

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

Division Director Buehler noted that no new applications have been received for the September 12, 2018 agenda, which would likely be cancelled if the UW-Extension office did not require a meeting for any of their business and if the Stein CSM was not ready to go.

12. **ADJOURNMENT**

- Supervisor Nordigian made a motion to adjourn the meeting. The motion was seconded by Supervisor Rodriguez and passed unanimously by those PDEEC members present. The meeting was adjourned at 7:21 p.m.